



# 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, February 23, 2021

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 9:07 a.m.**

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

1. [201394](#) Appointment of Rafael Garcia to the Historic Preservation Commission by the Mayor. (15th Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:  
Rafael Garcia*

**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. [201356](#) Resolution authorizing the sale of the City-owned tax deed property at 3817-19 West North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:  
Dwayne Edwards, Dept. of City Development  
Fredrick Gardner  
Ald. Russell Stamper, II, 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

3. [201354](#) Resolution authorizing the sale of the City-owned tax deed property at 1905-A South 6th Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*  
*Dwayne Edwards, Dept. of City Development*  
*Jose Pimienta*

**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

4. [200941](#) A substitute ordinance relating to the change in zoning from Parks, PK, to Industrial Light, IL1, for the eastern portion of 6081-ADJ North Hopkins Street, located on the west side of North Hopkins Street, south of West Woolworth Avenue, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Appearing:*  
*Sam Leichtling, Dept. of City Development*  
*Patrick Wesley, Barrientos Design & Consulting*

**A motion was made by ALD. BAUMAN 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. [201135](#) A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as Paragon at Granville Estates to Single-Family Residential, RS3, for the property located at 7901 North Granville Road, on the west side of North Granville Road, south of West Bradley Road, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Sam Leichtling, Dept. of City Development*  
*Dinah Gant, New Testament Church of Milwaukee representative*

**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

6. [201142](#) A substitute ordinance relating to the establishment of a Master Sign Program Overlay Zone known as Druml Company Master Sign Program for the properties located at 1930, 1950-1966 and 2000-2030 South 4th Street, on the east side of South 4th Street, north of West Becher Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Stephanie Pike, FASTSIGNS*

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

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

**No** 0

7. [201357](#) Substitute resolution directing the Department of City Development to prepare a strategic update to the Downtown Area Comprehensive Plan, part of the City of Milwaukee's Overall Comprehensive Plan, and authorizing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the Downtown Area Comprehensive Plan Update, in the 3rd, 4th, and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman

*Appearing:*

*Kyle Gast, Dept. of City Development*

*Beth Weirick, Milwaukee Downdown BID 21*

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

**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

8. [201265](#) Resolution dissolving Tax Incremental District No. 22 (Beerline) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** THE CHAIR

*Appearing:*

*David Schroeder, 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

9. [201371](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for The Avenue.

**Sponsors:** THE CHAIR

*Appearing:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Carla Cross, Cross Management Services*

*Brian Jenson, Hempel Companies*

*Presentation on Quarter 4 December 2020 was given.*

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

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

**No** 0

10. [201372](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for MSO - Public Infrastructure.

**Sponsors:** THE CHAIR

*Appearing:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Chad Kraus, CD Smith*

*Carla Cross, Cross Management Services*

*Presentation on Quarter 4 December 2020 was given.*

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

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

**No** 0

11. [201374](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for Villard Commons.

**Sponsors:** THE CHAIR

*Appearing:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Carla Cross, Cross Management Services*

*Que El-Amin, Index Development Group*

*Michael Roane, Brinshore*

*Presentation on Quarter 4 December 2020 was given.*

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

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

**No** 0

12. [201365](#) Substitute resolution relating to the Amended and Restated Cooperation, Contribution, and Redevelopment Agreement as well as personal guaranties for the redevelopment of the property at 909 East Michigan Street for the Couture Project.

**Sponsors:** THE CHAIR

*Appearing:*  
*Lafayette Crump, DCD Commissioner*  
*Lori Lutzka, Dept. of City Development*

*Ald. Bauman moved to amend the Amended and Restated Cooperation, Contribution and Redevelopment Agreement for the Couture Project that is attached to Common Council File Number 201365 by amending Section 13.4 as follows:*

*13.4 Notwithstanding anything to the contrary in this Article XIII, in exchange for the Personal Guaranties to be provided to CITY pursuant to this Agreement, >>and in exchange for a contribution to the Anti-Displacement Fund administered by MKE United in the amount of One Hundred Thousand Dollars (\$100,000.00) payable by the Developer's principals, Rick Barrett and/or Tan Lo, at closing,<< CITY hereby limits liability of DEVELOPER and its Affiliates as stated below and waives any potential claims against the Conventional Lender(s) and HUD Insured Lender related to FTA seeking reimbursement of TIGER Grant funds paid to CITY or FTA's refusal to provide TIGER Grant funds for the Streetcar Amenities due to delays caused by DEVELOPER or its Affiliates, contractors or suppliers, Conventional Lender(s) or the HUD Insured Lender that result in the deadlines in Sections 2.2.F and 2.2.I. of this Agreement not being met. Any liability related to the TIGER Grant hereunder shall be limited to an amount not to exceed \$1,411,713, and shall be solely recoverable from Rick Barrett and Tan Lo pursuant to the terms of the Personal Guaranties, and not the DEVELOPER.*

*Prevailed (5-0)*

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

**Meeting adjourned at 10:47 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>.