



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Khalif J. Rainey, Vice-Chair,
Ald. Nik Kovac, Ald. Milele A. Coggs and Ald. Russell W.
Stamper, II
Staff Assistant, Chris Lee, 286-2232
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Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, June 13, 2017

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:09 a.m.

Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper

1. [170270](#) Appointment of Alderman Cavalier Johnson to the Redevelopment Authority by the Mayor. (2nd Aldermanic District)
Sponsors: THE CHAIR
Individual appearing:
Ald. Cavalier Johnson, 2nd Aldermanic District
A motion was made by ALD. KOVAC that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper
No 0
2. [170271](#) Reappointment of Jose Galvan, Jr. to the Redevelopment Authority by the Mayor. (10th Aldermanic District)
Sponsors: THE CHAIR
A motion was made by ALD. RAINEY that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper
No 0
3. [170272](#) Reappointment of Lois Smith to the Redevelopment Authority by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
A motion was made by ALD. COGGS that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the

following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

4. [170346](#) Appointment of Lashawndra Vernon to the Bronzeville Advisory Committee by Ald. Milele Coggs.

Sponsors: Ald. Coggs

*Individual appearing:
Lashawndra Vernon*

A motion was made by ALD. COGGS that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

5. [170345](#) Reappointment of Theresa Garrison to the Bronzeville Advisory Committee by Ald. Milele Coggs.

Sponsors: Ald. Coggs

A motion was made by ALD. COGGS that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

6. [170249](#) An ordinance relating to filing fees for plats, certified survey maps, and plat or map correction instruments.

Sponsors: THE CHAIR

*Individual appearing:
Kyle Gast, Department of City Development*

A motion was made by ALD. STAMPER that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

7. [170152](#) A substitute ordinance relating to the maximum permitted height of new non-industrial buildings in the industrial-mixed (IM) zoning district.

Sponsors: THE CHAIR

*Individual appearing:
Ed Richardson, Department of City Development*

Ald. Kovac moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

A motion was made by ALD. KOVAC that this Ordinance be SUBSTITUTED.

This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[170152](#)

A substitute ordinance relating to the maximum permitted height of new non-industrial buildings in the industrial-mixed (IM) zoning district.

Sponsors: THE CHAIR

A motion was made by ALD. RAINEY that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

8. [161708](#)

A substitute ordinance relating to the change in zoning from Commercial Service, CS, to a Detailed Planned Development, DPD, known as City Place for a multi-family development on land located on the north side of West Walnut Street, west of North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Jason Korb, Korb & Associates Architects

Kalan Haywood, Sr., Vanguard Group LLC

Yves LaPierre, Department of City Development

Rachael Kennedy, City Attorney's Office

Carla Cross, Cross Management Services

A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

9. [170310](#)

Resolution approving the Land Disposition Report for 19 properties in the North 5th Street-West Vine Street Redevelopment Project Area for sale to CityPlace, LLC, for residential development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

This item was heard companion to and along with item 8, CCFN 161708.

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

10. [161709](#)

A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase VI, to revise previously approved plans for a multi-family residential development at 1937 North Hubbard Street, located on the south side of West Brown Street between North Palmer Street and North Hubbard Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Mark Ernst, Engberg Anderson Architects

Terrell Walter, Royal Capital Group LLC

Kevin Newell, Royal Capital Group LLC

A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

11. [161711](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Block 7 - Arena Master Plan for development of a mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Mark Ernst, Engberg Anderson Architects

Terrell Walter, Royal Capital Group LLC

Kevin Newell, Royal Capital Group LLC

A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

12. [170330](#)

Communication from the Office of Small Business Development relating to the third and fourth quarters 2016 reports regarding Small Business Enterprise and Residence Preference Program participation for the Deer District Arena Development.

Sponsors: THE CHAIR

Individuals appearing:

Nikki Purvis, Office of Small Business Development

Carla Cross, Cross Management Services

Lafayette Crump, Prism Technical Management & Marketing Services
Alex Lasry, Milwaukee Bucks
Lynn Littlejohn, Mortenson Construction

A motion was made by ALD. STAMPER that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

13. [170217](#)

Substitute resolution approving the First Amendment to the Parking Structure Management Agreement between the City of Milwaukee and Deer District, LLC.

