



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Agenda

### 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: (414) 286-3456, E-mail: [lerner@milwaukee.gov](mailto:lerner@milwaukee.gov)*

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

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Tuesday, January 31, 2006

9:00 AM

Room 301-B, City Hall

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1. [051301](#) Appointment of Lyle Balistreri to the City Plan Commission by the Mayor. (10th Aldermanic District)  
*Sponsors:* THE CHAIR  
*Attachments:* [Appt. Letter.PDF](#)  
[Biography](#)
  
2. [051316](#) Appointment of Sernorma Mitchell to the Redevelopment Authority by the Mayor. (9th Aldermanic District)  
*Sponsors:* THE CHAIR  
*Attachments:* [Appt. Letter.doc](#)  
[Biography](#)
  
- 3a. [051278](#) Resolution approving the Redevelopment Plan for the North 20th and West Brown Streets Redevelopment Project Area (formerly titled the North 20th and West Lloyd Streets Redevelopment Project Area).  
*Sponsors:* Hines Jr.  
*Attachments:* [Fiscal Note.doc](#)  
[Redevelopment Plan.pdf](#)  
[CPC letter](#)  
[Draft - RACM resolution](#)
  
- b. [051275](#) Resolution approving a Project Plan and creating Tax Incremental District No. 63 (20th and Brown) and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee to implement the Project Plan, in the 15th Aldermanic District.  
*Sponsors:* Hines Jr.

**Attachments:** [Cooperation Agreement.DOC](#)  
[Fiscal Note for the original file](#)  
[Project Plan as of 1-12-06.doc](#)  
[Feasibility Study](#)  
[Fiscal Note for Substitute 1](#)  
[Project Plan Maps 1-5](#)  
[Draft - RACM resolution](#)

- c. [051272](#) Resolution approving the Land Disposition Report for the properties between 20th and 24th Streets and North Avenue to Brown Street for sale to a not-for-profit corporation comprised of Legacy Redevelopment Corporation, Irgens Development Partners, and Williams Development Corporation for residential development, in the 15th Aldermanic District.

**Sponsors:** Hines Jr.

**Attachments:** [Land Disposition Report.doc](#)  
[Fiscal Note.doc](#)  
[Draft - RACM resolution](#)

9:30 A.M.

4. [050826](#) Substitute ordinance relating to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Columbia St. Mary's Main Hospital Campus, on land located on the North Side of East North Avenue between North Prospect Avenue and North Lake Drive, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

**Attachments:** [CPC Notice of Public Hearing](#)  
[CPC letter](#)  
[Exhibit A](#)  
[Exhibit A Drawings](#)  
[Exhibit B to Exhibit A](#)  
[Notice Published on 1-13-06 and 1-20-06.PDF](#)

5. [051108](#) Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 41 (Time Warner Riverwalk), in the 3rd Aldermanic District.

**Sponsors:** D'Amato and Hines Jr.

**Attachments:** [Original Fiscal Note.doc](#)  
[Letter to Ald. D'Amato from Mandel Group](#)  
[Amendment No. 1 to Project Plan as of 1-24-06](#)  
[Economic Feasibility Report Draft 1-12-06](#)  
[Renderings](#)  
[Substitute 1 Fiscal Note](#)  
[Term Sheet dtd 1-13-06](#)  
[TID No. 41 Project Plan](#)  
[MMAC Economic Impacts summary](#)  
[RACM Resolution](#)  
[Draft - Plat](#)  
[Draft - CPC resolution](#)  
[Letter from Comptrollers Office regarding TID 41 Amendment - Manpower Proje](#)  
[Fiscal Analysis](#)  
[Letter to Ald. D'Amato from Marcus Center dated 1-26-06](#)  
[Letter to Ald. D'Amato from UPAF dated 1-26-06](#)  
[Letter to Ald. D'Amato from Greater Milwaukee C ommittee dated 1-27-06](#)  
[Letter from Ald. Murphy to Comm. Marcous \(DCD\) dated 1-27-06](#)

10:15 A.M.

