



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. PAUL A. HENNINGSSEN, CHAIR*  
*Ald. Marlene Johnson-Odom, Vice Chair*  
*Ald. Michael S. D'Amato, Ald. George C. Butler, Ald. Donald F. Richards*  
  
*Staff Assistant, Robert Harvey, 286-2233*

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Tuesday, October 7, 1997

9:00:00 AM

Room 301-B, City Hall, 200 E. Wells Street

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9:00 A.M.

**Present** 5 - Henningsen, Johnson-Odom, D'Amato, Butler, Richards

- 1) [970854](#) Appointment of Ann Pieper to the Historic Preservation Commission by the Mayor's Office.

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:**

**Aye** 3 - Henningsen, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 2) [970910](#) An ordinance relating to qualifications for a Class 1 master electrician certificate and the holding of electrical licensing examinations.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 3) [970915](#) An ordinance relating to building inspection reinspection fees.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- [970919](#) Resolution amending the method of disposition for the surplus, improved, tax deed property located at 932-34 West Burleigh Street, in the 6th Aldermanic District. (DCD -

Real Estate)

**Sponsors:** THE CHAIR

*Not acted on.*

- 4) [970941](#) An ordinance relating to certificate of code compliance regulations.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 5) [970629](#) A substitute ordinance relating to application submission and processing requirements for detailed and general planned developments.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 6) [970892](#) Resolution approving the Land Disposition Report for the property at 4244-46 North 27th Street for sale to the Community Development Corporation of Wisconsin in the 1st Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 7) [970939](#) Resolution approving the final plat of SECOND HOME CEMETERY ADDITION NO. 1 located on the west side of South 43rd Street and north of West Tripoli Avenue, in the 11th Aldermanic District. (DCD)

**Sponsors:** Ms. Scherbert

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 8) [970772](#) Substitute ordinance relating to the approval of an amended detailed plan for a general planned development known as Presidio Square, lands located on the south side of

West Good Hope Road and the east side of North 55th Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be HELD IN COMMITTEE.**

**The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

9) [970960](#)

Resolution directing the Department of City Development to prepare a Tax Incremental District Project Plan for the area generally bounded by West Wisconsin Avenue and West Clybourn Street, between North 26th and North 28th Streets. (DCD)

**Sponsors:** Ald. Henningsen

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

10) [970962](#)

Resolution approving the Land Disposition Report for the property at 2568-78 North Dr. Martin Luther King Jr. Drive for sale to Wisconsin African American Women in the 6th Aldermanic District (Redevelopment Authority).

**Sponsors:** Ald. Johnson-Odom

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

11) [970891](#)

Resolution approving the Land Disposition Report for the properties at 2144, 2146 and 2152 North 11th Street and 2149 and 2153 North Lindsay Street for sale to the Neighborhood Improvement Development Corporation in the 17th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

12) [970893](#)

Resolution approving the Land Disposition Report for the property at 2121 South Kinnickinnic Avenue for sale to Redmond Commercial Development Corporation in the 14th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED**

**FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 13) [970911](#) Resolution approving the blight designation of the privately owned property at 336 West Reservoir Avenue, authorizing its acquisition by the Redevelopment Authority of the City of Milwaukee, and authorizing the subsequent conveyance to Young Women's Christian Association of Greater Milwaukee for construction of an auxiliary parking lot, in the 6th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 14) [970912](#) Resolution amending the disposition of the surplus, vacant, tax deed lot located at 3125 West Wells Street, in the 4th Aldermanic District. (DCD - Real Estate)

**Sponsors:** THE CHAIR

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

9:30 A.M.

- 15) [970799](#) Substitute ordinance relating to the change in zoning from Local Business (L/D/40) to Industrial (I/D/40), lands located on the north side of West Wisconsin Avenue and east of North 45th Place, in the 16th Aldermanic District.

**Sponsors:** Ald. Murphy

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 16) **Certified Survey Maps**

