



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

Thursday, May 29, 2014

9:00 AM

Room 301-B, Third Floor, City Hall

Meeting convened at 9:09 a.m.

Present 5 - Bohl, Perez, Wade, Bauman, Kovac

1. [140181](#) Appointment of Ricardo Diaz to the Housing Authority by the Mayor.
(3rd Aldermanic District)
Sponsors: THE CHAIR

Individual appearing:
Ricardo Diaz

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0
2. [140204](#) Appointment of Theresa Garrison to the Bronzeville Advisory Committee by Ald. Milele Coggs.
Sponsors: THE CHAIR

Individual appearing:
Theresa Garrison

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0
3. [140203](#) Reappointment of Fidel Verdin to the Bronzeville Advisory Committee by Ald. Milele Coggs.
Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN that this Appointment be

RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

4. [140182](#) Reappointment of Sherri Reed-Daniels to the Housing Authority by the Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

5. [131753](#) A substitute ordinance relating to the change in zoning from Local Business to Industrial-Heavy for the property at 5168 North 34th Street and the change in zoning from Industrial-Office to Industrial-Heavy for the properties located at 5160 and 5160-R North 35th Street, located on the south side of West Villard Avenue, east of North 35th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Vanessa Koster, Department of City Development

Bob Axtell, Stainless Foundry & Engineering Inc.

Ald. Ashanti Hamilton, 1st Aldermanic District

Ald. Hamilton was in support.

No public testimony.

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 Kovac

No 0

6. [140044](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed for redevelopment on land located at 3628 West Pierce Street, on the north side of West Pierce Street, west of South 36th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Vanessa Koster, Department of City Development

Daniel Greco, Trancenter for Youth Inc.

Patricia Doherty, 8th Aldermanic District Assistant

Nyla Diab, IFF

Ms. Doherty, on behalf of Ald. Robert Donovan in the 8th aldermanic district, was in support.

No public testimony.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

7. [140043](#)

A substitute ordinance relating to the change in zoning from General Planned Development to Commercial Service for redevelopment on land located at 2727 West Silver Spring Drive, on the southwest corner of West Silver Spring Drive and North 27th Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Chris Schroeder

Ald. Ashanti Hamilton, 1st Aldermanic District

Rocky Marcoux, Department of City Development Commissioner

Ms. Koster said that the City Plan Commission recommended that the proposed zoning change be placed on file.

Ald. Hamilton was in support.

No public testimony.

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 Kovac

No 0

8. [140045](#)

A substitute ordinance relating to the Third Amendment to the General Planned Development known as Humboldt Yards, located on the south side of East North Avenue, east of North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Bob Monnet, Mandel Group Inc.

Ald. Milele Coggs, 6th Aldermanic District

Individuals testifying in support from the public:

Dennis Brzezinski, East Side resident

Katie Felton, East Side resident

Anthony Dovey, Milwaukee resident

Craig Brzezinski, Adventure Rock
Katie Murkowski

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

9. [140046](#)

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Rivercrest Phase II, on land located at 2240 North Commerce Street and 1300 East Garfield Avenue, on the east side of North Commerce Street, south of East North Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Bob Monnet, Mandel Group Inc.

Ald. Milele Coggs, 6th Aldermanic District

Individuals testifying in support from the public:

Dennis Brzezinski, East Side resident

Katie Felton, East Side resident

Anthony Dovey, Milwaukee resident

Craig Brzezinski, Adventure Rock

Katie Murkowski

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

10. [131791](#)

An ordinance relating to zoning regulations for satellite dishes.

Sponsors: Ald. Dudzik

Individual appearing:

Ed Richardson, Department of City Development

Jeff Osterman, Legislative Reference Bureau

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

Aye 4 - Bohl, Perez, Wade and Kovac

No 0

Excused 1 - Bauman

11. [140156](#)

Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for comprehensive and redevelopment planning, land use analysis, GIS

mapping and zoning activities.

Sponsors: THE CHAIR

Individual appearing:

Vanessa Koster, Department 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 4 - Bohl, Perez, Wade and Kovac

No 0

Excused 1 - Bauman

12. [131746](#)

Substitute resolution authorizing the sale of the City-owned property at 3507 West Wright Street to Robert L. Posey, doing business as Pit Stop Tire Shop, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Matt Haessly, Department of City Development

Ald. Russell Stamper, II, 15th Aldermanic District

Robert Posey, Pit Stop Tire Shop

Ald. Stamper, II was in support.

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

Aye 4 - Bohl, Perez, Wade and Kovac

No 0

Excused 1 - Bauman

13. [140155](#)

Resolution approving the Land Disposition Report for the Redevelopment Authority vacant lot at 2212 West Brown Street for sale to Impact Milwaukee, LLC for green space, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Yves LaPierre, Department of City Development

Ald. Russell Stamper, II, 15th Aldermanic District

Ald. Stamper, II was in support.

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

Aye 3 - Bohl, Wade and Kovac

No 0

Excused 2 - Perez and Bauman

14. [140219](#) Resolution authorizing the expenditure of funds in excess of \$100,000 from the Housing Infrastructure Preservation Fund for the repair of 2425 West McKinley Avenue, known as the Historic Tiefenthaler House, in the 4th Aldermanic District.

Sponsors: Ald. Bauman and Ald. Wade

Individual appearing:

Yves LaPierre, Department of City Development

Ald. Wade 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 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

15. [140200](#) Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 80 (Posner Building), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Dan Casanova, Redevelopment Authority of the City of Milwaukee

Joe Klein, HKS Holdings LLC

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 Kovac

No 0

16. [140165](#) An ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development to facilitate redevelopment on land located at 619 East Dover Street, on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski and Ald. Bohl

Individuals appearing:

Rocky Marcoux, Department of City Development Commissioner

Melissa Goins, Maures Development Group, LLC

Mark Ernst, Engberg Anderson

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

17. [140226](#) Resolution approving conveyance of the former Dover Elementary School at 619 East Dover Street to Dover, LLC by the Milwaukee Board of School Directors, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski and Ald. Bohl

Individuals appearing:

Rocky Marcoux, Department of City Development Commissioner

Melissa Goins, Maures Development Group, LLC

Mark Ernst, Engberg Anderson

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 Kovac

No 0

18. [140214](#) Communication from the Department of Administration relating to performance and reporting under the Workforce Development Program Agreement (TID No. 78).

Sponsors: Ald. Murphy, Ald. Coggs, Ald. Wade and Ald. Hamilton

Individual appearing:

Sharon Robinson, Department of Administration Director

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 Kovac

No 0

The following file may be placed on file as no longer needed:

19. [100971](#) Resolution approving a final plat known as West Tower Place, for future construction of single-family residences and a future street extension, located on the north side of West Bradley Road and east of North 107th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

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 - Bohl, Perez, Wade, Bauman and Kovac

No 0

**Meeting adjourned at
12:19 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>.