



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

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

File Specialist, Charlotte Rodriguez, 286-8797, E-mail: crodri@milwaukee.gov

Tuesday, September 20, 2005

9:00 AM

Room 301-B, City Hall

9:00 A.M.

Meeting convened: 9:11 A.M.

Present 4 - D'Amato, Murphy, Hamilton , Bauman

Excused 1 - Wade

Roll call taken at 9:12 A.M.

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

1. [050507](#) Appointment of Barbara Armstrong to the Standards and Appeals Commission by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Attachments: [Appt. Letter.doc](#)
[Resume](#)

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

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

No 0

2. [050589](#) Resolution approving the Land Disposition Report for the properties at 1330 West Center Street and 1323 West Hopkins Street for sale to Way of the Cross Housing Development Corporation for residential development, in the 15th Aldermanic District. (Redevelopment Authority)

Sponsors: Hines Jr.

Attachments: [Land disposition Report](#)
[DCD Memo](#)
[Fiscal Note.doc](#)

Speakers:

*Dan Casanova - Dept. of City Development
Marty Paine and Joseph Bowles - developers and construction manager
Tim McMurty, Ald. Hines' aide also at the table*

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

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

No 0

3. [050593](#) Substitute resolution approving a Project Plan and creating a Tax Incremental District (Chase Commerce Center Project) in the 14th Aldermanic District.

Sponsors: Zielinski

Attachments: [Fiscal Note.doc](#)
[Project Plan](#)
[Substitute Fiscal Note](#)
[Communication from Commissioner Rocky Marcoux](#)
[Communication from Comptroller's Office](#)

*Speakers:
Jim Scherer - Dept. of City Development
Mike Daun - Comptroller's Office*

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

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

No 0

4. [050353](#) Substitute ordinance to establish a Master Sign Program Overlay Zone for land located on the West Side of South 27th Street and South of West Parnell Avenue, in the 13th Aldermanic District.

Sponsors: Witkowski

Attachments: [CPC letter.doc](#)
[Exhibit A.PDF](#)
[Notice Published on 9-2-05 and 9-9-05.PDF](#)
[Notice Published on October 13, 2005.PDF](#)

*Speakers:
John Hyslop - Dept. of City Development
Meredith Dooley - Don Jacobs Toyota and Babcock Signs*

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

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

No 0

5. [050464](#) Resolution authorizing extension to term of Development Agreement for Tax Incremental District No. 38 (500 West Grange Avenue), in the 13th Aldermanic District.

Sponsors: Witkowski

Attachments: [Fiscal Note.doc](#)
[Cooperation-Development Agree Amend](#)
[Fiscal Analysis](#)

Speaker:
Jim Scherer - Dept. of City Development

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

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

No 0

6. [050467](#) Resolution approving the final plat of River Ridge Addition No. 1, located on the East Side of North Granville Road and North of West Donna Drive, in the 9th Aldermanic District.

Sponsors: Puente

Attachments: [Fiscal Note.doc](#)

Held at the request of the developer as it is not yet ready.

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 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

7. [050578](#) Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Lake View Village, located at 8910 North Michele Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Attachments: [CPC letter](#)
[Exhibit A](#)

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 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

Sponsors: THE CHAIR

Attachments: [CPC letter](#)
[Exhibit A](#)

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

Aye 3 - D'Amato, Murphy Hamilton

No 0

Excused 2 - Wade Bauman

8. [050468](#) Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Forest County Potawatomi Legacy District, Phase 1, on land located on the South Side of West Canal Street and West of South 16th Street, in the 8th Aldermanic District.

Sponsors: Donovan

Attachments: [Exhibit A](#)
[Communication from the Council for the Spanish Speaking](#)
[Communication from the West End Development Corporation](#)
[Communication from the King Economic Development Corporation](#)
[Communication from Centro Legal](#)
[Communication from Eliminating Racism Empowering Women-ywca](#)
[Communication from Forest County Potawatomi Community](#)
[Communication from President/CEO of the Bay View Community Center](#)
[Exhibit A Revised Documents](#)
[CPC letter](#)
[Communication from Journey House](#)
[Communication from Independence First](#)
[Communication from Women's Business Initiative](#)
[Communication from Joseph Williams](#)
[Communication from Literacy Services of Wisconsin Inc.](#)
[Communication from Friebert, Finerty & St. John, S.C.](#)
[Notice Published on 9-2-05 and 9-9-05.PDF](#)
[Communication from Menomonee Valley Partners, Inc.](#)
[Communicatin from Martin F. Stein](#)
[Communication from Forest County Potawatomi Nation](#)
[Communication from Leo Ries](#)
[Communication from William Osterndorf](#)
[Notice Published on October 13, 2005.PDF](#)

Speakers:

John Hyslop - Dept. of City Development

Jeff Crawford - lobbyist and Attorney General for the Forest County Potawatomi

Husta Banaga, Barry Marshall and Lester Ferdinand - architects

Mr. Crawford will provide committee members with information on the zip code employees live in, preferably in map form.

