



# City of Milwaukee

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

**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*

*Fax: (414) 286-3456, E-mail: lelmer@milwaukee.gov*

*File Specialist, Charlotte Rodriguez, 286-8797, E-mail: crodri@milwaukee.gov*

---

Tuesday, July 25, 2006

9:00 AM

Room 301-B, City Hall

---

*Meeting convened: 9:20 A.M.*

**Present** D'Amato, Hamilton, Bauman

**Excused** Wade, Murphy

**THE ZONING, NEIGHBORHOODS AND DEVELOPMENT COMMITTEE may convene into closed session at 9:00 A.M. on Tuesday, July 25, 2006 in Room 301-B, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(e), Wis. Stats., for deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to Item #1...Resolution approving a Project Plan and creating Tax Incremental District No. 64 (Direct Supply Project) and approving the terms of monetary obligation and Development Agreement to implement the Project Plan, in the 9th Aldermanic District,**

**If the Committee goes into closed session for the above-captioned matter, it will reconvene in open session to continue its regular agenda.**

9:15 A.M.

1. [060420](#) Resolution approving a Project Plan and creating Tax Incremental District No. 64 (Direct Supply Project) and approving the terms of a monetary obligation and Development Agreement to implement the Project Plan, in the 9th Aldermanic District.

**Sponsors:** Ald. Puenté

*Individuals present:*

*Ald. Puenté*

*Jim Scherer - Dept. of City Development*

*Matt Cook - Direct Supply*

*John Lewis - Chief Financial Officer of Direct Supply*

*Craig Kammholtz - Comptroller's Office*

*Supporters:*

*Tim Pagel - 6130 W. Boehlke Ave.*

*Bev Gardner - 6100 W. Hustis St.*

*Fred Grauberger - 6306 W. Hustis St.*

*Opponent:*

*Paul Neumeier - Attorney for Midwest Iron and Metal, a nearby company*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

2. [060413](#) Substitute resolution approving the final plat of Story Hill Place located on the South Side of West Bluemound Road and West of North 50th Street, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

3. [060260](#) Substitute resolution approving the final plat of Midtown Center located on the North Side of West Capitol Drive and West of North 60th Street, in the 2nd Aldermanic District.

**Sponsors:** Ald. Davis

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*A.D. 2 aide also present - the alderman overwhelmingly supports the project*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

4. [060195](#) Substitute ordinance relating to the change in zoning from Parks (PK) and Multi-Family Residential (RM1) to Single-Family Residential (RS4) on land located South of West Appleton Avenue and East of North 107th Street extended, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

5. [050633](#) Ordinance creating the Brewers Hill/Harambee Neighborhood Conservation Overlay Zone

and approving the neighborhood conservation plan and development and design standards for this area, in the 6th Aldermanic District.

**Sponsors:** Ald. McGee Jr.

*Individuals present:*

*Ald. McGee*

*Vanessa Koster - Dept. of City Development*

*Ms. Koster will provide members with a copy of the City Attorney's opinion.*

*Jeff Osterman - Legislative Reference Bureau*

*Jlm Ketcham - Brewer's Hill Association - supports, but does not support up to a maximum of 2-family dwelling units, rather than the current 4-family dwelling units*

*Ald. McGee moves to amend Exhibit C by adding the following language at the end:*

*"Uses For any property zoned RT4 (two-family residential), not more than 2 dwelling units shall be permitted in any single building constructed after the effective date of this ordinance."*

*Ald. Bauman moves to amend Proposed Sub. B with the above-listed text and for acceptance of Sub. B. Withdrawn.*

*Sherman Hill -Harambee Business Area - supports, but some neighbors are concerned that this might affect current homeowners.*

*Minnie Perley - 2657 N. 6th St. - existing homeowner who was concerned she might lose her home*

*Fannie Smith - 116 W. Wright - Historic First Street Ad Hoc Committee - does not support new standards for existing housing stock and believes that new housing stock should complement existing housing stock*

