



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, Linda Elmer, (414)-286-2232

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File Specialist, Charlotte Rodriguez, 286-8797, E-mail: crodri@milwaukee.gov

Tuesday, May 17, 2005

9:00 AM

Room 301-B, City Hall

Amended 5/13/05

Meeting convened: 9:12 A.M.

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

Members Excused: ALD. WADE

1) [041369](#)

Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Niets Apartment Building, on land located on the East Side of West Highland Boulevard and South of West Vliet Street, in the 15th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A.PDF](#)

Individuals present:

John Hyslop - Dept. of City Development

Bob and Karen Stein - developers

Scott Kindness - Workshop Architects

Greg Peters - Venture Development

Tim McMurtry - aide to Ald. District 15

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

Ayes: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD. BAUMAN

Noes: 0

Excused: 1 - ALD. WADE

Roll call taken at 9:36 A.M.

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

2) [050035](#)

Resolution increasing Tax Incremental District No. 40 (North 35th Street and West North Avenue) in the amount of \$400,000 to create the North Avenue Economic Development Fund within Tax Incremental District No. 40, in the 15th Aldermanic District, and authorizing a grant to the North Avenue Community Development Corporation in the amount of \$100,000 from this Fund.

[Fiscal Note.doc](#)

[TID 40 Debt Forecast.PDF](#)

[TID 40.pdf](#)

Individuals present:

Jim Seyers - Dept. of City Development

Tim McMurtry - aide to Aldermanic District 15

Damon Dorsey - North Avenue CDC (Community Development Corp.)

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

3) [050001](#)

Ordinance relating to the change in zoning from Industrial Heavy (IH) to Detailed Planned Development (DPD) known as Miller Compressing, on land located on the North Side of West Pierce Street and West of South 16th Street, in the 8th Aldermanic District.

[CPC letter.doc](#)

[Exhibit A.PDF](#)

Individuals present:

John Hyslop - Dept. of City Development

Ald. Robert Donovan

Joe Kovatich - Vice President for Miller Compressing

Ben Abrams - Att. for Miller Compressing

The department is working with the developer to meet 3 conditions that were developed as a result of the City Plan Commission meeting.

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

4) [041216](#)

Substitute resolution declaring the Department of Public Works facility at 1912 West Pierce Street surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Miller Compressing Company, in the 8th Aldermanic District. (DCD-Real Estate)

[Fiscal Note.doc](#)

[Sub 1 Fiscal Note.doc](#)

[Land Disposition Report.doc](#)

[Revised Land Disposition Report.doc](#)

[Agreement for Purchase and Sale.DOC](#)

[CPC letter.doc](#)

Individuals present:

John Hyslop - Dept. of City Development

Elaine Miller - Dept. of City Development

A motion was made by Ald. Bauman 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) [041531](#)

Substitute resolution approving Amendment No. 2 to the North 7th Street - West Garfield Avenue Redevelopment Plan to create a Bronzeville Cultural and Entertainment District, in the 6th Aldermanic District.

[Fiscal Note.doc](#)

[Redevelopment Plan Amendment No. 2.PDF](#)

[CPC letter.doc](#)

Individuals present:

Dwayne Edwards - Dept. of City Development

Janet Grau - Dept. of City Development

Rhonda Manuel - Dept. of City Development

A motion was made by Ald. Hamilton 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) [050092](#)

Resolution approving the Land Disposition Report for the property at 3500 North Holton Street for sale to Riverworks Development Corporation for development of the Riverworks Commerce Center, in the 6th Aldermanic District. (Redevelopment Authority)

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

Individuals present:

Darryl Johnson - Executive Director of the Riverworks Development Corp.

Elaine Miller - Dept. of City Development

A motion was made by Ald. Hamilton 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

7) [040950](#)

Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the South Side of West Walker Street and East of South Cesar Chavez Drive, in the 12th Aldermanic District.

[CPC letter.doc](#)
[Map.PDF](#)

Individuals present:

John Hyslop - Dept. of City Development

Ald. James Witkowiak

Luis Vargosa - Architect

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

8) [041579](#)

Substitute ordinance relating to the change in zoning from Industrial Office (IO1) to Commercial Service (CS), on land located on the East Side of North Teutonia Avenue and North of West Good Hope Road, in the 1st Aldermanic District.

[Plan of Operation.PDF](#)
[CPC letter.doc](#)
[Map.PDF](#)

Individuals present:

John Hyslop - Dept. of City Development

Pastor Orville Nelson - Calvary Chapel

A motion was made by Ald. Hamilton that this matter be RECOMMENDED FOR PASSAGE. The motion carried by the

following vote:

Ayes: 3 - ALD. WADE, ALD. HAMILTON and ALD. BAUMAN

Noes: 2 - ALD. D'AMATO and ALD. MURPHY

10:00 A.M.

