



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

Tuesday, September 19, 2017

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:08 a.m.

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

1. [170787](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 92 (Sherman Phoenix), in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

Dan Casanova, Department of City Development

Juli Kaufmann, Fix Development

JoAnne Sabir, Sherman Phoenix

Mr. Casanova played a video from <<https://vimeo.com/218961838>>.

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

2. [170605](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3514 West National Avenue, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Dwayne Edwards, Department of City Development

Brianna Sas-Pérez, Layton Boulevard West Neighbors, Inc.

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

3. [170791](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5421(R) West Thurston Avenue, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Dwayne Edwards, Department of City Development

Michael Hirsch, Milwaukee Metropolitan Sewerage District

A motion was made by ALD. COGGS 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. [170559](#) An ordinance relating to floodplain maps and map revisions adopted by the city.

Sponsors: THE CHAIR

Individuals appearing:

Ed Richardson, Department of City Development

Kurt Sprangers, Department of Public Works

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

5. [170467](#) A substitute ordinance relating to installation or alteration of electrical equipment.

Sponsors: THE CHAIR

Individual appearing:

Thomas Mishefske, Department of Neighborhood Services

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

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

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

No 0

- [170467](#) A substitute ordinance relating to installation or alteration of electrical equipment.

Sponsors: THE CHAIR

A motion was made by ALD. STAMPER 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. [170188](#) A substitute ordinance relating to deconstruction of residential buildings.

Sponsors: Ald. Bauman and Ald. Kovac

Individuals appearing:

Ald. Robert Bauman, 4th Aldermanic District

Thomas Mishefske, Department of Neighborhood Services

Chris Crottreau, Department of Neighborhood Services

A motion was made by ALD. STAMPER 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

7. [170809](#) Substitute resolution relating to the sale of surplus Milwaukee Public Schools property at 2708 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Martha Brown, Department of City Development

Ald. Robert Bauman, 4th Aldermanic District

Richard Wiegand, Ambassador Enterprise LLC

Ald. Kovac moved to amend the file to reflect a sale price of \$200,000 and that the documents within the file to reflect as such. (Prevailed 5-0)

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

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

No 0

Individual testifying from the public:

Barbara Richards, Milwaukee resident

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

8. [170607](#) Resolution approving the Granville Strategic Action Plan and Land Use Study and amending the Northwest Side Comprehensive Area Plan to include the Strategic Action Plan/Study as part of Milwaukee's Overall

Comprehensive Plan, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Samuel Leichtling, Department of City Development

Ald. Chantia Lewis, 9th Aldmanic District

Rocky Marcoux, Department of City Development Commissioner

A motion was made by ALD. COGGS 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. [170797](#)

Substitute resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount for the preparation of an update to the Landscaping section of the City of Milwaukee Zoning Code and an accompanying landscape brochure.

Sponsors: Ald. Witkowski

Individuals appearing:

Vanessa Koster, Department of City Development

Kyle Gast, Department of City Development

Ald. Terry Witkowski, 13th Aldermanic 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

10. [170789](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4270-4272 South Howell Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:

Ald. Terry Witkowski, 13th Aldermanic District

Rhonda Szallai, Department of City Development

Dave Knight, Knight Plumbing Inc.

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 Stamper

No 0

Excused 2 - Rainey and Coggs

11. [161478](#) A substitute ordinance relating to the change in zoning from a General Planned Development known as South Pointe to a new Detailed Planned Development for a multi-family development at 4450 South 27th Street, located east of South 27th Street and south of West Whitaker Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Terry Witkowski, 13th Aldermanic District

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Individual testifying from the public in opposition:

Jason Regeski, Milwaukee neighborhood resident

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

Aye 3 - Bohl, Kovac and Stamper

No 0

Excused 2 - Rainey and Cogg

12. [170770](#) Resolution approving a new lease with Talgo, Inc. at the Century City Business Park, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

Rocky Marcoux, Department of City Development Commissioner

Benjamin Timm, Redevelopment Authority of the City of Milwaukee

Willie Wade, Employ Milwaukee

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, Cogg and Stamper

No 0

13. [170552](#) Communication from the Office of Small Business Development relating to the first and second quarter 2017 reports regarding Small Business Enterprise and Residence Preference Program participation for the Deer District Arena Development.

Sponsors: THE CHAIR

Individuals appearing:

Nikki Purvis, Office of Small Business Development

Carla Cross, Cross Management Services

Lafayette Crump, Prism Technical Management & Marketing Services

Alex Lasry, Milwaukee Bucks

Lynn Littlejohn, Mortenson Construction

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

14. [170644](#)

Communication from the Office of Small Business Development relating to the Greater Arena Project Workforce Development Program.

Sponsors: THE CHAIR

Individuals appearing:

Nikki Purvis, Office of Small Business Development

Mark Lasry, Milwaukee Bucks

Willie Wade, Employ Milwaukee

Peter Coffaro, Employ Milwaukee

Mark Kessenich, W RTP Big Step

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

15. [161773](#)

Substitute resolution relating to the permanent historic designation of the property at 4400 W. State Street, the Gettelman Brewing Company, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Carlen Hatala, Historic Preservation Office Commission

Tim Askin, Historic Preservation Commission

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

John Van Nelson, MillerCoors

Erik Brooks, MillerCoors

Ald. Michael Murphy, 10th Aldermanic District

Individuals testifying from the public in support:

Susan Appel, Illinois resident

David Boucher, Amaranth Bakery

Dawn McCarthy, Milwaukee Preservation Alliance

John Thelman

Vera Povlich, Milwaukee resident

Mark Tallescher

Gregory Francis Byrd, Bay View resident

Atty. Randall requests to amend the file to confine permanent historic designation to the farm house and excluding the 1948 office addition and malt house.

