



# City of Milwaukee

## Meeting Minutes

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. MICHAEL S. D'AMATO, CHAIR**

*Ald. Willie Wade, Vice-Chair*

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

*Staff Assistant, Linda Elmer, (414)-286-2232*

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*File Specialist, Charlotte Rodriguez, 286-8797, E-mail: [crodr@milwaukee.gov](mailto:crodr@milwaukee.gov)*

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Tuesday, July 19, 2005

9:00 AM

Room 301-B, City Hall

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**Meeting convened: 9:12 A.M.**

**Members Present:** ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

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1) [050424](#)

Appointment of Lena Mitchell to the Housing Authority by the Mayor. (8th Aldermanic District)

[Appt. Letter.PDF](#)

[Biography Sheet.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

2) [050326](#)

A substitute ordinance relating to a prohibition of landlord retaliation due to tenant reporting of nuisance violations.

[Fiscal Note.doc](#)

*Individuals present:*

*Ald. Donovan*

*Martin Collins - Dept. of Neighborhood Services*

*Anna Ruzinski - Milwaukee Police Department*

*Att. Heiner Geise - Apartment Association of Southeastern Wisconsin*

*Amy Hefter - Legislative Reference Bureau*

*It is anticipated that this will be scheduled prior to the July 26th Council meeting.*

**OF THE CHAIR. The motion carried by the following vote:**

Ayes: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 1 - ALD. WADE

3) [050386](#)

An ordinance relating to the method for calculating the amount of an erosion control performance deposit required in conjunction with issuance of an erosion control permit.

[Fiscal Note.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

4) [050384](#)

A substitute ordinance relating to establishing occupancy capacity limits and issuing population placards for certain buildings.

[Fiscal Note.doc](#)

**A motion was made by Ald. Bauman that this matter be SUBSTITUTED. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

[050384](#)

A substitute ordinance relating to establishing occupancy capacity limits and issuing population placards for certain buildings.

[Fiscal Note.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

5) [050244](#)

Substitute ordinance approving the change in zoning from Multi-Family Residential (RM3) to a General Planned Development (GPD) known as Cathedral Heights, on land located on the North Side of West Florist Avenue and East of North 73rd Street, in the 2nd Aldermanic District.

[CPC letter.doc](#)  
[Exhibit A.PDF](#)  
[Notice Published on July 1 and 8, 2005.PDF](#)

*Individuals present:*  
*John Hyslop - Dept. of City Development*  
*John Daniels - Holy Cathedral*  
*Pastor McClem - Holy Cathedral*

*The City Plan Commission recommended some updates to the documents. They need to be updated prior to the Council meeting of July 26th.*

*Held with the intention of scheduling it prior to the Council meeting on July 26th.*

*The Department of City Development will provide the Committee with information related to zoning/development of the 10 acres proposed for development and the 15 acres that are not proposed for non-profit development.*

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

Ayes: 3 - ALD. D'AMATO, ALD. MURPHY and ALD. BAUMAN  
Noes: 2 - ALD. WADE and ALD. HAMILTON

6) [050404](#)

Resolution approving the Land Disposition Report for the properties at 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown Street for a mixed-use development, in the 6th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)  
[Land Disposition Report.doc](#)

*Individual present:*  
*Dwayne Edward - Dept. of City Development*

**A motion was made by Ald. Bauman that this matter be HELD TO CALL OF THE CHAIR. The motion failed by the following vote:**

Ayes: 2 - ALD. D'AMATO and ALD. BAUMAN  
Noes: 3 - ALD. WADE, ALD. MURPHY and ALD. HAMILTON

[050404](#)

Resolution approving the Land Disposition Report for the properties at 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown Street for a mixed-use development, in the 6th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)  
[Land Disposition Report.doc](#)

**A motion was made by Vice Chair Wade that this matter be RECOMMENDED FOR ADOPTION. The motion failed by the following vote:**

Ayes: 2 - ALD. WADE and ALD. HAMILTON

Noes: 3 - ALD. D'AMATO, ALD. MURPHY and ALD. BAUMAN

**050404**

Resolution approving the Land Disposition Report for the properties at 1940-48 North Dr. Martin Luther King Jr. Drive and 227R West Brown Street for a mixed-use development, in the 6th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Land Disposition Report.doc](#)

*Ald. Murphy moves to amend to award the property to Cross Development Group, Inc. (the secondary offer and chosen by city staff from the Request for Proposal). Withdrawn.*

*Ald. Wade moved to hold to the call of the chair so that Reader's Choice and Cross Development Group, Inc. can both attend the next meeting.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

7) **050307**

Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) for portions of land located on the North and South Sides of West Center Street and East of North 18th Street, in the 15th Aldermanic District.

[Notice Published on July 1 and 8, 2005.PDF](#)

[Map.doc](#)

[CPC letter.doc](#)

*Individuals present:*

*John Hyslop - Dept. of City Development*

*Jim Scherer - Dept. of City Development*

*Timothy McMurtry - A.D. 15 aide*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

8) [050245](#)

Substitute ordinance approving the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Dr. Wesley L. Scott Senior Living Community, located on the North Side of West Wright Street between North 28th Street and North 29th Street, in the 15th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A Drawings.PDF](#)

[Notice Published on July 1 and 8, 2005.PDF](#)

[Exhibit A Owner's Statement.PDF](#)

*Individuals present:*

*John Hyslop - Dept. of City Development*

*Timothy McMurtry - A.D. 15 aide*

*Ralph Holman - President of the Urban League*

*Chris Loren - Gorman and Company*

*The City Plan Commission approved with 4 conditions; 3 of which have been met. The developer still needs to provide a landscape plan prior to the July 26th Council meeting.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

9) [050403](#)

Resolution declaring a tax-deed vacant lot surplus to municipal needs and authorizing its sale to the Lisbon Avenue Neighborhood Development Corporation, a not-for-profit organization, for green space, in the 15th Aldermanic District.

