



City of Milwaukee

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

City Hall
200 East Wells Street
Milwaukee, WI 53202

ALD. MICHAEL S. D'AMATO, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Ashanti Hamilton, Ald. Robert Bauman

Staff Assistant, Linda Elmer, (414)-286-2232

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Tuesday, September 19, 2006

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:20 A.M.

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

The ZONING, NEIGHBORHOODS AND DEVELOPMENT COMMITTEE may convene into closed session at 9:00 A.M. on Tuesday, September 19, 2006 in Room 301-B, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(e), Wis. Stats., for deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to Item #7b...Substitute resolution approving a Project Plan and creating Tax Incremental District No. 63 (20th and Brown) and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee to implement the Project Plan, in the 15th Aldermanic District.

If the Committee goes into closed session for the above-captioned matter, it will reconvene in open session to continue its regular agenda.

- 1a. [051609](#) An ordinance relating to regulations for transitional living facilities.

Sponsors: Ald. Bauman, Ald. Bohl, Ald. Donovan, Ald. Hamilton And Ald. Murphy

Held so the affected community can create a proposal to address the alderman's concerns.

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

- 1b. [051608](#) An ordinance relating to fees for certain licensed dwelling facility licenses.

Sponsors: Ald. Bauman And Ald. Murphy

Held so the affected community can create a proposal to address the alderman's concerns.

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

2. [060491](#) An ordinance relating to various building code provisions.

Sponsors: THE CHAIR

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

3. [060584](#) An ordinance relating to recording of condominium units and associations.

Sponsors: THE CHAIR

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

4. [060586](#) An ordinance relating to composition of the city plan commission.

Sponsors: THE CHAIR

A motion was made by ALD. MURPHY 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

- 5a. [040418](#) Substitute ordinance creating the Bay View/Wentworth Avenue Interim Study Overlay Zone, generally located along South Shore Drive between East Russell Avenue and East Estes Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

- 5b. [060037](#) Substitute resolution creating a study plan for the Bay View/Wentworth Avenue Interim Study Overlay Zone, as established by Section 295-1005.0001 of the Milwaukee Code of Ordinances, generally located along South Shore Drive between East Russell Avenue and East Estes Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

A motion was made by ALD. HAMILTON 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

6. [060619](#) Resolution dissolving Tax Incremental District No. 43 (North 21st Street and West North Avenue) and authorizing the City Treasurer to distribute excess incremental revenue to overlying taxing districts.

Sponsors: Ald. Hines Jr.

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

- 7a. [051278](#) Substitute resolution approving the Redevelopment Plan for the North 20th and West Brown Streets Redevelopment Project Area (formerly titled the North 20th and West Lloyd Streets Redevelopment Project Area).

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers and Janet Grau - Dept. of City Development

Delores Sims - President of Legacy Bank

Sally Peltz - President of Legacy Midwest Renewal Corp.

Carole Kane - A.D. 15 aide - Ald. Hines is working with the Dept. of City Development and Midwest Renewal Corp. and those terms must be in writing with him prior to the September 26th Council meeting.

Craig Kammholz - Comptroller's Office

Rev. Maurice Lawrence - Founder and CEO of True Our Brothers Keepers - owns property in the middle of the development area

The development agreement will include deed language that includes owner-occupant restrictions on the townhouses prior to the September 26th Council meeting. The Comptroller's Office would like to have the agreement changed to note that 50% of the excess sales proceeds shall go to the city general revenue fund, rather than to the redevelopment authority.

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

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

No 0

Sponsors: Ald. Hines Jr.

A motion was made by ALD. WADE 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

7b. [051275](#)

Substitute resolution approving a Project Plan, creating Tax Incremental District No. 65 (20th and Brown), authorizing Contingent Borrowing and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee to implement the Project Plan, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers and Janet Grau - Dept. of City Development

Delores Sims - President of Legacy Bank

Sally Peltz - President of Legacy Midwest Renewal Corp.

Carole Kane - A.D. 15 aide - Ald. Hines is working with the Dept. of City Development and Midwest Renewal Corp. and those terms must be in writing with him prior to the September 26th Council meeting.

