



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 E. Johnson-Odom, Vice Chair
Ald. Jeffrey A. Pawlinski, Ald. Robert G. Donovan, Ald. Joe A. Dudzik

Staff Assistant, Robert Harvey, 286-2233
Fax: (414) 286-3456, E-mail: rharve@milwaukee.gov
File Specialist, Charlotte Rodriguez, 286-8797, E-mail: crodri@milwaukee.gov

Tuesday, July 30, 2002

9:00 AM

301-B, City Hall

Present 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik, Donovan

9:00 A.M., Meeting Convened: 9:11 A.M.

- 1) [010553](#) Communication transmitting a report by the Department of City Development and the Department of Neighborhood Services on the DCD/DNS Housing Plan, including their joint housing goal statement and related strategies, various housing policy papers, a portion of the City Strategic Plan, and the most recent Relative Residential Status analysis.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

9:45 A.M.

- 2) [020467](#) A substitute ordinance relating to revisions to the building code necessitated by changes in the state building code effective July 1, 2002.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 3) [020575](#) Resolution approving the Land Disposition Report for properties in the Menomonee Valley "A" Redevelopment Project for sale to the Forest County Potawatomi Community of Wisconsin to facilitate the extension of West Pittsburgh Avenue, in the 8th Aldermanic District. (Redevelopment Authority)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 4) [020573](#) Resolution approving the boundaries for the Menomonee Valley Redevelopment Project Area "K," authorizing and directing the Redevelopment Authority of the City of Milwaukee to prepare a Redevelopment Plan and declaring surplus two City-owned properties within the proposed boundary and authorizing their conveyance to the Redevelopment Authority, in the 12th Aldermanic District. (DCD)

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

Aye 4 - Henningsen, Johnson-Odom, Pawlinski and Dudzik

No 0

Excused 1 - Donovan

- 5) [020337](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. 50 (Ralos/Solar Paints and Varnishes), approving a Term Sheet for a Cooperation, Contribution and Redevelopment Agreement to implement the Project Plan, and authorizing agreement between the City of Milwaukee and Ralos, LLC ("Ralos") concerning assignment under Section 75.106, Wisconsin Statutes, of the City's right to Section 75.521, Wisconsin Statutes, in-rem foreclosure judgment against 5375 South 9th Street (the "Parcel"), in the 13th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 6) [020574](#) Resolution approving the Land Disposition Report for the properties at 1895, 1901 and a portion of 1983 North Commerce Street for conveyance by the Redevelopment Authority to the City of Milwaukee for park development and to authorize subsequent lease of these and the adjoining park to the COA Youth and Family Services, in the 6th Aldermanic District. (Redevelopment Authority)

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

Aye 4 - Henningsen, Johnson-Odom, Dudzik and Donovan

No 0

Excused 1 - Pawlinski

- 7) [020525](#) Resolution approving the Land Disposition Report for the property at 1123 South 12th Street for sale to Joyce A. Zupet for use as open space for her adjacent property in the 12th Aldermanic District. (Redevelopment Authority)

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

Aye 4 - Henningsen, Johnson-Odom, Dudzik and Donovan

No 0

Excused 1 - Pawlinski

[020303](#)

Substitute resolution approving various final Certified Survey maps.

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

Aye 4 - Henningsen, Johnson-Odom, Dudzik and Donovan

No 0

Excused 1 - Pawlinski

9) [020524](#)

Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in various aldermanic districts. (DCD)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

10) [020523](#)

Ordinance correcting a boundary description relating to the change in zoning from Local Business (L/C/40) to Multi-Family Residence (R/C/40) located on the Northwest Side of West Windlake Avenue and South of West Grant Street, in the 12th Aldermanic District. (DCD)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

11) [020527](#)

Ordinance correcting a boundary description relating to the First Amendment to a Detailed Planned Development (DPD) known as Metcalfe Park Center located on the North Side of West North Avenue and West of North 36th Street, in the 17th Aldermanic District. (DCD)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

10:00 A.M.

12) [020272](#)

Substitute ordinance changing the zoning from Multi-Family Residence (R/D/40) to Two-Family Residence (R/E/40) for land located South of West Center Street and East of North 93rd Street, in the 5th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 13) [020080](#) Substitute ordinance relating to the Second Amendment to a General Planned Development (GPD) known as St. Luke's Medical Center on land located on the West Side of South 27th Street and North of West Oklahoma Avenue, in the 8th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 14) [020075](#) Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as St. Luke's Medical Center, Phase 3, on land located on the West Side of South 27th Street and North of West Oklahoma Avenue, in the 8th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 15) [020307](#) Ordinance approving the rezoning from Manufacturing (M/C/60) to Multi-Family Residence (R/D/40), on land located North of West McKinley Avenue and East of North 40th Street, in the 16th Aldermanic District. (DCD)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

10:30 A.M.

- 16) [010724](#) Ordinance relating to the change in zoning from Industrial (I/A/125) to Detailed Planned Development (DPD) for a planned development known as Teweles Seed Tower Apartments, on land located on the North Side of West Oregon Street and East of South 3rd Street, in the 12th Aldermanic District. (DCD)

Adopt as amended.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 17) [020156](#) Substitute ordinance relating to the change in zoning from Multi-Family Residence (R/C/60) to Detailed Planned Development (DPD), on land located on the Northeast corner of North 2nd Street and West Reservoir Avenue, in the 6th Aldermanic District.

A motion was made by Vice Chair Johnson-Odom that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 18) [020493](#) An ordinance relating to various building code fees.

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

Aye 4 - Henningsen, Johnson-Odom, Dudzik and Donovan

No 0

Excused 1 - Pawlinski

- 19) [020154](#) Substitute ordinance relating to the Third Amendment to the Detailed Planned Development (DPD) known as Walton's Calumet Square, on land located on the Southwest corner of West Calumet Road and North 76th Street, in the 9th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 20) [020604](#) An ordinance relating to the filling of land.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 21) [020526](#) Resolution authorizing execution of Cooperation Agreements between the City of Milwaukee and the Housing Authority of the City of Milwaukee and the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee for the receipt and furnishing of services, materials and equipment by and between the three political bodies through their various departments and divisions. (DCD)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

11:00 A.M.

- 22) [020310](#) A substitute ordinance relating to zoning regulations for transitional living facilities.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

011264

A substitute ordinance relating to zoning regulations for existing transmission towers used to transmit or receive television signals.

Ruth Varnado, for channel 12 tower

Attorney Flynn, for channel 12 tower

Debbie Tomczayk-Attorney against channel 12 tower.

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

Aye 4 - Henningsen, Johnson-Odom, Dudzik and Donovan

No 0

Excused 1 - Pawlinski

24) 011265

Resolution relative to granting the expansion of the Channel 12 tower.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

Meeting Adjourned: 12:15 P.M.

Robert L. Harvey, Staff Assistant