



# 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**

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Tuesday, September 15, 2015

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:03 a.m.

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

1. [150383](#) Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures, creating Tax Incremental District No. 84 (West McKinley and West Juneau), declaring the City-owned parking structure at 324 West Highland Avenue surplus to municipal needs and approving Land Disposition Reports and authorizing conveyance of 324 West Highland Avenue and 300-18 West Juneau Avenue to the Milwaukee Bucks, LLC, in the 4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Rocky Marcoux, Department of City Development*

*Martin Matson, City Comptroller*

*Peter Feigin, Milwaukee Bucks*

*Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

*Ald. Michael Murphy, 10th Aldermanic District*

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

**A motion was made by ALD. WADE that this Resolution be SUBSTITUTED.**

**This motion PREVAILED by the following vote:**

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

**No** 0

- [150383](#) Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures, creating Tax Incremental District No. 84 (West McKinley and West Juneau), declaring the City-owned parking structure at 324 West Highland Avenue surplus to municipal needs and approving Land Disposition Reports and authorizing conveyance of 324 West Highland Avenue and 300-18 West Juneau

Avenue to the Milwaukee Bucks, LLC, in the 4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman

*Ald. Bauman moved to amend the file with the following Motions 1A, 1B, and 1C:*

*Amend Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "City Obligations" section by changing item E(1) to:*

*1. Retain N. 4th Street between W. Juneau Avenue and W. Highland Avenue as a through street. Vacate N. 5th Street and the public alleys in Block 1 and complete any utility work (water/sewer/comm/traffic) related to those vacations by the end of 2015.;*

*Adding Item G as follows:*

*G. Close N. 4th Street as needed using movable bollards under the authority of a special privilege permit (or other device to recognize the Bucks' right to use the street).;*

*And amend the "Team Sheet", "Bucks' Obligations" section by deleting Item B.*

*(Motions 1A, 1B, 1C prevailed 3-2)*

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

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

**No** 2 - Bohl and Wade

*Ald. Bauman moved to amend the file with Motion 2 as follows:*

*Amend the Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Parking Structure" sub-section, by changing Item K to:*

*K. City may sell naming rights or corporate sponsorship signage for the Parking Structure and retain all revenue associated with such naming or sponsorship. Any associated signage is subject to City's standard approval requirements, which shall not be unreasonable withheld.*

*(Prevailed 5-0)*

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

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

**No** 0

*Ald. Bauman moved to amend the file with Motions 3A and 3B as follows:*

*Amend the Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Human Resources Requirements" sub-section, by changing the introductory line of Item A to:*

*"A. On any construction in Blocks 1 through 8, known as the "Greater Arena Project"*

and the "Training Facility":;

And amend the Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Human Resources Requirements" sub-section as follows:

"A. On construction of the area designated Blocks 1 through 8, commonly known as the "Greater Arena Project" and the "Training Facility:"

And

"B. On construction of the area designated Blocks 1 through 8, commonly known as the "Greater Arena Project" and the "Training Facility:"

And amend Item B (Residential Preference Program) as follows:

Delete requirement 1. "10% are residents of Milwaukee County."

Increase requirement 2 (introduction), from 30% to 40% "are any combination of the following categories:"

Delete requirement 2c. "City residents."

Additional individuals appearing:

Ald. Ashanti Hamilton, 1st Aldermanic District

Ald. Russell Stamper, 15th Aldermanic District

Ald. Joe Davis, 2nd Aldermanic District

Ald. Milele Coggs, 6th Aldermanic District

Meeting recessed at 11:44 a.m.

Meeting reconvened at 12:30 p.m.

Ald. Bauman moved to amend Motions 3A and 3B and replace those motions with Motion 3C as follows:

Amend the Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Human Resources Requirements" sub-section as follows:

1. Replace the introductory clause of Item A with the following:

"A. On construction of the area designated Blocks 1 through 8, commonly known as the "Greater Arena Project" and the "Training Facility" and ancillary development in those Blocks:"

2. Re-write Item B (Residential Preference Program) to read as follows:

"B. On construction of the area designated Blocks 1 through 8, commonly known as the "Greater Arena Project" and the "Training Facility" and ancillary development in those Blocks:

