



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

Fax: 286-3456, E-mail: lelmer@milwaukee.gov

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

Tuesday, June 7, 2005

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:17 A.M.

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

Members Excused: ALD. WADE

Roll call taken at 9:19 A.M.

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

1) [050088](#)

A substitute ordinance relating to enforcement of codes against historic structures

[Fiscal Note.doc](#)

[Historic Plan Commission Letter.PDF](#)

To include the word "vacant" in 308-81-7-g.

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

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

Noes: 0

[050088](#)

A substitute ordinance relating to enforcement of codes against historic structures

[Fiscal Note.doc](#)

[Historic Plan Commission Letter.PDF](#)

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

2) [050185](#)

Resolution approving the Land Disposition Report for the Redevelopment Authority-owned properties in the vicinity of North 17th and West Center Streets for sale to New Village LLC I for residential development, in the 15th Aldermanic District. (Redevelopment Authority)

[Development Sites.doc](#)

[Land Disposition Report.doc](#)

[Fiscal Note.PDF](#)

Individuals present:

Jim Scherer - Dept. of City Development

Louie Lange - Commonwealth Development Corporation

Tim McMurtry - Aide to Ald. Hines

**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

3) [050189](#)

Resolution amending Common Council File No. 030298 to extend for an additional two years the one dollar City-owned vacant lot sale program, in various Aldermanic Districts.

[Fiscal Note.doc](#)

[Fiscal Analysis.rtf](#)

[CPC letter.doc](#)

**A motion was made by Vice Chair Wade 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

4) [050181](#)

Resolution approving the Land Disposition Report for the property in Block 25 of the Park East Redevelopment Project Area for sale to Legacy Real Estate Partners, LLC for development of a mixed-use building, in the 3rd Aldermanic District. (Redevelopment Authority)

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

Individuals present:

Rod Engel - Legacy Real Estate Partners

Gene Igtowski - AG Architecture

Mike Wisniewski - Dept. of City Development

A motion was made by Vice Chair Wade 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

5) [050182](#)

Resolution declaring two tax-deed vacant lots at 3715 North 1st Street and 110-14 West Nash Street surplus to municipal needs and accepting an Offer to Purchase from both adjoining owners, Mr. Ramstack and Mr. Wilber, for combination with their existing properties, in the 6th Aldermanic District.
(DCD)

[Map.doc](#)
[Fiscal Note.doc](#)
[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

6) [050184](#)

Resolution declaring a tax-deed, vacant lot at 2731 South 28th Street surplus to municipal needs and accepting an Offer to Purchase from 2759 Investments, LLC for combination with its existing property, in the 8th Aldermanic District.
(DCD)

[Fiscal Note.doc](#)
[Map.doc](#)
[CPC letter.doc](#)

A motion was made by Ald. Hamilton 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

7) [050190](#)

Substitute resolution approving a Redevelopment Plan for the West Capitol Drive and North 35th Street Redevelopment Project Area, Century City, in the 7th Aldermanic District.

[Fiscal Note.doc](#)

[Redevelopment Plan.pdf](#)

[Redevelopment Plan-PowerPoint Presentation.ppt](#)

[CPC letter.doc](#)

Individuals present:

Mike Meierle - Dept. of City Development

Carolyn Lehman - Dept. of City Development

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

[050190](#)

Substitute resolution approving a Redevelopment Plan for the West Capitol Drive and North 35th Street Redevelopment Project Area, Century City, in the 7th Aldermanic District.

[Fiscal Note.doc](#)

[Redevelopment Plan.pdf](#)

[Redevelopment Plan-PowerPoint Presentation.ppt](#)

[CPC letter.doc](#)

Ald. Wade moves to add the additional text of "aka Century City" following the W. Capitol Drive and N. 35th St.

A motion was made by Vice Chair Wade that this matter be AMENDED. The motion carried by the following vote:

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

Noes: 0

[050190](#)

Substitute resolution approving a Redevelopment Plan for the West Capitol Drive and North 35th Street Redevelopment Project Area, Century City, in the 7th Aldermanic District.

[Fiscal Note.doc](#)

[Redevelopment Plan.pdf](#)

[Redevelopment Plan-PowerPoint Presentation.ppt](#)

[CPC letter.doc](#)

A motion was made by Vice Chair Wade 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

10:00 A.M.

8) [041369](#)

Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Niets Apartment Building, on land located on the East Side of West Highland Boulevard and South of West Vliet Street, in the 15th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A.PDF](#)

[Notice Published on May 2 and May 9, 2005.PDF](#)

RECESS: 10:03 A.M.

RECONVENE: 10:18 A.M.

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

10:45 A.M.

9) [041229](#)

Substitute ordinance relating to the change in zoning from Single-Family Residential (RS1), Multi-Family Residential (RM1) and Industrial Light (IL1) to Single-Family Residential (RS2), on land located on the South Side of West Brown Deer Road and West of North 114th Street, in the 9th Aldermanic District.

[Notice Published on May 20, 2005 and May 27, 2005.PDF](#)

[Map.PDF](#)

[CPC letter.doc](#)

A motion was made by Ald. Bauman 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

[041229](#)

Substitute ordinance relating to the change in zoning from Single-Family Residential (RS1), Multi-Family Residential (RM1) and Industrial Light (IL1) to Single-Family Residential (RS2), on land located on the South Side of West Brown Deer Road and West of North 114th Street, in the 9th Aldermanic District.

[Notice Published on May 20, 2005 and May 27, 2005.PDF](#)

[Map.PDF](#)

[CPC letter.doc](#)

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

10) [041703](#)

Ordinance approving the First Amendment to a Detailed Planned Development (DPD) known as Home Depot, on land located on the South Side of West Good Hope Road and East of North 76th Street, in the 9th Aldermanic District. (DCD)

[Notice Published on May 20, 2005 and May 27, 2005.PDF](#)

[Exhibit A.PDF](#)

[Exhibit A Final Project Narrative.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

11) [041748](#)

Substitute ordinance approving the change in zoning from Two-Family Residential (RT3) to Detailed Planned Development (DPD), on land located on the South Side of West Stevenson Street and West of South 73rd Street, in the 10th Aldermanic District.

[Notice Published on May 20, 2005 and May 27, 2005.PDF](#)

[Exhibit A.PDF](#)

The title is corrected to be "West of South 73rd St.", not the current "East of North 73rd St."

A motion was made by Ald. Murphy that this matter be AMENDED. The motion carried by the following vote:

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

Noes: 0

[041748](#)

Substitute ordinance approving the change in zoning from Two-Family Residential (RT3) to Detailed Planned Development (DPD), on land located on the South Side of West Stevenson Street and West of South 73rd Street, in the 10th Aldermanic District.

[Notice Published on May 20, 2005 and May 27, 2005.PDF](#)

[Exhibit A.PDF](#)

Individuals present:

Peter Jergens - agent for the developers (Patera, LLC)

Todd McGury - S. 73rd St. and Stevenson St.

Ald. Murphy understood that the deed restriction requiring owner-occupants only was part of the development plan. If not, he will amend it on the Council floor.

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

12) [040396](#)

Ordinance relating to the approval of the 12th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 5th Aldermanic District.

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: 11:11 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.

