



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes - Final ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES WITKOWIAK, CHAIR
Ald. Willie Wade, Vice-Chair
Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T. Anthony Zielinski

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Tuesday, February 23, 2010

9:00 AM

Room 301-B, City Hall

AMENDED 2/22/10

Meeting called to order at 9:09 a.m.

Present 4 - Witkowiak, Wade, Bauman, Zielinski

Excused 1 - Murphy

1. [091199](#) Communication from the Departments of City Development and Public Works relating to amendments - certain street paving projects - to project plans for tax incremental districts likely to be closed out in 2011 or 2012.

Sponsors: Ald. Bohl

Individuals appearing:

Ald. James Bohl, 5th Aldermanic District
Jim Scherer, Department of City Development

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

Aye 3 - Witkowiak, Bauman and Zielinski

No 0

Excused 2 - Wade and Murphy

A motion was made by ALD. WADE that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

2. [091152](#) Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 34, Third Ward Riverwalk, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual at the table:

Jim Scherer, Department of City Development

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

Aye 3 - Witkowiak, Bauman and Zielinski

No 0

Excused 2 - Wade and Murphy

3. [091372](#)

Resolution temporarily suspending razing and demolition activities funded by NSP Phase 1 and 2 until the Department of Neighborhood Services has made modifications in bidding requirements allowing for deconstruction activities.

Sponsors: Ald. Bauman and Ald. Bohl

Individuals appearing:

Art Dahlberg, Department of Neighborhood Services

Linda Burke, City Attorney's Office

Steven Mahan, Community Development Grant Administration

Ald. Wade at the table at 9:16 a.m.

Ald. Bauman says that it would be appropriate to hold it to the call of the chair.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

4. [091245](#)

Resolution permitting a minor modification to a Detailed Planned Development known as Plymouth Hill to extend a family daycare hours of operation, on lands located South of West Walnut Street and West of North 7th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

5. [091157](#) A substitute ordinance relating to a change in zoning from Two-Family Residential to Industrial-Office, for parking lot expansion, on land located South of West National Avenue and East of South 22nd Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Vanessa Koster, Department of City Development
David Samuel, Property Owner
Mary Revers-Crossman, owner of 828 S. 22nd St.*

Ms. Revers is in opposition to the change in zoning due to the parking of refrigerated trucks on the property.

Ms. Koster says that DCD will ask Department of Neighborhood Services to give Mr. Samuel an extension on satisfying the DNS orders so an agreement can be made between Ms. Revers-Crossman and Mr. Samuel.

Ms. Revers says that she would like an agreement that the refrigerated trucks will not park on the property.

The item will be held for one cycle.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

6. [091059](#) A substitute ordinance relating to a change in zoning from Two-Family Residential to Local Business on lands located East of South Cesar E. Chavez Drive and North of West Mineral Street, for parking lot expansion, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

*Vanessa Koster, Department of City Development
Ernesto Villareal, Property Owner*

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

7. [090879](#) Substitute resolution approving a Second Restated Agreement for Purchase and Sale of the surplus City-owned property at 4701-5001 South Pennsylvania Avenue in the City of Cudahy between the City of Milwaukee and Cobalt Partners, LLC.

Sponsors: Ald. Witkowski

Individuals appearing:

Dan Casanova, Department of City Development
Greg Hagopian, City Attorney's Office
Scott Yauck, Cobalt Partners, LLC

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

9:15 A.M.

8. [091406](#) Resolution facilitating the third phase of housing development by United Methodist Children's Services of Wisconsin, Inc. in the vicinity of 38th and Lisbon by approving the blight designation and acquisition of seven City-owned vacant lots by the Redevelopment Authority and authorizing conveyance of these lots and properties owned or being acquired by the Redevelopment Authority to the Redeveloper, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals appearing:

Matt Haessly, Department of City Development
Perry Huyck, United Methodist Children's Services
Alex Runner, Staff Assistant to 15th District Alderman Willie Hines, Jr.
Matt Melendez, Community Development Advocates

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

9. [091366](#) Resolution accepting the proposal submitted by Earnest Pruitt, doing business as Pruco Services, LLC, to purchase the City-owned, tax-deed property at 3600-02 West Lisbon Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals appearing:

Alex Runner, Staff Assistant to 15th District Alderman Willie Hines, Jr.
Karen Taylor, Department of City Development
Earnest Pruitt, submitter of proposal and business owner
Carl Quindel, Allied Churches Teaching Self Empowerment (ACTS)

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

10. [091358](#) Substitute resolution relating to the allocation of funds from the Housing Trust Fund.

Sponsors: THE CHAIR

Individuals appearing:

Steven Mahan, Community Development Grants Administration

Craig Kammholz, Comptroller's Office

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

11. [091248](#) Substitute resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street/551 West Historic Mitchell Street Project, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

Jim Scherer, Department of City Development

Judy Keller, Executive Director of the Business Improvement District for Mitchell Street

Ald. Witkowiak says that he is the owner of the building discussed in the resolution, so he will not be voting on the item.

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

Aye 3 - Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

Abstain 1 - Witkowiak

12. [091405](#) Resolution authorizing the transfer and expenditure of funds from the Capital Improvements-Housing Infrastructure Preservation Fund for repairs to City-owned properties to preserve the structures and to improve marketability and feasibility.

Sponsors: Ald. Bauman

Individual appearing:

Karen Taylor, Department of City Development

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

13. [091367](#)

Substitute resolution approving Amendment No. 1 to the Cooperation, Contribution and Redevelopment Agreement for Tax Incremental District No. 49, Cathedral Place, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Jim Scherer, Department of City Development

Tom Gartner, City Attorney's Office

Craig Kammholz, Comptroller's Office

Mr. Kammholz says that two companion files to this resolution will be heard at the next Finance and Personnel meeting.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Excused 1 - Murphy

Meeting adjourned at 10:33 a.m.

Staff Assistant Tobie Black

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