



# 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, Chris Lee, 286-2232*  
*Fax: 286-3456, clee@milwaukee.gov*  
*Legislative Liaison, Jeffrey Osterman, 286-2262, joster@milwaukee.gov*

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Wednesday, April 4, 2012

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:16 a.m.

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

1. [110562](#) Substitute resolution authorizing the City Clerk's Office - Historic Preservation Commission to accept and spend a Certified Local Government grant received through the Wisconsin Historical Society.

**Sponsors:** Ald. Murphy and Ald. Wade

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

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

**No** 0

2. [111585](#) Substitute resolution approving the Land Disposition Report conveying the Redevelopment Authority property at 2601 West Wisconsin Avenue to WIS27, LLC, for office development, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Rocky Marcoux, Department of City Development Commissioner*

*Dennis Klein, KBS Construction and WIS27, LLC*

*Jeff Tredo, Korb Tredo Architects*

*Individuals appearing to testify in support:*

*Christopher Ladwig, Milwaukee Police Department District 3 Assistant District Attorney*

*June Moberly, Avenues West Association Business Improvement District 10 Director*

*Father Warren Sazama, Marquette University High School President*

*Rana Altenburg, Marquette University Vice President of Public Affairs*

*Ald. Bauman moved to hold to the call of the chair and schedule the file before a special meeting on April 11, 2012. (Prevailed 3-2)*

**A motion was made by ALD. BAUMAN that this Resolution be HELD TO CALL**

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**OF THE CHAIR. This motion PREVAILED by the following vote:**

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

**No** 2 - Witkowiak and Murphy

3. [111614](#)

Resolution accepting an offer to purchase from MPI Property Management, LLC for the City-owned property at 6700-04 West Fairview Avenue for commercial and residential development, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individuals appearing:*

*Matthew Haessly, Department of City Development*

*James Beranek, MPI Property Management, LLC*

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

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

**No** 0

4. [110685](#)

A substitute ordinance relating to creation of the LB3 zoning district.

**Sponsors:** Ald. Kovac

*Vanessa Koster, Department of City Development*

*Ald. Nik Kovac, 3rd Aldermanic District*

*Gregory Patin, Department of City Development*

*Ald. Murphy moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)*

**A motion was made by ALD. MURPHY that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:**

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

**No** 0

[110685](#)

A substitute ordinance relating to creation of the LB3 zoning district.

**Sponsors:** Ald. Kovac

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

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

**No** 0

5. [110584](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential to Multi-Family Residential on a portion of excess highway lands, located on the south side of West Layton Avenue, east of Interstate I-94, for parking expansion, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individual appearing:*

*Vanessa Koster, Department of City Development*

*No public testimony.*

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

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

**No** 0

**Excused** 1 - Wade

6. [110585](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential to Local Business on a portion of excess highway lands, located on the south side of West Layton Avenue, west of Interstate I-94, for future commercial development, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individual appearing:*

*Vanessa Koster, Department of City Development*

*No public testimony.*

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

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

**No** 0

**Excused** 1 - Wade

7. [111404](#)

A substitute ordinance relating to a change in zoning from Single-Family Residential to General Planned Development and approval of the First Amendment to the General Planned Development known as Growing Power, for expansion of the boundary, on land located on the north side of West Silver Spring Drive and west of North 55th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Puente

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Richard Hepner, Kubala Washatko Architects*

*No public testimony.*

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

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

**No** 0

**Excused** 1 - Murphy

8. [111424](#) A substitute ordinance relating to the change in zoning from Industrial-Office to Industrial-Heavy, for business expansion, on lands located on the south side of West Kinzie Street, west of North Teutonia Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Kathleen Laird, Korb Tredo Architects*

*Robert Fetherston, property owner*

*Markus Kremer, Novozymes Facilities and Engineering Manager*

*No public testimony.*

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

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

**No** 0

9. [111295](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy to General Planned Development and approval of the Second Amendment to the General Planned Development known as Forest County Potawatomi Legacy District, to facilitate future development, on land located on the south side of West Canal Street, west of South 16th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Michael Goodrich, Potawatomi Bingo & Casino General Manager*

*David Hyde, Cuningham Group Architecture, P.A.*

*William Guis, Friebert, Finerty, & St. John, S.C.*

*No public testimony.*

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

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

**No** 0

10. [111296](#) A substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development and approval of the First Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, to facilitate future development, on land located on the south side of West Canal Street, west of South 16th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Michael Goodrich, Potawatomi Bingo & Casino General Manager*

*David Hyde, Cuningham Group Architecture, P.A.*

*William Guis, Friebert, Finerty, & St. John, S.C.*

*No public testimony.*

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

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

**No** 0

11. [111039](#)

A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Joel Agacki, Striegel-Agacki Studio*

*S. Todd Farris, Friebert, Finerty, & St. John, S.C.*

*Ald. Nik Kovac, 3rd Aldermanic District*

*Individual appearing to testify in opposition:*

*Doris Bauer, 1610 N Jackson Street, Milwaukee, WI 53202*

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

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

**No** 0

[111039](#)

A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

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

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

**No** 0

12. [111481](#)

Resolution approving the 30th Street Corridor Economic Development Master Plan and amending the Near North Side, Fond du Lac and North, Near West Side and Washington Park Comprehensive Area Plans to include said Plan as part of Milwaukee's Overall Comprehensive Plan, in the 1st, 6th, 7th and 15th Aldermanic Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Kein Burton, Redevelopment Authority of the City of Milwaukee*

*Robert Harris, Department of City Development Planner*

*Gloria Stearns, 30th Street Industrial Corridor Corporation*

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

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

**No** 0

13. [101346](#)

An ordinance establishing a Site Plan Review Overlay Zone for properties generally located within and adjacent to the East Side Business Improvement District No. 20 boundary, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

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

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

**No** 0

14. [101347](#)

Resolution creating design guidelines for a Site Plan Review Overlay Zone for properties generally located within and adjacent to the East Side Business Improvement District No. 20 boundary, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

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

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

**No** 0

15. [111555](#)

Resolution relating to the powers and duties of the Commissioner of City Development.

**Sponsors:** Ald. Bauman

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

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

**No** 0

**Abstain** 1 - Wade

**Meeting adjourned at 12:11 p.m.**

**Chris Lee, Staff Assistant**

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