



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

Monday, April 21, 2014

10:00 AM

Room 301-B, Third Floor, City Hall

Meeting convened at 10:03 a.m.

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

- 1.** [121382](#) A substitute ordinance relating to zoning regulations for the raising of crops or livestock.

Sponsors: Ald. Bohl, Ald. Witkowski, Ald. Kovac and Ald. Bauman

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

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

No 0
- 2.** [131770](#) An ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development to facilitate redevelopment on land located at 619 East Dover Street, on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Rocky Marcoux, Department of City Development Commissioner
Ald. Tony Zielinski, 14th Aldermanic District
Gina Spang, Milwaukee Public Schools Director of Facilities and Maintenance
John Daniels, Greater Milwaukee Committee
Barry Mandel, Mandel Group, Inc.
Ald. Milele Coggs, 6th Aldermanic District
Melissa Goins, Maures Development Group, LLC
Mark Ernst, Engberg Anderson
Ellen Higgins, Common Bond
Julia Taylor, Greater Milwaukee Committee

Ald. Bohl moved that public testimony would be limited to 2 minutes per individual outside of those from the Department of City Development and the development

project team.

Ald. Kovac moved to enter into record the written statement of Mr. Daniels. There were no objections.

Ald. Kovac provided and moved to enter into the record aerial maps of the site. There were no objections.

Ald. Kovac provided and moved to enter into the record a density map of the area. There were no objections.

Bauman moved to enter into the record a 2004 newsletter and pages from the Southeast Side Comprehensive Plan, provided by Ald. Zielinski. There were no objections.

Ald. Bauman moved to enter, as a reference, the entire Southeast Side Comprehensive Plan. There were no objections.

Individuals appearing to testify in support:

Angela Daminani, 235 E. Rosedale Ave., Milwaukee, WI 53207

Jay Bullock, 3222 S. 15th St., Milwaukee, WI 53215

Patty Thompson, 2720 S. Delaware Ave., Milwaukee, WI 53207

Bryan Bergner, 549 E. Potter Ave., Milwaukee, WI 53207

Jim Gilmore, 206 E. Plainfield, Milwaukee, WI 53207

Eileen Wastak, 3691 S. Clement Ave., Milwaukee, WI 53207

Kris Martinsek, 1325 E. Potter Ave., Milwaukee, WI 53207

Kori Schneider Peragine, Metro Milwaukee Fair Housing Council, 600 E. Mason St., Milwaukee, WI 53202

Marcy Blafuss, 2010 E. Estes St., Milwaukee, WI 53207

Bethany Sanchez, 1945 N. 2nd St., Milwaukee, WI 53212

Zak Williams, 555 E. Dover St., Milwaukee, WI 53207

Sarah Jonas, 752 E. Homer St., Milwaukee, WI 53207

Paula Phillips, City Year, 3817 W. National Ave., Apt. 54, Milwaukee, WI 53215

Ian Absten, 161 W. Wisconsin Ave., Milwaukee, WI 53203

Rajeane Kanter, 2525 S. Shore Dr., Unit 24F, Milwaukee, WI 53207

William Rouleau, 1332 E. Manitoba St., Milwaukee, WI 53207

Individuals appearing to testify neither in opposition or support:

David Fons, St. Lucas School and Church, 648 E. Dover St., Milwaukee, WI 53207

Individuals appearing to testify in opposition:

John Grom, 2708 S. Howell Ave., Milwaukee, WI 53202

Danielle Schneider, 610 E. Dover St., Milwaukee, WI 53207

Rose Stempski, 552 E. Dover St., Milwaukee, WI 53207

Bob Schneider, 610 E. Dover St., Milwaukee, WI 53207

Cindy Randall, 635 E. Potter Ave., Milwaukee, WI 53207

Rekha Patel, 622 E. Dover St., Milwaukee, WI 53207

Mary Lou Ketterhagen, 631 E. Potter Ave., Milwaukee, WI 53207

Jeffrey Berizinski, 3704 S. Herman St., Milwaukee, WI 53207

Renee Dziedzic, 427 E. Russell, Milwaukee, WI 53207

Daniel Dziedzic, 427 E. Russell, Milwaukee, WI 53207

Lurae Brower, 3537 S. Brust, Milwaukee, WI 53207

Rosetta Conti, 719 E. Russell Ave., Milwaukee, WI 53207

Julio Basurto, 623 E. Potter Ave., Milwaukee, WI 53207

Edna Basurto, 623A E. Potter Ave., Milwaukee, WI 53207

Janice Rantanen, 639 E. Potter Ave., Milwaukee, WI 53207

Stephanie Harling, 2549 S. Superior St., Milwaukee, WI 53207
Elliott Magers, 2747 S. Herman St., Milwaukee, WI 53207
Gabriel Sanchez, 2614 S. Howell Ave, Milwaukee, WI 53207
Sonja Brown, 2620 S. Pine Ave., Milwaukee, WI 53207
Dean LaGrow, 2810 S. Clement Ave., Milwaukee, WI 53207

Ald. Wade moved to enter the written remarks of Mr. Fons into the record. There were no objections.

Written remarks of Toni Spott were entered into the record without objection.

Ald. Bauman moved to enter into the record three letters of opposition from local businesses, provided by Ald. Zielinski. There were no objections.

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

Aye 2 - Bohl and Bauman

No 3 - Perez, Wade and Kovac

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

Aye 3 - Perez, Wade and Kovac

No 2 - Bohl and Bauman

3. [131297](#)

Resolution approving conveyance of the former Dover Elementary School at 619 East Dover Street by the Milwaukee Board of School Directors, in the 14th Aldermanic District.

Sponsors: THE CHAIR

This file was heard with agenda item 2, CCFN 131770.

*Individual appearing:
Thomas Gartner, City Attorney's Office*

Ald. Bohl said that the resolution failed to provide eight items of information required by the Milwaukee Code of Ordinance due to passage of CCFN 131142 from earlier in the year.

Ald. Bauman said that the current term sheet has inaccurate information from what was being proposed.

*Meeting recess at 3:26 p.m.
Meeting reconvened at 3:27 p.m.*

Jim Owczarski, City Clerk, appeared.

Ald. Bauman moved to hold to the call of the chair. He withdrew this motion.

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

Aye 4 - Perez, Wade, Bauman and Kovac

No 1 - Bohl

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

4. [130972](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business to facilitate redevelopment on land located on the south side of East Dover Street at 619 East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

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 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

Meeting adjourned at 3:38 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>.