



# 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**  
**Fax: 286-3456, clee@milwaukee.gov**  
**Legislative Liaison, Jeffrey Osterman, 286-2262,**  
**joster@milwaukee.gov**

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Tuesday, January 30, 2018

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:14 a.m.

*Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper*

*Ald. Coggs and Rainey joined the committee at 9:18 a.m. during item 2, CCFN 171502.*

1. [171535](#) A substitute ordinance relating to the provision of pedestrian protection in connection with the construction or demolition of buildings in C9 downtown zoning districts.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Ald. Stamper moved substitution of the file with Proposed Substitute A. (Prevailed 3-0)*

**A motion was made by ALD. STAMPER that this Ordinance be SUBSTITUTED.**

**This motion PREVAILED by the following vote:**

**Aye** 3 - Bohl, Kovac and Stamper

**No** 0

**Excused** 2 - Rainey and Coggs

- [171535](#) A substitute ordinance relating to the provision of pedestrian protection in connection with the construction or demolition of buildings in C9 downtown zoning districts.

**Sponsors:** Ald. Bauman

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

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

**No** 0

2. [171502](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of two City-owned properties at 2719 West Wisconsin Avenue and 625 North 27th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Matt Haessly, Dept. of City Development*

*Keith Stanley, Near West Side Partners Business Improvement District*

*Willie Wade, Employ Milwaukee*

*Rocky Marcoux, Dept. of City Development Commissioner*

*Ald. Coggs and Rainey joined the committee at 9:18 a.m.*

*Ald. Kovac moved substitution of the file with Proposed Substitute A. (Prevailed 4-1)*

**A motion was made by ALD. KOVAC that this Resolution be SUBSTITUTED.**

**This motion PREVAILED by the following vote:**

**Aye** 4 - Bohl, Rainey, Kovac and Coggs

**No** 1 - Stamper

[171502](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of two City-owned properties at 2719 West Wisconsin Avenue and 625 North 27th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

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

**Aye** 3 - Bohl, Rainey and Kovac

**No** 1 - Stamper

**Abstain** 1 - Coggs

3. [171497](#) Resolution approving a Land Disposition Report for the properties at 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown Street for a mixed-use development, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Rhonda Szallai, Dept. of City Development*

*Alex Walker, Scott Crawford Inc.*

*Dr. Mexton Deacon, Milwaukee Advanced Foot and Ankle Clinic*

*Deshea Agee, Historic King Drive Business Improvement District*

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

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

**No** 0

4. [171496](#) Resolution approving a Land Disposition Report and authorizing the sale of the Redevelopment Authority-owned property at 1827(A) South Kinnickinnic Avenue, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Rhonda Szallai, Dept. of City Development*

*Ald. Jose Perez, 12th Aldermanic District*

**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

5. [171212](#) A substitute ordinance relating to the change in zoning from a Detailed Planned Development, DPD, known as Clarke Square to Institutional, TL, to accommodate the redevelopment of 1818 West National Avenue into a school, located on the north side of West National Avenue, east of South 20th Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Ald. Jose Perez, 12th Aldermanic District*

*Andrew Stith, Cristo Rey Jesuit High School*

*Fr. Bill Johnson, Cristo Rey Jesuit High School*

*Sandy Stevenson*

**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

6. [171270](#) A substitute ordinance relating to the First Amendment to the General Planned Development, GPD, known as Freshwater Plaza to permit changes to the uses and design standards for future development on the lot identified as Phase III (Lot 4) of the GPD, located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Ald. Jose Perez, 12th Aldermanic District  
Rocky Marcoux, Dept. of City Development Commissioner  
Michael Cockroft, Wangard Partners Inc.  
Stewart Wangard, Wangard Partners Inc.*

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

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

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

**No** 0

[171270](#)

A substitute ordinance relating to the First Amendment to the General Planned Development, GPD, known as Freshwater Plaza to permit changes to the uses and design standards for future development on the lot identified as Phase III (Lot 4) of the GPD, located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Ald. Perez added as the sponsor to the file.*

*Individual testifying with concerns:  
Gregory Francis Bird, 2230 S. Woodward St., Milwaukee*

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

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

**No** 0

7. [171209](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase II, to permit additional building wall signage at 115 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, Dept. of City Development  
Beth Daniel, Innovative Signs*

**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

8. [171211](#)

Substitute resolution approving the Harbor District Water and Land Use

Plan and amending the Near South Side and Southeast Side Area Comprehensive Plans to include the Water and Land Use Plan as part of Milwaukee's Overall Comprehensive Plan, in the 12th and 14th Aldermanic Districts.

