



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JAMES BOHL, CHAIR**  
**Ald. Jose Perez, Vice-Chair**  
**Ald. Willie Wade, Ald. Robert Bauman, and Ald. Nik Kovac**  
**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, March 25, 2014

9:00 AM

Room 301-B, Third Floor, City Hall

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Meeting convened at 9:04 a.m.

**Present** 5 - Bohl, Perez, Wade, Bauman, Kovac

1. [131372](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center, for site changes, on land located on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Craig Eide, Foundation Architects, LLC*

*Rick Rice, Hellerman Tyton*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

2. [131580](#) Resolution approving Amendment No. 3 to the Project Plan for Tax Incremental District No. 37 (Grand Avenue) and authorizing expenditures, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman and Ald. Wade

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Jim Scherer, Department of City Development*

*Ald. Bauman moved to amend the file by substituting Page 6 of the term sheet in the file entitled "Amendment No. 3 to Project Plan as of 3-4-14" with a new Page 6, provided by Mr. Scherer at the table. (Prevailed 5-0)*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

*Individuals also appearing:*

*President Michael Murphy, 10th Aldermanic District*

*Stacie Callies, Westown Association Business Improvement District 5*

*Maggie Kuhn Jacobus, Creative Alliance Milwaukee*

*Deborah Tomczyk, Reinhart Boerner Van Deuren S.C.*

*Steve Looft, Business Improvement District 21*

*Ald. Terry Witkowski, 13th Aldermanic District*

*Ald. Wade added as a cosponsor.*

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

3. [131529](#) An ordinance relating to floodplain zoning regulations.

**Sponsors:** Ald. Bohl

*Individual appearing:*

*Ed Richardson, Department of City Development*

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

**Aye** 3 - Bohl, Bauman and Kovac

**No** 0

**Excused** 2 - Perez and Wade

4. [131632](#) Substitute resolution authorizing the Department of City Development to enter into an agreement with ACTS Community Development Corporation, as part of the Strong Neighborhoods Plan, to increase sales of City-owned property for owner-occupancy and appropriating funds for this purpose.

**Sponsors:** Ald. Murphy, Ald. Bohl and Ald. Bauman

*Individuals appearing:*

*Maria Prioletta, Department of City Development*

*Mario Higgins, Mayor's Office Housing Outreach Director*

*President Michael Murphy, 10th Aldermanic District*

*Carl Quindel, ACTS Community Development Corporation*

*Jesus Camino*

*Benjamin Engel, J.F. Cook Co., Inc.*

*Ald. Ashanti Hamilton, 1st Aldermanic District*

*Ald. Bauman added as cosponsor.*

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

**FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

5. [131534](#) Communication from the Department of City Development relating to the current stock of City-owned commercial property.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Ald. Terry Witkowski, 13th Aldermanic District*

*Martha Brown, Department of City Development Deputy Commissioner*

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

**Aye** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

6. [131705](#) Communication from the Department of City Development relating to its marketing of the City's commercial corridors.

**Sponsors:** Ald. Perez

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

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

7. [081661](#) A substitute ordinance relating to off-street parking requirements for day care centers.

**Sponsors:** Ald. Bohl

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

8. [090274](#) An ordinance relating to board of zoning appeals procedures relating to zoning variances.

**Sponsors:** Ald. Kovac, Ald. Bauman and Ald. Zielinski

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

9. [090705](#) An ordinance relating to the location of the outdoor play space of a family day care home or day care center.

**Sponsors:** Ald. Wade

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

10. [090847](#) Resolution relating to the appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the property located at 713 E. Brady Street.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

11. [091183](#) An ordinance relating to policy on expenditure of city funds for private development projects in tax incremental districts.

**Sponsors:** Ald. Murphy

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

12. [091436](#) Resolution designating the Nicholas Senn Building, "Sydney Hih," at 300-318 West Juneau Avenue, as an Historic Building, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

13. [100189](#) Communication from the Department of City Development relating to expenditures and status of Tax Increment District 74, North 35th and Capitol.
- Sponsors:** Ald. Wade
- A motion was made by ALD. WADE that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
14. [100374](#) An ordinance establishing a mediation process for foreclosures within the city.
- Sponsors:** Ald. Murphy
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
15. [100580](#) Communication from The Department of City Development relating to the status of tax incremental districts in regards to street improvements.
- Sponsors:** THE CHAIR
- A motion was made by ALD. WADE that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
16. [100752](#) A substitute ordinance relating to zoning regulations for recording studios.
- Sponsors:** Ald. Bohl
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
17. [101492](#) Substitute resolution authorizing additional funding for Tax Incremental District No. 48, Park East, and approving the terms of a Development Agreement for the North End Phase II development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac and Ald. Murphy

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

18. [110194](#) Communication relating to a report regarding emerging business enterprise participation on The Moderne Project.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

19. [120016](#) Communication from the Emerging Business Enterprise Program relating to the quarterly report regarding Emerging Business Enterprise and Residence Preference Program participation on The Moderne Project.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

20. [120310](#) Resolution directing the Commissioner of City Development to prepare an amendment to the project plan for each tax incremental district prior to its closure to include street-paving projects anticipated to occur within the district or within one-half mile of the district's boundaries.

**Sponsors:** Ald. Bohl and Ald. Wade

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

21. [121038](#) Resolution amending Common Council File Number 120931, a resolution relating to Common Council approval of project design and final plans for development to be constructed on City- or Redevelopment Authority-owned land conveyed to another owner by

means of a land disposition report.

**Sponsors:** Ald. Murphy

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

**22.** [121605](#)

Communication from the Department of Neighborhood Services and Department of City Development relating to changes made administratively by the departments over the last 8 years to permitting requirements.

**Sponsors:** Ald. Bohl

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

**Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

**Meeting adjourned at 12:08 p.m.**

**Chris Lee, Staff Assistant**

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