



# 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*  
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*Legislative Liaison, Jeffrey Osterman, 286-2262,*  
*joster@milwaukee.gov*

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Tuesday, December 9, 2014

9:00 AM

Room 301-B, 3rd Fl., City Hall

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Meeting convened at 9:05 a.m.

**Present** 5 - Bohl, Perez, Wade, Bauman, Hamilton

**The Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved. The committee will then convene into open session for the regular agenda.**

*Ald. Bauman moved that the Zoning, Neighborhoods and Development Committee convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.*

*Ayes - Hamilton, Bauman, Wade, Perez, Bohl*

*Meeting convened into closed session at 9:07 a.m.*

*Present - Hamilton, Bauman, Wade, Perez, Bohl*

*Individuals appearing:*

*Martha Brown, Department of City Development Deputy Commissioner*  
*Gregg Hagopian, City Attorney's Office*

*Individuals also present:*

*Rocky Marcoux, Department of City Development Commissioner*  
*Ald. Tony Zielinski, 14th Aldermanic District*  
*Clifton Crump, Mayor's Office*

*Ald. Bauman moved that the Zoning, Neighborhoods and Development Committee convene into open session. (Prevailed 5-0)*

*Meeting convened into open session at 9:41 a.m.*

1. [141277](#) Resolution approving agreement between City and U.S. Department of Commerce - Economic Development Administration concerning 611

West National Avenue.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Martha Brown, Department of City Development Deputy Commissioner*

*Gregg Hagopian, City Attorney's Office*

**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 Hamilton

**No** 0

2. [141334](#)

A substitute ordinance relating to historic designation in areas regulated by architectural review boards.

**Sponsors:** Ald. Bauman

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

3. [141319](#)

Resolution determining that certain Milwaukee Public Schools' properties are underutilized and directing the Department of City Development to market the properties, in the 6th, 10th and 15th Aldermanic Districts.

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

*Individual appearing:*

*Elaine Miller, Department of City Development*

**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 Hamilton

**No** 0

4. [141107](#)

A substitute ordinance relating to the change in zoning from Industrial-Light to Local Business for adaptive reuse of the building located at 2801-2821 North 4th Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Todd Hutchinson, Wisconsin Redevelopment, LLC*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

5. [141114](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business for redevelopment of the former Garfield Avenue Elementary School located at 2215 North 4th Street, on the north side of West Garfield Avenue, west of North 4th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, Department of City Development*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

6. [141177](#)

Substitute resolution relating to a minor modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, for signage on the building located at 2524 East Webster Place, located on the north side of East Webster Place, west of North Downer Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Amanda Williams, 3rd Aldermanic District Legislative Assistant*

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

**Aye** 4 - Bohl, Perez, Bauman and Hamilton

**No** 0

**Excused** 1 - Wade

7. [141108](#)

Substitute resolution relating to a minor modification to a Detailed Planned Development known as Milwaukee Metro Center, Phase 1, for exterior building modifications to the existing building 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

*Individual appearing:*

*Vanessa Koster, Department of City Development*

**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 Hamilton

**No** 0

8. [141254](#) Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for the Harbor District Initiative.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, Department of City Development*

*Lilith Fowler, Harbor District, Inc.*

**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 Hamilton

**No** 0

9. [141260](#) Resolution approving Amendment No. 2 to the Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area, in the 12th and 14th Aldermanic Districts.

**Sponsors:** Ald. Perez and Ald. Bohl

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Redevelopment Authority of the City of Milwaukee*

*Chris Gallagher, Eppstein Uhen Architects, Inc.*

*Wayne Wiertzema, Wangard Partners, Inc.*

**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 Hamilton

**No** 0

10. [141267](#) Resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 81 (1st and Greenfield), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez and Ald. Bohl

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Redevelopment Authority of the City of Milwaukee*

*Chris Gallagher, Eppstein Uhen Architects, Inc.*

*Wayne Wiertzema, Wangard Partners, Inc.*

**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 Hamilton

**No** 0

11. [141110](#)

