



# 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*

*Legislative Liaison, Jeffrey Osterman, 286-2262,  
joster@milwaukee.gov*

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Tuesday, September 18, 2018

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:07 a.m.

*Ald. Perez joined the committee at 9:57 a.m. during item 9, CCFN 180808.*

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

1. [180851](#) Resolution accepting an unsolicited offer to purchase from Leola Mae Williams for the property located at 3550 North Dr. Martin Luther King Jr. Drive for rental purposes, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*David Dorsey, Dept. of City Development*

*Leola Mae Williams*

**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

2. [180772](#) Resolution amending the Land Disposition Report approved by Common Council File No. 180588 relating to the sale of the City-owned property at 2665-67 South 13th Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individual appearing:*

*Dwayne Edwards, 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** 5 - Rainey, Perez, Coggs, Stamper and Bauman

**No** 0

3. [180779](#) Substitute resolution authorizing acquisition and then sale of 840 South Barclay Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*  
Matt Haessly, Dept. of City Development  
George Kashou, Ivy House LLC

**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

4. [180778](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2641-43 North 27th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*  
Matt Haessly, Dept. of City Development  
Brian Ho, Sun Nails

**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

5. [180793](#) Resolution approving the Land Disposition Report for property in the Menomonee Valley Industrial Center for sale to Mulhaney Properties, LLC for expansion of the Badger Railing manufacturing facility, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*  
David Misky, Dept. of City Development  
Tom Mulhaney, Badger Railing

**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. [180809](#) Resolution approving the Land Disposition Report for property in the Menomonee Valley Industrial Center for sale to 48IDA, LLC for development of the Splat! dpi printing facility, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*  
*David Misky, Dept. of City Development*  
*Jeffrey Gregg, Splat! dpi*

**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

7. [180792](#) Resolution regarding Century City Redevelopment Corporation and end of new market tax credit 7-year compliance period and authorizing related real property conveyances and other end-of-compliance period actions, in the 1st and 7th Aldermanic Districts.

**Sponsors:** Ald. Hamilton and Ald. Rainey

*Individual appearing:*  
*David Misky, 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

8. [180776](#) Resolution authorizing the sale of Century City Redevelopment Corporation's membership interest in Century City 1, LLC, in the 7th Aldermanic District.

**Sponsors:** Ald. Rainey

*Individuals appearing:*  
*Benjamin Timm, Dept. of City Development*  
*Linda Gorens-Levey, General Capital*  
*Dan Katt, Good City Brewing*  
*Commissioner Rocky Marcoux, 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

9. [180808](#) Resolution approving a Strong Neighborhoods Challenge Grant Fund Program grant to Pastors United Milwaukee.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*  
*Martha Brown, Dept. of City Development*  
*Pres. Ald. Ashanti Hamilton, 1st Ald. Dist.*  
*Maria Prioletta, Dept. of City Development*

*Pastor Greg Lewis, Pastors United Community Advocacy  
Corey Lee, CL Home Improvement*

*Ald. Perez joined the committee at 9:57 a.m.*

**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

**10.** [180810](#)

Resolution approving a lease between the Redevelopment Authority of the City of Milwaukee and the Northwest Side Community Development Corporation for 4101 North 31st Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Tory Kress, Dept. of City Development*

*Howard Snyder, Northwest Side Community Development Corp.*

*Justin Hegarty, Reflo Sustainable Water Solutions*

*Pres. Ald. Ashanti Hamilton, 1st Ald. Dist.*

**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

**11.** [180764](#)

Resolution authorizing execution and recording of satisfactions to terminate of record completed, expired and obsolete Redevelopment Plans.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Yves LaPiere, 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

**12.** [180511](#)

Resolution approving a final Certified Survey Map for land located on the south side of East Bay Street and the northeast side of South Kinnickinnic Avenue to combine parcels into one parcel and to dedicate land for public alley purposes, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Yves LaPierre, Dept. of City Development*

*Amy Oeth, Dept. of City Development*

*Todd Peterson, 14th Ald. Dist.*

*Individual appearing to testify with concerns:  
Robert Owens, City resident*

**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

13. [180780](#) Resolution approving revised terms for the Hamburger Lofts LLC project, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:  
Yves LaPierre, Dept. of City Development  
Amy Oeth, Dept. of City Development  
Todd Peterson, 14th Ald. Dist.*

*Individual appearing to testify with concerns:  
Robert Owens, City resident*

**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

14. [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:  
Atty. Jeremy McKenzie, City Attorney's Office  
Todd Peterson, 14th Ald. Dist.  
Logan Jeffery, Police Depart.  
Diana Rowe, Police Dept.  
Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

**A motion was made by ALD. COGGS 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

15. [180599](#) Resolution approving a lease agreement relating to the Milwaukee Police Department's Mounted Patrol Unit.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Atty. Jeremy McKenzie, City Attorney's Office*  
*Todd Peterson, 14th Ald. Dist.*  
*Logan Jeffery, Police Depart.*  
*Diana Rowe, Police Dept.*  
*Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

**A motion was made by ALD. COGGS 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

**10 A.M.**

16. [180115](#) A substitute ordinance relating to the parking of all-terrain and utility terrain vehicles on unpaved surfaces.

