



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. PAUL A. HENNINGSSEN, CHAIR*  
*Ald. Marlene Johnson-Odom, Vice Chair*  
*Ald. Michael S. D'Amato, Ald. George C. Butler, Ald. Donald F. Richards*  
  
*Staff Assistant, Robert Harvey, 286-2233*

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Tuesday, June 9, 1998

9:00:00 AM

301-B, City Hall

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**9:00 A.M., Meeting Convened: 9:12 A.M.**

- 1) [980181](#) Appointment of Jillayne Arena to the Historic Preservation Commission by the Mayor. (8th Aldermanic District)  
  
**Sponsors:** THE CHAIR  
  
**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, Johnson-Odom, Butler and Richards  
  
**No** 0  
  
**Excused** 1 - D'Amato
  
- 2) [980158](#) Reappointment of Jesse Johnson, Jr. to the Housing Authority by the Mayor. (4th Aldermanic District)  
  
**Sponsors:** THE CHAIR  
  
**A motion was made by Ald. Richards that this matter be RECOMMENDED FOR CONFIRMATION. The motion carried by the following vote:**  
  
**Aye** 4 - Henningsen, Johnson-Odom, Butler and Richards  
  
**No** 0  
  
**Excused** 1 - D'Amato
  
- 3) [971896](#) Resolution designating the George W. Peck Rowhouse, 1620-1628 North Farwell Avenue, as an Historic Structure. (Historic Preservation Commission)  
  
**Sponsors:** THE CHAIR  
  
*Roll Call:*  
*Deny:*  
*Ayes: Ald. Butler.*  
*Noes: Ald. Richards, Johnson-Odom and Henningsen. Failed. 1-3.*  
*Adopt: 3 - Ald. Richards, Johnson-Odom and Henning. 3-1.*  
  
*Note: Ald. D'Amato arrives.*

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

**Aye** 4 - Henningsen, Johnson-Odom, Butler and Richards

**No** 0

**Excused** 1 - D'Amato

- 4) [980079](#) Resolution designating the Second Church of Christ, Scientist, 2722 West Highland Boulevard, as an Historic Structure. (Historic Preservation Commission)

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 5) [980106](#) Substitute resolution amending the preservation guidelines for the North Lake Drive Estates Historic District.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 6) [980101](#) A substitute ordinance relating to the zoning of boarding schools.

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 7) [980102](#) A substitute ordinance relating to the certificate of code compliance program.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, D'Amato, Butler and Richards

**No** 0

**Excused** 1 - Johnson-Odom

- 8) [980209](#) An ordinance relating to the transfer of health department and department of building
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inspection orders to correct violations to new owners of multi-family residential properties.

**Sponsors:** Ald. Nardelli

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

9) [980237](#)

Resolution authorizing the Department of City Development and the Redevelopment Authority of the City of Milwaukee to expend 1998 Community Development Block Grant funds and approving and authorizing the execution of contracts between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee. (DCD)

**Sponsors:** THE CHAIR

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

10) [980234](#)

Substitute resolution authorizing the submittal of the City of Milwaukee's CDBG Disaster Relief application to the United States Department of Housing and Urban Development and authorizing acceptance of grant funds for the recovery from damages caused by the 1997 Floods.

**Sponsors:** Ald. Pratt and Ald. Murphy

*Note: Ald. Butler leaves.*

**A motion was made by Ald. Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the FINANCE & PERSONNEL COMMITTEE. The motion carried by the following vote:**

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

11) [972011](#)

Resolution authorizing the proper City officials to execute the Termination of Agreement Respecting Reserved Site and other documents concerning the development of this property. (DCD)

**Sponsors:** Ald. Henningsen

*Mr. Burt Kohn, Bill Hasberry-Mr. Goldstein-labor*

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

Excused 1 - Butler

- 12) [980208](#) Resolution authorizing the proper City officials to enter into a Development and Cooperation Agreement for the Courtyard by Marriott Project in Tax Incremental District No. 37 (Grand Avenue). (DCD)

**Sponsors:** Ald. Henningsen

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

Excused 1 - Butler

- 12a) [971894](#) Resolution approving a Project Plan and creating Tax Incremental District Number Thirty-Seven (Grand Avenue) in the 4th Aldermanic District. (Department of City Development)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

Excused 1 - Butler

9:30 A.M.

