



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JAMES BOHL, CHAIR**  
**Ald. Khalif J. Rainey, Vice-Chair,**  
**Ald. Nik Kovac, Ald. Milele A. Coggs and Ald. Russell W.**  
**Stamper, II**  
**Staff Assistant, Chris Lee, 286-2232**  
**Fax: 286-3456, [cllee@milwaukee.gov](mailto:cllee@milwaukee.gov)**  
**Legislative Liaison, Jeffrey Osterman, 286-2262,**  
**[joster@milwaukee.gov](mailto:joster@milwaukee.gov)**

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Tuesday, June 28, 2016

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:03 a.m.

*Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper*

1. [160266](#) Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for the preparation of the Downtown Action Agenda, in the 3rd, 4th, 6th, 8th, 12th and 15th Aldermanic Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Julia Yaylor, Greater Milwaukee Committee*

*Toni Griffin, Urban Planning & Design for the American City*

*Alex Molinaroni, Johnson Controls*

*Ralph Hollmon, Milwaukee Urban League*

*Deshea Agee, Historic King Drive Business Improvement District*

*Ald. Stamper and Coggs joined the committee at 9:08 a.m.*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

2. [160240](#) Communication from the Department of City Development relating to an update on city-wide (non-downtown) development, job and business growth initiatives.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Rocky Marcoux, Department of City Development*

*Ald. Jose Perez, 12th Aldermanic District*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

3. [160327](#)

Reappointment of Richard "Rocky" Marcoux to serve as the Commissioner of City Development by the Mayor.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Rocky Marcoux, Department of City Development*

*Ald. Chantia Lewis, 9th Aldermanic District*

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

**Aye** 4 - Bohl, Rainey, Kovac and Stamper

**No** 0

**Abstain** 1 - Coggs

4. [160315](#)

A charter ordinance relating to the commissioner of building inspection.

**Sponsors:** Ald. Bohl

*Individual appearing:*

*Jeff Osterman, Legislative Reference Bureau*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

5. [160305](#)

Appointment of Preston Cole to serve as the Commissioner of Building Inspection by the Mayor.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Preston Cole, Department of Neighborhood Services*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

6. [160166](#) An ordinance relating to erosion control regulations.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Richard Paur, Department of Neighborhood Services*

*Chris Rute, Development Center*

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

**Aye** 4 - Bohl, Rainey, Kovac and Coggs

**No** 0

**Excused** 1 - Stamper

7. [151867](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential to a Detailed Planned Development known as The Sanctuary at Milwaukee to permit two multi-family, assisted living residential buildings at 4565 and 4569 South 20th Street, located on the west side of South 20th Street, north of West Layton Avenue, in the 13th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Atty. Leah Wyant, Reinhart Boerner Van Deuren, S.C.*

*Collin Kass, Kaas Wilson Architects*

*Justin Johnson, JSD Professional Services, Inc.*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

8. [160119](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential and Local Business to Industrial-Office for the properties located at 3602 West Highland Boulevard and 1127 North 35th Street, on the north side of West Highland Boulevard and west of North 35th Street, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing*

*Vanessa Koster, 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** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

9. [160118](#) A substitute resolution relating to a Minor Modification to the Detailed Planned Development known as the Kenilworth Building located on the south side of East Kenilworth Place between North Farwell Avenue and North Prospect Avenue to permit window graphics in the tenant space at 1903 East Kenilworth Place, at the corner of North Farwell Avenue and East Kenilworth Place, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individual appearing:*  
*Vanessa Koster, 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** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

10. [160300](#) Substitute resolution authorizing the expenditure of funds in excess of \$100,000 from the Housing Infrastructure Preservation Fund for the repair of 2330 West McKinley Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*  
*Yves LaPierre, Department of City Development*

*Ald. Bohl said that future legislation on this matter should specify the exact amount of funds to expend in the resolution text.*

*Ald. Rainey moved to amend the resolution by inserting the lowest bid expenditure amount of "\$103,111" in lieu of "excess of \$100,000 and up to \$200,000" under the "Analysis" section and "over \$100,000 and up to \$200,000" in the "Resolved" clause. (Prevailed 5-0)*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

- [160300](#) Substitute resolution authorizing the expenditure of funds in excess of \$100,000 from the Housing Infrastructure Preservation Fund for the repair of 2330 West McKinley Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

Meeting recessed at 1:07 p.m.

Meeting reconvened at 1:28 p.m.

11. [160289](#) Resolution authorizing additional funding for Tax Incremental District No. 78 (Northwestern Mutual), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Dan Casanova, Department of City Development*

*Rocky Marcoux, Department of City Development*

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

**Aye** 5 - Bohl, Rainey, Kovac, Coggs and Stamper

**No** 0

12. [160297](#) Resolution approving a Project Plan, authorizing expenditures and creating Tax Incremental District No. 88 (4th and Wisconsin), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Dan Casanova, Department of City Development*

*Rocky Marcoux, Department of City Development*

*Jeff Polenske, Department of Public Works*

*Rocky Wruck, Comptroller's Office*

*Ashley Booth, HNTB Corporation*

*Individuals appearing to testify in support:*

*Stacie Callies, Westown Association*

*Angela Damiani, Newauke*

*Deshea Agee, Historic King Business Improvement District*

*Matt Dorner, Milwaukee Downtown Business Improvement District*

*Individual appearing to testify in opposition:*

*Marty Wall, citizen*

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

**Aye** 4 - Rainey, Kovac, Coggs and Stamper

**No** 1 - Bohl

13. [160288](#) Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 39 (City Center Hilton), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Dan Casanova, Department of City Development*  
*Rocky Marcoux, Department of City Development*  
*Jeff Polenske, Department of Public Works*  
*Rocky Wruck, Comptroller's Office*  
*Ashley Booth, HNTB Corporation*

*Individuals appearing to testify in support:*

*Stacie Callies, Westown Association*  
*Angela Damiani, Newauke*  
*Deshea Agee, Historic King Business Improvement District*  
*Matt Dorner, Milwaukee Downtown Business Improvement District*

*Individual appearing to testify in opposition:*

*Marty Wall, citizen*

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

**Aye** 4 - Rainey, Kovac, Coggs and Stamper

**No** 1 - Bohl

**14. [160299](#)**

Resolution approving Amendment No. 3 to the Project Plan and authorizing expenditures for Tax Incremental District No. 41 (Time Warner Riverwalk), in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Dan Casanova, Department of City Development*  
*Rocky Marcoux, Department of City Development*  
*Jeff Polenske, Department of Public Works*  
*Rocky Wruck, Comptroller's Office*  
*Ashley Booth, HNTB Corporation*

*Individuals appearing to testify in support:*

*Stacie Callies, Westown Association*  
*Angela Damiani, Newauke*  
*Deshea Agee, Historic King Business Improvement District*  
*Matt Dorner, Milwaukee Downtown Business Improvement District*

*Individual appearing to testify in opposition:*

*Marty Wall, citizen*

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

**Aye** 4 - Rainey, Kovac, Coggs and Stamper

**No** 1 - Bohl

**Meeting adjourned at 2:44 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>.**