



# 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, May 22, 2018

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:17 a.m.

*Present 3 - Bohl, Kovac, Coggs*  
*Excused 2 - Rainey, Stamper*

1. [180203](#) Resolution authorizing the sale of real estate located at 4260 South 4th Street, in the 13th Aldermanic District, to its former owner, Melanie A. (nee Groth) Walker.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*  
*Karen Taylor, Dept. of City Development*  
*Ald. Terry Witkowski, 13th Ald. Dist.*  
*Melanie Walker*

**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 Coggs

**No** 0

**Excused** 2 - Rainey and Stamper

2. [180214](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4473 North 76th Street, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

*Individuals appearing:*  
*Dwayne Edwards, Dept. of City Development*  
*Kari Turner, Refined Estates LLC*

*Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 3-0)*

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

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

**No** 0

**Excused** 2 - Rainey and Stamper

[180214](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4473 North 76th Street, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

**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 Coggs

**No** 0

**Excused** 2 - Rainey and Stamper

3. [180182](#)

Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to Riverwest Investment Cooperative for the City-owned property located at 2917-23 North Holton Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Rhonda Szallai, Dept. of City Development*

*Ruth Weill, Riverwest Artist Association*

*Tom Stocco, Riverwest Investment Cooperative*

*Kirk Thompson, consultant*

*Paul Szadziewski, Riverwest Investment Cooperative*

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

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

**No** 0

**Excused** 2 - Rainey and Stamper

4. [180212](#)

Resolution authorizing the proper City officials to negotiate and execute a Memorandum of Understanding between the City of Milwaukee and the Wisconsin Department of Transportation regarding the cooperative disposition of the property at 431 North 5th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*David Misky, 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 Coggs

**No** 0

**Excused** 2 - Rainey and Stamper

5. [180145](#) Substitute resolution increasing capital appropriation for 2018 developer-financed TID program.

**Sponsors:** THE CHAIR

*Individual appearing:*

*David Schroeder, Dept. of City Development*

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

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

**No** 0

**Excused** 2 - Rainey and Stamper

6. [180045](#) Resolution amending certain land use recommendations within the West Side Area Comprehensive Plan, part of Milwaukee's Overall Comprehensive Plan, for the property at 5800 West Hope Avenue on the east side of North 60th Street and south of West Fond du Lac Avenue, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Kyle Gast, Dept. of City Development*

*John Peret, Phoenix Investors*

*Mark Vap, Phoenix Investors*

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

**Aye** 2 - Bohl and Kovac

**No** 0

**Excused** 2 - Rainey and Stamper

**Abstain** 1 - Coggs

7. [171904](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Block 4 - Arena Master Plan (Entertainment Block) to approve the design of Building D, which will be located at 1129-35 North Old World Third Street, on the west side of North Old World Third Street, south of West Juneau Avenue, in the 4th

Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Alex Lasry, Milwaukee Bucks*

*Audry Grill, Rinka Chung Architecture Inc.*

*Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

*Jessica Timmer, Rinka Chung Architecture Inc.*

*Ald. Kovac requested a new, updated rendering of the facade of the building be submitted to the file prior to the Common Council meeting on May 30, 3018.*

**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 Coggs

**No** 0

**Excused** 2 - Rainey and Stamper

8. [180202](#)

Communication from the Office of Small Business Development relating to the Fourth Quarter 2017 report regarding Small Business Enterprise and Residence Preference Program participation for the Deer District Arena Development.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Nikki Purvis, Office of Small Business Development*

*Carla Cross, Cross Management Services Inc.*

*Lafayette Crump, Prism Technical Management & Marketing Services, LLC*

*Alex Lasry, Milwaukee Bucks*

*Lynn Littlejohn, Mortenson Construction*

*Jose Galvan, Employ Milwaukee*

*Matt Waltz, WRTP/Big Step*

*Bernadette Karanja, City Clerk's Office*

**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 Coggs

**No** 0

**Excused** 2 - Rainey and Stamper

9. [180204](#)

Communication from the Office of Small Business Development relating to the Greater Arena Project Workforce Development Program.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Nikki Purvis, Office of Small Business Development*

*Carla Cross, Cross Management Services Inc.*  
*Lafayette Crump, Prism Technical Management & Marketing Services, LLC*  
*Alex Lasry, Milwaukee Bucks*  
*Lynn Littlejohn, Mortenson Construction*  
*Jose Galvan, Employ Milwaukee*  
*Matt Waltz, WRTP/Big Step*  
*Bernadette Karanja, City Clerk's Office*

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

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

**No** 0

**Excused** 2 - Rainey and Stamper

**Meeting recessed at 11:06 a.m.**

**Meeting reconvened at 11:10 a.m.**

10. [180234](#) Communication from the Department of City Development relating to methods to bring affordable housing to the downtown and near-downtown.

**Sponsors:** Ald. Bohl

*Individual appearing:*  
*Vanessa Koster, Dept. of City Development*

**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 Coggs

**No** 0

**Excused** 2 - Rainey and Stamper

**Meeting adjourned at 11:26 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>.**