



City of Milwaukee

Meeting Minutes

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

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Tuesday, April 5, 2005

9:00 AM

Room 301-B, City Hall

Meeting Convened: 9:12 A.M.

Members Present: ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

1) [041640](#)

Appointment of Leni Siker to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District) (replacing Roy Nabors)

[Appt. Letter.PDF](#)

[Resume](#)

A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

2) [041655](#)

Appointment of Gregory Coffman to the Standards and Appeals Commission by the Mayor. (3rd Aldermanic District) (replacing Thomas Bentley)

[Appt. Letter.doc](#)

[Resume.PDF](#)

A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

3) [041657](#)

Appointment of Keith Terry to the Standards and Appeals Commission by the Mayor. (replacing Thomas O'Brien)

[Appt. Letter.doc](#)

[Resume.PDF](#)

A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

4) [041578](#)

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](#)

[MATC-Policy.PDF](#)

[MATC-Evaluation.PDF](#)

[MATC-Economic Benefits-PDF](#)

Speakers:

Ryan Horton - Public Policy Forum

Dr. Virginia Carlson - University of Wisconsin-Milwaukee

Dr. Michael Rosen - Milwaukee Area Technical College (MATC)

Dr. Rosen provided copies of:

- 1. MATC Policy - TID and Joint Review Board Representation*
- 2. Evaluation of TID's on Property Tax Operations*
- 3. MATC: Economic Benefits*

The Committee will request a report from the Department of City Development related to a breakdown by various categories (housing, commercial/retail, job creation) of how TIF money has been used by the city and a report detailing how/when TIF money used for job training.

A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

10:00 A.M.

5) [041505](#)

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](#)

A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

6) [041644](#)

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

[Fiscal Note.rtf](#)

A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

7) [041514](#)

Substitute resolution approving an Amended and Restated Project Plan and boundary for Tax Incremental District No. 48 (Park East) in the 3rd, 4th and 6th Aldermanic Districts.

[Fiscal Note.doc](#)

[Communication from Comptroller.PDF](#)

[Amended and Restated Project Plan.PDF](#)

[Economic Feasibility Report.PDF](#)

[Substitute Fiscal Note.doc](#)

[Fiscal Analysis.rtf](#)

Speakers:

Ald. Joe Davis - asks that this item be held until the Comptroller's Office can complete its audit of this TID

Mike Wizniewski - Department of City Development

Rocky Marcoux - Commissioner of the Department of City Development

Michael Daun - Comptroller's Office

Pat McDonnell - City Attorney's Office

Ald. Bauman moved to amend Table A to add a line item for \$1 for land acquisition within the renewal area, so the City can negotiate with the County for the purchase of County land in the district in the future, if needed. Any

purchases would need to be approved by the Council. Prevailed. 5-0

A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

10:45 A.M.

8) [041626](#)

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](#)

A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

9) [041639](#)

Substitute resolution declaring the parking lot at 1551 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.

[Fiscal Note.doc](#)

[Sub 1 Fiscal Note.doc](#)

[Badger Mutual History.pdf](#)

[Land Disposition Report.doc](#)

[CPC letter.doc](#)

A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

10) [041596](#)

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](#)

A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

11) [041629](#)

Substitute 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.

[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](#)

Speakers:

Maria Prioletta - Department of City Development

Timothy McMurtry - Aide to Ald. Hines - 15th aldermanic district - the alderman asks that this be adopted.

Jesse Greenlee - Wisconsin Housing and Economic Development Authority (WHEDA)

Michael Daun - Comptroller's Office

A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

12) [041633](#)

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](#)

A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

13) [040848](#)

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](#)

The 3 issues related to design will be completed by the end of this week and gotten to the committee chair and the local alderman. The Department of Public Works asked that there be more off-street parking spaces as part of the plan.

Speaker:

Ed McMillan - Milwaukee Public Schools - has concerns with this project due to parking and traffic congestion and proposed construction projects in this area. He is also concerned with the fact that there is a convenience store as part of this project and he is concerned that alcohol not be sold at this site.

Jay Wahlia - developer - he has no intention to sell liquor as part of the convenience store.

Ald. Murphy moved for adoption, with the condition that Mr. Wahlia meet with Mr. McMillan to address his concerns, with Mr. Hyslop from the Dept. of City Development acting as intermediary, prior to the Council meeting on April 12th.

A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

14) [040856](#)

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](#)

[House Plans.pdf](#)

The Department of City Development handed out pages showing the new design of the houses.

A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

15) [041654](#)

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

[Appt. Letter.doc](#)

[Attendance Record.rtf](#)

A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

16) [041656](#)

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

[Appt. Letter.doc](#)

[Attendance Record.rtf](#)

A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

17) [041658](#)

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

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

A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN
Noes: 0

18) [041659](#)

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

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

A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN
Noes: 0

19) [041660](#)

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

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

A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN
Noes: 0

20) [041661](#)

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

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

A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:

Ayes: 4 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY and ALD. HAMILTON
Noes: 0
Abstain: 1 - ALD. BAUMAN

21) [010595](#)

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)

A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN
Noes: 0

22) [040515](#)

An ordinance relating to landlord-tenant regulations and building maintenance responsibilities.

A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN
Noes: 0

Meeting Adjourned: 1:12 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.