



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes 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, November 18, 2008

9:00 AM

Room 301-B, City Hall

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### AMENDED 11/14/08

*Meeting convened: 9:12 A.M.*

**Present** 4 - Witkowiak, Wade, Murphy, Bauman

**Excused** 1 - Zielinski

1. [080996](#) Appointment of Georgia Cameron to the Board of Zoning Appeals by the Mayor.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

2. [080744](#) Substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Metro Center, Phase 2, on land located on the North Side of West Metro Boulevard and West of North 107th Street, for construction of an automobile dealership, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Jim Bohl*

*Kevin Keen - Darrow Group*

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

*Roll call taken at 9:18 A.M.*

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

3. [080933](#) Resolution declaring the City-owned property at 3507 West Pierce Street surplus to municipal needs and authorizing sale to the Layton Boulevard West Neighbors, Inc., for housing development, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals present:*

*Yves LaPierre - Dept. of City Development*

*Ald. Robert Bauman*

*Charlotte John-Gomez and Jeremy - Layton Boulevard West Neighbors*

**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. [080936](#) Resolution accepting a proposal submitted by Residential Living Services, Inc. to purchase the City-owned properties at 2501-03 and 2509 West North Avenue for commercial use, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

*Individuals present:*

*Karen Taylor - Dept. of City Development*

*Emily Long and Joanne Harris - Residential Living Services*

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

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

**No** 0

5. [080934](#) Resolution facilitating development of The Avenue housing initiative by the North Avenue Community Development Corporation by approving the blight designation and acquisition by the Redevelopment Authority of 4 privately owned and 22 City-owned properties in the vicinity of West Garfield Avenue and North 32nd Street and authorizing conveyance of these and the Authority-owned properties in the vicinity for housing development, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

*Individuals present:*

*Elaine Miller - Dept. of City Development*

*Ald. Willie Hines*

*Tigue Waley Smith - developer*

*Renee Booker - Executive Director*

**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

9:15 A.M.

6. [080742](#) Substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development on land located West of North Farwell Avenue and South of East Kenilworth Place, for residential, retail and parking development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Nick Kovac*

*Scott Kindness - architect*

*Jim Plaistead - East Side Business District*

*Boris Gohlkman - New Land Enterprises*

*Held one cycle so that a neighborhood meeting can be held.*

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

**Aye** 3 - Murphy, Bauman and Zielinski

**No** 2 - Witkowiak and Wade

7. [080929](#) Resolution permitting a minor modification to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase 1, on land located on the Southeast Corner of East Bellevue Place and North Downer Avenue, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Nick Kovac*

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

**Aye** 3 - Witkowiak, Murphy and Zielinski

**No** 0

**Excused** 2 - Wade and Bauman

8. [080938](#) Resolution designating the Louis Auer & Son Houses at 2005 and 2009 East Kenwood Boulevard, as Historic Sites, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals present:*

*Carlen Hatala - Dept. of City Development*

*Ald. Nick Kovac*

**A motion was made by ALD. WADE 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.

9. [080613](#) Substitute ordinance relating to the change in zoning from Industrial Light to Local Business for the property located at 3950 North Holton Street on land located South of East Capitol Drive and East of North Holton Street for retail development, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 3 - Witkowiak, Murphy and Zielinski

**No** 0

**Excused** 2 - Wade and Bauman

10. [080621](#) Resolution approving a final Certified Survey Map for property located at 102 East Keefe Avenue and 3613 North Palmer Street for expansion of an existing business and dedication of land for public purposes, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

11. [080834](#) Substitute resolution authorizing an expenditure and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 59, Bronzeville/America's Black Holocaust Museum Project, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

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

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

**No** 0

12. [080939](#) Resolution to facilitate development of King Commons III by approving the blight designation and acquisition by the Redevelopment Authority of two City-owned vacant lots and authorizing conveyance of the lots and an adjacent Authority-owned property to the Martin Luther King Economic Development Corporation, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals present:*

*Elaine Miller - Dept. of City Development*

*Tom Hutchins - developer*

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

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

**No** 0

13. [080940](#)

Resolution to facilitate development of Heart and Hope Place by approving the blight designation and acquisition by the Redevelopment Authority of seven City-owned vacant lots and authorizing conveyance of the lots and one Authority-owned property to the Maures Development Group, LLC, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals present:*

*Matt Hoesley - Dept. of City Development*

*Melissa Maurer - developer*

**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

9:45 A.M.

14. [080740](#)

Substitute ordinance relating to a change in zoning from Local Business to General Planned Development on land located on the South Side of West Lincoln Avenue and East of South 5th Place, for affordable housing with supportive services, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Held at the request of the developer.*

**A motion was made by ALD. WADE 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

15. [071407](#)

Resolution approving the Northeast Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the 3rd, 4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Bauman and Ald. McGee Jr.

*Held at the request of Ald. Coggs.*

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

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

**No** 0

**10:00 A.M.**

16. [080868](#) Communication from the Southeastern Wisconsin Regional Planning Commission relating to its 2007 Annual Report.

**Sponsors:** THE CHAIR

*Individual present: Ken Yunker - Southeastern Wisconsin Regional Planning Commission*

**A motion was made by ALD. WADE that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:**

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

17. [080987](#) Reappointment of Matt Jarosz to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

18. [080994](#) Reappointment of Lynnda Guyton to the Standards and Appeals Commission by the Mayor. (9th Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

*Meeting adjourned: 11:10 A.M.*

*Linda M. Elmer*

*Staff Assistant*

*This meeting can be viewed in its entirety in the web-casting archives found at [www.milwaukee.gov/channel25](http://www.milwaukee.gov/channel25).*

