



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda - Final 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

Fax: (414) 286-3456, E-mail: tblack@milwaukee.gov

Tuesday, October 27, 2009

9:00 AM

Room 301-B, City Hall

Amended 10/23/09

1. [090216](#) A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as Shiloh Manor, for a 45-unit housing development for seniors, on land located East of North Dr. Martin Luther King Jr. Drive and South of West Keefe Avenue, in the 6th Aldermanic District.
Sponsors: Ald. Coggs
Attachments: [Exhibit A as of 9-24-09](#)
[Exhibit A Continued as of 9-24-09](#)
[Proposed Zoning Change Map](#)
[City Plan Commission Letter](#)
[Affidavit for Zoning Change](#)
[Updated Landscape Plan](#)
[Notice Published 9-21-09 and 9-28-09](#)
[Hearing Notice List](#)

2. [090701](#) Resolution permitting a minor modification to a Detailed Planned Development known as Latitude, on land located West of North Farwell Avenue and South of East Kenilworth Place, in the 3rd Aldermanic District.
Sponsors: Ald. Kovac
Attachments: [Hearing Notice List](#)
[Exhibit A as of 10-19-09.pdf](#)
[Exhibit A Continued-1 as of 10-19-09.pdf](#)
[Exhibit A Continued-2 as of 10-19-09.pdf](#)
[Affadavit for Zoning Change.pdf](#)
[City Plan Commission Letter.doc](#)

3. [090428](#) A substitute ordinance relating to vacant building registration and requirements.
Sponsors: Ald. Davis, Ald. Kovac, Ald. Wade, Ald. Bohl and Ald. Hines Jr.

Attachments: [Cover Letter](#)
[Proposed Sub A](#)
[Fiscal Note](#)
[Hearing Notice List](#)

4. [090429](#) A substitute ordinance establishing a residential rental certificate in a designated residential area.

Sponsors: Ald. Kovac, Ald. Davis and Ald. Hines Jr.

Attachments: [Cover Letter](#)
[Proposed Sub A](#)
[E-mails in Support of the Ordinance](#)
[Fiscal Note](#)
[Hearing Notice List](#)

5. [090535](#) Substitute ordinance relating to a change in zoning from Industrial-Light to a Detailed Planned Development known as Milwaukee's Asian Markets Phongsavan, on land located East of North 76th Street and South of West Mill Road, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Attachments: [Notice Published on 10-12-09 and 10-19-09](#)
[Exhibit A as of 10-19-09.pdf](#)
[Exhibit A Continued as of 10-19-09.pdf](#)
[Proposed Zoning Change Map.jpg](#)
[Affadavit for Zoning Change.pdf](#)
[City Plan Commission Letter.doc](#)
[Hearing Notice List](#)

6. [090791](#) Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 56, Erie/Jefferson Street Riverwalk, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Attachments: [Amendment No. 1 to Project Plan.doc](#)
[Department of City Development Letter 10-20-09.pdf](#)
[Fiscal Note.doc](#)
[Hearing Notice List](#)

7. [090790](#) Communication from the Department of City Development relating to the Neighborhood Improvement Development Corporation's annual report regarding use of Kilbourn Tower Settlement Agreement funds.

Sponsors: THE CHAIR

Attachments: [Hearing Notice List](#)

10:30 A.M.

8. [090687](#) Resolution authorizing additional funding for Tax Incremental District No. 48, Park East, and approving the terms of a Development Agreement for the property located at 1141 North Old World Third Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Attachments: [Proposed Substitute A](#)
[Term Sheet as of 9-22-09](#)
[Updated Economic Feasibility Study as of 9-22-09.pdf](#)
[Park East TID 48 Adjustment-Moderne Project](#)
[Term Sheet as of 10-21-09](#)
[Economic Feasibility Study](#)
[Fiscal Analysis](#)
[Substitute Fiscal Note](#)
[Fiscal Note](#)
[Hearing Notice List](#)

- 9a. [081081](#) Substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Bookends North, for a 19-story, mixed-use building with up to 224 residential units, on land located on the North Side of East Kilbourn Avenue and East of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Attachments: [Exhibit A as of 10-19-09.pdf](#)
[Exhibit A Continued as of 10-19-09.pdf](#)
[Supplemental Information as of 10-19-09.pdf](#)
[Proposed Zoning Change Map.jpg](#)
[Notice Published on 10-12-09 and 10-19-09](#)
[Affadavit for Zoning Change.pdf](#)
[City Plan Commission Letter.doc](#)
[Hearing Notice List](#)

- 9b. [090805](#) Substitute resolution approving the terms of a Cooperation and Development Agreement for the property located at 700 East Kilbourn Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Attachments: [Term Sheet as of 10-21-09](#)
[Proposed Loan Guaranty for Bookends Apartments](#)
[Economic Feasibility Study as of 10-22-09](#)
[Fiscal Note](#)
[Hearing Notice List](#)

10. [090841](#) Reappointment of Georgia Cameron to the Board of Zoning Appeals by the Mayor.

Sponsors: THE CHAIR

Attachments: [Reappointment Letter](#)
[Hearing Notice List](#)

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council and its standing committees who are not members of this committee may attend this meeting to participate or to gather information. Notice is given that this meeting may constitute a meeting of the Common Council or any of its standing committees, although they will not take any formal action at this meeting.

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.

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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at www.milwaukee.gov/lobby.