



# 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. Robert Bauman, Ald. Nik Kovac, and Ald. Russell Stamper, II*  
**Staff Assistant, Chris Lee, 286-2232**  
**Fax: 286-3456, [clee@milwaukee.gov](mailto:clee@milwaukee.gov)**  
**Legislative Liaison, Jeffrey Osterman, 286-2262, [joster@milwaukee.gov](mailto:joster@milwaukee.gov)**

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Tuesday, April 12, 2016

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:06 a.m.

*Ald. Michael Murphy serving in the place of Ald. Nik Kovac, who is excused.*

**Present** 4 - Bohl, Stamper, Bauman, Murphy

**Excused** 1 - Perez

14. [151543](#) A substitute ordinance relating to a change in zoning from a Detailed Planned Development known as Walton's Calumet Square to Industrial-Light for the property located at 7701 West Calumet Road, on the south side of West Calumet Road, west of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Puente

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Ald. Robert Puente, 9th Aldermanic District*

*Matthew Ryan, MCR Group LLC*

*Sam Deckman, Jr., real estate broker*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

15. [151670](#) A substitute ordinance relating to the establishment of a Development Incentive Zone known as Direct Supply for land located generally on the north and south sides of West Industrial Road, east of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Puente

*Individuals appearing:*

*Vanessa Koster, Department of City Development*  
*Ald. Robert Puente, 9th Aldermanic District*  
*Matthew Coch, Direct Supply*  
*John Lewis, Direct Supply*  
*Samuel Fuchs, KJ Greentree LLC*  
*Robert Barr, Continuum Architects*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

**The Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved. The committee will then reconvene into open session for the regular agenda.**

*Ald. Murphy moved that the Zoning, Neighborhoods and Development Committee convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or likely to become involved. (Prevailed 4-0)*

*Ayes - Stamper, Murphy, Bauman, Bohl*  
*Excused - Perez*

*Meeting convened into closed session at 9:30 a.m.*

*Present - Stamper, Murphy, Bauman, Bohl*  
*Excused - Perez*

*Individuals appearing:*  
*Grant Langlely, City Attorney*  
*Naomi Gehling, Assistant City Attorney*  
*Atty. Scott Hansen, Reinhart Boerner Van Deuren S.C.*  
*Marie Snead, Reinhart Boerner Van Deuren S.C.*  
*Martha Brown, Department of City Development*  
*Ald. Ashanti Hamilton, 1st Aldermanic District*  
*Ald. Milele Coggs, 6th Aldermanic District*

*Individuals also present:*  
*Vincent Moschella, Deputy City Attorney*  
*Jeremy McKenzie, Assistant City Attorney*  
*Ted Medhin, Legislative Reference Bureau*  
*Dana Zelazny, Legislative Reference Bureau*  
*Martin Matson, City Comptroller*  
*Sarah Zarate, 10th Aldermanic District*  
*Molly King, Budget & Management Division*  
*James Owczarski, City Clerk*  
*Chantia Lewis*  
*Rhonda Szallai, Department of City Development*

*Ald. Murphy moved that the Zoning, Neighborhoods and Development Committee reconvened into open session.*

*Meeting reconvened into open session at 10:35 a.m.*

18. [151702](#) Resolution relating to a list of those individuals and entities identified as education operators under s. 119.61, Wis. Stats.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Martha Brown, Department of City Development*

*Individuals appearing to testify:*

*Pastor Martin Childs, Pilgrim Rest Missionary Baptist Church*

*Jason Parry, Penfield Children's Center*

*Mark Rhode, Penfield Children's Center*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

19. [151709](#) A substitute ordinance creating a school building proposal review committee under s. 119.61(4)(d), Wis. Stats.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Martha Brown, Department of City Development*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

1. [151788](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 86 (Germania Building), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Dan Casanova, Department of City Development*

