



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 23, 2019

9:00 AM

Room 301-B, City Hall

Revised 7/30/19 - Clerical correction to item 10, CCFN 190544.

Meeting convened at 9:13 a.m.

Ald. Stamper joined the committee at 9:16 a.m. during agenda item 2, CCFN 190401.

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

1. [190531](#) Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount for the preparation of a design charette for the West Burleigh Street Business Improvement District and St. Joseph Hospital Campus, in the 7th and 10th Aldermanic Districts.

Sponsors: Ald. Rainey and Ald. Murphy

Individuals appearing:

Vanessa Koster, Dept. of City Development

Kailyn Kenney, 10th Ald. Dist.

Ald. Stamper recorded in voting aye without objection.

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. [190401](#) Substitute resolution authorizing an Anti-Displacement Neighborhood Preference Policy.

Sponsors: Ald. Coggs, Ald. Perez, Ald. Stamper, Ald. Lewis, Ald. Hamilton, Ald. Johnson and Ald. Rainey

Ald. Stamper joined the committee at 9:16 a.m.

Individuals appearing:

Sam Leichtling, Dept. of City Development
Maria Prioletta, Dept. of City Development

Individuals testifying with concerns:

Theresa Garrison, 53212 resident

Freida Webb, 53212 resident

Troy Yancey, 53212 resident

Brian Verdine, 53212 resident

Fannie Smith, resident in 5th ald. dist.

Shirley Warren, Halyard Park resident

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. [190573](#)

Substitute resolution approving the Redevelopment Authority of the City of Milwaukee acquisition of the property at 3940 North 35th Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individual appearing:

Benjamin Timm, 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, Perez, Stamper and Bauman

No 0

Excused 1 - Coggs

4. [190553](#)

Substitute resolution accepting an unsolicited offer to purchase from Clark Foster for the sale of the City-owned property at 1403 South 36th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Matt Haessly, Dept. of City Development

Clark Foster

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

5. [190476](#)

Resolution approving land disposition report and authorizing conveyance to homeowners association of 6731 R. N. 91st Street, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individuals appearing:

Matt Haessly, Dept. of City Development

Andre Bydum, Riverwoods of Milwaukee Subdivision

Allen Avon, Riverwoods of Milwaukee Subdivision

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

6. [190547](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1805-07 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Matt Haessly, Dept. of City Development

Lavone Graham, Walnut Way

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

7. [190548](#) Substitute resolution authorizing acquisition and then sale of 1819 and 1905 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Matt Haessly, Dept. of City Development

LaVonda Graham, Walnut Way

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

8. [190546](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3953 North 76th Street, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Annette Veasey, S.M.I.L.E. Inc.

Myron Duckworth, S.M.I.L.E. Inc.

Ald. Nikiya Dodd, 5th Ald. Dist.

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

Aye 3 - Rainey, Coggs and Stamper

No 0

Excused 2 - Perez and Bauman

9. [190551](#)

Substitute resolution approving a term sheet and authorizing expenditures from Tax Incremental District No. 91 (Park Place), in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:

Natanael Martinez, Dept. of City Development

Ald. Nikiya Dodd, 5th Ald. Dist.

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

10. [190544](#)

Resolution approving Amendment No. 2 to the Project Plan, a Development Agreement and authorizing expenditures for Tax Incremental District No. 83 (Broadway and Michigan), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Dan Casanova, Dept. of City Development

Individual appearing with concerns:

Mitchell Henke

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. [190545](#)

Resolution approving Amendment No. 5 to the Project Plan, approving an amendment to a Cooperation Agreement, and authorizing

expenditures and additional funding for Tax Incremental District No. 37 (Grand Avenue), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Dan Casanova, Dept. of City Development

Steven Chamberlin, Chamberlin Group

Mark Niehaus, Milwaukee Symphony

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 AM

12. [190406](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital to allow new exterior windows on the building located at 2323 North Lake Drive, on the west side of North Lake Drive, north of East North Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

James Sisson, HGA Architects

Ald. Nik Kovac, 3rd Ald. Dist.

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

Aye 3 - Rainey, Perez and Coggs

No 0

Excused 2 - Stamper and Bauman

13. [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.

Jeffrey Hook, Briohn Building Company

David Misky, Dept. of City Development

Individuals testifying in opposition:

Barbara Schroeder, 115th St. resident

Dorris Meissner, 6745 N 115th St.

Clark Sherman, 11612 W. Greentree Rd.

Bernard Mueller, 11900 W. Appleton Ave.

Timothy Heyne, 7000 N. 124th St.

Reinhard Rittmeyer, 6825 N 115th St.

Heidi Adriansen, 6875 N. 115th St., Milwaukee

Bruce Winter, 12000 W. Appleton Ave., Milwaukee

Heidi Adriansen, 6875 N. 115th St., Milwaukee

Janis Posek, 6875 N. 115th St., Milwaukee

About a dozen individuals from the public, both those who spoke and did not speak, indicated opposition.

