



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
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
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Tuesday, October 28, 2014

9:00 AM

Room 301-B, Third Floor, City Hall

Revised 10/29/14 - Clerical corrections to the voting on item 5 (CCFN 121636).

Meeting convened at 9:06 a.m.

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

1. [140995](#) Appointment of Patricia Keating Kahn to the Historic Preservation Commission by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:
Patricia Keating Kahn

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

2. [140996](#) Reappointment of Ann Pieper Eisenbrown to the Historic Preservation Commission by the Mayor. (12th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

3. [140997](#) Reappointment of Blair Williams to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:
Blair Williams

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

4. [121635](#) Substitute resolution relating to the termination of historic designation for 537-541 W. Clarke Street, Pabst Tavern, a/k/a Metropolitan Hall, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Carlen Hatala, Historic Preservation Commission

Ald. Wade joined the committee 9:15 a.m.

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

5. [121636](#) Substitute resolution relating to the termination of historic designation for 1131 N. 13th Street, former William Sieglaff Duplex, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Carlen Hatala, Historic Preservation Commission

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

6. [121637](#) Substitute resolution relating to the termination of historic designation for 2863 N. 1st Street, former Daniel Richards House, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Carlen Hatala, Historic Preservation Commission

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

Aye 3 - Bohl, Wade and Bauman

No 0

Excused 2 - Perez and Kovac

7. [121638](#) Substitute resolution relating to the termination of historic designation for 427 W. Juneau Avenue, former Gipfel Brewery, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Carlen Hatala, Historic Preservation Commission

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

Aye 3 - Bohl, Wade and Bauman

No 0

Excused 2 - Perez and Kovac

8. [140969](#) Substitute resolution relating to the minor modification to a Detailed Planned Development known as St. Ann Center for Intergenerational Care, for design changes, on land located in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Sister Edna Lonergan, St. Ann Center for Intergenerational Care

Doug Barnes, Zimmermann Architectural Studios Inc.

Chris, St. Ann Center for Intergenerational Care

Jacqueline Ward, North Avenue Market Place Business Improvement District 32

Ald. Russell Stamper, II, 15th Aldermanic District

Matt Haessly, Department of City Development

This item was reconsidered later in the meeting after agenda item 11, CCFN 140286.

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

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

No 0

9. [140999](#) Resolution authorizing the sale of the City-owned tax deed properties at 3020 West Fond du Lac Avenue and 3026 West Fond du Lac Avenue to Nunez Enterprises, LLC, or assignee, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dwayne Edwards, Department of City Development

David Nunez, Nunez Enterprises LLC

Ald. Kovac moved to enter into the record information regarding Mr. Nunez, submitted by Mr. Edwards, into the record. There was no objection.

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

10. [140983](#)

Resolution authorizing the sale of the City-owned tax deed property at 830 West Atkinson Avenue to Kleen Kutz, LLC, or assignee, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Bohl, Wade, Bauman and Kovac

No 0

Excused 1 - Perez

11. [140286](#)

A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, Department of City Development

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

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

Aye 4 - Bohl, Wade, Bauman and Kovac

No 0

Excused 1 - Perez

[140286](#)

A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

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

Aye 4 - Bohl, Wade, Bauman and Kovac

No 0

Excused 1 - Perez

Meeting recessed at 9:47 a.m.

Meeting reconvened at 9:54 a.m.

8. [140969](#) Substitute resolution relating to the minor modification to a Detailed Planned Development known as St. Ann Center for Intergenerational Care, for design changes, on land located in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

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

Aye 4 - Bohl, Perez, Wade and Kovac

No 1 - Bauman

12. [140873](#) An ordinance relating to a periodic property inspection program.

Sponsors: THE CHAIR

Individuals appearing:

Art Dahlberg, Department of Neighborhood Services Commissioner

Thomas Mishefske, Department of Neighborhood Services

Heiner Giese, Apartment Association of Southeastern Wisconsin lobbyist

Ald. Russell Stamper, II, 15th Aldermanic District

A motion was made by ALD. BAUMAN 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

13. [140909](#) A substitute ordinance relating to the standards for residential rental certificates.

Sponsors: Ald. Bauman

Individuals appearing:

*Art Dahlberg, Department of Neighborhood Services Commissioner
Thomas Mishefske, Department of Neighborhood Services
Heiner Giese, Apartment Association of Southeastern Wisconsin lobbyist
Ald. Russell Stamper, II, 15th Aldermanic District
Dennis Yaccarino, Budget Office
Jeff Osterman, Legislative Reference Bureau*

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

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

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

No 0

[140909](#)

A substitute ordinance relating to the standards for residential rental certificates.

Sponsors: Ald. Bauman

Individuals also appearing:

*Tim Ballering
Debby Marsh
Steve Fendt, Southside Organizing Committee*

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

The following files are being placed on file as no longer needed:

14. [081709](#)

Ordinance relating to a change in zoning from Local Business to General Planned Development by Mercy Housing Lakefront, on land located West of North Prospect Avenue and South of East Ivanhoe Place, for an 180,000 square-foot mixed-use building with approximately 104 apartments, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

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

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

No 0

15. [120710](#)

Substitute ordinance relating to the change in zoning from Industrial-Light to Local Business, for additional uses, on land located on the north side of West Hadley Street, west of North 4th Street, in

the 6th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

Meeting adjourned at 11:25 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>.