



# 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**

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Tuesday, October 31, 2017

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:08 a.m.

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

1. [171002](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5151 North 35th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*  
*Brian Rott, Quasimondo Physical Theatre*

*Individual testifying in support:*

*Jenette Wright-Claus, Milwaukee resident*

**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

2. [170894](#) A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, to allow light industrial uses at 8825 North 76th Street, located on the west side of North 76th Street, north of West Brown Deer Road, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing:*

*Vanessa Koster, Department of City Development*  
*Samuel Loshak, ETE Reman, Inc.*  
*Ald. Chantia Lewis, 9th Aldermanic District*

**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

3. [171017](#) Resolution authorizing the sale of the City-owned tax deed properties at 3754 and 3764 North Port Washington Avenue to 5 Points Neighborhood Association, Inc. for garden space, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Yves LaPierre, Department of City Development*

*Samuel Sims, 5 Points Neighborhood Association*

*Atty. David Jennings, III, Legal Action of Wisconsin*

**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

4. [171016](#) Resolution authorizing the sale of City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2018-2020 homebuilding program, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Yves LaPierre, Department of City Development*

*Brian Sonderman, Milwaukee Habitat for Humanity, Inc.*

*Chris Garrison, Milwaukee Habitat for Humanity, Inc.*

**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

5. [170874](#) Resolution approving the Milwaukee Aerotropolis Development Plan Summary and amending the Southeast Side Comprehensive Area Plan to include the Aerotropolis Development Plan Summary as part of Milwaukee's Overall Comprehensive Plan, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Samuel Leichtling, Department of City Development*

*Eric Lynde, Southeastern Wisconsin Regional Planning Commission*

*Leif Otteson, Milwaukee Gateway Aerotropolis Corporation*

*Ald. Terry Witkowski, 13th Aldermanic District*

*Peter Rickman, Alliance for Good Jobs*

**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

6. [170808](#)

Resolution approving the WIS 175 Visioning Study and amending the Washington Park Comprehensive Area Plan to include the Visioning Study as part of Milwaukee's Overall Comprehensive Plan, in the 10th and 15th Aldermanic Districts.

**Sponsors:** Ald. Stamper and Ald. Murphy

*Individuals appearing:*

*Monica Wauck Smith, Department of City Development*

*Gordon Stiemle, Uptown Crossing Business Improvement District*

**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

7. [171000](#)

Substitute resolution approving a final plat known as Westlawn West to facilitate the revitalization of the western portion of the Housing Authority of the City of Milwaukee's Westlawn Gardens neighborhood, located on the south side of West Silver Spring Drive, between North 64th 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*

*Gregg Hagopian, City Attorney's Office*

**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

8. [171029](#)

Substitute resolution relating to the sale of the surplus Milwaukee Public Schools property at 1715 North 37th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Martha Brown, Department of City Development*

*Matthew Melendes, Heartland Housing Inc.*

*Rafael Garcia, Community First*

*Lamont Davis, Community First*

**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

9. [170542](#)

A substitute ordinance relating to the duration of zoning map amendments to the detailed planned development district designation.

**Sponsors:** Ald. Bauman and Ald. Bohl

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Vanessa Koster, 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

[170542](#)

A substitute ordinance relating to the duration of zoning map amendments to the detailed planned development district designation.

**Sponsors:** Ald. Bauman, Ald. Bohl and Ald. Kovac

*Ald. Kovac listed as a cosponsor.*

**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

10. [171039](#)

Substitute resolution approving the City of Milwaukee acquisition of a portion of the property at 503 E. Erie Street from Gregory Martin, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Jeremy McKenzie, City Attorney's Office*

*Ald. Robert Bauman, 4th Aldermanic District*

**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

11. [171003](#)

Resolution authorizing the transfer of funds from the Capital

Improvements-Advance Planning Fund account to a subaccount for the preparation of a design charrette for the Menomonee Valley, in the 4th, 8th and 12th Aldermanic Districts.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Robert Harris, Department of City Development*

*Ald. Robert Bauman, 4th Aldermanic District*

*Corey Zetts, Menomonee Valley Partners*

**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

12. [171021](#)

Resolution authorizing Amendment No. 1 to the Cooperation, Loan and Development Agreement among the City of Milwaukee, Redevelopment Authority of the City of Milwaukee, The Bon-Ton Department Stores, Inc., Wispark, LLC and NWC 331 Commercial, LLC.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Dan Casanova, Department of City Development*

*Ald. Robert Bauman, 4th Aldermanic District*

**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

13. [171038](#)

Substitute resolution relating to city-owned residential and commercial properties.

**Sponsors:** Ald. Rainey

*Individual appearing:*

*Amy Turim, Department of City Development*

*Responding to Ms. Turim's request, Ald. Bohl concurred that a communication file be introduced to further discuss the matter, inclusive of both City-owned and privately owned vacant properties, with input from DCD, DNS, MPD, and DPW.*

**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

14. [170188](#)

A substitute ordinance relating to deconstruction of residential buildings.

**Sponsors:** Ald. Bauman, Ald. Kovac and Ald. Rainey

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District  
Preston Cole, Department of Neighborhood Services  
Gregg Hagopian, City Attorney's Office  
Thomas Mishefske, Department of Neighborhood Services*

*Individuals appearing to testify:*

*Heiner Giese, Apartment Association of Southeastern Wisconsin  
Travis Blomberg, WasteCap Resource Solutions  
Tony Kearney, Northcott Neighborhood House  
Marsay Gentry, Northcott Neighborhood House  
Jerry Boyd, Northcott Neighborhood House*

*Ald. Coggs moved to amend the file by adding a provision requiring DNS to report to the Zoning, Neighborhoods and Development Committee no later than the end of June annually. (Prevailed 5-0)*

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

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

**No** 0

[170188](#)

A substitute ordinance relating to deconstruction of residential buildings.

**Sponsors:** Ald. Bauman, Ald. Kovac and Ald. Rainey

*Ald. Rainey added as a cosponsor.*

**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

15. [171030](#)

Communication relating to the use of the Land Management System.

**Sponsors:** Ald. Johnson and Ald. Lewis

*File held at the request of the sponsors.*

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

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

**No** 0

16. [170748](#)

Substitute resolution granting Permanent Historic Designation of the property at 1338-1340 West Juneau Avenue, the Pabst Tavern Juneau Avenue, in the 4th aldermanic district.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*

*Tim Askin, Historic Preservation Commission*

*Pastor V. W. Chambers, Straight and Narrow Way Missionary Baptist Church*

**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, Kovac and Stamper

**No** 0

**Abstain** 1 - Coggs

17. [161290](#) Communication from the Department of City Development relating to an update on city-wide (non-downtown) development, job and business growth initiatives.

**Sponsors:** THE CHAIR

**A motion was made by ALD. RAINEY 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 1:55 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>.**