



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Agenda

### 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*

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Tuesday, September 14, 2021

9:00 AM

Room 301-B, City Hall

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**Amended 9/9/21 - Item 5 added (CCFN 210825)**

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 <https://city.milwaukee.gov/cityclerk/CityChannel>.

1. [210557](#) Appointment of Robert H. Dodds, Jr. to the Granville Advisory Committee by the Common Council President.  
*Sponsors:* THE CHAIR
2. [210772](#) Reappointment of Jewel Currie to the Board of Zoning Appeals by the Mayor. (6th Aldermanic District)  
*Sponsors:* THE CHAIR
3. [210773](#) Reappointment of Henry Szymanski to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)  
*Sponsors:* THE CHAIR
4. [210793](#) Communication relating to the investigation and enforcement of electrical code violations in rental properties.  
*Sponsors:* Ald. Rainey and Ald. Spiker
5. [210825](#) Communication from the Department of Neighborhood Services and Department of City Development relating to the City's ability to require standby electric generators for new construction.  
*Sponsors:* Ald. Bauman
6. [210719](#) Resolution authorizing the sale of two City-owned properties to the Housing Authority of the City of Milwaukee for affordable housing, in the 10th and 11th Aldermanic Districts.  
*Sponsors:* Ald. Murphy and Ald. Borkowski

7. [210716](#) Resolution authorizing the lease agreements, for the Redevelopment Authority of the City of Milwaukee-owned property at 1027 North Edison Street and the City-owned property at 1001 North Edison Street to The Neutral Project LLC and its assignees, in the 4th Aldermanic District.  
*Sponsors:* Ald. Bauman
8. [210581](#) Resolution authorizing the sale of the City-owned tax deed property at 3733 North 7th Street, in the 6th Aldermanic District.  
*Sponsors:* Ald. Cogg
9. [210582](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 540 North 27th Street, in the 4th Aldermanic District.  
*Sponsors:* Ald. Bauman
10. [210583](#) Resolution authorizing the sale of the City-owned tax deed property at 4117-21 West North Avenue, in the 15th Aldermanic District.  
*Sponsors:* Ald. Stamper
11. [210584](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1501 West Scott Street, in the 12th Aldermanic District.  
*Sponsors:* Ald. Perez
12. [201047](#) An ordinance relating to various revisions to the zoning code.  
*Sponsors:* THE CHAIR
13. [210486](#) A substitute ordinance relating to zoning regulations for electric vehicle supply equipment and charging facilities.  
*Sponsors:* Ald. Kovac, Ald. Johnson and Ald. Perez
14. [210720](#) Resolution authorizing a Riverwalk Development Agreement and an expenditure for construction of a Riverwalk segment adjoining the property at 1887 North Water Street, in the 3rd Aldermanic District.  
*Sponsors:* Ald. Kovac

15. [210468](#) A substitute ordinance relating to the change in zoning from Downtown-Mixed Activity, C9G, to Downtown-Residential and Specialty Use, C9B(B), to allow a mixed-use development at 333 North Water Street, on the southwest corner of North Water Street and East St. Paul Avenue, in the 4th Aldermanic District.
- Sponsors:** Ald. Bauman
- This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*
16. [210721](#) Substitute Resolution authorizing an Amendment of Riverwalk Easement and Project Agreement for a Riverwalk segment adjoining the property at 333 North Water Street, in the 4th Aldermanic District.
- Sponsors:** Ald. Bauman
17. [210051](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Industrial Mixed, IM, for the property located at 1422 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue and north of West Vliet Street, in the 6th Aldermanic District.
- Sponsors:** THE CHAIR
18. [210585](#) Substitute ordinance creating the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.
- Sponsors:** Ald. Coggs
- This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*
19. [210586](#) Substitute resolution creating a study plan for the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, as established by Section 295-1005 of the Milwaukee Code of Ordinances, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.
- Sponsors:** Ald. Coggs

20. [210579](#) Resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for comprehensive planning, land use and zoning analysis, GIS mapping, and other related administrative activities.  
**Sponsors:** THE CHAIR
21. [210587](#) Substitute resolution approving the City of Milwaukee Industrial Land Analysis and amending the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan.  
**Sponsors:** Ald. Perez  
*This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*
22. [210395](#) Resolution relating to a Certificate of Appropriateness for retroactive approval of the installation of EIFS on the north wall at 210 E. Michigan Street, in the East Side Commercial Historic District, for the Grand Avenue Club.  
**Sponsors:** THE CHAIR  
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23. [201373](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for Komatsu.  
**Sponsors:** THE CHAIR
24. [210465](#) Communication from the Department of City Development transmitting the 2020 Annual Report of Tax Incremental Districts.  
**Sponsors:** THE CHAIR
25. [210711](#) Communication from the Department of City Development regarding the development and recommendations of Milwaukee's Collective Affordable Housing Plan.  
**Sponsors:** THE CHAIR

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

26. [200662](#) Resolution relating to the Historic Preservation Commission's denial of a Certificate of Appropriateness for window replacement at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

--- May be placed on file as no longer necessary.

27. [201676](#) Resolution authorizing the sale of City-owned vacant lots to T.L. Reese Corporation or assignee for housing development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

--- May be placed on file as no longer necessary.

This meeting will be webcast live at [www.milwaukee.gov/channel25](http://www.milwaukee.gov/channel25).

**In the event that Common Council members who are not members of this committee attend this meeting, this meeting may also simultaneously constitute a meeting of the Common Council or any of the following committees: Community and Economic Development, Finance and Personnel, Judiciary and Legislation, Licenses, Public Safety and Health, Public Works, Zoning, Neighborhoods & Development, and/or Steering and Rules. Whether a simultaneous meeting is occurring depends on whether the presence of one or more of the Common Council member results in a quorum of the Common Council or any of the above committees, and, if there is a quorum of another committee, whether any agenda items listed above involve matters within that committee's realm of authority. In the event that a simultaneous meeting is occurring, no action other than information gathering will be taken at the simultaneous meeting.**

**Times for specific agenda items are estimations. If items cannot be heard at their specified times, they will be heard as soon as practicable thereafter.**

**Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For assistance contact the Legislative Services ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.**

**City Hall and the Zeidler Municipal Building are accessible by "The Hop" City Hall Stations, the MCTS Green Line, Gold Line, 14, 15, 19, 30, 33, and 57 bus routes. Visit <https://www.ridemcts.com/> for more information.**

**Bike racks are available on Water Street, Market Street, and Broadway, and a BublR Bike Share station is located on the northeast corner of Kilbourn Avenue and Water Street.**

**Limited parking for persons attending meetings is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of Kilbourn Avenue and Water Street. Parking tickets must be validated in the first floor Information Booth in City Hall.**

**Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.**