



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. KHALIF J. RAINEY, CHAIR

Ald. Jose G. Perez, Vice-Chair

Ald. Milele A. Coggs, Ald. Russell Stamper II, Ald. Robert J. Bauman

Staff Assistant, Chris Lee, 286-2232

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

Tuesday, March 19, 2019

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:03 a.m.

Ald. Coggs joined the committee during item 3, CCFN 181722, at 9:06 a.m.

Present 5 - Rainey, Perez, Coggs, Stamper, Bauman

1. [181786](#) Appointment of Mr. Anthony D. Smith to the Bronzeville Advisory Committee by the Common Council President.
Sponsors: THE CHAIR
Individual appearing:
Anthony Smith
A motion was made by ALD. BAUMAN that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:
Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman
No 0
2. [181721](#) Resolution approving a Redevelopment Authority of the City of Milwaukee easement to Fred Usinger, Inc. affecting 207 East Florida Street, in the 12th Aldermanic District.
Sponsors: THE CHAIR
Individual appearing:
Benjamin Timm, Dept. of City Development
A motion was made by ALD. PEREZ that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:
Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman
No 0
3. [181722](#) Resolution authorizing acceptance of Underground Conduit Easement

UG-38A at 1027 North Edison Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Rhonda Szallai, Dept. of City Development

Ald. Coggs joined the committee at 9:08 a.m.

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

4. [181723](#) Resolution authorizing acceptance of Underground Conduit Easement UG-38B in the area of River Houses Condominium Association, Ltd., in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Rhonda Szallai, 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 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

5. [181748](#) Resolution relating to the sale of Milwaukee Public Schools property in accordance with Wisconsin Statutes Section 119.61.

Sponsors: Ald. Perez

Individuals appearing:
Rhonda Szallai, Dept. of City Development
Ivan Gamboa, Carmen High School
Melissa McGonegle, Stellar Collegiate

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

Aye 4 - Rainey, Perez, Stamper and Bauman

No 0

Abstain 1 - Coggs

6. [181751](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2713-17 West Vliet Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

*Dwayne Edwards, Dept. of City Development
Isaac Malone*

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

7. [181750](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned property at 964-66 North 35th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Individuals appearing:
Dwayne Edwards, Dept. of City Development
Judy Fuller, Hollyhock Properties, LLC*

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

8. [181749](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5128-30 West Center Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

*Individuals appearing:
Dwayne Edwards, Dept. of City Development
Corday Linton, D.L.K. Legacy Investments LLC*

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

9. [181598](#)

A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Local Business, LB2, for the property located at 603 North 36th Street, on the west side of North 36th Street, north of West Michigan Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

*Individual appearing:
Vanessa Koster, Dept. of City Development*

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

10. [181704](#)

Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund accounts to a subaccount for the preparation of detailed Harbor District Riverwalk design standards, in the 12th and 14th Aldermanic Districts.

Sponsors: Ald. Zielinski and Ald. Perez

Individual appearing:

Vanessa Koster, Dept. of City Development

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

11. [181394](#)

A substitute ordinance relating to the change in zoning from a General Planned Development known as Clarke Square Apartments to a Detailed Planned Development known as Journey House at Clarke Square for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and North 24th Street and the southeast corner of West Vieau Place and North 24th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Vanessa Koster, Dept. of City Development

Dr. Michele Bria, Journey House

Bob McCormick, Cardinal Capital Management, Inc.

