



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 W. Stamper II, Ald. Robert
J. Bauman**

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

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

Tuesday, November 19, 2019

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:14 a.m.

Present 4 - Rainey, Perez, Coggs, Stamper

Excused 1 - Bauman

1. [190982](#) A substitute ordinance relating to regulations for accessory structures in residential zoning districts.

Sponsors: THE CHAIR

Individuals appearing:

Ed Richardson, Dept. of City Development

Jodi Lemmer, 4th Ald. Dist.

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

2. [190784](#) A substitute ordinance relating to a change in zoning from a Detailed Planned Development to a new Detailed Planned Development known as Admiral's Wharf for the property located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Vanessa Koster, Dept. of City Development

Katherine Kawczynski, VJS Construction Services

Bryan Bedford, Bedford Development

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

3. [191014](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 28 to allow a monument sign at the Comfort Suites hotel located at 10831 West Park Place, on the south side of West Park Place, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Kathy Remick, Mid-State Sign & Service

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

4. [191162](#) Substitute resolution approving a term sheet and authorizing expenditures from Tax Incremental District No. 91 (Park Place), in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individual appearing:

Terence Acquah, Dept. of City Development

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

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

- [191162](#) Substitute resolution approving a term sheet and authorizing expenditures from Tax Incremental District No. 91 (Park Place), in the 5th Aldermanic District.

Sponsors: Ald. Dodd

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

5. [191163](#) Resolution approving a term sheet and authorizing expenditures from Tax Incremental District No. 91 (Park Place), in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:

Terence Acquah, Dept. of City Development

Kenneth Little, Dept. of City Development

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

6. [191164](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from Epifanio E.C. Sandoval for the City-owned tax deed property located at 1428A West Madison Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

Amy Turim, Dept. of City Development

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

7. [191155](#) Resolution relating to the sale of the surplus Milwaukee Public Schools property at 9500 West Allyn Street and 9102 North 96th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Rhonda Szallai, Dept. of City Development

Scott Henry, White Lotus Group

Ald. Chantia Lewis, 9th Aldermanic District

Mark Flynn, CrossWay Church

Marques Jones, CrossWay Church

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

8. [191166](#) Substitute resolution authorizing City sale of 43 residential parcels to Milwaukee Scattered Sites No. 2, LLC for a scattered site low income housing tax credit transaction, in the 7th and 15th Aldermanic Districts.

Sponsors: Ald. Rainey and Ald. Stamper

Individuals appearing:

Ted Matkom, Gorman & Company

Amy Turim, Dept. of City Development

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

9. [191173](#) Substitute resolution directing the sale of neighborhood property and approving a Strong Neighborhoods Challenge Fund Grant to the 30th Street Industrial Corridor Corporation in partnership with Impact Seven, or Assignee.

Sponsors: Ald. Hamilton, Ald. Stamper and Ald. Coggs

Individuals appearing:

Amy Turim, Dept. of City Development

Martha Brown, Dept. of City Development

Cheryl Blue, 30th Street Industrial Corridor Corporation

Willie Smith, Cheryl Blue, 30th Street Industrial Corridor Corporation

Sakuri Fears, 1st Ald. Dist.

Ald. Coggs added as a cosponsor.

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

10. [191013](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 102 (Schuster's Building), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Dan Casanova, Dept. of City Development

Terrell Walter, Royal Capital Group

Deshea Agee, Historic King Drive BID 8

Tom Joy, Engberg Anderson Architects

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

Aye 4 - Rainey, Perez, Coggs and Stamper

No 0

Excused 1 - Bauman

11. [191147](#)

Communication file from the Department of City Development regarding recommendations relating to the equitable distribution of resources resulting from downtown development activity to economically-challenged areas outside of downtown.

Sponsors: THE CHAIR

Individuals appearing:

Rocky Marcoux, Dept. of City Development

Martha Brown, Dept. of City Development

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

Aye 3 - Rainey, Perez and Coggs

No 0

Excused 2 - Stamper and Bauman

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

12. [190162](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2249 North Humboldt Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

Aye 3 - Rainey, Perez and Coggs

No 0

Excused 2 - Stamper and Bauman

13. [190338](#)

A substitute ordinance relating to zoning regulations for pergolas.

Sponsors: Ald. Bauman

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

Aye 3 - Rainey, Perez and Coggs

No 0

Excused 2 - Stamper and Bauman

Meeting adjourned at 12:20 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>.