



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes - Final ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES WITKOWIAK, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T. Anthony Zielinski

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Tuesday, October 6, 2009

9:00 AM

Room 301-B, City Hall

Meeting commenced at 9:11 a.m.

Present 5 - Witkowiak, Wade, Murphy, Bauman, Zielinski

1. [090715](#) Appointment of Sheldon Oppermann to the Standards and Appeals Commission by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:

Sheldon Oppermann, Vice President, Compass Properties, LLC

A motion was made by ALD. MURPHY that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

2. [090716](#) Appointment of Allyson Nemeck to the Historic Preservation Commission by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Individuals appearing:

*Allyson Nemeck, Founder and Principal Designer, Quorum Architects, Inc.
Martha Brown, Department of City Development*

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

3. [090706](#) Resolution directing the Commissioner of City Development to prepare amendments to project plans for tax incremental districts likely to be closed out in 2011 or 2012.

Sponsors: Ald. Bohl

Individual appearing:

Ald. James Bohl, 5th Aldermanic District

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

4. [090216](#)

A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as Shiloh Manor, for a 45-unit housing development for seniors, on land located East of North Dr. Martin Luther King Jr. Drive and South of West Keefe Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Al Frantza, Department of City Development

Jim Stewart, Volunteers of America National Services

Reverend Charles Jordan, Shiloh Tabernacle

Russ McLaughlin, AG Architecture

Barbara Duncan, 3437 N. 5th St., owner of the property behind Shiloh Tabernacle

Ms. Duncan says that part of a retaining wall on the property of Shiloh Tabernacle needs to be repaired. She asks how the church can enter into a development agreement when it does not take care of its property.

Ald. Witkowiak says that the problem with the retaining wall adjacent to Ms. Duncan's property should be rectified before the resolution goes to the Common Council. Documents in the file also indicate that the church, which is legally connected to the project, is delinquent in fees to the city.

Ald. Bauman says that the city's "Clean Hands" ordinance, Common Council File 070231, which requires applicants for various zoning actions and permits to submit a signed affidavit indicating whether they owe the city money for a wide range of violations, fines and judgments, allows the committee to hold off on considering the resolution. In the signed affidavit in the file and in online records, the church is shown to be delinquent in payments to the City.

Ald. Zielinski suggests holding the item until the problems with the retaining wall and the outstanding payments to the City have been rectified.

A motion was made by ALD. ZIELINSKI that this Ordinance be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

5. [090700](#)

Resolution approving the blight designation and acquisition of the City-owned brownfield at 1027 North Edison Street for acquisition and remediation by the Redevelopment Authority of the City of Milwaukee, authorizing assignment to the Redevelopment Authority of the City's Option to Purchase with Edison Green, LLC

and authorizing acceptance of public access and utility easements, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Elaine Miller, Department of City Development

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

6. [090702](#)

Resolution approving the blight designation and acquisition of the privately owned property at 1922-24 North 39th Street and the City-owned lot at 1926 North 39th Street to assemble the land for future housing development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individual appearing:

Elaine Miller, Department of City Development

Alex Runner, Staff Assistant to President Hines

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

7. [090235](#)

Substitute resolution approving a Grant Agreement and providing funding for improvements to 608 West Mitchell Street in Tax Incremental District No. 71, Mitchell Street, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individual appearing:

Deshea Agee, Department of City Development

Ald. Wade moves to accept Proposed Substitute A. Prevailed 5-0.

A motion was made by ALD. WADE that this Resolution be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

[090235](#)

Substitute resolution approving a Grant Agreement and providing funding for improvements to 608 West Mitchell Street in Tax Incremental District No. 71, Mitchell Street, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED

FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

9:30 A.M.

8. [090419](#)

A substitute ordinance relating to the Fourth Amendment to a Detailed Planned Development known as Lapham Park, to allow up to 244 dwelling units in the high-rise building, on land located north of West Vine Street and west of North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

*Al Frantza, Department of City Development
Barbara Plouff, Housing Authority of the City of Milwaukee
Allyson Nemeck, Quorum Architects
Kim Vilkins, Quorum Architects*

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

9. [090396](#)

A substitute ordinance relating to zoning district boundary descriptions.

Sponsors: THE CHAIR

Individual appearing:

*Al Frantza, Department of City Development
Nancy Olson, Information Technology Management Division*

Ald. Wade moves to accept Proposed Substitute A. Prevailed 5-0.

A motion was made by ALD. WADE that this Ordinance be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

[090396](#)

A substitute ordinance relating to zoning district boundary descriptions.

Sponsors: THE CHAIR

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

Meeting adjourned at 10:14 a.m.
Staff Assistant Tobie Black

This meeting can be viewed in its entirety through the City's Legislative Research Center at
<http://milwaukee.legistar.com/calendar>.