



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, July 24, 2007

9:00 AM

Room 301-B, City Hall

Amended 7/20/07

Meeting convened: 9:23 A.M.

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

1. [061596](#) Substitute resolution expressing the City of Milwaukee's support for the Kenosha-Racine-Milwaukee Alternatives Analysis (Environmental Impact Statement & Project Development Phase) Transit-Oriented Development Portfolios.

Sponsors: Ald. Bauman

Will be scheduled for a special ZND meeting before the Council meeting on 7/31/07

A motion was made by ALD. HAMILTON that this Resolution 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

PLEASE NOTE: ITEM #2 WILL NOT BE HEARD AT THS TIME.

2. [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

NOT ACTED ON

3. [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

Individuals present:

Jim Scherer - Dept. of City Development

Craig Kammholz - Comptroller's Office

Att. Matt Flynn - Quarles and Brady law firm

Sheldon Oppermann - regional manager for Compass Properties

H. Carl Mueller - consultant
Tom Gartner - City Attorney's Office

Proposed Sub. A accepted.

Ald. Bauman moves to amend the file to reflect that approval is contingent on the City adopting a policy and program (adopted by the Common Council) to utilize tax incremental financing to facilitate the maintenance, repair and restoration of designated (by Historic Preservation Commission and Common Council action) historic structures and buildings. Withdrawn.

Ald. Murphy moves to hold so that a city policy can be created and approved by the Common Council prior to action on this file. Withdrawn.

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

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

No 0

Sponsors: Ald. Bauman

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

Aye 3 - D'Amato, Murphy and Bauman

No 2 - Wade and Hamilton

10:00 A.M.

4. [070501](#) Resolution designating Fairmount Meadows Apartments at 5010 North 91st Street as a housing project, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Held at the request of the department.

A motion was made by ALD. MURPHY that this Resolution 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

5. [070502](#) Resolution approving the Land Disposition Report for the Redevelopment Authority property at 7132 West Bradley Road for sale to Hydrite Chemical Company for business expansion, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Dave Misky - Dept. of City Development

Tom Miasga - Safety and Quality Control Director of Hydrite Chemical Company

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. [070500](#) Resolution authorizing \$300,000 of increased borrowing for Tax Incremental District No. 40 to fund the North Avenue Economic Development Fund and authorizing a loan from the Fund in the amount of \$286,906 to New Covenant Housing Corporation for the Boulevard Commons development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers - Dept. of City Development

Ald. D'Amato moves that the term sheet be corrected to note that interest will be paid for 20 years, rather than 16 years.

Teague Waley Smith - consultant

Karen Taylor - Dept. of City Development

Johnny Motrey - Executive Director of New Covenant Housing Project

Craig Kammholz - Comptroller's Office

Alex Runner - A.D. 15 aide

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

7. [070563](#) Resolution authorizing the exchange of a portion of the former Finney Library property at 4243 West North Avenue for a portion of the adjacent property at 4231-33 West North Avenue with New Covenant Housing Corporation, Inc., in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers - Dept. of City Development

Teague Waley Smith - consultant

Karen Taylor - Dept. of City Development

Johnny Motrey - Executive Director of New Covenant Housing Project

Craig Kammholz - Comptroller's Office

Alex Runner - A.D. 15 aide

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

8. [070097](#) Resolution approving the final plat for Walnut Crossing Subdivision located on the North Side of West Walnut Street and West of North 20th Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Vanessa Koster - Dept. of City Development

Carla Cross - developer

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

9. [070231](#)

A substitute ordinance relating to board of zoning appeals and city plan commission consideration of applications for approval of various zoning-related matters.

Sponsors: Ald. McGee Jr. And Ald. Bauman

Proposed Substitute A accepted.

Individuals present:

Vanessa Koster - Dept. of City Development

Jeff Osterman - Legislative Reference Bureau

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

[070231](#)

A substitute ordinance relating to board of zoning appeals and city plan commission consideration of applications for approval of various zoning-related matters.

Sponsors: Ald. Bauman

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

10a. [070382](#)

Substitute ordinance relating to the Fourth Amendment to the General Planned Development known as Le Parc House, on land located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Robert Puente

Scott Stephenson - Sun Star Real Estate Group - developer

Opposed:

Linda Freitag - 8103 N. 107th St., Apt. B

Everett Kolcroft - 8334 N. 107th St.

Rick Knoll - 1102 W. Villa

Ald. Bauman moves to make pictures provided by Mr. Knoll part of the record. Prevailed.

5-0 (Exhibit 1)

Mr. Knoll also provided members with a letter from himself to the City Clerk (Exhibit 2)

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

- 10b. [070384](#) Substitute ordinance relating to the change in zoning from a General Planned Development to a Detailed Planned Development known as Le Parc House, Phase II, on land located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Robert Puente

Scott Stephenson - Sun Star Real Estate Group - developer

Opposed:

Linda Freitag - 8103 N. 107th St., Apt. B

Everett Kolcroft - 8334 N. 107th St.

Rick Knoll - 1102 W. Villa

Ald. Bauman moves to make pictures provided by Mr. Knoll part of the record. Prevailed. 5-0 (Exhibit 1)

Mr. Knoll also provided members with a letter from himself to the City Clerk (Exhibit 2)

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

11. [070386](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development, on land located on the West Side of North Weil Street and South of East Concordia Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:

Vanessa Koster - Dept. of City Development

Sig Stratmanous- developer

Katherine Bleske - 900-block of E. Auer

Jim Sayers - Dept. of City Development

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

- 12a. [070388](#) Substitute ordinance relating to the change in zoning from Single-Family Residential to Single-Family Residential on lands located on the North Side of West Good Hope Road and East of North 124th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

- 12b. [070286](#) Resolution approving a final plat known as River Highlands, located on the North Side of West Good Hope Road and East of North 124th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

13. [070499](#) Resolution approving a final Certified Survey Map for property located on the South Side of East Kenwood Boulevard and East of North Prospect Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:

Vanessa Koster - Dept. of City Development

Fred Crone - Chair of the Hillel Project Building Committee

Heide Radner - Milwaukee Jewish Federation

Opposed:

Lisa Ellinger - 3058 N. Stowell

Sally Cassick - 3041 N. Stowell Ave.

Ald. Bauman moves to make the statement of Peter Cops part of the record. Prevailed. 5-0 (Exhibit 1)

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

- 13a. [061111](#) Substitute ordinance relating to the change in zoning from Neighborhood Shopping to Detailed Planned Development, on land located on the North Side of East Brown Street and West of North Holton Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Tim Olson - property owner

Sonny Bando - partner of property owner

Martin Collins - Dept. of Neighborhood Services

Hold until all payments are made on outstanding city fines/forfeitures.

Ald. Bauman also asks that the Dept. of Neighborhood Services do an audit of all of Mr. Olson's properties prior to scheduling this file again to verify the status of building code violations and outstanding fines/forfeitures.

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. [070549](#) An ordinance relating to the penalty for keeping, maintaining, conducting or operating a licensed dwelling facility without first obtaining a license therefor.

Sponsors: Ald. D'Amato

Martin Collins - Dept. of Neighborhood Services present.

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

Meeting adjourned: 12:45 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.