



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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Tuesday, July 3, 2007

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:20 A.M.

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

1. [070421](#) Communication from the Department of City Development related to redevelopment and land use opportunities for land near General Mitchell International Airport formerly occupied by the U.S. Air Force Reserve 440th Airlift Wing.

Sponsors: Ald. Witkowski

Individuals present:

Ald. Terry Witkowski

Jeff Polenske - Chair of the 440th Local Redevelopment Authority

Dave Misky - Dept. of City Development

The Dept. will provide Ald. Murphy with information on how other cities have utilized land from other base closings.

A motion was made by ALD. WADE that this Communication 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. [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

Accept Proposed Sub. A

Individuals present:

Barb Ulichney - marketing coordinator for the transit authority

Ken Yunker and Otto Dobnick - Southeastern Wisconsin Regional Planning Commission (SEWRPC)

John Antaramian - City of Kenosha Mayor

Jeff Polenske - City Engineer

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

Aye 3 - Wade, Hamilton and Bauman

No 2 - D'Amato and Murphy

Sponsors: Ald. Bauman

Ald. D'Amato moved to strike point c (relates to the financing language) from the text.

A motion was made by ALD. D'AMATO that this Resolution be AMENDED. The motion FAILED by the following vote:

Aye 2 - D'Amato and Murphy

No 3 - Wade, Hamilton and Bauman

Sponsors: Ald. Bauman

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

9:45 A.M.

3. [070203](#) Resolution dissolving Tax Incremental District Nos. 25 (Calumet Woods Business Park), 32 (King Drive) and 36 (Granville Park) and authorizing the City Treasurer to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Amended:

1. *In the title, reference to the City Treasurer is deleted and the City Comptroller is inserted because it is the Comptroller, not the Treasurer, who distributes excess incremental revenue to overlying taxing districts.*

2. *The last Further Resolved clause which referenced the City Treasurer is deleted for the same reason. The clause to be deleted reads as follows: "Further Resolved, That the City Treasurer shall distribute any excess incremental revenue collected, after providing for ongoing expenses of the districts, to the affected taxing jurisdictions with proportionate shares to be determined by final audit of the City's auditors."*

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

- [070203](#) Substitute resolution dissolving Tax Incremental District Nos. 25 (Calumet Woods Business Park), 32 (King Drive) and 36 (Granville Park) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

4. [070378](#) Resolution approving the Land Disposition Report for the properties between 20th and 24th Streets and North Avenue to Brown Street for sale to a for-profit corporation comprised of Legacy Midwest Renewal Corporation, Irgens Development Partners, and Williams Development Corporation for residential development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers - Dept. of City Development

Craig Kammholtz - Comptroller's Office

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

5. [070381](#) Resolution authorizing the sale of the City-owned vacant lot at 2228-30 North 17th Street to Walnut Way Conservation Corp. for a community garden, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Dan Casanova - Dept. of City Development

Sharon Adams - 2247 N. 17th St. - affiliated with Walnut Way

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

Aye 3 - Wade, Murphy and Hamilton

No 0

Excused 2 - D'Amato and Bauman

6. [070385](#) Resolution authorizing the sale of the City-owned vacant lots at 1935 West North Avenue and 1941-43 and 1947 West Monroe Street to Shafi Enterprises, LLC, for development of a medical office building, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Dan Casanova - Dept. of City Development

Dr. Muhammed Shafi - resident of Shafi Medical Center

Steve Shirk - architect

Freda Shafi - wife of Dr. Shafi

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

Aye 3 - Wade, Murphy and Hamilton

No 0

Excused 2 - D'Amato and Bauman

7. [070387](#) Resolution approving the Land Disposition Report for the Redevelopment Authority property at 1831 North Dr. Martin Luther King Jr. Drive for sale to Stephen J. Bialk for greenspace for his adjacent property, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual present:

Elaine Miller - Dept. of City Development

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. [070380](#) Resolution approving the Land Disposition Report for the property at 3500 North Holton Street for sale to 3500 N. Holton St., LLC for development of the Riverworks Commerce Center, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Matt Haessly - Dept. of City Development

Darrell Johnson - Executive Director of Riverworks Commerce Center

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. [070376](#) Resolution approving the Land Disposition Report for the properties at 2540-50 and 2556 North Dr. Martin Luther King Jr. Drive for sale to Monsanto Plaza, LLC for mixed-use development, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Matt Haessly - Dept. of City Development

Chris Johnson - Urban Concepts

Luke Monsanto - co-owner, with his wife, in the Monsanto Plaza, LLC

Teague Waley Smith - Historic King Drive Business Improvement District

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

10. [070375](#) Resolution approving the Land Disposition Report for the Redevelopment Authority

property at 509 North 29th Street for sale to Dale Loebel for residential construction, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:

Dan Casanova - Dept. of City Development

Bob Green - Merrill Park Neighborhood Assoc.

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

11. [070377](#) Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 47 (875 East Wisconsin Avenue), in the 4th Aldermanic District.

Sponsors: THE CHAIR

Held at the request of the Chair to amend some of the language.

A motion was made by ALD. WADE 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

10:15 A.M.

12. [070287](#) Substitute ordinance relating to the approval of the First Amendment to a Detailed Planned Development known as North Meadows, Stage 5, on land located West of North 91st Street and North of West Brown Deer Road, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Puente and his assistant, Chris Cwiklinski

Ron Roberts - Dept. of Neighborhood Services

Tony Dodge - owner of Video Sophisticate

Opponents:

Andrea Blakely-Brooks - 8827 N. 95th St., Unit A

James Kowalski - 8951-C N. 95th St. - represents the Board of Directors of the Woodlands Homeowners Association

Gary Mohn - 9301 N. 76th St. - represents Alexian Village

Benjamin Clemons - 4035 N. 16th St. - Principal at Risen Savior Lutheran School

Melissa Herguth - 9050 N. Swan Rd. - John C. Cudahy YMCA

Mark Krause - President of Krause Funeral Homes

Liz Hammer - 5839 W. Helena St.

Lars Anderson - owns 41 units at the Woodlands

Beva Tisljar - 5924 N. 64th St.

Val Swenson - owns 42 properties at the Woodlands

Dorothy Schmidt - 9301 N. 76th St. - Alexian Village

Marie Wenzell - 7979 W. Glenbrook Rd.

Tom Meyer - 9840 W. Bradley - belongs to the Pheasant Run Block Watch group

Jim Lehnkuhl - 9301 N. 76th St. - administrator at Alexian Village

Dawn St. Claire - 9650 N. 96th St. - Woodlands

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

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

No 0

13. [070373](#) Resolution permitting a minor modification to the Detailed Planned Development known as Jacobus Company Development Phase 1, on lands located on the South Side of West Bradley Road and West of North 115th Street extended, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

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

14. [070379](#) Resolution approving a final plat known as Walnut Circle, located on the South Side of West Walnut Street and East of North 22nd Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

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

- 15a. [070374](#) Resolution authorizing the sale of the City-owned vacant lot at 3613 North Palmer Street to Medo, LLC for industrial expansion and to dedicate a portion of the assembled property as public right-of-way, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Elaine Miller and Vanessa Koster - Dept. of City Development

Margaret Virling - Vice President and General Manager of Medovations

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

- 15b. [070332](#) Substitute ordinance relating to the change in zoning from Industrial-Office to Industrial-Light on land located on the North Side of East Keefe Avenue and East of North 1st Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Elaine Miller and Vanessa Koster - Dept. of City Development

Margaret Virling - Vice President and General Manager of Medovations

A motion was made by ALD. WADE 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

16. [070123](#) Substitute ordinance relating to the change in zoning from High Density Residential to a Detailed Planned Development known as The Break Water Condominiums, on land located West of North Franklin Place and North of East Knapp Street, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:
Vanessa Koster - Dept. of City Development
Att. Frank Gimbel
Peter Renner - developer

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

RECESS: 12:38 P.M.
RECONVENE: 12:52 P.M.

