



# 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**

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Tuesday, January 10, 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*

*Ald. Coggs and Stamper joined the committee at 9:18 a.m. and 9:25 a.m. respectively during deliberation of item 4, CCFN 161163.*

1. [161197](#) Appointment of Preston Cole to the City Plan Commission by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Preston Cole, Department of Neighborhood Services Commissioner*

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

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

**No** 0

**Excused** 2 - Coggs and Stamper

2. [161196](#) Reappointment of Rhonda Manuel to the Bronzeville Advisory Committee by the Mayor. (7th Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 2 - Coggs and Stamper

3. [161179](#) Resolution accepting an unsolicited offer to purchase from Jose

Alberto Cardenas-Navarrete for the property located at 1680 South Pearl Street for rental purposes, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Karen Taylor, Department of City Development*

*Jose Alberto Cardenas-Navarrete*

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

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

**No** 0

**Excused** 2 - Coggs and Stamper

4. [161163](#)

Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for the preparation of the MKE United Greater Downtown Action Agenda (f/k/a Downtown Action Agenda), in the 3rd, 4th, 6th, 8th, 12th and 15th Aldermanic Districts.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Michael Haas, Greater Milwaukee Committee*

*Donsia Strong Hill, LISC Milwaukee*

*Alex Molinaroli, Johnson Controls*

*Ralph Hollmon, Milwaukee Urban League*

*Deshea Agee, Historic King Drive Business Improvement District*

*Ald. Coggs and Stamper joined the committee at 9:18 a.m. and 9:25 a.m. respectively.*

**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

5. [160917](#)

A substitute ordinance relating to the change in zoning from Local Business to a Detailed Planned Development known as 3600@Villard for mixed-use development at 3611, 3615, 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Dwayne Edwards, Department of City Development*

*Jason Korb, Korb & Associates Architects*

*Que El-Amin, Index Development Group*

*Michael Roane, Brinshore Development*

**A motion was made by ALD. RAINEY 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. [161162](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 3619, 3621-25 and 3633 West Villard Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*This item was considered along with the previous item, CCFN 160917, as a companion file.*

**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

7. [160919](#)

A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as Walton's Calumet Square to Industrial-Light for the property located at 7701 West Calumet Road, on the south side of West Calumet Road, west of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*David Jubelirer, General Capital Group*

**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

8. [160813](#)

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Block 4 - Arena Master Plan for a mixed-use development on land located at 320-340 West Highland Avenue, on the east side of North 4th Street, south of West Juneau Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Peter Fiegin, Milwaukee Bucks*

*Matt Rinka, Rinka Chung Architects*

*Marc Farha, Icon Venue Group*

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

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

**No** 0

9. [160382](#) Communication from the Department of City Development relating to an update on city-wide (non-downtown) development, job and business growth initiatives.

**Sponsors:** Ald. Bohl

*This file was considered after item 10, CCFN 161164.*

*Individual appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Meeting recessed at 11:34 a.m.*

*Meeting reconvened at 11:38 a.m.*

**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

10. [161164](#) Communication from the Southeastern Wisconsin Regional Planning Commission relating to its 2015 Annual Report.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ken Yunker, Southeastern Wisconsin Regional Planning Commission*

*Kevin Muhs, Southeastern Wisconsin Regional Planning Commission*

*Michael Hahn, Southeastern Wisconsin Regional Planning Commission*

*Steve Adams, Southeastern Wisconsin Regional Planning Commission*

*Rocky Marcoux, Department of City Development Commissioner*

**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

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

11. [061126](#) Resolution approving the Land Disposition Report for a portion of the Redevelopment Authority property at 708 West Garfield Avenue for

lease to Clear Channel Outdoor, Inc., in the 6th Aldermanic District.

**Sponsors:** Ald. McGee Jr.

**A motion was made by ALD. KOVAC 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

**Meeting adjourned at 12:25 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>.**