



City of Milwaukee

Meeting Agenda

200 E. Wells Street
Milwaukee, Wisconsin
53202

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MICHAEL S. D'AMATO, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Ashanti Hamilton, Ald. Robert Bauman

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**Italicized comments following the titles of Council files are explanatory only and not intended to limit the scope of the debate or any possible amendments.*

Tuesday, October 19, 2004

9:00 AM

Room 301-B, City Hall

Meeting Convened: 9:15 A.M.

- 1) [040853](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 10/11/2004
Resolution declaring the improved, tax-deed property at 3070 North Dr. Martin Luther King, Jr. Drive surplus to municipal needs and accepting an unsolicited Offer to Purchase from James Lindsay for redevelopment of a carry-out restaurant pursuant to City Code of Ordinance 304-49-17, in the 6th Aldermanic District. (DCD)
[Fiscal Note.doc](#)
[Land Disposition Report.doc](#)
---May be referred from the Public Improvements Committee.
- 2) [040854](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 10/11/2004
Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 4th, 6th, 7th, 8th, 10th, 12th, 13th, 14th and 15th aldermanic districts. (DCD)
[Fiscal Note.doc](#)
---May be referred from the Public Improvements Committee.
- 3) [040879](#) SPONSORED BY: ALD. WITKOWIAK INTRODUCED ON: 10/11/2004
Resolution declaring the vacant lot at 402 South 4th Street surplus to municipal needs and accepting an unsolicited Offer to Purchase from Roberto Rivera for use as green space, in the 12th Aldermanic District. (DCD-Real Estate)
[Fiscal Note.doc](#)
[Map.doc](#)
---May be referred from the Public Improvements Committee.
- 4) [040106](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 5/25/2004
Resolution authorizing acceptance of an unsolicited Offer to Purchase a surplus, vacant, City-owned lot at 3535 West Lincoln Avenue from Abdul R.

Motlani and Abdul M. Motlani for construction of a hand car wash facility, in the 11th Aldermanic District. (DCD)

[Map.doc](#)

[Fiscal Note.doc](#)

5) [031637](#)

SPONSORED BY: ALD. MURPHY

INTRODUCED ON: 3/19/2004

A substitute ordinance relating to exterior building walls in non-industrial zoning districts.

[Fiscal Note.doc](#)

[Notice Published on 10-1-04 and 10-8-04 for CPC Mtg.PDF](#)

[Zoning Code Tech Comm Reply.pdf](#)

---This ordinance prohibits the use of metal exterior building walls on new construction, building additions and substantial improvements in all non-industrial zoning districts. Exceptions are provided for the use of decorative metal panels in conjunction with other permitted materials and for additions to existing buildings with metal walls.

6) [031614](#)

SPONSORED BY: ALD. BOHL, ALD.
DAVIS, ALD. MURPHY, ALD. D'AMATO,
ALD. BAUMAN, ALD. DUDZIK and ALD.
WADE

INTRODUCED ON: 3/2/2004

A substitute ordinance relating to zoning regulations for currency exchanges, payday loan agencies and title loan agencies.

[Communication from ZCTC.PDF](#)

[Notice Published on 10-1-04 and 10-8-04 for CPC Mtg.PDF](#)

[Zoning Code Tech Comm Reply.pdf](#)

[Fiscal note.doc](#)

[Legal Aid Society Letter dated 7-9-04.pdf](#)

[Legal Aid Society Letter to BOZA.pdf](#)

[Milwaukee Journal Sentinel Articles.pdf](#)

[MPD Open Records Request Part 1.pdf](#)

[MPD Open Records Request Part 2.pdf](#)

[031614Payday Loan and Currency Exchange List.pdf](#)

[031614San Diego Union-Tribune article dated 1-8-06.pdf](#)

[WISN TV Notes.pdf](#)

[State of WI Review of Payday Lending.pdf](#)

[Map of Loan Locations.pdf](#)

[031614LRB Research Report.pdf](#)

---This ordinance requires any new currency exchange, payday loan agency or title loan agency to be located:

1. At least 1,500 feet from any existing currency exchange, payday loan agency or title loan agency.

2. At least 150 feet from any single-family or 2-family residential zoning district.

- 7) [040421](#) SPONSORED BY: ALD. D'AMATO, ALD. MURPHY and ALD. HAMILTON INTRODUCED ON: 7/7/2004
A substitute ordinance relating to connection of downspouts and sump pumps to combined sewers.
[Fiscal note.doc](#)
[Revised Fiscal Analysis.doc](#)
---Currently the Milwaukee code permits an owner of a single or 2-family residence anywhere in the city to disconnect downspouts or sump pumps and discharge them to finished grade providing certain conditions are met (for example, the discharge shall not discharge to a street alley or public way; the discharge must flow parallel to or away from the nearest property line). This ordinance extends those code provisions to all other buildings located in those areas of the city served by combined sewers.

