



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, July 19, 2016

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:17 a.m.

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

9 AM

1. [160429](#) 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 South 27th Street, in the 11th and 13th Aldermanic Districts.

Sponsors: Ald. Witkowski and Ald. Borkowski

Individuals appearing:

Vanessa Koster, Department of City Development

Julio Maldonado, South 27th Street Business Improvement District

Nolan Zaroff, Department of City Development

Ald. Mark Borkowski, 11th Aldermanic District

Ald. Coggs asked to be voting "aye" later in the meeting. There was no objection.

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. [160434](#) Resolution accepting an unsolicited offer to purchase from Darnell Turner for the property located at 8885 North 70th Street for rental purposes, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Karen Taylor, Department of City Development

Darnell Turner, buyer

Ald. Coggs joined the committee at 9:24 a.m.

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

3. [160428](#)

Resolution authorizing the sale of the City-owned tax deed properties at 2242 and 2246 North 16th Street to Wellness Commons, LLC, for development, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Yves LaPierre, Department of City Development

Juli Kaufmann, Wellness Commons

LaShawndra Vernon, Walnut Way

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

4. [160416](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 68 (Fifth Ward - First Place) and authorizing additional funding and expenditures, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

Alyssa Remington, Department of City Development

Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

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

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

No 0

[160416](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 68 (Fifth Ward - First Place) and authorizing additional funding and expenditures, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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. [160417](#) Substitute resolution authorizing a Riverwalk Development Agreement and an expenditure for construction of a riverwalk segment adjoining the property at 234-36 South Water Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Alyssa Remington, Department of City Development

Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

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

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

No 0

- [160417](#) Substitute resolution authorizing a Riverwalk Development Agreement and an expenditure for construction of a riverwalk segment adjoining the property at 234-36 South Water Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

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

6. [160418](#) Resolution approving Amendment No. 4 to the Project Plan for Tax Incremental District No. 48 (Park East) and authorizing additional funding and expenditures, in the 3rd, 4th and 6th Aldermanic Districts.

Sponsors: Ald. Kovac

Individual appearing:

Alyssa Remington, Department of City Development

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

7. [160419](#) Resolution authorizing a Riverwalk Development Agreement and an

expenditure for construction of a riverwalk segment adjoining the property at 1433 North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing:

Alyssa Remington, Department of City Development

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

8. [160420](#)

Resolution approving the First Amendment to the Development Agreement for The North End project and authorizing expenditures, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing:

Alyssa Remington, Department of City Development

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

9. [160268](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 3, to permit changes to the building elevations for the property located at 11100 West Metro Auto Mall, located on the north side of West Metro Auto Mall, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Thomas Shalonka, Griffin Automotive Group

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

10. [160120](#)

A substitute ordinance relating to the change in zoning of 6 parkways, corridors and trails located in the City of Milwaukee from various zoning districts to Parks, in the 1st, 3rd, 5th, 6th, 9th and 15th Aldermanic Districts.

Sponsors: Ald. Bohl

Individuals appearing:

Vanessa Koster, Department of City Development

Jeremy Lucas, Milwaukee County Parks

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

9:30 AM

11. [151678](#) Substitute resolution relating to the sale of Milwaukee Public Schools property.

Sponsors: THE CHAIR

Individuals appearing:

Rhonda Szallai, Department of City Development

Atty. Jeremy McKenzie, City Attorney's Office

Atty. Naomi Gehling, City Attorney's Office

Rebecca Fitch, Right Step Inc.

File is to be rescheduled for a special Zoning, Neighborhoods and Development meeting at 8:30 a.m. on Tuesday, July 26, 2016.

A motion was made by ALD. COGGS 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

Meeting recessed at 10:27 a.m.

Meeting reconvened at 10:41 a.m.

12. [160113](#) A substitute ordinance relating to the Second Amendment to the General Planned Development known as Brewers Hill Commons generally bounded by East Brown Street, North Killian Place, East Reservoir Avenue and North Palmer Street to increase the number of allowable residential units for the undeveloped land within Phases VI and VII, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Jason Korb, Korb & Associates Architects

Kevin Newell, Royal Capitol Group LLC

Terrell Walter, Royal Capitol Group LLC

Ms. Koster said a revised Exhibit A will be submitted to the file for clarification purposes.

Individual appearing to testify in support:

*Teresa Mambu Rasch, on behalf of Historic Brewers Hill Neighborhood Association,
2018 N. 2nd St., Milwaukee, WI*

No testimony in opposition.

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

13. [160114](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase VI, to permit multi-family residential development at 1937 North Hubbard Street, located on the south side of West Brown Street between North Palmer Street and North Hubbard Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Jason Korb, Korb & Associates Architects

Kevin Newell, Royal Capitol Group LLC

Terrell Walter, Royal Capitol Group LLC

Ms. Koster said a revised Exhibit A will be submitted to the file for clarification purposes.

