



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 E. Johnson-Odom, Vice Chair
Ald. Jeffrey A. Pawlinski, Ald. Robert G. Donovan, Ald. Joe A. Dudzik

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Tuesday, November 19, 2002

9:30 AM

301-B, City Hall

Amended 11/15/02

Present 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik, Donovan

PLEASE NOTE: THE REGULARLY SCHEDULED ZONING, NEIGHBORHOODS AND DEVELOPMENT COMMITTEE MEETING FOR 9:00 A.M. HAS BEEN RESCHEDULED TO 9:30 A.M.

9:30 A.M., Meeting Convened: 9:35 A.M.

[020499](#)

Substitute resolution approving various final Certified Survey maps.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

[020944](#)

Resolution approving the Land Disposition Report for the property at 1846-48 North Dr. Martin Luther King, Jr. Drive for sale to Tristar Development, LLC for commercial development in the 6th Aldermanic District. (Redevelopment Authority)

A motion was made by Vice Chair Johnson-Odom that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

3) [020950](#)

Resolution authorizing Amendment No. 4 to the Cooperation Agreement for Tax Incremental District No. 32 (Walnut Street/King Drive Commercial Area; 1846 North King Drive Project). (DCD)

A motion was made by Vice Chair Johnson-Odom that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 4) [021016](#) Resolution amending Common Council File No. 010679 which appropriated funds from the Department of City Development's Advance Planning Fund for a tax incremental district analysis in the Historic Third Ward. (DCD)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 5) [021011](#) Resolution declaring the vacant, tax-deed lot located at 4026-28 West Clybourn Street surplus and accepting an Offer to Purchase from Daniel E. and JoAnn Waters for new residential construction, in the 16th Aldermanic District. (DCD-Real Estate)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 6) [021012](#) Resolution declaring the vacant, tax-deed lot located at 4550 North 29th Street surplus and accepting an unsolicited Offer to Purchase from Doris J. Pinkney for new residential construction, in the 1st Aldermanic District. (DCD-Real Estate)

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

**PLEASE NOTE THE FOLLOWING FILE WILL NOT BE HEARD AT THIS TIME.
YOU WILL BE NOTIFIED WHEN IT IS RESCHEDULED.**

10:00 A.M.

- 7) [020718](#) Substitute ordinance relating to the amendment of the Flood Plain District boundary along a portion of the Wilson Park Creek being part of the Kinnickinnic watershed, in the 13th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 8) [020722](#) Substitute ordinance to amend a Development Incentive Zone (DIZ) known as the North Avenue Commerce Center, located on the North Side of West North Avenue and West of North 25th Street, in the 7th Aldermanic District.

A motion was made by Ald. Dudzik that this matter be RECOMMENDED FOR

PASSAGE. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 9) [020921](#) Substitute ordinance relating to the change in zoning from a Detailed Planned Development (DPD) known as Vineyard Terrace to Two-Family Residential (RT4), on land located on the West Side of North 4th Street and South of West Reservoir Avenue, in the 6th Aldermanic District.

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 10) [020930](#) Substitute ordinance relating to the change in zoning from Two-Family Residential (RT2) to Institutional (TL), on land located on the East Side of North 49th Street and North of West Chambers Street, in the 7th Aldermanic District.

*Speakers: John Hyslop, Calvin Lee (Ald. Gordon's aide), Jeff Nantes-DPW, Pau Huffman-Attorney; Rick Hart-St. Joseph's Hospital, Harry Rosenwinkle-Architect
Opponents-Paul Berab-Vishon-Jackson Wilder, Rodney Washington*

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 11) [020856](#) Substitute ordinance relating to the Second Amendment to a General Planned Development (GPD) known as Le Parc House on land located on the South Side of West Donna Drive and West of North 107th Street, in the 15th Aldermanic District.

Ald. Johnson-Odom leaves.

Ald. Nardelli present.

Craig Jupe, Dan Walsh, Pastor Burns, Bill Lieven, Cristopher Martin, Jannie Martin, Rick Knolt, Ross Reinkhe, Gary Gherenbach, Dale Embreck-Condominium Association, Karen Raschke, Keith Posley, Reginald Lawrence.

A motion was made by Chair Henningsen that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

- 12) [020643](#) Substitute ordinance relating to the First Amendment to the Detailed Planned Development (DPD) known as Meeting House Properties (f/k/a Le Parc House), on land located on the South Side of West Donna Drive and West of North 107th Street, in the 15th Aldermanic District.

Ald. Johnson-Odom leaves.

Ald. Nardelli present.

Craig Jupe, Dan Walsh, Pastor Burns, Bill Lieven, Cristopher Martin, Jannie Martin, Rick Knolt, Ross Reinkhe, Gary Gherenbach, Dale Embreck-Condominium

Association, Karen Raschke, Keith Posley, Reginald Lawrence.

A motion was made by Chair Henningsen that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

13) [020855](#)

Substitute ordinance relating to the Second Amendment to a General Planned Development (GPD) known as The Highlands on land located on the South Side of West Donna Drive and West of North 107th Street, in the 15th Aldermanic District.

Ald. Johnson-Odom leaves.

Ald. Nardelli present.

Craig Jupe, Dan Walsh, Pastor Burns, Bill Lieven, Cristopher Martin, Jannie Martin, Rick Knolt, Ross Reinkhe, Gary Gherenbach, Dale Embreck-Condominium Association, Karen Raschke, Keith Posley, Reginald Lawrence.

A motion was made by Chair Henningsen that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

14) [020923](#)

Substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Metro Center, Phase 2, on land located on the North Side of West Metro Boulevard and West of North 107th Street, in the 15th Aldermanic District.

Ald. Nardelli present.

Mr. Urbanek, Dean Klements-Rus Darrow Group

Allen Perry -opposed

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

Aye 4 - Henningsen, Pawlinski, Dudzik and Donovan

No 1 - Johnson-Odom

15) [020924](#)

Substitute ordinance relating to the change in zoning from Industrial Office (IO1) to Single-Family Residential (RS3), on land located on the East Side of North Granville Road and North of West Donna Drive Extended, in the 15th Aldermanic District.

16) [020968](#)

Substitute resolution accepting Proposal for sale of surplus City-owned real estate.

Mike Wisnewski, Craig Radlke-of Fudiciary Real Estate Development, Peter Parks, Harry Stein, Jeff Mantes-DPW

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

Aye 5 - Henningsen, Johnson-Odom, Pawlinski, Dudzik and Donovan

No 0

Recessed: 9:45 A.M.; Reconvene: 10:03 A.M.

Recessed: 12:45 P.M.; Reconvene: 12:55 P.M.

*Meeting Adjourned: 1:24 P.M.
Staff Assistant, Robert L. Harvey*