*Rob Seeton - 1838 N. 7th St. - sees a drop in crime related to increased homeownership so supports the two-family maximum*

*John Green - 2536 N. 1st St. - doesn't want to lose his home as he is disabled although he has no income to maintain his home. He would not be affected by this legislation.*

*Charlie Trooper - 2425 N. 6th St. - doesn't want to see major changes to the housing stock required, just improvements as people can make them.*

*Richard Jacobs - 2820 N. Richards St. - he wants to remain in his home the rest of his life; this legislation will not affect his property*

*Bob Crawford - 12144 N. Lakeshore Dr., Mequon - doesn't support an overlay district; he would prefer having properties considered individually*

*Paul Vehofsky - 2831 N. 1st St. - feels that this would eliminate affordable housing and force it onto the major thoroughfares*

*J.W. Spear - 2010 N. 1st St. - supports the overlay district with its design controls*

*Held so that a City Attorney opinion can be gotten on the file.*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

6. [060375](#) Resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to two subaccounts for planning analysis activities

and other technical planning studies.

**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** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

7. [060410](#) Resolution declaring the City-owned vacant lots at 2346, 2348 and 2376-78 North 21st Street surplus to municipal needs and authorizing their sale to Phillip Katz-Project Development, LLC, for residential construction, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

*Individuals present:*  
*Dan Casanova - Dept. of City Development*  
*Phillip Katz - developer*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

8. [060417](#) Resolution declaring the tax-deed vacant lot at 2944 West Hampton Avenue surplus to municipal needs and authorizing acquisition by the Milwaukee Metropolitan Sewerage District for the North 27th Street Inline Storage System Extension Project, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

9:30 A.M.

9. [060415](#) Resolution approving the Land Disposition Report for part of a property in the Menomonee Valley Industrial Center for sale to Mulhane Properties, LLC, for development of a corporate office and manufacturing facility for Badger Railing, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals present:*  
*Ald. Donovan - he supports the development*

*Dave Miske - Redevelopment Authority*  
*Tom Mulhaney - Badger Railing*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

10. [060412](#) Resolution approving the Land Disposition Report for part of a property in the Menomonee Valley Industrial Center for sale to MVIC Development, LLC, for development of a corporate office and assembly facility for Caleffi North America, Inc., in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals present:*

*Ald. Donovan - he supports this project and thinks it will be a good fit in the Valley*

*Dave Misky - Dept. of City Development*

*Mike Goethe - Caleffi*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

11. [060399](#) Resolution authorizing \$10,550,000 of Contingent Borrowing Authority for Tax Incremental District No. 41 - Manpower Project.

**Sponsors:** THE CHAIR

**A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:**

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

12. [060414](#) Resolution approving the Land Disposition Report for the properties at 1128-30 and 1132-44 North Water Street and 209, 215 and 219 East Juneau Avenue for sale to Market Street Partners II, LLP, for assignment to DOC Milwaukee, LLC, for hotel development, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals present:*

*Dan Casanova - Dept. of City Development*

*John Economou- Economou Partners- architect*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

13. [060404](#) Substitute resolution relative to additional funding for Tax Incremental District No. 34 (Historic Third Ward) and funding a portion of the total cost through Contingent Borrowing, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Ald. Bauman moved for acceptance of Proposed Substitute B.*

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

- [060404](#) Substitute resolution relative to additional funding for Tax Incremental District No. 34 (Historic Third Ward) and funding a portion of the total cost through Contingent Borrowing, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

14. [060455](#) Reappointment of Georgia Cameron as an alternate member to the Board of Zoning Appeals by the Mayor. (7th Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

15. [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

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

**Aye** 3 - D'Amato, Hamilton and Bauman

**No** 0

**Excused** 2 - Wade and Murphy

*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](http://www.milwaukee.gov/channel25).*