



# City of Milwaukee

## Meeting Agenda

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

### 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*

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*File Specialist, Charlotte Rodriguez, 286-8797, E-mail: [crodri@milwaukee.gov](mailto:crodri@milwaukee.gov)*

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Tuesday, April 5, 2005

9:00 AM

Room 301-B, City Hall

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9:00 A.M.

- 1) [041640](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005  
Appointment of Leni Siker to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District) (replacing Roy Nabors)  
[Appt. Letter.PDF](#)  
[Resume](#)
- 2) [041655](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005  
Appointment of Gregory Coffman to the Standards and Appeals Commission by the Mayor. (3rd Aldermanic District) (replacing Thomas Bentley)  
[Appt. Letter.doc](#)  
[Resume.PDF](#)
- 3) [041657](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005  
Appointment of Keith Terry to the Standards and Appeals Commission by the Mayor. (replacing Thomas O'Brien)  
[Appt. Letter.doc](#)  
[Resume.PDF](#)
- 4) [041578](#) SPONSORED BY: ALD. D'AMATO INTRODUCED ON: 3/16/2005  
Communication from the Public Policy Forum, UW-Milwaukee Center for Urban Initiatives and Research, and the Milwaukee Area Technical College on Tax Incremental Financing policy in Milwaukee and other cities.  
[Report.PDF](#)  
[Smart TIDs.ppt](#)

10:00 A.M.

- 5) [041505](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 2/22/2005  
An ordinance relating to required board of zoning appeals findings for variance requests.

[Zoning Code Technical Committee Letter.PDF](#)  
[CPC letter.doc](#)  
[Publication on 3-21-05 and 3-28-05.PDF](#)

- 6) [041644](#) SPONSORED BY: ALD. D'AMATO INTRODUCED ON: 3/16/2005

An ordinance establishing temporary safeguards for nuisance buildings, structures, and properties.

[Fiscal Note.rtf](#)

- 7) [041514](#) SPONSORED BY: ALD. D'AMATO INTRODUCED ON: 2/22/2005

Resolution amending and restating the Project Plan for Tax Incremental District No. 48 (Park East) in the 3rd, 4th and 6th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)  
[Communication from Comptroller.PDF](#)  
[Amended and Restated Project Plan.PDF](#)  
[Economic Feasibility Report.PDF](#)  
[Substitute Fiscal Note.doc](#)  
[Fiscal Analysis.rtf](#)

10:45 A.M.

- 8) [041626](#) SPONSORED BY: ALD. ZIELINSKI INTRODUCED ON: 3/16/2005

Resolution declaring a tax-deed parking lot at 2617 South Lenox Street surplus to municipal needs and accepting an unsolicited Offer to Purchase from Ken J. Weber, Jr., dba The Brickyard Gym, for continued use as a parking lot, in the 14th Aldermanic District. (DCD)

[Fiscal Note.doc](#)  
[Map.doc](#)  
[CPC letter .doc](#)

*---May be referred from the Public Improvements Committee*

- 9) [041639](#) SPONSORED BY: ALD. WITKOWIAK INTRODUCED ON: 3/16/2005

Resolution declaring the parking lot at 1515 West National Avenue surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Badger Mutual Insurance Company, in the 12th Aldermanic District. (DCD-Real Estate)

[Fiscal Note.doc](#)  
[Sub 1 Fiscal Note.doc](#)  
[Badger Mutual History.pdf](#)  
[Land Disposition Report.doc](#)  
[CPC letter.doc](#)

*---May be referred from the Public Improvements Committee*

- 10) [041596](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Resolution approving the final plat known as Metro Auto Parc Addition No. 1, located on the South Side of West Metro Boulevard and West of North 107th

Street, in the 5th Aldermanic District. (DCD)

[Fiscal Note.doc](#)

[CPC letter.doc](#)

[Final Plat.PDF](#)

- 11) [041629](#) SPONSORED BY: ALD. HINES INTRODUCED ON: 3/16/2005

Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 44 (Walnut-Locust Neighborhood Improvement Fund) and authorizing additional borrowing for eligible project activities in the 6th and 15th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Economic Feasibility Study.PDF](#)

[Project Plan Amendment No. 2.doc](#)

[Term Sheet.doc](#)

[Amendment to Project Plan.PDF](#)

[Lindsay Heights Lots-map.PDF](#)

[Fiscal Analysis.rtf](#)

- 12) [041633](#) SPONSORED BY: ALD. MCGEE INTRODUCED ON: 3/16/2005

Resolution declaring two vacant, tax-deed lots at 3276 and 3280 North 7th Street surplus to municipal needs and authorizing sale to Intercession, Inc., a not-for-profit organization, for construction of a social service facility, in the 6th Aldermanic District. (DCD)

[Map.doc](#)

[Fiscal Note.doc](#)

[CPC letter.doc](#)

*---May be referred from the Public Improvements Committee*

- 13) [040848](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 10/11/2004

Substitute ordinance approving the change in zoning from Local Business (LB1) to a Detailed Planned Development (DPD), on land located on the Northwest Corner of North 12th Street and West Highland Avenue, in the 4th Aldermanic District.

[Map.PDF](#)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

[Publication on 3-21-05 and 3-28-05.PDF](#)

- 14) [040856](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 10/11/2004

Resolution approving the Land Disposition Report for the properties at 1127 to 1139 North 20th Street for sale to the Neighborhood Improvement Development Corporation for residential development in the 4th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Land Disposition Report.doc](#)

[Map.doc](#)

- 15) [041654](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Reappointment of Brian Jost to the Standards and Appeals Commission by the Mayor. (12th Aldermanic District)

[Appt. Letter.doc](#)  
[Attendance Record.rtf](#)

16) [041656](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Reappointment of Sanyog Rathod to the Standards and Appeals Commission by the Mayor. (4th Aldermanic District)

[Appt. Letter.doc](#)  
[Attendance Record.rtf](#)

17) [041658](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Reappointment of Patricia Balon to the Historic Preservation Commission by the Mayor. (9th Aldermanic district)

[Appt. Letter.doc](#)  
[Attendance Record.PDF](#)

18) [041659](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Reappointment of Matthew Jarosz to the Historic Preservation Commission by the Mayor. (3rd Aldermanic district)

[Appt. Letter.doc](#)  
[Attendance Record.PDF](#)

19) [041660](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Reappointment of Timothy Stemper to the Historic Preservation Commission by the Mayor. (10th Aldermanic district)

[Appointment Letter.doc](#)  
[Attendance Record.PDF](#)

20) [041661](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 3/16/2005

Reappointment of Ald. Robert Bauman to the Historic Preservation Commission by the Mayor.

[Appt. Letter.doc](#)  
[Attendance Record.PDF](#)

21) [010595](#) SPONSORED BY: CHAIR INTRODUCED ON: 9/5/2001

Ordinance relating to the change in zoning from Multi-Family Residence (R/C/60) to General Planned Development (GPD) for a planned development known as Strong Capital Management, on land located on the North Side of West Good Hope Road and East of North 124th Street, in the 15th Aldermanic District. (DCD)

*---May be placed on file as no longer needed*

22) [040515](#) SPONSORED BY: ALD. DONOVAN INTRODUCED ON: 7/27/2004

An ordinance relating to landlord-tenant regulations and building maintenance

responsibilities.

*---May be placed on file as no longer needed*

This meeting will be web-cast live at [www.milwaukee.gov/channel25](http://www.milwaukee.gov/channel25).

**NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting.**

**b) Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.**

**c) Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall .**