



# 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, March 14, 2000

9:00:00 AM

301-B, City Hall

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**9:00 A.M., Meeting Convened: 9:10 A.M.**

- 1) [991773](#) Communication from the Department of City Development relative to the progress in the implementation of the "Market Study, Transportation and Land Use Plan" for the Menomonee River Valley.  
  
**Sponsors:** THE CHAIR  
  
*Report represented by Brian Riley*  
  
**A motion was made by Ald. Richards 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
  
- 2) [991644](#) Resolution designating the Daniel H. Richards House, 2863 North 1st Street, as an Historic Structure. (Historic Preservation Commission)  
  
**Sponsors:** THE CHAIR  
  
**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, Johnson-Odom, Butler and Richards  
  
**No** 0  
  
**Excused** 1 - D'Amato
  
- 3) [991762](#) Resolution approving the use of the 2000 Community Development Block Grant funds Large Impact Development Fund. (CDBG)  
  
**Sponsors:** THE CHAIR  
  
**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, Johnson-Odom, Butler and Richards  
  
**No** 0

Excused 1 - D'Amato

9:30 A.M.

- 4) [991533](#) Substitute ordinance relating to the change in zoning from Institutional (T/D/40) to Detailed Planned Development (DPD) for a planned development known as Prairie Crossings Senior Housing, on land located on the West Side of North 84th Street and North of West Villard Avenue, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

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

**No** 0

Excused 1 - D'Amato

- 5) [991532](#) Substitute ordinance relating to the change in zoning from Two-Family Residence (R/E/40) to Detailed Planned Development (DPD) for a planned development known as Clare Heights Senior Housing, on land located on the South Side of West Holt Avenue and West of South 6th Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

**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, Butler and Richards

**No** 0

Excused 1 - D'Amato

- 6) [991538](#) Ordinance relating to the change in zoning from Manufacturing (M/B/85) to Multi-Family Residence (R/D/40), on land located on the East Side of North 50th Place and North of West State Street, in the 16th Aldermanic District. (DCD)

**Sponsors:** Ald. Murphy

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

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

**No** 0

Excused 1 - D'Amato

- 7) [991723](#) Resolution approving the Land Disposition Report for the property at 511 East Menomonee Street for sale to New Land Enterprises for mixed-use development in the 4th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

*Walter Schuke-New Land Enterprises*

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

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

**No** 0

**Excused** 1 - D'Amato

- 8) [991754](#) Resolution authorizing and directing the transfer of funds from the Capital Improvements Planning Account to a Subaccount for the purchase of aerial photography. (DCD)

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - D'Amato

- 9) [991559](#) Resolution approving Amendment No. 2 to the Cooperation Agreement for the 511 East Menomonee Street and 151 North Jackson Street Blight Designation Project. (DCD)

**Sponsors:** Ald. Henningsen

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

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

**No** 0

**Excused** 1 - D'Amato

- 10) [991645](#) Resolution approving a Redevelopment Plan for the Beerline "C" Redevelopment Project Sub-Area 1 in the 6th Aldermanic District. (Redevelopment Authority)

**Sponsors:** THE CHAIR

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

**No** 0

**Excused** 1 - D'Amato

- 11) [991687](#) Resolution approving a Redevelopment Plan for the East Kane Place - North Water Street Redevelopment Project Sub-Area 1 in the 3rd Aldermanic District. (Redevelopment Authority)

**Sponsors:** THE CHAIR

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

**No** 0

**Excused** 1 - D'Amato

[980669](#)

Resolution approving the final plat of Heritage Meadows generally located West of North 107th Street and South of West Daphne Road, in the 15th Aldermanic District. (DCD)

**Sponsors:** Ald. Nardelli

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

**Aye** 3 - Henningsen, Johnson-Odom and Richards

**No** 0

**Excused** 2 - D'Amato and Butler

13) [991724](#)

Resolution approving the Land Disposition Report for the property at 1814 South 1st Street for sale to Honigman Metal Recycling Corporation for a driveway for its adjacent property in the 12th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

**Aye** 3 - Henningsen, Johnson-Odom and Butler

**No** 0

**Excused** 2 - D'Amato and Richards

14) [991725](#)

Resolution approving the Land Disposition Report for the property at 1850 North 1st Street for sale to Bruce Roberts for construction of a single-family home in the 6th Aldermanic District (Redevelopment Authority).

**Sponsors:** Ald. Johnson-Odom

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

**Aye** 3 - Henningsen, Johnson-Odom and Butler

**No** 0

**Excused** 2 - D'Amato and Richards

15) [991726](#)

Resolution approving the Land Disposition Report for the properties at 1406-1410 and 1414 South 4th Street for sale to Redcat Academy Foundation, Inc., for construction of two single-family houses, in the 12th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - D'Amato

- 16) [991719](#) Resolution declaring as surplus vacant, tax deed and City-owned lots and authorizing the sale of them to Harambee Ombudsman Project, Inc., for new residential construction, in the 6th Aldermanic District. (DCD-Real Estate)

**Sponsors:** Ald. Johnson-Odom

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

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

**No** 0

**Excused** 1 - D'Amato

- 17) [991721](#) Resolution declaring the vacant, tax deed lot at 2936 North 16th Street surplus and accepting an Offer to Purchase from Beatrice Carnes and Karen A. Carnes for assemblage with their existing property, in the 7th Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - D'Amato

- 18) [991720](#) Resolution declaring the vacant, tax deed lot at 1809-11 North 12th Street surplus and accepting an Offer to Purchase from Joanie R. Green for an outdoor play area for her day care center, in the 17th Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - D'Amato

