



# 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**

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Tuesday, November 28, 2006

9:00 AM

Room 301-B, City Hall

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#### Amended 11/21/06

*Meeting convened: 9:17 A.M.*

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

1. [061039](#) 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. BAUMAN that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:**

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

**No** 0

2. [061040](#) 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 Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:**

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

**No** 0

3. [060300](#) An ordinance relating to automatic changeable message signs.

**Sponsors:** Ald. D'Amato And Ald. Zielinski

*Held so that a compromise could be worked out.*

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

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

**No** 0

4. [060985](#) Resolution authorizing a Riverwalk Development Agreement for construction of a Riverwalk segment adjoining the property at 1890 North Commerce Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*  
*Allison Rozek - Dept. of City Development*  
*John Benis - Tandem Development*

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

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

**No** 0

5. [060756](#) Substitute ordinance approving the First Amendment to the Detailed Planned Development known as Cherry Court, located on the North Side of West Cherry Street and West of North 24th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals present*  
*Vanessa Koster - Dept. of City Development*  
*Warren Jones - Housing Authority*

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

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

**No** 0

6. [060735](#) Substitute ordinance relating to the change in zoning from Parks District to Two-Family Residential, on land located at 3401 West Hampton Avenue, in the 7th Aldermanic District.

**Sponsors:** Ald. Wade

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

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

**No** 0

7. [060585](#) An ordinance relating to the restoration of certain nonconforming structures.

**Sponsors:** THE CHAIR

*Ald. Bauman asked that this be held until later in the meeting so that the City Attorney's Office could be present to address his concerns.*

*Individual present:*  
*Stuart Mukamal - City Attorney's Office*

*This matter was taken up at 11:35 A.M.*

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

**Aye** 4 - D'Amato, Wade, Murphy and Hamilton

**No** 0

**Excused** 1 - Bauman

8. [061026](#) Resolution approving the blight designation and acquisition of the City-owned vacant lots at 1408-1420 West Center Street by the Redevelopment Authority and approving the Land Disposition Report for these properties and the Redevelopment Authority-owned properties in the 2700 block of North Teutonia Avenue for sale to GFG Real Estate and Horizon Development Group for mixed-use development, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

*Individuals present:*

*Dwayne Edwards - Dept. of City Development*

*Donna Fareensee - Horizon Development Group*

*Harrelson Moore - 30-year resident of the neighborhood, co-owner of The Handsome Barbershop*

*Melissa Gowens - GFG Real Estate*

*Barbara Reese - Aide to Ald. Hines*

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

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

**No** 0

9. [061034](#) Resolution approving the Land Disposition Report for the Redevelopment Authority-owned properties in the vicinity of North Dr. Martin Luther King, Jr. Drive and West Hadley Street for sale to Martin Luther King Economic Development Corporation for development of King Commons II, in the 6th Aldermanic District.

**Sponsors:** Ald. McGee Jr.

*Individuals present:*

*Elaine Miller - Dept. of City Development*

*Brian Miller - Architect*

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

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

**No** 0

10. [061024](#) Resolution approving the Land Disposition Report for the Redevelopment Authority-owned properties at 2601 West Wisconsin Avenue and 612-20 North 26th Street for sale to Sherman Associates, Inc., for mixed-use development, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals present:*

*Elaine Miller - Dept. of City Development*

*Maria Prioletta - Dept. of City Development*

*Held because the local alderman didn't support the language of the text related to the authority granted to the Commissioner of the Dept. of City Development and the sale price.*

**A motion was made by ALD. BAUMAN that this Resolution be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:**

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

**No** 0

11. [061033](#) Resolution approving the surplus declaration and blight designation of the City-owned properties in the vicinity of North 31st Street and West Garfield Avenue for acquisition and remediation by the Redevelopment Authority of the City of Milwaukee, in the 15th Aldermanic District.

**Sponsors:** Ald. Hines Jr.

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

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

**No** 0

12. [060963](#) Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 2nd, 3rd, 4th, 6th, 7th, 8th, 11th, 12th, 13th, 14th and 15th aldermanic districts.

