



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

Staff Assistant, Tobie Black, (414)-286-2231

Fax: (414) 286-3456, E-mail: tblack@milwaukee.gov

Tuesday, July 21, 2009

9:00 AM

Room 301-B, City Hall

Amended 7/17/09

Meeting commenced at 9:22 a.m.

Present 4 - Witkowiak, Wade, Bauman, Zielinski

Excused 1 - Murphy

1. [090162](#)

A substitute ordinance relating to policies and procedures for disposition of city-owned real estate.

Sponsors: Ald. Bauman

Individuals appearing:

Elaine Miller, DCD-Real Estate

Art Dahlberg, Department of Neighborhood Services

Ald. Bauman says that the ordinance amends an existing ordinance regarding the disposition of city-owned real estate.

Ms. Miller says that there will be higher standards for property sold to investors instead of owner-occupants.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

9:15 A.M.

2. [090321](#)

Substitute resolution authorizing a Riverwalk Development Agreement for the reconstruction of a Riverwalk segment adjoining the property at 1505 North Rivercenter Drive, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Ald. Nik Kovac, District 3

Alyssa Remington, Department 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 2 - Wade and Bauman

No 0

Excused 2 - Murphy and Zielinski

Abstain 1 - Witkowiak

3. [090378](#)

Resolution relating to a minor modification to the General Planned Development known as ReadCo, on land located on the North Side of East North Avenue and East of North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Ald. Nik Kovac, District 3

Vanessa Koster, Department of City Development

Ald. Wade wishes to amend the resolution to add the requirement of planting grass when the gravel is no longer needed.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

As amended.

A motion was made by ALD. WADE 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

4. [090331](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 22, Beerline "B," in the 3rd and 6th Aldermanic Districts.

Sponsors: Ald. Kovac

Individuals appearing:

Ald. Nik Kovac, District 3

Ald. Milele Coggs, District 6

Alyssa Remington, Department of City Development

Ald. Coggs is added as a co-sponsor of the resolution.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

090331

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 22, Beerline "B," in the 3rd and 6th Aldermanic Districts.

Sponsors: Ald. Kovac

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

Aye 2 - Wade and Bauman

No 0

Excused 2 - Murphy and Zielinski

Abstain 1 - Witkowiak

9:30 A.M.

5. **090327**

Resolution designating the Samuel Weinstock House at 3402 West St. Paul Avenue, as an Historic Site, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Carlen Hatala, Department of City Development-Historic Preservation

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

Aye 3 - Witkowiak, Bauman and Zielinski

No 0

Excused 2 - Wade and Murphy

6. **090340**

Resolution expanding the boundaries of the Concordia Historic District, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Carlen Hatala, Department of City Development-Historic Preservation

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

7. [090323](#)

Substitute resolution to facilitate the remediation and development of the City-owned brownfield at 1200 West Washington Street by approving the blight designation and acquisition by the Redevelopment Authority and authorizing subsequent conveyance to MCC Youthbuild, LLC, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

Matt Haisley, Department of City Development

John Kay, Milwaukee Christian Center

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

[090323](#)

Substitute resolution to facilitate the remediation and development of the City-owned brownfield at 1200 West Washington Street by approving the blight designation and acquisition by the Redevelopment Authority and authorizing subsequent conveyance to MCC Youthbuild, LLC, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

**A motion was made by ALD. WADE 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

8. [080320](#)

Substitute ordinance relating to the First Amendment to a General Planned Development, known as Rivianna, for the property located at 236 South Water Street for mixed-use development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

Vanessa Koster, Department of City Development

Harry Dray, Rivianna Development Group

Bradley Knapp, Landscape Architects

Richard Koenings- owner at the Marine Terminal Lofts. He is appearing to object to the project.

Pam Fendt, Good Jobs and Livable Neighborhoods Coalition. Ms. Fendt is appearing in favor of the project.

Jennifer Kelm, owner at the Marine Terminal Lofts. She is appearing in opposition to the project. mansell

Ms. Koster says that the City Planning Commission approved the plans for the project with one member in opposition. She also says that Ald. Bauman appeared at the CPC meeting to express opposition.

Ald. Bauman says that the project is an example of bad urban planning.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

080320

Substitute ordinance relating to the First Amendment to a General Planned Development, known as Rivianna, for the property located at 236 South Water Street for mixed-use development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

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

Aye 3 - Witkowiak, Wade and Zielinski

No 1 - Bauman

Excused 1 - Murphy

9. 080321

Substitute ordinance relating to a change in zoning from a General Planned Development to a Detailed Planned Development, known as Rivianna, for the property located at 236 South Water Street for mixed-use development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

*Vanessa Koster, Department of City Development
Harry Dray, Rivianna Development Group
Bradley Knapp, Landscape Architects*

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

080321

Substitute ordinance relating to a change in zoning from a General Planned Development to a Detailed Planned Development, known as Rivianna, for the property located at 236 South Water Street for mixed-use development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

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

Aye 3 - Witkowiak, Wade and Zielinski

No 1 - Bauman

Excused 1 - Murphy

10. 090214

Substitute ordinance relating to the First Amendment to a Detailed Planned Development to be known as Villard Square, for a library and a 47-unit housing development, on lands located South of West Villard Avenue and East of North 35th Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Ashanti Hamilton, District 1

Paula Kiley, Villard Avenue Library Director

Ted Matkom, Gorman Company

Howard Schneider, Northwest Side CDC

Ald. Zielinski moves to reconsider. Prevailed 4-0. (Ald. Murphy excused)

Ald. Wade moves to add Ald. Hamilton as a co-sponsor. Prevailed 4-0. (Ald. Murphy excused)

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

11. 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, Ald. McGee Jr. and Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Janet Grau, Department of City Development

Ald. Nik Kovac, District 3

Ald. Milele Coggs, District 6

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

12. [090257](#)

Resolution directing the Commissioner of City Development, the City Comptroller and the Commissioner of Assessments to provide financing information regarding tax incremental districts likely to be closed out in 2010 and 2011.

Sponsors: Ald. Bohl

Individuals appearing:

Jim Scherer, Department of City Development

Ald. James Bohl, District 5

Mary Reavey, Assessor's Office

Craig Kammholtz, Comptroller's Office

Ald. Bohl says that the resolution is required to force the Department of City Development to provide the information.

A motion was made by ALD. ZIELINSKI 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

13. [090364](#)

Reappointment of Filiberto Murguia to Housing Authority by the Mayor. (10th 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, Bauman and Zielinski

No 0

Excused 1 - Murphy

14. [090367](#)

Reappointment of Robert Rondini to the Redevelopment Authority by the Mayor. (3rd 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, Bauman and Zielinski

No 0

Excused 1 - Murphy

15. [081080](#)

Substitute resolution approving a Grant Agreement and providing funding for improvements to the Modjeska Theater, 1122 West Mitchell Street, in Tax Incremental District No. 71, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

Jim Scherer, Department of City Development

Members of the Modjeska Theater Board- Herbert Hillman, Chris Frommel, Nelson Solar

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

Aye 3 - Witkowiak, Bauman and Zielinski

No 0

Excused 1 - Murphy

Abstain 1 - Wade

Meeting adjourned at 11:36 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>.