1. 40% of workers shall qualify under the City Residential Preference Program (RPP):

a. RPP qualified workers shall be City residents that are unemployed or

*underemployed as defined in sec. 309-41-1-f of the Milwaukee Code of Ordinances or grandfathered unemployed or underemployed City residents who no longer meet the time requirements in Sec. 309-41-1-f because of their work on other recent development projects in the City of Milwaukee.*

*b. In the event that the Bucks exhaust all eligible workers who meet the City's RPP ordinance as described in B.1.(a). as determined by the City's Office of Small Business Development in cooperation with the Milwaukee Area Workforce Investment Board, and have not met the 40% requirement, the Bucks may hire any City resident to fill that gap and reach the 40% requirement.*

*2. For purposes of maximizing employment opportunities, targeting training programs and assessing compliance feasibility within specific components of the project subject to RPP, the HRA shall provide that City (through City's Department of City Development and Office of Small Business Development), Bucks and Bucks' project manager, in conjunction with the Milwaukee Area Workforce Investment Board in collaboration with the Milwaukee Building Trades and WRTP Big Step, shall develop a gap analysis of work force capabilities and capacities on a trade by trade basis. This analysis shall be performed both prior to commencement of construction and again following construction bidding.*

*3. In an effort to increase workforce capacity in the City of Milwaukee, the Bucks and City agree to contribute a minimum of \$375,000 each during the next 4 years towards capacity building programs to be conducted in cooperation with MAWIB for the Greater Arena Project. The Bucks' portion may be paid directly by the Bucks through an Affiliate or through the Bucks' foundation. The funding of the City portion is yet to be determined. The capacity building programs may include the following:*

- a. A youth recruitment program.*
- b. Worker recruitment events.*
- c. Development of an end user worker recruitment project.*
- d. Business development program in the architectural and other professional fields.*
- e. Any other program that the City and Bucks mutually agreed upon.*

*Additional individual appearing:  
Mary Schanning, City Attorney's Office*

*Ald. Bauman moved to withdraw Motion 3C.*

*Ald. Kovac moved to amend the file with Motion 4 as follows:*

*Amend the Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "Bucks' Obligations" section by adding the following item:*

*l. If a third-party assessment determines the value of the Bucks franchise increases, then all investors in the new arena (Bucks, State of Wisconsin, City of Milwaukee, Milwaukee County, Wisconsin Center District) will receive a rebated share of that increase pro-rated by their arena investment and limited to that investment. This assessment shall be after the first 10 years and every 5 years thereafter for the following 20 years.*

*(Motion 4 Failed 2-3)*

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

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

No 0

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

*Ald. Perez moved to amend the file with Motion 3D, offered by Ald. Bohl, as follows:*

*Amend the Tax Incremental District No. 84 Project Plan, Exhibit 4, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Human Resources Requirements" sub-section as follows:*

1. *Replace the introductory clause of Item A with the following:*

*"A. On construction of the Bucks Arena, Plaza and Parking Structure:"*

2. *Re-write Item B (Residential Preference Program) to read as follows:*

*"B. On construction of the Bucks Arena, Plaza and Parking Structure:"*

1. *40% of workers shall qualify under the City Residential Preference Program (RPP):*

*a. RPP qualified workers shall be City residents that are unemployed or underemployed as defined in sec. 309-41-1-f of the Milwaukee Code of Ordinances or grandfathered unemployed or underemployed City residents who no longer meet the time requirements in Sec. 309-41-1-f because of their work on other recent development projects in the City of Milwaukee.*

*b. In the event that the Bucks exhaust all eligible workers who meet the City's RPP ordinance as described in B.1.(a). as determined by the City's Office of Small Business Development in cooperation with the Milwaukee Area Workforce Investment Board, and have not met the 40% requirement, the Bucks may hire any City resident to fill that gap and reach the 40% requirement.*

2. *For purposes of maximizing employment opportunities, targeting training programs and assessing compliance feasibility within specific components of the project subject to RPP, the HRA shall provide that City (through City's Department of City Development and Office of Small Business Development), Bucks and Bucks' project manage, in conjunction with the Milwaukee Area Workforce Investment Board in collaboration with the Milwaukee Building Trades and WRTP Big Step, shall develop a gap analysis of work force capabilities and capacities on a trade by trade basis. This analysis shall be performed both prior to commencement of construction and again following construction bidding.*

