



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, Kathy Marquardt, 286-2231

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

File Specialist, Marian Hartner, 286-3926, E-mail: mhartn@milwaukee.gov

**Italicized comments following the titles of Council files are explanatory only and not intended to limit the scope of the debate or any possible amendments.*

Tuesday, November 16, 2004

9:00 AM

Room 301-B, City Hall

Meeting Convened: 9:09 A.M.

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

1) [040956](#)

Resolution declaring the former Vector Control building at 1626 West Fond du Lac Avenue and the adjoining parking lot at 1634 West Fond du Lac Avenue surplus to municipal needs, declaring said properties blighted and authorizing conveyance to the Redevelopment Authority of the City of Milwaukee for marketing with the adjoining lot, in the 15th Aldermanic District. (DCD)

[Fiscal Note.doc](#)

[Redevelopment Criteria.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

2) [040962](#)

Resolution accepting a Proposal for the sale of the surplus, City-owned property at 4243 West North Avenue and the adjoining parking lot for development of retail space in the 15th Aldermanic District. (DCD-Real Estate)

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

Speakers:

Karen Taylor, Dept. of City Development
Johnny Moutry, Exective Director, New Covenant Housing Corp. Inc.
Attorney Roy Evans for New Covenant Housing Corp. Inc.
Tim McMurtry, Staff Assistant for Ald. Hines

A motion was made by Ald. Murphy 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) [040965](#)

Resolution approving the blight designation and acquisition of the property at 260 North 12th Street in the Menomonee Valley "J" Project Boundary by the Redevelopment Authority of the City of Milwaukee in the 4th Aldermanic District. (Redevelopment Authority)

[Blight Designation Summary.doc](#)
[Fiscal Note.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

4) [040964](#)

Resolution authorizing the transfer and expenditure of \$200,000 from the Development Fund to facilitate new commercial development in the North 27th Street - West Fond du Lac Avenue Redevelopment Project Area in the 7th Aldermanic District. (Redevelopment Authority)

[Fiscal Analysis.doc](#)

Speakers:

Elaine Miller, Dept. of City Development
Bob Weillenstein, CFSC Properties, LLC
Joseph Minorik, Architect, LaMacchia Group

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) [040963](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the updating of the Northwest Side Comprehensive Area Plan, in the 1st, 2nd, 5th and 9th Aldermanic Districts. (DCD)

[DCD Letter.PDF](#)

[Fiscal Note.doc](#)

[Map.doc](#)

[Fiscal Analysis.doc](#)

*Ald. Bauman moved to amend by deleting the following Whereas clause:
"Whereas, Funds from other City sources, such as the City's Community Development Block Grant funds, shall constitute no more than \$15,000 of the private contributions raised to augment the City's allocation for the Plan; now, therefore, be it". Prevailed.*

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

[040963](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the updating of the Northwest Side Comprehensive Area Plan, in the 1st, 2nd, 5th and 9th Aldermanic Districts. (DCD)

[DCD Letter.PDF](#)

[Fiscal Note.doc](#)

[Map.doc](#)

[Fiscal Analysis.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

[040963](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the updating of the Northwest Side Comprehensive Area Plan, in the 1st, 2nd, 5th and 9th Aldermanic Districts. (DCD)

[DCD Letter.PDF](#)
[Fiscal Note.doc](#)
[Map.doc](#)
[Fiscal Analysis.doc](#)

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

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

Noes: 0

040963

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the updating of the Northwest Side Comprehensive Area Plan, in the 1st, 2nd, 5th and 9th Aldermanic Districts. (DCD)

[DCD Letter.PDF](#)
[Fiscal Note.doc](#)
[Map.doc](#)
[Fiscal Analysis.doc](#)

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

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

Noes: 1 - ALD. HAMILTON

6) 040958

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the preparation of a Northeast Side Comprehensive Area Plan, in the 3rd, 6th and 15th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)
[Map.doc](#)
[DCD Letter.PDF](#)
[Fiscal Analysis.doc](#)

Ald. Bauman moved to amend by deleting the following Whereas clause: "Whereas, Funds from other City sources, such as the City's Community Development Block Grant funds, shall constitute no more than \$15,000 of the private contributions raised to augment the City's allocation for the Plan; now, therefore, be it". Prevailed.

