



# 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*

*Fax: 286-3456, clee@milwaukee.gov*

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

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Tuesday, September 14, 2021

9:00 AM

Room 301-B, City Hall

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This is also a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 9:05 a.m.

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

1. [210557](#) Appointment of Robert H. Dodds, Jr. to the Granville Advisory Committee by the Common Council President.

**Sponsors:** THE CHAIR

*Appearing:  
Robert Dodds*

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

**Aye** 4 - Perez, Bauman, Hamilton and Dimitrijevic

**No** 0

**Excused** 1 - Coggs

2. [210772](#) Reappointment of Jewel Currie to the Board of Zoning Appeals by the Mayor. (6th Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Perez, Bauman, Hamilton and Dimitrijevic

No 0

Excused 1 - Coggs

3. [210773](#) Reappointment of Henry Szymanski to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:*

*Henry Szymanski*

*Ald. Scott Spiker, 13th Ald. Dist.*

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

**Aye** 4 - Perez, Bauman, Hamilton and Dimitrijevic

**No** 0

Excused 1 - Coggs

4. [210793](#) Communication relating to the investigation and enforcement of electrical code violations in rental properties.

**Sponsors:** Ald. Rainey, Ald. Spiker and Ald. Perez

*Appearing:*

*Ald. Khalif Rainey, 7th Ald. Dist.*

*Ald. Scott Spiker, 13th Ald. Dist.*

*Erica Roberts, Dept. of Neighborhood Services*

*Thomas Mishefske, Dept. of Neighborhood Services*

*Michael Mazmanian, Dept. of Neighborhood Services*

*Heiner Giese, Apartment Association of Southeastern Wisconsin*

*Aaron Lipski, Fire Chief*

*Ald. Perez added as a cosponsor.*

*Ald. Coggs joined the committee at 9:16 a.m.*

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

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

**No** 0

5. [210825](#) Communication from the Department of Neighborhood Services and Department of City Development relating to the City's ability to require standby electric generators for new construction.

**Sponsors:** Ald. Bauman

*Appearing:*

*Ald. Khalif Rainey, 7th Ald. Dist.*

*Ald. Scott Spiker, 13th Ald. Dist.*  
*Erica Roberts, Dept. of Neighborhood Services*  
*Thomas Mishefske, Dept. of Neighborhood Services*  
*Michael Mazmanian, Dept. of Neighborhood Services*  
*Heiner Giese, Apartment Association of Southeastern Wisconsin*  
*Aaron Lipski, Fire Chief*

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

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

**No** 0

6. [210719](#) Resolution authorizing the sale of two City-owned properties to the Housing Authority of the City of Milwaukee for affordable housing, in the 10th and 11th Aldermanic Districts.

**Sponsors:** Ald. Murphy and Ald. Borkowski

*Appearing:*  
*David Misky, 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

7. [210716](#) Resolution authorizing the lease agreements, for the Redevelopment Authority of the City of Milwaukee-owned property at 1027 North Edison Street and the City-owned property at 1001 North Edison Street to The Neutral Project LLC and its assignees, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
*Yves LaPierre, 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** 4 - Perez, Coggs, Bauman and Hamilton

**No** 0

**Excused** 1 - Dimitrijevic

8. [210581](#) Resolution authorizing the sale of the City-owned tax deed property at 3733 North 7th Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*  
*Dwayne Edwards, Dept. of City Development*  
*Marcus Reed*

*Tamara Reed*

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

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

**No** 0

9. [210582](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 540 North 27th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Dwayne Edwards, Dept. of City Development*

*Taj Pearsall, Buffalo Boss Midwest LLC*

*Larry Adams*

**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

10. [210583](#)

Resolution authorizing the sale of the City-owned tax deed property at 4117-21 West North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Dwayne Edwards, Dept. of City Development*

*Jimmy Durant*

*Ald. Russell Stamper, II, 15th Ald. Dist.*

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

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

**No** 0

11. [210584](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1501 West Scott Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*

*Dwayne Edwards, Dept. of City Development*

*Patrick Landry, Notre Dame School of Milwaukee*

**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

12. [201047](#) A substitute ordinance relating to various revisions to the zoning code.

**Sponsors:** THE CHAIR

*Appearing:*  
*Ed Richardson, Dept. of City Development*

*Ald. Bauman moved substitution of the file with Proposed Substitute D. (Prevailed 5-0)*

**A motion was made by ALD. BAUMAN that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:**

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

**No** 0

- [201047](#) A substitute ordinance relating to various revisions to the zoning code.

**Sponsors:** THE CHAIR

*Also appearing:*  
*Sam Leichtling, Dept. of City Development*

**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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

13. [210486](#) A substitute ordinance relating to zoning regulations for electric vehicle supply equipment and charging facilities.

