



# 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, May 19, 2020

9:00 AM

Room 301-B, City Hall

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**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 9:03 a.m.**

**Present** 4 - Perez, Coggs, Bauman, Dimitrijevic

**Excused** 1 - Hamilton

1. [191412](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from Greyson Drake Brown for the City-owned tax deed property located at 3140-42 North Julia Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Yves LaPierre, Dept. of City Development*

*Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

**This motion PREVAILED by the following vote:**

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

- [191412](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from Greyson Drake Brown for the City-owned tax deed property located at 3140-42 North Julia Street, 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** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

2. [200056](#) Resolution relating to acceptance and expenditure of a Wisconsin Economic Development Corporation Community Development Investment Grant for The Beacon, 504 West National Avenue, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*

*Natanael Martinez, Dept. of City Development*

*Angela Damiani*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

3. [191821](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as the Eastsider for the mixed-use building at 2900 North Oakland Avenue to allow additional building identification and tenant signage, located on the northeast corner of North Oakland Avenue and East Locust Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*

*Vanessa Koster, Dept. of City Development*

*Cliff Bayer, Sign Effectz Inc.*

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

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

4. [191822](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital to allow exterior changes to the existing parking structure located at 2318

North Prospect Avenue, on the north side of East North Avenue between North Prospect Avenue and North Lake Drive, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*  
Vanessa Koster, Dept. of City Development  
Brian Thomas, C.G. Schmidt  
Ald. Nik Kovac, 3rd Ald. District

*Ald. Kovac requested to hold this item to address signage concerns with the owner.*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

5. [191783](#)

A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Commercial Service, CS, for the property located at 4450 North Green Bay Avenue, on the east side of North Green Bay Avenue, north of West Cornell Street, in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Vanessa Koster, Dept. of City Development  
Brian Monroe

*There was 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** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

6. [191792](#)

A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Brady USA, Inc. Phase 1 (f/k/a W. H. Brady Company Corporate Center) to allow for an expansion to the existing building located at 6555 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Appearing:*  
Vanessa Koster, Dept. of City Development

*Chris Johns, Eppstein Uhen Architects*

*There was no public testimony.*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

7. [191890](#) A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Parks, PK, for the eastern portion of 4424 North Hopkins Street, located on the east side of North Hopkins Street, north of West Congress Street, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Appearing:*

*Vanessa Koster, Dept. of City Development*

*Yves LaPierre, Dept. of City Development*

*Amy Oeth, Dept. of City Development*

*There was 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** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

8. [191892](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, for the properties located at 1623-25 and 1655 South 2nd Street, on the west side of South 2nd Street, north of West Mitchell Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*

*Vanessa Koster, Dept. of City Development*

*Tim Knepprath, Wellspring Construction*

*George Torres, La Causa Inc.*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

9. [191951](#) Resolution approving Amendment No. 6 to the Project Plan for Tax Incremental Financing District No. 37 (Grand Avenue), in the 4th Aldermanic District, to allow donations to Tax Incremental District No. 51 (Granville Station), in the 9th Aldermanic District, Tax Incremental District No. 71 (Mitchell Street), in the 12th Aldermanic District and Tax Incremental District No. 72 (Bishop's Creek), in the 1st and 7th Aldermanic Districts.

**Sponsors:** Ald. Bauman, Ald. Perez and Ald. Lewis

*Appearing:*

*Dan Casanova, Dept. of City Development*

*Joshua Benson, Comptroller's Office*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

10. [191953](#) Substitute resolution approving a development agreement and authorizing expenditures from Tax Incremental District No. 68 (Fifth Ward-First Place), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Alyssa Remington, Dept. of City Development*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

**Excused** 1 - Hamilton

11. [191898](#) Resolution amending the design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

**Sponsors:** Ald. Perez

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Dan Adams, Harbor District Inc.*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

No 0

Excused 1 - Hamilton

10 A.M.

12. [191904](#) Substitute resolution relating to the Permanent Historic Designation of the Patrick J. Geraghty House at 2422-2424 W. Kilbourn Ave. in the 4th Ald. District.

**Sponsors:** THE CHAIR

*Appearing:*  
*James Owczarski, City Clerk*

*One person was present from the public in support.*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

Excused 1 - Hamilton

13. [191824](#) Substitute resolution relating to the Permanent Historic Designation of the Jefferson Street Historic District at the West Side of Jefferson St. between Mason St. and Wells St. excluding 419-433 E. Wells St. in the 4th Ald. District.

**Sponsors:** THE CHAIR

*Ald. Bauman requested to hold this item to the next meeting to allow dialogue with property owners.*

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

**Aye** 4 - Perez, Coggs, Bauman and Dimitrijevic

**No** 0

Excused 1 - Hamilton

14. [191830](#) Communication from the Department of City Development relating to a status report on the Anti-Displacement Tax Fund Program.

**Sponsors:** Ald. Coggs

*Appearing:*  
*Sam Leichtling, Dept. of City Development*  
*Maria Prioletta, Dept. of City Development*  
*Tony Panciera, MKE United*  
*Coretta Herring, Riverworks*

*Julia Taylor, Greater Milwaukee Committee*

**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

15. [200073](#) Communication from the Department of Neighborhood Services relating the issuance of nuisance violations during the COVID-19 pandemic.

**Sponsors:** Ald. Rainey

*Appearing:*

*Erica Lewandowski, Dept. of Neighborhood Services*

*Don Schaewe, Dept. of Neighborhood Services*

**A motion was made by ALD. DIMITRIJEVIC 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

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

16. [191413](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from John J. Tiutczenko for the City-owned tax deed property located at 5835 North 76th Street, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

**A motion was made by ALD. COGGS that this Resolution 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 11:44 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>.