The ordinance also permits owners of buildings wishing to disconnect downspouts or sump pumps to request the commissioner of neighborhood services to waive compliance with the specific regulations specified herein upon submission to and acceptance by the commissioner of a discharge system designed by a registered professional engineer or architect for purposes of complying with the intent of the regulations.
- 8) [040633](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/1/2004
An ordinance relating to the granting of use variances by the board of zoning appeals.
[Zoning Code Comm Report.pdf](#)
[Notice Published on 10-1-04 and 10-8-04 for CPC Mtg.PDF](#)
[Fiscal Note.pdf](#)
[Fiscal Analysis.doc](#)
---This ordinance creates separate definitions for the zoning terms "dimensional variance" and "use variance". It further creates a fee schedule for use variance applications filed with the board of zoning appeals. This fee schedule is based on the square footage of the lot for which the use variance is requested.
- 9) [040632](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/1/2004
A substitute ordinance relating to appeals of administrative decisions of the commissioner of city development or orders of the commissioner of neighborhood services relative to application or enforcement of the zoning code.
[Zoning Code Comm Report.pdf](#)
[Notice Published on 10-1-04 and 10-8-04 for CPC Mtg.PDF](#)
[Fiscal Note.pdf](#)
---This ordinance clarifies the distinction between appeals of administrative

decisions of the commissioner of city development relating to interpretation or application of the zoning code and appeals of orders of the commissioner of neighborhood services relating to enforcement of the zoning code.

This ordinance further provides that appeals of orders of the commissioner of neighborhood services shall be filed within 20 days of the date the order was issued, or 30 days if notification of the order was made by mail. However, if an order being appealed requires compliance in less than 20 days (or less than 30 days if notification of the order was by mail), the deadline for filing the appeal is the end of the term for compliance (or the end of the term plus 5 days if notification of the decision was by mail).

10) [040780](#) SPONSORED BY: ALD. D'AMATO INTRODUCED ON: 9/21/2004
A substitute ordinance relating to architectural board process and regulations.
[Fiscal Note.doc](#)

11) [040852](#) SPONSORED BY: ALD. BAUMAN INTRODUCED ON: 10/11/2004
Substitute resolution approving a Development and Riverwalk Agreement for the Marine Terminal Lofts Project in the Erie/Jefferson TID No. 56 Project in the 4th Aldermanic District.
[Fiscal Note.doc](#)
[Development and Riverwalk Agreement.DOC](#)
[Grant of Easement Agreement.DOC](#)
[Sub 1 Fiscal Note.doc](#)

9:30 A.M.

12) [040645](#) SPONSORED BY: ALD. PUENTE INTRODUCED ON: 9/1/2004
Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) for a planned development known as Ryder Truck, on land located on the South Side of West Heather Avenue and West of North 91st Street, in the 9th Aldermanic District. (DCD)
[Exhibit A.PDF](#)
[Letter of Support.PDF](#)
[Notice Published on 10-4-04 and 10-11-04.PDF](#)
---This ordinance amends the planned development to allow for an 800 square-foot building addition for a machine room and storage for a heavy motor vehicle truck rental facility.

13) [040567](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/1/2004
Substitute ordinance relating to the change in zoning from Single-Family Residential (RS6) to Multi-Family Residential (RM1), on land located North of East Warnimont Avenue and East of South Clement Avenue, in the 14th Aldermanic District.

[Map.PDF](#)

[Notice Published on 10-4-04 and 10-11-04.PDF](#)

---This substitute ordinance will change the zoning to allow for the construction of a multi-family residential apartment building and accessory garages for the new and existing multi-family residential buildings.

- 14) [040566](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/1/2004

Ordinance relating to the change in zoning from Two-Family Residential (RT4 to Local Business (LB2), on land located on the West Side of South Muskego Avenue and South of West Bow Street, in the 12th Aldermanic District.

[Map.PDF](#)

[Notice Published 10-4 and 10-11 for a ZND Mtg.PDF](#)

---This ordinance will change the zoning to a single base zoning district to allow for the sale of City-owned property for expansion of an existing used car sales facility.

