



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, September 16, 2014

9:00 AM

Room 301-B, 3rd. Fl., City Hall

Revised 9/17/14

Meeting convened at 9:15 a.m.

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

1. [140554](#) Reappointment of Lynnda Guyton to the Standards and Appeals Commission by the Mayor. (9th Aldermanic District)
Sponsors: THE CHAIR
A motion was made by ALD. PEREZ that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Perez, Wade, Bauman and Kovac
No 0
2. [140555](#) Reappointment of Brian Jost the Standards and Appeals Commission by the Mayor. (12th Aldermanic District)
Sponsors: THE CHAIR
A motion was made by ALD. BAUMAN that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:
Aye 5 - Bohl, Perez, Wade, Bauman and Kovac
No 0
3. [140556](#) Reappointment of Sheldon Oppermann the Standards and Appeals Commission by the Mayor. (3rd Aldermanic District)
Sponsors: THE CHAIR
Ald. Kovac moved confirmation subject to submission of a revised, correct attendance record into the file prior to the Common Council meeting on September 23, 2014. (Prevailed 5-0)

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

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

No 0

4. [140229](#)

Substitute resolution creating a Housing Stock Improvement Program to be administered by the Neighborhood Improvement Development Corporation.

Sponsors: Ald. Bauman and Ald. Perez

Individuals appearing:

Andrew VanNatta, Legislative Reference Bureau

Mario Higgins, Mayor's Office

Maria Prioletta, Department of City Development

Aaron Szopinski, Mayor's Office

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

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

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

No 0

[140229](#)

Substitute resolution creating a Housing Stock Improvement Program to be administered by the Neighborhood Improvement Development Corporation.

Sponsors: Ald. Bauman, Ald. Perez and Ald. Kovac

Ald. Kovac added as a cosponsor.

Mr. Szopinski and Ms. Brown said that they had concerns with the implementation and impact of the proposed legislation.

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

5. [140635](#)

Substitute resolution relating to the sale of City-owned residential properties for \$1 to non-profit real estate developers.

Sponsors: Ald. Murphy, Ald. Stamper, Ald. Bauman and Ald. Wade

Individuals appearing:

Martha Brown, Department of City Development

Aaron Szopinski, Mayor's Office

Mario Higgins, Mayor's Office

Pres. Michael Murphy, 10th Aldermanic District

Gregg Hagopian, City Attorney's Office

Ald. Stamper and Bauman added as cosponsors.

Bob Greene, Merril Park Neighborhood Association, appeared in support.

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. [140569](#) Resolution authorizing continued and increased use of real estate brokers to list, market and have limited management and monitoring responsibilities for tax-foreclosed residential property.

Sponsors: Ald. Bohl, Ald. Murphy and Ald. Bauman

Individuals appearing:

Martha Brown, Department of City Development

Aaron Szopinski, Mayor's Office

Mario Higgins, Mayor's Office

Pres. Michael Murphy, 10th Aldermanic District

Gregg Hagopian, City Attorney's Office

Ald. Bohl, Murphy, and Bauman added as sponsors.

Marne Snuck, Greater Milwaukee Association of Realtors, appeared in support.

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

7. [081570](#) A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.

Sponsors: Ald. Kovac, Ald. Coggs, Ald. Hamilton, Ald. Bohl and Ald. Bauman

Individual appearing:

Mary Schanning, City Attorney's Office

Ald. Bauman added as a cosponsor.

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

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

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

No 0

- [081570](#) A substitute ordinance relating to tree protection in the Milwaukee River greenway site plan review overlay zone.

Sponsors: Ald. Kovac, Ald. Coggs, Ald. Hamilton, Ald. Bohl and Ald. Bauman

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

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

No 0

8. [140486](#)

An ordinance relating to required board of zoning appeals findings for the granting of special use permits for installment loan agencies.

Sponsors: Ald. Bohl

Individual appearing:

Ed Richardson, Department of City Development

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

9. [140550](#)

Substitute resolution creating and funding a pilot program to facilitate the sale of City-owned residential properties.

Sponsors: Ald. Stamper, Ald. Murphy, Ald. Bauman, Ald. Coggs, Ald. Davis, Ald. Hamilton, Ald. Wade, Ald. Kovac and Ald. Bohl

Individuals appearing:

Ald. Russell Stamper, II, 15th Aldermanic District

Aaron Szopinski, Mayor's Office

Mario Higgins, Mayor's Office

Martha Brown, Department of City Development

Ald. Stamper and Ms. Brown said that the file should be held to allow concerns to be addressed and for further collaboration regarding the proposed legislation.

Ald. Kovac and Bohl added as cosponsors.

Ald. Wade moved to hold in committee for one cycle. (Prevailed 5-0)

A motion was made by ALD. WADE that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No 0

10. [140739](#)

Resolution accepting an unsolicited offer to purchase from Master Lock Company to purchase 2548A North 33rd Street to combine the property with its adjoining parcels to create a contiguous green space to maintain and control, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

*Karon Taylor, Department of City Development
Mario Higgins, Mayor's Office
Ald. Russell Stamper, II, 15th Aldermanic District*

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

11. [140725](#)

Resolution approving the blight designation of the City-owned brownfields at 3301-03, 3305-07 and 3309-11 West Lisbon Avenue and 3300-02, 3304-12 and 3316 West Lisbon Avenue and of the adjoining City-owned vacant lot at 1815 North 33rd Street for acquisition and remediation by the Redevelopment Authority of the City of Milwaukee, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

*Karen Dettmer, Redevelopment Authority of the City of Milwaukee
Ald. Russell Stamper, II, 15th Aldermanic District*

Ms. Dettmer said that the resolution requires a correction to list a date of August 21, 2014 in lieu of December 19, 2013 in the 5th Whereas Clause.

