



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

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Tuesday, February 25, 2014

9:00 AM

Room 301-B, 3rd Floor, City Hall

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Meeting convened at 9:03 a.m.

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

1. [131335](#) Substitute resolution granting historic designation to the Germania Building at 135 W. Wells Street, in the 4th Aldermanic District.  
**Sponsors:** Ald. Bauman  
  
*Individual appearing:*  
*Carlen Hatala, Historic Preservation Commission Staff Planner*  
  
**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
  
2. [131505](#) A substitute ordinance relating to vacant building registration regulations.  
**Sponsors:** Ald. Wade, Ald. Bauman and Ald. Bohl  
  
*Individuals appearing:*  
*Art Dahlberg, Department of Neighborhood Services Commissioner*  
*Danielle Bergner, City Attorney's Office*  
  
*Ald. Bauman and Bohl added as cosponsors.*  
  
**A motion was made by ALD. WADE 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. [131384](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for parking, on land located on the west side of South 6th Street, south of West Historic Mitchell

Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Matthew Haessly, Department of City Development*

*Vanessa Koster, Department of City Development*

*Robert Williams, TDI Associates*

**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. [131495](#)

Substitute resolution accepting an unsolicited Offer to Purchase from Mitchell Street Group, LLC to purchase 1721-23 South 6th Street for combination with its adjoining properties to construct a parking lot, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Matthew Haessly, Department of City Development*

*Vanessa Koster, Department of City Development*

*Robert Williams, TDI Associates*

**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

5. [131480](#)

Resolution authorizing the sale of the City-owned vacant lots at 3319-23 West Lisbon Avenue to Stephanie Shipley, owner of the adjacent property at 3327 West Lisbon Avenue, for garden use and business expansion, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Yves LaPierre, Department of City Development*

**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. [131494](#)

Resolution authorizing the transfer of funds from the Capital Account-Housing Infrastructure Preservation Fund to a subaccount to fund repairs to City-owned properties to preserve the structures, improve marketability and stabilize neighborhoods.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Yves LaPierre, 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

7. [131479](#) Resolution authorizing the Department of City Development to expend funds allocated in the 2014 City Budget for the In Rem Property Program capital improvement project account.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Maria Prioletta, Department of City Development*

*Samuel Leichtling, 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

8. [131498](#) Substitute resolution approving a Term Sheet providing for disbursement of a portion of the City Investment to fund Public Infrastructure costs for the North End Phase III Project and authorizing expenditures for Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Allysa Remington, Department of City Development*

*Thomas Gartner, City Attorney's Office*

*Richard Lincoln, Mandel Group, Inc.*

*Ald. Kovac moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

**Aye** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

- [131498](#) Substitute resolution approving a Term Sheet providing for disbursement of a portion of the City Investment to fund Public Infrastructure costs for the North End Phase III Project and authorizing expenditures for Tax Incremental District No. 48 (Park East), in the 3rd,

4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Kovac

**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

9. [120271](#)

Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 40 (West North Avenue/Sherman Boulevard), in the 15th Aldermanic District, and terminating TID No. 40 upon completion of the work funded in the Amendment.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Jim Scherer, Department of City Development*

*Ald. Wade moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

**Aye** 4 - Bohl, Wade, Bauman and Kovac

**No** 0

**Excused** 1 - Perez

[120271](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 40 (West North Avenue/Sherman Boulevard) and authorizing expenditures, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 3 - Bohl, Bauman and Kovac

**No** 0

**Excused** 2 - Perez and Wade

10. [131478](#)

Resolution dissolving Tax Incremental District No. 44 (Lindsay Heights) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Jim Scherer, Department of City Development*

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

11. [131326](#)

Communication from the Department of City Development regarding 2013 Accomplishments and 2014 Objectives of the Redevelopment Authority of the City of Milwaukee.

**Sponsors:** Ald. Davis

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner and Redevelopment Authority of the City of Milwaukee Executive Director*

*David Misky, Redevelopment Authority of the City of Milwaukee*

*Ald. Joseph Davis, Sr., 2nd Aldermanic District*

*David Schroeder, Department of City Development*

A motion was made by ALD. WADE that this Communication 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 11:44 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>.