



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

Fax: 286-3456, clee@milwaukee.gov

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

Tuesday, July 20, 2021

9:00 AM

Room 301-B, City Hall

Clerical Corrections 7/21/21

This is also 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 <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 9:07 a.m.

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

1. [210509](#) Appointment of Vanessa Claypool to the Bronzeville Advisory Committee by the Mayor.

Sponsors: THE CHAIR

Appearing:
Vanessa Claypool

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

Aye 4 - Perez, Coggs, Bauman and Dimitrijevic

No 0

Excused 1 - Hamilton

2. [210331](#) Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 85 (6th and National), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:
Dan Casanova, Dept. of City Development

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

3. [210474](#)

Resolution terminating development agreement among the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee and 1707 Walnut, LLC for the Walnut Crossing Project, authorizing the transfer of property and creating restrictive covenants that will govern the future use of property.

Sponsors: Ald. Stamper

Appearing:
Maria Prioletta, 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

4. [210491](#)

Substitute resolution authorizing the sale of the City-owned property at 1653 North Mayflower Court to Leo Hardy, Jr., in the 6th Aldermanic District.

Sponsors: 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

5. [210166](#)

A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, to Industrial Light, IL2, for the property located at 3220 West Pierce Street, on the north side of West Pierce Street, east of South 34th Street, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Appearing:
Sam Leichtling, Dept. of City Development
Yves LaPierre, Dept. of City Development

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

6. [210068](#) Resolution authorizing the sale of a City-owned vacant lot at 3220 West Pierce Street, to MRC Enterprises, LLC, or assignee, for business expansion, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Appearing:

Sam Leichtling, Dept. of City Development

Yves LaPierre, Dept. 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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

7. [210171](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Nova to allow changes to the glazing pattern at the previously approved mixed-use building's southeast corner and the second floor balconies on the east facade, located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Sam Leichtling, Dept. of City Development

Jason Korb, Korb & Associates

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

8. [210051](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Industrial Mixed, IM, for the property located at 1422 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue and north of West Vliet Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Jon Talley, Christ Church MKE

Leia Wyatt, Christ Church MKE

No public testimony.

A motion was made by ALD. DIMITRIJEVIC that this Ordinance be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

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

No 0

9. [210167](#)

A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Downtown-Mixed Activity, C9G, to allow a wider mix of uses for the property located at 1311 North 6th Street, on the north side of West McKinley Avenue, west of North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Sam Leichtling, Dept. of City Development

Dan Adams, Druml Properties

Heidi Huber, Druml Properties

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

10. [210553](#)

Substitute motion directing the Department of City Development to initiate a zoning map amendment to create a Bronzeville Cultural and Entertainment District Interim Study Overlay Zone for properties located along West North Avenue between North Dr. Martin Luther King Jr. Drive and Interstate 43, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Sam Leichtling, Dept. of City Development

A motion was made by ALD. COGGS that this Motion be RECOMMENDED FOR APPROVAL. This motion PREVAILED by the following vote:

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

No 0

11. [210053](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, known as the 1500's to allow construction of a commercial building on part of 1540 North Jefferson Street, located on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:

Sam Leichtling, Dept. of City Development

Josh Delaney, applicant

Jordan Nelson, DMA

Brian Fisher, DMA

Ald. Nik Kovac, 3rd Ald. Dist.

Public testimony:

Larry Hoffman - advocating use of renewable energy installation

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

12. [210172](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to a new Detailed Planned Development known as Eighteen87 on Water for a multi-family residential development located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:

Sam Leichtling, Dept. of City Development

Brandon Rule, Rule Enterprises

Michael Emem, Emem Group

Megan Schuetz, Movin' Out

Falamak Nourzad, Continuum Architects

Public testimony:

Karen Coy-Romano - support

Tati Bacellar - oppose

Larry Hoffman - advocating use of renewable energy installation

Edward Richardson - concerns

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

13. [210341](#)

Substitute resolution relating to the allocation of \$150 million of American Rescue Plan Act grant funds to support affordable housing.

Sponsors: Ald. Bauman and Ald. Rainey

A motion was made by ALD. BAUMAN that this Resolution be REFERRED WITHOUT RECOMMENDATION AND ASSIGNED TO to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:

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

No 0

10 AM

14. [210284](#)

Substitute resolution denying the appeal of the Certificate of Appropriateness relating to vinyl windows at 4434 N. 25th Street, in the Garden Homes Historic District, for Matthew Weiss and affirming the Historic Preservation Commission's decision.

Sponsors: THE CHAIR

Appearing:

Jacqueline Drayer, Historic Preservation Commission

Matthew Weiss, appellant

No public testimony.

Ald. Bauman moved denial of the appeal and to affirm the decision of the Historic Preservation Commission. (Prevailed 5-0)

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

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

No 0

[210284](#)

Substitute resolution denying the appeal of the Certificate of Appropriateness relating to vinyl windows at 4434 N. 25th Street, in the Garden Homes Historic District, for Matthew Weiss and affirming the Historic Preservation Commission's decision.

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 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

15. [210465](#)

Communication from the Department of City Development transmitting the 2020 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

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

Meeting adjourned at 12:39 p.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>.**