



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. KHALIF J. RAINEY, CHAIR

Ald. Jose G. Perez, Vice-Chair

Ald. Milele A. Coggs, Ald. Russell Stamper II, Ald. Robert J. Bauman

Staff Assistant, Chris Lee, 286-2232

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

Tuesday, June 11, 2019

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:08 a.m.

Ald. Coggs joined the committee at 9:21 a.m. during item 6, CCFN 190321. Ald. Coggs recorded as voting in the affirmative for items 1 through 5.

Present 5 - Rainey, Perez, Coggs, Stamper, Bauman

1. [190314](#) Reappointment of Jennifer Current to the Board of Zoning Appeals by the Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

2. [190315](#) Reappointment of Eric Lowenberg to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

3. [190296](#) Substitute resolution authorizing the sale of the City-owned property at 4216 West Sieben Place to its former owner, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

*Amy Turim, Dept. of City Development
Catherine Walker*

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

4. [190297](#) Substitute resolution authorizing the sale of the City-owned property at 3934-36 West Fond du Lac Avenue to its former owner, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

Amy Turim, Dept. of City Development

Pastor Lester Barnes, Pleasant Hill Missionary Baptist Church

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

5. [190298](#) Resolution authorizing the sale of City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2019-2020 homebuilding program, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Yves LaPierre, Dept. of City Development

Chris Garrison, 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 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

6. [190321](#) Resolution amending the terms of the Land Disposition Report for the sale of surplus Milwaukee Public Schools property at 2442 North 20th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Martha Brown, Dept. of City Development

Terrell Walter, Royal Capital Group

Ald. Coggs joined the committee at 9:21 a.m.

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

FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

7. [190231](#)

A substitute ordinance relating to uses permitted on properties zoned institutional (TL).

Sponsors: Ald. Perez

*Individual appearing:
Ed Richardson, Dept. 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 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

8. [190140](#)

A substitute ordinance relating to the zoning code definitions of manufacturing-related land uses.

Sponsors: THE CHAIR

*Individual appearing:
Ed Richardson, Dept. of City Development*

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

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

[190140](#)

A substitute ordinance relating to the zoning code definitions of manufacturing-related land uses.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

9. [190158](#)

A substitute ordinance relating to the change in zoning from Industrial-Light, IL1, to Local Business, LB1, for the properties located at 5548 North 99th Street and 9816-32 West Potomac Avenue, on the north side of West Sheridan Avenue, north of West Potomac Avenue, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:
Vanessa Koster, Dept. of City Development
V. Shah for Upesh Shah
Luis Barbosa, BMR Design Group

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

10. [190164](#)

A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, to Industrial-Mixed, IM, to allow commercial uses on the property located at 419 West Vliet Street, on the south side of West Vliet Street, west of North Vel R. Phillips Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Vanessa Koster, Dept. of City Development
Karl Rajani, Lofts Hotel Downtown Milwaukee

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

9:45 AM

11. [190041](#)

Resolution relating to a Certificate of Appropriateness for alterations to a previously approved storefront design at 814 - 816 W. Historic Mitchell Street in the Mitchell Historic District for Hector Salinas.

Sponsors: THE CHAIR

Meeting recessed at 9:38 a.m.

Meeting reconvened at 9:45 a.m.

Individuals appearing:
Tim Askin, Historic Preservation Commission
Carlen Hatala, Historic Preservation Commission
Hector Salinas, building owner
Keith Schultz, SchultzWerk Architecture, Inc.

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

12. [181893](#) Substitute resolution denying the appeal relating to a Certificate of Appropriateness for replacing a basement window with glass block on the Center Street elevation at 2703 N. Sherman Boulevard in the Sherman Boulevard Historic District for Sherman Park Lutheran Church and affirming the Historic Preservation Commission's decision.

Sponsors: THE CHAIR

Individuals appearing:

Tim Askin, Historic Preservation Commission

Carlen Hatala, Historic Preservation Commission

Thomas Profit, Sherman Park Lutheran Church

Atty. Mark Murphy, counsel

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

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

This motion PREVAILED by the following vote:

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

[181893](#)

Substitute resolution denying the appeal relating to a Certificate of Appropriateness for replacing a basement window with glass block on the Center Street elevation at 2703 N. Sherman Boulevard in the Sherman Boulevard Historic District for Sherman Park Lutheran Church and affirming the Historic Preservation Commission's decision.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

10:00 AM

13. [181429](#) A substitute ordinance relating to review and approval of site work within an overlay zone.

Sponsors: Ald. Bauman

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

A motion was made by ALD. BAUMAN that this Ordinance be SUBSTITUTED.

This motion PREVAILED by the following vote:

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

[181429](#)

A substitute ordinance relating to review and approval of site work within an overlay zone.

Sponsors: Ald. Bauman

*Individual appearing:
Vanessa Koster, Dept. of City Development*

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

Aye 4 - Rainey, Perez, Stamper and Bauman

No 0

Abstain 1 - Coggs

14. [190135](#)

Communication from the Department of City Development, Redevelopment Authority, and Department of Administration relating to the city's efforts to leverage federally created Opportunity Zones.

Sponsors: Ald. Coggs and Ald. Rainey

*Individuals appearing:
David Misky, Dept. of City Development
Linda Gorens-Levey, General Capital*

Ald. Rainey added as a cosponsor.

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

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

15. [080397](#)

Ordinance relating to the establishment of a Development Incentive Zone, known as Havenwoods, on land generally bounded by West Silver Spring Drive, North 76th Street, West Good Hope Road and North Sherman Boulevard, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

16. [081710](#)

Substitute ordinance relating to the First Amendment to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase

II, for a boutique hotel, banquet hall and restaurant, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

17. [130094](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business on land located at 1901 South Winona Lane, on the west side of South Winona Lane and south of West Burnham Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

18. [130123](#)

Communication relating to the activities of the Neighborhood Improvement District Subcommittee.

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 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

19. [131582](#)

A substitute ordinance relating to the First Amendment to the General Planned Development for development on land located at 2760 North 1st Street, on the northeast corner of East Center Street and North 1st Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

20. [131583](#) A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development for redevelopment on land located at 2760 North 1st Street, on the northeast corner of East Center Street and North 1st Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

21. [131633](#) An ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development, for a contractor's shop at 1901 South Winona Lane, located on the west side of South Winona Lane and south of West Burnham Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

22. [140287](#) An ordinance relating to the Second Amendment to the Detailed Planned Development known as Westlawn - Phase 1 for residential development on the property located at 6010 West Custer Avenue, on the north side of West Custer Avenue, west of North 60th Street, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

23. [151564](#) An ordinance relating to the establishment of a Development Incentive Zone Overlay for the western portion of 1701 West Layton Avenue, a portion of excess highway lands on the south side of West Layton Avenue, west of Interstate I-43, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

24. [170149](#)

A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, to a General Planned Development, GPD, for residential development on a portion of 4200 North Humboldt Boulevard, located on the north side of East Capitol Drive, east of North Holton Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

25. [170500](#)

A substitute ordinance relating to a change in zoning from Detailed Planned Development to a new Detailed Planned Development for the property located at 234 (formerly known as 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Rainey, Perez, Coggs, Stamper and Bauman

No 0

Meeting adjourned at 11:22 a.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>.