



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, Chris Lee, 286-2232
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Legislative Liaison, Jeffrey Osterman, 286-2262,
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Tuesday, October 4, 2011

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:11 a.m.

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

1. [110644](#) Appointment of Jonathan Hackbarth to the Standards and Appeals Commission by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
Individual appearing:
Johnathan Hackbarth

Ald. Wade joined the committee at 9:13 a.m.
A motion was made by ALD. BAUMAN that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

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

No 0
2. [110645](#) Reappointment of Mark Knapp to the Standards and Appeals Commission by the Mayor. (10th Aldermanic District)
Sponsors: THE CHAIR
Individual appearing:
Mark Knapp

A motion was made by ALD. MURPHY that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

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

No 0
3. [110587](#) A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for construction of

greenhouses, on land located on the south side of West Bluemound Road and east of North 51st Street, in the 10th Aldermanic District.

Sponsors: Ald. Wade, Ald. Zielinski and Ald. Bauman

Individual appearing:
Vanessa Koster, Department of City Development

Ald. Zielinski joined the committee at 9:18 a.m.

Ald. Murphy said that the majority of the neighborhood was in support with some opposing. Despite some concerns, he was in support.

Individuals appearing on behalf of the development and in support:
Bowen Dornbrook, Central Greens Operations Manager
Sheila Ferrari, Central Greens Member

Mr. Dornbrook gave a PowerPoint presentation and information on the proposed Central Greens development, greenhouse, and aquaponics operation.

Ald. Witkowiak opened the meeting to the public.

Individuals appearing in opposition:
Carlen Hatala, 5008 W. Bluemound Rd., Milwaukee, WI 53208
Trevor Williams, 5036 W. Bluemound Rd., Milwaukee, WI 53208

Ms. Hatala said that she was concerned with the site planning and aesthetics of the proposed greenhouse. Her issues included: lack of space for retail, lack of parking, an industrial appearance, and added congestion to existing crowdedness in the area.

Mr. Williams had the following concerns: the previous greenhouse was an eyesore, the current land is for residential use, the area is within a historic district, the new greenhouse would diminish property values within the area, and the greenhouse would push retail space to ten feet from the curb. He requested for changes to the proposal that would allow for parking, room for retail space, and architectural changes to the proposal.

Ms. Koster stated that the City Plan Commission was in support and found this proposal consistent.

Ald. Murphy moved passage. (Prevailed 5-0)

Ald. Wade, Zielinski, and Bauman moved to be added as cosponsors. There were no objections.

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

4. [110602](#)

Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 63, Rexnord Industries LLC/Falk Gear Group Project, and authorizing expenditures, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Jim Scherer, Department of City Development

Dan Sterk, Director of Operations Support for Rexnord

Mr. Scherer gave a PowerPoint presentation and information on the proposed amendment.

M. Martin Morics, Comptroller, appeared at the table in support.

Ald. Murphy moved adoption. (Prevailed 5-0)

Ald. Zielinski moved to vote aye for agenda items 1 and 2 relating to file numbers 110644 and 110645. There were no objections.

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

5. [110627](#)

A substitute ordinance relating to the First Amendment to a Detailed Planned Development known as Bishop's Creek, to allow for Phase III development, on land located west of North 32nd Street and south of West Hampton Avenue, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individual appearing:

Vanessa Koster, Department of City Development

Daren Daniels, Project Administrator for Bishop's Creek

Ms. Koster said that the City Plan Commission was in support.

There was no public testimony.

Ald. Wade moved passage. (Prevailed 5-0)

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

6. [110703](#)

Resolution approving the Land Disposition Report for property in the Menomonee Valley Industrial Park for sale to J.F. Ahern Co. for development of its regional office and fabricating facility, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Dave Misky, Redevelopment Authority

Bob Fischer, Executive Vice President - J. F. Ahern Company

Ald. Murphy moved adoption. (Prevailed 5-0)

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. [110738](#) A substitute ordinance relating to fence regulations.

Sponsors: Ald. Witkowski

Individuals appearing:

Jeff Osterman, Legislative Reference Bureau

Catherine Cooper, Legislative Aide - Aldermanic District 13

Tom Mishefske, Department of Neighborhood Services

Ald. Murphy moved to hold to the call of the Chair. (Prevailed 5-0)

A motion was made by ALD. MURPHY 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

Meeting adjourned at 11:14 a.m.

Chris Lee, Staff Assistant

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