



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

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

Tuesday, May 18, 2021

9:00 AM

Room 301-B, City Hall

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 9:11 a.m.

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

1. [201569](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned property at 3853-3855 North 15th Street to Foundations for Freedom, Inc., and City expenditure of \$80,000 in the form of a forgivable loan to be used by the buyer toward rehab costs, in the 6th Aldermanic District.

Sponsors: Ald. Lewis, Ald. Stamper and Ald. Coggs

Appearing:
Amy Turim, 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

2. [201280](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as the Kenilworth Building to allow a temporary surface parking lot at 2135 North Prospect Avenue, located on the west side of North Prospect Avenue, south of East Kenilworth Place, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:
Sam Leichtling, Dept. of City Development

*Doug Weas, Weas Development
Ald. Nik Kovac, 3rd 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

3. [201560](#)

A substitute ordinance relating to the Tenth Amendment to the General Planned Development known as Milwaukee Metro Center to allow a second freestanding sign on the Phase 5 site located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Sam Leichtling, Dept. of City Development
Don Meyer, Heiser Toyota*

No public testimony.

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

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

No 0

4. [201561](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 5 to allow a second freestanding sign and additional building wall signs for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Sam Leichtling, Dept. of City Development
Don Meyer, Heiser Toyota*

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

5. [201562](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Western Building Products to allow

additional signage on the property located at 7007 North 115th Street, on the west side of North 115th Street, south of West Good Hope Road, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, Dept. of City Development
Bill Zacher, Western Building Products
Zach Wenger

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

6. [201567](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Detailed Planned Development, DPD for a portion of the property located at 1255 North 20th Street and the 1st Amendment to the Detailed Planned Development known as McKinley School for 2001 West Vliet Street and the northern portion of 1255 North 20th Street, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Sam Leichtling, Dept. of City Development
Ted Matkom, Gorman & Co.

No public testimony.

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. [201559](#)

Resolution approving a final Certified Survey Map for land located south of West Vliet Street and west of North 20th Street to redivide the parcels for redevelopment and to dedicate land for public street purposes, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, Dept. of City Development
Ted Matkom, Gorman & Co.

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. [201563](#) A substitute ordinance relating to the change in zoning from Local Business, LB2 to Two-Family Residential, RT4, for the properties located at 3466 and 3470 North 2nd Street, on the east side of North 2nd Street, south of West Keefe Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Yves LaPierre, Dept. of City Development

Chris Garrison, Milwaukee Habitat for Humanity

No public testimony.

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

9. [210041](#) Communication from the Department of City Development relating to its use of 'claw-back' and similar contracting provisions to ensure that those purchasing property from the City fulfill the terms under which the property was purchased.

Sponsors: Ald. Rainey

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. [201373](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for Komatsu.

Sponsors: THE CHAIR

Appearing:

Nikki Purvis, Office of Equity and Inclusion

Matt Beaudry, Komatsu

Keesha Jones-Sutton, Prism Technical

Randy Crump, Prism Technical

Presentation on Quarter 4 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

11. [201372](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for MSO - Public Infrastructure.

Sponsors: THE CHAIR

Appearing:

*Nikki Purvis, Office of Equity and Inclusion
Carla Cross, Cross Management Services*

Presentation on Quarter 1 2021 was given.

A motion was made by ALD. BAUMAN 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. [201374](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for Villard Commons.

Sponsors: THE CHAIR

Appearing:

*Nikki Purvis, Office of Equity and Inclusion
Carla Cross, Cross Management Services
Michael Roane, Brinshore*

Presentation on Quarter 1 2021 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

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

13. [200700](#) Resolution relating to a Minor Modification to the Detailed Planned Development for the former William McKinley School site at 2001 West Vliet Street to change the configuration of the previously approved townhomes on the north end of the site to single-family residences, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

Meeting adjourned at 10:13 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>.**