



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

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, Linda Elmer, (414)-286-2232

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File Specialist, Charlotte Rodriguez, 286-8797, E-mail: crodri@milwaukee.gov

Tuesday, January 8, 2008

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:18 A.M.

Present 5 - D'Amato, Wade, Murphy, Hamilton, Bauman

1. [070937](#) Substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential on land located on the East Side of South Cesar E. Chavez Drive and South of West Lapham Boulevard, in the 12th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

2. [070630](#) Substitute ordinance relating to a change in zoning from Two-Family Residential to Local Business on land located North of West National Avenue and East of South 34th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals present:

Vanessa Koster - Dept. of City Development

Jill Thomas - aide to Ald. Donovan

Held at the request of the local alderman.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

3. [070929](#) Substitute ordinance relating to the establishment of a Master Sign Program Overlay Zone for property located at 1212, 1236 and 1300 South Layton Boulevard, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals present:

Vanessa Koster - Dept. of City Development

Jill Thomas - aide to Ald. Donovan

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

4. [071129](#) Substitute ordinance relating to the change in zoning from Single-Family Residential to Local Business on land located East of North 15th Street and North of West Fond du Lac Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

5. [071228](#) Substitute ordinance relating to the change in zoning from Commercial Service to General Planned Development on land located on the North Side of West Lisbon Avenue and West of North 39th Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Vanessa Koster - Dept. of City Development

Alex Runner - aide to Ald. Hines

Tigue Wiley Smith - representing United Methodist Children's Services

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

6. [071227](#) Resolution approving the blight designation and acquisition by the Redevelopment Authority of City-owned properties in the vicinity of West Garfield Avenue and North 32nd Street and authorizing conveyance of the properties and Authority-owned property at 2200-06 North 32nd Street to North Avenue Community Development Corporation for residential and mixed-use development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Elaine Miller - Dept. of City Development

Alex Runner - aide to Ald. Hines

Renee Roker - President of North Avenue Community Development Corp.

Tigue Wiley Smith - North Avenue Community Development Corp.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

7. [071179](#) Substitute ordinance relating to the change in zoning from Local Business to General Planned Development on lands located East of North Dr. Martin Luther King Jr. Drive and South of West Keefe Avenue, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

Individuals present:
Pamela Klein - DeMone Group
Rev. Charles Jordan - Shiloh Tabernacle Church
Victor Knight - Volunteers of America National

The Committee strongly supports having the first floor as an active use, so the Department will submit amended exhibits prior to the Council meeting on 1/15/08 to address its concerns.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

8. [060259](#) Substitute ordinance approving the First Amendment to the Detailed Planned Development known as Columbia St. Mary's Prospect East, Phase 1, on land located on the North Side of East North Avenue and West of North Terrace Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

Individuals present:
Vanessa Koster - Dept. of City Development
John McCarthy - representing Columbia St. Mary's

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

9. [070931](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development known as Humboldt Commons, on land located on the East Side of North Humboldt Boulevard and South of East Hadley Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals present:
Vanessa Koster - Dept. of City Development
Ryan Stucker - Developer and General Contracto

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

10. [070932](#) Substitute ordinance amending a Development Incentive Zone overlay known as The

Brewery Project, on land located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:

Vanessa Koster - Dept. of City Development

Dan McCarthy - Zilber Group

Jim Hurtle - 20220 N. 117th St. - owns property in the Pabst Brewery area - supporter

Proposed Substitute A accepted.

A motion was made by ALD. BAUMAN that this Ordinance be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

070932

Substitute ordinance amending the Development Incentive Zone overlay known as The Brewery Project, on land located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

11. 070928

Substitute ordinance relating to the change in zoning from Industrial-Light to Local Business on land located East of South 6th Street and North of West Layton Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

12. 070933

Resolution approving the Northwest Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the 1st, 2nd, 5th and 9th Aldermanic Districts.

Sponsors: Ald. Bohl, Ald. Davis, Ald. Hamilton And Ald. Puente

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

10:00 A.M.

13. [070576](#) An ordinance relating to the paving of parking lots, areas and spaces.

Sponsors: Ald. Bauman And Ald. D'Amato

Individuals present:

Tom Mishefske - Dept. of Neighborhood Services

Shirley Krug - Milw. Metropolitan Sewerage District

Proposed Substitute B accepted.

A motion was made by ALD. BAUMAN that this Ordinance be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

- [070576](#) A substitute ordinance relating to the paving of parking lots, areas and spaces.

Sponsors: Ald. Bauman And Ald. D'Amato

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

14. [071141](#) An ordinance relating to conditions for issuance of certificates of occupancy.

Sponsors: THE CHAIR

Individuals present:

Tom Mishefske - Dept. of Neighborhood Services

Stuart Mukamal - City Attorney's Office

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

- 15a. [071238](#) Resolution directing the City of Milwaukee's representatives on the 440th Local Redevelopment Authority to recommend that the 440th Local Redevelopment Authority approve a reuse plan compatible with Milwaukee County's 1993 Airport Master Plan with the balance used for aviation support, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals present:

Jeff Polenske - Chair of the Local Redevelopment Authority

Dave Misky - Dept. of City Development

Ald. Terry Witkowski

The Department of City Development will research whether any conveyance must be for the public good and, if not, the conveyance will be null. The file will be amended on the

Council floor to mandate this if this belief is not correct.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

15b. [071137](#)

Resolution relating to City's position on the redevelopment and reuse of General Mitchell Air Reserve Station, to be called the Milwaukee 440th Local Redevelopment Authority (440th LRA).