3. *In an effort to increase workforce capacity in the City of Milwaukee, the Bucks and City agree to contribute a minimum of \$375,000 each during the next 4 years towards capacity building programs to be conducted in cooperation with MAWIB for the Greater Arena Project. The Bucks' portion may be paid directly by the Bucks through an Affiliate or through the Bucks' foundation. The funding of the City portion is yet to be determined. The capacity building programs may include the following:*

- a. A youth recruitment program.
- b. Worker recruitment events.
- c. Development of an end user worker recruitment project.
- d. Business development program in the architectural and other professional fields.
- e. Any other program that the City and Bucks mutually agreed upon.

(Motion 3D Prevailed 5-0)

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

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

**No** 0

*Individual reappearing:*

*Ald. Michael Murphy, 10th Aldermanic District*

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

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

**No** 1 - Kovac

2. [150384](#)

Substitute resolution approving Amendment No. 4 to the Project Plan and a Development Agreement authorizing expenditures for Tax Incremental District No. 22 (Beerline "B"), in the 3rd and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Rocky Marcoux, Department of City Development*

*Martin Matson, City Comptroller*

*Peter Feigin, Milwaukee Bucks*

*Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

*Ald. Michael Murphy, 10th Aldermanic District*

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

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

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

**No** 0

[150384](#)

Substitute resolution approving Amendment No. 4 to the Project Plan and a Development Agreement authorizing expenditures for Tax Incremental District No. 22 (Beerline "B"), in the 3rd and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman

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

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

**No** 0

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

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

**No** 0

**Excused** 1 - Wade

*Ald. Wade moved to amend the file with the following Motions 1A, 1B, and 1C, offered by Ald. Bauman:*

*Amend Tax Incremental District No. 22 Project Plan, Exhibit 2, known as the "Term Sheet", "City Obligations" section by changing item E(1) to:*

*1. Retain N. 4th Street between W. Juneau Avenue and W. Highland Avenue as a through street. Vacate N. 5th Street and the public alleys in Block 1 and complete any utility work (water/sewer/comm/traffic) related to those vacations by the end of 2015.;*

*Adding Item G as follows:*

*G. Close N. 4th Street as needed using movable bollards under the authority of a special privilege permit (or other device to recognize the Bucks' right to use the street).;*

*And amend the "Team Sheet", "Bucks' Obligations" section by deleting Item B.*

*(Motions 1A, 1B, 1C prevailed 5-0)*

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

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

**No** 0

*Ald. Wade moved to amend the file with Motion 2, offered by Ald. Bauman, as follows:*

*Amend the Tax Incremental District No. 22 Project Plan, Exhibit 2, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Parking Structure" sub-section, by changing Item K to:*

*K. City may sell naming rights or corporate sponsorship signage for the Parking Structure and retain all revenue associated with such naming or sponsorship. Any associated signage is subject to City's standard approval requirements, which shall not be unreasonable withheld.*

*(Motion 2 Prevailed 5-0)*

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

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

**No** 0

*Ald. Wade moved to amend the file with Motion 3, offered by Ald. Bohl, as follows:*

*Amend the Tax Incremental District No. 22 Project Plan, Exhibit 2, known as the "Term Sheet", "Bucks' Commitment to City Prerequisites" section, "Human Resources Requirements" sub-section as follows:*

1. *Replace the introductory clause of Item A with the following:*

*"A. On construction of the Bucks Arena, Plaza and Parking Structure:"*

2. *Re-write Item B (Residential Preference Program) to read as follows:*

*"B. On construction of the Bucks Arena, Plaza and Parking Structure:"*

1. *40% of workers shall qualify under the City Residential Preference Program (RPP):*

*a. RPP qualified workers shall be City residents that are unemployed or underemployed as defined in sec. 309-41-1-f of the Milwaukee Code of Ordinances or grandfathered unemployed or underemployed City residents who no longer meet the time requirements in Sec. 309-41-1-f because of their work on other recent development projects in the City of Milwaukee.*

*b. In the event that the Bucks exhaust all eligible workers who meet the City's RPP ordinance as described in B.1.(a). as determined by the City's Office of Small Business Development in cooperation with the Milwaukee Area Workforce Investment Board, and have not met the 40% requirement, the Bucks may hire any City resident to fill that gap and reach the 40% requirement.*