*ALD. D' A MATO moved to receive the Certified Survey Maps.*

*#1878 - Salem Ev. Lutheran Church*

*#1880 - Archdiocese of Milwaukee*

*#1918 -Milwaukee Park Baseball Park Association (Wilson)*

*#1920 -James F. Heyrman*

- 17) [970913](#) Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1828 North 36th Street, in the 17th Aldermanic District. (DCD - Real Estate)
- Sponsors:** THE CHAIR
- A motion was made that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards
- No** 0
- 18) [970918](#) Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3121 West Michigan Street, in the 4th Aldermanic District. (DCD - Real Estate)
- Sponsors:** THE CHAIR
- A motion was made that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards
- No** 0
- 19) [970959](#) Substitute resolution approving architectural design guidelines for the Historic Third Ward District.
- Sponsors:** Ald. Henningsen
- A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards
- No** 0
- 20) [970504](#) A substitute ordinance relating to maintenance and landscaping of premises.
- Sponsors:** Ald. Nardelli
- A motion was made by Ald. Richards that this matter be HELD IN COMMITTEE. The motion carried by the following vote:**
- Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards
- No** 0
- 21) [970943](#) Substitute resolution authorizing the Community Block Grant Administration to enter into a contract with Holy Redeemer Church of God in Christ, Inc., HR Housing, Inc., and HR Housing Project 1 Limited Partnership, relating to the use of Community Development Block Grant funds to finance a portion of HR Housing Project No. 1, an elderly housing project to be developed at 4875 North 35th Street in the City of Milwaukee.
- Sponsors:** THE CHAIR

**A motion was made that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

22) [970452](#)

A substitute ordinance relating to licensing of licensed dwelling facilities.

**Sponsors:** Ald. Henningsen

**A motion was made by Ald. D'Amato that this matter be HELD IN COMMITTEE. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

23) [970862](#)

Resolution declaring as surplus the City-owned vacant lot located at 1740 South 12th Street and accepting an Offer to Purchase received from Walker's Point Development Corporation for the construction of ten townhomes, in the 12th Aldermanic District. (Department of City Development - Real Estate)

**Sponsors:** THE CHAIR

**A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

24) [970863](#)

Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. (Department of City Development - Real Estate)

**Sponsors:** THE CHAIR

**A motion was made that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

25) [970858](#)

Resolution approving the blight designation of two City-owned properties in the area of North Dr. Martin Luther King, Jr. Drive and West Lloyd Street, declaring the properties surplus, and authorizing their conveyance to the Redevelopment Authority of the City of Milwaukee for disposition, in the 6th Aldermanic District (Redevelopment Authority).

**Sponsors:** THE CHAIR

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

No 0

- 26) [970874](#) Resolution declaring as surplus the vacant, tax deed lot located at 3218 West Fairmount Avenue and accepting an Offer to Purchase from the adjoining owners, Frieda Maddente and Leon J. Cox, for use as green space, in the 1st Aldermanic District. (Department of City Development - Real Estate)

**Sponsors:** THE CHAIR

**A motion was made that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 27) [970875](#) Resolution declaring as surplus the vacant, tax deed lot located at 4027-29 North 19th Place and accepting an Offer to Purchase from the adjoining owner, Ruby Johnson, for use as green space, in the 1st Aldermanic District. (Department of City Development - Real Estate)

**Sponsors:** THE CHAIR

**A motion was made that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 28) [970221](#) Communication from the Southeastern Wisconsin Regional Planning Commission transmitting a report entitled, "Rural Cluster Development Guide".

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be HELD IN COMMITTEE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 29) [970237](#) Communication from the Department of City Development transmitting a report relative to Financial Statements for the Redevelopment Authority for the years ended December 31, 1995 and 1994.

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 30) [970319](#) Appointment of James Elliott to the Standards & Appeals Commission by the Mayor's Office. (2nd Aldermanic District)
- Sponsors:** THE CHAIR
- A motion was made by Ald. Richards that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards
- No** 0
- Excused** 1 - Butler
- 31) [970449](#) Communication from the Comptroller's Office transmitting a report entitled, Audit of the Tax Incremental District #9 (TID-9) Riverwalk Improvement Project.
- Sponsors:** THE CHAIR
- A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards
- No** 0
- Excused** 1 - Butler
- 32) [970574](#) Communication from the Department of City Development transmitting the Annual Report on Tax Incremental Financing Districts.
- Sponsors:** THE CHAIR
- A motion was made by Ald. Richards that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards
- No** 0
- Excused** 1 - Butler
- 33) [970581](#) Communication from the Comptroller's Office transmitting the 1996 Financial Statements on Tax Incremental Financing Districts.
- Sponsors:** THE CHAIR
- A motion was made by Ald. D'Amato that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards
- No** 0
- Excused** 1 - Butler
- 34) [970730](#) Communication from the Department of City Development transmitting a report relative to the financial statements of the Housing Authority of the City of Milwaukee for the



year ended December 31, 1996.

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

35) [970746](#)

Communication from the Comptroller transmitting a report entitled Audit of Department of City Development Home Repair and Rehabilitation Loan Program.

**Sponsors:** THE CHAIR

**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

**Meeting Adjourned: 11:47 a.m.; Mary A. Landowski, Staff Assistant**