- 15) [040634](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/1/2004

Ordinance relating to the change in zoning from Downtown-Warehousing and Light Manufacturing (C9H) to Downtown-Mixed Activity (C9G), on land located within the Amended Menomonee Valley "K" Redevelopment Project Area, generally South of the Menomonee River and on the East and West Sides of South 6th Street, in the 12th Aldermanic District. (DCD)

[Map.PDF](#)

[Notice Published on 10-1-04 and 10-8-04 for CPC Mtg.PDF](#)

---This ordinance will change the zoning of the amended redevelopment area to allow for various land uses including a museum, cafe, retail and banquet space, archive and restoration structures, general office space and accessory parking for Harley Davidson Motor Company.

- 16) [040635](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/1/2004

Substitute resolution approving the Redevelopment Plan for the Menomonee Valley "K" Project Area, in the 12th Aldermanic District.

[Fiscal Note.doc](#)

[Developer's Conceptual Plan.PDF](#)

[Redevelopment Plan.PDF](#)

- 17) [040781](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 9/21/2004

Substitute resolution approving a Project Plan and creating Tax Incremental District No. 57 (Menomonee Valley East Project) in the 12th Aldermanic District.

[Fiscal Note.doc](#)

[Project Plan.PDF](#)

[Sub 1 Fiscal Note.doc](#)

[Comptroller's Letter dated 10-14-04.pdf](#)

---This resolution approves a tax incremental district Project Plan to redevelop approximately 20 acres, owned or controlled by the City or Redevelopment Authority, at North 6th Street and West Canal Street. H-D

Milwaukee, LLC, a company wholly owned by Harley-Davidson, proposes to develop a \$95 million complex of buildings on these sites, including a museum, cafe, retail and banquet space, archive and restoration structures and general office space. The complex will consist of 230,000 square feet of facilities to be developed in three phases over seven years, at an estimated cost of \$95 million.

The creation of this tax incremental district Project Plan was approved, in principle, with the adoption of File No. 031366, on May 25, 2004, which file set forth the general terms and conditions for the proposed Harley-Davidson development.

The Project Plan provides for up to \$7 million of funding for extraordinary site costs to be incurred in connection with the development. These costs include environmental remediation, dockwall repair and replacement, the incremental costs of supporting the proposed buildings on deep foundations, the cost of street vacations and utility relocations on the property and the cost of elevating the site above the floodplain. All of these funds will be advanced by the Developer and will be repaid by the City only from incremental tax revenue generated in the District. In addition, the cost of demolishing the structures presently on the site, which cost will be deducted from the City's sales price for the property, is included as a project cost. The estimated payback period for the proposed TID is 25 years.

- 18) [040749](#) SPONSORED BY: ALD. WITKOWIAK INTRODUCED ON: 9/21/2004
Resolution approving the Land Disposition Report for the properties in the Menomonee Valley "K" Project Area for sale to H-D Milwaukee, LLC for the Harley-Davidson Museum Project, in the 12th Aldermanic District.
(Redevelopment Authority)
[Fiscal Note.doc](#)
[040749 Land Disposition Report.doc](#)
[Map.pdf](#)
---This resolution will permit the Redevelopment Authority to convey said land according to the conditions in the Land Disposition Report.
- 19) [040856](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 10/11/2004
Resolution approving the Land Disposition Report for the properties at 1127 to 1139 North 20th Street for sale to the Neighborhood Improvement Development Corporation for residential development in the 4th Aldermanic District. (Redevelopment Authority)
[Fiscal Note.doc](#)
[Land Disposition Report.doc](#)
[Map.doc](#)
- 20) [040855](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 10/11/2004
Resolution approving the Land Disposition Report for the property at 1338R

West Brown Street for sale to Eric Deon Grace for green space, in the 15th Aldermanic District. (Redevelopment Authority)

[Land Disposition Report.doc](#)

21) [011479](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 2/12/2002

Ordinance relating to the change in zoning from Industrial (I/A/125) to Detailed Planned Development (DPD) for a planned development known as First Street Lofts, on land located on the West Side of South 1st Street and South of West Virginia Street, in the 12th Aldermanic District. (DCD)

---May be placed on file as no longer needed.

22) [040429](#) SPONSORED BY: THE CHAIR INTRODUCED ON: 7/7/2004

Appointment of a Commissioner of the Department of City Development by the Mayor.

---May be placed on file as no longer needed.

NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting.

b) 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 286-2231, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

c) 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 .