



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes 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, Linda Elmer, (414)-286-2232

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Tuesday, May 13, 2008

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:17 A.M.

Present 5 - Witkowiak, Wade, Murphy, Bauman, Zielinski

1. [071714](#)

An ordinance relating to certificate of code compliance regulations.

Sponsors: Ald. Bauman

Individuals present: Tom Mischefske and Jennifer Klouda - Dept. of Neighborhood Services

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

2. [071711](#)

Substitute ordinance relating to the change in zoning from Single-Family Residential to Commercial Service for properties located at 1636-46 North 14th Street for use by the Department of Public Works, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Vanessa Koster - Dept. of City Development

Alex Runner - A.D. 15 aide - the alderman supports the project

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

3. [071699](#)

Resolution relating to a minor modification to the General Planned Development known as City Light, on land located at 1601 West Mount Vernon Avenue and 200 North 16th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals present:

Vanessa Koster - Dept. of City Development
Mr. Hunter - the Hunter Group

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

4a. [071292](#)

Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development on land located on the East Side of South 6th Street and North and South of West Rosedale Avenue for affordable housing, retail space and support services, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development
Tigue Waley Smith - attorney for the developer, Cardinal Capital Management
Kevin Sullivan - City Attorney's Office
Elaine Miller - Dept. of City Development
Ald. Nik Kovac
Mike Loughran - Dept. of Public Works
Harry Schwickert - Cardinal Capital Management

Supporters:

Erich Schwenker - Whitefish Bay - represents the developer
Jeff Seider - 2600 W. Wisconsin Ave. - Red Cross
Jim Hill - 1220 W. Vliet St.
Jeanne Lowry - 9626 W. Wilbur
Joan Lawrence - 3510 S. Iowa Ave.
Mary Neubauer - 4834 S. 25th St.
Robert Kominowski - 3729 S. Packard, Apt. 46
Bishop Richard Skiba - 836 N. Broadway St.
Melissa Butts - 3819 W. Forest Home Ave.
Tim Elverman - 721 E. Lyon St.
Don Natzke - 901 N. 9th St.
Dr. Jon Gudeman - 2808 N. Shepard
Martha Brown - Dept. of City Development
John Moore - 2918 W. Cameron Ave.
Milw. County Supervisor Peggy West - 901 N. 9th St.
Brittney Neidhardt - 5230 N. 26th St.
Carianne Yerkes - Milwaukee Police Dept.
Pastor Elroy Jones - 2535 W. Hadley - United Christian Church
James Booker - 1901 N. 6th St.
Neil White - Lincoln Village Business Association
Erv Evenrich - Board member of Our Space
Wayne Wilson - Our Space and Red Cross employee
Alan - S. 11th St.
Kelly Westcott - works for Transitional Living Services

Opponents:

Cheryl Nenn - 2400 N. 58th St. - Friends of Milwaukee's Rivers
Jeff Poniewaz - 1230 E. Chambers St.
William Sell - 2827 S. Lenox St.

John Lunz - 5690 N. Dexter Ave. - Preserve Our Parks
Gregory Francis Bird - 2230 S. Woodward St.
Dennis Grazinski

Mr. Waley Smith stated that the developer is willing to pay any reimbursement that might be needed to the federal government due to the CEMAK purchase.

Proposed Substitute B accepted.

A motion was made by ALD. WADE that this Ordinance be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

071292

Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development on land located on the East Side of South 6th Street and North and South of West Rosedale Avenue for affordable housing, retail space and support services, in the 14th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 3 - Wade, Bauman and Zielinski

No 2 - Witkowiak and Murphy

4b. 071181

Resolution authorizing the sale of the City-owned vacant lots at 2801(R) South Fifth Court, 520 West Rosedale Avenue and part of 2744 (Adj.) South Sixth Street to Cardinal Capital Management, Inc., for residential development, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Tigue Waley Smith - attorney for the developer, Cardinal Capital Management

Kevin Sullivan - City Attorney's Office

Elaine Miller - Dept. of City Development

Ald. Nik Kovac

Mike Loughran - Dept. of Public Works

Harry Schwickert - Cardinal Capital Management

Supporters:

Erich Schwenker - Whitefish Bay - represents the developer

Jeff Seider - 2600 W. Wisconsin Ave. - Red Cross

Jim Hill - 1220 W. Vliet St.

