



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

Tuesday, April 10, 2018

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:05 a.m.

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

1. [171418](#) Reappointment of Whitney Gould to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:
Whitney Gould

A motion was made by ALD. KOVAC 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. [171905](#) Substitute resolution authorizing the transfer of funds from two Capital Improvements-Advance Planning Fund accounts to a subaccount for the preparation of detailed Menomonee Valley Riverwalk design standards, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Donovan

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

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

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

No 0

- [171905](#) Substitute resolution authorizing the transfer of funds from two Capital Improvements-Advance Planning Fund accounts to a subaccount for the

preparation of detailed Menomonee Valley Riverwalk design standards, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Donovan

Individuals appearing:

Robert Harris, Dept. of City Development

Corey Zetts, Menomonee Valley Partners Inc.

A motion was made by ALD. STAMPER 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. [171906](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1104 West Historic Mitchell Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Ryan Pattee

Brandon Balistreri

Ald. Jose Perez, 12th Aldermanic District

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

4. [171903](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3721 West Villard Avenue, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Dwayne Edwards, Dept. of City Development

James Metz

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

5. [171902](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2453 West Capitol Drive, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

*Dwayne Edwards, Dept. of City Development
Youssef Berrada*

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

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

No 0

6. [171901](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 6369 North 46th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

*Dwayne Edwards, Dept. of City Development
Justin Jenkins, Above and Beyond Transportation LLC
Melvin Weakley, II, Above and Beyond Transportation LLC*

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

7. [171636](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as North Meadows, Stage 4 (commonly known as the Woodlands Condominiums), to permit construction of a multi-purpose community building on land located west of 8921 North Swan Road (91st Street), on the west side of North Swan Road, north of West Brown Deer Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

*Vanessa Koster, Dept. of City Development
Larry Kilmer, Woodlands Condominium Home Association
Darnell Williams, Team Management LLC
Neva Hill, Woodlands Community Organizer*

Individual testifying in support:

*Cheryl King, resident
Nicole Pain, resident*

Individuals testifying with concerns:

Holly Lang, resident

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

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

No 0

8. [171723](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1840 North Farwell Avenue to allow the addition of a patio on the northwest side of the building and changes a door location along Farwell Avenue to accommodate a restaurant use for the building currently under construction at 1840 North Farwell Avenue, on the east side of North Farwell Avenue, south of East Kane Place, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Dept. of City Development

Melissa Rudolph, Eppstein Uhen Architects

A motion was made by ALD. BOHL 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. [171725](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 1, to permit additional freestanding and building wall signage at 11270 West Park Place, located on the northeast side of West Park Place, south of West Liberty Drive, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Chad Schultz, Innovative Signs Inc.

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

10. [171808](#) Resolution requesting the City Attorney to assign a staff attorney to the Board of Zoning Appeals.

Sponsors: Ald. Bohl and Ald. Bauman

Individuals appearing:

Mary Schanning, Deputy City Attorney

Julie Wilson, Assistant City Attorney

Catherine Doyle, Board of Zoning Appeals

Jeffrey Thomas, Board of Zoning Appeals

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

11. [171917](#) Resolution relating to appeals and applications to the Board of Zoning Appeals.

Sponsors: Ald. Bohl

Individuals appearing:

Mary Schanning, Deputy City Attorney

Julie Wilson, Assistant City Attorney

Catherine Doyle, Board of Zoning Appeals

Jeffrey Thomas, Board of Zoning Appeals

Ald. Rainey left the committee at 11:04 a.m.

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

Aye 4 - Bohl, Kovac, Coggs and Stamper

No 0

Excused 1 - Rainey

12. [171921](#) Communication from the Department of City Development on the status of the Lakefront Gateway Plaza and other East Town development proposals.

Sponsors: Ald. Bohl and Ald. Bauman

Individuals appearing:

Rocky Marcoux, Dept. of City Development Commissioner

Ald. Robert Bauman, 4th Aldermanic District

Ald. Kovac left the committee at 11:25 a.m.

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

Aye 3 - Bohl, Coggs and Stamper

No 0

Excused 2 - Rainey and Kovac

Meeting adjourned at 11:49 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>.