



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes - Final ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. JAMES WITKOWIAK, CHAIR*

*Ald. Willie Wade, Vice-Chair*

*Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T. Anthony Zielinski*

*Staff Assistant, Tobie Black, (414)-286-2231*

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Tuesday, June 9, 2009

9:00 AM

Room 301-B, City Hall

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Meeting commenced at 9:16 a.m.

**Present** 3 - Witkowiak, Wade, Bauman

**Excused** 2 - Murphy, Zielinski

1. [090154](#) Resolution approving the blight designation and acquisition of six privately owned properties and the adjacent City-owned vacant lots in the vicinity of 22nd and Clarke, 25th and Clybourn and 1st and Keefe to assemble sites for future development, in the 4th, 6th and 15th Aldermanic Districts.

**Sponsors:** Ald. Bauman and Ald. Hines Jr.

*Individuals appearing:*

*Elaine Miller - DCD Real Estate*

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

**Aye** 3 - Witkowiak, Wade and Bauman

**No** 0

**Excused** 2 - Murphy and Zielinski

**Ald. Murphy at the table at 9:23 a.m.**

**Present** 4 - Witkowiak, Wade, Murphy, Bauman

**Excused** 1 - Zielinski

2. [090075](#) Substitute resolution approving the Land Disposition Report for Career Youth Development, Inc. for the property at 2615-2643 North Dr. Martin Luther King Jr. Drive for community purposes, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Deshea Agee - DCD*

*Charles Walton - Executive Director, CYD Incorporated*

**A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:**

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

3. [081309](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development known as Olga Village, on lands located North of West Washington Street and West of South 7th Street for development of apartment housing for the elderly, in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

*Individuals appearing:*

*Vanessa Koster - Planning Director, Department of City Development*

*Warren Jones - City of Milwaukee Housing Authority*

*Scott Ramble - Uihlein Wilson Architects*

*Ms. Koster says that this is part of the Near South Side Comprehensive Area Plan.*

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

4. [090127](#)

Resolution facilitating commercial revitalization and job creation at Muskego and Greenfield Avenues in the South Cesar Chavez Commercial Corridor by approving the blight designation and acquisition by the Redevelopment Authority of the privately owned properties at 1443 and 1445-47 South Muskego Avenue and authorizing conveyance to Pete's Marketplace, Inc., in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

*Individuals appearing:*

*Elaine Miller - Department of City Development, Real Estate*

*Gregg Hagopian - City Attorney's Office*

*Dwayne Edwards - Department of City Development, Neighborhood Business Development Team*

*Ms. Miller says that the city is exercising eminent domain. She says that it will facilitate the expansion of Pete's Marketplace in the area of 16th and Greenfield and will contribute to the revitalization of the area.*

*Developers:*

*Craig Donze - One Source Consulting*

*Pete Tsitiridis - Owner and Operator of Pete's Marketplace*

*Mr. Tsitiridis says that he wants to open a fruit supermarket in the city.*

*Mr. Tsitiridis says that he offered to buy the vacant lots from the owner, but the owner said he would only sell it for a million dollars. Mr. Donze also says that the property owner was offered 275,000 dollars through Mr. Tsitiridis' lawyer, but the offer was refused.*

*Anna and Eligio Cetina - owners of the properties*

*Ms. Cetina says that she and her husband had plans to open a business, but the City rejected their plans. Mr. Cetina says that he offered to sell the land to Mr. Tsitiridis for 250,000 dollars but the offer was rejected.*

*Ms. Cetina says that the business that she and her husband wanted to open was a nightclub. Ald. Witkowiak says that the neighbors testified that they did not want another full nightclub in the area, so the Cetinas were denied a license, although they had previously been granted a liquor license but they had allowed it to expire.*

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

5. [090148](#)

Resolution approving the blight designation and acquisition of three privately owned properties in the vicinity of 26th and Hadley and authorizing subsequent conveyance to the City of Milwaukee for inclusion in the Option to Purchase with United Christian Church for the United Townhomes Project.

**Sponsors:** Ald. Wade

*Individual appearing:*

*Elaine Miller - Department of City Development, Real Estate  
Alex Runner, Staff Assistant to Common Council President Hines  
Matt Melendez - Community Development Advocates*

*Mr. Runner says that Ald. Hines' office is in support of the resolution.*

**A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:**

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

9:15 A.M.

6. [081519](#)

Substitute resolution dissolving Tax Incremental District Nos. 21, 24 and 45 and authorizing the distribution of excess incremental revenue to overlying taxing districts.

*Individual appearing:*

*Jim Scherer - Department of City Development*  
*Sandy Rotar - Department of City Development*

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

7. [090129](#) Communication from the Department of City Development relating to presentation of the 2008 Annual Report of Milwaukee Tax Incremental Finance Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Jim Scherer - Department of City Development*  
*Sandy Rotar - Department of City Development*

*Mr. Scherer suggests that Ald. Bauman introduce a file to discuss a recent project that was rejected by the city.*

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

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

8. [081202](#) Resolution approving the blight designation and acquisition by the Redevelopment Authority of City-owned vacant lots in the Near West and Near North planning areas and authorizing conveyance along with Redevelopment Authority property at 11th and Center and 37th and Vliet Streets to Commonwealth Development Partners, LLC, for affordable housing, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

**A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:**

**Aye** 4 - Witkowiak, Wade, Murphy and Bauman

**No** 0

**Excused** 1 - Zielinski

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

**Meeting adjourned at 11:13 a.m.**

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