Individual appearing to testify in support:

*Teresa Mambu Rasch, on behalf of Historic Brewers Hill Neighborhood Association,
2018 N. 2nd St., Milwaukee, WI*

No testimony in opposition.

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

14. [160115](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase VII, to permit mixed-use, multi-family residential development on land located on the south side of East Reservoir Avenue between North Palmer Street and North Hubbard Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Jason Korb, Korb & Associates Architects

*Kevin Newell, Royal Capitol Group LLC
Terrell Walter, Royal Capitol Group LLC*

Ms. Koster said a revised Exhibit A will be submitted to the file for clarification purposes.

*Individual appearing to testify in support:
Teresa Mambu Rasch, on behalf of Historic Brewers Hill Neighborhood Association,
2018 N. 2nd St., Milwaukee, WI*

No testimony in opposition.

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

10 AM

15. [151545](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to Detailed Planned Development for a multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Individuals appearing:
Vanessa Koster, Department of City Development
Ald. Robert Bauman, 4th Aldermanic District
Christopher Houden, DCH Properties LLC
Thomas Miller, Kahler Slater
Rocky Marcoux, Department of City Development Commissioner*

Ald. Kovac moved to enter into the record a restoration timeline dated 7/18/16, submitted by Mr. Miller, to the file. There was no objection.

Ald. Bauman was in opposition.

*Individuals appearing to testify in support:
Bill Nasgovitz, 799 N. Water St., Milwaukee
Michael Dresser, 400 N. Broadway, Milwaukee
Victor Simmons, 4429 N. 26th St., Milwaukee
Chris Adams, 3007 E. Linwood, Milwaukee*

*Individuals appearing to testify in opposition:
Pat Duffy, 1522 N. Prospect Ave., Milwaukee
Mary Ertle Dettman, 1522 N. Prospect Ave., Milwaukee
Christopher Kolb, 1522 N. Prospect Ave., Milwaukee
Barbara Duffy, 1522 N. Prospect Ave., Milwaukee
Don Preston, 1522 N. Prospect Ave., Milwaukee
Gary Rosenberg, 1522 N. Prospect Ave., Milwaukee
John Budzinski, 1660 N. Prospect Ave., Milwaukee*

Teresa Miller, 1522 N. Prospect Ave., Milwaukee
Dale Dettman, 1522 N. Prospect Ave., Milwaukee
Tom Reminga, 1522 N. Prospect Ave., Milwaukee
Cynthia Thomas, 1522 N. Prospect Ave., Milwaukee

Individuals appearing to testify neither in support or opposition:
Daniel Bukiewicz, Milwaukee Building & Construction Trades Council
Richard Pierce, 241 N. Broadway, Milwaukee
Timothy Brown, 7th aldermanic district resident
Pam Fendt, United Way of Greater Milwaukee, 6310 W. Appleton Ave., Milwaukee
Tom Gasberetti, Milwaukee resident

Ald. Bohl passed the gavel to Ald. Rainey as chairperson for this item.

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

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

No 0

Meeting recessed at 1:27 p.m.

Meeting reconvened at 2:08 p.m.

16. [160327](#) Reappointment of Richard "Rocky" Marcoux to serve as the Commissioner of City Development by the Mayor.

Sponsors: THE CHAIR

Individual appearing:
Rocky Marcoux, Department of City Development Commissioner

Individuals appearing to testify in support:
Ricardo Diaz, United Community Center
Sharon Adams, Walnut Way
Aitor Sotes, Ingeteam Inc.
Lafayette Crump, Prism Technical
James Phelps, JCP Construction
Kalan Haywood, Vanguard Development Group

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

Aye 3 - Bohl, Kovac and Stamper

No 0

Abstain 2 - Rainey and Coggs

17. [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

Individual appearing:

Nikki Purvis, Office of Small Business Development

A motion was made by ALD. STAMPER 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

18. [151435](#)

Communication from the Housing Authority of the City of Milwaukee relating to its bi-annual update on HACM responsibilities of the Choice Neighborhoods Implementation Grant requirements.

Sponsors: THE CHAIR

Individuals appearing:

Bobbi Marsells, Housing Authority of the City of Milwaukee

Willie Hines, Jr., Housing Authority of the City of Milwaukee

Kenneth Barbeau, Housing Authority of the City of Milwaukee

Vanessa Koster, Department of City Development

Evans Grant, Housing Authority of the City of Milwaukee

Ald. Cavalier Johnson, 2nd Aldermanic District

A motion was made by ALD. KOVAC 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 4:07 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>.