Craig Kammholz - Comptroller's Office

Rev. Maurice Lawrence - Founder and CEO of True Our Brothers Keepers - owns property in the middle of the development area

The development agreement will include deed language that includes owner-occupant restrictions on the townhouses prior to the September 26th Council meeting. The Comptroller's Office would like to have the agreement changed to note that 50% of the excess sales proceeds shall go to the city general revenue fund, rather than to the redevelopment authority.

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

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

No 0

Sponsors: Ald. Hines Jr.

A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the FINANCE & PERSONNEL COMMITTEE . The motion PREVAILED by the following vote:

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

No 0

7c. [051272](#)

Substitute resolution approving the Land Disposition Report for the properties between 20th and 24th Streets and North Avenue to Brown Street for sale to a for-profit corporation comprised of Legacy Midwest Renewal Corporation, Irgens Development Partners and Williams Development Corporation for residential development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers and Janet Grau - Dept. of City Development

Delores Sims - President of Legacy Bank

Sally Peltz - President of Legacy Midwest Renewal Corp.

Carole Kane - A.D. 15 aide - Ald. Hines is working with the Dept. of City Development and Midwest Renewal Corp. and those terms must be in writing with him prior to the

September 26th Council meeting.
Craig Kammholz - Comptroller's Office
Rev. Maurice Lawrence - Founder and CEO of True Our Brothers Keepers - owns property
in the middle of the development area

The development agreement will include deed language that includes owner-occupant
restrictions on the townhouses prior to the September 26th Council meeting. The
Comptroller's Office would like to have the agreement changed to note that 50% of the
excess sales proceeds shall go to the city general revenue fund, rather than to the
redevelopment authority.

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

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

No 0

Sponsors: Ald. Hines Jr.

**A motion was made by ALD. HAMILTON 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

9:45 A.M.

8. [060474](#) Resolution permitting a minor modification to the Detailed Planned Development known
as Granville Heights, located on the West Side of North 68th Street and South of West
Brown Deer Road, in the 9th Aldermanic District.

Sponsors: Ald. Puente

**A motion was made by ALD. HAMILTON 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

9. [050467](#) Substitute resolution approving the final plat of River Ridge Addition No. 1 located on the
East Side of North Granville Road and North of West Dean Road, in the 9th Aldermanic
District.

Sponsors: Ald. Puente

**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

10. [060475](#) Resolution permitting a minor modification to the Detailed Planned Development known
as Park Place, Stage 6, located on the South Side of West Lake Park Drive and West of
North 108th Street, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

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

11. [060526](#)

Substitute resolution permitting a minor modification to the Detailed Planned Development known as Columbia St. Mary's Prospect West, Phase 1, located on the North Side of East North Avenue and West of North Prospect Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

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

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

No 0

Sponsors: Ald. D'Amato

A motion was made by ALD. WADE 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

12. [060473](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, on land located at 2629 West Wells Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

A motion was made by ALD. BAUMAN 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

13. [060476](#)

Substitute ordinance relating to the change in zoning from Single-Family Residential to Industrial Light, on land located at 5201 West Good Hope Road, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

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

14. [050633](#)

Substitute ordinance creating the Brewers Hill/Harambee Neighborhood Conservation Overlay Zone and approving the neighborhood conservation plan and development and

design standards for this area, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

Ald. Wade accepted the proposed motion of Ald. McGee.

Individuals present:

Supporters:

Jim Catchman - president of Brewers Hill Neighborhood Association

Margerie Rucker - Historic King Drive Business Improvement District, but had a concern about specific commercial properties

Rod Seeden - lives in Brewer's Hill

Dan Eder - 1929 N. Buffuma St. - owns a number of properties in the area and would like to re-draw the southern-most boundaries. The Dept. of City Development and Ald. McGee are both opposed to the change.

Opponent:

Bob Crawford

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

Aye 1 - Wade

No 4 - D'Amato, Murphy, Hamilton and Bauman

Sponsors: Ald. McGee Jr.

Change in the effective date in the text from 8/1/06 to 11/1/06

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

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

No 0

050633

Substitute ordinance creating the Brewers Hill/Harambee Neighborhood Conservation Overlay Zone and approving the neighborhood conservation plan and development and design standards for this area, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

Substitute B accepted.

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

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

No 0

Sponsors: Ald. McGee Jr.