6. [041402](#) A substitute ordinance relating to zoning regulations for certain types of group living facilities.
- Sponsors:** Hines Jr. and D'Amato
- Attachments:** [Letter from Zoning Technical Committee](#)  
[CPC letter](#)  
[Notice Published on 12-22-05 and 12-29-05 for a ZND Mtg. on 1-10-06.PDF](#)  
[City Attorney's Opinion dated 10/15/03](#)  
[Ald. Davis - Town Hall Meeting](#)  
[City Attorney's Opinion dated 1/13/06](#)  
[Letter from Ald. Murphy to City Attorney dated 1/11/06](#)  
[Letter from Ald. D'Amato to City Attorney dated 1/11/06](#)
7. [050700](#) Substitute ordinance relating to the change in zoning from Downtown-Residential and Specialty Use (C9B(a)) and Downtown-Mixed Activity (C9G) to Two-Family Residential (RT4), Local Business (LB2) and Industrial Mixed (IM), located generally North of East Pleasant Street and West of North Commerce Street, in the 6th Aldermanic District.
- Sponsors:** THE CHAIR
- Attachments:** [Map](#)  
[Notice Published on 11-14-05 and 11-21-05.PDF](#)  
[Final Map as of 12-20-05](#)  
[Notice Published on 1-13-06 and 1-20-06.PDF](#)  
[Final Map Revised 1-30-06](#)
8. [051169](#) Resolution relative to funding for Tax Incremental District No. 22 (Beerline "B"), in the 3rd and 6th Aldermanic Districts.
- Sponsors:** D'Amato

**Attachments:** [Fiscal Note.doc](#)  
[Economic Feasibility Study.pdf](#)  
[Letter from Comptrollers Office regarding TID 22 Beer Line "B" Adjustment](#)  
[Fiscal Analysis](#)

9. [051246](#) Resolution authorizing and directing a transfer of funds from the Capital Improvements Advance Planning Fund to subaccounts for the preparation of the Northeast Side, Near North Side and Near South Side Area Plans in Aldermanic Districts 1, 2, 3, 4, 6, 7, 8, 9, 12, 13, 14, 15 as well as for Economic Studies and Special Engineering and Technical Studies.  
**Sponsors:** THE CHAIR  
**Attachments:** [Fiscal Note.doc](#)  
[Fiscal Analysis](#)  
[Draft - RACM resolution](#)  
[Draft - Cooperation Agreement](#)
10. [051271](#) Resolution approving the boundary for the Avenues West Redevelopment Project Area and directing the Redevelopment Authority of the City of Milwaukee to prepare a Redevelopment Plan for said Area.  
**Sponsors:** Bauman  
**Attachments:** [Fiscal Note.doc](#)  
[Boundary Map.jpg](#)  
[Legal Description](#)
11. [051295](#) Resolution amending Common Council Resolution 051017 relating to the membership of the Affordable Housing Task Force.  
**Sponsors:** Murphy  
**Attachments:** [Fiscal Note](#)
- 12a. [051111](#) 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.  
**Sponsors:** THE CHAIR  
**Attachments:** [Exhibit A](#)  
[CPC letter](#)  
[Notice Published on 1-13-06 and 1-20-06.PDF](#)  
[Letters from Michael Best & Friedrich to ZND members](#)
- b. [051110](#) Substitute ordinance relating to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Park Place, Stage 28, Comfort Inn Hotel, on land located on the West Side of North 107th Street and North of West Good Hope Road, in the 5th Aldermanic District.  
**Sponsors:** THE CHAIR

**Attachments:** [Exhibit A](#)  
[CPC letter](#)  
[Notice Published on 1-13-06 and 1-20-06.PDF](#)  
[Letters from Michael Best & Friedrich to ZND members](#)

13. [051302](#) Reappointment of Gaurie Rodman to the City Plan Commission by the Mayor.  
(3rd Aldermanic District)  
**Sponsors:** THE CHAIR  
**Attachments:** [Appt. Letter.PDF](#)  
[Attendance Record](#)
14. [051303](#) Reappointment of Patricia Torres to the City Plan Commission by the Mayor.  
(13th Aldermanic District)  
**Sponsors:** THE CHAIR  
**Attachments:** [Appt. Letter.PDF](#)  
[Attendance Record](#)
15. [051304](#) Reappointment of J. Allen Stokes to the City Plan Commission by the Mayor.  
(6th Aldermanic District)  
**Sponsors:** THE CHAIR  
**Attachments:** [Appt. Letter.PDF](#)  
[Attendance Record](#)

This meeting will be webcast live at [www.milwaukee.gov/channel25](http://www.milwaukee.gov/channel25).

**NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting.**

**b) Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.**

**c) Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.**

**d) Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. More information is available at [www.milwaukee.gov/lobby](http://www.milwaukee.gov/lobby) or by calling 414-286-2238.**