



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

Tuesday, October 25, 2016

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:05 A.M.

Present (5) - Stamper, Coggs, Kovac, Rainey, Bohl

1. [160811](#) Resolution authorizing the sale of the City-owned tax deed property at 511 West Historic Mitchell Street to James Witkowiak for development, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals present:
Yves LaPierre - Dept. of City Development
James Witkowiak - applicant
Luis Barbosa - architect
Ald Perez - he has no objections.

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. [160782](#) Resolution approving an amended and restated cooperation agreement between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and the Milwaukee Public Schools for the issuance of bonds facilitating the renovation of various Milwaukee Public Schools and approving a blight designation for these schools.

Sponsors: THE CHAIR

Individuals present:
Jeremy McKenzie - Assistant City Attorney
Travis Luzney - Milwaukee Public Schools

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

FOR ADOPTION. This motion PREVAILED by the following vote:

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

No 0

3. [160801](#) Resolution dissolving Tax Incremental District No. 20 (Florida Yards) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Individuals present:

David Schroeder - Dept. of City Development

Mark Nicolini - Budget Office

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

4. [160802](#) Resolution dissolving Tax Incremental District No. 28 (City Homes) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

David Schroeder - 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 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

5. [160812](#) Resolution authorizing the Redevelopment Authority of the City of Milwaukee to enter into a Purchase and Sale Agreement with SOHI Corner, Inc. for a portion of the parking lot at 748 North 27th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ald. Kovac moved to hold as staff not present.

Ald. Kovac moved to reconsider as staff now present.

Individuals present:

Yves LaPierre - Dept. of City Development

Brenda Skelton - Siebert Lutheran Foundation

Sharon Adams - board member of Siebert Lutheran Foundation

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

6. [160836](#) An ordinance relating to the disposition of City-owned properties.

Sponsors: Ald. Stamper

Individuals present:

Mark Nicolini - Budget Director

Martha Brown - Dept. of City Development

Mr. Nicolini asks that this file be held and the sponsor agreed.

Ald. Bohl asks to be included in these discussions and the sponsors had no objections.

A motion was made by ALD. STAMPER 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

7. [160539](#) Substitute resolution relating to the permanent historic designation of the South Second Street Historic District in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Carlen Hatala - Historic Preservation Commission

Ald. Jose Perez

Testifying:

Atty. Michael Lueder -- representing Mr. Elliot Lewis

Elliot Lewis - property owner - doesn't want the parking lot included as that causes them an issue with their intention to build a 6-story garage at 133 W. Pittsburgh.

Lori Gensch - 16000 Skycliff Dr., Brookfield, property owner

Ald. Kovac moved to accept the document provided by Ms. Gensch as part of the record. There were no objections.

Dawn McCarthy - Milwaukee Preservation Alliance

Ursula Otswald - 205 S. 2nd. St. -- Purple Door ice cream

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

8. [160469](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for changes to the landscape plan and elevations of a future greenhouse and building located at 470 North Story Hill Place, on the south side of West Bluemound Road and east of North 51st Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanesas Koster - Dept. of City Development

Sheila Ferrari - Central Greens

A motion was made by ALD. RAINEY 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. [160609](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as St. Ann Center for Intergenerational Care to allow signage at 2450 West North Avenue, located in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Michael Delugi - architect

Josh Brown - from Sign Effectz

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

10. [160608](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, to Multi-Family Residential, RM1, to consolidate zoning to allow for expansion of an employee parking lot for the St. Ann Rest Home at 2008 South Muskego Avenue, located on the east side of South Muskego Avenue, south of West Vilter Lane, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Vanessa Koster - Dept. of City Development

Mark Stigerwald - construction company

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

11. [160339](#)

A substitute ordinance relating to the change in zoning, from Parks to Institutional, of lands located south of West Hampton Avenue and east of North Port Washington Road (6th Aldermanic District).

Sponsors: Ald. Kovac and Ald. Bohl

RECESS: 11:08 A.M.

RECONVENE: 11:18 A.M.

Individuals present:

Vanessa Koster - Dept. of City Development

Tigue Whaley-Smith - Milwaukee County

Eric Peterson - Milwaukee County

Andrea Fowler - Assistant City Attorney

Members of the public:

Jon Apple - Apple Family Foundation - Glendale - opposed

Amy Monahan - Glendale - opposed

Tammy Blaeske - Glendale - president of Milwaukee River Preservation Association - opposed

Ald. Kovac moved to make three documents from the state provided by Ms. Blaeske part of the record. There no objections.

Robert Thompson - Milwaukee - opposed

Paul Zovic - Village of Shorewood trustee - supports

Dick Yahr - Milwaukee -- opposed

Dave Dorner - Glendale - opposed

Herb Oechler - he had to leave - supports

Brian Rothgery - public information officer for Milwaukee County supervisors - deferred to the supervisors present. He spoke following Sup. West

Margaret Crawford - Milwaukee - supports

Sup. Willie Johnson, Jr. - opposed

Glenn Goebel - Glendale - opposed

Sup. John Weishan, Jr. - opposed

Sup. Peggy West - opposed

Brian Kreuziger - Glendale - opposed

Martin Haseman - Glendale - serves on 2 Glendale boards - opposed

Cheryl Nenn - Milwaukee River Keeper - supports

Steve Jacquart - Milwaukee Metropolitan Sewerage District

Ald. Kovac moved to accept Proposed Substitute A. There was no objection.

Ald. Kovac moved for passage. Withdrawn.

The intention is to schedule this item right before the Council meeting on Nov. 1.

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

This motion PREVAILED by the following vote:

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

No 0

[160339](#)

A substitute ordinance relating to the change in zoning, from Parks to Institutional, of lands located south of West Hampton Avenue and east of North Port Washington Road (6th Aldermanic District).

Sponsors: Ald. Kovac and Ald. Bohl

A motion was made by 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

12. [160779](#)

Communication from the Department of City Development relating to

the appraisal process used in the sale of Milwaukee Public Schools property in accordance with Wisconsin Statutes Section 119.61.

Sponsors: Ald. Coggs

Held due to the length of the meeting.

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

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

No 0

Meeting adjourned: 2:34 P.M.

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.