



# 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, December 8, 2015

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:04 a.m.

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

1. [151123](#) An ordinance relating to discharges from roof rainwater leaders, conductors and downspouts.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Timothy Thur, Department of Public Works*

*Richard Husar, Department of Neighborhood Services*

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

**Aye** 4 - Bohl, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

2. [151193](#) Resolution authorizing the First Amendment to Riverwalk Development Agreement and an expenditure for construction of a Riverwalk segment adjoining the property at 2070 North Riverboat Road, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individual appearing:*

*Alyssa Remington, 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, Perez, Bauman and Kovac

**No** 0

**Excused** 1 - Wade

3. [150857](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development for supportive housing at 1914-18 North 6th Street, on the northeast corner of North 6th Street and West Reservoir Avenue, in the 6th Aldermanic District.
- Sponsors:** THE CHAIR
- Individuals appearing:*  
Vanessa Koster, Department of City Development  
Bob McCormack, Cardinal Capital Management, Inc.  
Holly Patzer, Wisconsin Community Services
- Ald. Wade joined the committee at 9:12 a.m.*
- Individuals appearing to provide testimony in support:*  
Lennie Mosley, Halyard Park Neighborhood Association
- A motion was made by ALD. KOVAC that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
4. [150611](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business for adaptive reuse of the former school located at 2770 North 5th Street, on the east side of North 5th Street, south of West Hadley Street, in the 6th Aldermanic District.
- Sponsors:** THE CHAIR
- Individuals appearing:*  
Vanessa Koster, Department of City Development  
Amy Turim, Department of City Development  
Ben Marshall, Gorman and Company, Inc.  
Byron, Gorman and Company, Inc.  
Taryn Webb, 6th Aldermanic District  
Rickey Tomsell, Mount Moriah Missionary Baptist Church
- A motion was made by ALD. WADE 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. [141842](#) A substitute ordinance relating to a change in zoning from a Detailed Planned Development known as Rivianna to a Detailed Planned Development for the property located at 234 (formerly known as 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.
- Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development  
David Winograd, CPM Property Management Services LLC  
David Jorgensen, VJS Construction Services, Inc.  
Michael Brush, Plunkett Raysich Architects, LLP*

*Individuals appearing to testify in support:*

*Daniel Adams, Harbor District Inc.*

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

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

**No** 0

**6.**     [150610](#)

A substitute ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development for multi-family development at 1500 and 1542-46 North 32nd Street and 3131 West Galena Street, on the south side of West Galena Street, east of North 32nd Street, in the 15th Aldermanic District.

**Sponsors:**     Ald. Stamper

*Individuals appearing:*

*Vanessa Koster, Department of City Development  
Ben Marshall, Gorman & Company, Inc.*

*Ald. Stamper added as a cosponsor.*

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

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

**No** 0

**7.**     [151197](#)

Substitute resolution approving the expenditure of funds to implement the Rental Housing Rehabilitation Program.

**Sponsors:**     Ald. Stamper, Ald. Coggs, Ald. Bohl, Ald. Wade, Ald. Kovac and Ald. Bauman

*Individuals appearing:*

*Martha Brown, Department of City Development  
Armando Gutierrez, Friends of Housing Corporation  
Ald. Milele Coggs, 6th Aldermanic District  
Ald. Russell Stamper, 15th Aldermanic District*

*Ald. Wade, Kovac, Bauman, and Coggs added as cosponsors. Ald. Coggs is to be listed as the first cosponsor.*

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

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

**No** 0

8. [151030](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Ryder Truck for the addition of a fence at 9301 West Heather Avenue, on the south side of West Heather Avenue and west of North 91st Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Puente

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Chris Cwiklinski, 9th Aldermanic District*

**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

9. [151203](#) Substitute resolution relating to acceptance of the Choice Neighborhoods Implementation Grant.

**Sponsors:** Ald. Puente, Ald. Davis, Ald. Hamilton, Ald. Wade, Ald. Bohl and Ald. Murphy

*Individuals appearing:*

*Willie Hines, Housing Authority of the City of Milwaukee*

*Fernando Aniban, Housing Authority of the City of Milwaukee*

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

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

**No** 0

10. [151195](#) Substitute resolution approving the boundaries for the Westlawn Redevelopment Project Area, declaring the project area blighted and in need of blight elimination, slum clearance and an urban renewal project and directing the Redevelopment Authority of the City of Milwaukee to prepare a Redevelopment Plan for the Project Area, in the 1st, 2nd, 7th and 9th Aldermanic Districts.

**Sponsors:** Ald. Davis, Ald. Hamilton and Ald. Puente

*Individuals appearing:*

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

*Vanessa Koster, Department of City Development*

*Willie Hines, Housing Authority of the City of Milwaukee*

*Fernando Aniban, Housing Authority of the City of Milwaukee*

**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

11. [151204](#) A substitute ordinance relating to the registration of residential mortgage loans in default.
- Sponsors:** Ald. Murphy and Ald. Wade
- Individuals appearing:*  
Mario Higgins, Mayor's Office  
Gregg Hagopian, City Attorney's Office  
Ald. Michael Murphy, Common Council President & 10th Aldermanic District
- Ald. Wade added as a cosponsor.*
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
12. [151196](#) Resolution authorizing the sale of the City-owned property located at 2216 South 5th Place to its former owner, Race Anderson, in the 14th Aldermanic District.
- Sponsors:** THE CHAIR
- Individual appearing:*  
Amy Turim, Department of City Development
- Ald. Bohl said that standards should be established on the criteria of back taxes that are redeemed.*
- A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**
- Aye** 5 - Bohl, Perez, Wade, Bauman and Kovac
- No** 0
13. [150951](#) Resolution authorizing a one year extension to the term of Tax Incremental District No. 20 (Florida Yards) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2015 levy.
- Sponsors:** THE CHAIR
- Individual appearing:*  
Dennis Yaccarino, Budget & Management Division
- 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

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

14. [151031](#) An ordinance relating to the First Amendment to the Detailed Planned Development known as Wheaton Franciscan to remove a portion of the site from the zoning on land located at 2400 West Villard Avenue, on the north side of West Villard Avenue, generally east of North 25th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

**A motion was made by ALD. WADE 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

15. [151032](#) An ordinance relating to the change in zoning from a Detailed Planned Development known as Wheaton Franciscan to a General Planned Development for multi-family development on the northern portion of 2400 West Villard Avenue, on the south side of West Lawn Avenue, east of North 25th Street, in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. WADE 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 10:43 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>.**