Sponsors: Ald. Witkowski

Individuals present:

Jeff Polenske - Chair of the Local Redevelopment Authority

Dave Misky - Dept. of City Development

Ald. Terry Witkowski

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

16. [071132](#)

Resolution approving a Project Plan, authorizing expenditures and creating a Tax Incremental District for the Mitchell Street Project, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:

Jim Scherer - Dept. of City Development

Craig Kammholtz - Comptroller's Office

Mike McGuire - aide to Ald. Witkowiak

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

Roll call taken at 12:20 P.M.

Present 3 - Wade, Hamilton, Bauman

Excused 2 - D'Amato, Murphy

17. [071125](#)

Resolution relating to amending the Downtown Plan, in the 3rd, 4th and 6th Aldermanic Districts, and appropriating \$50,000 from the 2008 Advance Planning Fund for this purpose.

Sponsors: Ald. Bauman

Individuals present:

Vanessa Koster, Alison Rozek and Greg Patin - Dept. of City Development

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

Aye 3 - Wade, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Murphy

18. [071180](#) Resolution approving a Relocation Plan for the spot acquisition of 326 East Center Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Elaine Miller - Dept. of City Development present.

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

Aye 3 - Wade, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Murphy

19. [071174](#) Resolution authorizing the sale of a City-owned vacant lot at 2226-2228 North 12th Street to West Garfield Property, LLC, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Elaine Miller - Dept. of City Development present.

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

Aye 3 - Wade, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Murphy

20. [071175](#) Resolution approving the Land Disposition Report for the Redevelopment Authority-owned properties in the vicinity of North 27th Street and West Lisbon Avenue for sale to Midtown Terrace, LLC, a joint venture between Vanguard Group, LLC and the Commonwealth Companies, for residential development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Jim Sayers - Dept. of City Development

Alex Runner - aide to Ald. Hines

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

Aye 3 - Wade, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Murphy

21. [071239](#) Resolution facilitating industrial expansion in the 30th Street Industrial Corridor by approving the blight designation and acquisition by the Redevelopment Authority of the

privately owned properties at 3478 West Hopkins Street, 4250 North 35th Street and 4260-4300 North 35th Street and authorizing conveyance to Integrated Mail Industries, Ltd., in the 1st Aldermanic District.

Sponsors: Ald. Hamilton And Ald. Wade

Individuals present:

Elaine Miller - Dept. of City Development

Gregg Hagopian - City Attorney's Office

Att. Hugh Brown - Godfrey, Brown and Frasier - appearing on behalf of Bee Bus Line, current owner of the property

Att. Steven Chernoff - appearing on behalf of Integrated Mail Industries

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

Aye 3 - Wade, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Murphy

Roll call taken at 11:45 A.M.

Present 4 - Wade, Murphy, Hamilton, Bauman

Excused 1 - D'Amato

22. [070548](#)

A substitute ordinance relating to revision of regulations for automatic changeable message signs.

Sponsors: Ald. D'Amato And Ald. Bohl

This item was taken out of order at 10:50 A.M.

Individuals present:

Vanessa Koster - Dept. of City Development

Bob Bryson - Dept. of Public Works

Ald. D'Amato excused from the rest of the meeting at 11:45 A.M.

Kurt Weis - Lamar Advertising

Mr. Weis provided a packet of information (Exhibit 1)

Martin Collins - Dept. of Neighborhood Services

Dan Pomeroy - Clear Channel Outdoor

Proposed Substitute A accepted.

A motion was made by ALD. BAUMAN that this Ordinance be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 4 - Wade, Murphy, Hamilton and Bauman

No 0

Excused 1 - D'Amato

The amendments include:

1. Add a provision such that off-premise changeable message signs shall be set back from the roadway a minimum of 50 feet.

2. Amend c-3 such that signs may not be changed more frequently than once every 30 seconds.

3. Add a provision such that off-premise changeable message signs shall not be the

same color red as used in regulatory signs.

A motion was made by ALD. MURPHY that this Ordinance be AMENDED. The motion PREVAILED by the following vote:

Aye 4 - Wade, Murphy, Hamilton and Bauman

No 0

Excused 1 - D'Amato

070548

A substitute ordinance relating to revision of regulations for automatic changeable message signs.

Sponsors: Ald. D'Amato And Ald. Bohl

A motion was made by ALD. HAMILTON that this Ordinance be RECOMMENDED FOR PASSAGE. The motion FAILED by the following vote:

Aye 2 - Wade and Hamilton

No 2 - Murphy and Bauman

Excused 1 - D'Amato

A motion was made by ALD. MURPHY that this Ordinance be HELD TO CALL OF THE CHAIR. The motion FAILED by the following vote:

Aye 2 - Murphy and Bauman

No 2 - Wade and Hamilton

Excused 1 - D'Amato

A motion was made by ALD. WADE that this Ordinance be REFERRED WITHOUT RECOMMENDATION. The motion FAILED by the following vote:

Aye 2 - Wade and Hamilton

No 2 - Murphy and Bauman

Excused 1 - D'Amato

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 4 - Wade, Murphy, Hamilton and Bauman

No 0

Excused 1 - D'Amato

23.

060876

An ordinance relating to maximum wall heights for certain types of landscaping required by the zoning code.

Sponsors: THE CHAIR

A motion was made by ALD. HAMILTON that this Ordinance be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 3 - Wade, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Murphy

Meeting adjourned: 1:05 P.M.

Linda M. Elmer

Staff Assistant

*This meeting can be viewed in its entirety in the web-casting archives found at
www.milwaukee.gov/channel25.*