



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. KHALIF J. RAINEY, CHAIR**

**Ald. Jose G. Perez, Vice-Chair**

**Ald. Milele A. Coggs, Ald. Russell Stamper II, Ald. Robert J. Bauman**

**Staff Assistant, Chris Lee, 286-2232**

**Fax: 286-3456, [clee@milwaukee.gov](mailto:clee@milwaukee.gov)**

**Legislative Liaison, Jeffrey Osterman, 286-2262,  
[joster@milwaukee.gov](mailto:joster@milwaukee.gov)**

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Tuesday, July 24, 2018

9:00 AM

Room 301-B, City Hall

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**Revised 07/25/18 - Vote information revised for item 21, CCFN 180568.**

**Meeting convened at 9:07 a.m.**

**Present** 5 - Rainey, Perez, Coggs, Stamper, Bauman

1. [180439](#) A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, for the property located at 8501 West Brown Deer Road, on the south side of West Brown Deer Road, west of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Atty. Claude Krawczyk, O'Neil, Cannon, Hollman, DeJong & Laing S.C.*

*Michael Pokel, Alliance Development Corporation*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

2. [180044](#) A substitute ordinance relating to the 2nd Amendment to the General Planned Development, GPD, known as Freshwater Plaza to update the signage standards for the development site located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Mark Lake, Wangard Partners, Inc.*

**A motion was made by ALD. PEREZ that this Ordinance be RECOMMENDED**

**FOR PASSAGE. This motion PREVAILED by the following vote:**

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

3. [180437](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as the Jacobus Company Development, Phase 1, to permit additional wall signs on the existing building at 11729 West Bradley Road, located on the south side of West Bradley Road, east of West Park Place, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, Dept. of City Development*

*Justic Silva, Innovative Signs*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

4. [180436](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as the Historic Garfield School Cultural Campus to permit construction of an interior display wall adjacent to a portion of the glazing along West North Avenue to accommodate the America's Black Holocaust Museum's exhibit layout located at 2235 North 4th Street, on the south side of West North Avenue, west of North 4th Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individual appearing:*

*Vanessa Koster, Dept. of City Development*

*Mark Taylor, Engberg Anderson Architects*

*Brad Pruitt, America's Black Holocaust Museum*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

5. [180587](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5200 West Villard Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Dwayne Edwards, Dept. of City Development*

*Martin Smith, representative of the buyer*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

6. [180588](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2665-67 South 13th Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Dwayne Edwards, Dept. of City Development*

*Juan Bucio, Laserfied Tattoo Removal LLC*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

7. [180456](#)

Resolution approving a Land Disposition Report for the property at 143 East Lincoln Avenue, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Matt Haessly, Dept. of City Development*

*Todd Peterson, 14th Ald. Dist.*

*Logan Jeffery, Police Depart.*

*Diana Rowe, Police Dept.*

*Richard Lincoln, owner's representative*

*Jeremy McKenzie, Assistant City Attorney*

*Thomas G. Bernacchi, Milwaukee Downtown BID 21*

*The file was held to be rescheduled before a special meeting on July 31, 2018 prior to the Common Council meeting.*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

8. [180599](#)

Resolution approving a lease agreement relating to the Milwaukee Police Department's Mounted Patrol Unit.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Matt Haessly, Dept. of City Development*

*Todd Peterson, 14th Ald. Dist.*  
*Logan Jeffery, Police Depart.*  
*Diana Rowe, Police Dept.*  
*Richard Lincoln, owner's representative*  
*Jeremy McKenzie, Assistant City Attorney*  
*Thomas G. Bernacchi, Milwaukee Downtown BID 21*

*The file was held to be rescheduled before a special meeting on July 31, 2018 prior to the Common Council meeting.*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

9. [180570](#)

Substitute resolution approving a Land Disposition Report for a portion of the property at 1027 North Edison Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*  
*Rhonda Szallai, Dept. of City Development*  
*Matt Canine*  
*Jason Kapela*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

10. [180585](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 7115 West Capitol Drive, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*  
*Matt Haessly, Dept. of City Development*  
*John Theisen, Dough Makers LLC*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

11. [180557](#)

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 Uptown Crossing Business Improvement District, in the 10th and 15th Aldermanic Districts.

