



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
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Legislative Liaison, Jeffrey Osterman, 286-2262,
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Tuesday, July 15, 2014

9:00 AM

Room 301-B, 3rd. Fl., City Hall

Meeting convened at 9:08 a.m.

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

1. [140392](#) Appointment of Clifton Crump to the Bronzeville Advisory Committee by the Common Council President.
Sponsors: THE CHAIR

Individual appearing:
Clifton Crump

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

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

No 0
2. [140393](#) Appointment of Christopher McIntyre to the Bronzeville Advisory Committee by the Common Council President.
Sponsors: THE CHAIR

Individual appearing:
Christopher McIntyre

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
3. [140457](#) Substitute resolution authorizing the sale of the City-owned tax deed property at 2034-38 West Greenfield Avenue to K.B. Co. Investments, Inc., or assignee, in the 8th Aldermanic District.
Sponsors: Ald. Donovan

Individuals appearing:

Matthew Haessly, Department of City Development

Ald. Robert Donovan, 8th Aldermanic District

Luis Barbosa, BMR Design Group, Inc.

Richard Frederick, Richard A. Frederick and Associates

Ald. Donovan was in support.

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

4. [140450](#)

Substitute resolution authorizing the sale of the City-owned tax deed property at 3070 North Dr. Martin Luther King Jr. Drive to Valerie Daniels-Carter, or assignee, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Matthew Haessly, Department of City Development

James Bradley, V & J Holdings Companies, Inc.

Ald. Milele Coggs, 6th Aldermanic District

Ald. Coggs was in support.

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

5. [140452](#)

Resolution authorizing the sale of the City-owned tax-deed property at 3221-23 West Lisbon Avenue to Raphael and Chinda Sivongsa, or assignee, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dwayne Edwards, Department of City Development

Raphael Sivongsa, Thai Lotus Restaurant and resident

David Boucher, Amaranth Bakery and Café

Carl Quindel, ACTS Housing

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

6. [140458](#)

Resolution authorizing the sale of eleven City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2014-2015 homebuilding program, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Yves LaPierre, Department of City Development
Michael Cockroft, Milwaukee Habitat for Humanity, Inc.
Brian Sonderman, Milwaukee Habitat for Humanity, Inc.*

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

7. [140196](#)

A substitute ordinance relating to the change in zoning from Industrial-Office to a Detailed Planned Development for commercial development on land located on the northeast corner of North 124th Street and West Bradley Road, in the 9th Aldermanic District.

Sponsors: Ald. Puente

Individuals appearing:

*Vanessa Koster, Department of City Development
Ald. Robert Puente, 9th Aldermanic District
Deborah Tomczyk, Reinhart Boerner Van Deuren S.C.
Jack Price, The Boerke Company, Inc
Luke Payne, Engineer of Record*

Ald. Bauman moved to make a map, provided by Ald. Puente, as part of the record. There were no objections.

Individuals from the public testifying in opposition:

*Suzanne Giaimo, 10402 W. Goodrich Ave., Milwaukee, WI 53224
Rachel Wagner, 11088 W. Bradley Rd. Milwaukee, WI 53224
Liz Holbach, 10210 W. Calumet Rd., Milwaukee, WI 53224
Peggy McKolajczak, 10454 W. Terra Ave., Milwaukee, WI 53224*

Individuals from the public testifying in support:

*Lisa Wrucks 10124 W. Terra Ave., Milwaukee, WI 53224
Daniel Jenkins, Sam's Club employee, 3412 W. Parnell Ave., Milwaukee, WI 53221
David Dufek, 10424 W. Fountain Ave., Milwaukee, WI 53224
Ms. Gibson, Sam's Club employee, 9838 W. Fond Du Lac Ave., Milwaukee, WI 53224
Janette Steward, Sam's Club employee, 6840 N. 60th St., Milwaukee, WI 53223
Michelle Clements, Sam's Club employee, 6664 N. 51st St., Milwaukee, WI 53223
Jessica Harris, Sam's Club employee, 2866 N. 50th St., Milwaukee, WI 53210
Dennis Reed, Sam's Club employee, 4211 W. Good Hope Rd., Milwaukee, WI 53209*

Ald. Puente was neutral on the matter.

