



# 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**

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Tuesday, December 12, 2017

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:05 a.m.

*Present 4 - Bohl, Rainey, Kovac, Stamper*  
*Excused 1 - Coggs*

*Ald. Kovac joined the committee at 9:10 a.m. during item 2, CCFN 171228.*

1. [170832](#) A substitute ordinance relating to various provisions of the zoning code.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Ed Richardson, 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** 3 - Bohl, Rainey and Stamper

**No** 0

**Excused** 2 - Kovac and Coggs

2. [171228](#) Resolution implementing a footnote to the 2018 Budget relating to the duties of Residential Code Enforcement Inspectors.

**Sponsors:** Ald. Coggs

*Individual appearing:*  
*Donald Schaewe, Dept. of Neighborhood Services*

*Ald. Kovac joined the committee at 9:10 a.m.*

**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

3. [171229](#) Resolution implementing a footnote to the 2018 Budget relating to development of strategies to prevent illegal dumping.

**Sponsors:** Ald. Coggs

*Individual appearing:*  
*Donald Schaewe, Dept. of Neighborhood Services*

**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

4. [171111](#) Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Block 4 - Arena Master Plan (Entertainment Block) to permit minor changes to the previously approved design for the north building (Building A) on land located on the east side of North 4th Street, south of West Juneau Avenue, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Audry Grill, Rinka Chung Architects*  
*Matt Rinka, Rinka Chung Architects*  
*Alex Lasry, Milwaukee Bucks*

**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

5. [170999](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Institutional, TL, for the properties located at 1531 and 1533 South 29th Street, on the west side of South 29th Street, south of West Orchard Street, in the 8th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Mark Herr, Plunkett Raysich Architects*  
*Susan Smith, Nativity Jesuit Academy*

**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 Stamper

**No** 0

**Excused** 1 - Coggs

6. [171020](#)

A substitute ordinance amending the Development Incentive Zone overlay known as the East End Menomonee Valley Development Incentive Zone, on land located generally West of North 6th Street on the north and south sides of West Canal Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Robert Harris, Dept. of City Development*

*Ald. Rainey moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

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

**No** 0

**Excused** 1 - Coggs

[171020](#)

A substitute ordinance amending the Development Incentive Zone overlay known as the East End Menomonee Valley Development Incentive Zone, on land located generally West of North 6th Street on the north and south sides of West Canal Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. RAINEY 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

7. [170444](#)

A substitute ordinance relating to the change in zoning, from Two-Family Residential, RT4, to Parks, PK, for recreational use at 2372 South Logan Avenue, on the block bounded by East Lincoln Avenue, East Conway Street, South Bay Street and South Logan Avenue (14th Aldermanic District).

**Sponsors:** Ald. Zielinski

*Individual appearing:*

*Vanessa Koster, Dept. of City Development*

**A motion was made by ALD. STAMPER that this Ordinance 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

8. [170562](#) Substitute resolution amending the land use recommendation for the Catalytic Project Area at 2372 South Logan Avenue within the Southeast Side Comprehensive Area Plan, part of Milwaukee's Overall Comprehensive Plan, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*

*Vanessa Koster, Dept. of City Development*

**A motion was made by ALD. STAMPER 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. [170942](#) Resolution directing the Commissioner of City Development to issue a Request for Proposals for development of single-family lots and homes on the City-owned property located at 2372 S. Logan Avenue, with a portion of the property being reserved as park land.

**Sponsors:** Ald. Zielinski and Ald. Bohl

*Individual appearing:*

*Vanessa Koster, Dept. of City Development*

**A motion was made by ALD. STAMPER 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

10. [171210](#) Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 93 (7th and National), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Maria Prioletta, Dept. of City Development*  
*Brandon Rule, Rule Enterprises Inc.*  
*Kristine Giornalista, Impact Seven LLC*  
*Ald. Jose Perez, 12th Aldermanic District*

**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

11. [170641](#) A substitute ordinance relating to the disposition of city property.

**Sponsors:** Ald. Bauman

*Ald. Rainey moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

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

**No** 0

**Excused** 1 - Coggs

[170641](#) A substitute ordinance relating to the disposition of city property.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Martha Brown, Dept. of City Development*

*Amy Turim, Dept. of City Development*

*Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin*

*Atty. Gregg Hagopian, Assistant City Attorney*

**A motion was made by ALD. STAMPER that this Ordinance 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

12. [170938](#) A substitute ordinance relating to the provision of affordable housing units in conjunction with certain types of residential development.

