



# 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*

*Staff Assistant, Kathy Marquardt, 286-2231*

*Fax: (414) 286-3456, E-mail: kmarqu@milwaukee.gov*

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

*\*Italicized comments following the titles of Council files are explanatory only and not intended to limit the scope of the debate or any possible amendments.*

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Wednesday, September 15, 2004

9:00 AM

Room 301-B, City Hall

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*Meeting Convened: 9:10 A.M.*

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

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1) [040388](#)

A substitute ordinance relating to smoke alarms and smoke detectors in dwellings.

[Fiscal Note.doc](#)

*Speakers: Marty Collins, and Tracy Williams from the Dept. of Neighborhood Services; Atty. Heiner Geise, Orville Seymer and Kim Queen representing the Apartment Assoc. of Southeastern WI, Inc.*

**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) [040666](#)

Appointment of Ald. Robert Bauman to the Historic Preservation Commission by the Mayor.

[Appt. Letter.PDF](#)

[Resume.pdf](#)

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

Ayes: 4 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY and ALD. HAMILTON  
Noes: 0  
Abstain: 1 - ALD. BAUMAN

3) [040662](#)

Appointment of Michael Dawson to the City Plan Commission by the Mayor.  
(3rd Aldermanic District)

[Appt. Letter.PDF](#)  
[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

4) [040665](#)

Reappointment of Ann Pieper Eisenbrown to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

[Appt. Letter.PDF](#)  
[Attendance Letter.PDF](#)

**A motion was made by Ald. Bauman 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) [040466](#)

Resolution authorizing the sale of the City-owned properties at 2941-55, 2963 and 3009 North Humboldt Boulevard to Alterra Coffee Roasters, Inc. in the 3rd Aldermanic District.

[Fiscal Note.doc](#)  
[CPC letter.doc](#)  
[Land Disposition Report.doc](#)  
[Map.doc](#)

**A motion was made by Ald. Murphy 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

6) [040568](#)

Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 1st, 5th, 6th and 7th Aldermanic Districts.

[Fiscal Note.pdf](#)

[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

7) [040578](#)

Resolution authorizing an agreement with the Milwaukee Metropolitan Sewerage District to exchange property in the vicinity of North 42nd Street and West St. Paul Avenue for the City-owned vacant lots at 218, 224 and 228 North 40th Street, to dedicate portions of the property on 42nd Street as public right-of-way and to authorize sale of the buildable lot on 42nd Street for residential development in the 10th Aldermanic District.

[Dedication Map.pdf](#)

[Fiscal Note.pdf](#)

[Area Map.doc](#)

[CPC letter.doc](#)

**A motion was made by Ald. Murphy 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) [040572](#)

Resolution declaring a vacant lot at 2602 North 59th Street surplus to municipal needs and authorizing its sale to Catherine D. Hearn for green space, in the 10th Aldermanic District.

[Fiscal Note.pdf](#)

[Map.doc](#)

[CPC letter.doc](#)

**A motion was made by Ald. Murphy 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

9) [040573](#)

Resolution authorizing the sale of the City-owned vacant lots at Fond du Lac and North Avenues to Columbia Savings and Loan Association for development of a bank and corporate office in the 15th Aldermanic District.

[Fiscal Note.pdf](#)  
[Land Disposition Report.doc](#)  
[Map.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

**9:15 A.M.**

10) [040034](#)

Substitute resolution approving various final certified survey maps.

[Certified Survey Map No. 2289.pdf](#)  
[Certified Survey Map No. 2397.pdf](#)

*Approve: certified survey maps #2289 & #2397*

**A motion was made by Ald. Bauman 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

11) [040638](#)

Resolution relative to application, acceptance and funding of a State of Wisconsin Department of Administration, Office of Land Information Services, 2005 Comprehensive Planning Grant in all aldermanic districts. (DCD)

[Fiscal Note.doc](#)  
[Grant Analysis Form.doc](#)  
[Grant Budget Form.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

12) [040565](#)

Resolution approving the Public Participation Procedure and the Evaluation, Update and Amendment Procedure for Comprehensive Planning in all aldermanic districts.

[Exhibit A.pdf](#)

[Fiscal Note.pdf](#)

[Exhibit B.pdf](#)

**A motion was made by Ald. Bauman 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

13) [040563](#)

Resolution approving Amendment No. 1 to the Redevelopment Plan for the Park East Redevelopment Project in the 3rd, 4th and 6th Aldermanic Districts.

