



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, November 21, 2017

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:05 a.m.

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

1. [171076](#) Appointment of Rayhainio Alejandro Boynes to the Bronzeville Advisory Committee by Ald. Milele Coggs.

Sponsors: THE CHAIR

Individuals appearing:
Rayhainio Alejandro Boynes
Rayhainio Alejandro Boynes, Jr.

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

2. [171129](#) Substitute resolution relating to amending an agreement between the City of Milwaukee and Veterans Gardens, LLC.

Sponsors: Ald. Johnson and Ald. Bohl

Individuals appearing:
Ald. Cavalier Johnson, 2nd Aldermanic District
Amy Turim, Department of City Development
Robert Cocroft, Center for Veterans Issues
Steve Lancaste, Center for Veterans Issues

A motion was made by ALD. BOHL 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. [171030](#) Communication relating to the use of the Land Management System.

Sponsors: Ald. Johnson and Ald. Lewis

Individuals appearing:

Ald. Cavalier Johnson, 2nd Aldermanic District

Todd Miller, 9th Aldermanic District

Nancy Olson, Information and Technology Management Division

Yari Rosa, Information and Technology Management Division

Elizabeth Hammer, Havenwoods Economic Development Corporation

Preston Cole, Dept. of Neighborhood Services Commissioner

Thomas Mishefske, Dept. of Neighborhood Services

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

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

No 0

4. [171143](#) Substitute resolution directing the Commissioner of City Development to develop an Anti-Displacement Plan for neighborhoods surrounding Downtown Milwaukee.

Sponsors: Ald. Coggs, Ald. Perez, Ald. Stamper, Ald. Rainey and Ald. Bohl

Individuals appearing:

Vanessa Koster, Dept. of City Development

Martha Brown, Dept. of City Development

Ald. Stamper, Rainey and Bohl added as cosponsors.

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

5. [171088](#) Substitute resolution relating to the allocation of funds from the Housing Trust Fund.

Sponsors: Ald. Murphy

Individuals appearing:

Ald. Michael Murphy, 10th Aldermanic District

Mario Higgins, Community Development Grants Administration

Ald. Murphy reflected as sponsor to the file.

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

6. [171109](#) Resolution approving a Land Disposition Report and authorizing the sale

of the City-owned tax deed property at 1697 North Marshall Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Yves LaPierre, Dept. of City Development

Brian Johnsen, Johnsen Schmaling Architects

Scott Genke, SG Property Development 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

7. [171108](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 79 (North Water Street Riverwalk) and approving an Amended and Restated Riverwalk and Dockwall Development Agreement, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing:

Alyssa Remington, Dept. of City Development

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

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

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

No 0

[171108](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 79 (North Water Street Riverwalk) and approving an Amended and Restated Riverwalk and Dockwall Development Agreement, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

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

8. [161714](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development for a mixed-use development at 2900 and 2914 North Oakland Avenue, located on the northeast corner of North Oakland Avenue and East Locust Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Dept. of City Development

Michael Striegel, Striegel-Agacki Studio

Michael Klein, Klein Development

Jeno Cataldo, JC Capital

Joel Agacki, Striegel-Agacki Studio

Karen Dettmer, Dept. of Public Works

Individuals testifying in opposition:

John Miller, 3062 N. Bartlett Ave., Milwaukee

James Mehail, 3056 N. Bartlett Ave., Milwaukee

Individual testifying in support:

Michael D'Amato, on behalf of Oakland Ave. Business Improvement District

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

9. [171044](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Multi-Family Residential, RM4, to facilitate adaptive reuse of the former Phillis Wheatley Milwaukee Public Schools building into housing at 2442 North 20th Street, located in the block bounded by West Wright Street, North 19th Street, West Meinecke Avenue and North 20th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Vanessa Koster, Dept. of City Development

Martha Brown, Dept. 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

10. [170997](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Multi-Family Residential, RM5, to facilitate adaptive reuse of the former Milwaukee Public Schools building into housing at 1715 North 37th Street, located on the west side of North 37th Street, north of West Walnut Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Martha Brown, Dept. 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

11. [170998](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Block 7 - Arena Master Plan to permit changes to the number of residential units and building elevations for a previously approved mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Kevin Newell, Royal Capital Group

Mark Ernst, Engberg Anderson Architects

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

12. [170900](#)

A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, for the properties at 1117-1119, 1121-1123 and 1129-1135 North Old World Third Street located on the west side of North Old World Third Street, south of West Juneau Avenue, and the First Amendment to the DPD known as Block 4 - Arena Master Plan to combine the subject properties to the Entertainment Block, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Dept. of City Development

Steve Morales, Rinka Chung Architecture

Matt Rinka, Rinka Chung Architecture

Alex Lasry, Milwaukee Bucks

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

13. [151857](#)

Substitute resolution granting permanent historic designation of the Wisconsin Consistory Building, a/k/a the Humphrey Scottish Rite Masonic Center at 790 N. Van Buren Street, in the 4th Aldermanic

District.

Sponsors: THE CHAIR

Meeting recessed at 12:14 p.m.

Meeting reconvened at 12:21 p.m.

Individuals appearing:

Carlen Hatala, Historic Preservation Commission

Eric Nordeen, Ascendant Holdings, 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

14. [171105](#)

Communication from the Department of City Development, Department of Neighborhood Services and Milwaukee Police Department relating to inspections of City-owned and privately-owned residential properties.

Sponsors: Ald. Rainey, Ald. Bohl, Ald. Kovac, Ald. Coggs and Ald. Stamper

Individuals appearing:

Martha Brown, Dept. of City Development

Amy Turim, Dept. of City Development

Thomas Mishefske, Dept. of Neighborhood Services

Laura Daniels, Dept. of Public Works

David Sivyver, Dept. of Public Works

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

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

No 0

15. [171038](#)

Substitute resolution relating to city-owned residential and commercial properties.

Sponsors: Ald. Rainey

Individuals appearing:

Martha Brown, Dept. of City Development

Amy Turim, Dept. of City Development

Thomas Mishefske, Dept. of Neighborhood Services

Laura Daniels, Dept. of Public Works

David Sivyver, Dept. of Public Works

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

16. [171128](#) Communication from various City agencies relating to the sale of tax-foreclosed properties to non-profit corporations.

Sponsors: Ald. Bohl

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

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

No 0

The Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(d), Wis. Stats, except as provided in s. 304.06 (1) (eg) and by rule promulgated under s. 304.06 (1) (em), for the purpose of considering specific applications of probation, extended supervision or parole, or considering strategy for crime detection or prevention. The committee may reconvene into open session for the regular agenda.

There was no closed session.

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

17. [170800](#) An ordinance relating to issuance of certificates of occupancy.

Sponsors: Ald. Johnson

A motion was made by ALD. COGGS that this Ordinance 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 1:29 p.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>.