



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

Thursday, July 6, 2017

1:30 PM

Room 301-B, City Hall

Meeting convened at 1:35 p.m.

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

Ald. Stamper joined the committee at 1:39 p.m. during item 1, CCFN 170182.

Ald. Bohl left the committee at 3:44 p.m. during item 10, CCFN 161434.

1. [170182](#)

A substitute ordinance relating to requirements for bicycle parking spaces.

Sponsors: Ald. Kovac

Individual appearing:
Greg Patin, Department of City Development

Ald. Kovac moved substitution of the file with Proposed Substitute B. (Prevailed 4-0)

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

Aye 4 - Bohl, Rainey, Kovac and Coggs

No 0

Excused 1 - Stamper

[170182](#)

A substitute ordinance relating to requirements for bicycle parking spaces.

Sponsors: Ald. Kovac

Ald. Stamper joined the committee at 1:39 p.m.

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

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

No 0

2. [170421](#) Resolution approving the Land Disposition Report and authorizing the sales of Redevelopment Authority-owned properties located at 220 East Florida Street, 300 East Florida Street and 310 East Florida Street to the adjoining owners, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:
Rhonda Szallai, Department of City Development

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

3. [170043](#) A substitute ordinance establishing the Menomonee Valley Riverwalk Site Plan Review Overlay Zone measured from the ordinary high-water mark or bulkhead line extending 50 feet landward for the properties immediately adjacent to the Menomonee River, generally extending from the confluence of the Milwaukee River and the Menomonee River westerly to Three Bridges Park, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Donovan

Individuals appearing:
Robert Harris, Department of City Development
Vanessa Koster, Department of City Development
Alyssa Remington, Department of City Development
Corey Zetts, Menomonee Valley Partners

Individual appearing from the public to testify in opposition:
Brian Joos, property owner of 100 S. 2nd St., Milwaukee

Mr. Joos asked for his property to be excluded.

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

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

No 0

4. [170044](#) Substitute resolution establishing design standards for the Menomonee Valley Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

Sponsors: Ald. Donovan

This item was heard in conjunction with item 3, CCFN 170043.

A motion was made by ALD. STAMPER that this Resolution be

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

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

No 0

5. [170033](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase V, to permit construction of seven townhomes at 301 East Brown Street, located on the south side of East Brown Street between North Hubbard Street and North Killian Place, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Amanda Koch, Engberg Anderson Architects

Terrell Walter, Royal Capital Group, LLC

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

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

No 0

6. [170287](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metcalfe Park Center to permit an extension of hours for a day care and building signage at 3624 West North Avenue, located on the north side of West North Avenue, east of North 37th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Crystal Robinson, Johnson Family Childcare & Learning Center

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

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

No 0

7. [161472](#)

Substitute resolution relating to a Minor Modification to a Detailed Planned Development to permit changes to a previously approved mixed-use development located at 1500-1534 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Vanessa Koster, Department of City Development
Maria Prioletta, Department of City Development
Mike Soto, Continuum Architects & Planning
Nicolette Jurgens-Tammings, Evergreen Real Estate Group

A motion was made by ALD. STAMPER 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. [170425](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 90 (15th and North), in the 15th Aldermanic District.

Sponsors: Ald. Stamper

This file was heard in conjunction with item 7, CCFN 161472.

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

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

No 0

9. [160949](#) Substitute resolution affirming the Historic Preservation Commission's decision and denying an appeal relating to a Certificate of Appropriateness for a painted or removable wall sign at 1033 N. Old World Third Street in the Old World Third Street Historic District for Salvatore Safina in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Carlen Hatala, Historic Preservation Commission

Tim Askin, Historic Preservation Commission

Atty. Brian Randall, Friebert, Finerty & St. John S.C.

Salvatore Safina, Giovanni's Italian Restaurant & Comedy Cafe

Ald. Kovac moved to deny the appeal and affirm the HPC decision.

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 1 - Rainey

- [160949](#) Substitute resolution affirming the Historic Preservation Commission's decision and denying an appeal relating to a Certificate of Appropriateness for a painted or removable wall sign at 1033 N. Old World Third Street in the Old World Third Street Historic District for

Salvatore Safina 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 4 - Bohl, Kovac, Coggs and Stamper

No 1 - Rainey

10. [161434](#)

Communication from the Housing Authority of the City of Milwaukee relating to its bi-annual update on HACM responsibilities of the Choice Neighborhoods Implementation Grant requirements.

Sponsors: THE CHAIR

Ald. Bohl left the committee at 3:44 p.m.

Individuals appearing:

Willie Hines, Housing Authority of the City of Milwaukee (HACM)

Evans Gant, HACM

Kenneth Barbeau, HACM

Warren Jones, HACM

Vanessa Koster, Department of City Development

Ald. Cavalier Johnson, 2nd Aldermanic District

Tony Perez, HACM

Vedez Lewis, HACM Intern

A motion was made by ALD. STAMPER 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

Meeting adjourned at 4:21 p.m.

**Chris Lee, Staff Assistant
Council Record's 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>.