A substitute ordinance relating to the First Amendment to a Development Incentive Zone known as Port of Milwaukee Sub Area B - North, and the change in zoning from Industrial-Mixed and Industrial-Heavy to Industrial-Office on land generally bounded by the Milwaukee River to the east, South 1st Street to the west, South Kinnickinnic Avenue to the south and West National Avenue to the north, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez and Ald. Bohl

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Redevelopment Authority of the City of Milwaukee*

*Chris Gallagher, Eppstein Uhen Architects, Inc.*

*Wayne Wiertzema, Wangard Partners, Inc.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

12. [141111](#)

A substitute ordinance relating to a change in zoning from Industrial-Office to a General Planned Development known as 1st and Greenfield Development, for development of land located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez and Ald. Bohl

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Redevelopment Authority of the City of Milwaukee*

*Chris Gallagher, Eppstein Uhen Architects, Inc.*

*Wayne Wiertzema, Wangard Partners, Inc.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

13. [141113](#)

A substitute ordinance relating to the change in zoning from a General Planned Development known as 1st and Greenfield Development to a Detailed Planned Development known as 1st and Greenfield - Phase 1, for mixed-use development on land located on the north side of

East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez and Ald. Bohl

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Redevelopment Authority of the City of Milwaukee*

*Chris Gallagher, Eppstein Uhen Architects, Inc.*

*Wayne Wiertzema, Wangard Partners, Inc.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

14. [140903](#)

Resolution authorizing a one year extension to the term of Tax Incremental District No. 30 (Westtown/Library Hill) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2014 levy.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Dennis Yaccarino, Budget and Management Office*

*Sandra Rotar, Department of City Development*

**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 Hamilton

**No** 0

15. [140904](#)

Resolution authorizing a one year extension of the term of Tax Incremental District No. 40 (West North Ave) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2014 levy.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Dennis Yaccarino, Budget and Management Office*

*Sandra Rotar, Department of City Development*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

16. [141256](#)

Resolution approving a Request for Qualifications relating to the

Milwaukee Housing Opportunities, Management and Employment Program.

**Sponsors:** Ald. Bohl, Ald. Wade and Ald. Stamper

*Individuals appearing:*

*Maria Prioletta, Department of City Development*

*Aaron Szopinski, Mayor's Office Housing Policy Director*

*Ald. Russell Stamper, II, 15th Aldermanic District*

**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 Hamilton

**No** 0

17. [141275](#)

Communication from the Department of City Development relating to the Pilot Program to sell vacant, City-owned residential lots for \$1 in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Yves LaPierre, Department of City Development*

*Ald. Russell Stamper, II, 15th Aldermanic District*

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

**Aye** 4 - Bohl, Wade, Bauman and Hamilton

**No** 0

**Excused** 1 - Perez

18. [141276](#)

Resolution modifying the Pilot Program for sale of vacant, City-owned residential lots for \$1 in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Yves LaPierre, Department of City Development*

*Ald. Russell Stamper, II, 15th Aldermanic District*

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

**Aye** 4 - Bohl, Wade, Bauman and Hamilton

**No** 0

**Excused** 1 - Perez

19. [141321](#)

Substitute resolution relative to acceptance and expenditure of a Wisconsin Economic Development Corporation Community Development Investment Grant for The Commons project, in the 15th

Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Lori Lutzka, Department of City Development*

*Rocky Marcoux, Department of City Development Commissioner*

*Ald. Russell Stamper, II, 15th Aldermanic District*

*Sharon Adams, Walnut Way*

*Juli Kaufmann, Fix Development, LLC*

*Ald. Bohl passed the gavel to Ald. Perez.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

20. [141265](#)

Substitute resolution approving the Second Amendment to the Marine Terminal Building Development and Riverwalk Agreement and authorizing expenditures, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Lori Lutzka, Department of City Development*

*Rocky Marcoux, Department of City Development Commissioner*

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

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

**No** 0

**Excused** 2 - Wade and Hamilton

21. [141263](#)

Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 82 (East Michigan Street), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman and Ald. Kovac

*Individual appearing:*

*Honorable Tom Barrett, Mayor of the City of Milwaukee*

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

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0



[141263](#)

Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 82 (East Michigan Street), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman, Ald. Kovac, Ald. Wade and Ald. Hamilton

*Ald. Wade added as a cosponsor.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

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

**Aye** 4 - Bohl, Perez, Wade and Bauman

**No** 0

**Excused** 1 - Hamilton

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Rick Barrett, Barrett Visionary Development*

*Matt Rinka, Rinka Chung Architecture Inc.*

*Crocker Stephenson, Milwaukee Journal Sentinel*

*Martin Matson, Comptroller*

*Individuals appearing to testify in support:*

*Michael Cudahy, Discovery World*

*Juli Kaufmann, 255 W. Bruce St., Milwaukee, WI 53204*

*Bill Sell, 2827 S. Lenox St., Milwaukee, WI 53207*

*Jerome Knapp, Historic King Dr. Business Improvement District*

*Beth Weirick, Milwaukee Downtown Business Improvement District 21*

*Nick Johnson, Hilton Garden Inn Milwaukee Downtown*

*Dan Bukiewicz, Milwaukee Building & Construction Trades Council*

*Dr. Eve Hall, African American Chamber of Commerce of Wisconsin*

*Gary Grunau, Grunau Company, Inc.*

*Earl Buford, Milwaukee Area Workforce Investment Board, Inc.*

*Teresa Thomas-Boyd, One Hope Made Strong*

*Jackie Ivy, Milwaukee County Bus Riders Union*

*Ald. Zielinski appeared and offered an amendment. The amendment was not considered by the committee.*

*Ald. Hamilton added as a cosponsor.*

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

**Aye** 4 - Perez, Wade, Bauman and Hamilton

**No** 1 - Bohl

22. [141264](#)

Substitute resolution approving Amendment No. 3 to the Project Plan

for Tax Incremental District No. 56 (Erie/Jefferson Street) and authorizing expenditures, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman, Ald. Kovac, Ald. Wade and Ald. Hamilton

*Individual appearing:*

*Honorable Tom Barrett, Mayor of the City of Milwaukee*

*Ald. Wade added as a cosponsor.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

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

**Aye** 4 - Bohl, Perez, Wade and Bauman

**No** 0

**Excused** 1 - Hamilton

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Rick Barrett, Barrett Visionary Development*

*Matt Rinka, Rinka Chung Architecture Inc.*

*Crocker Stephenson, Milwaukee Journal Sentinel*

*Martin Matson, Comptroller*

*Individuals appearing to testify in support:*

*Michael Cudahy, Discovery World*

*Juli Kaufmann, 255 W. Bruce St., Milwaukee, WI 53204*

*Bill Sell, 2827 S. Lenox St., Milwaukee, WI 53207*

*Jerome Knapp, Historic King Dr. Business Improvement District*

*Beth Weirick, Milwaukee Downtown Business Improvement District 21*

*Nick Johnson, Hilton Garden Inn Milwaukee Downtown*

*Dan Bukiewicz, Milwaukee Building & Construction Trades Council*

*Dr. Eve Hall, African American Chamber of Commerce of Wisconsin*

*Gary Grunau, Grunau Company, Inc.*

*Earl Buford, Milwaukee Area Workforce Investment Board, Inc.*

*Teresa Thomas-Boyd, One Hope Made Strong*

*Jackie Ivy, Milwaukee County Bus Riders Union*

*Ald. Hamilton added as a cosponsor.*

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

**Aye** 4 - Perez, Wade, Bauman and Hamilton

**No** 1 - Bohl

**The following file is being placed on file as no longer needed:**

23. [130406](#) Communication from the Department of City Development relating to the design of a lease-option program for tax-foreclosed residential property.

**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** 5 - Bohl, Perez, Wade, Bauman and Hamilton

**No** 0

**Meeting adjourned at 1:35 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>.**