Individual testifying in support:

Atty. Charles Stevens, Michael Best & Friedrich LLP and property owner

Ald. Stamper moved to enter pictures from Mr. Winter into the record. There was no objection.

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

Aye 4 - Rainey, Perez, Stamper and Bauman

No 0

Abstain 1 - Coggs

14. [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.

Jeffrey Hook, Briohn Building Company

David Misky, Dept. of City Development

Individuals testifying in opposition:

Barbara Schroeder, 115th St. resident

Dorris Meissner, 6745 N 115th St.

Clark Sherman, 11612 W. Greentree Rd.

Bernard Mueller, 11900 W. Appleton Ave.

Timothy Heyne, 7000 N. 124th St.

Reinhard Rittmeyer, 6825 N 115th St.

Heidi Adriansen, 6875 N. 115th St., Milwaukee

Bruce Winter, 12000 W. Appleton Ave., Milwaukee

*Heidi Adriansen, 6875 N. 115th St., Milwaukee
Janis Posek, 6875 N. 115th St., Milwaukee*

About a dozen individuals from the public, both those who spoke and did not speak, indicated opposition.

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

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

Abstain 1 - Coggs

10:30 AM

15. [190588](#)

Substitute resolution directing the Department of City Development to prepare recommendations relating to the equitable distribution of resources resulting from development.

Sponsors: Ald. Coggs, Ald. Rainey, Ald. Stamper, Ald. Perez, Ald. Bauman, Ald. Hamilton, Ald. Johnson, Ald. Lewis and Ald. Kovac

Meeting recessed at 12:30 p.m.

Meeting reconvened at 12:49 p.m.

*Individuals appearing:
Rocky Marcoux, Dept. of City Development
Dan Casanova, Dept. of City Development
Lori Lutzka, Dept. of City Development
Ald. Ashanti Hamilton, Common Council President
Ald. Tony Zielinski, 14th Ald. Dist.*

Ald. Rainey, Stamper, Perez, Bauman, and Hamilton 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

16. [190172](#)

Substitute resolution approving Amendment No. 5 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 41 (Time Warner Riverwalk), in the 6th Aldermanic District.

Sponsors: Ald. Coggs and Ald. Bauman

*Individuals appearing:
Dan Casanova, Dept. of City Development*

Lori Lutzka, Dept. of City Development
Jeff Polenske, Dept. of Public Works
Ald. Ashanti Hamilton, Common Council President
Ald. Tony Zielinski, 14th Ald. Dist.
Rocky Marcoux, Dept. of City Development
Tony Panciera, MKE United

Ald. Coggs moved to enter into the record a letter from the Milwaukee Urban League.
There was no objection.

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

17. [190173](#)

Substitute resolution approving Amendment No. 5 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

Sponsors: Ald. Coggs and Ald. Bauman

Individuals appearing:
Dan Casanova, Dept. of City Development
Lori Lutzka, Dept. of City Development
Jeff Polenske, Dept. of Public Works
Ald. Ashanti Hamilton, Common Council President
Ald. Tony Zielinski, 14th Ald. Dist.
Rocky Marcoux, Dept. of City Development
Tony Panciera, MKE United

Ald. Coggs moved to enter into the record a letter from the Milwaukee Urban League.
There was no objection.

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

18. [190174](#)

Substitute resolution approving Amendment No. 6 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 56 (Erie/Jefferson), in the 4th Aldermanic District.

Sponsors: Ald. Bauman and Ald. Coggs

Individuals appearing:
Dan Casanova, Dept. of City Development
Lori Lutzka, Dept. of City Development
Jeff Polenske, Dept. of Public Works
Ald. Ashanti Hamilton, Common Council President
Ald. Tony Zielinski, 14th Ald. Dist.
Rocky Marcoux, Dept. of City Development
Tony Panciera, MKE United

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

19. [190175](#)

Substitute resolution approving Amendment No. 3 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

Sponsors: Ald. Perez and Ald. Bauman

Individuals appearing:

Dan Casanova, Dept. of City Development

Lori Lutzka, Dept. of City Development

Jeff Polenske, Dept. of Public Works

Ald. Ashanti Hamilton, Common Council President

Ald. Tony Zielinski, 14th Ald. Dist.

Rocky Marcoux, Dept. of City Development

Tony Panciera, MKE United

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

20. [190171](#)

Substitute resolution authorizing expenditures from Tax Incremental District No. 88 (4th and Wisconsin), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Dan Casanova, Dept. of City Development

Lori Lutzka, Dept. of City Development

Jeff Polenske, Dept. of Public Works

Ald. Ashanti Hamilton, Common Council President

Ald. Tony Zielinski, 14th Ald. Dist.

Rocky Marcoux, Dept. of City Development

Tony Panciera, MKE United

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

Meeting adjourned at 2:00 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>.