



# 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,*  
*joster@milwaukee.gov*

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Tuesday, October 7, 2014

9:00 AM

Room 301-B, Third Floor, City Hall

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Meeting convened at 9:04 a.m.

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

1. [140847](#) Appointment of M. Joseph Donald to the Housing Authority by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

*Individuals appearing:*

*M. Joseph Donald, Milwaukee County Circuit Court Judge*

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

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

**No** 0

**Excused** 1 - Kovac

2. [140726](#) A substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential for construction of a church on land located west of North 8th Street, south of West Chambers Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, Department of City Development*

*George Williams, St. Matthew CME Church*

*Fletcher Crawford, St. Matthew CME Church*

*James H., St. Matthew CME Church*

**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

3. [140578](#) A substitute ordinance relating to the First Amendment to a General Planned Development located at 700 East Kilbourn Avenue, 711 East Kilbourn Avenue and 822 North Van Buren Street, on the north and south sides of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Atty. Bruce Block, Reinhard Boerner Van Deuren S.C.*

*Robert King, Carroll Properties*

*Michael De Rouin, FitzGerald Associates Architects*

*Individual appearing from the public to testify in support:*

*Kenneth Kraemer, Building Advantage Wisconsin*

*Ald. Wade moved to make a letter, provided by Mr. Kraemer, 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** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

4. [140579](#) A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as Bookends North to a Detailed Planned Development for a mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Atty. Bruce Block, Reinhard Boerner Van Deuren S.C.*

*Robert King, Carroll Properties*

*Michael De Rouin, FitzGerald Associates Architects*

*Ald. Wade moved to make a letter, provided by Mr. Kraemer, 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** 5 - Bohl, Perez, Wade, Bauman and Kovac

**No** 0

5. [140682](#) A substitute ordinance relating to regulations for the industrial-mixed (IM) zoning district.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Ed Richardson, Department of City Development*

**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

6. [140869](#)

Resolution accepting an unsolicited offer to purchase from Vanessa Kuehner to purchase 2451 North Hubbard Street for rental purposes, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Karen Taylor, Department of City Development*

*Ald. Milele Coggs, 6th Aldermanic District*

*Vanessa Kuehner*

**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

7. [140593](#)

Substitute resolution authorizing the sale of City-owned development property at 1801-1823 W. Atkinson Avenue to the former owner, Mount Hermon Missionary Baptist Church, Inc.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Matthew Haessly, Department of City Development*

*Reverend Bobby Sinclair, Mount Herman Missionary Baptist Church Inc.*

*Ald. Milele Coggs, 6th Aldermanic District*

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

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

**No** 0

**Abstain** 1 - Wade

8. [140870](#)

Resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 42 (Capitol Court/Midtown) for the Rue 21 Project, in the 2nd Aldermanic District.

**Sponsors:** Ald. Davis

*Individuals appearing:*

*Deshea Agee, Development of City Development*

*Atty. Thomas Gartner, City Attorney's Office*  
*Atty. Bruce Block, Reinhard Boerner Van Deuren S.C.*

**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. [140871](#) Resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 42 (Capitol Court/Midtown) for the Planet Fitness Project, in the 2nd Aldermanic District.

**Sponsors:** Ald. Davis

*Individuals appearing:*  
*Deshea Agee, Development of City Development*  
*Atty. Thomas Gartner, City Attorney's Office*  
*Atty. Bruce Block, Reinhard Boerner Van Deuren S.C.*

**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

10. [140872](#) Resolution authorizing the expenditure of funds in excess of \$100,000 from the Housing Infrastructure Preservation Fund for the repair of 964-66 North 35th Street, 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, Wade, Bauman and Kovac

**No** 0

**Excused** 1 - Perez

11. [140550](#) Substitute resolution creating and funding a pilot program to facilitate the sale of City-owned residential properties.

**Sponsors:** Ald. Stamper, Ald. Wade, Ald. Bauman, Ald. Coggs, Ald. Hamilton, Ald. Murphy, Ald. Davis, Ald. Bohl, Ald. Kovac and Ald. Perez

*Individuals appearing:*  
*Maria Prioletta, Department of City Development*  
*Samuel Leichtling, Department of City Development*  
*Aaron Szopinski, Mayor's Office*  
*Ald. Russell Stamper, II, 15th Aldermanic District*

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

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

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

**No** 0

[140550](#)

Substitute resolution creating and funding a pilot program to facilitate the sale of City-owned residential properties.

