



# City of Milwaukee

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. MICHAEL S. D'AMATO, CHAIR**

**Ald. Willie Wade, Vice-Chair**

**Ald. Michael Murphy, Ald. Ashanti Hamilton, Ald. Robert Bauman**

**Staff Assistant, Linda Elmer, (414)-286-2232**

**Fax: (414) 286-3456, E-mail: [lelmer@milwaukee.gov](mailto:lelmer@milwaukee.gov)**

**File Specialist, Charlotte Rodriguez, 286-8797, E-mail: [crodri@milwaukee.gov](mailto:crodri@milwaukee.gov)**

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

---

Tuesday, June 12, 2007

9:00 AM

Room 301-B, City Hall

---

#### Amended 6/7/07

*Meeting convened: 9:23 A.M.*

**Present** 5 - D'Amato, Wade, Murphy, Hamilton, Bauman

1. [070338](#) Appointment of Stephanie Bloomingdale to the City Plan Commission 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** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

**No** 0

2. [070337](#) Appointment of Allyson Nemec to the Standards and Appeals Commission 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** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

**No** 0

3. [061329](#) Communication from the Department of City Development relative to a report on Tax Incremental District performance.

**Sponsors:** THE CHAIR

*Jim Scherer, Dept. of City Development, present.*

**RECESS:** 9:42 A.M.

**RECONVENE:** 9:58 A.M.

**A motion was made by ALD. HAMILTON that this Communication-Report be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:**

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

9:45 A.M.

4. [070232](#) Resolution relative to an appeal of the Historic Preservation Commission's action denying demolition of 1027 W. McKinley, Building 11 of the Pabst Brewery Historic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Carlen Hatala - Historic Preservation Commission*

*Dan McCarthy - Vice President of the Brewery Project, LLC*

*Bob Greenstreet - Dept. of City Development*

*John Kersey - President of the Brewery Project, LLC*

*Kevin Nance - Head of the design team*

*The Dept. of City Development or the developer will provide info. to members, prior to Tuesday's Common Council meeting, about which buildings will be saved and which might be razed at the present time.*

*Ald. Wade moves to grant the appeal of the demolition.*

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

**Aye** 4 - D'Amato, Wade, Murphy and Hamilton

**No** 1 - Bauman

- [070232](#) Substitute resolution granting an appeal of the Historic Preservation Commission's action denying demolition of 1027 W. McKinley, Building 11 of the Pabst Brewery Historic District.

**Sponsors:** THE CHAIR

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

**Aye** 4 - D'Amato, Wade, Murphy and Hamilton

**No** 1 - Bauman

5. [070208](#) An ordinance relating to automatic changeable message signs.

**Sponsors:** THE CHAIR

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

6. [070203](#) Resolution dissolving Tax Incremental District Nos. 25 (Calumet Woods Business Park), 32 (King Drive) and 36 (Granville Park) and authorizing the City Treasurer to distribute

excess incremental revenue to overlying taxing districts.

**Sponsors:** THE CHAIR

**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** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

7. [070333](#) Resolution authorizing the sale of the City-owned vacant lots at 1924-26 and 1930-32 West Wells Street to Carolina G. Conti, M.D., for development of a medical office building, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*This item was taken up out of order at 10:55 A.M.*

*Individuals present:*

*Elaine Miller - Dept. of City Development*

*Dr. Conti*

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

**No** 0

8. [070285](#) Resolution accepting an offer to purchase submitted by Housing Resources, Inc., for the improved, tax-deed property at 2500 West Capitol Drive, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals present:*

*Karen Taylor - Dept. of City Development*

*Trina Bond - Executive Director of Housing Resources, Inc.*

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

**No** 0

**10:00 A.M.**

9. [070160](#) An ordinance relating to required board of zoning appeals findings for the granting of special use permits.

