



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

Tuesday, January 10, 2012

9:00 AM

Room 301-B, City Hall

Meeting called to order at 9:10 a.m.

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

1. [110635](#) A substitute ordinance relating to the definition of chronic nuisance premises and clarification of procedures for addressing chronic nuisance premises.

Sponsors: Ald. Witkowski

Individual appearing:

Robin Pederson, Assistant City Attorney
Richard Withers, Legislative Reference Bureau

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

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

No 0

2. [111188](#) Substitute resolution authorizing the sale of a City-owned multi-family property, in the 6th Aldermanic District, and scattered-site houses, in the 1st, 6th, 7th and 15th Aldermanic Districts, for rehabilitation for affordable housing.

Sponsors: Ald. Hines Jr.

Individual appearing:

Clifton Crump, Department of City Development
Matt Haisley, Department of City Development
Ted Matkom, Senior Development Manager, Gorman and Company

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

3. [111189](#) Resolution authorizing the sale of City-owned houses and vacant lots to United Christian Church for development of scattered-site, affordable housing, in the 7th and 15th Aldermanic Districts.

Sponsors: Ald. Hines Jr. and Ald. Wade

Individuals appearing:

*Elaine Miller, Department of City Development
Keith Stanley, Staff Assistant to Ald. Willie Hines, Jr.
Matt Melindas, Community Development Advocates, LLC*

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

- [111189](#) Substitute resolution authorizing the sale of City-owned houses and vacant lots to United Christian Church for development of scattered-site, affordable housing, in the 7th and 15th Aldermanic Districts.

Sponsors: Ald. Hines Jr. and Ald. Wade

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

4. [111041](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed, for redevelopment of the building, on lands located on the north side of West Pierce Street, east of South 16th Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Vanessa Koster, Department of City Development
Falamak Nourzad, Continuum Architects
Richard Kieman, Sherman Associates
Patrick Wallace, --- Research
Amy Burbach or Merrick, C Coakley Relocation*

*Catherine Steinbaugh, Owner, National Plating, 1565 W. Bruce St.
Mary Perez, owner, Action City Recycling, 1535 W. Pierce St
Charles Yanke, CEO, Vulcan GMS Inc., 1400 W. Pierce St.
Hussein Govani, owner, National Muffler N Brake, 1614 W. National Ave.
Andrew Kranick, VP, Sunlite Building Corporation, 1517 West Pierce St.
Jerry Krings, 1910 N. HiMount Blvd., attorney for Sunlite Building Corp
Rich Wieland, owner, Mid-City Foundry Company, 1521 West Bruce Street
****Jim Dieter, owner, 633 S. 12th St.
William Law, owner, Law Tanning Company, 1616 W Pierce St*

A motion was made by ALD. WADE that this Ordinance be SUBSTITUTED. This

motion **PREVAILED** by the following vote:

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

No 0

A motion was made by ALD. WITKOWIAK 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

5. [111044](#)

A substitute ordinance relating to the change in zoning from Institutional to Local Business, for future redevelopment, on land located on the northwest corner of West Center Street and North 35th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Keith Stanley, Staff Assistant to Ald. Willie Hines, Jr.

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

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

No 0

6. [111040](#)

A substitute ordinance relating to the change in zoning from Local Business to a Detailed Planned Development known as Friendship Gardens, for residential development, on lands located on the south side of West Vliet Street, between North 37th Street and North 37th Place, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Elaine Miller, Department of City Development

Keith Stanley, Staff Assistant to Ald. Willie Hines, Jr.

Tieg Whaley-Smith, Community Development Advocates on behalf of United Methodist Children's Services

Miriam Ben-Shalom, 1350 N. 37th Place

Robert Tolbert, owner of 1322 N. 37th Place

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

Aye 4 - Witkowiak, Murphy, Bauman and Zielinski

No 0

Excused 1 - Wade

7. [111110](#)

Resolution approving the Land Disposition Report for the properties at 3701 to 3717

West Vliet Street for conveyance to United Methodist Children's Services of Wisconsin, Inc. for development of Friendship Gardens, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals appearing:

*Elaine Miller, Department of City Development
Keith Stanley, Staff Assistant to Ald. Willie Hines, Jr.
Tieg Whaley-Smith, Community Development Advocates on behalf of United Methodist Children's Services*

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

Aye 4 - Witkowiak, Murphy, Bauman and Zielinski

No 0

Excused 1 - Wade

Ald. Zielinski away from the table at 11:11 a.m.

Present 4 - Witkowiak, Wade, Murphy, Bauman

Excused 1 - Zielinski

8. [111043](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for residential development, on lands located on the west side of North Buffum Street, north of East Center Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Vanessa Koster, Department of City Development
Yves LaPierre, Department of City Development
John Fatica, Architect, EngbergAnderson
Hume Ahn, Director of Real Estate Development, Heartland Housing
Maudwella Kirkendoll, Community Advocates*

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

Aye 3 - Witkowiak, Murphy and Bauman

No 0

Excused 2 - Wade and Zielinski

9. [111212](#) Resolution approving the Land Disposition Report conveying a building site at Center and Buffum Streets to Heartland Housing, Inc. for supportive housing development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Vanessa Koster, Department of City Development
Yves LaPierre, Department of City Development
John Fatica, Architect, EngbergAnderson
Hume Ahn, Director of Real Estate Development, Heartland Housing
Maudwella Kirkendoll, Community Advocates

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

Aye 3 - Witkowiak, Murphy and Bauman

No 0

Excused 2 - Wade and Zielinski

10. [111112](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to General Planned Development and approval of the Third Amendment to the General Planned Development known as Kilbourn Square, to permit future residential development, on land located on the southwest corner of West State Street and North 23rd Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Vanessa Koster, Department of City Development
Diane DeLosSantos, Director, City on a Hill

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

11. [111111](#)

A substitute ordinance relating to the change in zoning from General Planned Development to Industrial-Light, to restore original zoning, on land located on the east side of North Teutonia Avenue and north of West Mill Road, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Vanessa Koster, Department of City Development

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

Aye 3 - Witkowiak, Wade and Murphy

No 0

Excused 2 - Bauman and Zielinski

12. [111036](#) A substitute ordinance relating to the change in zoning from Industrial-Office and Local Business to Industrial-Mixed, on lands located on the east side of North Teutonia Avenue, north of West Green Tree Road, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Vanessa Koster, Department of City Development
Ed Richardson, Department of City Development*

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

13. [111039](#) A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Vanessa Koster, Department of City Development
Max Dermond, applicant
Joel Agacki, architect, Striegel-Agacki Studio.*

*Doris Bauer, 1610 N. Jackson St.
Ald. Nik Kovac, 3rd District
Kelly Gatton, 1616 N. Jackson St.
Patrick Gatton, 1616 N. Jackson St.*

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

Meeting adjourned at 12:02 p.m.

Staff Assitant Tobie Black

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.