



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes - 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

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Tuesday, October 27, 2009

9:00 AM

Room 301-B, City Hall

Amended 10/23/09

Meeting commenced at 9:14 a.m.

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

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

Individual appearing:

*Vanessa Koster, Department of City Development
Deacon Paul Carter, Shiloh Tabernacle
Barbara Duncan, 3437 N. 5th St.*

Ms. Duncan says that she has still not received assurance that the retaining wall affecting her property will be fixed by the church.

Ald. Zielinski moves to pass the ordinance contingent on Ms. Duncan being satisfied with the resolution to the retaining wall issue. Prevailed 5-0.

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

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

No 0

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

Individuals appearing:

*Vanessa Koster, Department of City Development
Ald. Nik Kovac, District Three*

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

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

No 0

3. [090428](#)

A substitute ordinance relating to vacant building registration and requirements.

Sponsors: Ald. Wade, Ald. Davis, Ald. Kovac, Ald. Bohl, Ald. Hines Jr., Ald. Murphy, Ald. Bauman and Ald. Coggs

Individuals appearing:

*Art Dahlberg, Commissioner, Department of Neighborhood Services
Tom Mishefske, Department of Neighborhood Services
Ald. Nik Kovac, District Three
Jim Villa, Commercial Association of Realtors*

Ald. Murphy and Ald. Bauman request being added as co-sponsors. Ald. Murphy says that he would like the concerns of the commercial realtors addressed before the legislation is passed, perhaps by an amendment on the Common Council floor, if possible.

A motion was made by ALD. MURPHY that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:

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

No 0

[090428](#)

A substitute ordinance relating to vacant building registration and requirements.

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

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

No 0

4. [090429](#)

A substitute ordinance establishing a residential rental certificate in a designated residential area.

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

Individuals appearing:

*Art Dahlberg, Commissioner, Department of Neighborhood Services
Tom Mishefske, Department of Neighborhood Services
Ald. Nik Kovac, District Three
Alex Runner, Staff Assistant to Ald. Willie Hines, Jr., District 15*

Public Comment:

*Michael Rosen, 3467 N. Murray Ave.
Marnie Stuke, Greater Milwaukee Association of Realtors, Bayside
Thomas Russom, 2903 N. 74th St., #1
Elsa Ankel, 3368 N. Bartlett Ave.*

Jeff Jordan, 2633 N. Hackett Ave.
Jeff Gallas, 2679 N. Lake Dr.
Matt Davis, 3053 N. Frederick Ave.
Orville Seymer, Citizens for Responsible Government
Carol Wehner, 3055 N. Frederick Ave.
Miguel Salas, 3351 N. Hackett Ave.
Ken Baldwin, 1331 N. 28th St.
William Werner, 3467 N. Frederick Ave.
Carrie Maas, 7440 N. Teutonia Ave.
Martin Collins, 1219 N. Jackson St.
David Karademas, 3000 E. Newberry Blvd.
Gerard Capell, 2954 N. Frederick Ave.
Sanford Parsons, 2857 N. Shepard Ave.
Stacy Hage, Wellston Apartments, owner of 3059 N. Maryland, 2129 E. Kenwood Ave., and 3229 N. Oakland Ave.
Tristan Pettit, Apartment Association of Southeastern Wisconsin
Steve Kleiner, 1200 N. 25th St.
Chris Ruditys, Building Owners/Apartment Owners Association
Pamela Frautsche, 2430 E. Newberry Blvd.
Richard Kwiatkowski, owner of 1916 E. Webster

A motion was made by ALD. MURPHY that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski
No 0

090429

A substitute ordinance establishing a residential rental certificate in a designated residential area.

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

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

Aye 3 - Wade, Murphy and Bauman
No 2 - Witkowiak and Zielinski

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

Individuals appearing:

Vanessa Koster, Department of City Development
Sherman Morton, Legislative Aide to Ald. Joe Davis, Sr., District 2

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski
No 0

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

Individual appearing:

Jim Scherer, Department of City Development

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

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

No 0

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

Individuals appearing:

Maria Prioletta, Department of City Development

Jim Sayers, Department of City Development

A motion was made by ALD. WADE that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

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

No 0

Meeting recessed at 12:11 p.m.

Meeting reconvened at 12:25 p.m.

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

Individuals appearing:

Rocky Marcoux, Commissioner, Department of City Development

Alison Rosek, Department of City Development

Tony Smith, SP Friedman Consultants

Eric Winn, JH Findorff & Son, Inc.

Matt Rinka, Architect

Tom Segress, Capmark Financial Group

Tom Gartner, City Attorney's Office

Rick Barrett, Developer

Wally Morics, Comptroller's Office

Michael Daun, Comptroller's Office
Martha Brown, Dept. of City Development
Ossie Kendrix, Dept. of Administration - Emerging Business Enterprise

Public Comment:

Lyle Balistreri, President of the Milwaukee Building and Trade Council
Robert Baker, Elevator constructor
Melissa Gowan, 749 W. Lyon Place, founder and president of Moore's Development Group
Tony Meyerhoffer, 2720 N. Weil St., Bridge and Ornamental Ironworkers' Union
Eric Apear, ADAX Creative Services
Jeff Wort, 6162 N. 39th St.

Held to provide default provisions, personal guarantee and compliance with the new MORE ordinance to the file with the intent that a special meeting will be held at 8:15 a.m prior to the Council meeting on November 3rd. Prevailed 5-0.

A motion was made by ALD. MURPHY that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

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

No 0

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

Individuals appearing:

Vanessa Koster, Dept. of City Development
Rocky Marcoux, Dept. of City Development
Scott Kindness, Kindness Architecture and Planning

Meeting recessed at 2:49 P.M.
Meeting reconvened at 3:01 p.m.

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

Aye 4 - Witkowiak, Murphy, Bauman and Zielinski

No 0

Excused 1 - Wade

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

Individuals appearing:

Rocky Marcoux, Commissioner, Department of City Development
Alison Rosek, Department of City Development
Tim Gottmann, New Land Enterprises, LLC
Tony Smith, SP Friedman Consultants
Harry Cheatam, Love Funding Corporation
Craig Kammholtz, Comptroller's Office

Since the Comptroller's report is not finished, Ald. Murphy said that he would not want to vote on the item at the committee meeting.

Ald. Murphy moves to hold until a report from the Comptroller's office has been prepared. Prevalled 5-0.

A motion was made by ALD. MURPHY that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

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

No 0

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

Sponsors: THE CHAIR

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

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

No 0

Meeting adjourned at 3:53 p.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>.