



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 W. 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, December 10, 2019

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

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

1. [191243](#) Substitute resolution relating to the allocation of funds from the Housing Trust Fund.

Sponsors: Ald. Murphy

Appearing:

Ald. Michael Murphy, 10th Aldermanic District

Mario Higgins, Community Development Grants Administration

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

2. [190649](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4500-06 West Burleigh Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Appearing:

Dwayne Edwards, Dept. of City Development

Dawn Turnipseed

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. [191276](#) Substitute resolution approving a Land Disposition Report and

authorizing the sale of the City-owned tax deed property at 2340 West Hopkins Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Matt Haessly, Dept. of City Development
Charles McCoy, Sr.

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

4. [191277](#) Substitute resolution authorizing an Exclusive Right to Negotiate for the City-owned properties at 310 West Locust Street, 2971-75 and 2977-79 North Dr. Martin Luther King Jr., Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Matt Haessly, Dept. of City Development
Paula Kiely, Milwaukee Public Library
Lavelle Young, Young Development Group LLC
Sam McGovern-Rowen, Milwaukee Public Library
Sig Strautmanis, General Capital Development LLC

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

5. [191294](#) Substitute resolution approving the sale of property to FIT Investment Group, LLC in partnership with CMS Contracting, LLC, or assignee.

Sponsors: Ald. Stamper

Appearing:
Amy Turim, Dept. of City Development
Michael Adetoro, FIT Investment Group LLC
Tom Straub, CMS Contracting 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

6. [190983](#) A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Appearing:
Ed Richardson, Dept. of City Development
Greg Patin, Dept. of City Development

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

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

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

No 0

[190983](#)

A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

**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

7. [191152](#)

Resolution approving a final Certified Survey Map for land located to the north of West Maplewood Court and west of South 9th Street to divide one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Kevin Kuschel, 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 4 - Rainey, Coggs, Stamper and Bauman

No 0

Excused 1 - Perez

8. [191287](#)

Resolution approving a final Certified Survey Map for land located to the south of West Good Hope Road and west of North 115th Street to combine parcels and to dedicate land for public street purposes, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Appearing:
Kevin Kuschel, 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 4 - Rainey, Coggs, Stamper and Bauman

No 0

Excused 1 - Perez

9. [191014](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 28 to allow a monument sign at the Comfort Suites hotel located at 10831 West Park Place, on the south side of West Park Place, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Gregory Jens, Mid-State Sign Service LLC

Mr. Jens indicated that the hotel has a policy to not serve Milwaukee residents.

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

Aye 0

No 3 - Rainey, Stamper and Bauman

Abstain 2 - Perez and Coggs

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

Aye 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

10. [191280](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 103 (Phillis Wheatley), in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Maria Prioletta, Dept. of City Development

Terrell Walter, Royal Capital Group

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

11. [190175](#)

Substitute resolution approving Amendment No. 3 to the Project Plan and authorizing expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Sponsors: Ald. Perez and Ald. Bauman

Appearing:
Dan Casanova, Dept. of City Development

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

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

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

No 0

[190175](#)

Substitute resolution approving Amendment No. 3 to the Project Plan and authorizing expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Sponsors: Ald. Perez and Ald. Bauman

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

10 A.M.

12. [191306](#)

Communication from the Office of Small Business Development relating to the Deer District Fiserv Forum Development Human Resources Requirements Final Report.

Sponsors: THE CHAIR

Appearing:
Nikki Purvis, Office of Small Business Development
Alex Lasry, Milwaukee Bucks
Lafayette Crump, Prism Technical
Carla Cross, Cross Management Services

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

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

No 0

13. [191144](#)

Resolution relating to the Temporary Historic Designation of the Garner-Ranney-Schutz House at 1247 N. Milwaukee Street in the 4th Ald. District.

Sponsors: THE CHAIR

The appellant had withdrawn the appeal.

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

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

No 0

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

14. [181452](#) Communication relating to the 2019 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

Sponsors: THE CHAIR

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

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

No 0

15. [190939](#) Substitute resolution relating to the sale of the City-owned tax deed property located at 2903-05 North 48th Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

A motion was made by ALD. STAMPER that this Resolution 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 11:03 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>.