**Sponsors:** Ald. Perez

*Individual appearing:*  
*Ed Richardson, Dept. of City Development*

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

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

**No** 0

17. [180262](#) A substitute ordinance relating to restricted building wall materials in various zoning districts.

**Sponsors:** THE CHAIR

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

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

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

**No** 0

*Individual appearing:*  
*Ed Richardson, Dept. of City Development*

*Mr. Richardson requested to hold the file.*

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

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

**No** 0

18. [180765](#) Resolution directing a transfer of funds from the Capital

Improvements-Advance Planning Fund to a subaccount for comprehensive and redevelopment planning, land use analysis, GIS mapping and zoning activities.

**Sponsors:** THE CHAIR

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

**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

19. [180532](#)

A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Park Place, Stage 25, to permit the expansion of a surface parking lot for an existing office building at 11002 West Park Place, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Tom Irgens, Irgens Development*

**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

20. [180440](#)

A substitute ordinance relating to the establishment of a Shoreland-Wetland Overlay Zone, WL, known as Dineen Park, located on the south side of West Melvina Street and West Vienna Avenue, east of West Appleton Avenue, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Kurt Sprangers, Dept. of Public Works*  
*Ald. Michael Murphy, 10th Ald. Dist.*

*Individuals appearing to testify with concerns:*  
*Vi Hawkins, Dineen Park resident*  
*Julie Hannis, Dineen Park Neighborhood Association*

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

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

**No** 0

21. [180673](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development now known as Washington Park Townhomes to remove the previously approved recreational path from the development located at 3103-3125 West Galena Street, on the south side of West Galena Street, east of North 32nd Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Byron Thompson, Gorman and Company Inc.*

**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

22. [180615](#) Substitute resolution relating to expanding the boundaries of the North Point North Historic District to include a portion of the property addressed as 2320 North Lake Drive, located along the west side of North Terrace Avenue and south of the property located at 2411 North Terrace Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Vanessa Koster, Dept. of City Development*

*Ald. Kovac listed as the sponsor to the file.*

**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

23. [180632](#) Resolution approving a final Certified Survey Map for land located on the north side of East North Avenue and the west side of North Terrace Avenue to divide one parcel into four parcels, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Vanessa Koster, Dept. of City Development*

*Ald. Kovac listed as the sponsor to the file.*

**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

24. [180584](#)

Substitute resolution authorizing City of Milwaukee entry into an Open Space Restriction Agreement concerning part of 2320 North Lake Drive, Milwaukee, Wisconsin, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Vanessa Koster, Dept. of City Development*

**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

25. [180316](#)

A substitute ordinance relating to the 1st Amendment to the General Planned Development known as Columbia St. Mary's and the 3rd Amendment to the Detailed Planned Development known as Columbia St. Mary's, Phase 1, to remove the northeast portion of 2320 North Lake Drive along North Terrace Avenue and rezone that portion to Single-Family Residential, RS5, to accommodate the creation of three single-family lots on the subject site located on the west side of North Terrace Avenue, north of East North Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Carlen Hatala, Historic Preservation Commission*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Vanessa Koster, Dept. of City Development*

**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

26. [180168](#)

Substitute resolution relating to the Permanent Historic Designation of the property at 2635 West Greenfield Avenue (also addressed at 1406 South Layton Boulevard) in the 8th Ald. District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Carlen Hatala, Historic Perservation Commission*

*Individual appearing to testify on behalf of the nominator:  
Darren, City resident*

**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

**11 A.M.**

27. [170641](#) A substitute ordinance relating to the disposition of city property.

**Sponsors:** Ald. Bauman

*Individual appearing:  
Martha Brown, Dept. of City Development*

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

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

**No** 0

28. [180794](#) Communication from the Office of Small Business Development relating to the First Quarter 2018 report regarding Small Business Enterprise and Residence Preference Program participation for the Deer District Arena Development.

**Sponsors:** THE CHAIR

*Individuals appearing:  
Lafayette Crump, Prism Technical Management & Marketing Services, LLC  
Lynn Littlejohn, Mortenson Construction  
Nikki Purvis, Office of Small Business Development  
Peter Feigin, Milwaukee Bucks*

**A motion was made by ALD. STAMPER 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

29. [180559](#) Communication from the Department of City Development transmitting the 2017 Annual Report of Tax Incremental Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:  
Lori Lutzka, Dept. of City Development*

*David Piedt, Dept. of City Development*

**A motion was made by ALD. STAMPER 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

**Ald. Stamper, Perez, Coggs, and Bauman moved to be recorded in the affirmative for all items that they were marked excused. There was no objection.**

**Meeting adjourned at 12:57 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>.**