



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### 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: [lelmer@milwaukee.gov](mailto:lelmer@milwaukee.gov)*

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

---

Tuesday, January 31, 2006

9:00 AM

Room 301-B, City Hall

---

*Roll call taken at 9:38 A.M.*

**Present** 5 - D'Amato, Wade, Murphy, Hamilton , Bauman

1. [051301](#)

Appointment of Lyle Balistreri to the City Plan Commission by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

2. [051316](#)

Appointment of Sernorma Mitchell to the Redevelopment Authority by the Mayor. (9th 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** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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.

*Held at the request of the developer.*

**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 - D'Amato, Wade, Murphy, Hamilton Bauman

No 0

- 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.

*Held at the request of the developer.*

**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 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

- 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.

*Held at the request of the developer.*

**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 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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

*Speakers:*

*Vanessa Koster - Dept. of City Development*

*Paul Westrick - Columbia-St. Mary's Hospital*

*Bill Palmer - VP of the architect*

*Chris Machke - Project Manager*

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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.

**Speakers:**

*Common Council President Hines*

*Rocky Marcous - Commissioner of the Dept. of City Development*

*Jim Scherer and Joel Brennan - Redevelopment Authority*

*Bruce Block - represents RiverBend Place*

*Gary Grunau - represents RiverBend Place*

*Margaret Gerstenkorn - Director of Communications for Manpower*

*Wally Morics - Comptroller*

*Jim Scherer, from the Dept. of City Development, will ask SB Friedman if a quick study can be done prior to the 2/7/06 Council meeting related to the "multiplier effect" of the jobs/retail connection.*

*Mike Daun - Comptroller's Office*

*Ald. Joe Davis*

*Bob Greenstreet - Dept. of City Development*

*Ald. Michael McGee*

**Supporters:**

*John Morgan - Service Employees International Union 1*

*Gerard Randall - Private Industry Council*

*Denae Davis - Brewers Hill resident*

*Carla Cross - resident at 1815 N. 4th St., who will also be coordinating with Manpower related to the RPP and EBE goals, and local real estate developer in the area.*

*Joe Tucker - President and Founder of Victory Personnel Services*

*Stephen Adams - didn't speak, but in support*

*Genyne Edwards - didn't speak, but in support*

*Doug Neilson - President of Visit Milwaukee*

*Beth Nichols - Downtown Business Improvement District*

*Ms. Nichols provided a roster of "Coalition for Milwaukee Jobs" (Exhibit 1)*

*Pat O'Brien - Milwaukee Development Coalition/MMAC*

*Dick Lincoln - Barry Mandel and the Mandel Group*

*Dexter Martin - African-American Chamber of Commerce*

*Teague Wallie Smith - Director of the Historic King Dr. Improvement District*

*David Rotter - National Ace Hardware*

*Einar Tangen - Historic Third Ward Association*

*J. Allan Stokes - 2195 N. 2nd St. - Inner City Redevelopment Corp. and member of the City Plan Commission*

*Tom Gartner - City Attorney's Office*

**Opposed:**

*Chris Kliesmet - 9272 N. Thrush Lane - Citizens for Responsible Government*

*Motion by Ald. Michael McGee to amend Common Council File Number 051108 and the term sheets relating thereto:*

*1. I move to amend the term sheets to require the developer comply with the 25% EBE rate of participation and 25% RPP rate of participation. If the developer is unable to meet the requirements, but not the goals, the developer shall contribute to the city the difference between the monetary value of the requirement and the monetary value of the actual achievement. Funds received by the city shall be deposited in a special purpose*

account to be designated to fund job-training programs in the city.

2. I move to amend CCFN 051108 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and, be it*

**A motion was made by ALD. WADE that this Resolution be AMENDED This motion FAILED by the following vote:**

**Aye** 1 - Wade

**No** 4 - D'Amato, Murphy, Hamilton Bauman

**051108**

Substitute 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.

*Motion by Ald. Michael McGee to amend Common Council File Number 051108 and the term sheets relating thereto:*

1. I move to amend the term sheets to require a minimum EBE participation rate of 25% and a minimum RPP participation rate of 25% for Technology FF&E contracts and agreements.

2. I move to amend CCFN 051108 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and, be it*

**A motion was made by ALD. WADE that this Resolution be AMENDED This motion FAILED by the following vote:**

**Aye** 1 - Wade

**No** 4 - D'Amato, Murphy, Hamilton Bauman

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

*Motion by Ald. Michael McGee to amend Common Council File Number 051108 and the term sheets relating thereto:*

1. I move to amend the term sheets to increase the tax incremental financing by \$500,000 to fund a job-training program whereby \$250,000 funds Milwaukee Metropolitan Sewerage District Business Development Training Program and \$250,000 funds the Wisconsin Minority Business Opportunity Center Accounting Services Program.

2. I move to amend CCFN 051108 by inserting 2 additional Whereas clauses

*immediately preceding the existing final Whereas clause, as follows:*

*Whereas, Tax incremental districts job-training components promote economic growth through comprehensive business development models that bring resources and businesses together; and*

*Whereas, The MMSD Business Development Training Program mentor-protégé relationships model and the Wisconsin Business Opportunity Center comprehensive information and servicing model have been honored for connecting minority and mainstream businesses; and, be it*

3. *I move to amend CCFN 051108 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:*

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and, be it*

**A motion was made by ALD. WADE that this Resolution be AMENDED This motion FAILED by the following vote:**

**Aye** 1 - Wade

**No** 4 - D'Amato, Murphy, Hamilton Bauman

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

*Motion by Ald. Michael McGee to amend Common Council File Number 051108 and the term sheets relating thereto:*

