



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, March 20, 2018

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:10 a.m.

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

1. [171771](#) Appointment of Ald. Lewis to the Granville Development Advisory Committee.

Sponsors: Ald. Bohl

Individual appearing:
Ald. Chantia Lewis, 9th Aldermanic District

Ald. Bohl listed as the sponsor to the file.

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, Coggs and Stamper

No 0

Excused 1 - Kovac

2. [171574](#) Appointment of Sally Peltz to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:
Sally Peltz

Ald. Bohl passed the gavel to Ald. Rainey.

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

3. [171686](#) An ordinance relating to the use classification of various land uses in commercial zoning districts.

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 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

4. [171750](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4416-20 North 27th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:
Dwayne Edwards, Dept. of City Development
Erwin Jackson
Antionette Jackson
James Jones

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

5. [171781](#) Substitute resolution amending the Land Disposition Report approved by Common Council File Number 171502 relating to the sale of the City-owned properties at 2719 West Wisconsin Avenue and 625 North 27th Street (4th Aldermanic District).

Sponsors: Ald. Bauman

Ald. Rainey passed the gavel to Ald. Bohl.

Individuals appearing:
Ald. Robert Bauman, 4th Aldermanic District
Matt Haessly, Dept. of City Development
Keith Stanley, Near West Side Partners Business Improvement District

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

A motion was made by ALD. RAINEY that this Resolution be SUBSTITUTED.

This motion PREVAILED by the following vote:

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

[171781](#)

Substitute resolution amending the Land Disposition Report approved by Common Council File Number 171502 relating to the sale of the City-owned properties at 2719 West Wisconsin Avenue and 625 North 27th Street (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 3 - Bohl, Rainey and Stamper

No 0

Excused 1 - Kovac

Abstain 1 - Coggs

6. [171637](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Local Business, LB2, for the properties located at 2708 West Wisconsin Avenue, 2805 West Wells Street and 763 North 28th Street, on the east and west sides of North 28th Street between West Wells Street and West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Dept. of City Development

Ald. Robert Bauman, 4th Aldermanic District

Rick Wiegand, Wiegand Enterprises LLC

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

7. [170508](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, known as St. Rita Square for a senior living facility and church on the north side of East Pleasant Street between North Cass Street and North Van Buren

Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Dept. of City Development

Jim Tarantino, Tarantino & Company LLC

Eric Harrmann, AG Architecture

Father Timothy Kitzke, Three Holy Women Catholic Parish

Ald. Stamper moved to amend the file by:

Updating West (Van Buren) elevation that notes translucent, as opposed to opaque, glazing along the first floor, within the garage area.

Updating South (Pleasant Street) elevation that notes translucent, as opposed to opaque, glazing along the first floor, within the garage area.

Dept. of City Development will submit updated elevations to the file prior to the Common Council meeting on March 27, 2018.

(Prevalied 4-0)

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

Individual testifying with concerns:

Michael Siran, City resident

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, Coggs and Stamper

No 0

Excused 1 - Kovac

8. [171208](#)

Resolution approving a final Certified Survey Map for land located on the north side of East Pleasant Street and the west side of North Cass Street to combine seven parcels into one parcel and to dedicate land for public alley purposes, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Jim Tarantino, Tarantino & Company LLC

Eric Harrmann, AG Architecture

Father Timothy Kitzke, Three Holy Women Catholic Parish

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, Coggs and Stamper

No 0

Excused 1 - Kovac

9. [171628](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) - Phase 1 to allow window signage for the mixed-use building located at 1314 South 1st Street, on the east side of South 1st Street, north of East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Ald. Jose Perez, 12th Aldermanic District

Vanessa Koster, Dept. of City Development

Ald. Perez requested to hold the file to the call of 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 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

10. [171611](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Ann Center for Intergenerational Care to approve the design of a small building addition and an outdoor band shell on the site located at 2450 West North Avenue, in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Vanessa Koster, Dept. of City Development

Doug Barnes, Zimmerman Architectural Studios

Chris Jackson, Intergenerational Care St. Ann's Center

Sister Edna Lonergan, Intergenerational Care St. Ann's Center

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, Coggs and Stamper

No 0

Excused 1 - Kovac

11. [171736](#) An ordinance relating to the issuance of citations for illegal dumping.

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

Individuals appearing:

Preston Cole, Dept. of Neighborhood Services Commissioner

Donald Schaewe, Dept. of Neighborhood Services

Ald. Jose Perez, 12th Aldermanic District

Heather Hough, City Attorney's Office

Laura Daniels, Dept. of Public Works - Operations

Rick Meyers, Dept. of Public Works - Sanitation

Ald. Stamper, Perez, and Rainey added as cosponsors.

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

9:30 A.M.

12. [171755](#) Communication from the Department of City Development relating to the Anti-Displacement Plan for the Neighborhoods Surrounding Downtown Milwaukee.

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

Individuals appearing:

Samuel Leichtling, Dept. of City Development

Nolan Zaroff, Dept. of City Development

Ald. Jose Perez, 12th Aldermanic District

Sponsorship of the file to reflect Ald. Coggs, Bohl, Perez, and Stamper.

Members requested that a resolution file be introduced to require annual reporting on the anti-displacement plan for neighborhoods surrounding downtown Milwaukee.

Additional individuals appearing:

Willie Hines, Housing Authority of the City of Milwaukee

Supreme Moore Omokunde, Milwaukee County Board of Supervisors District 10

Katie Pritchard, Data You Can Use

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

Meeting adjourned at 12:09 p.m.

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