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

*Individuals appearing:*

*Samuel Leichtling Dept. of City Development*

*Ald. Jose Perez, 12th Aldermanic District*

*Lilith Fowler, Harbor District Inc.*

*Daniel Adams, Harbor District Inc.*

*Individual testifying with concerns:*

*Gregory Francis Bird, 2230 S. Woodward St., Milwaukee*

*Ald. Stamper moved to enter into the record written testimony from Mr. Bird. There was no objection.*

**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

**9.** [171499](#)

Resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 50 (Solar Paints), in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individual appearing:*

*Lori Lutzka, Dept. of City Development*

**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

**10.** [171544](#)

Substitute resolution relating to Tax Incremental District No. 79 (North Water Street Riverwalk) restoring funding necessary to carry out all projects previously authorized.

**Sponsors:** Ald. Kovac and Ald. Bohl

*Individual appearing:*

*Alyssa Remington, Dept. of City Development*

*Ald. Kovac added as the sponsor, and Ald. Bohl to be reflected as a cosponsor.*

**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

**Abstain** 1 - Rainey

11. [171539](#) Communication from the Office of Small Business Development relating to the Q3 2017 report regarding Small Business Enterprise and Residence Preference Program participation for the Deer District Arena Development.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Nikki Purvis, Office of Small Business Development*

*Carla Cross, Cross Management Services Inc.*

*Lafayette Crump, Prism Technical Management & Marketing Services, LLC*

*Alex Lasry, Milwaukee Bucks*

*Michael Sorge, Mortenson Construction*

*Ken Kramer, Construction and Labor Management Council of Southeastern Wisconsin*

*Jose Galvan, Employ Milwaukee*

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

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

**No** 0

12. [171540](#) Communication from the Office of Small Business Development relating to the Greater Arena Project Workforce Development Program.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Nikki Purvis, Office of Small Business Development*

*Carla Cross, Cross Management Services Inc.*

*Lafayette Crump, Prism Technical Management & Marketing Services, LLC*

*Alex Lasry, Milwaukee Bucks*

*Michael Sorge, Mortenson Construction*

*Ken Kramer, Construction and Labor Management Council of Southeastern Wisconsin*

*Jose Galvan, Employ Milwaukee*

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

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

**No** 0

13. [170587](#) Substitute resolution granting permanent historic designation of the property at 1534 N. Farwell Avenue, the Paul Weise Furniture Building, in the 3rd Aldermanic District, for Peter Zanghi of Milwaukee Preservation

Alliance, Inc.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Carlen Hatala, Historic Preservation Commission*

**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

14. [170530](#)

Communication from the Housing Authority of the City of Milwaukee relating to its bi-annual update on HACM responsibilities of the Choice Neighborhoods Implementation Grant requirements.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Bobbi Marsells Housing Authority of the City of Milwaukee*

*Willie Hines, Housing Authority of the City of Milwaukee*

*Kenneth Barbeau, Housing Authority of the City of Milwaukee*

*Paul Williams, Housing Authority of the City of Milwaukee*

*Vanessa Koster, Dept. of City Development*

*Melissa Krotts, Housing Authority of the City of Milwaukee*

*Tmara Abidalrahim, Housing Authority of the City of Milwaukee*

*Gabriel DeVougas, Housing Authority of the City of Milwaukee*

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

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

**No** 0

15. [171490](#)

Communication from the Board of Zoning Appeals, the office of the City Attorney, and the Department of City Development relating to the proper relationship between the City's Comprehensive Plan and decisions made by the Board of Zoning Appeals.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Atty. Stuart Mukamal, City Attorney's Office*

*Mary Schanning, Deputy City Attorney*

*Catherine Doyle, Board of Zoning Appeals Chair*

*Jeffrey Thomas, Board of Zoning Appeals*

*Rocky Marcoux, Dept. of City Development Commissioner*

*Vanessa Koster, Dept. of City Development*

*Ald. Robert Bauman, 4th Aldermanic District*

*Atty. Kail Decker, City Attorney's Office*

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

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

**No** 0

16. [160994](#) An ordinance relating to board of zoning appeals findings with respect to special use permit applications.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Atty. Stuart Mukamal, City Attorney's Office*

*Mary Schanning, Deputy City Attorney*

*Catherine Doyle, Board of Zoning Appeals Chair*

*Jeffrey Thomas, Board of Zoning Appeals*

*Rocky Marcoux, Dept. of City Development Commissioner*

*Vanessa Koster, Dept. of City Development*

*Ald. Robert Bauman, 4th Aldermanic District*

*Atty. Kail Decker, City Attorney's Office*

**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, Rainey, Kovac, Coggs and Stamper

**No** 0

**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 reconvene into open session for the regular agenda.**

*There was no closed session.*

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

17. [161253](#) Communication relating to the 2017 activities of the Bronzeville Advisory Committee.

**Sponsors:** THE CHAIR

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

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

**No** 0

18. [161359](#) Communication relating to the 2017 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

**Sponsors:** THE CHAIR

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

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

**No 0**

**Meeting adjourned at 2:28 p.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>.**