1. *I move to amend the term sheets to require a minimum EBE participation rate of 25% and a minimum RPP participation rate of 25% for Building hard cost contracts and agreements.*

2. *I move to amend CCFN 051108 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:*

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and, be it*

**A motion was made by ALD. WADE that this Resolution be AMENDED This motion FAILED by the following vote:**

**Aye** 1 - Wade

**No** 4 - D'Amato, Murphy, Hamilton Bauman

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

*Motion by Ald. Michael McGee to amend Common Council File Number 051108 and the term sheets relating thereto:*

1. I move to amend the term sheets to increase the tax incremental district project costs up to \$125,000 to release an RFP for the purpose of contracting with an accounting firm to monitor the scope of services, budget and expenditures, and, conduct an evaluation and monitoring of the construction contractor's compliance with the Emerging Business Enterprise (EBE), Residence Preference Program (RPP) and apprenticeship requirements for the entire project with the firm reporting directly to the Common Council and the Comptroller's Office.

2. I move to amend CCFN 051108 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and, be it*

**A motion was made by ALD. WADE that this Resolution be AMENDED This motion FAILED by the following vote:**

**Aye** 2 - Wade Hamilton

**No** 3 - D'Amato, Murphy Bauman

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

*Motion by Ald. Michael McGee to amend Common Council File Number 051108 and the term sheets relating thereto:*

1. I move to amend the term sheets to require the establishment of a minority incubator occupying at least 5,000 sq. ft. of office space in the North PowerHouse with tenancy primarily for businesses that are at least 51 percent minority-owned coming from the block grant area.

2. I move to amend CCFN 051108 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the term sheets as approved by the Zoning, Neighborhood and Development Committee on January 31, 2006; and, be it*

*Ald. Wade withdrew the amendment at the request of Ald. McGee.*

**This Resolution was AMENDED (WITHDRAWN)**

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

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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

*Held as the substitute is not ready at this time.*

**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** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

**Sponsors:** THE CHAIR

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

**Sponsors:** THE CHAIR

**Speakers:**

*Robert Crawford - 12144 N. Lake Shore Dr. - owner of property at Hubbard and Vine*

*Vanessa Koster - Dept. of City Development*

*Held so that the Department of City Development and Mr. Crawford can meet concerning how this zoning change would affect his property.*

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

**Aye** 3 - Wade, Murphy Hamilton

**No** 2 - D'Amato Bauman

8. [051169](#) Resolution relative to funding for Tax Incremental District No. 22 (Beerline "B"), in the 3rd and 6th Aldermanic Districts.

**Sponsors:** D'Amato

*Motion by Ald. Michael McGee to amend Common Council File Number 051169 and the agreements relating thereto:*

1. *I move to amend agreements to require a minimum EBE participation rate of 50% and a minimum RPP participation rate of 50% for the following activities:*

\$6,582,323 New Costs

*(50% of each riverwalk including Pleasant St. Market, Brewer's Pt. 1890 N Commerce St., 2070 N. Commerce St., 2176 N. Riverwalk Rd., and new streets adjacent to Pleasant St. Market and north of Holton, upgrade and maintain Kilbourn park through year 2007, bridge upgrades, enhancements, and cost overruns, administration and 10% contingency)*

2. *I move to amend CCFN 051169 by inserting 2 additional Whereas clause immediately preceding the existing final Whereas clause, as follows:*

*Whereas, The typical requirements for City contracts are 18% Emerging Business Enterprise (EBE), 25% Residence Preference Program (RPP), and one or more apprentices from the affected construction trades; and*

*Whereas, The TID No. 22 (Beerline "B") project has set minimum requirements of 50% EBE, 50% RPP, and one or more apprentices from the affected construction trades engaged in work related to the \$6,582,232 new project costs and contingencies approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and*

3. *I move to amend CCFN 051169 by inserting one additional Further Resolved clause immediately preceding the existing final Further Resolved clause, as follows:*

*Further Resolved, That the appropriate city officials including the City Attorney, Commissioner of City Development, and the City Comptroller, are directed to negotiate with the developer to fulfill the intent of the motions to amend the agreements as approved by the Zoning, Neighborhoods and Development Committee on January 31, 2006; and, be it*

**A motion was made by ALD. HAMILTON that this Resolution be AMENDED This motion FAILED by the following vote:**

**Aye** 1 - Hamilton

**No** 4 - D'Amato, Wade, Murphy Bauman

**Sponsors:** D'Amato

**Speakers:**

*Ald. Michael McGee*

*Mike Wisniewski - Dept. of City Development*

*Craig Kammholtz - Comptroller's Office*

*The Dept. of City Development will be providing a sub. to address the letter from the Comptroller's Office. The substitute will be introduced at the Council meeting of 2/7/06.*

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



**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

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 and Murphy

*Ald. Murphy added as sponsor.*

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

11. [051295](#) Resolution amending Common Council Resolution 051017 relating to the membership of the Affordable Housing Task Force.

**Sponsors:** Murphy

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

- 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

*Speakers:*

*Vanessa Koster - Dept. of City Development*

*Ald. Bohl*

*Bruce Block - with the development*

*Brian Wockerneieze - with the development*

*John DeVall - Liberty Property Trust - owner of the property*

*Andrea Roschke - Michael Best & Friedrich for the Hilton Garden Inn*

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

- 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

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

13. [051302](#) Reappointment of Gaurie Rodman to the City Plan Commission by the Mayor. (3rd Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

14. [051303](#) Reappointment of Patricia Torres to the City Plan Commission by the Mayor. (13th Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

15. [051304](#) Reappointment of J. Allen Stokes to the City Plan Commission by the Mayor. (6th 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** 5 - D'Amato, Wade, Murphy, Hamilton Bauman

**No** 0

*Meeting adjourned: 3:12 P.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).*