



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

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**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, December 14, 2004

9:00 AM

Room 301-B, City Hall

Amended 3/17/05

Meeting Convened: 9:13 A.M.

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

1) [041111](#)

Appointment of Gaurie Rodman to the City Plan Commission by the Mayor.
(3rd Aldermanic District)

[Appt. Letter.doc](#)

[Resume.pdf](#)

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

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

Noes: 0

2) [041044](#)

An ordinance relating to the posting of signs for boarded unsafe or vacant noncompliant buildings, structures and premises.

[Fiscal note.doc](#)

[Publication on January 12, 2005.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

3) [041059](#)

Resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 1st, 5th, 6th, 9th, 10th and 15th aldermanic districts.

[Fiscal Note.doc](#)

[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: 4 - ALD. D'AMATO, ALD. WADE, ALD. MURPHY and ALD. HAMILTON

Noes: 0

Excused: 1 - ALD. BAUMAN

4) [041097](#)

Resolution approving the surplus declaration and blight designation of the City-owned property at 522 West North Avenue in the boundary of the 7th and Garfield Redevelopment Project Area/Bronzeville Cultural and Entertainment District for acquisition by the Redevelopment Authority of the City of Milwaukee in the 6th Aldermanic District. (Redevelopment Authority)

[Blight Designation Summary.doc](#)

[Fiscal Note.doc](#)

[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

5) [041084](#)

Resolution declaring a vacant, tax-deed lot located at 1932-34 South Winona Lane surplus and authorizing its sale to Octavio Felix and Maria DeJesus for use as green space, in the 12th Aldermanic District.

[Fiscal Note.doc](#)

[Map.doc](#)

[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

6) [041058](#)

Substitute resolution approving a final certified survey map for property located at 6539 North 91st Street and submitted by the owner, William Dossett, in the 5th Aldermanic District.

[Fiscal Note.doc](#)
[CSM-DCD No. 2424.PDF](#)
[CPC letter.doc](#)
[#2424Certified Survey Maps.PDF](#)

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

7) [041098](#)

Substitute resolution approving the Land Disposition Report for the property at 540 West North Avenue for sale to CanCleve Group for a commercial development in the 6th Aldermanic District. (Redevelopment Authority)

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

A motion was made by Ald. Hamilton 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

8) [040949](#)

Resolution permitting a minor modification to the Detailed Planned Development known as The Sterling, located on the West Side of North Farwell Avenue and the North Side of East Royal Place, in the 3rd 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

9) [040668](#)

Substitute ordinance creating the East Village Neighborhood Conservation Overlay Zone and approving the neighborhood conservation plan for this area.

[Cassel letter.PDF](#)
[Chronology for 11-8-04 CPC mtg.PDF](#)
[CPC letter.doc](#)
[Exhibit B.PDF](#)
[Exhibit C.PDF](#)
[Pogorzelski letter-documents.PDF](#)
[Petition Copies Rcvd by CPC.PDF](#)
[Letters of Support.pdf](#)
[Addtl Letters of Support.pdf](#)
[Area Home Photos.pdf](#)
[List of Property Owners.pdf](#)
[Notice Published on November 29 and December 6, 2004.PDF](#)
[E-mail from Dept. of City Dev.doc](#)
[CPC Protest Petition Response.doc](#)
[Mr. Pogorzelski Protest Email.pdf](#)
[Publication on January 12, 2005.PDF](#)
[Revised Exhibit C.rtf](#)

Ald. Murphy moved to make e-mails and letters a part of the record. Prevailed.

Speakers:

John Hyslop, Dept. of City Development

SUPPORTERS:

Susan Mikos, Historic Preservation Consultant

Lisa Christopherson, President of East Village Association, Inc.

Virginia Duiven, Resident and property owner

Shirley Ferguson, Resident and property owner

Bill Scherbarth, Resident and East Village Association, Inc. member

Kathy Thomas, Resident and Secretary of East Village Association, Inc.

