



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

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Thursday, April 3, 2008

9:00 AM

Room 301-B, City Hall

Amended 3/31/08

Meeting convened: 9:19 A.M.

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

Excused 1 - Murphy

1. [071515](#) Appointment of Bruce Johnson to the Standards and Appeals Commission by the Mayor.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Murphy

2. [071525](#) An ordinance relating to the use of new materials in shed construction and the reduction in the hazard of accessory structures.

Sponsors: THE CHAIR

Individuals present:

Tom Mischefske and Steve Fritsche - Dept. of Neighborhood Services

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, Bauman and Hamilton

No 0

Excused 1 - Murphy

3. [071609](#) Resolution authorizing the sale of the City-owned properties at 3717-19 and 3729 West Fond du Lac Avenue to New Beginnings Are Possible, Inc. for office and social service uses, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals present:

Matt Hoesly - Dept. of City Development

Jeff Beckton and Pat Mulder - New Beginnings Are Possible

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, Bauman and Hamilton

No 0

Excused 1 - Murphy

4. [071392](#) Substitute resolution authorizing additional funding and Contingent Borrowing for Tax Incremental District No. 48 (Park East) and approving the terms of a Riverwalk Development Agreement for the property located at 202 West Juneau Avenue.

Sponsors: THE CHAIR

Individuals present:

Alison Rozek - Dept. of City Development

Craig Kammholtz - Comptroller's Office

David Florshein - developer

Accept Proposed Substitute B.

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

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

No 0

Excused 1 - Murphy

- [071392](#) Substitute resolution authorizing additional funding and Contingent Borrowing for Tax Incremental District No. 48 (Park East) and approving the terms of a Riverwalk Development Agreement for the property located at 202 West Juneau Avenue.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Murphy

9:30 A.M.

5. [071567](#) Ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Metro Center, Stage 6, for land located at 6865 and 6875 North 107th Street for single-family home construction, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals present:
Vanessa Koster - Dept. of City Development
Owner of lot also present.

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, Bauman and Hamilton

No 0

Excused 1 - Murphy

6. [071611](#) Resolution approving the blight designation and acquisition by the Redevelopment Authority of excess freeway land in the vicinity of North 7th Street and West North Avenue for use in conjunction with the Bronzeville Project, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

Individuals present:
Dwayne Edwards and Deshea Agee - Dept. 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 4 - D'Amato, Wade, Bauman and Hamilton

No 0

Excused 1 - Murphy

7. [071612](#) Resolution approving a Purchase and Sale Agreement with Eaton Corporation for the acquisition of the property at 3020 West Congress Street for expansion of a Department of Public Works Sanitation District Office and garage at 3021 West Ruby Avenue, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individual present:
Elaine Miller - Dept. of City Development

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

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

No 0

Excused 1 - Murphy

8. [071500](#) Substitute ordinance relating to the change in zoning from Downtown High-Density Residential to General Planned Development on land located at 700 and 711 East Kilbourn Avenue for residential, retail and commercial uses, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:
Vanessa Koster - Dept. of City Development

Boris Gohkman - developer
Opponents:
Att. Margadette Demet - 850 N. Cass
Pamela Frautschi - 2430 E. Newberry Blvd.
Dr. John Elo - 827 N. Cass
Margaret Gentoff - 827 N. Cass
Mark Robers - 827 N. Cass

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, Bauman and Hamilton

No 0

Excused 1 - Murphy

9. [040709](#) Resolution relative to an appeal of the Historic Preservation Commission's action denying a certificate of appropriateness for stone walls at 3201 N. Lake Drive.

Sponsors: THE CHAIR

Individuals present:
Vanessa Koster - Dept. of City Development
Pat Ballen - Historic Preservation Commission

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

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

No 0

Excused 1 - Murphy

- [040709](#) Substitute resolution granting an appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for stone walls at 3201 N. Lake Drive.

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, Bauman and Hamilton

No 0

Excused 1 - Murphy

The following items may be placed on file as no longer needed:

10. [050827](#) Ordinance relating to the change in zoning from General Planned Development (GPD) to Single-Family Residential (RS5), on land located on the West Side of North Terrace Avenue and North of East North Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Murphy

11. [050828](#) Substitute ordinance relating to the change in zoning from Downtown-Mixed Activity (C9G) to Industrial Mixed (IM) located on the West Side of North Water Street and South of North Holton Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Murphy

12. [060418](#) Resolution to establish a Development Incentive Zone (DIZ) overlay known as Direct Supply, on land located generally East of North 76th Street on the North and South Sides of North Industrial Road, in the 9th Aldermanic District.

Sponsors: Ald. Puente

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

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

No 0

Excused 1 - Murphy

13. [060612](#) Ordinance approving the First Amendment to a Detailed Planned Development, formerly known as Extended Stay America, on land located on the North Side of West College Avenue and East of South 13th Street, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

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

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

No 0

Excused 1 - Murphy

14. [070240](#) Substitute resolution directing the Redevelopment Authority to re-bid 19 properties located in the vicinity of North 5th and West Vine Streets that have not met conditions of the Land Disposition Report approved by the Common Council in February 2006.

Sponsors: Ald. McGee Jr.

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

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

No 0

Excused 1 - Murphy

15. [070564](#) Communication from the Department of City Development relating to a report regarding job training and business development for the construction of the North End Tax Incremental Financing project.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Murphy

16. [070630](#) Substitute ordinance relating to a change in zoning from Two-Family Residential to Local Business on land located North of West National Avenue and East of South 34th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

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

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

No 0

Excused 1 - Murphy

17. [071334](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development known as Saint Rita's Apartments, located on the North Side of East Pleasant Street and East of North Van Buren Street for residential, commercial, parking and park/plaza uses, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

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

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

No 0

Excused 1 - Murphy

Meeting adjourned: 10:57 A.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.

