



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Jose Perez, Vice-Chair
Ald. Willie Wade, Ald. Robert Bauman, and Ald. Nik Kovac
Staff Assistant, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, March 24, 2015

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:09 a.m.

Present 5 - Bohl, Perez, Wade, Bauman, Kovac

1. [141774](#) Substitute resolution approving a cooperation agreement between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and the Milwaukee Public Schools for the issuance of QSC bonds facilitating the renovation of various Milwaukee Public Schools and approving a blight designation for these schools.

Sponsors: Ald. Bohl

Individuals appearing:

Thomas Gartner, Assistant City Attorney

Mary Schanning, Assistant City Attorney

Gina Spang, Milwaukee Public Schools Director of Facilities and Maintenance

Ald. Joe Davis, Sr., Aldermanic District 2

Ald. Wade joined the committee at 9:19 a.m.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

2. [140867](#) A substitute ordinance relating to the change in zoning from Institutional and Detailed Planned Development to Institutional for development on a site located at 5325 North 84th Street, on the west side of North 84th Street and north of West Villard Avenue, in the 2nd Aldermanic District.

Sponsors: Ald. Davis

Individuals appearing:

Vanessa Koster, Department of City Development

Sandy Butler, Believers in Christ Ministries

Ald. Joe Davis, Sr., 2nd Aldermanic District

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

3. [121132](#)

A substitute ordinance creating the Historic Mitchell Street Neighborhood Conservation Overlay Zone and approving the neighborhood conservation plan and use list for the area generally on the north and south sides of West Historic Mitchell Street between South 6th Street and South 13th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Vanessa Koster, Department of City Development

Nancy Bush, Mitchell Street Business Improvement District 4 Executive Director

Mel Pevar

Rudy Gutierrez, Mitchell Street Business Improvement District 4 President

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

4. [141615](#)

A substitute ordinance relating to the change in zoning from Industrial-Light to Local Business for the properties located at 2905 and 2919 West Fond du Lac Avenue and 2943 West Hadley Street, located on the south side of West Fond du Lac Avenue and east of North 30th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Vanesssa Koster, Department of City Development

Dwayne Edwards, Department of City Development

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

5. [141613](#)

Resolution authorizing the sale of the City-owned tax deed property at 2600 West Vliet Street to Sukhjinder "Max" Singh, of JOT Real Estate Investment, LLC, or assignee, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dwayne Edwards, Department of City Development
Sukhjinder Max Singh, JOT Real Estate Investment, 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, Perez, Wade, Bauman and Kovac

No 0

6. [141744](#) Resolution authorizing a Riverwalk Development Agreement and an expenditure for construction of a riverwalk segment adjoining the property at 2134 North Riverboat Road, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac, Ald. Bohl and Ald. Wade

Individuals appearing:

Alyssa Remington, Department of City Development
Kimberly Gleffe, River Revitalization Foundation Executive Director

Ald. Bohl and Wade added as cosponsors.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

7. [141760](#) Resolution approving leases for Building 36 at the Century City Business Park, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals appearing:

Gregg Hagopian, Assistant City Attorney
Benjamin Timm, Department of City Development
Mark Beasley, Benson Industries, Inc.

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

8. [141761](#) Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for the Downtown Lakefront Gateway Plaza Phase 2 Invited Request for Proposal.

Sponsors: Ald. Bauman

Individual appearing:

Vanessa Koster, Department 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 - Bohl, Perez, Wade, Bauman and Kovac

No 0

9. [141443](#) Resolution approving the boundary for a Tax Incremental District at South 6th Street and West National Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

Dan Casanova, Department 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 - Bohl, Perez, Wade, Bauman and Kovac

No 0

10. [141732](#) Resolution approving Amendment No. 3 to the Project Plan for Tax Incremental District No. 53 (Menomonee Valley Business Park) and authorizing expenditures, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

David Misky, Redevelopment Authority of the City of Milwaukee

Rocky Wruck, Comptroller's Office

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

The following files may be placed on file as no longer needed:

11. [131286](#) Resolution approving the Land Disposition Report for the properties at 510 to 540 West North Avenue for conveyance to Maures Development Group, LLC and CommonBond Communities, Inc. for assemblage with adjacent property for mixed-use development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

12. [140868](#) An ordinance establishing a Site Plan Review Overlay Zone for the

property located at 5325 North 84th Street, on the west side of North 84th Street and north of West Villard Avenue, in the 2nd Aldermanic District.

Sponsors: Ald. Davis

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

Aye 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

Meeting adjourned at 10:55 a.m.

Chris Lee, Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.