



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JOSE G. PEREZ, CHAIR

Ald. Milele A. Coggs, Vice-Chair

*Ald. Robert J. Bauman, Ald. Ashanti Hamilton, Ald. Marina
Dimitrijevic*

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

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

Tuesday, November 17, 2020

9:00 AM

Room 301-B, City Hall

This is a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>.

Meeting convened at 9:04 a.m.

Present 5 - Perez, Coggs, Bauman, Hamilton, Dimitrijevic

1. [200956](#) Reappointment of Ricardo Diaz to the Housing Authority by the Mayor.
(3rd Aldermanic District)

Sponsors: THE CHAIR

*Appearing:
Ricardo Diaz*

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

2. [200591](#) A substitute ordinance relating to the change in zoning from Single-Family Residential, RS4, to Parks, PK, for the property located at 5300 North Milwaukee River Parkway, on the east side of North Milwaukee River Parkway, south of West Lawn Avenue, in the 1st Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Sam Leichtling, Dept. of City Development
Sarah Toomsen, Milwaukee County Parks*

No public testimony.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

3. [200696](#)

A substitute ordinance relating to the change in zoning from Institutional, TL, to Downtown Mixed Activity, C9G, for the properties located on the south side of West Michigan Street, west of North James Lovell Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Sam Leichtling, Dept. of City Development

No public testimony.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

4. [200695](#)

A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, for the properties located at 123 and 147 East Becher Street, located on the south side of East Becher Street, east of South 1st Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, Dept. of City Development
S. R. Mills, Bear Development
Lilith Fowler, Harbor District

No public testimony.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

5. [200926](#)

Substitute resolution directing the Department of City Development to sell the real estate located at 2415 W. Fond Du Lac Avenue in the 15th Aldermanic District to its former owner, Spiritual Israel Church & Its Army.

Sponsors: Ald. Stamper

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

6. [200933](#)

Substitute resolution authorizing an Exclusive Right to Negotiate for the City-owned property at 1136-46 East North Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:

Matt Haessly, Dept. of City Development

Anthony Kazee, KG Development Group

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

7. [200932](#)

Substitute resolution authorizing an Exclusive Right to Negotiate for the City-owned properties at 310 West Locust Street, 2971-75 and 2977-79 North Dr. Martin Luther King Jr., Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Matt Haessly, Dept. of City Development

Michael Emem, EMEM Group LLC

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

8. [200931](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned property at 2979 North Palmer Street to WestCare Wisconsin Inc., and City expenditure of \$100,000 of COP House Funds in the form of a forgivable loan to be used by the buyer toward rehab costs, in the 6th Aldermanic District.

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

Appearing:

Matt Haessly, Dept. of City Development

Travis Landry, WestCare Wisconsin Inc.

Ald. Hamilton and Perez added as cosponsors.

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

FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

9. [200961](#)

Substitute resolution approving the sale of property to Maures Development Group LLC, or assigns.

Sponsors: Ald. Coggs and Ald. Perez

Appearing:

Amy Turim, Dept. of City Development

Melissa Allen, Maures Development Group

Ald. Perez added as a cosponsor.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

10. [200974](#)

Communication from the Office of Small Business Development relating to human requirements quarterly reports for various development projects.

Sponsors: THE CHAIR

Appearing:

Angelique Pettigrew, Office of Small Business Development

Carla Cross, Cross Management

Jeff Schwasinger, JP Cullen

Chad Kraus, CD Smith Construction

Presentations were given on The Avenue and MSO-Public Infrastructure.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

10:30 AM

11. [200662](#)

Resolution relating to the Historic Preservation Commission's denial of a Certificate of Appropriateness for window replacement at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

Appearing:

*Carlen Hatala, Historic Preservation Commission
Lashanda Anderson*

*Public testimony in opposition to the appeal:
Kay Weisman, 2750 N Grant Blvd*

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

Meeting adjourned at 10:57 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>.**