- 13) [971927](#) Ordinance relating to the approval of a General Planned Development known as the Indian Council Elderly Housing Development, lands located on the South side of West Howard Avenue and West of South 60th Street, in the 11th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

*Pass with attached recommendations.*

*Speakers: Dave Hallbrooks, City Attorney,, Mr. Kively and his Attorney Greenberg, Mr. Block.*

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

Excused 1 - Butler

- 14) [980060](#) Ordinance relating to the approval of a detailed plan for Phase 2 of a General Planned Development known as Honey Creek Corporate Center and to change from General Planned Development (GPD) to Detailed Planned Development (DPD), lands located on the North side of the East-West Freeway (I-94) and West of South 84th Street, in the

16th Aldermanic District. (DCD)

**Sponsors:** THE CHAIR

*Stans Spriazyck-citizen.*

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

15) [980191](#)

Resolution approving a Relocation Plan for the Redevelopment Authority of the City of Milwaukee's 1998 Spot Acquisition Projects. (DCD)

**Sponsors:** THE CHAIR

*Mr. and Mrs. Russell Sthenke.*

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

16) [980232](#)

Substitute resolution authorizing the City of Milwaukee to enter into a PILOT ("Payment in Lieu of Taxes") Agreement with each of Milwaukee Housing Assistance Corporation ("MHAC") State Street, Inc., MHAC Florist Garden, Inc. (MHAC a.k.a. Wisconsin Community Development Corporation), and with The Millennium Housing Foundation, Inc.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

17) [980239](#)

Ordinance correcting the boundary description for the Development Incentive Zone established by Common Council File No. 971587 located South of West Brown Deer Road and East of North 107th Street, in the 15th Aldermanic District. (DCD)

**Sponsors:** Ald. Nardelli

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 18) [980065](#) Resolution accepting an unsolicited Offer to Purchase part of a vacant, tax deed lot located at 1009-11 East Kane Place from Richard L. LaFountain for use as green space in the 3rd Aldermanic District. (DCD-Real Estate)

**Sponsors:** Ald. D'Amato

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 20) [971083](#) A substitute ordinance relating to the zoning of open-air markets.

**Sponsors:** Ald. Kalwitz

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 21) [980195](#) Resolution declaring as surplus and accepting an unsolicited Offer to Purchase the vacant, tax deed lots located at 2915, 2917-19 and 2921-23 West Greenfield Avenue from Xai Chou Xiong to construct and operate a laundromat, in the 8th Aldermanic District. (DCD-Real Estate)

**Sponsors:** Ald. Frank

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

**Aye** 5 - Henningsen, Johnson-Odom, D'Amato, Butler and Richards

**No** 0

- 22) [980196](#) Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 23) [980197](#) Resolution declaring as surplus the vacant, tax deed lot located at 2484-86 West Hopkins Street and accepting an Offer to Purchase from the adjoining owner,

Emmanuel Evangelistic Temple Church of God in Christ, Inc., for use as a parking lot in the 10th Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 24) [980198](#) Resolution declaring as surplus the vacant, tax deed lot located at 4741-43 North 29th Street and authorizing its sale to the adjoining owners, Richard Kubacki and Sharon Kubacki, for use as green space, in the 1st Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 25) [980199](#) Resolution declaring as surplus and authorizing the disposition of the improved, tax deed property located at 1719 North 4th Street, in the 6th Aldermanic District. (DCD-Real Estate)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Henningsen, Johnson-Odom, D'Amato and Richards

**No** 0

**Excused** 1 - Butler

- 26) **Report of Certified Survey Maps.**

*ALD. RICHARDS moved to Receive the Report of Certified Survey Maps.*

*The motion prevailed.*

*#1930 - Helen Petzold*

*#1945 - Lowell and Gladys Holtz*

*#1949 - Towne Realty, Inc.*

*Note: Ald. Johnson-Odom leaves.*

**Meeting Adjourned: 12:47 P.M.**

**Robert L. Harvey, Staff Assistant**