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

10:00 A.M.

15. [060576](#) Substitute resolution approving the final plat of Bacher Farm located on the West Side of North 60th Street and North of West Mill Road, in the 9th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. WADE 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

16. [060579](#) Resolution approving the Land Disposition Report for the property at 1317-1337 West Atkinson Avenue to Charnjit Kaur for commercial development, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Ald. McGee

Matt Hoesley - Dept. of City Development

Axis consulting individual present - brother of the Ms. Kaur

Troy Reese - contractor

A motion was made by ALD. WADE 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

17. [060616](#) Resolution approving the Land Disposition Report for a portion of the property at 2216 West Vine Street for sale to Joyce Lee and Tonnie Lee for use as open space, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

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

Aye 4 - D'Amato, Wade, Hamilton and Bauman

No 0

Excused 1 - Murphy

18. [060620](#) Resolution authorizing the sale of the surplus, City-owned vacant lot at 3535 West Lincoln Avenue to Badgam, LLC, for business expansion and parking, in the 11th Aldermanic District.

Sponsors: Ald. Dudzik

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

19. [060631](#) Substitute resolution approving various final certified survey maps.

Sponsors: THE CHAIR

Ald. McGee objects to the map change requested by Alex White.

Ald. D'Amato moved to strike the maps and cover letters related to the certified survey maps for Alex White (Chambers and Hopkins) and the Big Whale, LLC (Bradford and Bartlett) until plans are provided for these properties. If the information is provided prior to Council, the maps will be approved at Council on the 26th.

A motion was made by ALD. D'AMATO that this Resolution be AMENDED. The motion PREVAILED by the following vote:

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

No 0

Sponsors: THE CHAIR

A motion was made by ALD. D'AMATO 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

20. [060621](#) Substitute resolution authorizing a Riverwalk Development Agreement for construction of a Riverwalk segment adjoining the property at 102 North Water Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

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

No 0

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

21. [050465](#) Resolution declaring a tax-deed vacant lot at 728 West Montana Street surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Elite Builders Group, LLC, for assemblage and residential construction, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

22. [060618](#) Resolution declaring the tax-deed vacant lot at 1721-1723 South 6th Street surplus to municipal needs and authorizing its sale to David Samuel for development of a parking lot, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

A motion was made by ALD. WADE 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

10:15 A.M.

23. [060637](#) Communication from the Comptroller relative to an annual review of lending practices of financial institutions.

Sponsors: THE CHAIR

Held until later in the meeting at the request of Ald. Murphy.

Held until the next meeting based upon the length of the meeting.

A motion was made by ALD. WADE that this Communication-Report 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

10:30 A.M.

24. [060071](#) Substitute resolution relating to the recommendations of the Milwaukee Housing Trust Fund Task Force for the operation and funding of a housing trust fund.

Sponsors: Ald. Murphy

Supporters:

Marcus White - Director of the Interfaith Conference (provided sheet on "Key to Healthy Neighborhoods")

Mike Soika - YMCA

Bethany Sanchez- Metropolitan Fair Housing Council (provided sheet showing economic benefits of \$5 million housing trust fund)

Susan Alman - Tikunha-ir (means "Repair the City" in Hebrew)

Margaret Fennig - 812 N. Jackson

Tom Nebler - 415 E. Knapp St.

John Wooldrage - 3726 W. Birchwood Ave.

Marne Stuck - Greater Milwaukee Association of Realtors (provided letter for the file)

Dr. Jerome Holzbauer - 1744 N. 58th St.

Lucia Murtaugh - 1983 N. Summit Ave.

Jim Jorowitz - 6667 N. 89th St. - represents St. Paul Society

David Fenner - 3309 N. Holton St. - Holy Redeemer Church

Held for a special meeting scheduled for Monday at 1:30 p.m.

A motion was made by ALD. MURPHY 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

25. [060654](#) Appointment of Lois Smith 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 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

26. [060651](#) Reappointment of Craig Zetley to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

27. [060196](#) Ordinance relating to the change in zoning from Two-Family Residential (RT3) to Local Business (LB2), on land located generally West of South 16th Street and South of West Oklahoma Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

A motion was made by ALD. BAUMAN 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: 12:55 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.