



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JOSE G. PEREZ, CHAIR

Ald. Milele A. Coggs, Vice-Chair

*Ald. Robert J. Bauman, Ald. Ashanti Hamilton, Ald. Marina
Dimitrijevic*

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

*Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov*

Tuesday, March 15, 2022

9:00 AM

Room 301-B, City Hall

This is also a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>.

Meeting convened at 9:08 a.m.

Present 5 - Perez, Coggs, Bauman, Hamilton, Dimitrijevic

1. [211704](#) Reappointment of Baboonie Tatum to the Bronzeville Advisory Committee by the Common Council President.
Sponsors: THE CHAIR

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

2. [201373](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for Komatsu.
Sponsors: THE CHAIR

Appearing:
Nikki Purvis, Office of Equity and Inclusion
Matt Beaudry, Komatsu
Taylor Franklin, Prism Technical

Presentation was made on Quarter 4, 2021 human resource requirements results.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

3. [211002](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Community within the Corridor Project.

Sponsors: THE CHAIR

Appearing:

Nikki Purvis, Office of Equity and Inclusion

Mikal Wesley, Urbane Communities

Presentation was made on Quarter 4, 2021 human resource requirements results.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

4. [211736](#) Resolution dissolving Tax Incremental District No. 58 (20th & Walnut) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Appearing:

David Schroeder, Dept. of City Development

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

5. [211737](#) Resolution dissolving Tax Incremental District No. 65 (20th & Brown) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Appearing:

David Schroeder, Dept. of City Development

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

6. [211735](#) Resolution dissolving Tax Incremental District No. 52 (Sigma-Aldrich Corp.) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.
- Sponsors:** THE CHAIR
- Appearing:*
David Schroeder, Dept. of City Development
- A motion was made by ALD. HAMILTON that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic
- No** 0
7. [211708](#) Resolution approving a final Certified Survey Map for land located south of West Lawn Avenue and to the west of North 13th Street is to combine parcels under common ownership and to dedicate land for public street purposes, in the 1st Aldermanic District.
- Sponsors:** THE CHAIR
- Appearing:*
Kevin Kuschel, Dept. of City Development
- A motion was made by ALD. HAMILTON that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic
- No** 0
8. [211348](#) A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as Pick N' Save, f/k/a Home Depot, to allow construction of a commercial building west of the grocery store located at 7401 West Good Hope Road, on the south side of West Good Hope Road, east of North 76th Street, in the 9th Aldermanic District.
- Sponsors:** THE CHAIR
- Appearing:*
Sam Leichtling, Dept. of City Development
Tim Maertz, RMA Architects Inc.
- Mr. Leichtling and Maertz gave a presentation.*
- No public testimony.*
- A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic
- No** 0

9. [211490](#) A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as Metro Center Phase 2 for a building addition and exterior changes to an existing automobile dealership located at 11212 West Metro Auto Mall, on the north side of West Metro Auto Mall and west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Sam Leichtling, Dept. of City Development
Chad Kemnitz, Professional Consultants, Inc.*

Mr. Leichtling and Kemnitz gave a presentation.

No public testimony.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

10. [211491](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 1 to allow removal of the former Smart Car automobile dealership building located at 11340 West Metro Auto Mall, on the north side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Sam Leichtling, Dept. of City Development
Chad Kemnitz, Professional Consultants, Inc.*

Mr. Leichtling and Kemnitz gave a presentation.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

11. [211349](#) A substitute ordinance relating to the Second Amendment to the General Planned Development known as Concordia Trust to update the permitted use list and signage standards, remove one structure, and add surface parking on the Phase 1 part of the campus located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Sam Leichtling, Dept. of City Development

Allyson Nemec, Quorum Architects

Mr. Leichtling and Ms. Nemec gave a presentation.

