



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, October 21, 2008

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:12 A.M.

Present 3 - Witkowiak, Wade, Bauman

Excused 2 - Murphy, Zielinski

1. [080876](#) Appointment of Randy Bryant to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

This matter was held until 11:45 A.M. when Mr. Bryant was present.

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. [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

Held at the request of the Department of Neighborhood Services.

Ald. Zielinski moved that he be recorded as voting "aye" on this matter. There were no objections.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

3. [080875](#) Resolution approving a final certified survey map.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster and Yves St. Pierre - Dept. of City Development

Ald. Zielinski moved that he be recorded as voting "aye" on this matter. There were no objections.

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, Bauman and Zielinski

No 0

Excused 1 - Murphy

Roll call taken at 9:18 A.M.

Present 4 - Witkowiak, Wade, Murphy, Bauman

Excused 1 - Zielinski

4a. [080676](#)

A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

Individual present: Vanessa Koster - Dept. of City Development

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

4b. [080622](#)

Substitute resolution accepting and ratifying the Federal Emergency Management Agency Digital Flood Insurance Rate Maps dated September 26, 2008 and November 19, 2008 for various City of Milwaukee waterways.

Sponsors: THE CHAIR

Individual present: Vanessa Koster - Dept. of City Development

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

Roll call taken at 9:19 A.M.

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

5a. [080612](#)

Substitute ordinance relating to the change in zoning from Multi-Family Residential and Two-Family Residential to General Planned Development for the properties located at 3940 West Lisbon Avenue and part of 1929 North 39th Street and approving the First Amendment to the General Planned Development known as United Methodist Children's Services, located North of West Lisbon Avenue and West of North 39th Street, for development of apartment housing and community space, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Matt Melendez - Community Development Advocates

Emily Long - consultant

Alex Runner - A.D. 15 aide

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

5b. [080611](#)

Substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as United Methodist Children's Services, on land located North of West Lisbon Avenue and West of North 39th Street, for development of apartment housing and community space, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Matt Melendez - Community Development Advocates

Emily Long - consultant

Alex Runner - A.D. 15 aide

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

6a. [080747](#)

Substitute ordinance amending the boundary of a Development Incentive Zone known as Towne Corporate Park of Granville to exclude several properties on lands generally located West of North 107th Street and South of West Brown Deer Road, for senior apartment development and storm water detention, in the 9th Aldermanic District.

Sponsors: Ald. Puente

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Robert Puente

Opposed:

William Lieven - Fairway Place

Kathy Crouse - 1125 W. Heather Ave.

Mark Wagner - 8263 N. 111th St.

Keith Posley - 8429 N. 111th St.

Andy Ukesiak - 8457 N. 111th St.

Sarah Wagner - 8263 N. 111th St.

Rick Nell - 1102 W. Villa Ave.

Gary Steinbach - 8212 N. 111th St.

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

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

No 0

6b. [080738](#)

Substitute ordinance relating to the change in zoning from Industrial Light to General Planned Development for construction of 90 cottage-style apartments for seniors on land located at 8500 and 8501 North Pfeil Street, in the 9th Aldermanic District.

Sponsors: Ald. Puente

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Robert Puente

Opposed:

William Lieven - Fairway Place

Kathy Crouse - 1125 W. Heather Ave.

Mark Wagner - 8263 N. 111th St.

Keith Posley - 8429 N. 111th St.

Andy Ukesiak - 8457 N. 111th St.

Sarah Wagner - 8263 N. 111th St.

Rick Nell - 1102 W. Villa Ave.

Gary Steinbach - 8212 N. 111th St.

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

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

No 0

7. [080687](#)

Substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Story Hill Place, on land located on the South Side of West Bluemound Road and East of North 51st Street, for residential development, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Sheila Ferrari - Story Hill Investments

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

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

No 0

9:30 A.M.

8. [080641](#)

Resolution approving the Southeast Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the 12th, 13th and 14th Aldermanic Districts.

Sponsors: Ald. Witkowiak and Ald. Zielinski

Individuals present:

Vanessa Koster, Karen Mierow and Mike Meierly - Dept. of City Development
Jim Piwoni - consultant (James Piwoni Architects and Planners)
Ald. Terry Witkowski
Tom Ray - Executive Directory of the Airport Gateway Business District
Gene Malecheske - business owner
Sam Ragudada - business owner
Angie Tornes - National Park Service Rivers and Trails

Ald. Wade moves to accept the changes detailed in the letter of October 21st (Exhibit 1). Prevailed. 5-0

Ald. Zielinski asked to be added as a co-sponsor.

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

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

No 0

A motion was made by ALD. WITKOWIAK 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.

9. [080104](#) Resolution appealing the Historic Preservation Commission's action denying a certificate of appropriateness for the demolition of the structure located at 2841 W. Richardson Place.

Sponsors: THE CHAIR

Individuals present:

Richard Cox - Neighborhood House

Mark Nick - attorney from Godfrey and Kahn

Vanessa Koster - Dept. of City Development

Andrew Parker - 3026 W. Wells - does not support the appeal

Don Wallace - owns adjacent property - supports the appeal

Held one cycle so Neighborhood House can hold a neighborhood meeting.

A motion was made by ALD. MURPHY 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.

10. [080871](#) An ordinance regulating the maintenance of abandoned residential properties pending foreclosure and during foreclosure proceedings.

Sponsors: Ald. Murphy, Ald. Bohl, Ald. Wade and Ald. Bauman

Ald. Wade and Ald. Bauman added as co-sponsors.

Tom Mishefske - Dept. of Neighborhood Services

Richard Withers - Legislative Reference Bureau

Opposed:

Steve McGlowsky - Bass and McGlowsky, SC Law Firm

Abigail O'Dess - O'Dess and Associates

Supporter:

Heiner Giese - Souteastern Wisconsin Apartment Association

Held to be scheduled for the next meeting.

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

10:30 A.M.

Ald. Zielinski excused from the rest of the meeting at 11:50 A.M.

Present 4 - Witkowiak, Wade, Murphy, Bauman

Excused 1 - Zielinski

11. [080146](#) Communication from the Department of City Development relating to presentation of the 2007 Tax Incremental Finance Districts Annual Report and the December 31, 2007 Tax Incremental Districts Bi-Annual Status Report in June, 2008, and the June 30, 2008 Tax Incremental Districts Bi-Annual Status Report in October, 2008.

Sponsors: THE CHAIR

Individuals present:

Sandy Rotar - Budget Office

Jim Sayers - Dept. of City Development

A motion was made by ALD. WITKOWIAK 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

- 12a. [080806](#) Ordinance relating to a change in zoning from Downtown to a General Planned Development known as O. C. Hansen Development, for the properties located at 331 and 341 North Milwaukee Street, for office development and building renovation, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

A motion was made by ALD. WADE that this Ordinance 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

12b. [080803](#)

Ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, Phase One, known as O. C. Hansen Development, for the properties located at 331 and 341 North Milwaukee Street, for office development and building renovation, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

A motion was made by ALD. BAUMAN that this Ordinance 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

Meeting adjourned: 12:10 P.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.