



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

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File Specialist, Marian Hartner, 286-3926, E-mail: mhartn@milwaukee.gov

Tuesday, February 15, 2005

9:00 AM

Room 301-B, City Hall

Meeting Convened: 9:14 A.M.

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

1) [031616](#)

A substitute ordinance relating to authorization of expenditures for tax incremental districts.

[City Attorney's Opinion.pdf](#)

[Fiscal Note.doc](#)

A motion was made by Ald. Murphy that this matter be SUBSTITUTED. The motion carried by the following vote:

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

Noes: 0

Excused: 1 - ALD. WADE

[031616](#)

A substitute ordinance relating to authorization of expenditures for tax incremental districts.

[City Attorney's Opinion.pdf](#)

[Fiscal Note.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

2) [041434](#)

Appointment of Ald. Robert Puente to the Housing Authority by the Mayor.

[Appt. Letter.doc](#)

[Resume.pdf](#)

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

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

Noes: 0

3) [041317](#)

Appointment of Mark Wagner to the Housing Authority by the Mayor.

[Mayor's Appointment Letter.pdf](#)

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

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

Noes: 0

4) [041318](#)

Appointment of Jose Freyre to the Redevelopment Authority by the Mayor.

[Appt. Letter.doc](#)

[Biography Page.PDF](#)

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

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

Noes: 0

5) [041323](#)

Appointment of Lynnda Guyton to the Standards and Appeals Commission by the Mayor.

[Resume.PDF](#)

[Appt. Letter.doc](#)

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

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

6) [041370](#)

Resolution declaring surplus and authorizing the sale of the improved,
tax-deed property at 2549-51 North Holton Street, in the 6th Aldermanic
District. (DCD)

[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

7) [041374](#)

Resolution declaring surplus and authorizing the sale of the improved,
tax-deed property at 2451-A North 26th Street, in the 15th Aldermanic
District. (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

8) [041413](#)

Resolution approving the Land Disposition Report for the property at 620
South 44th Street and part of 3601 West Canal Street for sale to the Southeast
Wisconsin Professional Baseball Park District, in the 8th Aldermanic District.
(Redevelopment Authority)

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

9) [040602](#)

Ordinance approving the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as Walgreens, on land located on the South Side of West National Avenue between South Layton Boulevard and South 26th Street, in the 8th Aldermanic District. (DCD)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[CPC letter.doc](#)

[Exhibit A Drawing.PDF](#)

[Exhibit A Owner Stmt.PDF](#)

[Colleen Neuenschwander letter.pdf](#)

[Pictures of Walgreens Facades.pdf](#)

[DNR Contamination Report.pdf](#)

[Facade of Proposed Area.pdf](#)

[Heritage Research Ltd. Study Report.pdf](#)

[Letters of Opposition.pdf](#)

[Sigma Group Environmental Studay Report.pdf](#)

[National Avenue Facades.pdf](#)

Speakers:

John Hyslop, Dept. of City Development

Supporters:

Alderman Donovan

Attorney Bruce Block for Walgreens

Brian Cummings, Redmond Commercial Dev. Corp.

Carmen Aiello, Resident/property owner

Gail Gildersleeve, Tavern business and property owner

Charles Schroepfer, Competition Cycle business and property owner

Rev. Harrt Eissenmenger, Life Restoration Church

Mike Cmeyla, National Liquor Bar business

Mary Clare Lanser, Developer - The Albion Group

Joseph Fowler, Resident

Joseph Hamshire, non-resident

John Kavari, Milwaukee Alliance

Alderman Wade made mailing cards submitted by Ms. Mary Clare Lanser a part of the record.

Opposed:

Mark Thompto, Resident/property owner - opposed to current plan

Donna Hyke, Resident/property owner

Carol Thompto, Resident/property owner

Donna Schilieman

Gail Finch, non-resident

Virginia Cassel, Resident

Alderman Bauman moved to make the National Ave. Facades submitted by Ms. Donna Hyke and the letters submitted by Ms. Donna Schilieman a part of the record. Prevailed.

A motion was made by Chair D'Amato 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. BAUMAN

Noes: 1 - ALD. HAMILTON

10) [041163](#)

Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Humboldt Yards (Commercial Parcel) Phase 1, located on the South Side of West North Avenue and East of North Humboldt Avenue, in the 6th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

[Utilities and Licenses Comm Script for 7-16-04.pdf](#)

Alderman Bauman moved to make the July 16, 2004, Utilities & Licenses Committee transcript a part of the record. Prevailed.

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

11) [041137](#)

Ordinance relating to the change in zoning from Two-Family Residential (RT3) to Local Business (LB2), on land located on the North Side of West Fairview Avenue and East of North 68th Street, in the 10th Aldermanic District.

[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

12) [041371](#)

Resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to subaccounts for the preparation of the Northwest Side, Southeast Side and Northeast Side Comprehensive Area Plans in Aldermanic Districts 1, 2, 3, 5, 6, 9, 12 and 14 as well as for Economic Studies and Special Engineering and Technical Studies in various aldermanic districts. (DCD)

[Fiscal Note.doc](#)

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

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

Noes: 0

Excused: 1 - ALD. MURPHY

13) [041207](#)

An ordinance relating to the minimum front façade width and minimum building height for residential buildings in residential zoning districts.

[Publication On January 21 and 28, 2005.PDF](#)

[Zoning Code Tech Cmtee Reply.doc](#)

[CPC letter.doc](#)

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

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

Noes: 0

Excused: 1 - ALD. MURPHY

14) [041264](#)

An ordinance relating to sign regulations for bed and breakfast establishments.

[Publication On January 21 and 28, 2005.PDF](#)

[Zoning Code Tech Cmtee Reply.doc](#)

[CPC letter.doc](#)

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

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

Noes: 0

Excused: 1 - ALD. MURPHY

15) [041279](#)

A substitute ordinance relating to zoning regulations for family day care homes.

[Publication On January 21 and 28, 2005.PDF](#)

[Zoning Code Tech Cmtee Reply.doc](#)

[CPC letter.doc](#)

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

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

Noes: 0

Excused: 1 - ALD. MURPHY

16) [041218](#)

Substitute resolution appropriating \$50,000 from the 2004 Development Fund for a pedestrian crosswalk pilot program.

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

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

Noes: 0

Excused: 1 - ALD. MURPHY

17) [041383](#)

A substitute ordinance relating to declaring certain vacant boarded residential buildings, structures and premises nuisances.

[Fiscal note.rtf](#)

Alderman Bauman moved to amend Part 2. Section 275-32-7.5-a. by deleting the following: "excepting hardware cloth having a wire mesh of not more than number 2." Prevailed.

A motion was made by Ald. Bauman that this matter be AMENDED. The motion carried by the following vote:

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

Noes: 0

Excused: 1 - ALD. MURPHY

[041383](#)

A substitute ordinance relating to declaring certain vacant boarded residential buildings, structures and premises nuisances.

[Fiscal note.rtf](#)

A motion was made by Ald. Bauman 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

Meeting Adjourned: 12:45 P.M.

*Terry J. MacDonald
Staff Assistant*