



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
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Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, January 31, 2017

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:10 a.m.

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

1. [161265](#)

Substitute resolution relating to the allocation of funds from the Housing Trust Fund.

Sponsors: THE CHAIR

Individual appearing:

Mario Higgins, DOA - Community Development Grants Administration

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

2. [160949](#)

Resolution relating to a Certificate of Appropriateness for a painted wall sign at 1033 N. Old World Third Street in the Old World Third Street Historic District for Salvatore Safina.

Sponsors: THE CHAIR

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

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

No 0

3. [161041](#)

An ordinance relating to common council reconsideration of applications for amendments to the zoning map that have been denied.

Sponsors: Ald. Bohl

Individuals appearing:

Vanessa Koster, Department of City Development
James Owczarski, City Clerk

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

4. [161010](#)

A substitute ordinance relating to zoning regulations for indoor storage facilities and indoor wholesale and distribution facilities.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, Department of City Development

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

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

No 0

5. [160918](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential to a General Planned Development known as Clarke Square Apartments for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and South 24th Street, and the southeast corner of West Vieau Place and South 24th Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Yves LaPierre, Department of City Development

Ald. Robert Donovan, 8th Aldermanic District

Michele Bria, Journey House

Bob McCormick, Cardinal Capital Management, Inc.

Individuals testifying in opposition:

Rachel Zembrowski, 1101 S. 24th St., Milwaukee

Elizabeth Zembrowski, 1101 S. 24th St., Milwaukee

William Zembrowski, 1101 S. 24th St., Milwaukee

Ald. Rainey moved to enter into the record an updated petition, submitted by Elizabeth Zembrowski. There were no objections.

Individuals testifying in support:

Tyna Rule, Clarke Square Neighborhood Initiative, resident at 1023 S. 26th St., Milwaukee

Ian Bautista, Clarke Square Neighborhood Initiative, resident at 2110 W. Scott St., Milwaukee

Ald. Donovan was in support.

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

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

No 0

6. [161080](#)

Resolution authorizing the sale of the City-owned vacant lots at 2331 West Vieau Place and 918 South 24th Street to Clarke Square Apartments, LLC for an affordable housing development, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

This file is companion to and was considered with agenda item 5, CCFN 160918.

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

7. [161161](#)

A substitute ordinance relating to the change in zoning from Industrial-Light to Industrial-Office for the property located at 352-354 East Stewart Street, on the northeast corner of East Stewart Street and South Hilbert Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Vanessa Koster, Department of City Development

Nick Anton, 352 LLC

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. [161222](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as Clarke Square to permit site and building modifications to an existing building at 1818 West National Avenue, located on the north side of West National Avenue, east of South 20th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Vanessa Koster, Department of City Development

Gregg Prossen, The Consortium ae, LLC

Michael DeMichele, DeMichele Company, LLC

Ald. Jose Perez, 12th Aldermanic District

Rocky Marcoux, Department of City Development

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

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

No 0

9. [160693](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 5, for revisions to the landscape plan for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of North 114th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Lynn Goldstein, Creative Landscape Designs, LLC

A motion was made by ALD. COGGS 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. [161313](#)

Resolution approving Amendment No. 4 to the Project Plan, two Cooperation Agreements and authorizing expenditures for Tax Incremental District No. 37 (Grand Avenue), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Dan Casanova, Department of City Development

Rocky Marcoux, Department of City Development

Mark Niehaus, Milwaukee Symphony Orchestra

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

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

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

No 0

[161313](#)

Substitute resolution approving Amendment No. 4 to the Project Plan, two Cooperation Agreements and authorizing expenditures and additional funding for Tax Incremental District No. 37 (Grand Avenue), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

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

No 0

11. [161315](#)

Resolution authorizing the sale of eight City-owned vacant lots to Milwaukee Habitat for Humanity, Inc. for its 2017 homebuilding program, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Yves LaPierre, Department of City Development

Chris Garrison, Milwaukee Habitat for Humanity

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. [161345](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3821-25 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dwayne Edwards, Department of City Development

Ariam Kesete, AK Development LLC

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

13. [161316](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4248 North 27th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Dwayne Edwards, Department of City Development

Arlisia McHenry, 1st Aldermanic District

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

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

No 0

14. [161317](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 8940 North Michele Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

*Dwayne Edwards, Department of City Development
Youseff Berrada, Berrada Properties Management Inc.*

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

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

No 0

15. [161346](#) Resolution authorizing the sale of the City-owned tax deed property at 4775 North 37th Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

*Dwayne Edwards, Department of City Development
Pastor Morris Smith, Ambassadors for Christ Ministries Inc.*

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

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

No 0

16. [161312](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 7912 West Appleton Avenue, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals appearing:

*Dwayne Edwards, Department of City Development
Art Stamos, Best Choice Personal Care LLC*

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

17. [160495](#) Communication from the Housing Authority of the City of Milwaukee relating to its bi-annual update on HACM responsibilities of the Choice Neighborhoods Implementation Grant requirements.

Sponsors: THE CHAIR

Individuals appearing:

Kenneth Barbeau, Housing Authority of the City of Milwaukee

Willie Hines, Housing Authority of the City of Milwaukee
Bobbi Marsells, Housing Authority of the City of Milwaukee
Evans Gant, Housing Authority of the City of Milwaukee

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

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

18. [151362](#) Communication relating to the 2016 activities of the Special Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

Sponsors: THE CHAIR

A motion was made by ALD. STAMPER 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

19. [151379](#) Communication relating to the 2016 activities of the Bronzeville Advisory Committee.

Sponsors: THE CHAIR

A motion was made by ALD. STAMPER 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

Meeting adjourned at 12:50 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>.