



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, Linda Elmer, (414)-286-2232

Fax: 286-3456, E-mail: lelmer@milwaukee.gov

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

Tuesday, June 28, 2005

9:00 AM

Room 301-B, City Hall

Meeting Convened: 9:10 A.M.

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

Members Excused: ALD. WADE

1) [050262](#)

Resolution amending city policy on sale of certain City-owned vacant lots.

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: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

Excused: 1 - ALD. WADE

2) [050283](#)

An ordinance relating to the disposition of city real estate property.

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: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

Excused: 1 - ALD. WADE

Roll call taken at 9:16 A.M.

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

3) [050276](#)

Substitute resolution facilitating redevelopment in the vicinity of 20th and Walnut by approving the blight designation and acquisition of the properties at 2005-2101 West Walnut Street, approving a boundary and Project Plan creating Tax Incremental District No. __ (20th and Walnut) and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee to implement the Project Plan, in the 15th and 4th Aldermanic Districts. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Cooperation Agreement.DOC](#)

[Blight Designation Summary.doc](#)

[Economic Feasibility Study.PDF](#)

[Project Plan.PDF](#)

[Sub Fiscal Note.doc](#)

Speakers:

Maria Prioletta - Dept. of City Development

Tim McMurtry - aide to Aldermanic District 15

Craig Kamholtz - Comptroller's Office

Tony Gibson - 1739 N. 19th St. - Chair of Johnson Heights Neighborhood Association and the Lindsay Heights Tax Incremental District

Victoria Toliver - 2134 W. Bartlett - Executive Director of Mid-Town Association

Steve Adams - 1733 N. 17th St.

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

4) [050278](#)

Substitute resolution approving the surplus declaration and blight designation of the City-owned properties at 2719 North 17th Street and 2716-20 North 18th Street for the New Village Project, in the 15th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Blight Designation Summary Report.doc](#)

[CPC letter.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

5) [050282](#)

Resolution approving the Land Disposition Report for property in the Menomonee Valley Industrial Park for sale to Palermo Villa, Inc. for industrial development, in the 8th Aldermanic District. (Redevelopment Authority)

[A Slice of Italian Heritage.PDF](#)

[Palermo's.PDF](#)

[Fund Raising Order Form.PDF](#)

[History.PDF](#)

[Palermo's.PDF](#)

Speakers:

Jim Scherer - Dept. of City Development

Angelo Fallucca - Vice President of Palermo's

Jack Fallucca - Palermo's

Sue Gibbs - Director of Human Resources at Palermo's

Bruce Block - Att. for Palermo's

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

6) [050279](#)

Resolution approving the Land Disposition Report for the property at 701 East Vienna Avenue for sale to Gleichman Sumner Company, Inc. for industrial development, in the 6th Aldermanic District. (Redevelopment Authority)

[Land Disposition Report.doc](#)

[Fiscal Note.doc](#)

Speakers:

Elaine Miller - Dept. of City Development

Mark Gleichman - Gleichman Sumner Company

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

7) [050250](#)

Resolution declaring surplus the improved, tax-deed property at 1322 West Groeling Avenue and authorizing acceptance of an unsolicited Offer to Purchase from Mr. Jerry Gainer, in the 6th Aldermanic District. (DCD)

[Fiscal Note.doc](#)

[CPC letter.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

8) [050034](#)

Ordinance relating to the change in zoning from a General Planned Development to a Detailed Planned Development known as Park East Enterprise Lofts, on land located on the West Side of North Dr. Martin Luther King Jr. Drive and North of West Vliet Street, in the 6th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Exhibit A Drawings.PDF](#)

[Exhibit A Owner's Statement.PDF](#)

Speakers:

John Hyslop - Dept. of City Development

Tom Gorman - Gorman & Company, Inc.

Mike Kapper - Director of Architecture for Gorman & Company, Inc.

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

9) [041583](#)

Substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Light (IL2) and Local Business (LB2) for portions of land located in the Riverworks Industrial Center, generally bounded by East Capitol Drive, East Keefe Avenue, North 3rd Street and North Humboldt Boulevard, in the 6th Aldermanic District.

[CPC letter.doc](#)

[Map.PDF](#)

Speakers:

John Hyslop - Dept. of City Development

John Perry, Jr. - owner of Campo Steel Products at 3637 N. Holton St.

