



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes - Final 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, Tobie Black, (414)-286-2231
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Friday, March 19, 2010

9:00 AM

Room 301-B, City Hall

Meeting called to order at 9:09 a.m.

Present 4 - Witkowiak, Wade, Murphy, Bauman

Excused 1 - Zielinski

1. [091435](#) Resolution designating the St. Marcus Parsonage/Mathis House at 212 East North Avenue, as an Historic Site, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Carlen Hatala, Historic Preservation, City Clerk's Office
Paul Jakubovich, Historic Preservation, City Clerk's Office

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

2. [091436](#) Resolution designating the Nicholas Senn Building, "Sydney Hih," at 300-318 West Juneau Avenue, as an Historic Building, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Carlen Hatala, Historic Preservation, City Clerk's Office
Paul Jakubovich, Historic Preservation, City Clerk's Office

Ald. Zielinski at the table at 9:24 a.m.

Ald. Murphy requests that the item be held to the call of the chair so the committee can receive input from the building owner.

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 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

Attendance taken at 9:35 a.m.

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

3. [091496](#) Resolution accepting the proposal submitted by Isaac Malone, doing business as Best Choice Mechanicals, to purchase the City-owned vacant lot at 4709 North Hopkins Street, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals at the table:

*Yves LaPierre, Department of City Development
Tamara Malone, Best Choice Mechanicals*

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. [091494](#) Resolution to facilitate housing development in the Metcalfe Park and North Division neighborhoods by authorizing the sale of approximately 40 City-owned vacant lots to Gorman & Company, Inc., in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals appearing:

*Yves LaPierre, Department of City Development
Ted Matkom, 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

5. [091516](#) Substitute resolution approving a letter of intent and lease between Talgo, Inc. and the Redevelopment Authority of the City of Milwaukee for part of 3533 North 27th Street and part of 3424 North 27th Street, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals appearing:

*Jim Scherer, Department of City Development
Rocky Marcoux, Department of City Development
Ferran Canals, Talgo, Inc.
Tim Sheehy, Milwaukee 7*

Ald. Bauman moves to hold to the call of the chair so committee members can be

briefed on the details of the agreement. The motion failed 1-4.

Ald. Witkowiak proposes that a special ZND meeting be held the morning of the Common Council meeting so the file can be voted on after members have had an opportunity to be briefed.

The file was voted on at committee, so the special meeting will not be held.

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

Aye 1 - Bauman

No 4 - Witkowiak, Wade, Murphy and Zielinski

Individuals appearing:

*Jim Scherer, Department of City Development
Rocky Marcoux, Department of City Development
Ferran Canals, Talgo, Inc.
Tim Sheehy, Milwaukee 7*

Ald. Bauman moves to hold to the call of the chair so committee members can be briefed on the details of the agreement. The motion failed 1-4.

Ald. Witkowiak proposes that a special ZND meeting be held the morning of the Common Council meeting so the file can be voted on after members have had an opportunity to be briefed.

The file was voted on at committee, so the special meeting will not be held.

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, Murphy and Zielinski

No 1 - Bauman

6. [091515](#)

Substitute resolution approving the Land Disposition Report for part of a Redevelopment Authority property in the Menomonee Valley Industrial Center for sale to Ingeteam, Inc. for development of an office and manufacturing facility, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

*Jim Scherer, Department of City Development
Rocky Marcoux, Department of City Development
Aitor Sotes, Ingeteam, Inc.
Shelley Jurewicz, Milwaukee 7*

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

7. [091407](#) Substitute resolution approving the Land Disposition Report for the properties at the northeast corner of Muskego and Mitchell for sale to Mitchell Street Market Lofts, LLC, for mixed-use development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals appearing:

*Matt Haessly, Department of City Development
Sherry Terrell-Webb, Associates in Commercial Real Estate (ARCE) Program,
Marquette University
Todd Hutchison, Wisconsin Redevelopment, LLC*

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

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

No 0

[091407](#)

Substitute resolution approving the Land Disposition Report for the properties at the northeast corner of Muskego and Mitchell for sale to Mitchell Street Market Lofts, LLC, for mixed-use development, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

**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

8. [091157](#) A substitute ordinance relating to a change in zoning from Two-Family Residential to Industrial-Office, for parking lot expansion, on land located South of West National Avenue and East of South 22nd Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Vanessa Koster, Department of City Development
David Samuel, property owner*

An agreement was reached with the neighbors that had been in opposition.

**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, Murphy and Bauman

No 0

Excused 1 - Zielinski

9:30 A.M.

9. [091412](#) Substitute resolution directing the Department of City Development to sell the City-owned property at 1729-1731 W. Galena Street to the owners of the adjoining property at 1733-1735 W. Galena Street.

Sponsors: Ald. Bauman

Individuals at the table:

*Yves LaPierre, Department of City Development
Leonard Massey and Annie L. Massey, property owners*

Ald. Bauman moves to amend the resolution to add to the Further Resolved clause the words, "provided, however, that the sale price shall not exceed \$500."

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

- [091412](#) Substitute resolution directing the Department of City Development to sell the City-owned property at 1729-1731 W. Galena Street to the owners of the adjoining property at 1733-1735 W. Galena Street.

Sponsors: Ald. Bauman

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

Aye 3 - Witkowiak, Murphy and Bauman

No 0

Excused 1 - Zielinski

Abstain 1 - Wade

10. [091372](#) Resolution temporarily suspending razing and demolition activities funded by NSP Phase 1 and 2 until the Department of Neighborhood Services has made modifications in bidding requirements allowing for deconstruction activities.

Sponsors: Ald. Bauman and Ald. Bohl

Individuals appearing:

*Art Dahlberg, Department of Neighborhood Services
Thomas Mishefske, Department of Neighborhood Services*

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 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

11. [091238](#) An ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable message signs.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, 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 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

12. [091319](#) An ordinance relating to regulations for on-premise automatic changeable message signs.

Sponsors: Ald. Davis

Individuals appearing:

Ed Richardson, Department of City Development

Bob Bryson, Department of Public Works

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

13. [081558](#) An ordinance relating to code compliance requirements on foreclosed properties.

Sponsors: Ald. Hines Jr.

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

**Meeting adjourned at 11:37 a.m.
Staff Assistant Tobie Black**

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

