



# 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*

---

Tuesday, July 2, 2019

9:00 AM

Room 301-B, City Hall

---

Meeting convened at 9:06 a.m.

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

1. [190470](#) Appointment of the Rev. Dr. Kenneth Fisher to the Granville Advisory Committee by the Common Council President.  
**Sponsors:** THE CHAIR  
*Individual appearing:*  
*Ald. Chantia Lewis, 9th Ald. Dist. on behalf of Dr. Fisher*  
**A motion was made by ALD. PEREZ that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:**  
**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman  
**No** 0
  
2. [190367](#) Appointment of Brianna Sas-Perez to the City Plan Commission by the Mayor. (8th Aldermanic District)  
**Sponsors:** THE CHAIR  
*Individual appearing:*  
*Brianna Sas-Perez*  
**A motion was made by ALD. PEREZ that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:**  
**Aye** 5 - Rainey, Perez, Coggs, Stamper and Bauman  
**No** 0
  
3. [190368](#) Appointment of Ranell Washington to the City Plan Commission by the Mayor. (6th Aldermanic District)  
**Sponsors:** THE CHAIR

*Individual appearing:*  
*Ranell Washington*

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

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

**No** 0

4. [190370](#) Reappointment of Willie Ellis to the Standards and Appeals Commission by the Mayor. (5th Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

5. [190371](#) Reappointment of Mark Knapp to the Standards and Appeals Commission by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

6. [190372](#) Reappointment of Sheldon Oppermann to the Standards and Appeals Commission by the Mayor. (3rd Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

7. [190160](#) A substitute ordinance relating to the change in zoning from High-Density Residential, C9A, to a Detailed Planned Development, DPD, for a mixed-use development at 1325 North Jefferson Street, located on the west side of North Jefferson Street, north of East Knapp Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*  
*Jason Korb, Korb & Associates*  
*Scott Simon, Travaux*  
*Chris Johns, Korb & Associates*  
*Warren Jones, Housing Authority of the City of Milwaukee*  
*John Edget, Dept. of Public Works*  
*Ald. Nik Kovac, 3rd Ald. Dist.*

*Individual testifying in opposition:*

*Lore Hauck, Brookfield resident with business office at 1319 N Jackson St., Milwaukee*

*Ald. Perez moved to enter into the record the testimony letter from Ms. Hauck. There was no objection.*

**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. [190161](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, and Redevelopment, RED-Park East, to Detailed Planned Development, DPD, for a multi-family residential development on the properties located at 1659 and 1673-85 North Jackson Street, and 1660, 1664 and 1668 North Water Street, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*  
*Jason Pietsch, Ogden & Company*  
*Joel Agacki, Striegel-Agacki Studio*  
*Ald. Nik Kovac, 3rd Ald. Dist.*

**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

9. [190159](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential, RS2, to a Detailed Planned Development, DPD, for the property located at 7007 and 7007-R North 115th Street, on the west side of North 115th Street, south of West Good Hope Road, in the 5th Aldermanic District.

**Sponsors:** Ald. Dodd

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*  
*Lori Lutzka, Dept. of City Development*  
*Bill Zacher, Western Building Products Inc.*  
*Ald. Nikiya Dodd, 5th Ald. Dist.*  
*Rachel Kennedy, City Attorney's Office*  
*Nelson Williams, Briohn Companies*  
*Ald. Chantia Lewis, 9th Ald. Dist.*

*Individuals testifying in opposition:*  
*Heidi Adriansen, 6875 N. 115th St., Milwaukee*  
*Bruce Winter, 12000 W. Appleton Ave., Milwaukee*  
*Robert Kendzierski, 7040 N. 124th St., Milwaukee*

*Individual testifying in support:*  
*Atty. Charles Stevens, Michael Best & Friedrich LLP*

*Documents and photos from Mr. Winter were entered into the record without objection.*

**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** 4 - Rainey, Perez, Stamper and Bauman

**No** 0

**Excused** 1 - Coggs

**10.** [190404](#)

Resolution approving an Out of Program Agreement, a Project Plan, and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 99 (Joy Farms), in the 5th Aldermanic District.

**Sponsors:** Ald. Dodd

*Individuals appearing:*  
*Vanessa Koster, Dept. of City Development*  
*Lori Lutzka, Dept. of City Development*  
*Bill Zacher, Western Building Products Inc.*  
*Ald. Nikiya Dodd, 5th Ald. Dist.*  
*Rachel Kennedy, City Attorney's Office*  
*Nelson Williams, Briohn Companies*  
*Ald. Chantia Lewis, 9th Ald. Dist.*

*Individuals testifying in opposition:*  
*Heidi Adriansen, 6875 N. 115th St., Milwaukee*  
*Bruce Winter, 12000 W. Appleton Ave., Milwaukee*  
*Robert Kendzierski, 7040 N. 124th St., Milwaukee*

*Individual testifying in support:*  
*Atty. Charles Stevens, Michael Best & Friedrich LLP*

**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** 4 - Rainey, Perez, Stamper and Bauman

**No** 0

Excused 1 - Coggs

11. [190058](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 5100-02 West Center Street, in the 10th Aldermanic District.
- Sponsors:** Ald. Murphy
- Individuals appearing:*  
Dwayne Edwards, Dept. of City Development  
Lee Menefee, Fess Properties LLC  
Lynn Menefee, Fess Properties LLC
- Ald. Stamper moved to enter into the record renderings from Mr. Lee. There was no objection.*
- 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. [190402](#) Substitute resolution approving a Cooperation Agreement with Clear Channel Outdoor, Inc. and authorizing a land swap, in the 6th Aldermanic District.
- Sponsors:** Ald. Coggs
- Individuals appearing:*  
Matt Haessly, Dept. of City Development  
Amy Turim, Dept. of City Development  
Jim Bernklau, Clear Channel  
Jerry Falvey, Clear Channel
- 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
13. [190403](#) Substitute resolution approving a contract among the Redevelopment Authority of the City of Milwaukee, the City of Milwaukee, JCP Construction LLC, a JCP-related entity, and the Milwaukee Area Technical College for sale and rehab of a City-owned house, in the 6th Aldermanic District.
- Sponsors:** Ald. Coggs, Ald. Bauman, Ald. Stamper, Ald. Rainey and Ald. Perez
- Individuals appearing:*  
Matt Haessly, Dept. of City Development  
Amy Turim, Dept. of City Development  
Gregg Hagopian, City Attorney's Office  
David Polk, Milwaukee Area Technical College

*Courtney Kelly, Social Development Commission  
Jalin Phelps, JCP Construction  
Alfredo Luna, Milwaukee Area Technical College*

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

**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 AM**

14. [181654](#) Communication from the Department of Neighborhood Services regarding the status of property deconstruction activities.

**Sponsors:** THE CHAIR

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

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

**No** 0

**The following file may be placed on file as no longer necessary:**

15. [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

**A motion was made by ALD. PEREZ that this Resolution 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 1:23 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>.**