Carl Ferguson, Resident and East Village Association, Inc. member

OPPOSED:

Ken Franksowski, Property owner

Andre Baerri, Property owner

Eugene Pogorzelski, Resident

*Bernard Bondar, Resident, property and business owner
and East Village Association, Inc. member*

Jill Bondar, Resident

Michael Bondar, Property owner

Brian Delfosse, Property owner

Eyad Omari, Resident

Ald. Murphy moved to amend Exhibit C by changing the last sentence under Variances and under New Construction, Additions and Renovations to read as follows: "The Dept. of City Development will be responsible for notifying the East Village Association, Inc. in addition to the standard notices to property owners within 200 feet of the requesting property." Prevailed.

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) [040952](#)

Ordinance changing the zoning from Detailed Planned Development (DPD) to Industrial Mixed (IM) and correcting a boundary description relating to a previously approved Detailed Planned Development known as The Trestle, on land located on the Southwest Side of East Erie Street and South of East Polk Street, in the 4th Aldermanic District. (DCD)

[CPC letter.doc](#)

[Map.PDF](#)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[Publication on January 12, 2005.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

11) [041052](#)

Ordinance relating to the change in zoning from Industrial Light (IL2) to General Planned Development (GPD) on land located on the West Side of North Dr. Martin Luther King Jr. Drive and North of West Vliet Street, in the 6th Aldermanic District.

[Exhibit A.PDF](#)

[CPC letter.doc](#)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[Publication on January 12, 2005.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) [041051](#)

Ordinance relating to the change in zoning from Two-Family Residential (RT4) to General Planned Development (GPD) on land located on the North Side of West Wright Street between North 28th Street and North 29th Street, in the 15th Aldermanic District.

[Exhibit A.PDF](#)
[CPC Letter.pdf](#)
[Notice Published on November 29 and December 6, 2004.PDF](#)
[Publication on January 12, 2005.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) [040602](#)

Ordinance approving the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as Walgreens, on land located on the South Side of West National Avenue between South Layton Boulevard and South 26th Street, in the 8th Aldermanic District. (DCD)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[CPC letter.doc](#)

[Exhibit A Drawing.PDF](#)

[Exhibit A Owner Stmt.PDF](#)

[Colleen Neuenschwander letter.pdf](#)

[Pictures of Walgreens Facades.pdf](#)

[DNR Contamination Report.pdf](#)

[Facade of Proposed Area.pdf](#)

[Heritage Research Ltd. Study Report.pdf](#)

[Letters of Opposition.pdf](#)

[Sigma Group Environmental Studay Report.pdf](#)

[National Avenue Facades.pdf](#)

[Letter in opposition.pdf](#)

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

14) [041001](#)

Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD), Phase 2, known as W. H. Brady Company Corporate Center, on land located on the South Side of West Good Hope Road and West of North 60th Street, in the 9th Aldermanic District.

[Exhibit A.PDF](#)

[CPC Letter.pdf](#)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[Publication on January 12, 2005.PDF](#)

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

15) [041002](#)

Substitute ordinance relating to the First Amendment to a General Planned Development (GPD) known as W. H. Brady Company Corporate Center, on land located on the South Side of West Good Hope Road and West of North 60th Street, in the 9th Aldermanic District.

[Exhibit A.PDF](#)

[CPC Letter.pdf](#)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[Publication on January 12, 2005.PDF](#)

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

16) [041055](#)

Ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Mixed (IM) on land located on the South Side of West Bruce Street and East of South 9th Street, in the 12th Aldermanic District.

[CPC letter.doc](#)

[Map.PDF](#)

[Notice Published on November 29 and December 6, 2004.PDF](#)

[Publication on January 12, 2005.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

17) [031244](#)

A substitute ordinance relating to zoning regulations for family day care homes and day care centers.

[Communication from ZCTC.PDF](#)
[CPC letter.doc](#)
[City Attorney letter.pdf](#)
[City Attorney Opinion.DOC](#)
[Dept. of Health & Soc Serv Legal Opinion.pdf](#)
[E-mail from Ald. James Bohl.doc](#)
[Publication on January 12, 2005.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

18) [040436](#)

Substitute resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for the preparation of Comprehensive Plans for areas of the City of Milwaukee.

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

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: 11:35 A.M.

*Terry J. MacDonald
Staff Assistant*