9) [041781](#)

Resolution approving the Third Ward Neighborhood Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan. (DCD)

[DCD Letter.doc](#)

[Fiscal Note.doc](#)

[Comprehensive Plan.pdf](#)

[Comprehensive Plan Continued.pdf](#)

[Comprehensive Plan Summary.pdf](#)

[CPC letter.doc](#)

Individuals present:

Mike Meierle - Dept. of City Development

Karen Mireau - Dept. of City Development

Jim Piwoni - project designer

A motion was made by Ald. Bauman 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

RECESS: 11:03 A.M.

RECONVENE: 11:17 A.M.

10) [041747](#)

Substitute resolution relative to the amendment of guidelines governing demolition, rehabilitation, fire escapes and signage for selected buildings as well as for streetscapes and new construction within the Pabst Brewery Local Historic District, in the 4th Aldermanic District.

[Fiscal Note.doc](#)

[Map.PDF](#)

[HPC Staff Report.doc](#)

[Communication from Wispark LLC.PDF](#)

[Exhibit A.PDF](#)

[Exhibit B-Existing Complex.PDF](#)

Individuals present:

Martha Brown - Dept. of City Development

Rocky Marcoux - Dept. of City Development

Jerry Franke - developer (Wispark)

Doug Quigley - 1110 S. 1st

Paul Demkep - 1933 N. 2nd St.

Donna Schleimann
Gail Fitch
Marty Wall - 6730 W. Lisbon Ave.
Jim Haertle - president of Brew City Redevelopment Group

The Committee would like to know, prior to Friday's Council meeting, what percentage of the Schlitz and Blatz breweries complexes were demolished.

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

11) [050073](#)

Roll call taken 1:34 P.M.

Substitute resolution approving a Project Plan and creating Tax Incremental District No. 58 (Pabst City) and approving the terms of a Cooperation Agreement to implement the Project Plan, in the 4th Aldermanic District.

[Fiscal Note.doc](#)

[Project Plan.PDF](#)

[Fiscal Note-substitute.doc](#)

[Feasibility Report 5-4-05.pdf](#)

[DCD Letter.PDF](#)

[Business Courier.PDF](#)

[MMAC-News Release.PDF](#)

[Economic Impact of PabstCity.PDF](#)

[Business Journal.PDF](#)

Individuals present:

Jerry Franke - developer (Wispark)

Rocky Marcoux - Dept. of City Development

Jim Scherer - Dept. of City Development

Dan McCarthy - Director of Urban Development for Wispark

Mr. McCarthy will provide the committee with the national calculations that predict the number of jobs/salaries per square foot for developments.

Martha Brown - Dept. of City Development

Tom Gartner - City Attorney's Office

Mike Daun - Comptroller's Office

Pat O'Brien - president of the Milwaukee Development Corp.

Randi Birth - BigStep Program

Pamela Fendt - Center for Economic Development at UW-M

Frederick Gordon - taxpayer

Michael Whitcomb - attorney for various downtown businesses

Peter Jest - Shank Hall

*Make videotape from Mr. Jest part of the record, by Ald. Murphy. Prevailed.
4-0 (Ald. Wade excused)*

*Jim Plaisted - represents various east side businesses
Marty Wall - 6730 W. Lisbon Ave.*

**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: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD.
BAUMAN

Noes: 0

Excused: 1 - ALD. WADE

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

Noes:

Excused: ALD. WADE

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

Members Excused: ALD. WADE

11:00 A.M.

12) [050108](#)

Substitute resolution approving a cooperation agreement between the City of Milwaukee and the Redevelopment Authority regarding financing of a major City capital project.

[Transmittal letter via email .DOC](#)

[RACM's resolution DOC](#)

[Cooperation Agreement.DOC](#)

[Fiscal Note.doc](#)

[Fiscal Analysis.doc](#)

[Revised Fiscal Analysis.doc](#)

Individuals present:

Tom Gartner - City Attorney's Office

The Comptroller's Office would like to add language to states that the City is morally obliged to annually pledge repayment dollars to RACM. The City Attorney's Office will be providing a substitute which accomplishes this, which can be voted on on Friday.

Jim Scherer - Dept. of City Development

Mark Nicolini - Budget and Management Office

Mike Daun - Comptroller's Office

**A motion was made by Ald. Bauman that this matter be
RECOMMENDED FOR ADOPTION. The motion carried by the**

following vote:

Ayes: 4 - ALD. D'AMATO, ALD. MURPHY, ALD. HAMILTON and ALD.
BAUMAN

Noes: 0

Excused: 1 - ALD. WADE

Meeting adjourned: 2:41 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.**