



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MARLENE E. JOHNSON-ODOM, CHAIR

Ald. Willie C. Wade, Vice Chair

Ald. Suzanne M. Breier, Ald. Joe Davis, Sr., Ald. Terry L. Witkowski

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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, September 16, 2003

9:00 AM

301-B, City Hall

Meeting Convened: 9:06 A.M.

Present 5 - Johnson-Odom, Wade, Breier, Davis, Witkowski

9:00 A.M.

- 1) [030645](#) Reappointment of Henry Szymanski to the Board of Zoning Appeals by the Mayor.
(14th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 2) [030646](#) Reappointment of Scott Winkler to the Board of Zoning Appeals by the Mayor. (3rd
Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 3) [030647](#) Reappointment of Craig Zetley to the Board of Zoning Appeals by the Mayor. (3rd
Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 4) [030649](#) Reappointment of Larri Sue Jacquart to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 5) [030650](#) Reappointment of R. Gray Mitchem to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 6) [030112](#) Substitute resolution approving various final certified survey maps.

Sponsors: ZONING and NEIGHBORHOODS & DEVELOPMENT COMMITTEE

Maps 2278-9, 80-4-93-58 and (2287 & 2294 conditionally)

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 7) [030655](#) Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 1117 South 10th Street, in the 12th Aldermanic District. (DCD-Real Estate)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 8) [030630](#) Resolution approving a Relocation Plan for the spot acquisition of 2002 North 14th Street and 2004 North 14th Street. (Redevelopment Authority)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 9) [030631](#) Resolution approving a Relocation Plan for spot acquisition of 2140 North 27th Street. (Redevelopment Authority)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 10) [030629](#) Resolution approving the Land Disposition Report for the property at 2838-40 West Atkinson Avenue for sale to Chulew and Venn LLC for mixed-use commercial/residential development in the 1st Aldermanic District. (Redevelopment Authority)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 11) [030653](#) Resolution approving the Land Disposition Report for the property at 4244-46 North 27th Street for sale to Chulew and Venn LLC for residential development in the 1st Aldermanic District. (Redevelopment Authority)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 12) [030654](#) Resolution approving the Land Disposition Report for the property at 725-725(A) West Virginia Street for sale to Atlas Development Corporation for parking lot expansion for its existing development in the 12th Aldermanic District. (Redevelopment Authority)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

- 13) [030357](#) Substitute resolution approving a Redevelopment Plan for the Green Tree Business Park (formerly titled a Redevelopment Plan for the Bacher Farms Industrial Park), in the 9th Aldermanic District.

Sponsors: Ald. Richards

A motion was made by Ald. Davis that this matter be HELD TO CALL OF THE CHAIR. The motion carried by the following vote:

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

Recess: 9:18 A.M.

Reconvene: 9:31 A.M. (Ald. Davis excused)

- 14) [030672](#) Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Risen Savior Evangelical Lutheran Church, located on the North Side of West Brown Deer Road and West of North 95th Street, in the 15th Aldermanic District. (DCD)

Sponsors: THE CHAIR

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

Aye 5 - Johnson-Odom, Wade, Breier, Davis and Witkowski

No 0

9:30 A.M.

- 15) [020632](#) Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Rivercrest, on land located on the South Side of North Commerce Street and East of North Humboldt Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 16) [020633](#) Substitute ordinance relating to Amendment No. 2 to the General Planned Development (GPD) known as Humboldt Yards, on land located on the South Side of East North Avenue and East of North Humboldt Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 17) [030162](#) Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Riverbridge, located on the North Side of North Water Street and West of North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 18) [030350](#) Substitute ordinance relating to the change in zoning from Two-Family Residential (RT3) to Local Business (LB2) on land located on the West Side of North Teutonia Avenue and North of West Keefe Avenue, in the 10th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 3 - Wade, Breier and Witkowski

No 0

Excused 2 - Johnson-Odom and Davis

- 19) [030437](#) Substitute ordinance relating to Amendment No. 1 to the General Planned Development (GPD) known as Friendship Village on land located on the North Side of West Dean Road and West of North 72nd Street, in the 9th Aldermanic District.

Sponsors: Ald. Richards

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

Aye 3 - Breier, Davis and Witkowski

No 0

Excused 2 - Johnson-Odom and Wade

- 20) [030438](#) Substitute ordinance relating to Amendment No. 1 to the Detailed Planned Development (DPD) known as Friendship Village on land located on the North Side of West Dean Road and West of North 72nd Street, in the 9th Aldermanic District.

Sponsors: Ald. Richards

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

Aye 3 - Breier, Davis and Witkowski

No 0

Excused 2 - Johnson-Odom and Wade

- 21) [030444](#) Substitute ordinance relating to the change in zoning from Industrial Mixed (IM) to Local Business (LB2) on land located on the North Side of West National Avenue and West of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

10:00 A.M.

- 22) [030702](#) Substitute resolution appealing the Historic Preservation Commission's action denying a certificate of appropriateness for the remodeling of 3230 West McKinley Boulevard (Cold Spring Park Historic District).

Sponsors: THE CHAIR

Motion to approve appeal

Ald. Witkowski made statement in support from appellant and photo from Department of City Development of premises part of record.

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 23) [030621](#) An ordinance relating to fire prevention regulations.

Sponsors: THE CHAIR

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 24) [030688](#) An ordinance relating to permit requirements for stationary engineers.

Sponsors: THE CHAIR

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

Aye 3 - Johnson-Odom, Wade and Witkowski

No 0

Excused 2 - Breier and Davis

- 25) [030677](#) Resolution declaring it necessary to take or use certain property or property rights for continuation of the Milwaukee Riverwalk Segment in the Historic Third Ward. (City Attorney)

Sponsors: THE CHAIR

Please note: Needs 3/4 vote of Common Council.

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

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

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

- 26) [870858](#) Substitute ordinance relating to the change in zoning from Industrial (I/A/125), Manufacturing (M/A/125, M/B/85, M/C/60) and Local Business (L/A/85, L/B/60, L/C/60) to Commercial Service (CS/B/60), lands located north and south of West Wisconsin Avenue between North 37th Street and North 40th Street, in the 16th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Ald. Witkowski that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 27) [001214](#) Ordinance to amend the Development Incentive Zone (DIZ) for land located on the north side of West Capitol Drive and east of North 60th Street, in the 2nd Aldermanic District. (DCD)

Sponsors: Ald. Herron

A motion was made by Ald. Witkowski that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

- 28) [010412](#) Ordinance approving the rezoning from Multi-Family Residence (R/C/40) 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. (DCD)

Sponsors: THE CHAIR

A motion was made by Ald. Witkowski that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis

*Meeting Adjourned: 11:02 A.M.
Mary A. Landowski, Staff Assistant*

- 29) [030019](#) An ordinance relating to zoning regulations for campgrounds.

Sponsors: THE CHAIR

A motion was made by Ald. Witkowski that this matter be RECOMMENDED FOR PLACING ON FILE. The motion carried by the following vote:

Aye 4 - Johnson-Odom, Wade, Breier and Witkowski

No 0

Excused 1 - Davis