[Fiscal Note.pdf](#)

**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

14) [040549](#)

Ordinance relating to the change in zoning from Downtown-High Density Residential (C9A(a)), Downtown-Mixed Activity (C9G), Downtown-Warehousing and Light Manufacturing (C9H), Industrial Light (IL2), Local Business (LB2) and Two-Family Residential (RT4) to Downtown-Residential and Specialty Use (C9B(a)), on land located within the Park East Redevelopment Plan Area, generally North of West Highland Avenue between North 8th Street and North Jackson Street, in the 3rd, 4th and 6th Aldermanic Districts.

[Notice published on August 31 and September 7.PDF](#)

**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

15) [040639](#)

Substitute resolution approving a Project Plan and creating Tax Incremental District No. 56 (Erie/Jefferson Street) on the north bank of the Milwaukee River between North Broadway and the Harbor Entrance to Lake Michigan in the 4th Aldermanic District. (DCD)

[Fiscal Note.doc](#)

[Project Plan.PDF](#)

[RACM Letter.doc](#)

[City Comptroller Letter.pdf](#)

*Speakers:*

*Mike Wisniewski, Dept. of City Development*

*Dimitri Jordan, Dept. of City Development*

*Mike Daun, Comptroller's Office*

*Bob Monnat, Mendal Group*

*Alderman Murphy moved to amend by omitting the dollars for the railroad bridge from the TID. Prevailed.*

*Ayes: Alderman Murphy, Hamilton, Wade and Chairman D'Amato - 4.*

*Noes: Alderman Bauman - 1.*

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

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

Noes: 1 - ALD. BAUMAN

**040639**

Substitute resolution approving a Project Plan and creating Tax Incremental District No. 56 (Erie/Jefferson Street) on the north bank of the Milwaukee River between North Broadway and the Harbor Entrance to Lake Michigan in the 4th Aldermanic District. (DCD)

[Fiscal Note.doc](#)

[Project Plan.PDF](#)

[RACM Letter.doc](#)

[City Comptroller Letter.pdf](#)

**A motion was made by Ald. Murphy 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

**16) 040498**

Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Park Place, Stage 16, located at 11600 West Park Place, in the 5th Aldermanic District. (DCD)

[Exhibit A.PDF](#)

**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

17) [040328](#)

Substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Mixed (IM), on land located on the North Side of West Pierce Street and East of South 16th Street, in the 12th Aldermanic District.

[CPC letter.doc](#)

[Map.PDF](#)

[Notice published on August 31 and September 7.PDF](#)

**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

18) [040395](#)

Substitute ordinance to establish a Master Sign Program Overlay Zone for land located on the West Side of South 27th Street and South of West Grange Avenue, in the 13th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A.PDF](#)

[Map.PDF](#)

[Photos.PDF](#)

[Notice published on August 31 and September 7.PDF](#)

**A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR PLACING ON FILE. 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

19) [040579](#)

Ordinance correcting a boundary description relating to the change in zoning from Industrial Light (IL1) to Local Business (LB1) on land located on the Northeast Corner of South 6th Street and West Layton Avenue, in the 13th Aldermanic District.

**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

20) [040324](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the South Side of West North Avenue and West of North Sherman Boulevard, in the 15th Aldermanic District.

[CPC letter.doc](#)

[Map.PDF](#)

[Notice published on August 31 and September 7.PDF](#)

**A motion was made by Vice Chair Wade 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

21) [040564](#)

Resolution approving the blight designation of the Bostik Findley, Inc. manufacturing facility at 2900-30 West Center Street for acquisition by the Redevelopment Authority of the City of Milwaukee and authorizing subsequent conveyance to the CAPTA, LLC for industrial development in the 15th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.pdf](#)

[Blight Summary Disposition Report.doc](#)

[Map.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

22) [040386](#)



A substitute ordinance relating to zoning regulations for cultural institutions and parking lots.

[Revised test.pdf](#)

[Notice published on August 31 and September 7.PDF](#)

**A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:**

Ayes: 3 - ALD. WADE, ALD. HAMILTON and ALD. BAUMAN

Noes: 2 - ALD. D'AMATO and ALD. MURPHY

23) [040464](#)

An ordinance relating to the procedure for creation of interim study overlay zones.

[Letter from John Hyslop.PDF](#)

[CPC Meeting Notice.PDF](#)

*Passage is contingent upon the approval by the Zoning Code Technical Committee. Prevailed.*

**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

24) [040527](#)

Communication from the Southeastern Wisconsin Regional Planning Commission transmitting the 2003 Annual Report.

[Report.doc](#)

[Letter from Southeastern Wisconsin Regional Planning Commission.PDF](#)

*Speaker: Philip C. Evenson, Executive Director, Southeastern Wisconsin Regional Planning Commission*

*---Received*

**A motion was made by Ald. Bauman that this matter be RECOMMENDED FOR PLACING ON FILE. 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: 12:29 P.M.*

*Terry J. MacDonald  
Staff Assistant*

