



# 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, April 15, 2014

9:00 AM

Room 301-B, 3rd Floor, City Hall

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Meeting convened at 9:03 a.m.

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

1. [131704](#) Substitute resolution relating to a minor modification to a Detailed Planned Development known as Cathedral Heights, for site and building modifications, on land located on the north side of West Florist Avenue, east of North 73rd Street, in the 2nd Aldermanic District.

**Sponsors:** Ald. Davis

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Ald. Joe Davis, Sr., 2nd Aldermanic District*

*Dale Streitenberger, Berghammer Construction Corporation*

**A motion was made by ALD. PEREZ 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. [131767](#) Reappointment of Ralph Hollmon to the Bronzeville Advisory Committee by the Mayor. (4th Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

3. [131768](#) Reappointment of Rhonda Manuel to the Bronzeville Advisory Committee by the Mayor. (4th Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

4. [131373](#)

A substitute ordinance relating to the change in zoning from Multi-Family Residential to a Detailed Planned Development known as the Sojourner Family Peace Center, for new construction on land located at 619 West Walnut Street, in the block bounded by West Walnut Street, North 6th Street, West Galena Street and North 7th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Jack Blume, Zimmerman Architectural Studios, Inc.*

*Carmen Pitre, Sojourner Family Peace Center*

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

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

**No** 0

5. [131581](#)

Resolution approving the final plat known as Haymarket Square East, located on the west side of North 6th Street and south of West Vliet Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Robert Harris, Department of City Development*

*David Farren, McKinley Avenue LLC*

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

6. [121382](#)

An ordinance relating to zoning regulations for the raising of crops or livestock.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Amy Heart, Office of Environmental Sustainability*

*Ed Richardson, Department of City Development*

*Jeff Osterman, Legislative Reference Bureau*

*Ald. Wade moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)*

**A motion was made by ALD. WADE that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:**

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

**No** 0

[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

*Ald. Perez moved to amend the ordinance by replacing Part 1 with a new Part 1 that reads as follows:*

*Part 1. Section 200-42-2-a of the code is amended to read:*

*200-42. Certificate of Occupancy.*

*2. WHEN REQUIRED.*

*a. It shall be unlawful to occupy or use, or offer to occupy or use any building, structure or premises now existing or hereafter erected unless or until a certificate of occupancy has been issued by the commissioner, except as provided in s. 200-43 and s. 295-303. A separate certificate of occupancy shall be obtained for each occupancy and use stated in ch. 295 >>, including a commercial farming enterprise, << or any other regulation of this code. A new certificate of occupancy shall be required each time there is a change in the operator or tenant of a non-residential premises.*

*(Prevailed 5-0)*

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

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

**No** 0

*Individual also appearing:*

*Matthew Howard, Office of Environmental Sustainability*

*Concerning urban agriculture the file should be held to allow for more revisions such as incorporating proof of public outreach, aldermanic approval, appeal procedure, and ability to address blighted areas.*

**A motion was made by ALD. BAUMAN 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

7. [131746](#)

Resolution authorizing the sale of the City-owned property at 3507 West Wright Street to Robert L. Posey, doing business as Pit Stop Tire Shop, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Matt Haessley, Department of City Development*

*Robert Posey, Pit Stop Tire Shop*

*S.V. Penix, 2458 N. 35th St., Milwaukee, WI 53210*

*Ald. Bauman moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)*

*Mr. Penix was present in support.*

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

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

**No** 0

[131746](#)

Substitute resolution authorizing the sale of the City-owned property at 3507 West Wright Street to Robert L. Posey, doing business as Pit Stop Tire Shop, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*The file was held to allow the next alderperson, once elected, in aldermanic district 15 to review the matter.*

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

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

**No** 0

8. [131750](#)

Communication from the Department of City Development relating to the preparation of a comprehensive guide, for purchasers and owners of one to four-unit residential properties, of all programs administered by City departments and agencies that provide financial resources and other assistance for the purchase, repair, rehabilitation or improvement of such properties.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Maria Prioletta, Department of City Development*

*Christina Klose, Department of City Development*

*Ald. Bauman said that, in addition to the Housing Resource Guide presented to the committee, there should be an alternate, smaller version made available for use similar to the Call for Action pamphlet.*

*Ms. Prioletta said that she will survey the alderpersons and work on an alternate guide version as suggested.*

**A motion was made by ALD. KOVAC 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

9. [131751](#) Substitute resolution establishing a framework for using tax increments to benefit affordable housing and improve the housing stock in the City of Milwaukee.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*President Michael Murphy, 10th Aldermanic District*

*Maria Prioletta, Department of City Development*

*Aaron Szopinski, Mayor's Office Housing Policy Director*

*Ald. Wade moved to hold the file in committee for one cycle to address concerns of Ald. Bauman and other alderpersons. (Prevailed 5-0)*

**A motion was made by ALD. WADE that this Resolution be HELD IN COMMITTEE. 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:**

10. [131436](#) Communication from the Administration relating to the use of tax incremental district revenues to fund affordable housing and improvements to the city's housing stock.

**Sponsors:** Ald. Murphy

**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

11. [130533](#) Communication relating to the 2013 activities of the Historic Preservation Commission.

**Sponsors:** THE CHAIR

**A motion was made by ALD. PEREZ 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 10:42 a.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>.