



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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Wednesday, February 22, 2012

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:11 a.m.

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

1. [101123](#) Substitute resolution approving Amendment No. 5 to the Redevelopment Plan for the Park East Redevelopment Project, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Lori Lutzka, Department of City Development

Vanessa Koster, Department of City Development

Herman Viets, Milwaukee School of Engineering President

Scott Ramlow, Uihlein Wilson Architects

Gregg Prossen, Zimmerman Architectural Studios, Inc.

Ald. Nik Kovac, 3rd Aldermanic District

Rocky Marcoux, Department of City Development Commissioner

Tom Gartner, City Attorney's Office

Ald. Murphy moved to abstain from voting. There were no objections.

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

Abstain 1 - Murphy

2. [101184](#) A substitute ordinance relating to the change in zoning from Redevelopment District to Detailed Planned Development, for a mixed-use facility and park, on lands located within Blocks 18 and 19 of the Park East Redevelopment Area, in the block bounded by North Water Street, North Broadway, East Knapp Street, and future North Market Street extended, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

*Lori Lutzka, Department of City Development
Vanessa Koster, Department of City Development
Herman Viets, Milwaukee School of Engineering President
Scott Ramlow, Uihlein Wilson Architects
Gregg Prossen, Zimmerman Architectural Studios, Inc.
Ald. Nik Kovac, 3rd Aldermanic District
Rocky Marcoux, Department of City Development Commissioner
Tom Gartner, City Attorney's Office*

Ald. Murphy moved to abstain from voting. There were no objections.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Abstain 1 - Murphy

3. [101465](#)

A substitute ordinance relating to the change in zoning from Redevelopment District to Detailed Planned Development, for a staging area and surface parking lot, on lands located within Block 16 of the Park East Redevelopment Area, in the block bounded by North Water Street, East Knapp Street and future North Market Street extended, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

*Lori Lutzka, Department of City Development
Vanessa Koster, Department of City Development
Herman Viets, Milwaukee School of Engineering President
Scott Ramlow, Uihlein Wilson Architects
Gregg Prossen, Zimmerman Architectural Studios, Inc.
Ald. Nik Kovac, 3rd Aldermanic District
Rocky Marcoux, Department of City Development Commissioner
Tom Gartner, City Attorney's Office*

Ald. Murphy moved to abstain from voting. There were no objections.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Abstain 1 - Murphy

4. [101261](#)

Substitute resolution approving a final Certified Survey Map for property located on the north side of East Knapp Street and west of North Broadway within the Park East Redevelopment Area, which will create three lots and dedicate land for public purposes, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Lori Lutzka, Department of City Development
Vanessa Koster, Department of City Development
Herman Viets, Milwaukee School of Engineering President
Scott Ramlow, Uihlein Wilson Architects
Gregg Prossen, Zimmerman Architectural Studios, Inc.
Ald. Nik Kovac, 3rd Aldermanic District
Rocky Marcoux, Department of City Development Commissioner
Tom Gartner, City Attorney's Office*

Ald. Murphy moved to abstain from voting. There were no objections.

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

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Abstain 1 - Murphy

101261

Substitute resolution approving a final Certified Survey Map for property located on the north side of East Knapp Street and west of North Broadway within the Park East Redevelopment Area, which will create three lots and dedicate land for public purposes, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Abstain 1 - Murphy

5. 110478

Substitute resolution authorizing the execution of two Cooperation and Development Agreements and collateral documentation by and among the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, the Milwaukee School of Engineering and BMO Harris Bank for the development of the related MSOE Parking Facility and Athletic Field and the BMO Harris Bank Parking Projects, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac and Ald. Bauman

Individuals appearing:

*Lori Lutzka, Department of City Development
Vanessa Koster, Department of City Development
Herman Viets, Milwaukee School of Engineering President
Scott Ramlow, Uihlein Wilson Architects
Gregg Prossen, Zimmerman Architectural Studios, Inc.
Ald. Nik Kovac, 3rd Aldermanic District
Rocky Marcoux, Department of City Development Commissioner*

Tom Gartner, City Attorney's Office

Ald. Murphy moved to abstain from voting. There were no objections.

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

Aye 4 - Witkowiak, Wade, Bauman and Zielinski

No 0

Abstain 1 - Murphy

6. [111425](#) Reappointment of Lois Smith to the Redevelopment Authority by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - Witkowiak, Wade, Murphy and Zielinski

No 0

Excused 1 - Bauman

7. [111426](#) Appointment of Jose Galvan, Jr. to the Redevelopment Authority by the Mayor. (10th Aldermanic District)

Sponsors: THE CHAIR

*Individual appearing:
Jose Galvan, Jr.*

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

Aye 4 - Witkowiak, Wade, Murphy and Zielinski

No 0

Excused 1 - Bauman

8. [110705](#) Substitute resolution authorizing a Riverwalk Easement Agreement and an expenditure for the Tax Incremental District No. 34 (Historic Third Ward) riverwalk improvement project, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Individual appearing:
Alyssa Remington, Department of City Development*

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

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

No 0

9. [111402](#) Resolution authorizing the transfer of funds from the Capital Account-Housing Infrastructure Preservation Fund to a subaccount to fund repairs to City-owned properties to preserve the structure, improve marketability and stabilize neighborhoods.

Sponsors: Ald. Bauman

Individual appearing:

Yves LaPierre, Department of City Development

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

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

No 0

10. [111403](#) Resolution accepting an unsolicited proposal from McNeil Property Management, LLC to purchase the City-owned properties at 2501-2509 West North Avenue for commercial and residential development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals appearing:

Matt Haessly, Department of City Development

Virgil McNeil, McNeil Property Management, LLC

Danyel McNeil, McNeil Property Management, LLC

Jacqueline Ward, North Avenue Market Place Business Improvement District

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. [111297](#) Substitute resolution relating to a minor modification to a Detailed Planned Development, to clarify uses and signage standards, located on the south side of East Conway Street and east of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Vanessa Koster, Department of City Development

Kyle Strigenz, HKS Holdings, LLC

A motion was made by ALD. ZIELINSKI 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. [111299](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 1, for facade modifications, on lands located on the north side of West Oklahoma Avenue, west of South 27th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Vanessa Koster, Department of City Development

Randy Beckwith, HGA Architects & Engineers

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

13. [111181](#)

An ordinance relating to the change in zoning from Industrial-Light to Detailed Planned Development, for residential development, on lands located on the north side of East Keefe Avenue, east of North Holton Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

14. [111382](#)

A substitute ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable signs.

Sponsors: Ald. Witkowiak

Individuals appearing:

Ed Richardson, Department of City Development

Bob Bryson, Department of Public Works

Mark Rausch, Clear Channel

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

15. [111439](#)

Communication relating to the West Wisconsin Avenue Workgroup and related consultant study.

Sponsors: Ald. Bauman

Individuals appearing:

Steve Chernoff, West Wisconsin Avenue Work Group Chair, Godfrey and Kahn, S.C.

Rocky Marcoux, Department of City Development Commissioner

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

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

No 0

16. [110075](#)

Substitute resolution approving Amendment No. 1 to the Project Plan for Tax

Incremental District No. 35 (N. 27th Street and W. Wisconsin Avenue) to expand the District boundary and amend the project costs, and authorizing expenditures for the District. (4th Aldermanic District)

Sponsors: Ald. Bauman

Individuals appearing:
Tom Gartner, City Attorney's Office

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 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

Meeting adjourned at 10:55 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>.