No public testimony.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

12. [211350](#)

A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Concordia Trust Property, Phase 1 to allow demolition of the pool building, renovation of the gymnasium building, additional surface parking and other site changes at 3215 West State Street, located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Sam Leichtling, Dept. of City Development

Allyson Nemec, Quorum Architects

Mr. Leichtling and Ms. Nemec gave a presentation.

No public testimony.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

13. [211741](#)

Resolution endorsing the goals and recommendations of Milwaukee's Collective Affordable Housing Plan.

Sponsors: Ald. Coggs, Ald. Dimitrijevic, Ald. Hamilton, Ald. Murphy and Ald. Perez

Appearing:

Lafayette Crump, Dept. of City Development Commissioner

Teig Whaley-Smith, Community Development Alliance

Amy Turim, Dept. of City Development

Ald. Russell Stamper, II, 15th Ald. Dist.

Ald. Michael Murphy, 10th Ald. Dist.

Ald. Coggs moved to amend the file to add a Further Resolve clause for quarterly reporting of the plan to the Common Council. (Prevailed 5-0)

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

[211741](#)

Resolution endorsing the goals and recommendations of Milwaukee's Collective Affordable Housing Plan.

Sponsors: Ald. Coggs, Ald. Dimitrijevic, Ald. Hamilton, Ald. Murphy and Ald. Perez

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

14. [211738](#)

Substitute resolution authorizing the sale of the City-owned tax deed property at 1937-39 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

*Amy Turim, Dept. of City Development
Cetonia Weston-Roy, Niche Book Bar*

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

15. [211739](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 2602-12 West Auer Avenue, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Appearing:

*Matt Haessly, Dept. of City Development
Reginald Reed Jr., The Mindful Group, Inc.
Amy Turim, Dept. of City Development
Ald. Khalif Rainey, 7th Ald. Dist.*

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

16. [211743](#)

Substitute resolution authorizing the Redevelopment Authority of the City of Milwaukee to enter into a lease with Talgo, Inc. for the property at 3533 North 27th Street and a portion of the property at 3025 West Hopkins Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Appearing:
Benjamin Timm, Dept. of City Development
Ald. Khalif Rainey, 7th Ald. Dist.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

17. [211769](#) Communication from the Department of Neighborhood Services reporting data on code violations and electrical fires.

Sponsors: Ald. Rainey

Appearing:
Erica Roberts, Dept. of Neighborhood Services Commissioner
Ald. Khalif Rainey, 7th Ald. Dist.
Ald. Russell Stamper, II, 15th Ald. Dist.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

18. [211258](#) Communication from the Department of City Development relating to its use of 'claw-back' and similar contracting provisions to ensure that those purchasing property from the City fulfill the terms under which the property was purchased.

Sponsors: Ald. Rainey

Appearing:
Ald. Khalif Rainey, 7th Ald. Dist.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

19. [210779](#) Substitute resolution granting the appeal of the Certificate of Appropriateness for chimney reconstruction and dormer re-cladding at 2640 N. Lake Drive, in North Point North Historic District, for Russell and Dorothy Case.

Sponsors: THE CHAIR

Appearing:
Carlen Hatala, Historic Preservation Commission

Jay Crouse, Case Law Firm, S.C.
Russell Case
Chris Rescue, Rescue My Roof
Jeff Leston
Ald. Nik Kovac, 3rd Ald. Dist.

Atty. Crouse appearing as legal counsel to the appellants.

Presentations were made.

Ald. Bauman moved to grant the appeal. (Prevailed 5-0)

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

[210779](#)

Substitute resolution granting the appeal of the Certificate of Appropriateness for chimney reconstruction and dormer re-cladding at 2640 N. Lake Drive, in North Point North Historic District, for Russell and Dorothy Case.

Sponsors: THE CHAIR

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

20. [211513](#)

Communication from the Southeastern Wisconsin Regional Planning Commission relating to its 2020 Annual Report.

Sponsors: THE CHAIR

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

Aye 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

Meeting adjourned at 12:10 p.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>.