- 19) [991717](#) Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - D'Amato

- 20) [991739](#) Resolution declaring as surplus and authorizing the sale of an improved, tax deed property located at 3227-31 West National Avenue, in the 16th Aldermanic District. (DCD-Real Estate)

**Sponsors:** Ald. Murphy

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

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

**No** 0

**Excused** 1 - D'Amato

**The Following Files Maybe Placed on File:**

- 21) [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)

**Sponsors:** THE CHAIR

**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, Johnson-Odom, Butler and Richards

**No** 0

**Excused** 1 - D'Amato

- 22) [951037](#) Ordinance relating to the change in zoning from Multi-Family Residence (R/A/85, R/B/40, R/D/40) to Lakefront (LF/C/60), lands in public ownership adjacent to Lake Michigan and extending from East Russell Avenue to the south city limits line south of East Oklahoma Avenue, in the 14th Aldermanic District. (Department of City Development)

**Sponsors:** THE CHAIR

**A motion was made 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

23) [951758](#)

Resolution approving the Riverside Park Area Study and directing implementation of various recommendations of this study.

**Sponsors:** Ald. McNamara-McGraw

**A motion was made 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

24) [960248](#)

Appeal of the decision of the Historic Preservation Commission for denial of Certificate of Appropriateness for security bars installed at 1001 W. Mitchell Street.

**Sponsors:** THE CHAIR

**A motion was made 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

25) [960907](#)

A substitute ordinance relating to lakefront districts.

**Sponsors:** THE CHAIR

**A motion was made 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

26) [961029](#)

A substitute ordinance relating to the zoning of cigarette stores.

**Sponsors:** Ald. Richards, Ald. Butler, Ald. Pawlinski, Ald. Nardelli, Ald. Kalwitz, Ms. Scherbert, Ald. Breier, Ald. D'Amato and Ald. Murphy

**A motion was made 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

- 27) [970857](#) Ordinance relating to the removal of two detailed planned developments known as City Crossing and Riverview Apartments and to re-establish a general planned development to be known as Humboldt Yards, lands located on the south side of East North Avenue and east of North Humboldt Avenue, in the 6th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

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

**No** 0

Excused 1 - D'Amato

- 28) [970859](#) Ordinance relating to the change in zoning from a general planned development to a detailed planned development known as Humboldt Yards (Commercial Parcel) Phase 1, on lands located on the southeast corner of East North Avenue and North Humboldt Avenue, in the 6th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

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

**No** 0

Excused 1 - D'Amato

- 29) [971080](#) A substitute ordinance relating to revocation of certificates of occupancy and certificates of zoning under certain conditions.

**Sponsors:** Ald. Butler, Ald. Gordon, Ald. Henningsen, Ald. Johnson-Odom, Ald. D'Amato and Ald. Richards

**A motion was made 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

- 30) [971221](#) Ordinance relating to the approval of the 8th amendment to the general plan for a general planned development known as Park Place, located north of West Good Hope Road and west of North 107th Street, in the 15th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

**A motion was made 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

31) [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)

**Sponsors:** THE CHAIR

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

**No** 0

**Excused** 1 - D'Amato

32) [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)

**Sponsors:** THE CHAIR

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

**No** 0

**Excused** 1 - D'Amato

33) [980594](#)

Ordinance to establish a Development Incentive Zone on land located on the South side of West Juneau Avenue and the East side of North 6th Street, in the 4th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

**A motion was made 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

34) [980658](#)

Substitute ordinance relating to amending the general plan of a planned development known as The Boardwalk, on the North side of West Calumet Road between North 99th Street and North 107th Street, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made 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

35) [980959](#)

A charter ordinance change pertaining to implementation of the Neighborhood Improvement and Inspection Department.

**Sponsors:** Ald. Henningsen, Ald. Hines Jr., Ald. Richards, Mr. Schramm, Ald. Witkowiak, Ald. Pratt, Ald. Gordon, Ald. D'Amato and Ald. Murphy

**A motion was made 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

36) [990184](#)

Resolution permitting a minor modification to the amended Detailed Planned Development known as Presidio Square, located on the East Side of North 55th Street and South of West Good Hope Road, in the 9th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

**A motion was made 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

37) [990183](#)

Ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) for a planned development, on land located North of West North Avenue and East of North 25th Street, in the 7th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

**A motion was made 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

38) [990186](#)

Ordinance relating to the change in zoning from Industrial (I/D/40), Multi-Family Residence (R/D/40), Local Business (L/D/40) and Parking (P/D/40) to General Planned Development (GPD) for a planned development, on land located North of West North

Avenue and East of North 25th Street, in the 7th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

**A motion was made 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

39) [990541](#)

Communication regarding six-month status report concerning reorganization of the Department of Neighborhood Services & the Department of City Development.

**Sponsors:** Ald. Pratt and Ald. D'Amato

**A motion was made 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

40) [990686](#)

Resolution authorizing a one time funding award of \$50,000 for the "211 Emergency Services" Information Line with Community Development Block Grant funds. (Community Block Grant Administration)

**Sponsors:** THE CHAIR

**A motion was made 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

41) **Report of Certified Survey Maps.**

*Ald. Moves to receive the Report of the Certified Survey Maps for the following:*

*August Urbanek, Dennis & Pat Schumacher, St. Augustine Congregation, RACM, Milwaukee Lodge of Elks #46, Equity Investment -Group.*

**Robert L. Harvey, Staff Assistant**

**Meeting Adjourned: 10:51 P.M.**