



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 W. 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, September 17, 2019

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

Ald. Coggs joined the committee at 9:23 a.m. during item 4, CCFN 190549.

Ald. Coggs recorded as voting "aye" for items 1-3 without objection.

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

1. [190727](#) Appointment of Susan Lloyd to the Housing Authority by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:

Susan Lloyd

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

2. [190785](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from Elizabeth M. Martin for the City-owned tax deed property located at 2113 North 11th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Amy Turim, Dept. of City Development

Elizabeth Martin

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

3. [190786](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from JMR Rental Properties, LLC for the City-owned tax deed property located at 1328 South 8th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Amy Turim, Dept. of City Development

Jaime Rosado, JMR Rental Properties 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

4. [190549](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Ascent Apartments to allow for additional dwelling units and structured parking, as well as an increase in building height and design changes to a previously approved 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 and Associates

Tim Gokhman, New Land Enterprises

Ald. Coggs joined the committee at 9:23 a.m.

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

5. [190526](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Industrial-Heavy, IH, to allow several properties located on the north side of West Meinecke Avenue, East of North 33rd Street to be combined with the main Master Lock campus, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Dept. of City Development

Atty. Brian Randall, Davis & Kuelthau
Sean Melville, Master Lock
Benjamin Timm, Dept. of City Development

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

6. [190651](#)

A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, and Local Business, LB2, to Two-Family Residential, RT4 for the properties located at 2210 West Becher Street and 2038 South Muskego Avenue, on the north side of West Becher Street, East of South Muskego Avenue, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:
Vanessa Koster, Dept. of City Development
William Schwartz, United Community Center
Fernando Campos, United Community Center

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

9:30 AM

7. [190775](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2241-43 South Muskego Avenue, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:
Dwayne Edwards, Dept. of City Development
Samir Mohamed

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

8. [190647](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4473 North 76th Street, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Malaka Bland

Willie Smith

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

9. [190648](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3000 North 22nd Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individual appearing:

Dwayne Edwards, Dept. of City Development

A motion was made by ALD. STAMPER 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. [190773](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4329-31 West Fond du Lac Avenue, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Maurice Wince

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

11. [190777](#)

Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to UNITEMKE, INC. for the City-owned properties located at 2501-03 and 2509 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Bria Grant

Willie Smith

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. [190776](#)

Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to Rule Enterprises, LLC for the City-owned properties located at 7350 and 7350R North 76th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Brandon Rule, Rule Enterprises 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

13. [190778](#)

Resolution authorizing Redevelopment Authority sale of a 7-acre portion of 6767 North 60th Street, in the 9th Aldermanic District.

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

Individuals appearing:

Amy Turim, Dept. of City Development

Jeff Gustin, Veterans Outreach of Wisconsin Inc.

Edwardo Garza, Center for Veterans Issues

John Grube

Gary Randall, SCH

Deborah Moore, 9th Ald. Dist.

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

14. [190779](#)

Resolution approving an amendment, modification and termination of the Redevelopment Plan for the Green Tree Business Park Project Area, in the 9th Aldermanic District.

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

Individuals appearing:

Amy Turim, Dept. of City Development

Jeff Gustin, Veterans Outreach of Wisconsin Inc.
Edwardo Garza, Center for Veterans Issues
John Grube
Gary Randall, SCH
Deborah Moore, 9th Ald. Dist.

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

15. [190764](#)

Resolution increasing the capital appropriation for the 2019 Developer-financed Tax Incremental District program.

Sponsors: THE CHAIR

Individuals appearing:

David Schroeder, Dept. of City Development

David Piedt, Dept. of City Development

Ald. Stamper requested for further information regarding payments made to developers for the year.

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. [190774](#)

Resolution approving Amendment No. 1 to the Project Plan, a Development Agreement and authorizing expenditures for Tax Incremental District No. 98 (The Ikon), in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dan Casanova, Dept. of City Development

Kalan Haywood, Haywood Group LLC

Steven DeVougas, Haywood Group LLC

Rocky Marcoux, Dept. of City Development

Joshua Benson, Comptroller's Office

Martin Matson, Comptroller

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

17. [190550](#) Resolution authorizing conveyance of the City-owned vacant lots at 2202-18 West North Avenue and 2228 West North Avenue to HG Sears, LLC for commercial development, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dan Casanova, Dept. of City Development

Kalan Haywood, Haywood Group LLC

Steven DeVougas, Haywood Group LLC

Rocky Marcoux, Dept. of City Development

Joshua Benson, Comptroller's Office

Martin Matson, Comptroller

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

18. [190787](#) Resolution approving a Project Plan, authorizing expenditures and creating Tax Incremental District No. 100 (Zillman Park), in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Alyssa Remington, Dept. of City Development

Joseph Kaltenberg, Dept. of Public Works

Joshua Benson, Comptroller's Office

Tim Gokhman, New Land Enterprises

Individual testifying in opposition:

Christopher Miller, 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

19. [190814](#) Resolution directing the Department of City Development to prepare legislation and related documents for the creation of two tax incremental districts.

Sponsors: Ald. Stamper

A motion was made by ALD. STAMPER 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

10:30 AM

20. [190765](#) Communication from the Department of City Development, the Department of Neighborhood Services, and the Department of Public Works relating to City-owned properties and vacant lots.
- Sponsors:** Ald. Coggs
- Individuals appearing:*
Martha Brown, Dept. of City Development
Thomas Mishefske, Dept. of Neighborhood Services
Nicholas DeSiato, Police Dept.
David Sivyver, Dept. of Public Works
Erin Stoekl, Dept. of Public Works
Amy Turim, Dept. of City Development
- 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
21. [190451](#) Communication from the Department of City Development, U.S. Department of Housing and Urban Development, Wisconsin Housing and Economic Development Authority, community-based organizations, and financial institutions relating to the status of African-American homeownership in Milwaukee.
- Sponsors:** Ald. Rainey
- Individuals appearing:*
Maria Prioletta, Dept. of City Development
Steven Mahan, Community Block Grant Administration
Larry Kilmer, Dept. of City Development
Karole Kimble, WHEDA
- A motion was made by ALD. COGGS that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 4 - Rainey, Coggs, Stamper and Bauman
- No** 0
- Excused** 1 - Perez

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

22. [190373](#) Resolution relating to a Certificate of Appropriateness for the replacement of all windows with new vinyl windows at 2618 and 2626

North Bremen Street, in the St. Casimir Church Complex Historic District,
for Meta House, Inc.

Sponsors: THE CHAIR

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

Aye 4 - Rainey, Coggs, Stamper and Bauman

No 0

Excused 1 - Perez

Meeting adjourned at 2:09 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>.**