



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. PAUL A. HENNINGSSEN, CHAIR*  
*Ald. Marlene Johnson-Odom, Vice Chair*  
*Ald. Michael S. D'Amato, Ald. George C. Butler, Ald. Donald F. Richards*  
  
*Staff Assistant, Robert Harvey, 286-2233*

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Tuesday, May 19, 1998

9:00:00 AM

301-B, City Hall

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**9:00 A.M.; Meeting Convened: 9:15 A.M.**

- 1) [980118](#) Appointment of Catherine Doyle to the Board of Zoning Appeals by the Mayor. (12th Aldermanic District)  
  
**Sponsors:** THE CHAIR  
  
**A motion was made that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, D'Amato, Butler and Richards  
  
**No** 0  
  
**Excused** 1 - Johnson-Odom
  
- 2) [980138](#) Appointment of Donald Jackson to the Board of Zoning Appeals by the Mayor. (4th Aldermanic District)  
  
**Sponsors:** THE CHAIR  
  
**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, D'Amato, Butler and Richards  
  
**No** 0  
  
**Excused** 1 - Johnson-Odom
  
- 3) [970707](#) A substitute ordinance relating to placement of signs and publication of notices identifying owners of properties that have had building code violations and have been boarded-up for at least 6 months.  
  
**Sponsors:** Ald. Henningsen, Ald. Johnson-Odom, Ald. D'Amato, Ald. Butler and Ald. Richards  
  
**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, D'Amato, Butler and Richards  
  
**No** 0

Excused 1 - Johnson-Odom

- 4) [980100](#) A substitute ordinance relating to connection of buildings and structures to sewers, and discharge of drainage from downspouts where sewers are not available.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

- 5) [980102](#) An ordinance relating to the certificate of code compliance program.

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

- 6) [971083](#) A substitute ordinance relating to the zoning of open-air markets.

**Sponsors:** Ald. Kalwitz

**A motion was made that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

9:30 A.M.

- 7) [971674](#) Substitute ordinance relating to the approval of a Detailed Planned Development known as Brady Place and to change from Multi-Family Residence (R/C/85) to Detailed Planned Development (DPD), lands located at the Northeast corner of East Brady Street and North Marshall Street, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 3 - D'Amato, Butler and Richards

No 0

Excused 2 - Henningsen and Johnson-Odom

- 8) [971967](#) Ordinance relating to the approval of a detailed plan for Phase 4 of a planned development known as Sinai Samaritan Medical Center and to change the zoning from General Planned Development (GPD) to Detailed Planned Development (DPD), lands located East of North 12th Street and North of West Kilbourn Avenue, in the 4th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

- 9) [971825](#) Ordinance relating to the approval of a first amendment to the General Planned Development (GPD) known as Granville Park on land located on the South side of West Donna Drive and West of North 107th Street, in the 15th Aldermanic District. (DCD)

**Sponsors:** Ald. Nardelli

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

- 10) [971964](#) Substitute ordinance relating to the change in zoning from Two-Family Residence (R/E/40) to Manufacturing (M/D/40), on land located on the East side of North 124th Street between West Bobolink Avenue and West Carmen Avenue, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

- 11) [971982](#) Ordinance relating to the approval of a second amendment to a detailed plan for Stage 12 (Educators' Credit Union) which is part of a General Planned Development known as Park Place located on the West side of North 107th Street between West Good Hope Road and West Park Place, in the 15th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

12) [972008](#)

Resolution approving Amendment No. 3 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project, in the 4th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

13) [972011](#)

Resolution authorizing the proper City officials to execute the Termination of Agreement Respecting Reserved Site and other documents concerning the development of this property. (DCD)

**Sponsors:** Ald. Henningsen

**A motion was made by Ald. D'Amato that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

[980110](#)

Resolution authorizing the proper City officials to enter into Development Agreement for the North Avenue Commerce Center Phase II Project in Tax Incremental District No. 21. (DCD)

**Sponsors:** THE CHAIR

*AMENDED TO INCLUDE 20% ON TENANTS RENT RATES. PREVAILED. 3-1. ALD. D'AMATO VOTING "NO".*

**A motion was made by Ald. Richards that this matter be AMENDED. The motion carried by the following vote:**

**Aye** 3 - Henningsen, Butler and Richards

**No** 1 - D'Amato

**Excused** 1 - Johnson-Odom

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR**

**ADOPTION. The motion carried by the following vote:**

**Aye** 3 - Henningsen, Butler and Richards

**No** 1 - D'Amato

**Excused** 1 - Johnson-Odom

15) [980058](#)

Resolution approving the blight designation of the privately owned property at 2145 North 14th Street, authorizing its acquisition by the Redevelopment Authority of the City of Milwaukee, and authorizing its subsequent conveyance to the Neighborhood Improvement Development Corporation for housing development, in the 17th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

16) [980065](#)

Resolution accepting an unsolicited Offer to Purchase part of a vacant, tax deed lot located at 1009-11 East Kane Place from Richard L. LaFountain for use as green space in the 3rd Aldermanic District. (DCD-Real Estate)

**Sponsors:** Ald. D'Amato

**A motion was made by Ald. D'Amato that this matter be HELD IN COMMITTEE. The motion carried by the following vote:**

**Aye** 3 - Henningsen, D'Amato and Richards

**No** 0

**Excused** 2 - Johnson-Odom and Butler

17) [980066](#)

Resolution approving the blight designation, surplus declaration (City-owned lots), and acquisition of eleven privately owned properties and eleven City-owned vacant lots by the Redevelopment Authority of the City of Milwaukee in the area of North 20th Street and West Vine Street for development of "CityHomes" Phase II and authorizing their subsequent conveyance to owner-occupants who meet the established "CityHomes" criteria, in the 17th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 18) [980067](#) Resolution approving the Land Disposition Report for a portion of the property at 3320 North 6th Street for sale to Alvin Laster in the 6th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 19) [980069](#) Resolution approving the Land Disposition Report for the property at 3618 West Galena Street for sale to the Community Development Corporation of Wisconsin for use as open space for its adjacent property in the 17th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 20) [980071](#) Resolution amending the disposition of the surplus, improved, tax deed property located at 2030 North 22nd Street, in the 7th Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 21) [980072](#) Resolution approving the Land Disposition Report for the properties at 1330 West Center Street and 1323 West Hopkins Street for sale to Way of the Cross Housing Development Corporation in the 17th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 22) [980080](#) Resolution declaring as surplus part of a vacant, tax deed lot located at 6301 North 115th Street and accepting an unsolicited Offer to Purchase from the adjoining owner, June S. Mayer, to install City sewer and water laterals to her property, in the 15th Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 23) [980068](#) Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 24) [971896](#) Resolution designating the George W. Peck Rowhouse, 1620-1628 North Farwell Avenue, as an Historic Structure. (Historic Preservation Commission)

**Sponsors:** THE CHAIR

*Motion to hold, by Ald. D'Amato. Failed. 2-2.*

*Roll Call: Ayes: D'Amato and Butler; Noes: Ald. Henningsen and Richards.*

*Motion to refer to Steering and Rules. Withdrawn. Recommended against Council. Approved.3-1. Noes: Ald. Butler.*

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

**Aye** 3 - Henningsen, D'Amato and Richards

**No** 1 - Butler

**Excused** 1 - Johnson-Odom

- 25) **Report of Certified Survey Maps.**

*Ald. Gordon moved to receive the report of the certified survey maps for the following.*

*1947-Jamie Santiago*

*1944- Housing Empowerment Develop Corp.*

**Meeting Adjourned: 11:23 A.M.**

Robert L. Harvey, Staff Assistant