Jeff Hurtado - owner's representative and lobbyist

Laura Bray - Menomonee Valley Partners

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 1 - Murphy

9. [050469](#) Substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to a General Planned Development (GPD) known as the Forest County Potawatomi Legacy District, on land located on the South Side of West Canal Street and West of South 16th Street, in the 8th Aldermanic District.

Sponsors: Donovan

Attachments: [Exhibit A](#)
[Communication from the Council for the Spansih Speaking, Inc.](#)
[Communication from West End Development Corporation](#)
[Communication from King Economic Development Corporation](#)
[Communication from Centro Legal](#)
[Communication from Eliminating Racism Empowering Women -ywca](#)
[Communication from Forest County Potawatomi Community](#)
[Communication from President/CEO of the Bay View Community Center](#)
[Exhibit A Revised Documents](#)
[CPC letter](#)
[Communication from Independene First](#)
[Communication from Journey House](#)
[Communication from Women's Business Initiative](#)
[Communication from Joseph Williams](#)
[Communication from Jennifer Payant](#)
[Communication from Literacy Services of Wisconsin Inc.](#)
[Communication from Friebert, Finerty & St. John, S.C.](#)
[Notice Published on 9-2-05 and 9-9-05.PDF](#)
[Communication from Menomonee Valley Partners, Inc.](#)
[Communication from Martin F. Stein](#)
[Communication from Forest County Potawatomi Nation](#)
[Communication from Leo Ries](#)
[Communication form William Osterndorf](#)
[Notice Published on October 13, 2005.PDF](#)

Speakers:

John Hyslop - Dept. of City Development

Jeff Crawford - lobbyist and Attorney General for the Forest County Potawatomi

Husta Banaga, Barry Marshall and Lester Ferdinand - architects

Mr. Crawford will provide committee members with information on the zip code employees live in, preferably in map form.

Jeff Hurtado - owner's representative and lobbyist

Laura Bray - Menomonee Valley Partners

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 1 - Murphy

10. [050582](#)

Resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 3rd, 6th, 7th, 8th, 12th and 15th aldermanic districts.

Sponsors: THE CHAIR

Attachments: [Fiscal Note.doc](#)
[CPC letter](#)

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

Aye 3 - D'Amato, Murphy Hamilton

No 0

Excused 2 - Wade Bauman

9:30 A.M.

11. [050395](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. 59 (Bronzeville Cultural and Entertainment District) and approving the terms of a Cooperation Agreement to implement the Project Plan, in the 6th Aldermanic District.

Sponsors: McGee Jr.

Attachments: [Fiscal Note.doc](#)
[Project Plan](#)
[Term Sheet](#)
[Fiscal Note - Substitute 1](#)
[Communication from Comptroller's Office](#)
[Fiscal Analysis](#)
[Fiscal Note-Substitute 2](#)

Speakers:

Ald. McGee

Rocky Marcoux, Jim Scherer and Rhonda Manuel - Dept. of City Development

Mike Daun - Comptroller's Office

Ald. Murphy moved to amend the resolution to change the total amount to \$3,617,350.

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

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

No 0

- [050395](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. ___ (Bronzeville Cultural and Entertainment District) and approving the terms of a Cooperation Agreement to implement the Project Plan, in the 6th Aldermanic District.

Sponsors: McGee Jr.

Attachments: [Fiscal Note.doc](#)
[Project Plan](#)
[Term Sheet](#)
[Fiscal Note - Substitute 1](#)
[Communication from Comptroller's Office](#)
[Fiscal Analysis](#)
[Fiscal Note-Substitute 2](#)

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

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

No 0

12. [050404](#) Substitute resolution approving the Land Disposition Report for the properties at 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown Street for a mixed-use development, in the 6th Aldermanic District. (Redevelopment Authority)

Sponsors: McGee Jr.

