



# 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*  
*Staff Assistant, Linda Elmer, 286-2232, Fax: 286-3456, lelmer@milwaukee.gov*  
*Legislative Liaison, Jeffrey Osterman, 286-2262, joster@milwaukee.gov*

---

Tuesday, June 29, 2010

9:00 AM

Room 301-B, City Hall

---

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

**Present** 4 - Witkowiak, Murphy, Bauman, Zielinski

**Excused** 1 - Wade

1. [091601](#)

Substitute resolution granting historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Carlen Hatala - Historic Preservation Commission*

*Mike Dempsey - Dept. of Neighborhood Services Condemnation Inspector*

*Christopher Friend - building owner*

**A motion was made by ALD. BAUMAN that this Resolution be SUBSTITUTED.**

**This motion PREVAILED by the following vote:**

**Aye** 4 - Witkowiak, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Wade

[091601](#)

Substitute resolution granting historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

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

**No** 0

2. [100206](#)

An ordinance relating to certain fees collected by the department of city development.

**Sponsors:** THE CHAIR

*Individual present: Vanessa Koster - Dept. of City Development*

**A motion was made by ALD. MURPHY that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:**

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

**No** 0

*This matter was reconsidered so Ald. Murphy could ask a question.*

**A motion was made by ALD. BAUMAN that this Ordinance be RECONSIDERED. This motion PREVAILED by the following vote:**

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

**No** 0

**A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:**

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

**No** 0

*Roll call taken at 9:18 A.M.*

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

3. [100236](#) Resolution dissolving Tax Incremental District No. 23, City Hall Square, No. 38, South 5th and West Grange Avenue, and No. 69, New Avenue Commerce Center, and authorizing the distribution of excess incremental revenue to overlying taxing districts.

**Sponsors:** THE CHAIR

*Individual present: Jim Scherer - Dept. of City Development*

**A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

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

**No** 0

4. [100268](#) Resolution accepting the proposal submitted by Ralph Fleege, doing business as Mitchell Novelty Company, to purchase the City-owned parking lot at 3507 West Pierce Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals present:*

*Yves LaPierre - Dept. of City Development*

*Ralph Fleege*

**A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski  
**No** 0

9:30 A.M.

5. [100267](#) Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.
- Sponsors:** Ald. Wade
- Individuals present:*  
*Karen Taylor - Dept. of City Development*  
*Joseph A. Walker - Pastor of Word of Faith Ministries, Inc.*
- A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**
- Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski  
**No** 0
6. [100270](#) Resolution accepting a proposal submitted by Wisconsin Lutheran College, Inc. for the purchase of the former Finney Library at 4243 West North Avenue for development of a youth education and parent resource center, in the 15th Aldermanic District.
- Sponsors:** Ald. Hines Jr. and Ald. Murphy
- Individuals present:*  
*Karen Taylor - Dept. of City Development*  
*Milton Coffbroft - Pathways to College*  
*Dwayne Shoulder - Wisconsin Lutheran College*
- Ald. Murphy added as a co-sponsor during the committee meeting.*
- A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**
- Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski  
**No** 0
7. [100033](#) A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, known as Park Place Stage 29, for the new headquarters of Junior Achievement of Wisconsin, on lands located south of West Liberty Drive and east of West Park Place, in the 5th Aldermanic District.
- Sponsors:** Ald. Bohl and Ald. Wade
- Individuals present:*  
*Vanessa Koster - Dept. of City Development*  
*Glenn Murphy - architect (Glenn Slater Architect)*  
*Ryan Schultz - HSI Properties, owner's representative for Junior Achievement*  
*Ald. Bohl - supports the project*
- Ald. Wade added as a co-sponsor to this file during the committee meeting.*

*Held so Junior Achievement can speak with the Assessor's Office about a PILOT program or finding a tax-paying company to develop in this area and research the lost opportunity cost of not developing this area for the tax base.*

*The Committee is willing to hold a special meeting prior to the July 7th Council meeting if the outstanding issues of individual members are addressed.*

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

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

**No** 0

8. [100036](#)

A substitute ordinance relating to a change in zoning from Local Business to Two-Family Residential to correct mixed zoning on the site, on land located east of North 1st Street and south of East North Avenue, in the 6th 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. This motion PREVAILED by the following vote:**

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

**No** 0

9:45 A.M.

9. [100189](#)

Communication from the Department of City Development relating to expenditures and status of Tax Increment District 74, North 35th and Capitol.

**Sponsors:** Ald. Wade

*Held at the request of the sponsor.*

**A motion was made by ALD. WADE that this Communication-Report be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:**

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

**No** 0

*Meeting adjourned: 10:38 A.M.*

*Linda M. Elmer  
Staff Assistant*

*This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.*

