



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. KHALIF J. RAINEY, CHAIR*

*Ald. Jose G. Perez, Vice-Chair*

*Ald. Milele A. Coggs, Ald. Russell Stamper II, Ald. Robert J. Bauman*

*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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Monday, February 4, 2019

9:00 AM

Room 301-B, Third Floor, City Hall

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#### Special

Meeting convened at 9:08 a.m.

**Present** 4 - Rainey, Perez, Coggs, Bauman

**Excused** 1 - Stamper

1. [181472](#) Appointment of Brett Blomme to the Board of Zoning Appeals by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

*Individual appearing:  
Brett Blomme*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

2. [181407](#) Resolution authorizing the sale of the City-owned property at 4103 West Capitol Drive to 4103 LLC for commercial development, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Individuals appearing:  
Matt Haessly, Dept. of City Development  
Abel Hamdan, 4103, LLC*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

3. [181532](#) Motion relating to initiation of a Site Plan Review Overlay Zone for the property located at 6000 South 6th Street (13th Aldermanic District)

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Ald. Terry Witkowski, 13th Ald. Dist.*

**A motion was made by ALD. PEREZ that this Motion be RECOMMENDED FOR APPROVAL. This motion PREVAILED by the following vote:**

**Aye** 3 - Rainey, Perez and Bauman

**No** 0

**Excused** 1 - Stamper

**Abstain** 1 - Coggs

4. [181533](#) Motion relating to initiation of the change in zoning, from Industrial-Office, IO2, to Neighborhood Shopping, NS2, for the property located at 2778 South 35th Street (11th Aldermanic District)

**Sponsors:** Ald. Borkowski

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Ald. Mark Borkowski, 11th Ald. Dist.*

**A motion was made by ALD. PEREZ that this Motion be RECOMMENDED FOR APPROVAL. This motion PREVAILED by the following vote:**

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

5. [181209](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Developments known as Columbia St. Mary's Main Hospital and Columbia St. Mary's Phase 1 (Water Tower Medical Commons) to allow additional site signage on land located on the north side of East North Avenue between North Prospect Avenue and North Terrace Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Ald. Terry Witkowski, 13th Ald. Dist.*  
*Tina Lewis, Lemberg Electric*  
*Eric Rhodes, Ascension Columbia St. Mary's*  
*Amanda Cervantes, 3rd Ald. Dist.*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

6. [181427](#) Substitute resolution amending the design standards for the Menomonee Valley Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
*Vanessa Koster, Dept.*  
*Alyssa Remington, Dept. of City Development*  
*Greg Patin, Dept. of City Development*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

7. [181489](#) Resolution directing the Department of City Development to amend the Near North Side Area Comprehensive Plan, part of the City of Milwaukee's Overall Comprehensive Plan, to include a Strategic Action Plan and authorizing the transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the Strategic Action Plan, in the 1st, 6th and 7th Aldermanic Districts.

**Sponsors:** Ald. Hamilton and Ald. Rainey

*Individuals appearing:*  
*Tory Kress, Dept. of City Development*  
*Amy Oeth, Dept. of City Development*  
*Mike Amsden, Dept. of Public Works*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

8. [181491](#) Resolution directing the Commissioner of City Development to partner with the Department of Neighborhood Services, Police Department, and Office of Violence Prevention to establish a maintenance and security plan for reducing the impact of vacant City-owned homes on neighborhood crime rates.

**Sponsors:** Ald. Coggs and Ald. Rainey

*Individuals appearing:*

*Martha Brown, Dept. of City Development*

*Archie Blunt, Dept. of Neighborhood Services*

*Nicholas DeSiato, Milwaukee Police Dept.*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

9. [180804](#) Substitute resolution denying the appeal relating to a Certificate of Appropriateness for a comprehensive rehabilitation of the house at 2804 N. Grant Boulevard in the Grant Boulevard Historic District, for Roberthentry Davis of Even Life, Inc. and affirming the Historic Preservation Commission's decision.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Tim Askin, Historic Preservation Commission*

*Roberthentry Davis, Sr.*

*Individual testifying in opposition of the appeal:*

*Kay Weisman, 2750 N. Grant Blvd., Milwaukee*

*Ald. Bauman moved denial of the appeal with the notion that the applicant would apply for a new Certificate of Appropriateness on the matter. (Prevailed 4-0)*

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

- [180804](#) Substitute resolution denying the appeal relating to a Certificate of Appropriateness for a comprehensive rehabilitation of the house at 2804 N. Grant Boulevard in the Grant Boulevard Historic District, for Roberthentry Davis of Even Life, Inc. and affirming the Historic Preservation Commission's decision.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

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

10. [171233](#) Communication relating to the 2018 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

11. [171526](#) Communication relating to the 2018 activities of the Bronzeville Advisory Committee.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

**Excused** 1 - Stamper

12. [180047](#) Communication relating to the 2018 activities of the Granville Development Advisory Committee.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

Excused 1 - Stamper

13. [180556](#) Communication from the Department of City Development regarding a lead evaluation plan for occupied City-owned residential properties.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Rainey, Perez, Coggs and Bauman

**No** 0

Excused 1 - Stamper

**Meeting adjourned at 10:46 a.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>.**