Attachments: [Fiscal Note.doc](#)
[Land Disposition Report.doc](#)
[Exhibit 1](#)

Speakers:

Ald. McGee

Dwayne Edwards - Dept. of City Development

Rick Norris - Norris & Associates; engineer for the Alisons

Carla Alison - Readers Group, LLC

Robert Alison

Carla Cross - Cross Development Group

Ald. Murphy moves to make memo dated 7/21/05 from Joel Brennan to Ald. Murphy part of the record. Prevailed. 5-0 (Exhibit 1)

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

Aye 3 - Wade, Hamilton Bauman

No 2 - D'Amato Murphy

13. [041698](#)

Substitute resolution approving the final plat for Reservoir Heights located on the North Side of East Meinecke Avenue and West of North Hubbard Street, in the 6th Aldermanic District.

Sponsors: McGee Jr.

Attachments: [Fiscal Note.doc](#)
[Final Plat.PDF](#)
[CPC letter.doc](#)

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

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

No 0

10:00 A.M.

14. [050242](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential (RT1) to Two-Family Residential (RT3), on land located generally South of West Silver Spring Drive and East of North Hopkins Street, in the 1st Aldermanic District.

Sponsors: Hamilton

Attachments: [CPC letter.doc](#)
[Map](#)
[Notice Published on 9-2-05 and 9-9-05.PDF](#)
[Notice Published on October 13, 2005.PDF](#)

Speakers:

John Hyslop - Dept. of City Development

Shirley Spidey - 5563 N. 44th St.

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

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

No 0

15. [050530](#) Ordinance relating to the change in zoning from Industrial Heavy (IH) to Downtown Mixed Activity (C9G) on land located on the South Side of West St. Paul Avenue and East of South 8th Street, in the 4th Aldermanic District.

Sponsors: Bauman

Attachments: [Exhibit A](#)
[CPC letter](#)
[Notice Published on 9-2-05 and 9-9-05.PDF](#)
[Communication from Wisconsin Department of Transportation](#)
[Notice Published on October 13, 2005.PDF](#)

Speakers:

*John Hyslop, Robert Greenstreet and Jim Scherer- Dept. of City Development
Tracy Gillingham - designer project manager for the Marquette Interchange
Bill Heberline - facility manager for the current station and part of the design team*

A motion was made by Ald. Bauman that this Ordinance be RECOMMENDED FOR PASSAGE This motion PREVAILED by the following vote:

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

No 0

16. [050592](#) Resolution approving a Project Plan and creating a Tax Incremental District (Milwaukee Intermodal Passenger Station) in the 4th Aldermanic District.

Sponsors: Bauman

Attachments: [Fiscal Note.doc](#)
[Project Plan](#)
[Substitute Fiscal Note](#)
[Fiscal Analysis](#)
[Communication from Comptroller's Office](#)

Speakers:

*John Hyslop, Robert Greenstreet and Jim Scherer- Dept. of City Development
Tracy Gillingham - designer project manager for the Marquette Interchange
Bill Heberline - facility manager for the current station and part of the design team*

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

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

No 0

17. [050586](#) Resolution approving the Land Disposition Report for FB Properties Joint Venture for the properties at 738 and 744 North Old World Third Street for redevelopment purposes, in the 4th Aldermanic District. (Redevelopment Authority)

Sponsors: Bauman

Attachments: [Fiscal Note.doc](#)
[Land Disposition Report](#)
[Lease-Option Agreement](#)
[Land Disposition Report Corrected 9-22-05](#)

Speakers:
Mike Wisniewski - Dept. of City Development
Mike Marvis - Vice President of Towne Realty

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 1 - Murphy

18. [050476](#) An ordinance relating to building code requirements applicable to additions and alterations to one and 2-family structures erected prior to June 1, 1980.

Sponsors: THE CHAIR

Attachments: [Fiscal Note](#)
[Notice Published on October 13, 2005.PDF](#)

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

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

No 0

19. [050461](#) An ordinance relating to conditions for the sale of surplus, city-owned real estate.

Sponsors: THE CHAIR

Attachments: [Fiscal Note.rtf](#)

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

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

No 0

20. [050072](#) An ordinance relating to the imposition of negative use restrictions upon real property.

Sponsors: Zielinski

Attachments: [City Attorney's Opinion.PDF](#)

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

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

No 0

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.**