Individuals testifying in support:

Tyna Rule, Clarke Square Neighborhood Initiative

Pastor Charles Green, Christian Faith Fellowship Church

Ian Bautista, Clarke Square Neighborhood Initiative

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

12. [181392](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development, DPD, to Local Business, LB2, and Parks, PK, for the properties located at 3100 West Capitol Drive and 4101 North 31st Street, on the north side of West Capitol Drive, west of North 31st Street,

in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Vanessa Koster, Dept. of City Development

Tory Kress, Dept. of City Development

Samina Ali

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

13. [181488](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 3600@Villard to change the previously approved enclosed parking to surface parking for a mixed-use development at 3611, 3615, 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ali Kopyt, Korb and Associates Architects

Michael Roane, Brinshore Development

Que-El Amin, Index Development Group

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

14. [181534](#)

A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Neighborhood Shopping, NS2, for the property located at 2778 South 35th Street, on the east side of South 35th Street, north of West Montana Street, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ald. Mark Borkowski, 11th Ald. Dist.

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

15. [181487](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 2, to allow for additional wall signage on the existing building at 3355 West Forest Home Avenue, located on the south side of West Forest Home Avenue, east of South 34th Street, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ald. Mark Borkowski, 11th Ald. Dist.

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

16. [181486](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Block 1 - Arena Master Plan to allow an additional monument sign on the Fiserv Forum property located at 1111 North Vel R. Phillips Avenue, on the south side of West Juneau Avenue, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Dept. of City Development

Mike Abrams, ICON Venue Group

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

17. [181536](#) A substitute ordinance establishing a Site Plan Review Overlay Zone for a portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ald. Terry Witkowski, 13th Ald. Dist.

Greg Schaal, MKE Industrial Park LLC

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

18. [181538](#) Substitute resolution establishing design standards for the Site Plan Review Overlay Zone, SPROZ, for a portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ald. Terry Witkowski, 13th Ald. Dist.

Greg Schaal, MKE Industrial Park LLC

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

19. [171864](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, to Industrial-Light, IL1, for the northern portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ald. Terry Witkowski, 13th Ald. Dist.

Greg Schaal, MKE Industrial Park LLC

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

20. [181520](#) A substitute ordinance relating to landscaping and screening requirements for various land uses.

Sponsors: Ald. Witkowski

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

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

[181520](#)

A substitute ordinance relating to landscaping and screening requirements for various land uses.

Sponsors: Ald. Witkowski

Individuals appearing:

Kyle Gast, Dept. of City Development

Vanessa Koster, Dept. of City Development

Ald. Terry Witkowski, 13th Ald. Dist.

Nicole Larsen, City Attorney's Office

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

21. [181703](#)

Resolution dissolving Tax Incremental District No. 50 (Solar Paint) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Individual appearing:

David Schroeder, Dept. of City Development

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

22. [181752](#)

Substitute resolution approving a Grant Agreement and authorizing expenditures from Tax Incremental District No. 96 (Komatsu Mining Corp.), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

Alyssa Remington, Dept. of City Development

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

23. [181544](#)

Substitute resolution relating to contracts between the Department of City Development and Friends of Housing Corporation.

Sponsors: Ald. Perez

Individual appearing:

Martha Brown, Dept. of City Development

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

10:30 A.M.

24. [181429](#) A substitute ordinance relating to review and approval of site work within an overlay zone.

Sponsors: Ald. Bauman

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

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

- [181429](#) A substitute ordinance relating to review and approval of site work within an overlay zone.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Dept. of City Development

Jeffrey Osterman, Legislative Reference Bureau

Rocky Marcoux, Dept. of City Development

Individuals testifying with concerns or in opposition from the public:

Patricia Najera, City Plan Commission chair

Linda Gorens-Levey, General Capital

Peter Moede, Reed Street Yards

Tracy Johnson, Commercial Association of Realtors Wisconsin

Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.

James Villa, NAIOP Commercial Real Estate Development Association

Kalan Haywood, Haywood Group

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 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

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

25. [181393](#) An ordinance relating to the change in zoning from Local Business, LB2, and Industrial-Office, IO2, to Commercial Service, CS, for the properties located at 603 North 36th Street and a portion of 3601 West Wisconsin Avenue, on the west side of North 36th Street, north of West Michigan

Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

Meeting adjourned at 12:55 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>.