



# 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*  
*Fax: 286-3456, clee@milwaukee.gov*  
*Legislative Liaison, Jeffrey Osterman, 286-2262,*  
*joster@milwaukee.gov*

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Tuesday, September 13, 2011

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:14 a.m.

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

1. [100890](#) Appointment of Anna-Marie Opgenorth to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)  
**Sponsors:** THE CHAIR  
**A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**  
**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski  
**No** 0
2. [110646](#) Appointment of Blair Williams to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)  
**Sponsors:** THE CHAIR  
*Individual appearing:*  
*Blair Williams*  
**A motion was made by ALD. WADE 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. [110376](#) Reappointment of Leni Siker to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District)  
**Sponsors:** THE CHAIR  
*Individual appearing:*  
*Leni Siker*  
**A motion was made by ALD. WADE that this Appointment be RECOMMENDED**

**FOR CONFIRMATION. This motion PREVAILED by the following vote:**

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

**No** 0

4. [100534](#)

Substitute resolution approving the First Amendment to the Cooperation, Reimbursement and Redevelopment Agreement (Harley-Davidson Museum Project).

**Sponsors:** Ald. Witkowiak

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

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

**No** 0

*Ald. Wade moved to substitute the file with Proposed Substitute E. (Prevailed 5-0)*

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

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

**No** 0

[100534](#)

Substitute resolution approving the First Amendment to the Cooperation, Reimbursement and Redevelopment Agreement (Harley-Davidson Museum Project).

**Sponsors:** Ald. Witkowiak

*Individuals present:*

*Rocky Marcoux, Commissioner - Dept. of City Development*

*Tom Gartner, City Attorney's Office*

*Paul Jones, Vice President - Harley Davidson Motor Company*

*Ald. Bauman moved to amend the file with the substitution of Proposed Substitute B and extending the deadline by 36 months. (Failed 1-4)*

*Ald. Zielinski moved to amend to insert the following "Further Resolved" clause at the end of the resolution:*

*Further Resolved, That upon the City's receipt of the \$700,000 payment from the Developer, the City Comptroller shall transfer these funds to the Development Fund capital account (parent account).*

*Prevailed (3-2)*

**A motion was made by ALD. ZIELINSKI that this Resolution be AMENDED. This motion PREVAILED by the following vote:**

**Aye** 3 - Wade, Bauman and Zielinski

**No** 2 - Witkowiak and Murphy

*Ald. Wade moved adoption of Proposed Substitute E as amended. (Prevailed 5-0)*

**A motion was made by ALD. WADE 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. [1101274](#)

Substitute resolution designating the Garden Homes development as a City of Milwaukee historic district. (1st Aldermanic District)

**Sponsors:** Ald. Hamilton

*Individual appearing:*

*Arlisia McHenry, Legislative Aide - Aldermanic District 1*

*Ms. McHenry requested to hold the matter.*

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

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

**No** 0

6. [110473](#)

Communication from the Housing Trust Fund Advisory Board relating to a proposal for creation of a Housing Trust Fund of Southeastern Wisconsin.

**Sponsors:** Ald. Murphy

*Individual appearing:*

*Cathie Madden, Vice Chair - Housing Trust Fund Advisory Board*

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

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

**No** 0

7. [110431](#)

Substitute resolution relating to a minor modification to the Detailed Planned Development known as Cathedral Heights, for site plan modifications, on land located on the north side of West Florist Avenue and east of North 73rd Street, in the 2nd Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koster, Dept. of City Development*

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

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

**No** 0

8. [110445](#)

A substitute ordinance relating to the First Amendment to the General Planned Development known as Concordia Trust, for modification of the northern portion of the site, on land located on the east side of North 33rd Street and south of West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Pepi Randolph, CEO - Potawatomi Business Development Corporation*

*Tim Hansmann, The Kubala Washatko Architects*

*Ald. Bauman said he was in support, but said residents did not receive advance notice, although mailed legally. He said there needs to be further discussion with the neighbors and to hold the matter for a special meeting before the Common Council meeting on September 20, 2011.*

*No neighborhood testimony.*

**A motion was made by ALD. BAUMAN 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

9. [110446](#)

A substitute ordinance relating to the change in zoning from a General Planned Development to a Detailed Planned Development known as Concordia Trust Phase II, for redevelopment of the site, on land located on the north side of West State Street, east of North 33rd Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Pepi Randolph, CEO - Potawatomi Business Development Corporation*

*Tim Hansmann, The Kubala Washatko Architects*

*Ald. Bauman said he was in support, but said residents did not receive advance notice, although mailed legally. He said there needs to be further discussion with the neighbors and to hold the matter for a special meeting before the Common Council meeting on September 20, 2011.*

*No neighborhood testimony.*

**A motion was made by ALD. BAUMAN 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

10. [110601](#)

Substitute resolution relating to a minor modification to the Detailed Planned Development known as Miller Compressing, to allow for sale of auto parts, on land located on the north side of West Pierce Street, north of West Reynolds Place, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*

*Vanessa Koster, Dept. of City Development*

*Joseph Kovacich, Miller Compressing*

**A motion was made by ALD. WADE that this Resolution be RECOMMENDED**

**FOR ADOPTION. This motion PREVAILED by the following vote:**

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

**No** 0

11. [110604](#)

Substitute resolution approving Amendment No. 1 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:*  
*Dave Misky, Redevelopment Authority*

**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

12. [110628](#)

Resolution approving the Land Disposition Report for property in the Menomonee Valley Industrial Park for sale to Suzy's MV Partners, LLC for development of Suzy's Cream Cheesecakes' office and manufacturing facility, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*  
*Dave Misky, Redevelopment Authority*  
*Mark Kirchner, CEO - Suzy's Cream Cheesecakes*

**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

13. [110610](#)

Resolution declaring the parking lot at 2730 North 5th Street surplus to municipal needs and approving conveyance by the Milwaukee Board of School Directors to the Martin Luther King Economic Development Corporation for the King Commons Phase IV project, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individual appearing:*  
*Elaine Miller, Real Estate Staff - Dept. of City Development*

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

**Aye** 4 - Witkowiak, Wade, Bauman and Zielinski

**No** 0

**Excused** 1 - Murphy

14. [110630](#)

Resolution accepting an unsolicited offer to purchase from North Avenue Gas and Food Corporation to purchase 3710-12 West North Avenue for expansion of the

existing service station at 3708 West North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

*Individual appearing:*

*Matt Haessly, Real Estate - Dept. of City Development*

**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

**Meeting adjourned at 11:25 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>.**