



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MICHAEL S. D'AMATO, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Ashanti Hamilton, Ald. Robert Bauman

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Tuesday, November 29, 2005

9:00 AM

Room 301-B, City Hall

9:00 A.M.

Meeting convened: 9:19 A.M.

Present 3 - D'Amato, Wade , Bauman

Excused 2 - Murphy , Hamilton

1. [051051](#) Reappointment of Michael Van Alstine to the Housing Authority by the Mayor.

Sponsors: THE CHAIR

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

Aye 3 - D'Amato, Wade Bauman

No 0

Excused 2 - Murphy Hamilton

Roll call taken at 9:20 A.M.

Present 4 - D'Amato, Wade, Hamilton , Bauman

Excused 1 - Murphy

2. [050983](#) Resolution approving the final plat of Josey Heights Subdivision located on the South Side of West Lloyd Street and East of North 12th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

John Hyslop - Dept. of City Development

Tim McMurty - Ald. Hines's aide

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

3. [050947](#) Resolution approving the boundary for the North 20th/West Lloyd Streets Redevelopment Area and directing the Redevelopment Authority of the City of Milwaukee to prepare a Redevelopment Plan for said Area. (Redevelopment Authority)

Sponsors: Hines Jr.

Individuals present:

Jim Sayers - Dept. of City Development

Tim McMurtry - Ald. Hines's aide

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

4. [050859](#) Ordinance relating to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Park Place, Stage 27, Ruby Tuesday, LLC, on land located on the Northwest Corner of North 107th Street and West Good Hope Road, in the 5th Aldermanic District.

Sponsors: Bohl

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

5. [050982](#) Resolution permitting a minor modification to the Detailed Planned Development known as Park Place, Stage 20, for Tumbleweed, located North of West Good Hope Road and East of North 110th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

6. [050943](#) Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 8859-A North Swan Road, in the 9th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

7. [050981](#) Resolution permitting a minor modification to the Detailed Planned Development known as The Meeting House, located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

Sponsors: Puente

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

8. [050940](#) Resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 1st, 4th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, and 15th aldermanic districts.

Sponsors: THE CHAIR

Ald. Hamilton moves that 5229-31 North 35th St., Tax Key 192-0337-000-0, be struck from the list. Prevailed.

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

- [050940](#) Substitute resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 1st, 4th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, and 15th aldermanic districts.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Wade, Hamilton Bauman

No 0

Excused 1 - Murphy

Roll call taken at 9:40 A.M.

Present 5 - D'Amato, Wade, Murphy, Hamilton , Bauman

9. [050398](#) Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Two-Family Residential (RT3), on land located on the East and West Sides of South Superior Street and South of East Russell Street, in the 14th Aldermanic District.

Sponsors: Zielinski

Individuals present:

John Hyslop - Dept. of City Development

Ald. Zielinski

Richard Strassman - 2582 S. Shore Dr.

Paul Raspbee - representing a property owner in the area (Betty Raspbee, his mother)

Erik Pontoe - 2573 S. Wentworth

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

9:15 A.M.

10. [050700](#) Substitute ordinance relating to the change in zoning from Downtown-Residential and Specialty Use (C9B(a)) and Downtown-Mixed Activity (C9G) to Two-Family Residential (RT4), Local Business (LB2) and Industrial Mixed (IM), located generally North of East Pleasant Street and West of North Commerce Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Mr. Hyslop asks that it be referred back to the City Plan Commission so that 2 missing lots can be added to the map. Prevalled.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

11. [050585](#) Substitute resolution approving the Land Disposition Report for the properties at 225 West Capitol Drive and the northern portion of 3901 North 2nd Street for sale to Phillip Katz-Project Development LLC and Williams Development Corporation for commercial and light industrial development, in the 6th Aldermanic District. (Redevelopment Authority)

Sponsors: McGee Jr.