*2. For purposes of maximizing employment opportunities, targeting training programs and assessing compliance feasibility within specific components of the project subject to RPP, the HRA shall provide that City (through City's Department of City Development and Office of Small Business Development), Bucks and Bucks' project manage, in conjunction with the Milwaukee Area Workforce Investment Board in collaboration with the Milwaukee Building Trades and WRTP Big Step, shall develop a gap analysis of work force capabilities and capacities on a trade by trade basis. This analysis shall be performed both prior to commencement of construction and again following construction bidding.*

*3. In an effort to increase workforce capacity in the City of Milwaukee, the Bucks and City agree to contribute a minimum of \$375,000 each during the next 4 years towards capacity building programs to be conducted in cooperation with MAWIB for the Greater Arena Project. The Bucks' portion may be paid directly by the Bucks through an Affiliate or through the Bucks' foundation. The funding of the City portion is yet to be determined. The capacity building programs may include the following:*

- a. A youth recruitment program.*
- b. Worker recruitment events.*
- c. Development of an end user worker recruitment project.*
- d. Business development program in the architectural and other professional fields.*
- e. Any other program that the City and Bucks mutually agreed upon.*

*(Motion 3 Prevailed 5-0)*

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

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

**No** 0

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

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

**No** 1 - Kovac

3. [150597](#) Communication from the Office of Small Business Development relating to the 4th quarter report of 2014 and the 1st quarter report of 2015 regarding Small Business Enterprise and Residence Preference Program participation on the Northwestern Mutual Tower & Commons Development Project.

**Sponsors:** THE CHAIR

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

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

**No** 0

4. [150596](#) Communication from the Office of Small Business Development relating to the quarterly report regarding Small Business Enterprise and Residence Preference Program participation on The Posner Building Project.

**Sponsors:** THE CHAIR

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

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

**No** 0

9:30 A.M.

5. [150647](#) An ordinance relating to a registration requirement for group living facilities.

**Sponsors:** Ald. Bohl

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

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

No 0

6. [150280](#) A substitute ordinance relating to the regulation of automatic changeable message signs.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Ed Richardson, Department of City Development*

*Ald. Terry Witkowski, 13th Aldermanic District*

*Ald. moved to substitute the file with Proposed Substitute C. (4-0 wade excused)*

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

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

**No** 0

**Excused** 1 - Wade

- [150280](#) A substitute ordinance relating to the regulation of automatic changeable message signs.

**Sponsors:** Ald. Witkowski

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

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

**No** 0

**Excused** 1 - Wade

24. [150653](#) Resolution authorizing additional funding for Tax Incremental District No. 81 (1st and Greenfield), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Martin Matson, City Comptroller*

*Dan Casanova, 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

25. [150654](#) Resolution approving a Project Plan, authorizing expenditures and creating Tax Incremental District No. 85 (6th and National), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Martin Matson, City Comptroller*

*Dan Casanova, 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** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

**Ald. Wade left the committee at 2 p.m.**

**Present** 4 - Bohl, Perez, Bauman, Kovac

**Excused** 1 - Wade

7. [150463](#) A substitute ordinance relating to the First Amendment to a General Planned Development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Blair Williams, Wired Properties*

*Eric Ponto, Engberg Anderson Design Partnership Inc.*

*Greg McHenry*

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

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

**No** 0

**Excused** 1 - Wade

8. [150132](#) A substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development for multi-family development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Blair Williams, Wired Properties*

*Eric Ponto, Engberg Anderson Design Partnership Inc.*

*Greg McHenry*

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

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

**No** 0

**Excused** 1 - Wade

9. [141868](#)

A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development for construction of a mixed-use building on the properties at 2202-06 South Kinnickinnic Avenue and 371 East Ward Street and from Single-Family Residential to Detailed Planned Development for construction of a parking lot on vacated excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street, and a portion of East Brunk's Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Nora Pecor, Dermond Property Investments LLC*

*Michael Erkamaa, KK Music LLC*

*Joel Agacki, Striegel Agacki Studio*

*Yves LaPierre, Department of City Development*

*Individual appearing in support:*

*Kerry Yandell, Studio Lounge, 2242-46 S. Kinnickinnic Ave., Milwaukee, WI*

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

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

**No** 0

**Excused** 1 - Wade

10. [150519](#)

