



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

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Tuesday, January 13, 2009

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:10 A.M.

Present 3 - Witkowiak, Murphy, Bauman

Excused 2 - Wade, Zielinski

1. [081235](#) Appointment of Jose Dominguez, Jr. to serve as first alternate on the Board of Zoning Appeals by the Mayor. (5th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 3 - Witkowiak, Murphy and Bauman

No 0

Excused 2 - Wade and Zielinski

2. [081220](#) Appointment of Nancy Hernandez to the Redevelopment Authority by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 3 - Witkowiak, Murphy and Bauman

No 0

Excused 2 - Wade and Zielinski

3. [081162](#) Resolution relative to application, acceptance and funding of a State of Wisconsin Coastal Management Program Grant, in the 8th, 11th, 13th and 14th Aldermanic Districts.

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 3 - Witkowiak, Murphy and Bauman

No 0

Excused 2 - Wade and Zielinski

Roll call taken at 9:15 A.M.

Present 4 - Witkowiak, Wade, Murphy, Bauman

Excused 1 - Zielinski

4. [081207](#) Resolution relative to application, acceptance and funding of a State of Wisconsin Coastal Management Program Grant, 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 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

5. [081205](#) Resolution authorizing the sale of City-owned vacant lots to Milwaukee Habitat for Humanity, Inc., to create building sites for its 2009 housing program, in the 6th and 15th Aldermanic Districts.

Sponsors: Ald. Coggs and Ald. Hines Jr.

Individuals present:

Matt Haessley - Dept. of City Development

Sarah Cusik - Executive Director of Milwaukee Habitat for Humanity

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

6. [081069](#) Substitute ordinance relating to the First Amendment to a Detailed Planned Development known as United Methodist Children's Services for elimination of an approved garage and an increase in surface parking, on land located North of West Lisbon Avenue and West of North 39th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individual present: Vanessa Koster - Dept. of City Development

A motion was made by ALD. WADE 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

7. [081203](#) Resolution approving the Land Disposition Report for the Redevelopment Authority-owned properties in the vicinity of North 27th Street and West Lisbon Avenue for sale to Lisbon Terrace, LLC, for affordable housing development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individual present: Matt Haessley - Dept. of City Development

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

Roll call taken at 9:22 A.M.

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

8. [081204](#) Resolution authorizing the sale of the City-owned vacant lot at 1537 West National Avenue to Cardinal Capital Management, Inc., for the development of a supportive housing facility, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:

Matt Haessley - Dept. of City Development

Frank - Cardinal Capital Management

RECESS: 9:27 A.M.

RECONVENE: 9:50 A.M.

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

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

No 0

9:30 A.M.

9. [080814](#) Substitute ordinance relating to a change in zoning from Industrial Heavy to General Planned Development, on land located East of South 1st Street and North of East Lincoln Avenue, for apartment development for U.S. veterans including commercial space development, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

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

No 0

10. [081206](#)

Resolution accepting a proposal submitted by Best Choice Mechanical, LLC, to purchase the City-owned property at 4703 North Hopkins Street for commercial use, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals present:

Karen Taylor - Dept. of City Development

Isaac Malone - Best Choice Mechanicals, LLLC

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

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

No 0

9:45 A.M.

11. [071407](#)

Resolution approving the Northeast Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the 3rd, 4th and 6th Aldermanic Districts.

Sponsors: Ald. Bauman, Ald. McGee Jr. and Ald. Kovac

Individuals present:

Vanessa Koster and Janet Grau - Dept. of City Development

Ald. Nik Kovac

Ald. Bauman moved to amend the file by the following:

On page 13:

6.0 Campus Housing

6.1 Encourage private development/student housing options within

the larger city fabric >>, particularly in the central business district<<

6.2 Locate University-operated student housing [[along transit routes in student-

friendly districts]] >>only on the main (Kenwood) UWM campus or the

Columbia Hospital property; discourage the development of additional

publicly- or privately-owned student housing and redirect the development

of student housing to the central business district<<

6.3 Investigate redevelopment of Oakland Avenue retail to include housing

6.4 Restrict single level retail in new development

6.5 Encourage multi-level mixed use retail

On page 28:

Residential Goals

- Strengthen and improve the existing neighborhood fabric.*
- Increase owner-occupancy throughout the Northeast Side.*
- Provide a variety of housing choices for residents, including affordable housing.*
- Preserve historic housing structures.*
- >>Discourage the development of additional publicly- or privately-owned student*

housing in the Upper East Side and Lower East Side planning areas (other than on the main (Kenwood) UWM campus and the Columbia Hospital property); redirect the development of student housing to the central business district.<<

On page 91, create a new #14 that reads as follows:

14. *Discourage the development of additional publicly- or privately-owned student housing in the Upper East Side and Lower East Side planning areas (other than on the main (Kenwood) UWM campus and the Columbia Hospital property); redirect the development of student housing to the central business district.*

On page 198:

F. CAMPUS HOUSING

*Seek student housing solutions that are compatible with UWM's historic campus (the original Downer Teachers College buildings) as well as the surrounding neighborhood. Blend new housing development with the urban fabric and avoid abrupt changes in scale and character.
>>Discourage the development of additional publicly- or privately-owned student housing (other than on the main (Kenwood) UWM campus and the Columbia Hospital property); redirect the development of student housing to the central business district.<<*

On page 203, rewrite the "OFF-CAMPUS HOUSING" section as follows:

OFF-CAMPUS HOUSING

1. *Discourage the development of additional publicly- or privately-owned student housing on the Upper East Side, other than on the main (Kenwood) UWM campus and the Columbia Hospital property.*
2. *Redirect the development of student housing to Milwaukee's central business district.*

On pages 206 and 207, rewrite the "STUDENT HOUSING STRATEGIES" section as follows:

1. *Develop an effective housing plan to address existing and future University housing needs.*
2. *Identify sites on the main (Kenwood) UWM campus that would be appropriate for the construction of new student residence halls.*
3. *Evaluate potential solutions for housing alternatives on-campus.*
4. *Discourage the development of additional publicly- or privately-owned off-campus student housing in the Upper East Side and Lower East Side planning areas, except, perhaps, for new student housing on the Columbia Hospital campus.*
5. *Redirect the development of student housing to Milwaukee's central business district.*

6. Consider commercial districts or mixed-use neighborhoods with high-quality amenities and good transit connections to UWM (e.g., Downtown) as desirable locations for remote student housing and/or satellite campuses. This should not include commercial or mixed-use neighborhoods in the Upper East Side or Lower East Side planning areas.
7. Reduce headways along MCTS transit routes serving UWM (e.g., Routes 15, 21, 30 and 62). For satellite campuses, use designated transit with good headways (10-15 minutes) similar to the shuttle that serves the Kenilworth facility.
8. As opportunities arise, UWM should partner with the private sector to develop student housing Downtown or in other areas with good transit links to the main (Kenwood) UWM campus but not located in the Upper East Side or Lower East Side planning areas.
9. Develop a plan to provide housing in University-managed properties for all freshman and sophomore students. As a policy, locate freshman and sophomore residences on or close to the main (Kenwood) UWM campus. Upperclassmen and graduate students may be placed farther away.

On page 224, add a fourth bullet point under item #1 in the "CONTEXT SENSITIVE DEVELOPMENT STRATEGIES" section:

- Discourage the development of additional publicly- or privately-owned student housing; redirect the development of student housing to the central business district.

This motion was held along with the file.

Tigue Waley Smith - firm that manages the Historic King Drive Business Improvement District

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 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

10:00 A.M.

12. [080104](#) Substitute resolution affirming the Historic Preservation Commission's action denying a certificate of appropriateness for the demolition of the structure located at 2841 W. Richardson Place.

Sponsors: THE CHAIR

Individuals present:

Richard Cox - Executive Director of Neighborhood House

Opposed:

Carolina Starck - 2922 W. State St.

Cynthia Frankoviak - 3304 W. Kilbourn Ave.

Pat Dunn - 951 N. 29th St.

Michael Starck - 2922 W. State St.

Jeff Waldorf - 959 N. 34th St.

Eileen Hadley - 949 N. 29th St.

Andrew Parker - 3026 W. Wells St.

Chris Mandel - 2922 W. State St.

Kristie Westcott - 925 N. 29th St. - former president of the Historic Concordia

Neighbors, Inc.

Mark Anderson - 215 W. Maple St. - former resident of Concordia for 15 years

Rosanne Mathias - 1138 N. 21st St.

Susan Ansted - 937 N. 33rd St.

Matt Jarosz - Historic Preservation Commissioner

Pat Balon - Historic Preservation Commissioner

Ald. Bauman moved to affirm the decision of the Historic Preservation Commission and deny the certificate of appropriateness to demolish the structure at 2841 W. Richardson Place.

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

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

No 0

080104

Substitute resolution affirming the Historic Preservation Commission's action denying a certificate of appropriateness for the demolition of the structure located at 2841 W. Richardson Place.

Sponsors: THE CHAIR

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

13. 081225

Reappointment of Whitney Gould to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

14. 081226

Reappointment of Patricia Torres Najera to the City Plan Commission by the Mayor. (13th Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

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

15. 051608

An ordinance relating to fees for certain licensed dwelling facility licenses.

Sponsors: Ald. Bauman and 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

16. [051609](#)

An ordinance relating to regulations for transitional living facilities.

Sponsors: Ald. Bauman, Ald. Bohl, Ald. Donovan, Ald. Hamilton and 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

17. [061596](#)

Substitute resolution expressing the City of Milwaukee's support for the Kenosha-Racine-Milwaukee Alternatives Analysis (Environmental Impact Statement & Project Development Phase) Transit-Oriented Development Portfolios.

Sponsors: Ald. Bauman

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

18. [070239](#)

Substitute resolution directing the Redevelopment Authority to re-bid properties located at 1940-1948 North Dr. Martin Luther King, Jr. Drive and 227R West Brown Street that have not met conditions of the Land Disposition Report approved by the Common Council in September 2005.

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

Meeting adjourned: 11:09 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.