



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. JAMES WITKOWIAK, CHAIR*

*Ald. Willie Wade, Vice-Chair*

*Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T. Anthony Zielinski*

*Staff Assistant, Tobie Black, (414)-286-2231*

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Tuesday, September 15, 2009

9:00 AM

Room 301-B, City Hall

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Meeting commenced at 9:09 a.m.

**Present** 4 - Witkowiak, Wade, Murphy, Bauman

**Excused** 1 - Zielinski

- 1.**      [090602](#)      Appointment of Martin Kohler to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District)

**Sponsors:**      THE CHAIR

*Individual appearing:*

*Martin Kohler, Kohler and Hart, LLP*

*Ald. Murphy believes that there should be an orientation program for new appointees to the Board of Zoning Appeals.*

**A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:**

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski
- 2.**      [090562](#)      Resolution authorizing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the West Side Area Comprehensive Plan market analysis, in the 2nd, 5th, 7th, 9th, 10th and 15th Aldermanic Districts.

**Sponsors:**      Ald. Bohl

*Individual appearing:*

*Vanessa Koster, Department 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** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

3. [090510](#) Resolution relating to the appeal of the denial of a Certificate of Appropriateness by the Historic Preservation Commission for Robert Johnson, 914 N. 28th Street.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Robert Johnson, Owner and Resident of the Home  
Carlen Hatala, Historic Preservation Commission/Department of City Development*

*Ald. Zielinski at the table at 9:22 a.m.*

*Ald. Murphy says that regulations regarding home ownership in historic preservation district should be sent out to homeowners each year. Ms. Hatala says that DCD used to send out literature twice a year, but budget cuts no longer allow it.*

*Ald. Bauman moves to approve the appeal. Prevailed 5-0.*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

- [090510](#) Substitute resolution granting the appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the property located at 912-914 N. 28th St.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

**Attendance taken at 9:22 a.m.**

**Present** 5 - Witkowiak, Wade, Murphy, Bauman, Zielinski

4. [090564](#) Resolution approving a Project Plan, authorizing expenditures, approving the terms of a Development Agreement and creating a Tax Incremental District for the Reed Street Yards, in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

*Individuals appearing:*

*Rocky Marcoux, Commissioner of the Department of City Development  
Craig Kammholz, Office of the Comptroller  
Jim Scherer, Department of City Development  
Dan Casanova, Department of City Development  
Dawn Marie Sloane, Councillor from Halifax, Nova Scotia*

*Julie Kaufmann, member of the Fifth Ward Business Owners Association and member of the Walker's Point Neighborhood Association.*

*Ald. Wade moves to accept Proposed Sub A. Prevailed 4-0. (Ald. Zielinski excused)*

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

**090564**

Substitute resolution approving a Project Plan and creating a Tax Incremental District for the Reed Street Yards, in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

**5. 090623**

An ordinance relating to the inclusion of street-paving costs in project plans for newly-created tax incremental districts.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Ald. James Bohl, Jr., District 5*

*Ald. Bohl requests amending the file:*

*In the analysis, in the third line down, the word "or" should be changed to "and". Also, in the body of the ordinance, in the last paragraph, the word "or" in the fourth line should also be changed to "and".*

*Ald. Wade moves to amend. Prevailed 5-0.*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

**090623**

A substitute ordinance relating to the inclusion of street-paving costs in the project plans for newly-created tax incremental districts.

**Sponsors:** Ald. Bohl, Ald. Bauman and Ald. Wade

*As amended.*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

6. [090459](#) An ordinance establishing the housing infrastructure preservation fund.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Elaine Miller, Department of City Development*

*Ald. Bauman moves to accept Proposed Substitute B. Prevailed 5-0.*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

- [090459](#) A substitute ordinance establishing the housing infrastructure preservation fund.

**Sponsors:** Ald. Bauman and Ald. Wade

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

7. [080751](#) An ordinance relating to the definition of a sign.

**Sponsors:** Ald. Zielinski

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

**Meeting adjourned at 11:20 a.m.  
Staff Assistant Tobie Black**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at  
<http://milwaukee.legistar.com/calendar>.**