**Sponsors:** Ald. Stamper , Ald. Wade, Ald. Bauman, Ald. Coggs, Ald. Hamilton, Ald. Murphy, Ald. Davis, Ald. Bohl, Ald. Kovac and Ald. Perez

*Individual appearing from the public to testify in support:*

*Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin lobbyist*

**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

12. [140595](#)

Substitute resolution approving an amendment to the Loan Agreement, Tax Incremental District No. 53 - Menomonee Valley Industrial Center (Ingeteam, Inc. Project), in the 8th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

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

*Thomas Gartner, City Attorney's Office*

*Aitor Sotes, Ingleteam Inc.*

**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. [111247](#)

A substitute ordinance relating to plumbing and public water supply cross-connection control regulations and surveys.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Carrie Lewis, Milwaukee Water Works*

*Richard Paur, Department of Neighborhood Services*

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

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

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

**No** 0

[111247](#)

A substitute ordinance relating to plumbing and public water supply cross-connection control regulations and surveys.

**Sponsors:** THE CHAIR

**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

14. [140765](#)

Substitute resolution relating to the Milwaukee Housing Opportunities, Management and Employment ("HOME") Program.

**Sponsors:** Ald. Bohl, Ald. Wade, Ald. Stamper , Ald. Bauman and Ald. Hamilton

*Individuals appearing:*

*Andrew VanNatta, Legislative Reference Bureau*

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

*Mario Higgins, Mayor's Office Housing Outreach Director*

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

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

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

**No** 0

[140765](#)

Substitute resolution relating to the Milwaukee Housing Opportunities, Management and Employment ("HOME") Program.

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

*Ald. Perez added as a 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

15. [140935](#)

Communication from the Department of Neighborhood Services relating to the Residential Rental Inspection Program.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Art Dahlberg, Department of Neighborhood Services Commissioner*

*Thomas Mishefske, Department of Neighborhood Services*

*Individual appearing from the public to testify:*

*Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin lobbyist*

*Ald. Perez moved to make a letter, provided by Atty. Giese, part of the record. There were no objections.*

**A motion was made by ALD. BAUMAN 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

16. [140909](#)

An ordinance relating to the city's residential rental certificate program.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Art Dahlberg, Department of Neighborhood Services Commissioner*

*Thomas Mishefske, Department of Neighborhood Services*

*Individual appearing from the public to testify:*

*Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin lobbyist*

**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

17. [140612](#)

A substitute ordinance relating to the sale of city-owned real estate.

**Sponsors:** Ald. Bauman, Ald. Bohl, Ald. Davis, Ald. Kovac, Ald. Perez, Ald. Stamper, Ald. Wade and Ald. Zielinski

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

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

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

**No** 0

[140612](#)

A substitute ordinance relating to the sale of city-owned real estate.

**Sponsors:** Ald. Bauman, Ald. Bohl, Ald. Davis, Ald. Kovac, Ald. Perez, Ald. Stamper, Ald. Wade and Ald. Zielinski

*Individuals appearing:*

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

*Maria Prioletta, Department of City Development*

*Samuel Leichtling, Department of City Development*

*Danielle Bergner, Deputy City Attorney*

**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

18. [140658](#)

Communication from the Milwaukee Public Schools and the Department of City Development relating to the conveyance of the Milwaukee Public Schools property at 2760 N. 1st Street (the former Malcolm X Academy) to 2760 Holdings, LLC, for development.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Michael Bonds, Milwaukee Public Schools Office of Board Governance President*

*Thomas Gartner, City Attorney's Office*

*Darrienne Driver, Milwaukee Public Schools Superintendent*

*Gina Spang, Milwaukee Public Schools*

*Ald. Bauman moved to make an article from OnMilwaukee.com and 58th Annual Fall Conference form, submitted by Mr. Bonds, part of the record. There were no objections.*

*Ald. Kovac moved to make a project expense sheet, provided by Ms. Spang, part of the record. There were no objections.*

**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

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

19. [090554](#)

Ordinance relating to a change in zoning from Two-Family Residential to a Detailed Planned Development known as Brady Street Hotel, on lands located South of East Brady Street and East of North Franklin Place, for construction of a hotel, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. KOVAC 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

20. [091019](#)

A substitute ordinance relating to a change in zoning from Multi-Family Residential to a General Planned Development, known as Atkinson



Square, on lands located South of West Atkinson Avenue and East and West of North 16th Street, for a four-story structure with up to 60 residential units, residential amenities and church community space, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. KOVAC 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

**21.** [091252](#)

An ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development on land located on the West Side of North Water Street and North of North Holton Street, for renovation and reuse of the Gallun Tannery building into 89 residential units, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. KOVAC 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

**22.** [091671](#)

An ordinance relating to definition of an adult retail establishment for zoning purposes.

**Sponsors:** Ald. Zielinski

**A motion was made by ALD. KOVAC 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

**23.** [101106](#)

An ordinance relating to the change in zoning from Local Business and Two-Family Residential to General Planned Development, for a residential development, on lands located on the northwest corner of East Center Street and North Buffum Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. KOVAC 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

24. [140840](#) An ordinance relating to the scheduling of matters for public hearings before the board of zoning appeals.

**Sponsors:** Ald. Bohl

A motion was made by ALD. KOVAC 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 12:24 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>.