**Sponsors:** Ald. Kovac, Ald. Johnson and Ald. Perez

*Appearing:*  
*Ed Richardson, Dept. of City Development*  
*Forest Elliott, Dept. of City Development*  
*Matt Donath, Environmental Collaboration Office*  
*Sam Leichtling, Dept. of City Development*

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

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

**No** 0

14. [210720](#) Resolution authorizing a Riverwalk Development Agreement and an expenditure for construction of a Riverwalk segment adjoining the property at 1887 North Water Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*

*Alyssa Remington, Dept. of City Development*

**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

15. [210468](#)

A substitute ordinance relating to the change in zoning from Downtown-Mixed Activity, C9G, to Downtown-Residential and Specialty Use, C9B(B), to allow a mixed-use development at 333 North Water Street, on the southwest corner of North Water Street and East St. Paul Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Greg Patin, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Devon Patterson, Solomon Cordwell Buenz*

*Tom D'Arcy, Hines*

*No public testimony.*

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

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

**No** 0

16. [210721](#)

Substitute Resolution authorizing an Amendment of Riverwalk Easement and Project Agreement for a Riverwalk segment adjoining the property at 333 North Water Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Greg Patin, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Devon Patterson, Solomon Cordwell Buenz*

*Tom D'Arcy, Hines*

**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

17. [210051](#)

A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Industrial Mixed, IM, for the property located at 1422 North

Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue and north of West Vliet Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Jon Talley, Christ Church MKE*

*Leia Wyatt, Christ Church MKE*

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

**Aye** 4 - Perez, Coggs, Bauman and Hamilton

**No** 0

**Excused** 1 - Dimitrijevic

**18.** [210585](#)

Substitute ordinance creating the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Public testimony:*

*Deshea Agee - in support*

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

**Aye** 4 - Perez, Coggs, Bauman and Hamilton

**No** 0

**Excused** 1 - Dimitrijevic

**19.** [210586](#)

Substitute resolution creating a study plan for the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, as established by Section 295-1005 of the Milwaukee Code of Ordinances, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Sam Leichtling, Dept. of City Development*

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

**Aye** 4 - Perez, Coggs, Bauman and Hamilton

No 0

Excused 1 - Dimitrijevic

20. [210579](#) Resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for comprehensive planning, land use and zoning analysis, GIS mapping, and other related administrative activities.

**Sponsors:** THE CHAIR

*Appearing:*  
*Sam Leichtling, Dept. of City Development*

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

**Aye** 4 - Perez, Coggs, Bauman and Hamilton

**No** 0

Excused 1 - Dimitrijevic

21. [210587](#) Substitute resolution approving the City of Milwaukee Industrial Land Analysis and amending the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan.

**Sponsors:** Ald. Perez

*Appearing:*  
*Sam Leichtling, Dept. of City Development*  
*Monica Wauck-Smith, Dept. of City Development*  
*Corey Zetts, Menomonee Valley Partners*

*Public testimony:*  
*Danell Cross - concerns about toxic manufacturing*

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

**Aye** 4 - Perez, Coggs, Bauman and Hamilton

**No** 0

Excused 1 - Dimitrijevic

22. [210395](#) Resolution relating to a Certificate of Appropriateness for retroactive approval of the installation of EIFS on the north wall at 210 E. Michigan Street, in the East Side Commercial Historic District, for the Grand Avenue Club.

**Sponsors:** THE CHAIR

**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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

**No** 0

**23.** [201373](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for Komatsu.

**Sponsors:** THE CHAIR

*Appearing:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Matt Beaudry, Komatsu*

*Keesha Jones-Sutton, Prism Technical*

*Presentation was made on Quarter 2 human resource requirements results.*

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

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

**No** 0

**24.** [210465](#)

Communication from the Department of City Development transmitting the 2020 Annual Report of Tax Incremental Districts.

**Sponsors:** THE CHAIR

*Appearing:*

*Lori Lutzka, Dept. of City Development*

*David Schroeder, Dept. of City Development*

*Ald. Scott Spiker, 13th Ald. Dist.*

**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.** [210711](#)

Communication from the Department of City Development regarding the development and recommendations of Milwaukee's Collective Affordable Housing Plan.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Lafayette Crump, Dept. of City Development*

*Gina Stilp, Zilber Family Foundation*

*Teig Whaley-Smith*

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

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

**No** 0

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

26. [200662](#) Resolution relating to the Historic Preservation Commission's denial of a Certificate of Appropriateness for window replacement at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

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

**No** 0

27. [201676](#) Resolution authorizing the sale of City-owned vacant lots to T.L. Reese Corporation or assignee for housing development, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

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

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

**No** 0

Meeting adjourned at 12:26 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>.