Individuals present:

Matt Hoesley - Dept. of City Development

Bill Ornstein - property owner

Mr. Villard

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

12. [050583](#) Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on land located on the North Side of West Burleigh Street and East of North 10th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

13. [050588](#) Substitute resolution approving the Land Disposition Report for the southern portion of 3901 North 2nd Street for sale to Thomas H. Frentzel for expansion of his adjacent business, in the 6th Aldermanic District. (Redevelopment Authority)

Sponsors: McGee Jr.

Individuals present:

Matt Hosely - Dept. of City Development

Thomas Frentzel, Jr. - 125 W. Melvina

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

14. [050466](#) Substitute ordinance relating to the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) known as The Hastings Building, on land located on the Southeast Corner of North 2nd Street and West Vine Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

John Hyslop - Dept. of City Development

Sonny Bando - represents the developer

Eric Madison - 828 N. Broadway - the architect for the project

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

15. [050949](#) Resolution declaring the vacant lots at 751 North 22nd Street, 753-57 North 22nd Street and 2201-07 West Wells Street surplus to municipal needs and authorizing acceptance of an Offer to Purchase from Weas Development for residential construction in the 4th Aldermanic District.

Sponsors: Bauman

Individuals present:
Dan Casanova - Dept. of City Development
Architect for the project
Nicole Neiasan - rep. for the developer (Weas)

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

9:30 A.M.

16. [051017](#) Resolution creating an affordable housing task force to study issues related to establishing a City of Milwaukee Housing Trust Fund.

Sponsors: Murphy and McGee Jr.

All members of the committee asked to be added as sponsors.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

17. [050900](#) A substitute ordinance relating to revision of various provisions of the zoning code.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

18. [050836](#) A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

Approved conditionally upon receiving a letter from the Wisconsin Dept. of Natural Resources approving this ordinance. If this letter is not received prior to December 13th, the item will be returned to committee at the Council meeting.

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

19. [050894](#) Resolution relative to an appeal of the Architectural Review Board's action denying window signage at 207 E. Buffalo a/k/a 250 N. Water Street.

Sponsors: THE CHAIR

Held pending a letter being sent to the City Attorney requesting a legal opinion.

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 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

20. [050948](#)

Resolution approving a Project Plan and creating Tax Incremental District No. 62 (DRS Power & Control Technologies, Inc.), in the 1st Aldermanic District.

Sponsors: Hamilton

Item may be held as the Comptroller's Office has not had time to review the TID project. A special meeting may be held prior to the Council meeting on December 13th. The office anticipates having a letter for the file by December 9th.

Individuals present:

Jim Scherer - Dept. of City Development

Rich Reynolds - Vice President of DRS

Craig Kammholz- Comptroller's Office

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

21. [050580](#)

Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM7) to a Detailed Planned Development (DPD) known as Renaissant's Park Lafayette, on land located on the Northeast Corner of North Prospect Avenue and East Lafayette Place, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

John Hyslop - Dept. of City Development

John Finerty - rep. for the developer

Warren Barr - developer

Robert Breshnev - part of development team

Jesse Robinson - part of development team

John Murphy - part of development team

Stephanie Olson - part of development

Kevin O'Toole - part of development team

David Doningham - part of development team

Jim Thornton - part of development team

Make letter from the East Side Business Improvement District dated 11/29/05 part of the record, by Ald. Wade. Prevailed. (Exhibit 1)

Opponents:

Bill Parr - 1812 E. Lafayette Pl. #508

Joseph Balistreiri - owns the Shorecrest Hotel

Jane Alexopolous - 1812 E. Lafayette Pl.

Mike Witas - 1919 N. Summit Ave.

Supporters:

Joseph Megna - owner of Mimma's Cafe and Gutaria on Brady St.

David Doney - here on behalf of the property owners

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

22. [040098](#)

Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to a Detailed Planned Development (DPD) known as Stowell/Webster Condominiums, on land located at the Northeast Corner of East Webster Place and North Stowell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

Meeting adjourned: 11:35 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.