



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

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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Monday, February 18, 2008

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:32 A.M.

Present 5 - D'Amato, Wade, Murphy, Hamilton, Bauman

1. [071339](#) Resolution approving a final Certified Survey Map for property located at 2040 West Wisconsin Avenue and 2027 West Wells Street, for a future apartment building for student housing, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

2. [071394](#) Resolution approving a final Certified Survey Map for property located at 3757 West Milwaukee Road for the dedication of land for public alley purposes and construction of a light manufacturing building for Derse, Inc., in the 8th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

3. [070548](#) A substitute ordinance relating to revision of regulations for automatic changeable message signs.

Sponsors: THE CHAIR

Held at the request of the Mayor's Office.

A motion was made by ALD. BAUMAN that this Ordinance be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

RECESS: 9:35 A.M.
RECONVENE: 10:32 A.M.

10:00 A.M.

4. [071335](#) Substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development, known as Milwaukee Job Corps, on land located on the West Side of North 60th Street and South of West Briggs Avenue for a job training facility and dormitory, in the 9th Aldermanic District.

Sponsors: Ald. Puente

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Robert Puente

Ursula Twombly and Dan Beyer - Continuum Architects and Planners

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

5. [071291](#) Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development and relating to the First Amendment to a Detailed Planned Development, known as Park Place, Stage 16, for the Hilton Garden Inn located at 11600 West Park Place, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

6. [071408](#) Resolution approving the terms of a Riverwalk Development Agreement for the property located at 1858 North Commerce Street, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

Individuals present:

Alison Rozek and Alissa Elder - Dept. of City Development

Gregg Hagopian - City Attorney's Office

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

7. [071392](#) Resolution authorizing additional funding and Contingent Borrowing for Tax Incremental

District No. 48 (Park East) and approving the terms of a Riverwalk Development Agreement for the property located at 202 West Juneau Avenue.

Sponsors: THE CHAIR

Held at the request of the Comptroller's Office and the Dept. of City Development.

A motion was made by ALD. WADE that this Resolution be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

RECESS: 11:10 A.M.

RECONVENE: 11:18 A.M.

8. [070963](#)

Substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:

Vanessa Koster - Dept. of City Development

Gregg Hagopian - City Attorney's Office

The following "Whereas" clauses are inserted prior to part one:

Whereas, The Common Council acknowledges that there are variances between the General Planned Development (GPD) and the Detailed Planned Development (DPD), including an increase in the number of dwelling units and a change in building orientation; and

Whereas, These changes have resulted in a decrease in building volume and a decrease in total square footage dedicated to non-residential uses; and

Whereas, The Common Council finds that the DPD remains consistent with the development concept established by the GPD and consistent with the purposes of chapter 295 of the Milwaukee Code of Ordinances; and

Whereas, The Common Council recognizes that, with the adoption of the DPD zoning, zoning is amended, and the GPD zoning is superseded and terminated in all respects; and

Whereas, The Common Council further recognizes that rezoning for the phase II development could have proceeded as a "one-phase" planned development and it is the intent of the Common Council, whether under "one-phase" or "two-phase" planned development, to rezone the property for phase II in a manner consistent with the DPD zoning as contained in this ordinance; now, therefore,

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

070963

Substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:

Scott Kindness and Matt Rinka - developers

Lori Lindsay - 2641 N. Hackett Ave.

Judith Lindsay - 2641 N. Hackett Ave.

Make 3 sheets provided by Judith Lindsay part of the record, by Ald. Hamilton.

Prevailed. 5-0 (Exhibit 1)

Steven Hahn - owner of Hahn's Landscaping

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

9. **040098**

Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to a Detailed Planned Development (DPD) known as Stowell/Webster Condominiums, on land located at the Northeast Corner of East Webster Place and North Stowell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

10. **060575**

Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development, on land located on the North Side of East Webster Place and East of North Stowell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

Meeting adjourned: 12:23 P.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.

