



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

Tuesday, April 11, 2017

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:05 a.m.

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

Ald. Coggs left the committee at 9:43 a.m. during item 4, CCFN 161479, for the remainder of the meeting.

1. [161597](#) A substitute ordinance relating to the setback requirement for new street-facing garages in the LB3 local business zoning district.

Sponsors: THE CHAIR

Individual appearing:
Ed Richardson, Department of City Development

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

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

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

No 0

- [161597](#) A substitute ordinance relating to the setback requirement for new street-facing garages in the LB3 local business zoning district.

Sponsors: THE CHAIR

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

2. [161726](#) Resolution authorizing \$1 property sales and housing rehabilitation grants through the Milwaukee Employment/Renovation Initiative.

Sponsors: Ald. Stamper, Ald. Rainey and Ald. Murphy

Individuals appearing:

Martha Brown, Department of City Development

Ald. Michael Murphy, 10th Aldermanic District

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

3. [161586](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Multi-Family Residential, RM1, to permit a three-family residence at 227 North 75th Street, located on the west side of North 75th Street, south of West Bluemound Road, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Michael Murphy, 10th Aldermanic District

Jeffrey Natrop, Renner Architects

Individual testifying with concerns:

Richard Paitrick, 219 N. 75th St., Milwaukee

A motion was made by ALD. COGGS 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. [161479](#)

A substitute ordinance relating to the change in zoning from Parks to a Detailed Planned Development known as The Couture for a mixed-use development at 909 East Michigan Street, located on the southwest corner of East Michigan Street and North Lincoln Memorial Drive, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Item 5, CCFN 161588, was considered prior to this item.

Individuals appearing:

Vanessa Koster, Department of City Development

Matt Rinka, Rinka Chung Architecture

Chad Griswold, Rinka Chung Architecture

Rick Barrett, Barrett Visionary Development

Ald. Coggs left the committee at 9:43 a.m.

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

5. [161588](#) Resolution approving a final Certified Survey Map for land generally located east of North Cass Street, north of East Clybourn Street and south of East Mason Street to divide unplatted land into four lots and to dedicate land for public street purposes, in the 4th Aldermanic District.

Sponsors: THE CHAIR

This item was considered prior to item 4, CCFN 161479.

Individuals appearing:

Dan Casanova, Department of City Development

Vanessa Koster, 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

6. [161713](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1st and Greenfield - Phase 1 for approval of the water feature at 1320 South 1st Street, located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Vanessa Koster, Department of City Development

James Wasley, UWM - School of Architecture & Urban Planning

Michael Cockroft, Wangard Properties Inc.

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

Aye 3 - Bohl, Rainey and Kovac

No 0

Excused 2 - Coggs and Stamper

7. [161589](#) Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Park Place, Stage 9, to permit additional signage for an existing building at 11200 West Parkland Avenue, located on the north side of West Parkland Avenue, west of North 111th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Item 15, CCFN 161631, was considered prior to this item.

Individuals appearing:

Vanessa Koster, Department of City Development

Dan Schaefer, SIGNworks of Wisconsin Inc.

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

Aye 3 - Bohl, Rainey and Stamper

No 0

Excused 2 - Kovac and Coggs

8. [161584](#)

Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Hotel of the Arts Days Inn to permit additional hotel rooms and an outdoor patio at the Hotel of the Arts Days Inn and Suites at 1840 North 6th Street, located on the east side of North 6th Street, south of West Reservoir Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

9. [161587](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Bishop's Creek Phase IV for changes to the previously approved facade improvements for an existing building at 3200 West Hampton Avenue, located on the northwest corner of West Hampton Avenue and North 32nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Vanessa Koster, Department of City Development

Arlisia McHenry, 1st Aldermanic District

Rev. Bishop Daniels, Holy Redeemer Church of God in Christ

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

10. [161716](#) Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount for the preparation of a design charrette for the Harambee Five Points Exchange commercial district, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

11. [161725](#) Resolution authorizing the sale of the City-owned tax deed properties at 1544 West Center Street, 2717 North 15th Street, 1533 West Hadley Street, 2752 North 16th Street and 2736 North 16th Street to the Milwaukee Rescue Mission for development, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Yves LaPierre, Department of City Development

Patrick Vanderburgh, Milwaukee Rescue Mission

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

12. [161706](#) Resolution dissolving Tax Incremental District No. 18 (New Covenant) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Individual appearing:

David Schroeder, 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 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

13. [161707](#) Resolution dissolving Tax Incremental District No. 61 (Chase Commerce Center) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Individual appearing:
David Schroeder, 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, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

14. [161766](#) Resolution dissolving Tax Incremental District No. 17 (Curry Pierce) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Individual appearing:
David Schroeder, 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 3 - Bohl, Rainey and Stamper

No 0

Excused 2 - Kovac and Coggs

15. [161631](#) Communication from the Office of Small Business Development relating to quarterly reports regarding Small Business Enterprise and Residence Preference Program participation for the Freshwater Plaza project.

Sponsors: THE CHAIR

This item was considered after item 6, CCFN 161713.

Individuals appearing:
James Methu, Office of Small Business Development
Michael Cockroft, Wangard Properties Inc.

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

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

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

16. [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

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

Aye 3 - Bohl, Rainey and Stamper

No 0

Excused 2 - Kovac and Coggs

Meeting adjourned at 11:14 a.m.

Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.