



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JAMES BOHL, CHAIR**  
*Ald. Khalif J. Rainey, Vice-Chair,*  
*Ald. Nik Kovac, Ald. Milele A. Coggs and Ald. Russell W.*  
*Stamper, II*  
**Staff Assistant, Chris Lee, 286-2232**  
**Fax: 286-3456, [clee@milwaukee.gov](mailto:clee@milwaukee.gov)**  
**Legislative Liaison, Jeffrey Osterman, 286-2262,**  
**[joster@milwaukee.gov](mailto:joster@milwaukee.gov)**

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Tuesday, May 23, 2017

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:06 a.m.

*Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper*

1. [170147](#) Resolution approving a supplement to the Amended and Restated Ground Lease between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to facilitate the bonds for the renovation of various Milwaukee Public Schools.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Jeremy McKenzie, Assistant City Attorney*  
*Travis Luzney, Milwaukee Public Schools*

*Members asked that a list of 26 schools identified be submitted to the file.*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

2. [161749](#) A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, for the property located at 8501 West Brown Deer Road, on the south side of West Brown Deer Road, west of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individual appearing:*

*Vanessa Koster, Department of City Development*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

3. [161712](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Marquette University Valley Fields Complex to allow signage on the temporary dome structure at 1818 West Canal Street, located on the north side of West Canal Street, west of North 16th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

4. [170095](#) Substitute resolution relating to a Minor Modification to a Detailed Planned Development to allow the site located at 700 East Kilbourn Avenue to continue to be utilized as a temporary parking lot, on land located on the north side of East Kilbourn Avenue and east of North Van Buren Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Item 17, CCFN 161565 was considered prior to this item.*

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*David Torkildson, ABM Parking*

*Ald. Rainey left the committee at 10:15 a.m.*

*Present 4 - Bohl, Kovac, Coggs, Stamper*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

5. [161716](#) Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount for the preparation of a design charrette for the Harambee Five Points Exchange commercial district, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Ald. Coggs moved to substitute the file with Proposed Substitute A. (Prevailed 4-0)*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

[161716](#)

Substitute resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount for the preparation of a design charrette for the Harambee Five Points Exchange commercial district, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Janet Grau, Department of City Development*

*Deshea Agee, Historic King Drive Business Improvement District 8*

*Pamela Harrell, Milwaukee resident*

*Samuel Sims, 5PNA*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

6. [170034](#)

Resolution approving the South 27th Street Strategic Action Plan and amending the Southeast Side Area Comprehensive Plan and the Southwest Side Area Comprehensive Plan to include the Strategic Action Plan as part of Milwaukee's Overall Comprehensive Plan, in the 11th and 13th Aldermanic Districts.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Nolan Zaroff, Department of City Development*

*Monica Wauck, Department of City Development*

*Vanessa Koster, Department of City Development*

*Ald. Terry Witkowski, 13th Aldermanic District*

*Ald. Mark Borkowski, 11th Aldermanic District*

*Charles Erickson, City of Greenfield Community Development Director*

*Tara Cavazos, Historic Highway 41 Business Improvement District*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

7. [161662](#)

Resolution relating to a Certificate of Appropriateness for painting over a pre-existing mural sign and and the installation of multiple signs on the south elevation of 1003-1007 N. Old World 3rd Street in in the Old

World 3rd Street Historic District for Robert Wiltgen of Whos Milwaukee, LLC.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Tim Askin, Historic Preservation Commission*

*Atty. Michael J. Whitcomb, Whitcomb Law*

*Ald. Kovac moved denial of the appeal. (Prevailed 5-0)*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

[161662](#)

Substitute resolution affirming the Historic Preservation Commission's decision and denying an appeal relating to a Certificate of Appropriateness for painting over a preexisting mural sign and installing multiple signs on the south elevation of 1003-1007 N. Old World 3rd Street in the Old World 3rd Street Historic District for owner Robert Wiltgen of Who's Milwaukee, LLC in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

8. [170169](#)

Resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 82 (East Michigan Street), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Dan Casanova, Department of City Development*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

9. [170150](#)

Substitute resolution authorizing the Department of City Development

to issue a limited term site control letter to a potential developer of the City-owned property located at 2001 West Vliet Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*  
*Amy Turim, 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, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

**10.** [170201](#)

Substitute resolution approving City acquisition by property tax foreclosure of 1313 and 1329-1331 West National Avenue under Milwaukee Code of Ordinances Section 308-22, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*  
*Ald. Jose Perez, 12th Aldermanic District*  
*Amy Turim, Department of City Development*  
*Gregg Hagopian, Assistant City Attorney*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

**11.** [170202](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2510-18 West Capitol Drive, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*  
*Amy Turim, Department of City Development*  
*Samuel Coleman, 1st Aldermanic District*  
*Gregg Hagopian, Assistant City Attorney*  
*Ashley Thomas, Hope Street Ministry*  
*Greg Heinen, Hope Street Ministry*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

No 0

Excused 1 - Rainey

12. [170170](#)