**Sponsors:** THE CHAIR

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

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

**No** 0

13. [061021](#) Substitute resolution authorizing additional funding and Contingent Borrowing for Tax Incremental District No. 48 (Park East) and approving the terms of a Development Agreement.

**Sponsors:** Ald. D'Amato

*Individuals present:*

*Allison Rozek - Dept. of City Development*

*Michael Daun - Comptroller's Office*

*Barry Mandel and Dick Lincoln - Mandel Group*

*Tom Gartner - City Attorney's Office*

*Pam Fendt - Good Jobs and Livable Neighborhoods Coalition*

*Kori Schneider - Metropolitan Milwaukee Fair Housing Council*

*Proposed Substitute A accepted.*

**A motion was made by ALD. HAMILTON that this Resolution be SUBSTITUTED. The motion PREVAILED by the following vote:**

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

**No** 0

- [061021](#) Substitute resolution authorizing additional funding and Contingent Borrowing for Tax

Incremental District No. 48 (Park East) and approving the terms of a Development Agreement.

**Sponsors:** Ald. D'Amato

*Amend the term sheet to have \$500,000 in job-training credits, rather than the current \$250,000.*

**A motion was made by ALD. WADE that this Resolution be SUBSTITUTED. The motion PREVAILED by the following vote:**

**Aye** 4 - D'Amato, Wade, Hamilton and Bauman

**No** 1 - Murphy

**Sponsors:** Ald. D'Amato

*A special meeting will be held prior to December 12th to allow the Comptroller's Office time to do its study.*

*RECESS: 11:24 A.M.*

*RECONVENE: 11:35 A.M.*

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

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

**No** 0

14. [061051](#) Communication from the Department of City Development relative to the process for the evaluation of proposals to create Tax Incremental Districts.

**Sponsors:** THE CHAIR

**This Communication-Report was NOT ACTED ON**

**10:00 A.M.**

15. [060895](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. \_\_\_ (Fifth Ward - First Place), authorizing Contingent Borrowing and approving the terms of a Riverwalk Development Agreement, in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

*Individuals present:*

*Allison Rozek - Dept. of City Development*

*Scott Fergus - Keybridge Group, Inc.*

*Tom Gartner - City Attorney's Office*

*Mike Daun and Craig Kammholz - Comptroller's Office*

*Ald. Jim Witkowiak*

*Proposed Substitute A accepted.*

**A motion was made by ALD. BAUMAN that this Resolution be SUBSTITUTED. The motion PREVAILED by the following vote:**

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

**No** 0

**Sponsors:** Ald. Witkowiak

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

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

**No** 0

16a. [060911](#)

Resolution approving a Project Plan and creating a Tax Incremental District for The Brewery Project, authorizing Contingent Borrowing and expenditures, and approving the terms of a Development Agreement to implement the Project Plan, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman And Ald. D'Amato

*Individuals present:*

*Jim Scherer - Dept. of City Development*

*Joel Brennan - Redevelopment Authority*

*Mike Mervis and John Kersey - Zilber Limited (developer)*

*Tom Gartner - City Attorney's Office*

*W. Martin Morics and Mike Daun - Comptroller's Office*

*Ald. Wade moves to make letters of support part of the record. There were no objections.*

*Pam Fendt and John Goldstein- Good Jobs and Livable Neighborhoods Coalition*

*Jim Haertel - Brew City Redevelopment Group*

*Vanessa Koster - Dept. of City Development*

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

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

**No** 0

16b. [060912](#)

Substitute ordinance relating to the change in zoning from Warehousing and Light Manufacturing to Mixed Activity for a development known as The Brewery Project, on land located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman And Ald. D'Amato

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

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

**No** 0

16c. [060913](#)

Substitute ordinance establishing a Development Incentive Zone overlay known as The Brewery Project, on land located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman And Ald. D'Amato

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

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

**No** 0

**16d.**     [060964](#)

Resolution approving final Certified Survey Maps for property in the 4th Aldermanic District.

**Sponsors:**     THE CHAIR

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

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

**No** 0

*Meeting adjourned: 1:12 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).*