Substitute resolution declaring the City-owned property at 371 East Ward Street surplus to municipal needs and authorizing the sale to Dermond Property Investments LLC for mixed-use commercial and residential development, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Nora Pecor, Dermond Property Investments LLC*

*Michael Erkamaa, KK Music LLC*

*Joel Agacki, Striegel Agacki Studio*

*Yves LaPierre, Department of City Development*

*Individual appearing in support:*

*Kerry Yandell, Studio Lounge, 2242-46 S. Kinnickinnic Ave., Milwaukee, WI*

**A motion was made by ALD. PEREZ that this Resolution be RECOMMENDED**

**FOR ADOPTION. This motion PREVAILED by the following vote:**

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

**No** 0

**Excused** 1 - Wade

11. [150461](#)

A substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential for the property at 2488-90 South 12th Street, on the east side of South 12th Street and north of West Arthur Avenue, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, 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** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

12. [150462](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as 1st and Greenfield - Phase 1 for building changes and additional residential units on land located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Shane Grandbois, Eppstein Uhen Architects*

*Wayne Wiertzema, Wangard Partners*

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

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

**No** 0

**Excused** 1 - Wade

13. [150375](#)

A substitute ordinance relating to the change in zoning from Residential-Office to a Detailed Planned Development known as 2040 West Wisconsin Avenue, located on the north side of West Wisconsin Avenue, east of North 21st Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Department of City Development  
Atty. James Gormley, Foley & Lardner LLP*

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

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

**No** 0

**Excused** 2 - Perez and Wade

14. [150493](#) Resolution amending the agreement for sale, declaring restrictive covenants and releasing a deed restriction regarding properties sold to Veterans Gardens, LLC.

**Sponsors:** Ald. Davis

*Individual appearing:  
Martha Brown, 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** 3 - Bohl, Bauman and Kovac

**No** 0

**Excused** 2 - Perez and Wade

15. [150655](#) Resolution authorizing the sale of the City-owned property at 1524 North Milwaukee Street to USL Land LLC, for development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*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** 3 - Bohl, Bauman and Kovac

**No** 0

**Excused** 2 - Perez and Wade

16. [150652](#) Resolution authorizing the sale of the City-owned property at 3880 North 18th Street to EVI Milwaukee LLC, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:  
Yves LaPierre, Department of City Development  
Michael Harper  
Ald. Milele Coggs, 6th Aldermanic District*

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

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

**No** 0

**Excused** 1 - Wade

17. [150466](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2730 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Matt Haessly, Department of City Development*

*Ald. Milele Coggs, 6th Aldermanic*

*Tamara Martin, King's Market*

*Bruce Martin, King's Market*

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

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

**No** 0

**Excused** 1 - Wade

18. [150656](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4616 West Hampton Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Matt Haessly, Department of City Development*

*Atty. Andrew Arena, Arena Law Offices LLC*

*Charnjit Kaur*

*Ald. Ashanti Hamilton, 1st Aldermanic District*

*Senator Lena Taylor, Wisconsin Senate District 4 - Milwaukee*

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

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

**No** 0

**Excused** 1 - Wade

19. [150643](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4124 West Villard Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Dwayne Edwards, Department of City Development  
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** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

20. [150663](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3607 West Villard Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:  
Dwayne Edwards, Department of City Development  
Ald. Ashanti Hamilton, 1st Aldermanic District*

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

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

**No** 0

**Excused** 1 - Wade

21. [150642](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3907-09 West Vliet Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individual appearing:  
Dwayne Edwards, 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** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

22. [150644](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2919 West Fond du Lac Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individual appearing:  
Dwayne Edwards, 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** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

23. [150645](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3700-02 North 27th Street, in the 7th Aldermanic District.

**Sponsors:** Ald. Wade

*Individual appearing:*

*Dwayne Edwards, 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** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

**The following item may be placed on file as no longer needed:**

26. [150398](#) Resolution terminating the cooperation agreement between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee.

**Sponsors:** Ald. Murphy, Ald. Perez and Ald. Bauman

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

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

**No** 0

**Excused** 1 - Wade

**Meeting adjourned at 3:30 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>.**