



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

Tuesday, October 10, 2017

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:09 a.m.

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

1. [170865](#) Appointment of Eve Hall to the Bronzeville Advisory Committee by the Mayor.

Sponsors: THE CHAIR

Individual appearing:
Eve Hall, Milwaukee Urban League

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

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

No 0

2. [170312](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 5419 and 5421-23 West Lisbon Avenue, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Individuals appearing:
Dwayne Edwards, Department of City Development
Bryant Lamont Adams, Battlebox Studios Limited

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

3. [170917](#) Substitute resolution authorizing an agreement for the Good Hope Library project at 7717 West Good Hope Road, with Mill Road Library

Redevelopment, LLC, to approve the sale of the property and development of a mixed-use building and acquisition of the new Good Hope Library condominium unit, in the 9th Aldermanic District.

Sponsors: Ald. Lewis and Ald. Bohl

Individuals appearing:

Amy Turim, Department of City Development

Mary Schanning, Deputy City Attorney

Melissa Goins, Maures Development

Terrell Walter, Royal Capital Group

Sam McGovern-Rowen, Milwaukee Public Library

Ald. Chantia Lewis, 9th Aldermanic District

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

4. [170799](#)

A substitute ordinance relating to the change in zoning from Industrial-Heavy, IH, to Industrial-Mixed, IM, for redevelopment of the property located at 187 East Becher Street, located on the south side of East Becher Street, west of South Robinson Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Vanessa Koster, Department of City Development

Noel Kegel, Wheel & Sprocket

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

5. [170499](#)

A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as 1st and Greenfield - Phase 1 to permit Phase 2 development on the north outlot of the development site located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Michael Cockroft, Wangard Properties Inc.

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

6. [170771](#) A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, and Industrial-Heavy, IH, to Industrial-Mixed, IM, for the redevelopment of properties located on the north side of West Center Street, east of North 33rd Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Vanessa Koster, Department of City Development

Qaiyim El-Amin, Scott Crawford Inc.

Mikal Wesley, Urbane Community Development

Mr. Boyens, Fly Entertainment

Ald. Stamper listed as the sponsor.

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. [170798](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 5, to allow for additional freestanding and building wall signage at 10850 West Park Place, located on the north side of West Park Place, west of West Liberty Drive, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals appearing:

Vanessa Koster, Department of City Development

Zack Wenger, Lemberg Electric

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. [170893](#) Resolution authorizing the transfer of funds from Capital Improvements-Advance Planning Fund accounts to subaccounts for comprehensive and redevelopment planning, land use and zoning analysis, GIS mapping and other related administrative activities.

Sponsors: Ald. Bohl

Individual appearing:

Vanessa Koster, Department 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 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

9. [170601](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street, 414 West Hadley Street and 2834 North 5th 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

Leo Ries, MLKEDC

Ben Johnson, MLKEDC

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

10. [170939](#)

Communication from the Office of Small Business Development relating to Q1 & Q2 reports regarding Small Business Enterprise and Residence Preference Program participation for the Welford Sanders Historic Loft Project.

Sponsors: THE CHAIR

Individuals appearing:

Nikki Purvis, Office of Small Business Development

Leo Ries, MLKEDC

Ben Johnson, MLKEDC

David Rhoda, Catalyst Construction

Lafayette Crump, Prism Technical Management & Marketing Services LLC

A motion was made by ALD. COGGS 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

11. [170869](#)

Resolution approving a final Certified Survey Map for land located on the south side of West Layton Avenue and east of South 20th Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Kyle Gast, Department of City Development

Gregg Hagopian, Assistant City Attorney

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 Coggs

No 0

Excused 1 - Stamper

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.

12. [170679](#)

Substitute resolution reversing the Historic Preservation Commission's decision and granting a Certificate of Appropriateness for the installation of vinyl replacement windows at 4476-4482 N. 25th Street in the Garden Homes Historic District for William C. Smith in the 1st Aldermanic District.

Sponsors: THE CHAIR

Meeting recessed at 10:27 a.m.

Ald. Kovac left the committee at 10:27 a.m.

Meeting reconvened at 10:32 a.m.

Individuals appearing:

Tim Askin, Historic Preservation Commission

Carlen Hatala, Historic Preservation Commission

William Smith, property owner

Individuals appearing from the public to testify:

Joe Bova, Garden Homes Neighborhood Association, 4468 N. 26th St., Milwaukee

Judy Seymour, 4484 N. 26th St., Milwaukee

Ald. Rainey moved approval of the appeal and Certificate of Appropriateness, notwithstanding the recommendation from the Historic Preservation Commission. (Prevailed 3-1) Ayes - Rainey, Coggs, Stamper; No - Bohl; Excused - Kovac

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

Aye 3 - Rainey, Coggs and Stamper

No 1 - Bohl

Excused 1 - Kovac

[170679](#)

Substitute resolution reversing the Historic Preservation Commission's decision and granting a Certificate of Appropriateness for the installation of vinyl replacement windows at 4476-4482 N. 25th Street in the Garden Homes Historic District for William C. Smith in the 1st Aldermanic District.

Sponsors: THE CHAIR

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

Aye 3 - Rainey, Coggs and Stamper

No 1 - Bohl

Excused 1 - Kovac

13. [170578](#)

Communication from various City agencies relating to the cost of maintaining City-owned properties.

Sponsors: Ald. Bohl

Individuals appearing:

Marta Brown, Department of City Development

Terrence Gordon, Police Department

David Sivyver, Department of Public Works

Thoms Mishefske, Department of Neighborhood Services

Erin Siesco, Department of Public Works

Chuck Schumacher, Department of Public Works

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

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

14. [161749](#)

A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, for the property located at 8501 West Brown Deer Road, on the south side of West Brown Deer Road, west of North 76th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

Meeting adjourned at 12:19 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>.