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

040958

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the preparation of a Northeast Side Comprehensive Area Plan, in the 3rd, 6th and 15th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.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

040958

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the preparation of a Northeast Side Comprehensive Area Plan, in the 3rd, 6th and 15th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.doc](#)

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

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

040958

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to a subaccount for the preparation of a Northeast Side Comprehensive Area Plan, in the 3rd, 6th and 15th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.doc](#)

A motion was made by Ald. Murphy that this matter be

RECOMMENDED FOR ADOPTION. The motion carried by the following vote:

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

Noes: 1 - ALD. HAMILTON

7) [040953](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund as well as an existing subaccount to a new subaccount for the preparation of a Southeast Side Comprehensive Area Plan, in the 12th and 14th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.doc](#)

Ald. Bauman moved to amend by deleting the following Whereas clause: "Whereas, Funds from other City sources, such as the City's Community Development Block Grant funds, shall constitute no more than \$15,000 of the private contributions raised to augment the City's allocation for the Plan; now, therefore, be it". Prevailed.

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

[040953](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund as well as an existing subaccount to a new subaccount for the preparation of a Southeast Side Comprehensive Area Plan, in the 12th and 14th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.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

[040953](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund as well as an existing subaccount to a new subaccount for the preparation of a Southeast Side Comprehensive Area Plan, in the 12th and 14th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.doc](#)

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

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

Noes: 0

040953

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund as well as an existing subaccount to a new subaccount for the preparation of a Southeast Side Comprehensive Area Plan, in the 12th and 14th Aldermanic Districts. (DCD)

[Fiscal Note.doc](#)

[Map.doc](#)

[DCD Letter.PDF](#)

[Fiscal Analysis.doc](#)

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

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

Noes: 1 - ALD. HAMILTON

8) 040577

Substitute ordinance approving the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the East Side of North 6th Street and North of West North Avenue, in the 6th Aldermanic District.

[Map.PDF](#)

[Notice Published on November 1 and 8, 2004.PDF](#)

[CPC letter.doc](#)

A motion was made by Ald. Hamilton 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) [040847](#)

Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Southgate Marketplace, located on the West Side of South 27th Street and South of West Oklahoma Avenue, in the 11th Aldermanic District. (DCD)

[Exhibit A.PDF](#)

[CPC letter.doc](#)

A motion was made by Ald. Murphy 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

10) [040716](#)

Substitute ordinance approving the change in zoning from Multi-Family Residential (RM2) to Multi-Family Residential (RM4), on land located on the East Side of South 3rd Street between West Pierce Street and West Bruce Street, in the 12th Aldermanic District.

[Map.PDF](#)

[Notice Published on November 1 and 8, 2004.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

11) [040713](#)

Substitute ordinance approving the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Palermo's Pizza, located on the North Side of West Maple Street between South 8th and South 9th Streets, in the 12th Aldermanic District.

[Notice Published on November 1 and 8, 2004.PDF](#)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

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

12) [040714](#)

Substitute ordinance approving the change in zoning from Two-Family Residential (RT4) and Local Business (LB2) to a General Planned Development (GPD) known as Palermo's Pizza, located on the North Side of West Maple Street between South 8th and South 9th Streets, in the 12th Aldermanic District.

[Notice Published on November 1 and 8, 2004.PDF](#)

[CPC letter.doc](#)

[Exhibit A.PDF](#)

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

13) [040851](#)

Ordinance relating to the change in zoning from Institutional (TL) to Local Business (LB1), on land located on the East Side of South Howell Avenue and North of East Layton Avenue, in the 13th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Map.PDF](#)

A motion was made by Ald. Hamilton 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

14) [040849](#)

Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Niets Apartment Building, located on the East Side of West Highland Boulevard and South of West Vliet Street, in the 15th Aldermanic District. (DCD)

[Exhibit A.PDF](#)

[CPC letter.doc](#)

A motion was made by Ald. Murphy 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

The following files may be Placed on File as they are no longer needed:

15) [021309](#)

An ordinance relating to zoning regulations for currency exchanges, payday loan agencies and title loan agencies.

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

16) [040948](#)

Ordinance relating to the Second Amendment to the Detailed Planned Development (DPD) known as Kilbourn Tower, on land located on the Southwest Corner of East Kilbourn Avenue and North Prospect Avenue, in the 4th Aldermanic District. (DCD)

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

Meeting Adjourned: 9:59 A.M.

*Terry J. MacDonald
Staff Assistant*