



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. PAUL A. HENNINGSSEN, CHAIR*  
*Ald. Marlene Johnson-Odom, Vice Chair*  
*Ald. Michael S. D'Amato, Ald. George C. Butler, Ald. Donald F. Richards*  
  
*Staff Assistant, Robert Harvey, 286-2233*

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Tuesday, April 13, 1999

9:00:00 AM

301-B, City Hall

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9:00 A.M., 9:35 A.M.

1) **Discussion of Report Regarding Activities Related to Commercial Neighborhood Shopping Districts in the City.**

*No Action taken. Report not ready.*

9:30 A.M.

2) **981291** Ordinance relating to the change in zoning from Industrial (I/B/85) to Detailed Planned Development (DPD) for the construction of a pre-release corrections facility, on land located West of North 30th Street and Southwest of West Fond du Lac Avenue, in the 7th Aldermanic District. (DCD)

*Ald. Gordon; John Bohils; Gerogia Cameroon, Mr. Malone, Michael Long-attorney.*

*Speakers:*

*J. Allen Stokes, Lenora Gillim, Kathy Shapiro, Mary Sepie, Gary Kalis-Sherman Park, Phillip Minor-Wisconsin Good Samaritan Project, Rev. Witherspoon-WGSP-President, Edward Brown Jr. Project Respect-Dir., Ronald Stinson-Learning Opportunity Center-OIC.*

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 1 - Butler

3) **981537** Ordinance relating to the change in zoning from Institutional (T/D/40) to Local Business (L/D/40), on land located on the Southwest corner of West Lincoln Avenue and South 20th Street, in the 8th Aldermanic District. (DCD)

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

4) **971786** Ordinance relating to the amendment of the Flood Plain District boundary along a portion of the Milwaukee River watershed, in the 6th Aldermanic District. (DCD)

**A motion was made by Ald. Johnson-Odom that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 5) [981620](#) Resolution approving the final plat of Municipal Subdivision No. 11, generally located on the East side of North 19th Street and South of West Vine Street, in the 17th Aldermanic District. (DCD)

**A motion was made by Ald. Johnson-Odom that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 6) [980931](#) Substitute resolution relative to an appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the installation of aluminum trim wrapping on the property at 2134 North Sherman Boulevard.

*Mr. Pionke and Mr. Baranowski(owner) Jeff Kerhofsky.*

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 7) [981328](#) Substitute resolution relative to an appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the installation of skylights on the property at 2555 North Summit Avenue.

*Ald. Gordon leaves.*

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 8) [981720](#) Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. (DCD-Real Estate)

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

**The Following Files May be Placed on File:**

- 9) [941567](#) Resolution approving and authorizing execution of Amendment No. 2 to the Cooperation Agreement for Tax Incremental District No. 13 ("TID-13") in the Beer Line "A" Redevelopment Project Area. (Department of City Development)

*Ald. Johnson-Odom leaves.*

**A motion was made by Ald. D'Amato that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 10) [950223](#) An ordinance reducing the boundary of front setback averaging for new buildings created by File No. 940515.

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 11) [950920](#) An ordinance relating to setback and screening requirements for parking spaces and areas within 25 feet of a public street, a residential use or certain zoning districts. (Building Inspection)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 12) [960640](#) Ordinance relating to front setbacks for new buildings in residential and commercial zoning districts. (Department of City Development)

- 13) [961080](#) Ordinance relating to the change in zoning from Multi- Family Residence (R/C/40) to Parking (P/D/40), lands located on the northwest corner of South California Street and South Kinnickinnic Avenue, in the 14th Aldermanic District. (Department of City Development)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

14) [971080](#)

A substitute ordinance relating to revocation of certificates of occupancy and certificates of zoning under certain conditions.

**A motion was made by Ald. D'Amato that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

15) [971222](#)

Ordinance relating to the change in zoning from Industrial (I/B/85) to Institutional (T/D/40), property located on the east side of North Holton Street and the north side of East Hope Avenue, in the 6th Aldermanic District. (DCD)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

16) [971676](#)

Ordinance relating to the change in zoning from Parking (P/D/40) to Local Business (L/D/40) on property located on the West side of South 27th Street, South of West Lincoln Avenue, in the 8th Aldermanic District. (DCD)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

17) [971843](#)

Ordinance relating to the establishment of a Site Plan Review Overlay District on property located on the West side of South 27th Street, South of West Lincoln Avenue, in the 8th Aldermanic District. (DCD)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

Excused 1 - Johnson-Odom

18) [971844](#)

Resolution establishing design guidelines for the Site Plan Review Overlay District established by Section 295-91.0030 of the Milwaukee Code of Ordinances. (DCD)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 19) [971849](#) Ordinance relating to the change in zoning from Multi-Family Residence (R/C/40) to Local Business (L/C/40), on land located on the interior of a block bounded by East North Avenue, North Holton Street, East Garfield Avenue and North Buffum Street, in the 6th Aldermanic District. (DCD)

**A motion was made by Ald. D'Amato that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 20) [971998](#) An ordinance relating to rent withholding.

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, Butler and Richards

**No** 0

**Excused** 1 - D'Amato

- 21) [980293](#) Substitute ordinance relating to the change in zoning from Commercial Service (CS/D/40) to Manufacturing (M/D/40), on land located between South Howell Avenue and South 3rd Street and North of West Grange Avenue, in the 13th Aldermanic District.

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 22) [980591](#) Resolution approving a Project Plan, a Development Agreement and creating Tax Incremental District Number 38 (Havenwoods Business Park) in the vicinity of North 73rd Street and West Florist Avenue. (DCD)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 23) [980593](#) Resolution approving a Project Plan, a Development Agreement and creating Tax Incremental District Number 39 (Green Tree Business Park) in the vicinity of North 60th Street and West Green Tree Road. (DCD)

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 24) [980660](#) Communication from the Wisconsin Department of Corrections transmitting a report relative to the Wisconsin Department of Corrections Draft Environmental Impact Statement on the proposed construction of a medium security probation facility in the City of Milwaukee.

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 25) [980959](#) A charter ordinance change pertaining to implementation of the Neighborhood Improvement and Inspection Department.

**A motion was made by Ald. D'Amato that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 26) [981074](#) Substitute resolution authorizing the hiring of a consultant to conduct a performance audit of the enforcement, prosecution and adjudication processes relating to building code violations.

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 27) **Report of Certified Survey Maps**

*ALD. RICHARD moved to receive the report of the Certified Survey Maps:*

*1995-Towne Realty*

*2001-Milwaukee Habitat for Humanity*

*1999-Towne Realty, Inc.*  
*2007-Milwaukee Habitat for Humanity*  
*2008-Milwaukee Habitat for Humanity*  
*1976-David S. Dlugopolski, Outdoor Lighting*

**Meeting Adjourned: 11:18 A.M.**

**Robert L. Harvey, Staff Assistant**