17. [061527](#) Substitute ordinance relating to the change in zoning from Detailed Planned Development to a General Planned Development, to be known as Rivianna, on land located on the North Side of South Water Street and East of North Broadway, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:
Vanessa Koster and Bob Greenstreet - Dept. of City Development
Bob Schultz - developer
Ald. Wade moves to make the letters of support part of the record. Withdrawn.
(Rejected Exhibit 1)
Brad Knap - Landscape Architects
Ron Siggelkow - Dimension 4 - part of the design team
David Lepak - financial consultant with David Lepak and Associates
David Clark - financial consultant and fundraiser - SK Associates
Rick Andritsch - law firm which will be working with EBE goals
Att. Anthony Henicka
Ald. Witkowiak
Gary Marsack - 601 E. Erie St. - Milwaukee River Residents Group - opposed
Dick Hobbs - 311 E. Erie St. #407 - Marine Terminal Lofts Condominium Assoc. - opposed
Mary Hertel - 311 E. Erie St. #309 - Marine Terminal Lofts Condominium Assoc. Board - opposed
Guite Poitras - 200 S. Water St. #215 (Water Street Lofts) and president of the condo association - opposed
Patrick Nedobeck - 218 S. 2nd St. - supports
Richard Chudnow - business owner in the area - 51015 N. Cumbetland Blvd., Whitefish Bay - supports

Randy Nass - 191 S. 2nd St. - president of the Fifth Ward Development Assoc. - supports
Craig Gyland - 313 S. Water St. - supports
Carl Komassa - 141 N. Water St., #67 - opposed
Frank Gonzales, Jr. - 1017 S. 3rd St. - opposed
Lyle Balistreri - 9322 W. Mt. Vernon - supports
Sandra Priebe - 311 E. Erie St. - opposed
Teri Li - 311 E. Erie St., #318 - opposed
Sam Gallo - Unite Here Local #122 -- 744 N. 4th St., #231 - supports
Lavinna Wright - 2668 N. 41st St. - local union member - supports
Marlene Larsen - 200 St. Water St., #101 - opposed
Herbert Merrill - PO Box 154, 53201 - United Here worker - supports
Rosa Aleman - 528 W. Maple St. - local union member - supports
Jeffrey Speller - friend of Mr. Schultz (developer) - supports
Willie D. Ellis - recruits minority workers - supports
Jennifer Melon - 311 E. Erie St.
Pam Fendt - Good Jobs and Livable Neighborhoods Coalition - supports
Make petition of 34 businesses in the area provided by Ald. Witkowiak part of the record, by Ald. Hamilton. Prevailed. 5-0 (Exhibit 1)
Make letter from Jeff Polenske, City Engineer, part of the record, by Ald. Wade. Prevailed. 5-0 (Exhibit 2)

Exhibit A will be modified to note that there are 3 stories, rather than one story, below river level.

Proposed Sub. A accepted.

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: THE CHAIR

Held so that a comprehensive river basin plan can be developed.

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

Aye 1 - Bauman

No 4 - D'Amato, Wade, Murphy and Hamilton

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Wade, Murphy and Hamilton

No 1 - Bauman

18. [060753](#) A substitute ordinance relating to zoning regulations for temporary banner signs.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Sandy Anderson -

David Jorgenson - National Assoc. of Industrial and Office Properties

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

19. [070426](#) A substitute ordinance relating to automatic changeable message signs.

Sponsors: Ald. D'Amato

Proposed Sub. A accepted.

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

20. [070148](#) Appointment of Ms. Kein Burton to the City Plan Commission by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

Meeting adjourned: 3:55 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.