Resolution accepting an unsolicited offer to purchase from Arthor Delaney for the property located at 5649 North 39th Street for rehabilitation and sale to an owner-occupant, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Karen Taylor, Department of City Development  
Samuel Coleman, 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, Kovac, Coggs and Stamper

**No** 0

Excused 1 - Rainey

13. [170163](#)

Resolution accepting an unsolicited offer to purchase from Edward Miller for the property located at 6302 West Richmond Avenue for rental purposes, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*Karen Taylor, Department of City Development  
Ald. Michael Murphy, 10th Aldermanic District  
Edward Miller*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

Excused 1 - Rainey

14. [170167](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5424-30 West Lisbon Avenue, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*Dwayne Edwards, Department of City Development  
Ald. Michael Murphy, 10th Aldermanic District  
Perry Lindsey, P.L. Innovations LLC*

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

vote:

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

15. [170168](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5725 West Burleigh Street, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Ald. Michael Murphy, 10th Aldermanic District*

*Johnathan Smith, Ammon Corp.*

*Willie Smith, broker*

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

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

**No** 0

**Excused** 2 - Rainey and Stamper

16. [170195](#) Resolution approving the Land Disposition Report and authorizing the sale of the City-owned property at 3880 North 18th Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Ald. Michael Murphy, 10th Aldermanic District*

*Qaiyim El-Amin, QEWM LLC*

*Brandon Methu, QEWM LLC*

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

**Aye** 4 - Bohl, Kovac, Coggs and Stamper

**No** 0

**Excused** 1 - Rainey

17. [161565](#) A substitute ordinance relating to city sales of neighborhood property at a discount to employees of the city and city-related entities.

**Sponsors:** Ald. Johnson

*This item was considered out of order prior to item 4, CCFN 170095.*

*Individuals appearing:*

*Ald. Cavalier Johnson, 2nd Aldermanic District  
Amy Turim, Department of City Development*

*Ald. Kovac moved substitution of the file with Proposed Substitute B. (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, Rainey, Kovac, Coggs and Stamper

**No** 0

[161565](#)

A substitute ordinance relating to city sales of neighborhood property at a discount to employees of the city and city-related entities.

**Sponsors:** Ald. Johnson

*Additional individuals appearing:  
Gregg Hagopian, Assistant City Attorney*

*Individuals appearing in support from the public:  
Troy Johnson, League of Martin  
Tony Jones, Jr., Milwaukee Brotherhood of Milwaukee Fire Fighters  
Anthony Lewis, Milwaukee Brotherhood of Milwaukee Fire Fighters*

*Individual appearing with concerns from the public:  
Atty. Michael Maistelman, Maistelman & Associates, LLC*

*Atty. Maistelman representing Apartment Association of Southeastern Wisconsin as legal counsel.*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

18. [170218](#)

Communication from various departments regarding City housing programs.

**Sponsors:** THE CHAIR

*Individuals appearing:  
Maria Prioletta, Department of City Development  
Tina Klose, Department of City Development  
Mario Higgins, Community Development Grants Administration  
Larry Kilmer, Department of City Development  
Ben James, Health Department*

*Ald. Rainey rejoined the committee at 12:05 p.m.*

*Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper*

*Additional individuals appearing:  
Ross Matters, Department of Neighborhood Services  
Thomas Mishefske, Department of Neighborhood Services  
Erick Shambarger, Environmental Collaboration Office*



*Karen Taylor, Department of City Development  
Amy Turim, Department of City Development*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

**19. [170030](#)**

Resolution approving a final Certified Survey Map for land located on the south side of West Layton Avenue and east of South 20th Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

**Sponsors:** THE CHAIR

*Closed session occurred prior to this item.*

*Individuals appearing:*

*Ald. Terry Witkowski, 13th Aldermanic District  
Vanessa Koster, Department of City Development  
Atty. Todd Farris, Friebert, Finerty & St. John, S.C.  
Gregg Hagopian, Assistant City Attorney*

*Atty. Farris representing WoodSprings Suites Milwaukee Airport LLC as legal counsel.*

*Individual appearing in opposition from the public:*

*Deb Ritter, Milwaukee resident and representing Bostonian Village North*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

**The Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved. The committee may then reconvene into open session for the regular agenda.**

*This item was considered prior to item 19, CCFN 170030.*

*Ald. Rainey moved that the Zoning, Neighborhoods and Development Committee convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.*

*Ayes - Stamper, Coggs, Kovac, Rainey, Bohl*

*Meeting convened into closed session at 12:39 p.m.*

*Present - Stamper, Coggs, Kovac, Rainey, Bohl*

*Individuals appearing:*

*Gregg Hagopian, Assistant City Attorney*

*Ald. Terry Witkowski, 13th Aldermanic District*

*William Fuchs, Department of Public Works*

*James Owczarski, City Clerk*

*Vanessa Koster, Department of City Development*

*Ald. Kovac moved that the committee reconvene into open session. There were no objections.*

*Meeting reconvened into open session at 1:50 p.m.*

*Item 19, CCFN 170030, was considered following closed session.*

**Meeting adjourned at 2:20 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>.**