



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

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

Tuesday, April 27, 2021

9:00 AM

Room 301-B, City Hall

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 9:03 a.m.

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

1. [201675](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 5413 West Lisbon Avenue and 2510 North 55th Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:
Dwayne Edwards, Dept. of City Development
Bryant Wilcox, Battlebox Studios

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

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

No 0

2. [210008](#) Resolution approving a sublease agreement between the City of Milwaukee and MKE Urban Stables, Inc..

Sponsors: Ald. Dimitrijevic

Appearing:
Jeremy McKenzie, City Attorney's Office

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

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

No 0

3. [201213](#)

Substitute resolution amending Common Council File Number 100626 relating to the duties of the Bronzeville Advisory Committee.

Sponsors: Ald. Coggs

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. [201351](#)

A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, known as Block 6-Arena Master Plan, Phase 1, for development of a hotel on the southern portion of 420 West Juneau Avenue, on the north side of West Juneau Avenue between North Vel R. Phillips Avenue and North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Andy Inman, North Central Group

Josh Wilcox, Gary Brink & Assoc.

Kevin Kuschel, Dept. of City Development

No public testimony.

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

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

No 0

5. [201470](#)

Resolution approving a final Certified Survey Map for land located north of West Juneau Avenue and west of North Vel R. Phillips Avenue to reconfigure two parcels and to dedicate land for public street purposes, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Andy Inman, North Central Group

Josh Wilcox, Gary Brink & Assoc.

Kevin Kuschel, 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. [201674](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 108 (5th and Michigan), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Mayor Tom Barrett

Lafayette Crump, Dept. of City Development Commissioner

Dan Casanova, Dept. of City Development

Ty Staviski, Milwaukee Tool

Ald. Khalif Rainey, 7th Ald. Dist.

Ald. Chantia Lewis, 9th Ald. Dist.

Ald. Russell Stamper, II, 15th Ald. Dist.

Jeremy McKenzie, City Attorney's Office

Joshua Benson, Comptroller's Office

Public testimony:

Anthony Steward, MASH & SEIU Local 1

Jack Hanson, MASH & SEIU Local 1

Peter Rickman, MASH & SEIU Local 1

Marcelia Nicholson, MASH

Tim Sheehy, MMAC

Beth Weirick, BID 21

Ugo Nwagbaraocha, NAMC

Tim Frautschi, Downtown Neighbors Association

Stacie Callies, Westown Association BID 5

Ald. Dimitrijevic moved to amend the file by inserting the following "further resolved" clauses after the final "further resolved" clause in the current version:

Further resolved, that the Department of City Development shall provide reports to the Common Council demonstrating Milwaukee Tool's compliance with the requirements set forth in this development agreement relating to job creation; wages; employee race, gender, and residency; and wages provided to those providing contracted services; and, be it

Further Resolved, That this reporting shall include, but not be limited to, post-construction jobs; and, be it

Further Resolved, That these reports shall be submitted annually during the life of the TIF district; and be it

Further Resolved, That the Department of City Development is directed to work with the Common Council - City Clerk - Legislative Reference Bureau to draft an ordinance establishing reporting requirements substantially similar to that described above for all future Tax Incremental Financing districts; and be it

Further Resolved, That this ordinance shall also codify the principles of Common

Council File Number 190592 and apply them to all future Tax Incremental Financing districts to the fullest extent allowed by law.

(Prevailed 4-0-1)

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

Aye 4 - Perez, Bauman, Hamilton and Dimitrijevic

No 0

Abstain 1 - Coggs

[201674](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 108 (5th and Michigan), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 4 - Perez, Bauman, Hamilton and Dimitrijevic

No 0

Abstain 1 - Coggs

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

7. [200953](#)

Appointment of Martha Brown to the City Plan Commission by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN that this Appointment 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 1:39 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>.

