



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Willie Wade, Vice-Chair
Ald. Michael Murphy, Ald. Robert Bauman, and Ald. Terry
Witkowski
Staff Assistant, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, May 15, 2012

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

Present 5 - Bohl, Wade, Murphy, Bauman, Witkowski

1. [120016](#) Communication from the Emerging Business Enterprise Program relating to the quarterly report regarding Emerging Business Enterprise and Residence Preference Program participation on The Moderne Project.

Sponsors: THE CHAIR

Individuals appearing:

Ossie Kendrix, Office of Small Business Development

Lafayette Crump, Prism Technical Management & Marketing Services

Ald. Wade moved to make a EBE Participation Report dated May 9, 2012, provided by Mr. Kendrix, as part of the record. There were no objections.

A motion was made by ALD. WADE that this Communication-Report be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

2. [111525](#) Substitute resolution relating to the historic designation of the Schultz / Seeboth Duplex at 839-841 N. 11th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Carlen Hatala, Historic Preservation Commission planner

Nik Kovac, 3rd Aldermanic District

Daniel Chudnow, Chudnow Museum of Yesteryear

Joel Willems, Curator of Chudnow Museum of Yesteryear

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

vote:

Aye 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

3. [101472](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to Institutional, to allow for university-related uses, on land located on the south side of East Newport Avenue, west of North Maryland Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Nik Kovac, 3rd Aldermanic District

Tom Gartner, Assistant City Attorney

Christy Brown, University of Wisconsin-Milwaukee Vice Chancellor of Finance and Administrative Affairs

Robin Van Harpen, University of Wisconsin-Milwaukee Director of Legal Affairs

Geoffery Hurtado, University of Wisconsin-Milwaukee Associate Vice Chancellor

Michael Laliberte, University of Wisconsin-Milwaukee Vice Chancellor of Student Affairs

Heather Harbach, University of Wisconsin-Milwaukee Neighborhood Relations Liason

Ald. Bauman moved to make two letters dated May 14, 2012, provided by Ms. Brown, as part of the record. There were no objections.

Individuals appearing with concerns:

Steve Klebar, President of Murray Hill Neighborhood Association

Bill Werner, President of Mariner's Neighborhood Association

Ald. Wade moved to make a nuisance noise call count report and a April 12, 2012 memorandum, provided by Mr. Klebar, as part of the record. There were no objections.

Ald. Bauman moved to make a "UWM Rezoning Request Chronology of Events and Communications" document, provided by Mr. Laliberte, as part of the record. There were no objections.

Ald. Witkowski moved to make a April 30, 2012 UWM Board of Regents letter, provided by Ms. Brown, as part of the record. There were no objections.

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

Aye 4 - Bohl, Wade, Murphy and Witkowski

No 1 - Bauman

4. [111381](#)

A substitute ordinance relating to the change in zoning from Industrial-Office to Industrial-Mixed, to expand permitted uses, for lands located on the west side of South 13th Street, south of West Cleveland

Avenue, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Mickey Maric, property owner

Jim Kabinoff, broker

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

Aye 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

5. [111483](#)

A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed, to expand permitted uses, on lands located on the northwest corner of South 12th Street and West Pierce Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Vanessa Koster, Department of City Development

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

Aye 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

6. [111486](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for business expansion, on lands located on the east side of North Humboldt Avenue, south of East Brady Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development

Nik Kovac, 3rd Aldermanic Office

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

Aye 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

7. [111581](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Park Place, Stage 17, for additional signage, on land located on the south side of West Liberty Drive, east of West Park Place, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Renee Redden-Nachtigall, property manager

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

Aye 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

8. [111582](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for facade modifications, on land located on the south side of West Bluemound Road and east of North 51st Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Sheila Firari, Central Greens

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

Aye 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

9. [111583](#) A substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential, for land consolidation purposes, on lands located on the southeast corner of East North Avenue and North 1st Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Barry Spencer, St. Marcus Ev. Lutheran Church

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

Aye 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

10. [111588](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as United Methodist Children's Services, to clarify permitted uses, on land located north of West Lisbon Avenue and west of North 39th Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals appearing:

Vanessa Koster, Department of City Development

Matt Melendes, Community Development Authority

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

Aye 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

11. [111606](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to Multi-Family Residential, for residential development, on lands located on the southeast corner of South 43rd Street and West Howard Avenue, in the 11th Aldermanic District.

Sponsors: Ald. Dudzik

Individuals appearing:

Vanessa Koster, Department of City Development

Ald. Joseph Dudzik, 11th Aldermanic District

David Stainbrook, owner

Ald. Witkowski moved to make renderings, provided by Mr. Stainbrook, as part of the record. There were no objections.

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

Aye 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

12. [111611](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Concordia Trust, Phase II, for site plan and facade modifications, on land located on the north side of West State Street, east of North 33rd Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Department of City Development

Rich Hepner, The Kubala Washatko Architects, Inc.

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

Aye 4 - Bohl, Wade, Murphy and Bauman

No 0

Excused 1 - Witkowski

13. [120049](#) Communication from the Department of City Development relating to the plan review process.

Sponsors: Ald. Bohl

Individuals appearing:

Rocky Marcous, Department of City Development Commissioner

Chris Rute, Development Center Manager

Art Dahlberg, Department of Neighborhood Services Commissioner

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

Aye 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

14. [120060](#) Resolution directing the Department of City Development to provide the Common Council with annual reports on the status of implementation of the Citywide Policy Plan.

Sponsors: Ald. Bohl

Individual appearing:

Vanessa Koster, Department of City Development

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

Aye 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

15. [091436](#) Resolution designating the Nicholas Senn Building, "Sydney Hih," at 300-318 West Juneau Avenue, as an Historic Building, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Jim Owczarski, Department of City Development

Nik Kovac, 3rd Aldermanic District

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 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

Meeting adjourned at 12:21 p.m.

Chris Lee, Staff Assistant

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