**Sponsors:** Ald. Bohl, Ald. Murphy, Ald. Donovan, Ald. D'Amato, Ald. Hamilton, Ald. Puente, Ald. Dudzik, Ald. Bauman, Ald. Zielinski And Ald. Wade

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Jim Bohl*

*Proposed Sub. A accepted.*

*Make Board of Zoning Appeals Case No. 23020 part of the record, by Ald. Wade.  
Prevailed. 4-0 (Exhibit 1)*

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

**070160**

A substitute ordinance relating to required board of zoning appeals findings for the granting of special use permits.

**Sponsors:** Ald. Bohl, Ald. Murphy, Ald. Donovan, Ald. D'Amato, Ald. Hamilton, Ald. Puente, Ald. Dudzik, Ald. Bauman, Ald. Zielinski And Ald. Wade

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Jim Bohl*

*Proposed Sub. A accepted.*

*Make Board of Zoning Appeals Case No. 23020 part of the record, by Ald. Wade.  
Prevailed. 4-0 (Exhibit 1)*

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

10.

**060537**

An ordinance relating to zoning regulations for payday loan agencies.

**Sponsors:** Ald. Bohl And Ald. Murphy

*This item was taken up out of order at 11:05 A.M.*

*Individuals present:*

*Vanessa Koster - City Plan Commission*

*Ald. Jim Bohl*

*Proposed Sub. C accepted.*

*Ald. Hamilton moves to make the Woodstock Institute report of October 2006 (Exhibit 1), the ShortTerm Financial postcard (Exhibit 2) and the packet with the article titled, "This is a wolf in sheep's clothing" (Exhibit 3) part of the record. Prevailed. 5-0*

*Ald. Bauman moves to make the e-mail from Bev Gardner dated 6/11/07, the e-mail from James Hiller dated 6/5/07 and the letter from Bruce and Carol Bamber part of the record (Exhibit 4). Prevailed. 5-0*

*Stuart Mukamal - Assistant City Attorney*

*Supporters:*

*Marne Stuck - Greater Milwaukee Association of Realtors*  
*Barry Givens - President of the Sherman Park Community Association*  
*Jim Koneazny - editor of the Sherman Park paper and member of the Sherman Park Board*  
*Stephanie Harling - director of Havenwoods Economic Development Corp. and Bayview residents*  
*Former Milwaukee County Supervisor Robert Krug*  
*Calvin MacIntyre - 3637 N. 77th St. - President of Capitol West Neighborhood Association*

*Opponents:*

*Att. Brian Randall - Fiebert, Finerty and St. John*  
*Josh Kalkbrenner - 3649 Grand Oaks, Gurnee IL - Regional Manager for Americash (formerly named ShortTerm Financial)*

*Ald. Bauman moves that 3 pictures provided by Att. Randall be made part of the record (Exhibit 5). Prevailed. 4-0 (Ald. Hamilton excused)*

*Ald. Murphy moves to make the legal opinion of May 7, 2003 (Exhibit 6) and the legal opinion of September 28, 2006 (Exhibit 7) part of the record. Prevailed. 5-0*

**A motion was made by ALD. HAMILTON that this Ordinance be SUBSTITUTED.**

**The motion PREVAILED by the following vote:**

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

**No** 0

**Sponsors:** Ald. Bohl And Ald. Murphy

*This item was taken up out of order at 11:05 A.M.*

*Individuals present:*

*Vanessa Koster - City Plan Commission*

*Ald. Jim Bohl*

*Proposed Sub. C accepted.*

*Ald. Hamilton moves to make the Woodstock Institute report of October 2006 (Exhibit 1), the ShortTerm Financial postcard (Exhibit 2) and the packet with the article titled, "This is a wolf in sheep's clothing" (Exhibit 3) part of the record. Prevailed. 5-0*

*Ald. Bauman moves to make the e-mail from Bev Gardner dated 6/11/07, the e-mail from James Hiller dated 6/5/07 and the letter from Bruce and Carol Bamber part of the record (Exhibit 4). Prevailed. 5-0*

