



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

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Tuesday, December 4, 2007

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:18 A.M.

Present 4 - D'Amato, Wade, Hamilton, Bauman

Excused 1 - Murphy

Roll call taken at 9:21 A.M.

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

1. [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

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

Held for the Dept. of City Development to look at:

1. *Creation of growth boundaries to encourage in-fill development, rather than development of existing green space.*
2. *Existing rail lines and integrating them into a high-speed system to access downtown, creating development hubs around rail stations and creation of a larger transportation plan.*
3. *The future of Timmerman Field.*
4. *The future of Brentwood country club.*
5. *The future of the vacant Milwaukee County transit hub at 76th and Mill Rd.*
6. *Expanded use of town squares.*

A motion was made by ALD. HAMILTON 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

2. [071120](#) Resolution approving the blight designation and acquisition by the Redevelopment Authority of the privately owned property at 3916 West Lisbon Avenue and the City-owned property at 3910 West Lisbon Avenue and authorizing conveyance to United Methodist Children's Services of Wisconsin, Inc., for housing development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:
Dwayne Edwards - Dept. of City Development
Tigue Waley Smith - Developer's Representative
Alex Runner - A.D. 15 aide

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

3. [071121](#) Resolution approving the blight designation and acquisition by the Redevelopment Authority of the privately owned property at 2736-38 North 26th Street and the adjacent City-owned properties and authorizing conveyance to United Christian Church, Inc., for housing development, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals present:
Dwayne Edwards - Dept. of City Development
Tigue Waley Smith - Developer's Representative

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

4. [071045](#) Ordinance relating to the change in zoning from Local Business to Detailed Planned Development on land located on the North Side of West Windlake Avenue and East of South 13th Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:
Vanessa Koster - Dept. of City Development
Ald. Jim Witkowiak
Cindy Holler - developer
Lisa Kuklinski - developer
Kathleen Laird - lead architect
Ken Schmidt - Hope House
Supporter:
Hilda DeWolf - Neighborhood Development Corporation and officer at Layton State Bank

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

- 5a. [070609](#) Substitute ordinance relating to the change in zoning from Industrial-Heavy to General Planned Development on land located North of East Greenfield Avenue and East of South 1st Street, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:
Vanessa Koster - Dept. of City Development
Ald. Jim Witkowiak
Mike Garber - architect
Andy Busalacchi - property owner
Tony Frank - real estate agent for the property

Ald. Murphy moved to hold to the call of the chair to decrease the amount of parking space. Withdrawn.

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

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

No 0

- 5b. [070608](#) Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development on land located North of East Greenfield Avenue and East of South 1st Street, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:
Vanessa Koster - Dept. of City Development
Ald. Jim Witkowiak
Mike Garber - architect
Andy Busalacchi - property owner
Tony Frank - real estate agent for the property

Ald. Murphy moved to hold to the call of the chair to decrease the amount of parking space. Withdrawn.

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

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

No 0

9:45 A.M.

6. [071002](#) An ordinance relating to rent withholding and the fee to maintain the account.

Sponsors: Ald. Bauman, Ald. Wade And Ald. Hamilton

Individuals present:
Tom Mishefske and Jennifer Clouda - Dept. of Neighborhood Services
Att. Michael Maistelman representing the Apartment Association of Southeastern

Wisconsin

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

071002

A substitute ordinance relating to rent withholding and the fee to maintain the account.

Sponsors: Ald. Bauman, Ald. Wade And Ald. Hamilton

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

7. 071119

Resolution authorizing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the West Side Comprehensive Area Plan, in the 2nd, 5th, 7th, 9th, 10th and 15th Aldermanic Districts.

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

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

Aye 4 - D'Amato, Wade, Murphy and Hamilton

No 0

Excused 1 - Bauman

8. 070722

Resolution authorizing the sale of the City-owned vacant lot at 1430 West Fond du Lac Avenue to Michael D. Neal and Doycellour Neal, for development of a daycare center, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Dan Casanova - Dept. of City Development

Alex Runner - A.D. 15 aide

Doycellour Neal

Proposed Substitute A accepted.

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

Aye 4 - D'Amato, Wade, Murphy and Hamilton

No 0

Excused 1 - Bauman

070722

Substitute resolution authorizing the sale of the City-owned vacant lots at 1430 West Fond du Lac Avenue and 1914 North 15th Street to Michael D. Neal and Doycellour Neal, for development of a daycare center, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

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

Aye 4 - D'Amato, Wade, Murphy and Hamilton

No 0

Excused 1 - Bauman

9. 071118

Resolution authorizing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the Near North Side Comprehensive Area Plan, in the 1st, 6th, 7th and 15th Aldermanic Districts.

Sponsors: Ald. Hamilton

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

10. 071064

Resolution authorizing the sale of City-owned vacant lots to the Inner City Redevelopment Corporation, Inc., in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Yves LaPierre - Dept. of City Development

J. Alan Stokes - Inner City Redevelopment Corp.

A motion was made by ALD. HAMILTON 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

11. 071131

Resolution authorizing the sale of the City-owned vacant lot at 1027 North Edison Street to Edison Green, LLC, for mixed-use development, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:

Dan Casanova - Dept. of City Development

Russ Davis - developer

Dan Herrbold - 1131 N. Edison St. - President of the River House Condo Assoc.

Make e-mail from Mr. Herrbold to Ald. Bauman and Dan Casanova part of the record, by Ald. Bauman. Prevailed. 5-0 (Exhibit 1)

The Department of City Development, Ald. Bauman, the developer and the River House Condo Assoc. will work on providing access on the north side for the Condo Assoc. to maintain its property prior to the Common Council meeting of December 11, 2007.

A motion was made by ALD. BAUMAN 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

12. [071130](#)

Resolution authorizing the sale of City-owned vacant lots at 2758 and 2764 North 27th Street and 1336 South 22nd Street to the Milwaukee Community Service Corps, Inc., for housing development, in the 7th and 8th Aldermanic Districts.

Sponsors: Ald. Wade And Ald. Donovan

Individual present: Yves LaPierre - Dept. of City Development

The Department of City Development will research how well modular homes will weather in this climate.

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

Meeting adjourned: 12:20 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.