



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes 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, 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 28, 2011

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:16 a.m.

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

**Excused** 1 - Zielinski

1. [110169](#) Appointment of Radolph Matthews, Jr. to the Bronzeville Advisory Committee by Ald. Milele Coggs.

**Sponsors:** THE CHAIR

*Individual present:*  
*Radolph Matthews, Jr.*

**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. [110220](#) Substitute resolution denying the appeal by Garden Homes Evangelical Lutheran Church of the interim historic designation of the property located at 4316-4322 N. 25th St.

**Sponsors:** THE CHAIR

*Individuals present:*  
*Carlen Hatala, Historic Preservation Commission*  
*Arlisia McHenry, Legislative Assistant Aldermanic District 1*

*Ms. Hatala submitted a photo and an Interim Historic Designation map.*

*In support:*  
*Joe Bova, Garden Homes Neighborhood Association*  
*Arlisia McHenry, on behalf of Ald. Ashanti Hamilton*

*In opposition:*

*Joshua J. Hoyord, Garden Homes Lutheran Church and School*

*The Chair passed the gavel to the Vice Chair.*

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

**Aye** 3 - Wade, Murphy and Bauman

**No** 1 - Witkowiak

**Excused** 1 - Zielinski

**110220**

Substitute resolution denying the appeal by Garden Homes Evangelical Lutheran Church of the interim historic designation of the property located at 4316-4322 N. 25th St.

**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** 3 - Wade, Murphy and Bauman

**No** 1 - Witkowiak

**Excused** 1 - Zielinski

**3. 110130**

An ordinance repealing zoning regulations for adult entertainment establishments.

**Sponsors:** THE CHAIR

*Individuals present:*

*Atty. Stuart Mukamal, City Attorney's Office*

*Ed Richardson, Department of City Development*

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

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

**No** 0

**Excused** 1 - Zielinski

**4. 110038**

Resolution approving Amendment No. 1 to the Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area, in the 12th and 14th Aldermanic Districts.

**Sponsors:** Ald. Witkowiak and Ald. Zielinski

*Individuals present:*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Department of City Development*

*Mr. Casanova submitted a Port Redevelopment Plan Amendment document.*

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

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

**No** 0

**Excused** 1 - Zielinski

5. [101547](#)

A substitute ordinance relating to the change in zoning from Industrial-Heavy and Industrial-Mixed to Industrial-Office, for consistency with the Port of Milwaukee Redevelopment Plan's recommendations, for land generally bounded by the Milwaukee River to the east, South 1st Street to the west, South Kinnickinnic Avenue to the south and West National Avenue to the north, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Department of City Development*

*In opposition:*

*Bob Dorow, industrial building property owner on E. Bay St. He testified that his property tax increased by \$52,000 and that he is concerned about tax implications.*

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

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

**No** 0

**Excused** 1 - Zielinski

6. [101548](#)

A substitute ordinance relating to the change in zoning from Industrial-Heavy and Industrial-Light to Industrial-Office, for consistency with the Port of Milwaukee Redevelopment Plan's recommendations, for land generally bounded by railroad right-of-way to the north and east, East Bay Street to the south and South Allis Street to the west, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Department of City Development*

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

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

**No** 0

**Excused** 1 - Zielinski

7. [101549](#)

A substitute ordinance to establish a Development Incentive Zone known as Port of Milwaukee Sub Area B - North, on land generally bounded by the Milwaukee River to the east, South 1st Street to the west, South Kinnickinnic Avenue to the south and West National Avenue to the north, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Vanessa Koster, Department of City Development*

*Dan Casanova, 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** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

8. [101550](#)

A substitute ordinance to establish a Development Incentive Zone known as Port of Milwaukee Sub Area B - Center, on land generally bounded by railroad right-of-way to the north and east, East Bay Street to the south and South Allis Street to the west, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Vanessa Koster, Department of City Development*

*Dan Casanova, Department of City Development*

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

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

**No** 0

**Excused** 1 - Zielinski

9. [110237](#)

Resolution relative to application, acceptance and funding of a Civic Best Practices Grant.

**Sponsors:** Ald. Hines Jr.

*Individuals present:*

*Martha Brown, Department of City Development*

*Alexis Monk, intern at Department 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** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

10. [110287](#)

Communication from the Department of City Development relating to tax foreclosed residential properties.

**Sponsors:** THE CHAIR

*Individual present:*

*Clifton Crump, Project Manager, Department of City Development*

*Martha Brown, Department of City Development*

**A motion was made by ALD. MURPHY that this Communication be**

**RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

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

**No** 0

**Excused** 1 - Zielinski

11. [110268](#)

Resolution authorizing the transfer of funds from the Capital Account-Housing Infrastructure Preservation Fund to a subaccount to fund repairs to City-owned properties to preserve structures, improve marketability and stabilize neighborhoods.

**Sponsors:** Ald. Bauman

*Individuals present:*

*Yves S. LaPierre, Department of City Development*

*Clifton Crump, 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** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

12. [110261](#)

Substitute resolution authorizing the sale of up to 21 in-rem, duplex homes and up to one multi-family structure to Gorman & Company, Inc. for renovation into 40 affordable housing units and one leasing office, in the 7th and 15th Aldermanic Districts.

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

*Individuals present:*

*Ted Mack, Gorman & Company, Inc.*

*Clifton Crump, Department of City Development*

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

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

**No** 0

**Excused** 1 - Zielinski

13. [110238](#)

Communication from the Department of City Development transmitting the 2010 Annual Report of Tax Incremental Districts.

**Sponsors:** THE CHAIR

*Individuals present:*

*Sandra Rotar, Department of City Development*

*Jim Schere, Department of City Development*

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

**Aye** 3 - Wade, Murphy and Bauman

**No** 0

**Excused** 2 - Witkowiak and Zielinski

**Meeting adjourned at 11:32 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>.**