*Stuart Mukamal - Assistant City Attorney*

*Supporters:*

*Marne Stuck - Greater Milwaukee Association of Realtors*  
*Barry Givens - President of the Sherman park Community Association*  
*Jim Koneazny - editor of the Sherman Park paper and member of the Sherman Park Board*  
*Stephanie Harling - director of Havenwoods Economic Development Corp. and Bayview residents*  
*Former Milwaukee County Supervisor Robert Krug*  
*Calvin MacIntyre - 3637 N. 77th St. - President of Capitol West Neighborhood Association*

*Opponents:*

Att. Brian Randall - Fiebert, Finerty and St. John  
Josh Kalkbrenner -3649 Grand Oaks, Gurnee IL - Regional Manager for Americash  
(formerly named ShortTerm Financial)

Ald. Bauman moves that 3 pictures provided by Att. Randall be made part of the record  
(Exhibit 5). Prevailed. 4-0 (Ald. Hamilton excused)

Ald. Murphy moves to make the legal opinion of May 7, 2003 (Exhibit 6) and the legal  
opinion of September 28, 2006 (Exhibit 7) part of the record. Prevailed. 5-0

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

**No** 0

11. [070121](#) Substitute ordinance relating to the approval of the Third Amendment to a Detailed  
Planned Development known as Alexian Village, Phase 4, on land located West of North  
76th Street and South of West Glenbrook Road, in the 9th Aldermanic District.

**Sponsors:** Ald. Puente

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

12. [070061](#) Substitute ordinance relating to the Second Amendment to a Detailed Planned  
Development known as Humboldt Ridge on land located on the North Side of East  
Garfield Avenue and West of North Humboldt Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

13. [070055](#) Substitute ordinance relating to the change in zoning from Industrial-Light to Local  
Business, on land located on the South Side of West Capitol Drive and East of North 2nd  
Street, in the 6th Aldermanic District.

**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** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

*Roll call taken at 12:55 A.M.*

**Present** 4 - D'Amato, Wade, Hamilton, Bauman

**Excused** 1 - Murphy

14. [060967](#)

Substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Southgate Marketplace, located on the West Side of South 27th Street and South of West Oklahoma Avenue, in the 11th Aldermanic District.

**Sponsors:** THE CHAIR

*This matter was taken up out of order at 12:51 P.M.*

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Joe Dudzik*

*Debbie Tomczak - Attorney representing Walmart*

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

**Aye** 3 - D'Amato, Wade and Hamilton

**No** 1 - Bauman

**Excused** 1 - Murphy

15. [070204](#)

Substitute ordinance relating to the change in zoning from Single-Family Residential to Single-Family Residential on land located on the North Side of West Howard Avenue and West of South 84th Street, in the 11th Aldermanic District.

**Sponsors:** Ald. Dudzik

*This matter was taken up out of order at 1:00 P.M.*

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Ald. Joe Dudzik*

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

10:45 A.M.

16. [070123](#)

Substitute ordinance relating to the change in zoning from High Density Residential to a Detailed Planned Development known as The Break Water Condominiums, on land located West of North Franklin Place and North of East Knapp Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. D'Amato

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** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

**PLEASE NOTE: ITEM #17 WILL NOT BE HEARD AT THIS TIME.**

17. [061527](#) Substitute ordinance relating to the change in zoning from Detailed Planned Development to a General Planned Development, to be known as Rivianna, on land located on the North Side of South Water Street and East of North Broadway, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

**NOT ACTED ON**

18. [060753](#) A substitute ordinance relating to zoning regulations for temporary banner signs.

**Sponsors:** THE CHAIR

*Proposed Sub. C accepted.*

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

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

- [060753](#) An ordinance relating to zoning regulations for temporary banner signs.

**Sponsors:** THE CHAIR

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 - D'Amato, Wade, Hamilton and Bauman

**No** 0

**Excused** 1 - Murphy

*Meeting adjourned: 1:15 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](http://www.milwaukee.gov/channel25).*