



# 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, February 2, 2010

9:00 AM

Room 301-B, City Hall

---

Meeting commenced at 9:12 a.m.

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

**Excused** 1 - Zielinski

1. [091278](#) Appointment of Kenneth Munson to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)

**Sponsors:** THE CHAIR

*Individual appearing:*

*Kenneth Munson, Children's Service Society of Wisconsin*

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

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

**No** 0

**Excused** 1 - Zielinski

2. [091217](#) Substitute resolution affirming the Historic Preservation Commission's action denying a certificate of appropriateness for the installation of vinyl siding on the dormers of the property located at 1036 N. Van Buren Street.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Todd Farris, Freibert, Finnerty and St. John, S.C., member of the church*  
*Angie Saccaro, Pastor, Metrobrook Church*  
*Carlen Hatala, Historic Preservation Commission*

*Ald. Zielinski at the table at 9:18 a.m.*

*Ms. Saccaro asks that if the appeal is denied by the committee, the church would like an extension to 2011 to complete the work.*

*The committee agrees to give the church an extension.*

*Ald. Bauman moves to deny the appeal and to direct the Historic Preservation Commission to give the church an extension to the end of 2011 (December 31) to complete the change in building materials. Prevailed 5-0.*

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

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

**No** 0

**091217**

Substitute resolution affirming the Historic Preservation Commission's action denying a certificate of appropriateness for the installation of vinyl siding on the dormers of the property located at 1036 N. Van Buren Street.

**Sponsors:** THE CHAIR

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

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

**No** 0

**Attendance taken at 9:20 a.m.**

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

**3. 091275**

Substitute resolution relating to the permanent historic designation of the Schlitz Tavern/Coventry Inn, 2501 W. Greenfield Ave., in the 8th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Carlen Hatala, Historic Preservation Commission*

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

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

**No** 0

**9:15 A.M.**

**4. 091199**

Communication from the Departments of City Development and Public Works relating to amendments - certain street paving projects - to project plans for tax incremental districts likely to be closed out in 2011 or 2012.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Jim Scherer, Department of City Development*

*Mike Sargent, Vice President of Finance, Milwaukee Area Technical College*

*DCD and MATC is requesting time to obtain an opinion from the State Attorney General.*

*Since Ald. Bohl is unable to appear, the committee agrees to hold the item for one cycle.*

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

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

**No** 0

5. [091251](#)

Resolution authorizing conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee and authorizing sale of this and other City-owned vacant lots to Milwaukee Habitat for Humanity, Inc., for its 2010 housing program, in the 6th and 15th Aldermanic Districts.

**Sponsors:** Ald. Coggs and Ald. Hines Jr.

*Individuals appearing:*

*Yves LaPierre, Department of City Development*

*Karen Higgins, Habitat for Humanity*

*Adam Baldwin, Habitat for Humanity*

*Mr. LaPierre says that 35 single-family houses will be built in the Harambee and Parkwest areas.*

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

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

**No** 0

6. [091154](#)

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Heartland Housing, for a four-story structure with 38 residential units and first floor community space, on lands located South of West Fond du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Michael Goldberg, Heartland Housing*

*Alex Runner, Staff Assistant to Ald. Willie Hines, Jr., 15th Aldermanic District*

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

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

**No** 0

7. [090807](#)

A substitute ordinance relating to the Second Amendment to a Detailed Planned

Development known as Highbridge Condominiums, for 68 residential apartments, known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Department of City Development  
Ald. Nik Kovac, 3rd Aldermanic District  
Tony DeRosa, Vanguard Partners*

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

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

**No** 0

**9:30 A.M.**

8. [091336](#) An ordinance creating a Milwaukee reclamation and building recycling initiative pilot program.

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

*Individuals appearing:*

*Alex Runner, Staff Assistant to Ald. Willie Hines, Jr., 15th Aldermanic District  
Art Dahlberg, Department of Neighborhood Services  
Thomas Mishefske, Department of Neighborhood Services  
Steven Mahan, Community Development Grants Administration  
Kathy Bloch, City Attorney's Office  
Julie Kaufmann, Pragmatic Construction*

*Ald. Bauman says that a temporarily moratorium on demolition will be introduced at Common Council so houses can stop being demolished. Ald. Bauman says that instead of being demolished, some houses should be set aside for deconstruction, not demolition.*

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

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

**No** 0

9. [080299](#) Resolution relating to the creation of a tax incremental district for the area bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Jim Sayers, Department of City Development  
Jan Grochowski, resident who lives across the street from Lynden Hill  
Roseanne Matthias, neighborhood resident*

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

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

**No** 0

10. [091152](#)

Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 34, Third Ward Riverwalk, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

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

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

**No** 0

11. [091247](#)

Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to two subaccounts for comprehensive and redevelopment planning, land use analysis, GIS mapping and zoning activities.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, Department of City Development*

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

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

**No** 0

12. [091248](#)

Substitute resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street/551 West Historic Mitchell Street Project, in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

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

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

**No** 0

**---The following file may be placed on file as no longer needed.**

13. [090125](#)

Resolution accepting a proposal for the sale of the surplus, City-owned property at 2372 South Logan Avenue from the Housing Authority of the City of Milwaukee for residential development, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

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

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

**No** 0

**Meeting adjourned at 11:13 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>.**