



# 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*

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Tuesday, October 8, 2019

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:10 a.m.

*Ald. Coggs joined the committee at 9:16 a.m. during item 2, CCFN 190862.*

**Present** 5 - Rainey, Perez, Coggs, Stamper, Bauman

1. [190861](#) Reappointment of Mark Wagner to the Housing Authority by the Mayor.

**Sponsors:** THE CHAIR

**A motion was made by ALD. STAMPER that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:**

**Aye** 4 - Rainey, Perez, Stamper and Bauman

**No** 0

**Excused** 1 - Coggs

2. [190862](#) Appointment of Erica Lewandowski as Commissioner of Building Inspection by the Mayor. (14th Aldermanic District)

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Erica Lewandowski*

*Thomas Mishefske, Dept. of Neighborhood Services*

*Ald. Coggs joined the committee at 9:16 a.m.*

**A motion was made by ALD. STAMPER that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:**

**Aye** 4 - Rainey, Perez, Stamper and Bauman

**No** 0

Abstain 1 - Coggs

3. [190522](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial-Mixed, IM, for a portion of 408-adj West Harrison Avenue, located on the south side of West Harrison Avenue, East of South 5th Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Jason Korb, Korb and Architects*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

4. [190740](#) A substitute ordinance relating to the change in zoning from Detailed Planned Development known as Dover Teacher Housing to Two-Family Residential, RT4, for the existing school site at 619 East Dover Street, located on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Rhonda Szallai, 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** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

5. [190648](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3000 North 22nd Street, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Individuals appearing:*

*Dwayne Edwards, Dept. of City Development*

*Dr. Carl Wesley, Jr., The Block LLC*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

6. [190876](#) Resolution approving a Land Disposition Report for the property at 207 East Florida Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Benjamin Timm, Dept. of City Development*

*Joshua Weber, Marchese Inc.*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

7. [190878](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of Redevelopment Authority owned land at the Century City Business Park to Strauss Brands, LLC, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Individuals appearing:*

*Benjamin Timm, Dept. of City Development*

*Dan Casanova, Dept. of City Development*

*Strauss Brands LLC*

*Jerry Bussen, Strauss Brands LLC*

*Donald Smith, Design Services Inc.*

*Individual testifying in support:*

*Michael Mguyn, University of Wisconsin - Madison student*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

8. [190882](#) Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 101 (Century City), in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Individuals appearing:*

*Benjamin Timm, Dept. of City Development*

*Dan Casanova, Dept. of City Development*

*Strauss Brands LLC*

*Jerry Bussen, Strauss Brands LLC*

*Donald Smith, Design Services Inc.*

*Individual testifying in support:*

*Michael Mguyn, University of Wisconsin - Madison student*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

9. [181030](#)

Communication from the Housing Authority of the City of Milwaukee relating to its bi-annual update on HACM responsibilities of the Choice Neighborhoods Implementation Grant requirements.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Willie Hines, Housing Authority  
Vanessa Koster, Dept. of City Development  
Paul Williams, Housing Authority  
Kenneth Barbeau, Housing Authority  
Warren Jones, Housing Authority  
Gabriel DeVougas, Housing Authority*

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

**Aye** 4 - Rainey, Coggs, Stamper and Bauman

**No** 0

**Excused** 1 - Perez

10. [190520](#)

Communication from the Department of City Development transmitting the 2018 Annual Report of Tax Incremental Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Lori Lutzka, Dept. of City Development  
David Schroeder, Dept. of City Development*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

11. [181654](#)

Communication from the Department of Neighborhood Services regarding the status of property deconstruction activities.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Thomas Mishefske, Dept. of Neighborhood Services  
Chris Kraco, Dept. of Neighborhood Services  
Erica Lewandowski*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

**Meeting adjourned at 12:16 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>.**