



# 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, October 28, 1997

9:00:00 AM

Room 301-B

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**9:00 A.M., Meeting Convened: 9:10 A.M.**

- 1) [971056](#) Appointment of Lorie Morrison to the Property Management Training Program Board by the Mayor's Office. (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** 3 - Henningsen, Johnson-Odom and Richards  
  
**No** 0  
  
**Excused** 2 - D'Amato and Butler
  
- 2) [970954](#) Substitute resolution relating to a contract for an environmental assessment project to review the City of Milwaukee's environmental remediation progress ("Brownfields"), including "Do not Acquire" properties, and the performance of other environmental tasks.  
  
**Sponsors:** Ald. Henningsen and Ald. Kalwitz  
  
**A motion was made by Ald. Johnson-Odom that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**  
  
**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards  
  
**No** 0
  
- 3) [970989](#) Resolution approving the Land Disposition Report for an amendment to the Option to Purchase the property at 2230 North Dr. Martin Luther King Jr. Drive to Briscoe Development and Management Inc. in the 6th Aldermanic District (Redevelopment Authority).  
  
**Sponsors:** THE CHAIR  
  
**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**  
  
**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards  
  
**No** 0

- 4) [970990](#) Resolution approving the blight designation of the privately owned property at 1728 West Capitol Drive, authorizing its acquisition by the Redevelopment Authority of the City of Milwaukee, and authorizing its subsequent conveyance to the Neighborhood Improvement Development Corporation for resale to an owner-occupant, in the 1st Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 5) [971001](#) Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2839 North 20th Street, the north 1/2 of Lot 2, a/k/a part of 2835 North 20th Street, and the west 1/2 of Lot 1, a/k/a 2839-B North 20th Street, in the 17th 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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 6) [970983](#) Resolution declaring as surplus and authorizing the sale of buildable, vacant, tax deed lots via the open listing method 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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 7a) [970988](#) Substitute resolution amending the method of disposition for the surplus, improved, tax deed property located at 639-A West Bruce Street, in the 12th 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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 8) [971033](#) Substitute resolution declaring as surplus the vacant, City-owned property, which is encumbered by a Wisconsin Electric Power Company easement, located at 453 adjoining East Wilbur Avenue, Tax Roll Key No. 548-0365-7, from East Howard Avenue

to East Wilbur Avenue, to be sold to the abutting owners for \$0.10 per square foot for green space, in the 13th Aldermanic District.

**Sponsors:** Ald. Pawlinski

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

9) [970984](#)

Resolution declaring as surplus the vacant, tax deed lot located at 624 South 9th Street and accepting an Offer to Purchase from the adjoining owners, Alfredo Mercadodba, Santiago Mercadodba, Jesus Mercadodba, Ramon Mercadodba and Javier Mercadodba, the Mercado Family Association, for combination with their existing commercial/residential property and parking lot, in the 12th 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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

10) [970985](#)

Resolution declaring as surplus the vacant, tax deed lot located at 1715 South 14th Street and accepting an Offer to Purchase from Spincycle, Inc., in the 12th 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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

11) [970986](#)

Resolution declaring as surplus the vacant, tax deed lot located at 1122 South 4th Street and accepting an Offer to Purchase from Lawrence Reese for the purpose of new home construction, in the 12th Aldermanic District. (DCD - Real Estate)

**Sponsors:** Ald. Witkowiak

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

12) [970987](#)

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. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 13) [971013](#) Resolution approving an Amendment to the Relocation Plan for the North 3rd Street - Garfield to North Avenue Redevelopment Project Area. (DCD - Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 3 - Henningsen, Johnson-Odom and D'Amato

**No** 0

**Excused** 2 - Butler and Richards

- 14) [971014](#) Resolution approving and authorizing the execution of the Development Agreement for the Riverwalk Plaza Condominium Project in the 4th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

**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** 3 - Henningsen, Johnson-Odom and D'Amato

**No** 0

**Excused** 2 - Butler and Richards

- 15) [971021](#) An ordinance relating to a monthly code enforcement fee for failure to comply with an order to record a property as required by the city's residential and commercial building recording program.

**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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 16) [970595](#) A substitute ordinance relating to requirements for managing residential rental property.

**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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

No 0

- 17) [970828](#) A substitute ordinance relating to zoning regulations for nonconforming lots, structures and uses.

**Sponsors:** Ald. D'Amato

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 18) [970452](#) A substitute ordinance relating to licensing of licensed dwelling facilities.

**Sponsors:** Ald. Henningsen, Ald. D'Amato and Ald. Richards

**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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 19) [971080](#) A substitute ordinance relating to revocation of certificates of occupancy and certificates of zoning under certain conditions.

**Sponsors:** Ald. Butler, Ald. Gordon, Ald. Henningsen, Ald. Johnson-Odom, Ald. D'Amato and Ald. Richards

**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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 20) [970230](#) A substitute ordinance relating to notification requirements for board of zoning appeals hearings on special use requests for correctional facilities and community living arrangements and to restrictions on the issuance of special use permits for such facilities.

**Sponsors:** Ald. Gordon

**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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 21) [970231](#) A substitute ordinance relating to zoning regulations for community living arrangements and correctional facilities.

**Sponsors:** Ald. Gordon

**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** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

**10:30 A.M.**

- 22) [970816](#) An ordinance relating to zoning regulations for day care centers, elementary and secondary schools and various social and medical service facilities.

**Sponsors:** Ald. Henningsen

*Please Note: This file was discussed and information only.*

- [961055](#) A substitute ordinance relating to the zoning of churches, schools and related land uses.

**Sponsors:** Ald. D'Amato, Ald. Henningsen, Mr. Schramm, Ald. Nardelli and Ald. Breier

- [970827](#) A substitute ordinance restricting the advertisement of alcohol beverages and tobacco products on certain billboards.

**Sponsors:** Ald. Kalwitz and Ald. Pratt

- [970497](#) A substitute ordinance relating to maintenance and removal of signs and billboards.

**Sponsors:** Ald. Frank

- [961029](#) A substitute ordinance relating to the zoning of cigarette stores.

**Sponsors:** Ald. Richards, Ald. Butler, Ald. Pawlinski, Ald. Nardelli, Ald. Kalwitz, Ms. Scherbert, Ald. Breier, Ald. D'Amato and Ald. Murphy

**1:30 P.M.**

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

**Meeting Adjourned: 2:11 P.M.; Robert L. Harvey, Staff Assistant**