If Mr. Perry's business is classed as heavy industrial, it will be removed from the zoning area at the Council meeting on July 6th

Darryl Johnson - Executive Director of the Riverworks Development Center

Mike Olson - owner of a business at 3720 N. Fratney

Norela Wilson - resident at 3707 N. 2nd St.

The Committee, in cooperation with Ald. McGee, will send a letter to

Longview Fiber that their truckers should respect the established routes for heavy traffic.

A motion was made by Ald. Hamilton 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

9:45 A.M.

10) [041595](#)

Ordinance establishing a Development Incentive Zone (DIZ), on land located at 938 West Layton Avenue, in the 13th Aldermanic District. (DCD)

[Exhibit B.doc](#)

[Exhibit A.PDF](#)

[CPC letter.doc](#)

[Map.doc](#)

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

11) [041582](#)

Ordinance relating to the change in zoning from Industrial Light (IL1) to Local Business (LB1) for property located at 938 West Layton Avenue, in the 13th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Map.doc](#)

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) [050033](#)

Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Park Place, Stage 26, Liberty IV, on land located on the North Side of West Liberty Drive and West of North 107th Street, in the 5th Aldermanic District. (DCD)

[CPC letter.PDF](#)
[Exhibit A.PDF](#)

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

10:15 A.M.

13) [041696](#)

Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Metro Center, Phase 5, on land located on the South Side of West Metro Boulevard and West of North 107th Street, in the 5th Aldermanic District.

[CPC letter.doc](#)
[Exhibit A.PDF](#)

A motion was made by Ald. Hamilton 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

14) [050281](#)

Resolution directing the Department of City Development to market the City-owned parking lot at 2574-90 North Downer Avenue for sale and development under specified conditions, in the 3rd Aldermanic District. (DCD-Real Estate)

[Fiscal Note.doc](#)
[Downer Lot Summary.doc](#)
[Downer Avenue Parking lot.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

15) [050188](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to a General Planned Development (GPD) and the first phase of a Detailed Planned Development (DPD) known as Kane Commons, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District.

[Exhibit A.PDF](#)

[CPC letter.doc](#)

Speakers:

John Hyslop - Dept. of City Development

Julilly Kohler - Developer

Russ Fiawa - Architect

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

16) [050186](#)

Resolution approving the Land Disposition Report for the properties at 1152-58 East Kane Place for sale to Kane Place, LLC for residential development, in the 3rd Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Land Disposition Report.doc](#)

Speakers:

John Hyslop - Dept. of City Development

Julilly Kohler - Developer

Russ Fiawa - Architect

Elaine Miller - Dept. of City Development

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

10:45 A.M.

17) [031723](#)

Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Gordon Knoll on land located on the North Side of East Locust Street and East of North Humboldt Avenue, in the 3rd Aldermanic District.

[Exhibit A.PDF](#)
[Brost letter of support.PDF](#)
[Mitchell letter of support.PDF](#)
[CPC letter.doc](#)

Speakers:

John Hyslop - Dept. of City Development
Dave Kazoniak - TZI Associates - architects

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

18) [041225](#)

Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM7) to a Detailed Planned Development (DPD) known as Cherry Court on land located at 1525 North 24th Street, in the 4th Aldermanic District.

[CPC letter.doc](#)
[Exhibit A.PDF](#)

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

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

19) [050249](#)

Resolution designating the Railroad Swing Bridge No. 1556, at the Milwaukee River at North Jefferson Street, as an Historic Structure. (Historic Preservation Commission)

[Study Report.doc](#)
[Fiscal Note.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

20) [050248](#)

Resolution designating the William J. Turner House, 743 North 25th Street, as an Historic Structure. (Historic Preservation Commission)

[Fiscal Note.doc](#)

[Study Report.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

21) [050098](#)

Communication from the Department of City Development relative to a status report on the Shops of the Grand Avenue relative to the Boston Store.

Speakers:

Martha Brown - Dept. of City Development

A motion was made by Ald. Bauman 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

[050098](#)

Communication from the Department of City Development relative to a status report on the Shops of the Grand Avenue relative to the Boston Store.

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

[050098](#)

Communication from the Department of City Development relative to a status report on the Shops of the Grand Avenue relative to the Boston Store.

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

22) [030141](#)

Resolution designating the Dr. Henry Harrison Button House, 1024-26 East State Street, as an Historic Structure. (DCD)

[Fiscal Note.doc](#)

[Study Report.doc](#)

[Final Historic Designation Report.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: 11:21 A.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.