



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
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, September 13, 2016

9:00 AM

Room 301-B, City Hall

Revised 9/15/16 - Action on item 17 (CCFN 151352) revised.

Meeting convened at 9:09 a.m.

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

1. [160203](#) Communication from the Office of Small Business Development relating to quarterly reports regarding Small Business Enterprise and Residence Preference Program participation for the Zurn, Northwestern Mutual, Posner, and Century City 1 projects.

Sponsors: THE CHAIR

Individuals appearing:

Michelle Kaczmarowski, DOA - Office of Small Business Development
Michael Klein, Klein Development
Rod Krings, C.D. Smith Construction Services
Lafayette Crump, Prism Technical Management & Marketing Services LLC
Sandy Botcher, Northwestern Mutual
Adam Jelen, Gilbane Building Company
Joe Klein, HKS Holdings, LLC
Doug Carlson, KBS Construction, Inc.
Kyle Strigenz, HKS Holdings, LLC
David Hoff, North Track Construction

Ald. Bohl requested to introduce a communication file inviting OSBD, WRTP/Big Step and other main employment agency resources to discuss efforts to recruit and employ RPP certified workers and improve RPP participation requirements on development projects.

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

2. [160177](#) A substitute ordinance relating to the inclusion of solar-power and other sustainable features in tax incremental financing projects or other projects receiving financial assistance of \$1 million or more from the city.

Sponsors: Ald. Bohl and Ald. Kovac

Individuals appearing:

Lori Lutzka, Department of City Development

Erick Shambarger, DOA - Environmental Collaboration Office

Individuals appearing to testify in support:

Lawrence Hoffman, 350.org Milwaukee

Bruce Zahn, 350.org Milwaukee

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

Aye 4 - Bohl, Kovac, Coggs and Stamper

No 0

Excused 1 - Rainey

3. [160032](#) Substitute resolution approving the Assessor's Plat for Miller Park in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Atty. Mary Schanning, City Attorney's Office

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

Aye 4 - Bohl, Kovac, Coggs and Stamper

No 0

Excused 1 - Rainey

4. [160620](#) Substitute resolution approving the First Amendment to the Cooperation, Contribution and Development Agreement - Tax Incremental Districts 22 and 84 (Milwaukee Bucks Arena Project).

Sponsors: THE CHAIR

Individuals appearing:

Atty. Mary Schanning, City Attorney's Office

Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.

Karen Dettmer, Department of Public Works

Ald. Rainey moved to hold to the call of the chair and reschedule the file before a special Zoning, Neighborhoods and Development Committee meeting on Tuesday, September 20, 2016 at 8:30 a.m. (Prevailed 5-0)

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 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

5. [160388](#)

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Bishop's Creek, Phase IV, for rehabilitation of an existing building at 3200 West Hampton Avenue, located on the northwest corner of West Hampton Avenue and North 32nd Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Ghee Ong, Thomas Kloiber & Associates, Inc.

Arlisia McHenry, 1st Aldermanic District

John Johnson

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

6. [160267](#)

A substitute ordinance relating to the First Amendment to the General Planned Development known as Westlawn Revitalization for the properties located on the south side of West Silver Spring Drive between North 60th Street and North 68th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individuals appearing:

Vanessa Koster, Department of City Development

Warren Jones, Housing Authority of the City of Milwaukee

Michael Sawar, Housing Authority of the City of Milwaukee

Ald. Cavalier Johnson, 2nd Aldermanic District

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

Aye 4 - Bohl, Kovac, Coggs and Stamper

No 0

Excused 1 - Rainey

7. [160435](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Concordia Trust Property, Phase 1, for construction of a parking structure on land located at 3215 West State Street, on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Department of City Development

Allyson Nemec, Quorum Architects

Thomas Devine, Potawatomi Business Development Corporation

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

8. [160436](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential to Residential and Office for the properties located at 1003 through 1023 North 33rd Street, on the northwest corner of North 33rd Street and West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Department of City Development

Allyson Nemec, Quorum Architects

Thomas Devine, Potawatomi Business Development Corporation

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

9. [160391](#)

A substitute ordinance relating to the change in zoning from Local Business to a Detailed Planned Development for multi-family residential development at 1500-1504, 1524 and 1528-1534 West North Avenue, located on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Vanessa Koster, Department of City Development

Ngozie Omegbu, Legacy Redevelopment Corporation

Nicolette Jurgens-Tamminga, Evergreen Real Estate Group

Michael Soto, Continuum Architects

David Block, Evergreen Real Estate Group

Sally Peltz, Legacy Real Estate Development

Ald. Stamper listed as sponsor.

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

10. [160117](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development known as 1623-39 North Jackson to permit multi-family residential development on land located on the west side of North Jackson Street, north of East Pleasant Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Tim Gokhman, Weichmann Enterprises

Dan Schindhelm, Kindness Architecture

Individual appearing to provide testimony in opposition:

Mark Reinders, 1640 N. Jackson St., Milwaukee

Individual appearing to provide testimony in support:

Brent Halfwassen, on behalf of his father, Colin Halfwassen, 1658 N. Jackson St., Milwaukee

Ald. Rainey moved to enter into the record a letter of support from Colin Halfwassen, submitted by Brent Halfwassen. There were no objections.

A motion was made by ALD. KOVAC 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. [160465](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development located at 1701 North Humboldt Avenue, on the northwest corner of East Brady Street and North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Timothy Wolosz, Engberg Anderson Architects

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

12. [160635](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3721 West Villard Avenue, 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 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

13. [160634](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5431 West Lisbon Avenue, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Individuals appearing:
Dwayne Edwards, Department of City Development
Bryant Adams, Battlebox Studios Limited
Bryant Adams, Jr., Battlebox Studios Limited

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

14. [160633](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 2462-64 West Lisbon Avenue and 2468 West Lisbon Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:
Dwayne Edwards, Department of City Development
Kemba McCain, WHN 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

15. [160617](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2200-2220 West Michigan Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

*Matt Haessly, Department of City Development
Peter Ogden, Washfountain, 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. [160610](#)

Resolution authorizing expenditure of \$208,000 in royalty payments from the Service Line Warranty Program for programs that strengthen Milwaukee's commercial corridors.

Sponsors: THE CHAIR

*Individual appearing:
Martha Brown, Department of City Development*

Ald. Stamper moved to hold to the call of the chair and reschedule the file before a special Zoning, Neighborhoods and Development Committee meeting on Tuesday, September 20, 2016 at 8:30 a.m. (Prevailed 5-0)

A motion was made by ALD. STAMPER 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

17. [151352](#)

Communication from the Department of City Development transmitting the 2015 Annual Report of Tax Incremental Districts.

Sponsors: Ald. Bohl

*Individuals appearing:
Lori Lutzka, Department of City Development
David Schroeder, Department of City Development*

A motion was made by 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

Meeting adjourned at 1:45 p.m.

Chris Lee, Staff Assistant

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