



# City of Milwaukee Meeting Minutes

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**

**Staff Assistant, Kathy Marquardt, 286-2231**

**Fax: (414) 286-3456, E-mail: [kmarqu@milwaukee.gov](mailto:kmarqu@milwaukee.gov)**

**File Specialist, Marian Hartner, 286-3926, E-mail: [mhartn@milwaukee.gov](mailto:mhartn@milwaukee.gov)**

*\*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.*

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Tuesday, October 19, 2004

9:00 AM

Room 301-B, City Hall

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**Meeting Convened: 9:15 A.M.**

**Members Present:** ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

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1) [040853](#)

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](#)

[Map.doc](#)

[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

2) [040854](#)

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](#)

[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

3) [040879](#)

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](#)

[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

4) [040106](#)

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](#)

[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

5) [031637](#)

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](#)

[CPC Letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

6) [031614](#)

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](#)

[CPC letter.doc](#)

[Letters of Support and Opposition.pdf](#)

[Payday Loan Robbery Incidents.pdf](#)

*Ald. Bohl appeared and address the Committee.*

*Ald. Wade made Journal/Sentinel articles a part of the record. Prevailed.*

*Ald. Murphy made map a part of the record. Prevailed.*

*Ald. Wade made Ald. Bohl's service requests part of the record. Prevailed.*

*Ald. Bauman made letters from Burleigh Street Community Dev. Corp., Villard Ave. Business Assoc. and Brady Block Assoc. a part of the record. Prevailed.*

*Ald. Wade requested to be added as co-sponsor.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

7) [040421](#)

A substitute ordinance relating to connection of downspouts and sump pumps to combined sewers.

[Fiscal note.doc](#)

[Revised Fiscal Analysis.doc](#)

*Speakers:*

*Marty Collins, Dept. of Neighborhood Services*

*Rocky Marcoux, Dept. of City Development*

*Dennis Grzezinski, Chair, MMSD*

*Sherry Briscoe, Chairperson, Great Waters Group*

*Steven J. Jacquart, Intergovernmental Coord., MMSD*

*Ald. Murphy and Ald. Hamilton requested to be added as a co-sponsors.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

8) [040633](#)

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](#)

[CPC Letter.doc](#)

*Clifton Crump appeared and addressed the Committee.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

9) [040632](#)

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](#)

[CPC Letter.doc](#)

*Clifton Crump appeared and addressed the Committee.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

10) [040780](#)

A substitute ordinance relating to architectural board process and regulations.

[Fiscal Note.doc](#)

**A motion was made by Ald. Bauman that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - ALD. WADE, ALD. HAMILTON and ALD. BAUMAN

Noes: 2 - ALD. D'AMATO and ALD. MURPHY

11) [040852](#)

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](#)

[Dev and Riv Agree Revised Exhibit D 10-19-04.PDF](#)

[Sub 2 Fiscal Note.doc](#)

*Speakers:*

*Mike Wisniewski, Dept. of City Development*

*Bob Monnat, Mendal Group*

*Dick Wright, Mendal Group*

*Ald. Bauman moved to amend by changing the City's cost from \$2,459,213 to \$2,187,747. Prevailed.*

**A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the**

**following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

**9:30 A.M.**

12) [040645](#)

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](#)

[CPC letter.doc](#)

**A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:**

Ayes: 3 - ALD. D'AMATO, ALD. WADE and ALD. HAMILTON

Noes: 0

Excused: 2 - ALD. MURPHY and ALD. BAUMAN

13) [040567](#)

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](#)

[CPC letter.doc](#)

**A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

Ayes: 4 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY and ALD. HAMILTON

Noes: 0

Excused: 1 - ALD. BAUMAN

14) [040566](#)

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](#)  
[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

15) [040634](#)

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](#)  
[CPC letter.doc](#)

*Speakers:*

*Jim Scherer, Dept. of City Development*

*Laura Lee, Harley Davidson*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

16) [040635](#)

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](#)  
[CPC letter.doc](#)  
[Redevelopment Plan.pdf](#)

*Speakers:*

*Jim Scherer, Dept. of City Development*

*Laura Lee, Harley Davidson*

*Mike Maierle, Dept. of City Development gave powerpoint presentation*

*Tom Gartner, City Attorney*

*Rocky Marcoux, Commissioner, Dept. of City Development*

**A motion was made by Ald. Murphy that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the**

**following vote:**

Ayes: 4 - ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 1 - ALD. D'AMATO

17) [040781](#)

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](#)

*Speakers:*

*Jim Scherer, Dept. of City Development*

*Mike Daun, Comptrollers Office*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

18) [040749](#)

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](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

19) [040856](#)

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](#)

**A motion was made by Ald. Bauman that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

20) [040855](#)

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](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

21) [011479](#)

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)

**A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

22) [040429](#)

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

**A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN  
Noes: 0

*Meeting Adjourned: 12:09 P.M.*

*Terry J. MacDonald  
Staff Assistant*