



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JAMES BOHL, CHAIR**  
**Ald. Willie Wade, Vice-Chair**  
**Ald. Michael Murphy, Ald. Robert Bauman, and Ald. Terry**  
**Witkowski**  
**Staff Assistant, Chris Lee, 286-2232**  
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**Legislative Liaison, Jeffrey Osterman, 286-2262,**  
**joster@milwaukee.gov**

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Tuesday, May 14, 2013

9:00 AM

Room 301-B, 3rd Fl., City Hall

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Meeting convened at 9:06 a.m.

**Present** 5 - Bohl, Wade, Murphy, Bauman, Witkowski

1. [120897](#) Appointment of Karen Dardy to the Board of Zoning Appeals by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

*Individual appearing:*  
Karen Dardy

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

2. **Discussion and motion relating to the creation of a Neighborhood Improvement District Subcommittee.**

*Individual appearing:*  
Jim Owczarski, City Clerk  
Jeremy McKenzie, Assistant City Attorney

*Ald. Bauman moved that there be created a Neighborhood Improvement District Subcommittee of the Zoning, Neighborhoods, and Development Committee. The committee will be composed of Alderman Robert Bauman, Jim Bohl, and Michael Murphy, with Alderman Bauman serving as chair. The task of the subcommittee will be to review all aspects of Neighborhood Improvement District law and policy and make whatever report recommendations it deems appropriate to the Common Council. The subcommittee will be dissolved upon submission of its report and recommendations.*

*(Prevailed 5-0) There were no objections.*

3. [121762](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy to Detailed Planned Development, for a mixed-use building, on land located on the north side of West Capitol Drive, west of North 31st Street, in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Jason Korb, Korb Tredo Architects*

*Howard Snyder, Northwest Side Community Development Corporation*

*Elaine Miller, Department of City Development*

*Arlisia McHenry, 1st Aldermanic District Legislative Assistant*

*Ald. Ashanti Hamilton, 1st Aldermanic District*

*Michael Loughran, Department of Public Works Coordination Manager*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

4. [130070](#) Resolution authorizing an Option to Purchase with Century City Training Center, LLC for the City-owned vacant lots at 4101 and 4131 North 31st Street for assemblage with its adjoining property and development of a mixed-use project containing a job training center, affordable housing and a charter high school and with a green infrastructure for stormwater management, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton and Ald. Wade

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Jason Korb, Korb Tredo Architects*

*Howard Snyder, Northwest Side Community Development Corporation*

*Elaine Miller, Department of City Development*

*Arlisia McHenry, 1st Aldermanic District Legislative Assistant*

*Ald. Ashanti Hamilton, 1st Aldermanic District*

*Michael Loughran, Department of Public Works Coordination Manager*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

5. [121763](#) Substitute resolution relating to a minor modification to a Detailed Planned Development to permit additional hotel rooms at 1840 North 6th Street, located on the east side of North 6th Street, south of West Reservoir Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development  
Gerard Capell, Capell Design Associates*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

6. [121793](#)

An ordinance relating to the zoning classification of principal-use parking lots in the LB1 local business zoning district.

**Sponsors:** Ald. Witkowski

*Individual appearing:*

*Greg Patin, Department of City Development*

*Ald. Witkowski moved substitution of the file with Proposed Substitute A. There were no objections.*

**A motion was made by ALD. WITKOWSKI that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:**

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

[121793](#)

A substitute ordinance relating to the zoning classification of principal-use parking lots in the LB1 local business zoning district.

**Sponsors:** Ald. Witkowski

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

7. [130053](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 79 (North Water Street Riverwalk), in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Alyssa Remington, Department of City Development  
Ald. Nik Kovac, 3rd Aldermanic District  
Ryan Schultz, HSI Properties*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

8. [130056](#) Resolution authorizing the transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the Menomonee Valley Comprehensive Area Plan Update, in the 4th, 8th and 12th Aldermanic Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Robert Harris, Department of City Development*

*Vanessa Koster, Department of City Development*

*Ald. Bauman was concerned with aldermanic district 4 territory being included in the map within the file.*

*Ms. Koster said that a revised map will be submitted to the file, and a scope of services for the RFP will be forwarded to Ald. Bauman.*

**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** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

9. [130071](#) Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 42 (Capitol Court/Midtown) and authorizing expenditures, in the 2nd Aldermanic District.

**Sponsors:** Ald. Davis

*Individuals appearing:*

*Deshea Agee, Department of City Development*

*Jeremy McKenzie, Assistant City Attorney*

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

**Aye** 4 - Bohl, Wade, Murphy and Witkowski

**No** 0

**Excused** 1 - Bauman

10. [130072](#) Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 53 (Menomonee Valley Business Park) and authorizing expenditures, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individual appearing:*

*David Misky, Redevelopment Authority of the City of Milwaukee*

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

**Aye** 4 - Bohl, Wade, Murphy and Witkowski

**No** 0

**Excused** 1 - Bauman

11. [121571](#) Resolution authorizing a Riverwalk Development Agreement and an expenditure for construction of a Riverwalk segment adjoining the property at 1887 North Water Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

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

**Aye** 4 - Bohl, Wade, Murphy and Witkowski

**No** 0

**Excused** 1 - Bauman

**Meeting adjourned at 10:38 a.m.**

**Chris Lee, Staff Assistant**