Ald. Stamper moved to amend the file to confine permanent historic designation to

only the farm house and to exclude the 1948 office addition and malt house. (Prevailed 4-1)

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 1 - Kovac

[161773](#)

Substitute resolution relating to the permanent historic designation of the property at 4400 W. State Street, the Gettelman Brewing Company, in the 10th Aldermanic District.

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

16. [170444](#)

A substitute ordinance relating to the change in zoning, from Two-Family Residential, RT4, to Parks, PK, for recreational use at 2372 South Logan Avenue, on the block bounded by East Lincoln Avenue, East Conway Street, South Bay Street and South Logan Avenue (14th Aldermanic District).

Sponsors: Ald. Zielinski

Individuals appearing:

Vanessa Koster, Department of City Development

Samuel Leichtling, Department of City Development

Ald. Tony Zielinski, 14th Aldermanic District

Rocky Marcoux, Department of City Development Commissioner

Individuals testifying from the public in support:

Dennis Kukla, 929 E. Lincoln Ave., Milwaukee

Barbara Richards, 3210 N. 83rd St., Milwaukee

Vera Pawlak, 902 E. Homer St., Milwaukee

Tim Mueller, 2119 S. Aldrich St., Milwaukee

Lynn Krenn, 2379 S. Logan Ave., Milwaukee

Gregory Francis Bird, 2230 S. Woodward St., Milwaukee

Vera Matich, 2380 S. Williams St., Milwaukee

Rita Kochnowicz, 2421 S. Logan Ave., Milwaukee

Don Refaeli, Historic White House

Ald. Rainey moved to substitute the file with Proposed Substitute A. (Prevailed 5-0)

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

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

No 0

[170444](#)

A substitute ordinance relating to the change in zoning, from Two-Family

Residential, RT4, to Parks, PK, for recreational use at 2372 South Logan Avenue, on the block bounded by East Lincoln Avenue, East Conway Street, South Bay Street and South Logan Avenue (14th Aldermanic District).

Sponsors: Ald. Zielinski

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

17. [170562](#)

Substitute resolution amending the land use recommendation for the Catalytic Project Area at 2372 South Logan Avenue within the Southeast Side Comprehensive Area Plan, part of Milwaukee's Overall Comprehensive Plan, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

This file was heard as companion to and at the same time with item 16, CCFN 170444.

A motion was made by ALD. KOVAC 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

18. [170406](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to a new Detailed Planned Development for a multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Robert Bauman, 4th Aldermanic District

Chris Houden, Palisade Properties

Thomas Miller, Kahler Slater

Lafayette Crump, Prism Technical Management & Marketing Services

Jeremy McKenzie, Assistant City Attorney

Dennis Klein, KBS Construction

Mary Schanning, Deputy City Attorney

Ald. Ashanti Hamilton, 1st Aldermanic District & Common Council President

Individuals testifying from the public in support:

Michael Drescher, 400 N. Broadway, Milwaukee

James Phelps, 1849 N. Martin L. King Jr. Dr., Milwaukee

Individuals testifying from the public in opposition:

*Peter Balistreri, 1551 N. Prospect Ave., Milwaukee
Lindsay Ruch, 1626 N. Prospect Ave., Milwaukee
David Bourne, 1522 N. Prospect Ave., Milwaukee
Rachel Fritz, 1584 N. Prospect Ave., Milwaukee
Barbara Duffy, 1522 N. Propsect Ave., Milwaukee
Chris McDermont, 1522 N. Prospect Ave., Milwaukee
Stephanie Van Alyea, 1422 E. Albion St., Milwaukee*

Ald. Bauman presented a motion to amend Exhibit A, but was not offered by the committee.

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

Aye 3 - Bohl, Rainey and Kovac

No 0

Abstain 2 - Coggs and Stamper

19. [170817](#)

Resolution relating to a Memorandum of Understanding between Goll Mansion LLC and the City of Milwaukee for the provision of community benefits and preservation of the Frederick T. and Eleanor Goll House in conjunction with Goll Mansion LLC's development of the property located at 1550 North Prospect Avenue.

Sponsors: Ald. Bauman

This file was heard as companion to and at the same time with item 18, CCFN 170406.

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

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

No 0

20. [170578](#)

Communication from various City agencies relating to the cost of maintaining City-owned properties.

Sponsors: Ald. Bohl

A motion was made by ALD. STAMPER that this Communication 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 following files may be placed on file as no longer needed:

21. [170604](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2665-67 South 13th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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

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

No 0

22. [170645](#)

Communication from the Office of Small Business Development relating to the fourth quarter 2016 report regarding Small Business Enterprise and Residence Preference Program participation for the Freshwater Plaza Project.

Sponsors: THE CHAIR

A motion was made by ALD. COGGS 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 5:23 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>.