**Sponsors:** Ald. Murphy and Ald. Stamper

*Individual appearing:*  
*Vanessa Koster, Dept. 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 - Rainey, Coggs, Stamper and Bauman

**No** 0

**Excused** 1 - Perez

12. [180530](#) Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount to support the development of a Beerline Trail Implementation Plan, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*  
*Samuel Leichtling, Dept. of City Development*  
*Carl Nilssen, Riverworks Business Improvement Districts*

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

**Aye** 4 - Rainey, Coggs, Stamper and Bauman

**No** 0

**Excused** 1 - Perez

13. [180586](#) Resolution approving the acquisition of ten vacant parcels owned by the Milwaukee Neighborhood Reclamation Company, LLC, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individual appearing:*  
*Larry Kilmer, Dept. 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 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

14. [180555](#) Resolution authorizing acceptance of the unsolicited offer to purchase from Vliet Street Partners, LLC for the City-owned property located at 1349-51 North 38th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Karen Taylor, Dept. of City Development*  
*Deborah McCollum-Gathing, Dept. of City Development*  
*Michael, Vliet Street Partners LLC*  
*Tom Straub*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

**15. [171810](#)**

Substitute resolution relating to the Permanent Historic Designation of the property at 2900 South Kinnickinnic Avenue, the William C. Kneisler Tavern Building (The White House), in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*  
*Tim Askin, Historic Preservation Commission*  
*John Ebersol, nominator*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

**16. [180276](#)**

Substitute resolution granting permanent historic designation to the property at 2590 and the property at 2594-2598 South Superior Street, the Beulah Brinton House, in the 14th Aldermanic District

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*  
*Tim Askin, Historic Preservation Commission*  
*Ron Winkler, Bay View Historical Society*  
*Jane Taugher, Bay View Historical Society*  
*Kevin Petajan, Bay View Historical Society*  
*Bill O'Brien, Bay View Historical Society*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

**17. [180330](#)**

Substitute resolution granting permanent historic designation of the property at 216-222 East Mason Street, the Milwaukee News Building and Milwaukee Abstract Association Building, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*

*Tim Askin, Historic Preservation Commission*

*Stella Montoya Delportillo, nominator*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

18. [180600](#) Communication from the Department of Neighborhood Service relating to improvements to the process of nuisance garbage and debris removal.

**Sponsors:** Ald. Rainey

*Individuals appearing:*

*Don Schaewe, Dept. of Neighborhood Services*

*Steph O'Connor, Dept. of Neighborhood Services*

*Thomas Mishefske, Dept. of Neighborhood Services*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

19. [180561](#) Communication from the Department of Neighborhood services relating to a status update on the implementation of the deconstruction ordinance.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Chris Kraco, Dept. of Neighborhood Services*

*Thomas Mishefske, Dept. of Neighborhood Services*

*Martha Brown, Dept. of City Development*

*Amy Turim, Dept. of City Development*

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

**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

20. [180556](#) Communication from the Department of City Development regarding a lead evaluation plan for occupied City-owned residential properties.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Martha Brown, Dept. of City Development*

*Amy Turim, Dept. of City Development*

*Thomas Mishefske, Dept. of Neighborhood Services*

*Ald. Rainey left the committee at 12:42 p.m.*

**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 - Perez, Coggs, Stamper and Bauman

**No** 0

**Excused** 1 - Rainey

**21. [180568](#)**

Communication from the Department of City Development regarding the sale of tax-foreclosed properties to non-profit organizations.

**Sponsors:** Ald. Rainey

*This file was not discussed.*

**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 - Perez, Coggs, Stamper and Bauman

**No** 0

**Excused** 1 - Rainey

**Meeting adjourned at 12:45 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>.**