



City of Milwaukee

Meeting Minutes

City Hall
200 East Wells Street
Milwaukee, WI 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

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Wednesday, November 8, 2006

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:25 A.M.

Present 3 - D'Amato, Wade, Bauman

Excused 2 - Murphy, Hamilton

Roll call taken at 9:26 A.M.

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

1. **060300** An ordinance relating to automatic changeable message signs.

Sponsors: Ald. D'Amato And Ald. Zielinski

Individuals present:

Vanessa Koster - Dept. of City Development

Dan Pomeroy and Kurt Wyler - Clear Channel Outdoor

Bob Bryson - Dept. of Public Works - Street Lighting and Traffic Engineer

Held so that neighbors can be noticed if committee members wish and to address some members' concerns about the brightness of the signage.

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

2. **060092** An ordinance relating to side street setbacks in residential zoning districts.

Sponsors: Ald. Bohl

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

3. **060663** Substitute ordinance relating to the change in zoning from Local Business to Two-Family Residential, on land located West of North 12th Street, between West Vine Street and West Brown Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

A motion was made by ALD. HAMILTON 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

4. **060403** Resolution declaring City-owned vacant residential lots in the Bronzeville Tax Incremental District surplus to municipal needs and authorizing marketing and sale for construction of single-family, owner-occupied homes, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

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

5. **060839** Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 6th, 7th, 8th 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

6. **060781** Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development on land located on the South Side of West Silver Spring Drive and West of North 27th Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Shawn Fallon - 2727 Partners

Don Ferrante - architect and builder

Howard Snyder - Northwest Side CDC

Mark Nisgerrum - Wallace & Edmund, LLC

A motion was made by ALD. HAMILTON 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. **060733** Substitute ordinance relating to the change in zoning from Local Business and Multi-Family Residential to Two-Family Residential and Residential and Office, on land generally located along West State Street between North 14th Street and North 20th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:

Vanessa Koster - Dept. of City Development

James T. Lock - attorney working in the area at 1426 W. State St.

Cashmir Matanni - 1010 N. 16th St. - owner of a gas station at this site

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

8. [060617](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, on land located West of North Farwell Avenue and South of East Greenwich Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. D'Amato

This Ordinance was NOT ACTED ON

9:30 A.M.

- 9a. [060577](#) Substitute ordinance relating to the change in zoning from Single-Family Residential to Local Business on land located on the North Side of West Stark Street and East of North Teutonia Avenue, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

A motion was made by ALD. HAMILTON 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

- 9b. [060910](#) Resolution declaring the property at 4924 North Teutonia Avenue and the adjacent vacated alley surplus to municipal needs and authorizing sale to Khera, Inc., for business expansion and parking, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

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

10. [060738](#) Resolution permitting a minor modification to the Detailed Planned Development known as W Center, located on the West Side of North 12th Street and North of West Highland Avenue, 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

12. 060635 A substitute ordinance relating to solar access protection.

Sponsors: Ald. Zielinski

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

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

No 0

- 060635 A substitute ordinance relating to solar access protection.

Sponsors: Ald. Zielinski

Hold so committee members can discuss their no-build easement concerns and meet with the City Attorney

A motion was made by ALD. WADE 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

9:45 A.M.

13. 060893 Substitute resolution approving a Project Plan and creating Tax Incremental District No. 66 (Metcalfe Park Homes), authorizing Contingent Borrowing and approving the terms of a Development Agreement and a Cooperation Agreement to implement the Project Plan, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Marai Prioletta - Dept. of City Development

Ralph Hollmon - President and CEO of the Milwaukee Urban League

Chris Laurent - Gorman & Company

Craig Kammholz - Comptroller's Office

Donna Schleemann - citizen

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

Aye 4 - D'Amato, Wade, Murphy and Bauman

No 0

Excused 1 - Hamilton

- 060893 Substitute resolution approving a Project Plan and creating Tax Incremental District No. 66 (Metcalfe Park Homes), authorizing Contingent Borrowing and approving the terms of a Development Agreement and a Cooperation Agreement to implement the Project Plan, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

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

Aye 4 - D'Amato, Wade, Murphy and Bauman

No 0

Excused 1 - Hamilton

10:15 A.M.

14. **041537** A substitute ordinance relating to the establishment, operation and funding of a Milwaukee housing trust fund.

Sponsors: Ald. Murphy, Ald. McGee Jr., Ald. D'Amato, Ald. Hines Jr. And Ald. Wade

*Individuals present at the table -
Mary Good - 1840 N. Prospect Ave.*

A motion was made by ALD. MURPHY that this Ordinance be SUBSTITUTED. The motion PREVAILLED by the following vote:

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

No 0

- 041537** A substitute ordinance relating to the establishment, operation and funding of a Milwaukee housing trust fund.

Sponsors: Ald. Murphy, Ald. McGee Jr., Ald. D'Amato, Ald. Hines Jr. And Ald. Wade

A motion was made by ALD. MURPHY that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE . The motion PREVAILLED by the following vote:

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

No 0

Meeting adjourned: 12:35 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.*