*Kalan Hayward, Vanguard Development Group*

*Jason Korb, Korb Tredo Architects*

*Rocky Marcoux, Department of City Development Commissioner*

*Martin Matson, City Comptroller*

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

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

**Aye** 3 - Bohl, Stamper and Murphy

**No** 1 - Bauman

**Excused** 1 - Perez

2. [151790](#) Resolution authorizing additional funding for Tax Incremental District No. 85 (6th and National), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individual appearing:*

*Dan Casanova, Department of City Development*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

3. [151750](#) Resolution approving a Land Disposition Report and the RACM conveyance to the Milwaukee Metropolitan Sewerage District of 4250 North 35th Street for stormwater management purposes for the 30th Street Industrial Corridor, in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*David Misky, Redevelopment Authority of the City of Milwaukee*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

4. [151775](#) Resolution authorizing acceptance of the unsolicited offer to purchase from Madeline Beaudoin for the City-owned property located at 3429 South 2nd Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Karen Taylor, Department of City Development*

*Madeline Beaudoin*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

5. [151785](#) Resolution authorizing the sale of the City-owned property at 964 North 35th Street to the Near West Side Partners, Inc., in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Yves LaPierre, Department 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 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

6. [151783](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1651 South 11th Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Rhonda Szallai, Department of City Development*

*Fabian Munoz*

*Rosemary, Interpreter*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

7. [151784](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5632-34 West Burleigh Street, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*Rhonda Szallai, Department of City Development*

*Candice Bibbins, Granny's Houses Inc.*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

8. [151799](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5124-26 West Center Street, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*Matt Haessly, Department of City Development*

*Nikita Outrobine, Vega Properties LLC*

*Veronika Outrobine, Vega Properties LLC*

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

**Aye** 3 - Bohl, Stamper and Murphy

**No** 1 - Bauman

**Excused** 1 - Perez

9. [151804](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4270-72 South Howell Avenue, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Matt Haessly, Department of City Development*

*Ald. Terry Witkowski, 13th Aldermanic District*

*Marwan Otallah*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

10. [151789](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1104 West Historic Mitchell Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Matt Haessly, Department of City Development*

*Raquel Perez, Kiddy Land*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

11. [151787](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 830 West Atkinson Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Michael Rice, CNCB LLC*

*Gloria Rice, CNCB LLC*

*Ald. Bauman moved to enter an additional photo, provided by Mr. Edwards, as part of the record. There were no objections.*

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

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

**No** 0

**Excused** 2 - Perez and Murphy

12. [151786](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1412-18 West Atkinson Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Kelly Harris, Kel's Home Improvement, LLC*

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

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

**No** 0

**Excused** 2 - Perez and Murphy

13. [151798](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4828 West Lisbon Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Dwayne Edwards, Department of City Development*

*Chueng Chen Lin, JRP Enterprises, LLC*

*Ryan Pate, consultant*

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

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

**No** 0

**Excused** 2 - Perez and Murphy

16. [150467](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as City Lights - Phase 1 for renovation of the buildings at 2200 and 2210 West Mount Vernon Avenue, located on the south side of West Mount Vernon Avenue and east of North 25th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Dan Cabaran, Rinka Chung Architects*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

17. [151544](#)

A substitute ordinance relating to the change in zoning from Downtown-Office and Service and Industrial-Light to Institutional to accommodate development of Marquette University's Athletic Performance Research Center on properties located on the south side of West Michigan Street, west of North 6th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Lora Strigens, Marquette University*

*Tracy Wymelenberg, Aurora Health Care*

*Rana Altenberg, Marquette University*

*Ald. Bauman moved to enter into the record a support letter, submitted by Ms.*

*Wymelenberg, as part of the record. There were no objections.*

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

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

20. [151324](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 2462-64 West Lisbon Avenue and 2468 West Lisbon Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

21. [151680](#) Resolution regarding the sale of tax foreclosed neighborhood property to the former owner-occupant in lieu of vacation of the foreclosure.

**Sponsors:** Ald. Bohl

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

**Aye** 4 - Bohl, Stamper, Bauman and Murphy

**No** 0

**Excused** 1 - Perez

The meeting adjourned at 12:18 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>.