



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, February 4, 2020

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

Present 4 - Rainey, Perez, Coggs, Bauman

Excused 1 - Stamper

1. [191560](#) Resolution authorizing the sale of the City-owned tax deed property at 4113-15 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

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 3 - Rainey, Perez and Bauman

No 0

Excused 2 - Coggs and Stamper

2. [191562](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1697 North Marshall Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:

Yves LaPierre, Dept. of City Development

Joseph Stanton, Beach House LLC

Ald. Nik Kovac, 3rd Ald. District

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 Bauman

No 0

Excused 1 - Stamper

3. [191563](#) Resolution approving a Land Disposition Report for the property at 541 North 20th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Yves LaPierre, Dept. of City Development

Lew Herro, Herro Company Inc.

Dwight Clayton

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

Aye 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

4. [191564](#) Resolution authorizing the sale of the City-owned tax deed property at 3530 West Lincoln Avenue to Dhawan Corporation for development, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Appearing:

Yves LaPierre, Dept. of City Development

Mandeep Dhawan, Dhawan Corporation

Luis Barbosa Perches, BMR Design Group Inc.

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

Aye 3 - Rainey, Perez and Coggs

No 1 - Bauman

Excused 1 - Stamper

5. [191357](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a General Planned Development to consolidate the zoning and accommodate future mixed-use development on the properties located in the block bounded by West Wisconsin Avenue, North 27th Street, West Michigan Street, and North 28th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Vanessa Koster, Dept. of City Development

Keith Stanley, Near West Side Partners

Chris Hau, Quorum Architects Inc.

Jennifer Current, Quorum Architects Inc.

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, Coggs and Bauman

No 0

Excused 1 - Stamper

6. [180724](#)

A substitute ordinance relating to requirements for certified survey maps and subdivision plats.

Sponsors: THE CHAIR

Appearing:

Vanessa Koster, Dept. of City Development

Amy Oeth, 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 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

7. [191566](#)

Resolution directing the Department of City Development to develop a South 13th Street Strategic Action Plan that will amend the Southwest Side Area Comprehensive Plan and Near South Side Area Comprehensive Plan, parts of the City of Milwaukee's Overall Comprehensive Plan, in the 12th, 13th and 14th Aldermanic Districts, and authorizing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the South 13th Street Strategic Action Plan.

Sponsors: Ald. Zielinski and Ald. Spiker

Appearing:

Sam Leicthling, Dept. of City Development

Amy Oeth, Dept. of City Development

Leif Otteson, Crisol Corridor BID 50

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 Bauman

No 0

Excused 1 - Stamper

8. [191441](#)

Resolution directing the Commissioner of City Development and the Director of the Department of Administration to collaborate to identify 10 multi-unit properties that can be used as emergency housing by the end

of 2020.

Sponsors: Ald. Lewis

Appearing:
Amy Turim, Dept. of City Development

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

Aye 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

9. [191490](#)

Substitute resolution directing the Commissioner of City Development to establish and implement a plan that identifies landlords with a history of wrongfully evicting tenants and excludes them from purchasing City-owned properties.

Sponsors: Ald. Coggs, Ald. Stamper, Ald. Lewis, Ald. Kovac and Ald. Rainey

Appearing:
Amy Turim, Dept. of City Development
Gregg Hagopian, City Attorney's Office

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 Bauman

No 0

Excused 1 - Stamper

9:45 AM

10. [190849](#)

Substitute resolution denying the appeal relating to a Certificate of Appropriateness for re-siding and corner boards at 2017 N. Terrace Avenue, in the North Point South Historic District, for James and Maura Otzko.and affirming the Historic Preservation Commission's decision.

Sponsors: THE CHAIR

Appearing:
Tim Askin, Historic Preservation Commission
James Otzko
Maura Otzko
Atty. Joseph Cincotta, Law Offices of Joseph R. Cincotta
Ald. Nik Kovac, 3rd Ald. Dist.

Testifying in support of the appeal:
David Lucas, neighboring resident

Ald. Bauman moved denial of the appeal. (Prevailed 4-0)

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

This motion PREVAILED by the following vote:

Aye 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

[190849](#)

Substitute resolution denying the appeal relating to a Certificate of Appropriateness for re-siding and corner boards at 2017 N. Terrace Avenue, in the North Point South Historic District, for James and Maura Otzko 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 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

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

11. [090308](#)

An ordinance relating to subdivision regulations.

Sponsors: THE CHAIR

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

Aye 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

12. [181526](#)

Communication relating to the 2019 activities of the Bronzeville Advisory Committee.

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 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

13. [190506](#) Communication related to the 2019 activities of the Granville Advisory Committee.

Sponsors: THE CHAIR

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

Aye 4 - Rainey, Perez, Coggs and Bauman

No 0

Excused 1 - Stamper

Meeting adjourned at 10:39 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>.