[Map.doc](#)

[Fiscal Note.doc](#)

[CPC letter.doc](#)

*Individuals present:*

*Jim Scherer - Dept. of City Development*

*Timothy McMurtry - A.D. 15 aide*

*Toni Anderson - Executive Director of LAND (Lisbon Avenue Neighborhood Development)*

*Maria Pandazzi - Dept. of City Development*

*Piage Howard - Memorial Walks Project youth*

**A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the**

**PUBLIC IMPROVEMENTS COMMITTEE. The motion carried by the following vote:**

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

**9:45 A.M.**

**10) [050399](#)**

Substitute resolution approving the final plat of River View located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District.

[Fiscal Note.doc](#)

*Held as more work needed.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

**11) [050402](#)**

Substitute resolution creating design guidelines for the Site Plan Review Overlay District as established by Section 295-1009.0001 of the Milwaukee Code of Ordinances in the proposed River View Subdivision located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District.

[Map.doc](#)

*Held as more work needed.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

**12) [050406](#)**

Resolution authorizing acceptance of an unsolicited Offer to Purchase from Shechtman Enterprises, LLC, for the unimproved, surplus City-owned land in the Calumet Farms Subdivision, in the 9th Aldermanic District.

[Fiscal Note.doc](#)

*Held as more work needed.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

13) [050308](#)

Substitute ordinance establishing a Site Plan Review Overlay District (SP) located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District.

[Notice Published on July 1 and 8, 2005.PDF](#)

[Map.doc](#)

*Held as more work needed.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

14) [050183](#)

Substitute ordinance approving the First Amendment to a Detailed Planned Development (DPD) known as W Center, on land located on the Northwest Corner of North 12th Street and West Highland Avenue, in the 4th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A.PDF](#)

[Notice Published on July 1 and 8, 2005.PDF](#)

*Individuals present:*

*John Hyslop - Dept. of City Development*

*Jay Wahlia - 4725 N. 159th St., Brookfield*

*The City Plan Commission has 4 conditions which must be met prior to the July 26th Council meeting.*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

15) [050401](#)

Resolution approving the Land Disposition Report for the property at 1520 West Cherry Street for sale to Meadow Village LTD Partnership for use as green space, in the 4th Aldermanic District. (Redevelopment Authority)

[Fiscal Note.doc](#)

[Land Disposition Report.doc](#)

*Matt Hoesley - Dept. of City Development*

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

**10:15 A.M.**

16) [041699](#)

Substitute resolution approving the final plat for Park East on the East Side of the Milwaukee River located on the East Side of North Water Street generally between East Lyon Street and East Juneau Avenue, in the 3rd and 4th Aldermanic Districts.

[Fiscal Note.doc](#)

[Final Plat.PDF](#)

[CPC letter.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

17) [031746](#)

Substitute ordinance relating to the change in zoning from Institutional (TL) and Two-Family Residential (RT2) to a General Planned Development (GPD) known as Columbia St. Mary's on land located on the North Side of East North Avenue and West of North Terrace Avenue, in the 3rd Aldermanic District.

[Resource Management Letter.pdf](#)

[Notice Published on July 1 and 8, 2005.PDF](#)

[Exhibit A Drawings.PDF](#)

[Exhibit A.PDF](#)

[Water Tower Landmark Trust letter.PDF](#)

[CPC letter.doc](#)

*Individuals present:*

*John Hyslop - Dept. of City Development*

*Chris Swake - Swake and Associates*

*Bill Palmer - Vice-President of HMK - architect*

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



Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

18) [050098](#)

Communication from the Department of City Development relative to a status report on the Shops of the Grand Avenue relative to the Boston Store.

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

19) [050426](#)

Reappointment of Ald. Willie Hines to the Housing Authority by the Mayor.

[Appt. Letter.PDF](#)  
[Attendance Record.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

20) [050425](#)

Appointment of Ald. Robert Puente to the Housing Authority by the Mayor.

[Appt. Letter.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

[050425](#)

Appointment of Ald. Robert Puente to the Housing Authority by the Mayor.

[Appt. Letter.PDF](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

21) [050431](#)

Reappointment of Kenneth Johnson to the Redevelopment Authority by the  
Mayor. (6th Aldermanic District)

[Appt. Letter.PDF](#)

[Attendance Record.doc](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

22) [031748](#)

Ordinance relating to the change in zoning from Local Business (LB2) to a  
General Planned Development (GPD) known as Columbia St. Mary's Prospect  
West on land located on the North Side of East North Avenue and West of  
North Prospect Avenue, in the 3rd Aldermanic District. (DCD)

[Resource Management Letter.pdf](#)

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

Ayes: 5 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY, ALD.  
HAMILTON and ALD. BAUMAN  
Noes: 0

*Meeting adjourned: 11:43 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](http://www.milwaukee.gov/channel25).*