Sponsors: Ald. Murphy and Ald. Bohl

Individuals appearing:
Mary Schanning, City Attorney Office
Ald. Michael Murphy, 10th Aldermanic District

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

14. [170311](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4248 North 27th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individual appearing:
Dwayne Edwards, Department of City Development

A motion was made by ALD. RAINEY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

15. [170047](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3720-24 West Vliet Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:
Dwayne Edwards, Department of City Development
Jimmy Durant, Affordable Homes LLC

A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

16. [170332](#)

Substitute resolution creating the Art and Resource Community Hub Loan Program and authorizing expenditure of funds to implement the program.

Sponsors: Ald. Coggs, Ald. Stamper, Ald. Rainey, Ald. Bohl and Ald. Kovac

A motion was made by ALD. KOVAC that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

A motion was made by ALD. RAINEY that this Resolution be RECONSIDERED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Individuals appearing:

Rhonda Manuel, Department of City Development

Vedale Hill, Jazale's Art Studio

Amy Turim, Department of City Development

Gregg Hagopian, City Attorney Office

Carl Quindel, Strong Block

Ald. Rainey, Bohl, and Kovac added as cosponsors.

A motion was made by that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

17. [170326](#)

Substitute resolution relative to acceptance and expenditure of a Wisconsin Economic Development Corporation Community Development Investment Grant for the Historic Garfield Campus/The Griot, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

A motion was made by ALD. RAINEY that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

A motion was made by ALD. RAINEY that this Resolution be RECONSIDERED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Individuals appearing:

Rhonda Manuel, Department of City Development

Josh Jeffers, J. Jeffers & Company

Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

A motion was made by that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[170326](#)

Substitute resolution relative to acceptance and expenditure of a Wisconsin Economic Development Corporation Community Development Investment Grant for the Historic Garfield Campus/The Griot, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

A motion was made by ALD. COGGS that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

18. [170327](#)

Resolution approving the sale of property at 2770 North 5th Street to Gorman & Company for development of affordable senior housing, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

A motion was made by ALD. KOVAC that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

A motion was made by ALD. KOVAC that this Resolution be RECONSIDERED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Individuals appearing:

Martha Brown, Department of City Development

Ted Matkom, Gorman & Company

A motion was made by ALD. COGGS that this Resolution be RECOMMENDED

FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

19. [150789](#)

A substitute ordinance relating to zoning regulations for adult establishments.

Sponsors: THE CHAIR

Ald. Rainey moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

A motion was made by ALD. RAINEY that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[150789](#)

A substitute ordinance relating to zoning regulations for adult establishments.

Sponsors: THE CHAIR

A motion was made by ALD. COGGS that this Ordinance be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

20. [170030](#)

Resolution approving a final Certified Survey Map for land located on the south side of West Layton Avenue and east of South 20th Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Closed session occurred prior to this item.

Individuals appearing:

Atty. Gregg Hagopian, City Attorney Office

Ald. Terry Witkowski, 13th Aldermanic District

Atty. Brian Randall, Friebert, Finerty & St. John, S.C.

Atty. Todd Farris, Friebert, Finerty & St. John, S.C.

Atty. Randall and Farris representing WoodSprings Suites Milwaukee Airport LLC as legal counsel.

Ald. Witkowski said that the certified survey map is inaccurate in showing Barnard Street vacated, and the street had not been vacated.

Ald. Kovac moved to place on file based on an inaccurate certified survey map. (Prevailed 5-0)

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED

FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

The Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved. The committee will then reconvene into open session for the regular agenda.

Ald. Stamper moved that the Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.

Ayes - Bohl, Rainey, Kovac, Coggs, Stamper

The meeting convened into closed session at 11:19 a.m. Closed session occurred prior to item 20, CCFN 170030.

Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper

Individuals also present at the table:

Gregg Hagopian, City Attorney Office

Ald. Terry Witkowski, 13th Aldermanic District

Ald. Rainey moved that the committee reconvene into open session.

The meeting reconvened into open session at 11:32 a.m.

The following files may be placed on file as no longer necessary:

21. [161710](#) An ordinance relating to the change in zoning from Parks, PK, to Local Business, LB2, for a portion of 3120 North Sherman Boulevard, located on the east side of North Sherman Boulevard, north of West Burleigh Street, in the 7th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. RAINEY that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

22. [161715](#) Resolution approving a Land Disposition Report and authorizing the sale of a portion of the City-owned property at 3120 North Sherman Boulevard, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

A motion was made by ALD. RAINEY that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Meeting adjourned at 11:48 a.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.