



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. JOSE G. PEREZ, CHAIR*

*Ald. Milele A. Coggs, Vice-Chair*

*Ald. Robert J. Bauman, Ald. Ashanti Hamilton, Ald. Marina  
Dimitrijevic*

*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, July 21, 2020

9:00 AM

Room 301-B, City Hall

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**This is a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>".**

**Meeting convened at 9:04 a.m.**

**Present** 5 - Perez, Coggs, Bauman, Hamilton, Dimitrijevic

1. [200415](#) Appointment of Roy Evans to the Board of Zoning Appeals by the Mayor.  
(10th Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:  
Roy Evans*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

2. [200246](#) A substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as Cameo Care Campus and the change in zoning from Detailed Planned Development to Local Business, LB1, for the property located at 5758 South 27th Street, on the east side of South 27th Street, south of West Parnell Avenue, in the 13th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:  
Sam Leichtling - Dept. of City Development  
Jim Dallas - Keller Inc.*

*Jim Griffith - Griffin Hub*  
*Atty. Kathy Gutenkunst - Cramer, Multhauf & Hammes, LLP*  
*Ald. Scott Spiker - 13th Aldermanic District*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic  
**No** 0

3. [200387](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 400 East Locust Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*  
*Rhonda Szallai - Dept. of City Development*  
*David Griggs*  
*Gregory Davis*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic  
**No** 0

4. [200369](#) Resolution approving the Land Disposition Report for a vacant lot conveyance to the City of Milwaukee for adjoining green space as part of Witkowiak Park, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*David Misky - Dept. 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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic  
**No** 0

5. [200370](#) Resolution approving a Land Disposition Report and authorizing the sale of a portion of the City owned property located at 8919 North Granville Station Road, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*David Misky - 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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

6. [200382](#) Resolution approving a Land Disposition Report and Due Diligence Checklist and authorizing the sale of the City-owned tax deed property at 1722 West Lloyd Street and authorizing acquisition and then sale of 1726 West Lloyd Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Matt Haessly - Dept. of City Development*

*Larry Adams*

*Sharon Adams*

*Ald. Russell Stamper - 15th Ald. Dist.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

7. [200381](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1246 West Atkinson Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Matt Haessly - Dept. of City Development*

*Richard Hale*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

8. [200247](#) Resolution authorizing acceptance of an unsolicited offer to purchase from Don Bond for the City-owned tax deed property located at 3761 North 24th Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Yves LaPierre - Dept. of City Development*

*Don Bond*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

9. [200383](#) Resolution authorizing the sale of the City-owned vacant lots at 3341, 3345-3349 North Dr. Martin Luther King Jr. Drive and the Redevelopment Authority owned vacant lots at 3317-3329, 3333-3335 North Dr. Martin Luther King Jr. Drive and 456 West Concordia Avenue to MLKEDC/KG Development Group also dba FIVE POINTS MLKEDC LLC for a residential housing development, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Yves LaPierre - Dept. of City Development*

*Nicole Robbins - Five Points*

*Anthony Kazee - Five Points*

*Carrie Sanders - Five Points*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

10. [200384](#) Resolution authorizing acceptance of an unsolicited offer to purchase from Royal Orleans Condominium Association for the City-owned tax deed property located at 6626 North Bourbon Street, Unit 3 and 6622 North Bourbon Street, Unit 11, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Appearing:*

*Yves LaPierre - Dept. of City Development*

*Albert Harris - Royal Orleans Condominium Association*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

11. [200385](#) Resolution authorizing acceptance of an unsolicited offer to purchase from Dana M. Williamson for the City-owned tax deed property located at 3264 North 24th Place, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Appearing:*

*Yves LaPierre - Dept. of City Development*

*Dana Williamson*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

12. [200378](#)

Resolution approving Amendment No. 1 to the Project Plan, a Development Agreement and authorizing expenditures for Tax Incremental District No. 84 (West McKinley and West Juneau), in the 4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman and Ald. Hamilton

*Appearing:*

*Dan Casanova - Dept. of City Development*

*Danielle Bergner - J. Jeffers & Co.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

10 A.M.

13. [200366](#)

Communication from the Department of City Development transmitting the 2019 Annual Report of Tax Incremental Districts.

**Sponsors:** THE CHAIR

*Appearing:*

*Lori Lutzka - Dept. of City Development*

*David Schroeder - Dept. of City Development*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

14. [190041](#)

Substitute resolution granting a Certificate of Appropriateness for alterations to a previously approved storefront design at 814 - 816 W. Historic Mitchell Street in the Mitchell Historic District for Hector Salinas.

**Sponsors:** THE CHAIR

*Appearing:*

*Carlen Hatala - Historic Plan Commission*

*Ald. Bauman moved that the appeal be granted based upon the signed agreement, which is attached to the file, between the appellant and Historic Preservation Commission office.*

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

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

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

15. [190878](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of Redevelopment Authority owned land at the Century City Business Park to Strauss Brands, LLC, in the 7th Aldermanic District.
- Sponsors:** Ald. Rainey
- A motion was made by ALD. DIMITRIJEVIC that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
16. [190882](#) Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 101 (Century City), in the 7th Aldermanic District.
- Sponsors:** Ald. Rainey
- A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
17. [191017](#) Resolution approving Amendment No. 2 to the North 35th Street-West Capitol Drive (Century City) Redevelopment Plan, in the 7th Aldermanic District.
- Sponsors:** Ald. Rainey
- A motion was made by ALD. HAMILTON that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0

Meeting adjourned at 10:56 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>.