



# 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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Tuesday, December 11, 2018

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:08 a.m.

**Present** 5 - Rainey, Perez, Coggs, Stamper, Bauman

1. [181253](#) Resolution amending the Land Disposition Report approved by Common Council File No. 161082 relating to the sale of the City-owned properties at 3104, 3116 and 3120 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Matt Haessly, Dept. of City Development*

*Viola Rembert, HeartLove Place*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

2. [181314](#) Substitute resolution authorizing an appropriation from the Housing Trust Fund relating to homelessness.

**Sponsors:** Ald. Murphy, Ald. Stamper, Ald. Perez and Ald. Rainey

*Individuals appearing:*

*Ald. Michael Murphy, 10th Ald. Dist.*

*Steve Mahan, Community Development Grants Administration*

*Ald. Stamper, Perez, and Rainey added as cosponsors.*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

3. [181018](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Developments known as Honey Creek Corporate Center, Phases I, II and III to reduce the amount of surface parking and increase the landscaped open space at 115, 125 and 135 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Vanessa Koster, 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** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

4. [181021](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Wisconsin Lutheran Retirement Community to remove references to the use of the building located at 8949 North 97th Street, as senior housing, and include references to use of the property, as a multi-family dwelling, and modify existing signage on land located on the west side of North 97th Street, south of West Allyn Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Atty. Christina Ruud, counsel for applicant*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

5. [181130](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Rita Square to allow minor changes to the previously approved building design for a senior living facility and church on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Ald. Nik Kovac, 3rd Ald. Dist.*  
*Eric Harrmann, AG Architecture*  
*Wayne Wiertzema, Capri Senior Communities*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

6. [181157](#)

A substitute ordinance relating to the First Amendment to the General Planned Development, GPD, known as the Arena Master Plan to allow temporary banner signs and lighting on the existing parking structure on Block 2 of the GPD, located on the east side of North 6th Street between West Highland Avenue and West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Michael Belot, Milwaukee Bucks*

*Atty. Bruce Block, Reinhart Boerner Van Deuren*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

7. [180945](#)

A substitute ordinance establishing the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Samuel Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Dan Adams, Harbor District Inc.*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

8. [180946](#)

Substitute resolution establishing design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Samuel Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*  
*Dan Adams, Harbor District Inc.*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

9. [181205](#)

Substitute resolution authorizing the dedication of a portion of City-owned property at 401 East Greenfield Avenue, as public right-of-way for street purposes, and approving a Land Disposition Report and surplus declaration for the conveyance of 401 East Greenfield Avenue to Komatsu Mining Corp. for the Komatsu Mining Corp. and Harbor District riverwalk projects, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Dan Casanova, Dept. of City Development*  
*Rocky Marcoux, Dept. of City Development Commissioner*  
*Alyssa Remington, Dept. of City Development*  
*Matt Beaudry, Komatsu Mining Corp*  
*John Koetz, Komatsu Mining Corp*  
*Adam Schlicht, Port of Milwaukee*  
*Ald. Ashanti Hamilton, 1st Ald. Dist.*

*Individuals testifying in support:*

*Ivan Gamboa, Harbor District Inc.*  
*Ken Kraemer, The Construction Labor Management Council of Southeast Wisconsin*

**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 Stamper

**No** 1 - Bauman

10. [181254](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures, creating Tax Incremental District No. 96 (Komatsu Mining Corp.) and authorizing the City of Milwaukee to enter into an Option to Purchase with Wisconsin Gas, LLC for 302 East Greenfield Avenue, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Dan Casanova, Dept. of City Development*  
*Rocky Marcoux, Dept. of City Development Commissioner*  
*Alyssa Remington, Dept. of City Development*  
*Matt Beaudry, Komatsu Mining Corp*  
*John Koetz, Komatsu Mining Corp*  
*Adam Schlicht, Port of Milwaukee*  
*Ald. Ashanti Hamilton, 1st Ald. Dist.*

*Individuals testifying in support:*

*Ivan Gamboa, Harbor District Inc.*

*Ken Kraemer, The Construction Labor Management Council of Southeast Wisconsin*

*Ald. Bauman moved to amend the Komatsu Mining Corp. Term Sheet (Exhibit 6 of the Project Plan for Tax Incremental Financing District No. 96) by changing the words "10 years" and "10-year period" in the first paragraph under "CITY SITE" (page 5) to "5 years" and "5-year period," respectively. (Failed 1-4)*

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

**Aye** 1 - Bauman

**No** 4 - Rainey, Perez, Coggs and Stamper

**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 Stamper

**No** 1 - Bauman

**11.** [180884](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 94 (1st and Becher), in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Lori Lutzka, Dept. of City Development*

*Matt Rinka, Rinka Chung Architects*

*David Stegeman, Michels Corporation*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

**12.** [181331](#)

A substitute ordinance relating to property deconstruction.

**Sponsors:** Ald. Coggs and Ald. Stamper

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

**13.** [181332](#)

Substitute resolution relating to property deconstruction.

**Sponsors:** Ald. Stamper and Ald. Coggs

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 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

14. [181274](#)

Communication from the Department of Neighborhood Services relating to the status of deconstruction in the City of Milwaukee.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

Meeting adjourned at 12:16 p.m.

Chris Lee, Staff Assistant  
Council Record's 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>.