



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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Thursday, May 28, 2015

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

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

1. [141900](#)

An ordinance relating to registration requirements applicable to financial institutions and mortgage servicers.

Sponsors: Ald. Bauman and Ald. Bohl

Individuals appearing:

Aaron Szopinski, Mayor's Office

Thomas Misheske, Department of Neighborhood Services

Gregg Hagopian, City Attorney's Office

Mario Higgins, Mayor's Office

A motion was made by ALD. WADE 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

8. [150180](#)

Substitute resolution approving Amendment No. 1 to the Project Plan and a Term Sheet authorizing expenditures for Tax Incremental District No. 78 (The Northwestern Mutual Life Insurance Company), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Rocky Marcoux, Department of City Development Commissioner

A motion was made by 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. [150177](#)

Substitute resolution authorizing execution of a Bill of Sale and a

permanent public access easement for a portion of the Ivory Tusk riverwalk and approving Amendment No. 1 to a Loan Agreement between the Redevelopment Authority of the City of Milwaukee and Ivory Retail/Office Operating Company, LLC, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Dan Casanova, 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 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

2. [141437](#)

A substitute ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development for multi-family development at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Deborah Tomczyk, Rienhart Boerner Van Deuren S.C.

Richard Aaronson, Atlantic Realty Partners, Inc.

Mark Hopkins, HKM Architects + Planners, Inc.

Mark Kurensky, HKM Architects + Planners, Inc.

Michael May, Traffic Analysis & Design Inc.

Michael Loughran, Department of Public Works

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

3. [150157](#)

Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 79 (North Water Street Riverwalk), approving a Riverwalk Development Agreement and authorizing expenditures for the construction of a riverwalk segment adjoining the property at 1781 North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Alyssa Remington, Department of City Development

Deborah Tomczyk, Rienhart Boerner Van Deuren S.C.

Richard Aaronson, Atlantic Realty Partners, 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

4. [150159](#)

Substitute resolution authorizing additional funding for Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

Sponsors: Ald. Kovac

Individual appearing:

Alyssa Remington, Department of City Development

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 5 - Bohl, Perez, Wade, Bauman and Kovac

No 0

5. [150175](#)

Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 20 (Florida Yards), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Alyssa Remington, Department of City Development

Lori Lutzka, Department of City Development

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

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

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

No 0

[150175](#)

Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 20 (Florida Yards), in the 12th Aldermanic District.

Sponsors: Ald. Perez

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

6. [150185](#)

Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 27 (Clarke Square), in the 8th and 12th Aldermanic Districts.

Sponsors: Ald. Perez

Individuals appearing:

Alyssa Remington, Department of City Development

Lori Lutzka, 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

10. [150154](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5601 West Vliet Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Individuals appearing:

Matthew Haessly, Department of City Development

James Durawa, Wyeast Pizza LLC

Ald. Michael Murphy, Common Council President & 10th 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, Wade and Kovac

No 0

Excused 1 - Bauman

11. [150178](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2009-13 South 19th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Matthew Haessly, Department of City Development

Suleyman Kurter, Risale Center of America Inc.

Ronald Henry, Risale Center of America Inc.

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. [150153](#)

Resolution authorizing the sale of the City-owned property located at 2710-A West Garfield Avenue to its former owner, Randolph McElroy, III, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

*Karen Taylor, Department of City Development
Randolph McElroy, III*

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

13. [150151](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4018-20 West Center Street to Mrs. Winona Marshall, or assignee, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

*Dwayne Edwards, Department of City Development
Tabitha Jordan, representing Winona Marshall*

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. [150158](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4120 West Villard Avenue to Mr. Jeff Hanewall, or assignee, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

*Dwayne Edwards, Department of City Development
Jeff Hanewall, Engberg Anderson*

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

15. [150160](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4313-15 West Fond du Lac Avenue to Ms. Yashica Spears, or assignee, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals appearing:

*Dwayne Edwards, Department of City Development
Yashica Spears
Maurice Wince*

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

16. [150161](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4345-47 West Fond du Lac Avenue to Ms. Kirsten Helgren, or assignee, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals appearing:

Dwayne Edwards, Department of City Development

Deborah Sykes

Jessica Sykes

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

17. [150162](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4706-08 West Fond du Lac Avenue to Ms. Sonya Mays, or assignee, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals appearing:

Dwayne Edwards, Department of City Development

Sonya Mays

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

18. [141871](#)

Substitute resolution approving a Cooperation Agreement among the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee and the Harbor District, Inc. regarding the revitalization and redevelopment of the Harbor District, in the 12th and 14th Aldermanic Districts.

Sponsors: Ald. Perez

Individuals appearing:

David Misky, Redevelopment Authority of the City of Milwaukee

Lilith Fowler, Harbor District Inc.

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

19. [150169](#)

Communication from the Office of Small Business Development relating to the 2nd and 3rd quarter reports of 2014 regarding Small Business Enterprise and Residence Preference Program participation on the Northwestern Mutual Tower & Commons Development Project.

Sponsors: THE CHAIR

Individuals appearing:

Nikki Purvis, Office of Small Business Development

Steve Radke, Northwestern Mutual Government Relations

Lafayette Crump, Prism Technical Management & Marketing Services, LLC

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

7. [150029](#)

Resolution approving the Menomonee Valley Area Comprehensive Plan Update as an element of Milwaukee's Overall Comprehensive Plan, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Bauman, Ald. Donovan and Ald. Perez

Individuals appearing:

Vanessa Koster, Department of City Development

Robert Harris, Department of City Development

Corey Zetts, Menomonee Valley Partners

Ald. Perez left the committee at 11:54 a.m.

Ald. Bauman left the committee at 11:56 a.m.

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

Aye 3 - Bohl, Wade and Kovac

No 0

Excused 2 - Perez and Bauman

Meeting adjourned at 12:07 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>.