Jeanne Lowry - 9626 W. Wilbur

Joan Lawrence - 3510 S. Iowa Ave.

Mary Neubauer - 4834 S. 25th St.

Robert Kominowski - 3729 S. Packard, Apt. 46

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James Booker - 1901 N. 6th St.
Neil White - Lincoln Village Business Association
Erv Evenrich - Board member of Our Space
Wayne Wilson - Our Space and Red Cross employee
Alan - S. 11th St.
Kelly Westcott - works for Transitional Living Services*

Opponents:

*Cheryl Nenn - 2400 N. 58th St. - Friends of Milwaukee's Rivers
Jeff Poniewaz - 1230 E. Chambers St.
William Sell - 2827 S. Lenox St.
John Lunz - 5690 N. Dexter Ave. - Preserve Our Parks
Gregory Francis Bird - 2230 S. Woodward St.
Dennis Grazinski*

Mr. Waley Smith stated that the developer is willing to pay any reimbursement that might be needed to the federal government due to the CEMAK purchase.

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

Aye 3 - Wade, Bauman and Zielinski

No 2 - Witkowiak and Murphy

The following items may be placed on file as no longer needed:

5. [041663](#) A substitute ordinance relating to the voting requirements for changing the zoning of parcels zoned industrial.

Sponsors: Ald. D'Amato

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

6. [050262](#) Resolution amending city policy on sale of certain City-owned vacant lots.

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 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

7. [050283](#)

An ordinance relating to the disposition of city real estate property.

Sponsors: Ald. Hines Jr.

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

8. [050710](#)

Ordinance relating to the change in zoning from Industrial Light (IL1) to Detailed Planned Development (DPD), on land located on the West Side of North Cambridge Avenue and North of East North Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

9. [050965](#)

An ordinance relating to the penalty for illegal occupancy or use of a building, structure or premises.

Sponsors: Ald. D'Amato

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

10. [051172](#)

An ordinance relating to criteria for application and funding of tax incremental districts.

Sponsors: Ald. Murphy

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

11. [051178](#)

An ordinance relating to building code regulations for the drainage of paved parking areas.

Sponsors: Ald. Zielinski

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

12. [051300](#)

Resolution suspending the sale or other disposition of properties owned by the City of Milwaukee, and financing and expenditure of budgeted funds for existing and new Tax Increment Districts.

Sponsors: Ald. McGee 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 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

13. [051311](#)

Resolution amending provisions of the project plan for Tax Incremental District Number 22 ("Beerline B").

Sponsors: Ald. McGee 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 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

14. [051338](#)

An ordinance relating to regulations for land uses classified as permitted uses or limited uses by the zoning code.

Sponsors: Ald. Bauman

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

15. [051355](#)

Ordinance relating to the change in zoning from Industrial Heavy (IH) to a Detailed Planned Development (DPD) known as Bishop's Creek, on land located on the South Side of West Hampton Avenue and West of North 32nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

16. [061334](#)

Resolution establishing a Reinspection Fee Task Force.

Sponsors: Ald. McGee 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 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

17. [070230](#)

An ordinance relating to the maximum permitted height for buildings in the RM7 multi-family residential zoning district.

Sponsors: Ald. Bauman

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

18. [070657](#)

Ordinance approving the First Amendment to a Detailed Planned Development known as Willow Creek, on lands located on the South Side of West Edgerton Avenue and West of South 13th Street, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

19. [071605](#)

Ordinance relating to the change in zoning from Industrial Light to a Detailed Planned Development known as Cambria Suites on land located at 191 West Edgerton Avenue for hotel development, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

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

Aye 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

Meeting adjourned: 11:55 A.M.

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety in the web-casting archives found at www.milwaukee.gov/channel25.