



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

Tuesday, November 2, 1999

9:00:00 AM

301-B, City Hall

9:00 A.M., 9:05 A.M.

- 1) [991060](#) Resolution relative to an appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the installation of a fence on the property at 3401 West Kilbourn Avenue.

A motion was made by Chair Henningsen that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

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

No 1 - D'Amato

- 2) [991073](#) Substitute resolution authorizing the proper City officials to enter into a Streetscape Agreement with The Partnership to Develop Westtown, Inc.

A motion was made by Ald. Johnson-Odom 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

- 3) [991029](#) Resolution authorizing the Department of City Development to implement a special real estate development marketing program for commercial property along North Avenue in the 6th, 7th and 17th Aldermanic Districts. (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 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

No 0

- 4) [990968](#) Resolution amending the design guidelines for the Site Plan Review Overlay District as established by Section 295-91.0021 of the Milwaukee Code of Ordinances for the portions of the Riverwalk located within the Historic Third Ward. (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 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

No 0

- 5) [991043](#) Resolution approving the Land Disposition Report for the properties at 1128-44 North Water Street and 209-19 East Juneau Avenue for sale to Market Street Partners II for commercial development, in the 4th Aldermanic District (Redevelopment Authority).

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

- 6) [991028](#) Substitute resolution approving Amendment No. 1 to the North 26th Street - West North Avenue Redevelopment Plan to allow retail use in the entire project area and approving the Land Disposition Report for the properties at 2459 to 2485 West North Avenue for sale to AutoZone, Inc., for retail development, in the 7th Aldermanic District (Redevelopment Authority).

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

Aye 3 - D'Amato, Butler and Richards

No 2 - Henningsen and Johnson-Odom

- 7) [991042](#) Resolution approving the Land Disposition Report for the property at 1205 West Mt. Vernon Avenue for sale to Santoro Corporation for development of an office/warehouse for its landscaping business, in the 12th Aldermanic District (Redevelopment Authority).

A motion was made by Ald. Johnson-Odom 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

- 8) [991044](#) Resolution approving the Land Disposition Report for the property at 1718 North 22nd Street for sale to Florine D. Ingram for use as open space for her adjacent property in the 17th Aldermanic District (Redevelopment Authority).

A motion was made by Ald. Johnson-Odom 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

- 9) [991045](#) Resolution authorizing the Department of City Development to transfer various City-owned and/or tax deed parcels of land to the Housing Authority of the City of Milwaukee, in the 15th Aldermanic District. (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

- 10) [991040](#) Resolution amending the sales price and disposition of the surplus, vacant, tax deed lots located at 6735, 6762, and 6754 North 53rd Street and 6755 North 55th Street, in the 9th Aldermanic District. (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
- 11) [991033](#) Resolution declaring as surplus the vacant, tax deed lots located at 6751 North 57th Street (part) and 6762-R North 58th Street and accepting an Offer to Purchase from the adjoining owners, Timothy P. Piontek and Norine L. Wilson, for use as green space, in the 9th Aldermanic District. (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
- 12) [990972](#) Resolution declaring as surplus the vacant, tax deed lot located at 3476-78 South 14th Street and accepting an Offer to Purchase from Donald Adrian Stewart, Jr., and Jodi Lynne Stewart for construction of a single-family, owner-occupied home, in the 14th Aldermanic District. (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
- 13) [990974](#) Resolution declaring as surplus the vacant, tax deed lot located at 3477-79 South 14th Street and accepting an Offer to Purchase from T.R. Martin Builders, LLC, for construction of a single-family, owner-occupied home, in the 14th Aldermanic District. (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
- 13a) [990975](#) Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. (DCD-Real Estate)
- 14) [991034](#) Resolution declaring as surplus vacant, tax deed and City-owned lots and authorizing the sale of them to Milwaukee Habitat For Humanity, Inc., for new residential construction, in the 17th Aldermanic District. (DCD-Real Estate)
- A motion was made by Ald. Johnson-Odom 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

- 15) [991062](#) Resolution declaring the City-owned parking lot at 2235 North 48th Street surplus and accepting an Offer to Purchase from Schnell Price, owner of Jo's Playpen Daycare Center, for use as outdoor play space, in the 17th Aldermanic District. (DCD-Real Estate)

A motion was made 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

- 16) [990366](#) A substitute ordinance establishing zoning regulations for title loan agencies.

A motion was made by Ald. D'Amato 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

- 17) [990818](#) An ordinance relating to the zoning classification of health clinics in regional shopping zoning districts. (Department of City Development)

A motion was made by Ald. D'Amato 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

- 18) [991063](#) An ordinance relating to permits for the installation and alteration of elevators.

A motion was made by Ald. Johnson-Odom 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) [991064](#) An ordinance relating to the razing of structures.

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

- 20) [991065](#) An ordinance relating to the building code requirements for abandoned sewer and water

plumbing connections.

A motion was made by Ald. Richards 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

- 21) [991066](#) An ordinance relating to building code requirements for roof drainage conductors and water leaders.

A motion was made by Ald. Richards 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

- 22) [990934](#) An ordinance relating to parking in various residential districts.

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

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

No 0

10:00 A.M.

- 23) [990520](#) Substitute ordinance relating to the approval of Phase 2 of a Detailed Planned Development (DPD) known as Southgate Marketplace, on land located West of South 27th Street and North of West Morgan Avenue, in the 11th Aldermanic District.

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

- 24) [990734](#) Ordinance relating to the approval of a Second Amendment to the Detailed Planned Development (DPD) known as Airport Business Center, on land located on the East Side of South 6th Street and South of West Layton Avenue, in the 13th Aldermanic District. (Department of City Development)

A motion was made by Ald. Richards 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

- 25) [990519](#) Substitute ordinance relating to the approval of a detailed plan for Phase 3 of a General Planned Development known as Honey Creek Corporate Center and to change the zoning from General Planned Development (GPD) to Detailed Planned Development (DPD), on land located on the North Side of the East-West Freeway (I-94) and West of

South 84th Street, in the 16th Aldermanic District.

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

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

No 0

Excused 1 - Butler

26) Report of Certified Survey Maps.

Ald. Richards moved to approve the CSM for the following:

2032 City of Milwaukee

2033 City of Milwaukee

2034 City of Milwaukee

2036 JDN Development

2037 Allen Bradley

2038 DCD

Meeting Adjourned: 11:40 A.M.

Robert L. Harvey, Staff Assistant