



# 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*

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Tuesday, November 16, 2021

9:00 AM

Room 301-B, Third Floor, City Hall

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**This is also 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 9:08 a.m.**

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

1. [211081](#) Resolution authorizing the sale of the City-owned property at 2461 South 6th Street to its former owner, in the 14th Aldermanic District.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*

*Amy Turim, DCD Real Estate*

*Joanna Polanco, City Clerk's Office*

*Jose Navarro Jr., buyer*

*Benjamin Sheehan, ACTS Housing*

*Ms. Polanco was present as an interpreter.*

**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

2. [211080](#) Substitute resolution authorizing an Exclusive Right to Negotiate for the Redevelopment Authority of the City of Milwaukee-owned property at 3055 West Hopkins Street in the Century City Business Park, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Appearing:*

*Benjamin Timm, DCD  
Ald. Khalif Rainey, 7th Ald. Dist.  
Dan Katt, Good City Brewing*

*Ald. Rainey was in support.*

**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

3. [211073](#) Resolution approving a Land Disposition Report for the property at 1703 West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:  
Yves LaPierre, DCD*

**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

4. [211077](#) Substitute resolution authorizing the sale of City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2022-2024 homebuilding program, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:  
Yves LaPierre, DCD  
Chris Garrison, Habitat for Humanity*

*Ald. Coggs moved to amend the file to add the word "returned" within the second Further Resolved clause so that the paragraph reads:*

*Further Resolved, That in the event any of the lots identified in the LDR are not suitable for development or if the City acquires additional lots in Habitat's target area that are more suitable for Habitat's housing program, lots may be added, returned or substituted without further action of the Common Council upon approval of the Commissioner of DCD and the local member of the Common Council; and, be it*

*Prevailed (5-0)*

**A motion was made by ALD. COGGS that this Resolution be AMENDED. This motion PREVAILED by the following vote:**

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

**No** 0

- [211077](#) Substitute resolution authorizing the sale of City-owned vacant lots to

Milwaukee Habitat for Humanity, Inc. for its 2022-2024 homebuilding program, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

**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

5. [211092](#)

Resolution authorizing the sale of the City-owned tax deed property at 3765-69 North Port Washington Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Matt Haessly, DCD Real Estate*

*Fatima Laster, buyer*

**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

6. [210717](#)

A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Local Business, LB3, to allow commercial and residential uses on the property located at 1617-33 East North Avenue, on the southwest corner of East North Avenue and North Bartlett Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*

*Sam Leichtling, DCD Planning Division*

*Kendall Breunig, applicant*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Ald. Kovac was in support.*

*No neighborhood testimony.*

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

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

**No** 0

7. [210714](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, to allow commercial uses on the properties located at 3610 and 3616 West Vliet Street, on the northeast corner of West Vliet Street and North 37th Street, in the 15th

Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Sam Leichtling, DCD Planning Division*

*Matt Haessly, DCD Real Estate*

*Ald. Russell Stamper, II, 15th Ald. Dist.*

*No neighborhood testimony.*

*Ald. Stamper was in support.*

**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

8. [211071](#)

Resolution authorizing the sale of the City-owned tax deed properties at 3610 and 3616 West Vliet Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Sam Leichtling, DCD Planning Division*

*Matt Haessly, DCD Real Estate*

*Ald. Russell Stamper, II, 15th Ald. Dist.*

**A motion was made by ALD. HAMILTON 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. [210715](#)

A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, to allow residential and other uses on the sites located at 3040-56, 3100-3112 and 3112-R West Meinecke Avenue, on the north side of West Meinecke Avenue, east of North 32nd Street, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, DCD Planning Division*

*Cornelius McClendon, applicant*

*Falamak Nourzad, Continuum Architects*

*Ald. Russell Stamper, II, 15th Ald. Dist.*

*No neighborhood testimony.*

*Ald. Stamper was in support.*

**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

10. [211072](#) Resolution approving the Fourth Amendment to Cooperation, Contribution and Development Agreement (TID Nos. 22 and 84-Milwaukee Bucks Arena Project) to remove the parcel at 550 West Juneau Avenue (also known as The 550 Ultra Lofts) from the development agreement.

**Sponsors:** THE CHAIR

*Appearing:*

*Mary Schanning, DCD*

*Terrell Walter, Royal Capital*

**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

11. [211120](#) Substitute resolution approving an amended Term Sheet with Royal Capital Group, LLC for the Schuster's Building project in Tax Incremental District No. 102 (Schuster's Building), in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Dan Casanova, DCD*

*Terrell Walter, Royal Capital*

**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

12. [211079](#) Resolution authorizing the continued implementation of the Anti-Displacement Neighborhood Preference Policy.

**Sponsors:** Ald. Coggs, Ald. Perez and Ald. Stamper

*Appearing:*

*Sam Leichtling, DCD Planning Division*

*A presentation on the policy was given.*

**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

13. [201374](#) Communication from the Office of Equity and Inclusion relating to human requirements quarterly report for Villard Commons.

**Sponsors:** THE CHAIR

*This item was considered out of order as the first item in the meeting.*

*Appearing:*

*Nikki Purvis, Office of Equity & Inclusion  
Carla Cross, Cross Management Services  
Que El-Amin, Index Development Group  
Michael Roane, Brinshore  
Michael Cronell, BCM Contractors*

*A final report presentation was given.*

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

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

**No** 0

14. [210994](#) Communication relating to auditing the companies providing deconstruction services to the Department of Neighborhood Services.

**Sponsors:** Ald. Coggs

*Appearing:*

*Erica Roberts, DNS  
Tom Mishefske, DNS  
Chris Kraco, DNS  
Ald. Russell Stamper, II, 15th Ald. Dist.*

*Testimony from the public:*

*Ron Roberts  
Robert Byrd, Bridging the Gap Learning Center  
Mike Laidley, Recyclean Inc.  
Perry Lindsey, PL Innovations LLC  
Joe Balistreri, The Rave/Eagles Club*

**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 - Perez, Coggs, Bauman, and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

**Meeting adjourned at 12:00 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>.**