



# 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*

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Tuesday, January 31, 2017

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:10 a.m.

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

1. [161265](#) Substitute resolution relating to the allocation of funds from the Housing Trust Fund.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Mario Higgins, DOA - Community Development Grants Administration*

**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. [160949](#) Resolution relating to a Certificate of Appropriateness for a painted wall sign at 1033 N. Old World Third Street in the Old World Third Street Historic District for Salvatore Safina.

**Sponsors:** THE CHAIR

**A motion was made by ALD. RAINY 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

3. [161041](#) An ordinance relating to common council reconsideration of applications for amendments to the zoning map that have been denied.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Vanessa Koster, Department of City Development  
James Owczarski, City Clerk*

**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

4. [161010](#) A substitute ordinance relating to zoning regulations for indoor storage facilities and indoor wholesale and distribution facilities.

**Sponsors:** THE CHAIR

*Individual appearing:  
Ed Richardson, Department of City Development*

**A motion was made by ALD. COGGS 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

5. [160918](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to a General Planned Development known as Clarke Square Apartments for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and South 24th Street, and the southeast corner of West Vieau Place and South 24th Street, in the 8th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:  
Vanessa Koster, Department of City Development  
Yves LaPierre, Department of City Development  
Ald. Robert Donovan, 8th Aldermanic District  
Michele Bria, Journey House  
Bob McCormick, Cardinal Capital Management, Inc.*

*Individuals testifying in opposition:  
Rachel Zembrowski, 1101 S. 24th St., Milwaukee  
Elizabeth Zembrowski, 1101 S. 24th St., Milwaukee  
William Zembrowski, 1101 S. 24th St., Milwaukee*

*Ald. Rainey moved to enter into the record an updated petition, submitted by Elizabeth Zembrowski. There were no objections.*

*Individuals testifying in support:  
Tyna Rule, Clarke Square Neighborhood Initiative, resident at 1023 S. 26th St., Milwaukee  
Ian Bautista, Clarke Square Neighborhood Initiative, resident at 2110 W. Scott St., Milwaukee*

*Ald. Donovan was in support.*

**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

6. [161080](#) Resolution authorizing the sale of the City-owned vacant lots at 2331 West Vieau Place and 918 South 24th Street to Clarke Square Apartments, LLC for an affordable housing development, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*This file is companion to and was considered with agenda item 5, CCFN 160918.*

**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

7. [161161](#) A substitute ordinance relating to the change in zoning from Industrial-Light to Industrial-Office for the property located at 352-354 East Stewart Street, on the northeast corner of East Stewart Street and South Hilbert Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Nick Anton, 352 LLC*

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

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

**No** 0

8. [161222](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Clarke Square to permit site and building modifications to an existing building at 1818 West National Avenue, located on the north side of West National Avenue, east of South 20th Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Gregg Prossen, The Consortium ae, LLC*

*Michael DeMichele, DeMichele Company, LLC*

*Ald. Jose Perez, 12th Aldermanic District*

*Rocky Marcoux, Department of City Development*

**A motion was made by ALD. RAINY 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. [160693](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 5, for revisions to the landscape plan for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of North 114th Street, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Lynn Goldstein, Creative Landscape Designs, LLC*

**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

10. [161313](#) Resolution approving Amendment No. 4 to the Project Plan, two Cooperation Agreements and authorizing expenditures for Tax Incremental District No. 37 (Grand Avenue), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Dan Casanova, Department of City Development*

*Rocky Marcoux, Department of City Development*

*Mark Niehaus, Milwaukee Symphony Orchestra*

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

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

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

**No** 0

[161313](#) Substitute resolution approving Amendment No. 4 to the Project Plan, two Cooperation Agreements and authorizing expenditures and additional funding for Tax Incremental District No. 37 (Grand Avenue), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

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

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

**No** 0

11. [161315](#) Resolution authorizing the sale of eight City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2017 homebuilding program, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Yves LaPierre, Department of City Development*

*Chris Garrison, Milwaukee Habitat for Humanity*

**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

12. [161345](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3821-25 West North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Ariam Kesete, AK Development LLC*

**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

13. [161316](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4248 North 27th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Arlisia McHenry, 1st Aldermanic District*

**A motion was made by ALD. COGGS 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

14. [161317](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 8940 North Michele Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

*Individuals appearing:*

*Dwayne Edwards, Department of City Development  
Youseff Berrada, Berrada Properties Management Inc.*

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

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

**No** 0

15. [161346](#) Resolution authorizing the sale of the City-owned tax deed property at 4775 North 37th Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

*Individuals appearing:*

*Dwayne Edwards, Department of City Development  
Pastor Morris Smith, Ambassadors for Christ Ministries Inc.*

**A motion was made by ALD. RAINY 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. [161312](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 7912 West Appleton Avenue, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

*Individuals appearing:*

*Dwayne Edwards, Department of City Development  
Art Stamos, Best Choice Personal Care LLC*

**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

17. [160495](#) 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

*Individuals appearing:*

*Kenneth Barbeau, Housing Authority of the City of Milwaukee*

*Willie Hines, Housing Authority of the City of Milwaukee  
Bobbi Marsells, Housing Authority of the City of Milwaukee  
Evans Gant, Housing Authority of the City of Milwaukee*

**A motion was made by ALD. KOVAC 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

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

18. [151362](#) Communication relating to the 2016 activities of the Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

**Sponsors:** THE CHAIR

**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

19. [151379](#) Communication relating to the 2016 activities of the Bronzeville Advisory Committee.

**Sponsors:** THE CHAIR

**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 12:50 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>.**