



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. JAMES BOHL, CHAIR*  
*Ald. Willie Wade, Vice-Chair*  
*Ald. Michael Murphy, Ald. Robert Bauman, and Ald. Terry*  
*Witkowski*  
*Staff Assistant, Chris Lee, 286-2232*  
*Fax: 286-3456, clee@milwaukee.gov*  
*Legislative Liaison, Jeffrey Osterman, 286-2262,*  
*joster@milwaukee.gov*

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Tuesday, June 5, 2012

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:09 a.m.

**Present** 5 - Bohl, Wade, Murphy, Bauman, Witkowski

1. [120139](#) Substitute resolution authorizing and approving conveyance of Milwaukee Public School lands at 4601 N. 84th Street, (Morse), Milwaukee, Wisconsin in the 5th aldermanic district.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Jeremy McKenzie, Assistant City Attorney*

*Gena Spang, Milwaukee Public Schools*

*Chris Her-Xiong, Hmong American Peace Academy Principal*

*Ald. Witkowski joined the committee at 9:12 a.m.*

*Ald. Bohl moved to be added as sponsor of the file. There were no objections.*

*No neighborhood testimony.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

2. [111482](#) Substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Park Place, Stage 14, for installation of a transmission structure and satellite dishes, on land located on the north side of West Calumet Road, east of West Park Place, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*  
*David Ford, General Manager of WCGV My 24 and WVTW CW 18*  
*Dennis Brecklin, Chief Engineer of WCGV My 24 and WVTW CW 18*

*No neighborhood testimony.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

3. [111483](#)

A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed, to expand permitted uses, on lands located on the northwest corner of South 12th Street and West Pierce Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*  
*Atty. Roy Wagner, Von Briesen & Roper SC*  
*James Dieter, property owner*  
*Douglas Gallus, Gallus Architects*  
*Ald. Jose Perez, 12th Aldermanic District*

*Ald. Murphy moved to make a packet, provided by Atty. Wagner, as part of the record. There were no objections.*

*Individuals appearing in opposition:*

*Tony Baez, Council for the Spanish Speaking*  
*Harriet Callier*  
*Marva Herndon, Women Committed to an Informed Community*  
*Charles Yanke*

*Individual appearing in support:*

*Michael Strike, Commercial Real Estate Agent*

*Ald. Bauman moved to make a letter and video disc, provided by Ms. Herndon, as part of the record. There were no objections.*

*Ald. Perez said he is supportive of the zoning change but is concerned about safety and the building operating as a school.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

4. [111586](#)

Substitute ordinance relating to the change in zoning from Industrial-Office to Industrial-Mixed, for future development, on lands

located on the south side of West Harrison Avenue, west of South 5th Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Rod Rinzel, Van Buren Management, Inc.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

5. [111711](#)

Substitute ordinance relating to the Eighth Amendment to the General Planned Development known as Milwaukee Metro Center, to change signage standards, on lands located south of West Good Hope Road between West Fond du Lac Avenue and U.S. Highway 41/45, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Chad Kemnitz, Professional Consultants, Inc.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

6. [111712](#)

Substitute ordinance relating to the Third Amendment to a Detailed Planned Development known as Metro Center, Phase 2, for site changes, on land located on the north side of West Metro Boulevard and west of North 107th Street, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Chad Kemnitz, Professional Consultants, Inc.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

7. [111713](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential to Multi-Family Residential, for consolidation of land, on land located on the east side of North 25th Street, north of West Kilbourn

Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Vanessa Koster, Department of City Development*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

8. [111738](#)

Substitute ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, for some properties generally located in the East Side Business Improvement District, on the north and south sides of East North Avenue, east and west of North Oakland Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Ald. Nik Kovac, 3rd Aldermanic District*

*Ald. Witkowski moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

[111738](#)

Substitute ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, for some properties generally located in the East Side Business Improvement District, on the north and south sides of East North Avenue, east and west of North Oakland Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

9. [120034](#)

Substitute ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, for mixed-use development, on land located on the north side of East North Avenue and east of North

Cramer Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Ald. Nik Kovac, 3rd Aldermanic District*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

10. [101341](#)

Resolution dissolving Tax Incremental District No. 55, Holt Plaza, and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Jim Scherer, Department of City Development*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

11. [120095](#)

Resolution amending File No. 090706, adopted October 13, 2009, directing the Commissioner of City Development to prepare amendments to project plans for tax incremental districts likely to be closed out in 2011 and 2012.

**Sponsors:** Ald. Bohl and Ald. Wade

*Individuals appearing:*

*Jim Scherer, Department of City Development*

*Thomas Gartner, Assistant City Attorney*

*Ald. Wade moved to be added as a cosponsor. There were no objections.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

12. [120165](#)

Communication from the Department of City Development relating to a proposal for a lease-to-own program for tenants who are in place at the time the City forecloses on one- and two-family residential properties.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Clifton Crump, Department of City Development*

*Keith Stanley, 15th Aldermanic District Staff Assistant*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

**Meeting adjourned at 11:18 a.m.**

**Chris Lee, Staff Assistant**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**