



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
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Legislative Liaison, Jeffrey Osterman, 286-2262,
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Tuesday, October 4, 2016

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:10 a.m.

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

Ald. Rainey and Coggs arriving later in the meeting.

1. [160692](#) Resolution approving an amendment to the lease of the RACM-owned pocket park at 412 East Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

David Misky, Redevelopment Authority of the City of Milwaukee

Gregg Hagopian, City Attorney's Office

Charles Trainer, Curry-Pierce Building Renovations

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

Aye 4 - Bohl, Kovac, Coggs and Stamper

No 0

Excused 1 - Rainey

2. [160468](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Block 8 - Arena Master Plan to allow future development on the northeast corner of the site, located on the south side of West McKinley Avenue, west of North 6th Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Vanessa Koster, Department of City Development

Chris Michaud, Eppstein Uhen Architects

Peter Feigin, Milwaukee Bucks

Marc Farha, Icon Venue Group

*Dr. Mark Lodes, Medical College of Wisconsin
Kathy Baginell, Medical College of Wisconsin*

Ald. Rainey joined the committee at 9:22 a.m.

Ald. Coggs joined the committee at 9:27 a.m.

Ald. Coggs recorded as sponsor to the file.

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

3. [160467](#) A substitute ordinance relating to the Ninth Amendment to the General Planned Development known as Milwaukee Metro Center to allow additional wall signage on the Phase 1 site located at 11330 West Metro Auto Mall, on the north side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals appearing:

Vanessa Koster, Department of City Development

Jeff Zebrowski, Russ Darrow Group

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

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

No 0

4. [160466](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Milwaukee Metro Center, Phase 1, for additional signage at 11330 West Metro Auto Mall, located on the north side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals appearing:

Vanessa Koster, Department of City Development

Jeff Zebrowski, Russ Darrow 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

5. [160469](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for changes to the landscape plan and elevations of a future

greenhouse and building located at 470 North Story Hill Place, on the south side of West Bluemound Road and east of North 51st Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Vanessa Koster, Department of City Development

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

6. [160471](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase II, for the addition of a project identification sign at 125 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Michael Kinsella, Poblocki Sign Company

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

7. [160470](#)

Substitute resolution relating to a Minor Modification to a Detailed Planned Development located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Michael Brush, Plunkett Raysich Architects

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. [160539](#)

Substitute resolution relating to the permanent historic designation of the South Second Street Historic District in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Ald. Jose Perez, 12th Aldermanic District

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

Aye 3 - Bohl, Kovac and Stamper

No 0

Excused 2 - Rainey and Coggs

9. [160610](#) Resolution authorizing expenditure of \$208,000 in royalty payments from the Service Line Warranty Program for programs that strengthen Milwaukee's commercial corridors.

Sponsors: THE CHAIR

Individuals appearing:
Martha Brown, Department of City Development
Dennis Yaccarino, Budget Office
Martin Maton, Comptroller

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

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

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

No 0

- [160610](#) Substitute resolution authorizing expenditure of \$208,000 in royalty payments from the Service Line Warranty Program for programs that strengthen Milwaukee's commercial corridors.

Sponsors: THE CHAIR

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 1 - Coggs

10. [151894](#) Substitute resolution relating to the sale of Milwaukee Public Schools property in accordance with Wisconsin Statutes Section 119.61.

Sponsors: THE CHAIR

Individuals appearing:
Martha Brown, Department of City Development
Jeremy McKenzie, City Attorney's Office
Naomi Gehling, City Attorney's Office
Ralph Webber, Rocketship Education Inc.

Rodney Lynk, Jr., Rocketship Education Inc.
Brittany Kinser, Rocketship Education Inc.
Laura Koziel, Rocketship Education Inc.
Arlisia McHenry, 15th Aldermanic District
James Owczarski, City Clerk

Ald. Bohl said that the appraisal be included in these types of files going forward.

Individuals appearing to testify with concerns:
Lawrence Hoffman, Schools & Communities United

Meeting recessed at 11:28 a.m.

Meeting reconvened at 11:51 a.m.

Ald. Stamper moved to amend the first paragraph of the PURCHASE TERMS AND CONDITIONS in the Land Disposition Report attached to this file to read as follows:

The purchase price is \$220,000, based on the appraised value as of March 23, 2016. The conveyance will be on an "as is, where is" basis, including all environmental and geotechnical conditions, if any.

Prevailed (5-0)

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

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

No 0

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

Aye 2 - Bohl and Stamper

No 3 - Rainey, Kovac and Coggs

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

Aye 4 - Rainey, Kovac, Coggs and Stamper

No 1 - Bohl

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

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

No 0

Additional individual appearing:
Ald. Ashanti Hamilton, 15th Aldermanic District

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

Aye 2 - Bohl and Stamper

No 2 - Rainey and Kovac

Abstain 1 - Coggs

A motion was made by ALD. KOVAC that this Resolution be REFERRED WITHOUT RECOMMENDATION. This motion PREVAILED by the following vote:

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

No 0

**Meeting adjourned at 12:06 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>.