



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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Wednesday, February 21, 2007

9:00 AM

Room 301-B, City Hall

Amended 2/15/07

Meeting convened: 9:22 A.M.

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

1. [060928](#)

Communication from the Southeastern Wisconsin Regional Planning Commission transmitting the 2005 Annual Report.

Sponsors: THE CHAIR

Individual present:

Philip C. Evenson - Executive Director

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

No 0

2. [061312](#)

Resolution approving the Land Disposition Report for the Redevelopment Authority properties at 1320 West National Avenue and 1333 West Pierce Street for sale to Sunlite Building Corporation for industrial development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:

Matt Hoesley - Dept. of City Development

Andrew Frank - Sunlite Corp.

Ben Strong - Counsel for Sunlite Corp.

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, Murphy and Hamilton

No 0

Excused 1 - Bauman

3. [061309](#)

Resolution approving the Land Disposition Report for the Redevelopment Authority property at 1205 West Mount Vernon Avenue for sale to Joseph A. Santoro Real Estate,

LLC, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:
Matt Hoesley - Dept. of City Development
Joseph Santoro - owner

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

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

No 0

9:30 A.M.

4. [060617](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, on land located West of North Farwell Avenue and South of East Greenwich Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individual present:
Vanessa Koster - Dept. of City Development

Acceptance of Proposed Sub. A

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

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

No 0

Sponsors: Ald. D'Amato

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

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

No 0

5. [061212](#) Resolution permitting a minor modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital Campus, on land located on the North Side of East North Avenue between North Prospect Avenue and North Lake Drive, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals present:
Vanessa Koster - Dept. of City Development
Paul Westrich - Executive Vice President of Columbia St. Mary's

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

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

No 0

6. [061321](#) Resolution approving the final plat for Concordia Subdivision located South of East Concordia Avenue and West of North Fratney Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individual present:

Vanessa Koster - 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 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

7. [061310](#) Resolution declaring the City-owned parcels at 519-21 and 525 East Wright Street surplus to municipal needs and authorizing their sale to Milwaukee Urban Gardens, Inc., to develop and maintain a community garden, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:

Dan Casanova - Dept. of City Development

Pam Schaeffer - Milwaukee Urban Gardens

Claire Moore - 631A Wright St.

Anthony Lyons - 2421 N. Booth St.

Erin Knockle - Milwaukee Urban Gardens Coordinator

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

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

No 0

8. [061329](#) Communication from the Department of City Development relative to a report on Tax Incremental District performance.

Sponsors: THE CHAIR

Individuals present:

Martha Brown - Dept. of City Development

Craig Kammholz - Comptroller's Office

Jim Scherer - Dept. of City Development

Ms. Brown provided revised copies of sheets for 5 TIDs (Exhibit 1)

A motion was made by ALD. MURPHY that this Communication-Report be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

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

No 0

9. [061327](#) Communication from the Department of City Development relative to an overview of redevelopment and economic development activity in the 30th Street Corridor.

Sponsors: THE CHAIR

Held until later in the meeting.

Held until the next scheduled meeting due to time constraints.

A motion was made by ALD. HAMILTON that this Communication-Report be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

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

No 0

10:00 A.M.

10. [060846](#) Resolution approving the final plat of Oak Hill Subdivision located on the West Side of North Granville Road and South of West Greenwood Terrace, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

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

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

No 0

11. [061311](#) Resolution permitting a minor modification to the Detailed Planned Development known as The Waterfront, located on the Northeast Side of South Water Street and East of South Ferry Street, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individual present:

Vanessa Koster

Recess: 11:05 A.M.

Reconvene: 11:20 A.M.

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, Hamilton and Bauman

No 0

Excused 1 - Murphy

12. [061141](#) Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development, on land located on the South Side of West Mount Vernon Avenue and West of North 16th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individual present:

Vanessa Koster - Dept. of City Development

Dana Albert - developer

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

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

No 0

13. [060753](#) An ordinance relating to zoning regulations for temporary banner signs.

Sponsors: THE CHAIR

Held based upon the concerns of Ald. Bauman as it would affect a large percentage of his district.

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

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

No 0

14. [060705](#) Substitute ordinance relating to the change in zoning from Local Business and Multi-Family Residential to General Planned Development, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster and Robert Greenstreet - Dept. of City Development

Scott Kindness - architect

Joel Lee - Van Buren Management

Boris Gohlkman - New Land Enterprises

Speakers from the public:

*Thea and Peter Kovac - 2623 E. Bellevue Pl. - opposed
(provided 3 photos and aerial photos for the file - Exhibit 1)*

Frank Gimbel - supports

Ed Olson - 2903 N. Stowell - opposed

Sean Phelan - 2937 N. Stowell - supports

Gloria Foster - 2924 N. Prospect Ave. - opposed

Sheldon Oppermann - 3248 N. Cambridge Ave. - supports

Alan Chapin - 2551 N. Prospect Ave. - opposed

Wendy Slocum - 2429 E. Wyoming Pl. - supports

*Michael Fleet - 2588 N. Prospect Ave. - Citizens for Balanced Development - opposed
(provided copy of a petition - Exhibit 2)*

James Wiechmann - 2727 E. Newberry - supports

Mike Eitel - 2608 N. Downer - supports

Brenda Wood - 3333 N. Summit - supports

Pamela Frautschi - 2430 E. Newberry Ave. - opposed

(provided text of her presentation to the committee - Exhibit 3)

Donna Schlieman - 1300 N. Prospect Ave. - opposed

James and Agnes Stearns - 2605 N. Summit Ave. - opposed

Elaine Miller - 2585 N. Summit Ave. - supports part and opposes parts

Joel Brennan - Redevelopment Authority

Maria Prioletta - Dept. of City Development

Proposed Sub. A accepted.

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

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

No 0

060705

Substitute ordinance relating to the change in zoning from Local Business and Multi-Family Residential to General Planned Development, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

PLEASE NOTE: THE FOLLOWING FILE WILL NOT BE HEARD AT THIS TIME.

15.

060961

Substitute resolution approving a Project Plan and creating a Tax Incremental District for the 735 North Water Street Facade and Riverwalk Restoration Project, authorizing expenditures and approving the terms of a Development Agreement to implement the Project Plan, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

NOT ACTED ON

Meeting adjourned: 2:43 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.