



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Jose Perez, Vice-Chair
Ald. Willie Wade, Ald. Robert Bauman, and Ald. Nik Kovac
Staff Assistant, Chris Lee, 286-2232
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Tuesday, May 5, 2015

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:04 a.m.

Present 5 - Bohl, Perez, Wade, Bauman, Kovac

1. [150009](#) Resolution supporting the Home Matters movement.

Sponsors: Ald. Murphy, Ald. Hamilton, Ald. Bohl and Ald. Bauman

Individuals appearing:

Ald. Michael Murphy, Common Council President

Mario Higgins, Housing Outreach Director

Ray Schmidt, Select Milwaukee

Ald. Bauman added as a cosponsor.

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

2. [140835](#) Substitute resolution granting permanent historic designation to the Sylvester Pettibone House at 2051 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Carlen Hatala, Historic Preservation Commission

Ald. Wade joined the committee at 9:16 a.m.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

3. [141813](#) Substitute resolution granting permanent historic designation of the Miller Brewing Company currently known as the Milwaukee Institute of Art and Design Student Center at 266-272 E. Erie Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Carlen Hatala, Historic Preservation Commission

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

4. [141766](#) A substitute ordinance relating to maximum lot coverage for principal buildings in residential zoning districts.

Sponsors: Ald. Bohl

Individual appearing:

Ed Richardson, Department of City Development

Individual appearing in support:

Spencer Coggs, private citizen

Ald. Bohl passed the gavel to Ald. Perez.

Ald. Bohl moved substitution of the file with Proposed Substitute B. (Prevailed 4-0)

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

- [141766](#) A substitute ordinance relating to maximum lot coverage for principal buildings in residential zoning districts.

Sponsors: Ald. Bohl

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

5. [141887](#) An ordinance relating to the frequency for changing the messages on the on-premise automatic changeable message signs.

Sponsors: Ald. Davis

Individuals appearing:

Ed Richardson, Department of City Development

Ald. Terry Witkowski, 13th Aldermanic District

Ald. Bohl moved to amend s. 295-40-7-4-c of this file by changing the maximum frequency for changing the display area of an on-premise automatic changeable message sign from the proposed once every 30 seconds to 8 seconds.

Ald. Kovac moved to hold the file to the call of the chair for the Legislative Reference Bureau to research other communities regarding the frequency for changing messages on automatic changeable message signs. (Prevailed 5-0)

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

6. [141841](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy and Local Business to General Planned Development for multi-family development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Tony Zielinski, 14th Aldermanic District

Blair Williams, Wired Properties

Greg McHenry, Milhaus Development & Milhaus Construction

Mark Ernst, Engberg Anderson, Inc.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

7. [150022](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Jennings Neighborhood Center to allow for a contractor's shop and yard on a portion of the site at 2705 North 92nd Street and 9208 West Center Street, on the northwest corner of North 92nd Street and West Center Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Vanessa Koster, Department of City Development

Ryan Newbys, Newbys Seasonal Services

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

8. [150038](#)

Resolution accepting an unsolicited offer to purchase from Ulysses J. Brown to purchase 2106-08 North 42nd Street for rental purposes, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individual appearing:

Karen Taylor, Department 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 - Bohl, Perez, Wade, Bauman and Kovac

No 0

9. [150040](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 1840-42 and 1848 West Fond du Lac Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Matthew Haessly, Department of City Development

Jeremy Davis, Eye Ntoboase, LLC

Juli Kaufman, Fix Development, LLC

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

10. [150066](#)

Substitute resolution authorizing the Century City Redevelopment Corporation to participate in the Operating Agreement of Century City 1, LLC, with General Capital Management, Inc., for development of a light manufacturing facility at 31st and Capitol in the Century City Business Park, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals appearing:

Mary Schanning, Assistant City Attorney

Kein Burton, Department of City Development

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

11. [150072](#)

Communication from the Office of Small Business Development relating to the quarterly report regarding Small Business Enterprise and Residence Preference Program participation on The Posner Building Project.

Sponsors: THE CHAIR

Individuals appearing:

Nikki Purvis, Office of Small Business Development Manager

Joe Klein, HKS Holdings LLC

Carla Cross, Cross Management Services Inc.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

12. [150098](#)

Communication relating to the proper recording of deeds and the in rem foreclosure process.

Sponsors: THE CHAIR

Individuals appearing:

Aaron Szopinski, Housing Policy Director

Kail Decker, Assistant City Attorney

Art Dahlberg, Department of Neighborhood Services Commissioner

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 - Bohl, Perez, Wade, Bauman and Kovac

No 0

Meeting adjourned at 11:29 a.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>.