



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JOSE G. PEREZ, CHAIR

Ald. Milele A. Coggs, Vice-Chair

*Ald. Robert J. Bauman, Ald. Ashanti Hamilton, Ald. Marina
Dimitrijevic*

Staff Assistant, Chris Lee, 286-2232

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

Tuesday, June 9, 2020

9:00 AM

Room 301-B, City Hall

Revised 6/15/20 - Clerical correction to item 4, CCFN 191824.

This is a virtual meeting.

Meeting convened at 9:03 a.m.

Present 5 - Perez, Coggs, Bauman, Hamilton, Dimitrijevic

1. [191822](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital to allow exterior changes to the existing parking structure located at 2318 North Prospect Avenue, on the north side of East North Avenue between North Prospect Avenue and North Lake Drive, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:

Vanessa Koster, Dept. of City Development

Ald. Nik Kovac, 3rd Ald. Dist.

Elizabeth Cliffe, Ascension Wisconsin

Tammy Hintz

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

2. [191948](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Milwaukee Metro Center, Phase 1 for changes to a freestanding sign at 11330 West Metro Auto Mall, located on the north side of West Metro Auto Mall, east of U.S. Highway 41 and

45, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Appearing:

Vanessa Koster, Dept. of City Development

Josh Hall, Signage Solutions

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

3. [191954](#)

Substitute resolution relating to a minor modification to the Detailed Planned Development known as Concordia Trust-Phase II for a temporary solar installation and extension of a fence on the property located at 3234 West State Street, on the north side of West State Street, east of North 33rd Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

4. [191824](#)

Substitute resolution relating to the Permanent Historic Designation of the Jefferson Street Historic District at the West Side of Jefferson St. between Mason St. and Wells St. excluding 419-433 E. Wells St. in the 4th Ald. District.

Sponsors: THE CHAIR

Appearing:

Tim Askin, Historic Preservation Commission

Appearing in opposition:

Atty. Brian Randall (Davis/Kuelthau) counsel for property owner (Seven51, LLC) at 751 N. Jefferson St.

Falamak Nourzad, Continuum Architects & Planners

Vaishali Wagh, Continuum Architects & Planners

Robert Barr, Continuum Architects & Planners

Mike Soto, Continuum Architects & Planners

Corey Lapworth, Continuum Architects & Planners

Jacob Zetley, property owner of 783-789 N. Jefferson St

A letter of opposition from Carol Ann Hartter (Scandinavia Fine Furniture Inc. at 767 N. Jefferson St.) dated May 15, 2020 was read into the record.

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

Aye 4 - Perez, Bauman, Hamilton and Dimitrijevic

No 0

Abstain 1 - Coggs

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

5. [051038](#) An ordinance relating to disconnection of downspouts.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

6. [061053](#) Resolution approving a Project Plan and creating Tax Incremental District No. __ (Avalon Theater - Kinnickinnic Avenue) in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

7. [070646](#) An ordinance relating to adjustment of reinspection fees charged by the department of neighborhood services.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

8. [080316](#) An ordinance relating to solar power energy requirements for all new commercial and residential building construction.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

9. [080604](#) An ordinance relating to City financial support for geo-thermal heating and cooling for new home construction within the city.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

10. [080830](#) An ordinance amending the city building code relating to adoption of state building code provisions, for boilers and liquefied petroleum gas.

Sponsors: THE CHAIR

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

11. [081123](#) An ordinance requiring solar water heater systems for new residential construction.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

12. [081236](#) Substitute ordinance relating to mural regulations.

Sponsors: Ald. Zielinski and Ald. Witkowiak

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

13. [081576](#) Resolution relating to application, acceptance and funding for geothermal heat pump installations.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

14. [081581](#) Resolution approving a developer proposal for a net zero residential development in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

15. [091209](#) Substitute resolution rejecting all proposals for development of the former Army Reserve site at 2372 South Logan Street and authorizing a new request for proposals for development of the site.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

16. [121279](#) An ordinance relating to the change in zoning from Industrial-Mixed (IM) and Industrial-Office (IO) to Parks (PK), for development of a soccer field, on lands located south of West Harrison Avenue between South 5th Street and South 6th Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

17. [121484](#) Resolution directing the Department of City Development to market the former U.S. Army Reserve site at 2372 South Logan Avenue for redevelopment. (14th Aldermanic District)

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

18. [131793](#) Communication relating to the activities of the Wisconsin Avenue Milwaukee Development Corporation.
- Sponsors:** Ald. Witkowski
- 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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
19. [160994](#) An ordinance relating to board of zoning appeals findings with respect to special use permit applications.
- Sponsors:** Ald. Bohl
- A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
20. [170444](#) A substitute ordinance relating to the change in zoning, from Two-Family Residential, RT4, to Parks, PK, for recreational use at 2372 South Logan Avenue, on the block bounded by East Lincoln Avenue, East Conway Street, South Bay Street and South Logan Avenue (14th Aldermanic District).
- Sponsors:** Ald. Zielinski
- A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
21. [170562](#) Substitute resolution amending the land use recommendation for the Catalytic Project Area at 2372 South Logan Avenue within the Southeast Side Comprehensive Area Plan, part of Milwaukee's Overall Comprehensive Plan, in the 14th Aldermanic District.
- Sponsors:** Ald. Zielinski
- A motion was made by ALD. COGGS that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0

22. [170639](#) Resolution relating to the use of sale proceeds from a property located at 353 East Bay Street to fund park development and other improvements in the 14th District.

Sponsors: Ald. Zielinski

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

23. [170942](#) Resolution directing the Commissioner of City Development to issue a Request for Proposals for development of single-family lots and homes on the City-owned property located at 2372 S. Logan Avenue, with a portion of the property being reserved as park land.

Sponsors: Ald. Zielinski and Ald. Bohl

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

24. [171302](#) Communication from the Department of City Development relating to the production and mailing costs for Neighborhood Improvement District mailings.

Sponsors: Ald. Donovan

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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

25. [171490](#) Communication from the Board of Zoning Appeals, the office of the City Attorney, and the Department of City Development relating to the proper relationship between the City's Comprehensive Plan and decisions made by the Board of Zoning Appeals.

Sponsors: Ald. Bohl

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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

26. [171775](#) An ordinance relating to the penalties for violating certain provisions of the building code.
- Sponsors:** Ald. Zielinski
- A motion was made by ALD. COGGS that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
27. [180218](#) Resolution directing the Department of City Development to prepare, in consultation with the Housing Authority of the City of Milwaukee, a plan for a pilot project to develop modular affordable housing on City-owned vacant lots in a target neighborhood.
- Sponsors:** Ald. Bohl and Ald. Rainey
- A motion was made by ALD. COGGS that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0
28. [191672](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1577 South 25th Street, in the 8th Aldermanic District.
- Sponsors:** Ald. Donovan
- A motion was made by ALD. COGGS that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic
- No** 0

Meeting adjourned at 10:51 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>.