**Sponsors:** Ald. Bauman, Ald. Murphy, Ald. Hamilton, Ald. Stamper, Ald. Johnson, Ald. Rainey, Ald. Perez and Ald. Bohl

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Rocky Marcoux, Dept. of City Development Commissioner*  
*Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin*

*Ald. Kovac moved to enter into the record a Greater Downtown Area map, provided by Ald. Bauman. There was no objection.*

*Ald. Kovac added as a cosponsor.*

*Ald. Kovac moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

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

**No** 0

**Excused** 1 - Coggs

[170938](#)

A substitute ordinance relating to the provision of affordable housing units in conjunction with certain types of residential development.

**Sponsors:** Ald. Bauman, Ald. Murphy, Ald. Hamilton, Ald. Stamper, Ald. Johnson, Ald. Rainey, Ald. Perez and Ald. Kovac

**A motion was made by ALD. KOVAC that this Ordinance 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

13. [171231](#)

Resolution accepting the transfer of properties at the former Northridge Mall from PNR 2 LLC and TDC Milwaukee, LLC, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing:*  
*Rocky Marcoux, Dept. of City Development Commissioner*  
*Dan Casanova, Dept. 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** 3 - Bohl, Kovac and Stamper

**No** 0

**Excused** 2 - Rainey and Coggs

10 A.M.

14. [171128](#)

Communication from various City agencies relating to the sale of

tax-foreclosed properties to non-profit corporations.

**Sponsors:** Ald. Bohl

*Individuals appearing:*  
*Martha Brown, Dept. of City Development*  
*Amy Turim, Dept. of City Development*  
*Adam Figon, Comptroller's Office*  
*Atty. Kail Decker, Assistant City Attorney*

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

**No** 0

**Excused** 1 - Coggs

**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.*

**10:30 A.M.**

- 15.** [171302](#) Communication from the Department of City Development relating to the production and mailing costs for Neighborhood Improvement District mailings.

**Sponsors:** Ald. Donovan

*Individuals appearing:*  
*Ald. Robert Donovan, 8th Aldermanic District*  
*James Owczarski, City Clerk*  
*Kenneth Little, Dept. of City Development*  
*Atty. Jeremy McKenzie, Assistant City Attorney*  
*Martha Brown, Dept. of City Development*

**A motion was made by ALD. STAMPER that this Communication 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

- 16.** [170591](#) Communication from the Southeastern Wisconsin Regional Planning Commission relating to its Vision 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Michael Hahn, Southeastern Wisconsin Regional Planning Commission*

*Steve Adams, Southeastern Wisconsin Regional Planning Commission*

*Kevin Muhs, Southeastern Wisconsin Regional Planning Commission*

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

**Aye** 3 - Bohl, Kovac and Stamper

**No** 0

**Excused** 2 - Rainey and Coggs

17. [171253](#) Communication from the Southeastern Wisconsin Regional Planning Commission relating to its 2016 Annual Report.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Michael Hahn, Southeastern Wisconsin Regional Planning Commission*

*Steve Adams, Southeastern Wisconsin Regional Planning Commission*

*Kevin Muhs, Southeastern Wisconsin Regional Planning Commission*

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

**Aye** 3 - Bohl, Kovac and Stamper

**No** 0

**Excused** 2 - Rainey and Coggs

18. [171288](#) Communication from the Department of City Development and the City Attorney's Office relating to the feasibility of, and procedure for, the City of Milwaukee establishing a satellite community in close proximity to the Foxconn development in Racine County.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Ald. Robert Bauman, 4th Aldermanic District*

*Michael Hahn, Southeastern Wisconsin Regional Planning Commission*

*Steve Adams, Southeastern Wisconsin Regional Planning Commission*

*Kevin Muhs, Southeastern Wisconsin Regional Planning Commission*

*Atty. Jeremy McKenzie, Assistant City Attorney*

*Martha Brown, Dept. of City Development*

*Ald. Rainey left the committee at 1:11 p.m.*



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

**Aye** 3 - Bohl, Kovac and Stamper

**No** 0

**Excused** 2 - Rainey and Coggs

**Meeting adjourned at 1:18 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>.**