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

8. [140491](#) Resolution relating to a minor modification to a Detailed Planned Development known as 1150 North Water Street for signage changes on land located on the east side of North Water Street, south of East Juneau Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Department of City Development

Scott Ramlow, Uihlein/Wilson Architects

Dr. Hermann Viets, Milwaukee School of Engineering

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

9. [140451](#) Resolution relating to a minor modification to the Detailed Planned Development known as Downer Avenue, Phase 1, on land located at 2574-2590 North Downer Avenue, on the east side of North Downer Avenue, south of East Bellevue Place, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Kathy Stawarz, Van Buren Management

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

Aye 4 - Bohl, Perez, Wade and Kovac

No 0

Excused 1 - Bauman

10. [140490](#) Substitute resolution authorizing acceptance and expenditure of a Wisconsin Economic Development Corporation Grant for redevelopment of the Posner Building, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Dan Casanova, Department of City Development

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

Aye 4 - Bohl, Perez, Wade and Kovac

No 0

Excused 1 - Bauman

11. [140453](#) Substitute resolution approving Amendment No. 2 to the Project Plan

and a Term Sheet authorizing expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

Dan Casanova, Department of City Development

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

12. [140456](#)

Substitute resolution authorizing a 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

Individuals appearing:

Alyssa Remington, Department of City Development

Ryan Bedford, Bedford Builders LLC

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

13. [140436](#)

Resolution approving an Amendment to the Project Plan for Tax Incremental District No. 71 (Mitchell Street), in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Alyssa Remington, Department of City Development

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

14. [140437](#)

Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 74 (North 35th Street and West Capitol Drive), in the 7th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Alyssa Remington, Department of City Development

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

15. [140397](#)

An ordinance relating to the purposes and objectives of the housing infrastructure preservation fund.

Sponsors: Ald. Bauman

Individual appearing:

Yves LaPierre, Department of City Development

A motion was made by ALD. BAUMAN 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

16. [140229](#)

Substitute resolution creating a Housing Stock Improvement Program to be administered by the Neighborhood Improvement Development Corporation.

Sponsors: Ald. Bauman and Ald. Perez

Individuals appearing:

Andrew VanNatta, Legislative Reference Bureau

Pres. Michael Murphy, 10th Aldermanic District

Aaron Szopinski, Mayor's Office - Housing Policy Director

Pres. Murphy said that this ordinance should be held for further evaluation and brought back to the committee in September.

Ald. Bauman noted that the term sheet in the file is not the correct version.

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

Aye 4 - Bohl, Perez, Bauman and Kovac

No 0

Excused 1 - Wade

17. [140419](#)

An ordinance relating to the inclusion of street-paving costs in the project plans of newly-created tax incremental districts.

Sponsors: Ald. Bohl

Individual appearing:

Lori Lutzka, Department of City Development

A motion was made by ALD. KOVAC 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

18. [140233](#) Communication from the Department of City Development relating to the current inventory of City-owned vacant lots.

Sponsors: Ald. Coggs

Individuals appearing:

Martha Brown, Department of City Development

Ald. Milele Coggs, 6th Aldermanic District

Yves LaPierre, Department of City Development

Ald. Russell Stamper II, 15th Aldermanic District

Members requested information on the number of Redevelopment Authority of the City of Milwaukee owned vacant lots in the City prior to the Common Council meeting this cycle.

Members expressed the importance for more programs and methods to address City-owned vacant lots from the Department of City Development.

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

Aye 4 - Bohl, Perez, Wade and Bauman

No 0

Excused 1 - Kovac

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

19. [131749](#) Resolution authorizing the sale of City-owned scattered site houses in the Park West neighborhood to Maures Development Group, LLC, for rehabilitation for affordable housing, in the 7th and 15th Aldermanic Districts.

Sponsors: Ald. Wade

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

Aye 4 - Bohl, Perez, Wade and Bauman

No 0

Excused 1 - Kovac

Meeting adjourned at 1:33 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>.