



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes 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, 286-2231, Fax: 286-3456,*  
*tblack@milwaukee.gov*  
*Legislative Liaison, Jeffrey Osterman, 286-2262,*  
*joster@milwaukee.gov*

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Tuesday, June 7, 2011

9:00 AM

Room 301-B, City Hall

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Meeting called to order at 9:08 a.m.

**Present** 4 - Wade, Murphy, Bauman, Zielinski

**Excused** 1 - Witkowiak

1. [110168](#) Appointment of Jayme Montgomery-Baker to the Bronzeville Advisory Committee by Ald. Milele Coggs.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ald. Milele Coggs, 6th District*  
*Jayme Montgomery-Baker, League of Young Voters Education Fund*

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

**Aye** 4 - Wade, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Witkowiak

2. [110170](#) Appointment of Fidel Verdin to the Bronzeville Advisory Committee by Ald. Milele Coggs.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ald. Milele Coggs, 6th District*  
*Fidel Verdin, Harambee resident and co-founder, Summer of Peace*

**A motion was made by ALD. MURPHY that this Appointment be RECOMMENDED FOR APPROVAL AND ASSIGNED. This motion PREVAILED by the following vote:**

**Aye** 4 - Wade, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Witkowiak

3. [110195](#) Reappointment of Bruce Johnson to the Standards and Appeals Commission by the Mayor. (12th Aldermanic District)

**Sponsors:** THE CHAIR

*Individual appearing:*

*Bruce Johnson, President, BDC-Building Design Construction*

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

**Aye** 4 - Wade, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Witkowiak

4. [101339](#) A substitute ordinance relating to the change in zoning from Commercial Service to a Detailed Planned Development, for commercial development, on land located on the south side of West Main Street and west of South 70th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Planning Manager, Department of City Development  
Deborah Tomczyk, Reinhart Law*

*In support:*

*Richard Geldin, 9316 W. Park Hill Ave.  
Jean Wendt, 457 S. 72nd St.  
Barbara Richards, 3210 N. 83rd St.*

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

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

**No** 0

**Ald. Witkowiak at the table at 9:36 a.m.**

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

5. [101472](#) A substitute ordinance relating to the change in zoning from Detailed Planned Development to Institutional, to allow for university-related uses, on land located on the south side of East Newport Avenue, west of North Maryland Avenue, in the 3rd

Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Ald. Nik Novac, 3rd District*

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

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

**No** 0

6. [110088](#)

A substitute ordinance relating to zoning regulations for chicken coops.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Ald. Nik Novac, 3rd District*

*Ed Richardson, Department of City Development*

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

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

**No** 0

7. [110037](#)

A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as St. Michael's Hospital to a Detailed Planned Development known as Wheaton Franciscan, to permit the construction of a new Family Care Center, on land located on the north side of West Villard Avenue, generally east of North 25th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Individuals appearing:*

*Vanessa Koster, Planning Manager, Department of City Development*

*Ald. Ashanti Hamilton, 1st District*

*Atty. Dan O'Callahan, 100 E. Wisconsin Ave.*

*Cindy Cox, Flad Architects*

*Barb Zak, Vice President - Business & Ambulatory Services*

**A motion was made by ALD. MURPHY 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

8. [110082](#)

Substitute resolution designating the Redevelopment Authority as the agency to undertake Urban Redevelopment and Renewal Actions and authorizing execution of a Cooperation Agreement to facilitate a New Markets Tax Credit financing for the

Century City Industrial Park and Villard Square Projects.

**Sponsors:** Ald. Wade and Ald. Hamilton

*Individuals appearing:*

*Dave Misky, Redevelopment Authority of the City of Milwaukee  
Tom Gartner, City Attorney's Office  
Rocky Marcoux, Commissioner, Department of Public Works  
Craig Kammholz, Comptroller's Office  
Ald. Ashanti Hamilton, 3rd District*

*Ald. Murphy asks that the files be held to discuss the liability exposure to the city before it is approved by the Council. Ald. Witkowiak agrees to have a special committee meeting before the Council meeting.*

**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

9. [110083](#)

Substitute resolution approving a Development Plan for the Villard Square Grand Family Housing & Library Mixed Use Housing Community, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton and Ald. Wade

*Individuals appearing:*

*Dave Misky, Redevelopment Authority of the City of Milwaukee  
Tom Gartner, City Attorney's Office  
Rocky Marcoux, Commissioner, Department of Public Works  
Craig Kammholz, Comptroller's Office  
Ald. Ashanti Hamilton, 3rd District*

**A motion was made by ALD. WADE 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

10. [110084](#)

Substitute resolution authorizing the City of Milwaukee to reinvest and transfer funds to facilitate a New Markets Tax Credit financing for the Century City Industrial Park Project and the Villard Square Grand Family Housing & Library Mixed Use Housing Community.

**Sponsors:** Ald. Wade and Ald. Hamilton

*Individuals appearing:*

*Dave Misky, Redevelopment Authority of the City of Milwaukee  
Tom Gartner, City Attorney's Office  
Rocky Marcoux, Commissioner, Department of Public Works  
Craig Kammholz, Comptroller's Office  
Ald. Ashanti Hamilton, 3rd District*

**A motion was made by ALD. ZIELINSKI 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

11. [110085](#)

Substitute resolution approving a Development Plan for the Century City Industrial Park Project, in the 7th Aldermanic District.

**Sponsors:** Ald. Wade and Ald. Hamilton

*Individuals appearing:*

*Dave Misky, Redevelopment Authority of the City of Milwaukee  
Tom Gartner, City Attorney's Office  
Rocky Marcoux, Commissioner, Department of Public Works  
Craig Kammholz, Comptroller's Office  
Ald. Ashanti Hamilton, 3rd District*

**A motion was made by ALD. WADE 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

12. [110194](#)

Communication relating to a report regarding emerging business enterprise participation on The Moderne Project.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ossie Kendrix, Emerging Business Enterprise Program  
Lafayette Crump, Prism Technical Marketing and Management Services, LLC*

**A motion was made by ALD. WITKOWIAK that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

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

**No** 0

13. [110166](#)

Substitute resolution declaring the Milwaukee Water Works property at 127 South 44th Street surplus to municipal needs and authorizing its conveyance to the State of Wisconsin, in exchange for the City's receipt of certain State-owned land at 4400 West National Avenue, and authorizing the subsequent sale of the property at 110 South 44th Street to P&H Mining Equipment, Inc. for use in connection with its business operations, in the 8th and 10th Aldermanic Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Rocky Marcoux, Commissioner, Department of City Development  
Danielle Bergner, City Attorney's Office  
Patrick Bartling, VP Operations of P&H Mining*

**A motion was made by ALD. WADE that this Resolution be RECOMMENDED**

**FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye** 4 - Wade, Murphy, Bauman and Zielinski

**No** 0

**Abstain** 1 - Witkowiak

14. [110180](#)

Communication from the Housing Trust Fund Advisory Board transmitting its 2010 Annual Report.

**Sponsors:** THE CHAIR

**A motion was made by ALD. MURPHY that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

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

**No** 0

**Meeting adjourned at 11: 22 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>.**