



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

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

Wednesday, February 20, 2019

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:04 a.m.

Ald. Coggs and Stamper joined the committee at 9:13 a.m. during item 2, CCFN 181634.

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

1. [181509](#) Reappointment of James Hiller to the Housing Trust Fund Advisory Board by the Common Council President

Sponsors: THE CHAIR

*Individual appearing:
James Hiller*

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

Aye 3 - Rainey, Perez and Bauman

No 0

Excused 2 - Coggs and Stamper

2. [181634](#) Resolution regarding procedures to expend funds from Tax Incremental District No. 92 (Sherman Phoenix) to attract and retain businesses, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

*Individuals appearing:
Natanael Martinez, Dept. of City Development
Terrence Acquah, Dept. of City Development*

Ald. Coggs and Stamper joined the committee at 9:13 a.m.

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

Aye 4 - Rainey, Perez, Stamper and Bauman

No 0

Excused 1 - Coggs

3. [181465](#) Resolution directing the Department of City Development to study the feasibility of creating a facility for the production of industrial hemp at the Century City development.

Sponsors: 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

4. [181601](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5652 South 13th Street, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:
Matt Haessly, Dept. of City Development
Ald. Terry Witkowski, 13th Ald. Dist.
Douglas Krystowiak, Custom Designer's of Milwaukee Inc.

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

5. [181208](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Industrial-Office, IO1, for the property located at 529 South 93rd Street, located on the west side of South 93rd Street, south of West Adler Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Vanessa Koster, Dept. of City Development
Atty. Daniel Fiorenza, Lichtsinn & Haensel, S.C
Shawn Selk, Altius Building Company

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

6. [180305](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM4, to Industrial-Light, IL2, for part of the property located at 1746-1748 North 5th Street, on the east side of North 5th Street, south of West Vine Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Sharon Grinker

Michael Grinker

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

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

No 0

7. [181207](#) A substitute ordinance relating to the change in zoning from a previously approved Detailed Planned Development to a new Detailed Planned Development known as Ascent Apartments for a mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Dept. of City Development

Jason Korb, Korb & Associates Architects

Tim Gokhman, New Land Enterprises

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

8. [180435](#) A substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) - Phase 1 to permit the second part of Phase 2 development on the south outlot of the development site located on the east side of South 1st Street, north of East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Austen Conrad, Strang, Inc.

Gregory Polacheck, Summit Credit Union

Mark Lake, Wangard Partners, Inc.

Ald. Coggs moved to amend the file by accepting an updated Exhibit A in lieu of the original. (Prevailed 5-0)

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

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

No 0

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

9. [181462](#)

An ordinance relating to the zoning code definition of "general office".

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, 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

10. [181520](#)

A substitute ordinance relating to landscaping and screening requirements for various land uses.

Sponsors: Ald. Witkowski

Individuals appearing:

Vanessa Koster, Dept. of City Development

Kyle Gast, Dept. of City Development

Ald. Terry Witkowski, 13th Ald. Dist.

Julie Wilson, City Attorney's Office

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

11. [181411](#)

Communication from the Southeastern Wisconsin Regional Planning Commission relating to its 2017 Annual Report.

Sponsors: THE CHAIR

Individuals appearing:

Kevin Muhs, SEWRPC

Marcus Smith, SEWRPC

**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

Meeting adjourned at 11:01 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>.**