Ald. Bohl said that the correction can be made on the Common Council floor at the Common Council meeting on September 23, 2014.

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

12. [140731](#)

Resolution approving the blight designation of the City-owned brownfields at 4101 and 4131 North 31st Street for acquisition and remediation by the Redevelopment Authority of the City of Milwaukee, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Karen Dettmer, Redevelopment Authority of the City of Milwaukee
Ald. Ashanti Hamilton, 1st Aldermanic District*

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

13. [140728](#)

Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 72 (Bishop's Creek), in the 1st and 7th

Aldermanic Districts.

Sponsors: THE CHAIR

Individuals appearing:

Maria Prioletta, Department of City Development

Ald. Ashanti Hamilton, 1st Aldermanic District

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

14. [140732](#)

Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 28 (City Homes) and authorizing expenditures, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Maria Prioletta, 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

15. [140694](#)

Resolution approving a final Certified Survey Map for property located at 2725 West Hopkins Street to subdivide the existing Century City property and dedicate land for public greenway purposes, in the 7th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Benjamin Timm, Redevelopment Authority of the City of Milwaukee

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

16. [140454](#)

Substitute resolution approving an Agreement for Sale of Land to General Capital Group, LLP for property within the Century City Business Park, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individual appearing:

Benjamin Timm, Redevelopment Authority of the City of Milwaukee

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

17. [140727](#) Substitute resolution approving the Redevelopment Authority acquisition of the Youvraj Group, LLC property at 2630 West Wisconsin Avenue a/k/a 714 North 27th Street, in the 4th Aldermanic District, and authorizing the City to enter into a three-party agreement with the Avenues West Business Improvement District and the Redevelopment Authority regarding same.

Sponsors: Ald. Bauman

Individual appearing:

Rocky Marcoux, 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

18. [140612](#) A substitute ordinance relating to the sale of city-owned real estate.

Sponsors: Ald. Bauman, Ald. Bohl, Ald. Perez, Ald. Wade, Ald. Kovac, Ald. Stamper and Ald. Zielinski

Individuals appearing:

Danielle Berger, Deputy City Attorney

Aaron Szopinski, Mayor's Office

Atty. Bergner said that there are legal and standard concerns with the proposed legislation.

Mr. Szopinski said that his office does not support the proposed legislation.

Ald. Bohl, Perez, Wade, and Kovac added as cosponsors.

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

19. [140676](#) An ordinance relating to orders to correct violations of the building and zoning code.

Sponsors: Ald. Bauman and Ald. Bohl

Individual appearing:

Tom Mishefske, Department of Neighborhood Services

Mr. Mishefske said his office does not object but had some concerns.

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

20. [121601](#) Substitute resolution relating to the permanent historic designation for the New Bavaria Brewery a/k/a the Franz Falk Brewing Company at 639-641 S. 29th Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Carlen Hatala, Historic Preservation Commission

Pastor George Claudio, Jr., Straightway Vineyard Christian Fellowship Inc.

Chris Nelson, Intervarsity, appeared in support.

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

21. [140400](#) Substitute resolution granting historic designation to the Nunnemacher Estate/Wildenberg hotel located at 3774 S. 27th Street in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Ald. Terry Witkowski, 13th Aldermanic District, added as sponsor.

Individual appearing:

Carlen Hatala, Historic Preservation Commission

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

22. [140571](#) A substitute ordinance relating to the change in zoning from Single-Family Residential to Neighborhood Shopping for expansion of parking on the property located at 4021 North 90th Street, on the west side of North 90th Street, north of West Capitol Drive, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Mark Krause, Krause Properties, LLC and Krause Funeral Home

Atty. Michael Rosolino, Malm & LaFave, S.C.

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

23. [140547](#)

A substitute ordinance relating to the change in zoning from Multi-Family Residential to Two-Family Residential on land located at 2001 West Vliet Street and 1255 North 20th Street, south of West Vliet Street and west of North 20th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Vanessa Koster, Department of City Development

Gregory Gregory appeared in support.

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

24. [140670](#)

Substitute resolution granting historic designation to the 15th District School aka William McKinley School aka 20th Street School at 2001 W. Vliet Street in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Carlen Hatala, Historic Preservation Commission

Three individuals were present in support:

Dawn McCarthy, Milwaukee Preservation Alliance

Bobby Trunso

Gregory Gregory

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

25. [140671](#)

Substitute resolution granting historic designation to the playground adjacent to the 15th District School aka William McKinley School aka 20th Street School at 1255 North 20th Street in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Carlen Hatala, Historic Preservation Commission

*Three individuals were present in support:
Dawn McCarthy, Milwaukee Preservation Alliance
Bobby Trunso
Gregory Gregory*

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

26. [140650](#)

Communication from the Department of City Development relating to proposals for the relocation of the Milwaukee regional office of the Federal Bureau of Investigation.

Sponsors: Ald. Bauman

*Individual appearing:
Lori Lutzka, Department of City Development*

A motion was made by ALD. KOVAC 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 12:29 p.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>.