



# City of Milwaukee

## Meeting Minutes

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. MICHAEL S. D'AMATO, CHAIR**

*Ald. Willie Wade, Vice-Chair*

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

*Staff Assistant, Terry MacDonald, (414)-286-2233*

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*File Specialist, Marian Hartner, 286-3926, E-mail: mhartn@milwaukee.gov*

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Tuesday, January 25, 2005

9:00 AM

Room 301-B, City Hall

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*Meeting Convened: 9:13 A.M.*

**Members Present:** ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

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**PLEASE NOTE: ITEM NOS. 14 & 4 WILL BE TAKEN OUT OF ORDER AND WILL BE HEARD AS THE FIRST TWO ITEMS ON THE AGENDA.**

1) [041223](#)

Resolution declaring a vacant, tax-deed lot located at 2224 South 18th Street surplus and authorizing its sale to Luis A. Rodriguez for use as green space, in the 13th Aldermanic District.

[Fiscal Note.doc](#)

[Map.doc](#)

[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

2) [041058](#)

Substitute resolution approving a final certified survey map for property located at 6539 North 91st Street and submitted by the owner, William Dossett, in the 5th Aldermanic District.

[Fiscal Note.doc](#)

[CSM-DCD No. 2424.PDF](#)

[CPC letter.doc](#)

*Approve Certified Survey Map #2424.*

**RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

3) [040850](#)

Resolution approving the final plat known as Heritage Meadows Addition No. 3, located South of West Sanctuary Drive and East of North 114th Street, in the 5th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Final Plat.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

4) [041053](#)

Substitute ordinance relating to the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as the Kenilworth Building on land located on the South Side of East Kenilworth Place between North Farwell Avenue and North Prospect Avenue, in the 3rd Aldermanic District.

[Publication on January 10 and January 17, 2005.PDF](#)

[CPC letter.doc](#)

*Speakers:*

*Shawn Fallin, Developer - Kenilworth Development, LLC*

*Diandra Willis, Kenilworth Development, LLC*

*Karla Ashenhurst, UWM - Governmental Relations*

*Bunkie Miller, Dept. of City Development*

*John Hyslop, City Plan Commission*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

5) [030622](#)

Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Brewers Hill Commons, Phase 7, on land located on the South Side of East Reservoir Avenue between North Palmer Street and North Hubbard Street, in the 6th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A.doc](#)

[Exhibit A Drawings.pdf](#)

*Speakers:*

*Paul Dincin, Tandem Developers, LLC*

*Bob Biser, Built-Form Architecture*

*John Hyslop, City Plan Commission*

*Ezell Banks, Legislative Assistant for Ald. McGee*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

6) [041163](#)

Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Humboldt Yards (Commercial Parcel) Phase 1, located on the South Side of West North Avenue and East of North Humboldt Avenue, in the 6th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

**A motion was made by Vice Chair Wade that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

7) [040602](#)

Ordinance approving the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as Walgreens, on land located on the South Side of West National Avenue between South Layton Boulevard and South 26th Street, in the 8th Aldermanic District. (DCD)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[CPC letter.doc](#)

[Exhibit A Drawing.PDF](#)

[Exhibit A Owner Stmt.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

8) [041159](#)

Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as East Bay Condominiums (f/k/a Northridge Lakes, Stage 4), located at 9017 North 70th Street, in the 9th Aldermanic District.

[Publication on January 10 and January 17, 2005.PDF](#)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

9) [041160](#)

Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Home Depot, located on the South Side of West Good Hope Road and East of North 76th Street, in the 9th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

10) [041162](#)

Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Cameo Care Campus, located on the East Side of South 27th Street and North of West Goldcrest Avenue, in the 13th Aldermanic District. (DCD)

[Publication on January 10 and January 17, 2005.PDF](#)

[CPC letter.doc](#)

*Speakers:*

*John Hyslop, City Plan Commission*

*Richard Reilly, Sprint*

*Catherine Cooper, Legislative Assistant for Ald. Witkowski*

**RECOMMENDED FOR PASSAGE. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

11) [040947](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) known as The Townhomes on Arthur Street, on land located on the Northeast Corner of West Arthur Street and South 5th Street, in the 14th Aldermanic District.

[Publication on January 10 and January 17, 2005.PDF](#)

[Exhibit A.PDF](#)

[CPC letter.doc](#)

*Speakers:*

*John Hyslop, City Plan Commission*

*Joseph Bohls, Representative for property owner PARC*

*Leo Bodaras, Construction Manager*

*Rodrick Taylor, Project Architect*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

12) [041098](#)

Substitute resolution approving the Land Disposition Report for the property at 540 West North Avenue for sale to CanCleve Group for a commercial development in the 6th Aldermanic District. (Redevelopment Authority)

[Land Disposition Report.doc](#)

[Area Map.doc](#)

[Fiscal Note.doc](#)

*Ald. Wade moved to amend by striking "Urbanworks, LLC" and replacing it with "CanCleve Group". Prevailed.*

**A motion was made by Vice Chair Wade that this matter be AMENDED. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

[041098](#)

Substitute resolution approving the Land Disposition Report for the property at 540 West North Avenue for sale to CanCleve Group for a commercial development in the 6th Aldermanic District. (Redevelopment Authority)

[Land Disposition Report.doc](#)

[Area Map.doc](#)

[Fiscal Note.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

13) [041314](#)

Resolution approving the blight designation of the privately owned property at 2225 North 7th Street in the proposed Bronzeville Cultural and Entertainment District for acquisition by the Redevelopment Authority of the City of Milwaukee in the 6th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Blight Designation Summary.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

14) [041259](#)

Resolution approving the blight designation by the Redevelopment Authority of the Kenilworth Building at 2185 North Prospect Avenue for acquisition and bond purposes to facilitate redevelopment as a mixed-use building and authorizing a long-term lease of the redeveloped facility by the Redevelopment Authority with the Wisconsin Department of Administration for use by the University of Wisconsin-Milwaukee, in the 3rd Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Blight Designation Summary.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

15) [041313](#)

Resolution approving the redevelopment boundary for the Central Menomonee Valley Project Area and approving the blight designation and acquisition of the properties at 104 and 200 South Emmer Lane by the Redevelopment Authority in advance of the Redevelopment Plan, in the 12th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

16) [041304](#)

Resolution approving the Land Disposition Report for the properties at 3401-3411 and 3417-23 West North Avenue for sale to the North Avenue Community Development Corporation for development of Toussaint Square, a mixed-use development, in the 15th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Land Disposition Report.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

17) [041218](#)

Substitute resolution appropriating \$50,000 from the 2004 Development Fund for a pedestrian crosswalk pilot program.

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

18) [041316](#)

A substitute ordinance relating to the architectural review board.

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

041316

A substitute ordinance relating to the architectural review board.

**A motion was made by Ald. Bauman that this matter be  
RECONSIDERED. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

041316

A substitute ordinance relating to the architectural review board.

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

Ayes: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD.  
BAUMAN  
Noes: 0  
Abstain: 1 - ALD. WADE

19) 011350

A substitute ordinance relating to the establishment of a 6-month moratorium  
on the issuance of demolition permits for areas declared a conservancy district.  
[City Atty Legal Opinion.pdf](#)

**A motion was made by Vice Chair Wade that this matter be  
RECOMMENDED FOR PLACING ON FILE. The motion carried by the  
following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

*Meeting Adjourned: 11:00 A.M.*

*Terry J. MacDonald  
Staff Assistant*

