



# 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 E. Johnson-Odom, Vice Chair*  
*Ald. Jeffrey A. Pawlinski, Ald. Robert G. Donovan*

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Tuesday, February 26, 2002

9:00 AM

Room 301-B, City Hall

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**Present** 4 - Henningsen, Johnson-Odom, Pawlinski, Donovan

**9:00 A.M., Meeting Convened: 9:03 A.M.**

- 1) [010552](#) Communication from the Department of City Development transmitting the audit report for the Redevelopment Authority 's Financial Statements for 1999 and 2000.

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

**Aye** 3 - Henningsen, Pawlinski and Donovan

**No** 0

**Excused** 1 - Johnson-Odom

- 2) [010906](#) Communication from the Department of City Development transmitting an audit report on the Housing Authority of the City of Milwaukee's Financial Statements for the years ended December 31, 1999 and 2000.

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

**Aye** 3 - Henningsen, Pawlinski and Donovan

**No** 0

**Excused** 1 - Johnson-Odom

- 3) [011516](#) Resolution relative to an appeal of the Historic Preservation Commission's action denying a certificate of appropriateness to raze the property at 2720 West Kilbourn Avenue.

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

**Aye** 3 - Henningsen, Pawlinski and Donovan

**No** 0

**Excused** 1 - Johnson-Odom

- 4) [011475](#) Resolution approving the Land Disposition Report for the land at 1317 through 1337 West Atkinson Avenue to Bulk Petroleum Corporation for construction of a new filling station and convenience store, in the 10th Aldermanic District. (Redevelopment Authority)
- A motion was made by Ald. Pawlinski that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan
- No** 0
- 5) [011463](#) Resolution approving the blight designation and surplus declaration of the City-owned property at 1016 North 29th Street and authorizing its conveyance to the Redevelopment Authority of the City of Milwaukee for conveyance to an owner occupant who meets the established criteria, in the 4th Aldermanic District. (Redevelopment Authority)
- A motion was made by Ald. Donovan that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan
- No** 0
- 6) [011461](#) Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Vineyard Terrace, located East of North 5th Street and South of West Reservoir Avenue, in the 6th Aldermanic District. (DCD)
- A motion was made by Vice Chair Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan
- No** 0
- 7) [011470](#) Resolution approving the Land Disposition Report for the property at 1800 North Hubbard Street for sale to Timothy J. Dixon and Leslie H. Dixon for residential development in the 6th Aldermanic District. (Redevelopment Authority)
- A motion was made by Vice Chair Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan
- No** 0
- 8) [011460](#) Resolution approving the Land Disposition Report for a portion of the property at 2101-13 North Humboldt Avenue for sale to Legacy Vetter Denk Partnership for commercial and residential development in the 6th Aldermanic District. (Redevelopment Authority)
- Speakers: Neighbors: Stephen Johnson, Donna Schliemann*
- A motion was made by Vice Chair Johnson-Odom that this matter be RECOMMENDED FOR ADOPTION. The motion carried by the following vote:**
- Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

No 0

- 9) [011462](#) Substitute resolution amending the disposition of the surplus, improved, tax-deed property at 2207-11 South Kinnickinnic Avenue and accepting an unsolicited Offer to Purchase from Au Bon Appetit Enterprises, LLC, in the 14th Aldermanic District.

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 10) [010965](#) Substitute resolution approving various final Certified Survey maps.

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 11) [011240](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. 49 (Cathedral Place), in the 4th Aldermanic District.

*Speakers: Joel Loeb and Michael Loyd-Developers of Project. Hold until 3/1/02.*

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 12) [011469](#) Substitute resolution authorizing the proper City officials to enter into a Development and Cooperation Agreement for Tax Incremental District No. 49 (Cathedral Place).  
*Hold until 3/1/02.*

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 13) [011302](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. 47 (875 East Wisconsin), in the 4th Aldermanic District.

*Hold until 3/1/02.*

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 14) [011471](#) Substitute resolution authorizing the proper City officials to enter into a Development Agreement for Tax Incremental District No. 47 (875 East Wisconsin).  
*Hold until 3/1/02.*

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 15) [011182](#) Substitute resolution approving a Project Plan and creating Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

**No** 0

**Excused** 1 - Pawlinski

**10:00 A.M.**

- 16) [010724](#) Ordinance relating to the change in zoning from Industrial (I/A/125) to Detailed Planned Development (DPD) for a planned development known as Teweles Seed Tower Apartments, on land located on the North Side of West Oregon Street and East of South 3rd Street, in the 12th Aldermanic District. (DCD)

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

**No** 0

**Excused** 1 - Pawlinski

- 17) [011153](#) Substitute ordinance relating to the change in zoning from Multi-Family Residence (R/D/40) to Detailed Planned Development (DPD) for a planned development, on land located on the North Side of West Chester Street and East of South 92nd Street, in the 16th Aldermanic District.

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

**No** 0

**Excused** 1 - Pawlinski

- 18) [011350](#) A substitute ordinance relating to the establishment of a 6-month moratorium on the issuance of demolition permits for areas declared a conservancy district.

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

**No** 0

**Excused** 1 - Pawlinski

- 19) [011498](#) An ordinance relating to required exits for 3rd floor spaces.

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

**No** 0

**Excused** 1 - Pawlinski

- 20) [991928](#) A substitute ordinance relating to the plans of operation required of those seeking approval from the board of zoning appeals to operate gas stations, convenience stores and grocery stores.

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

**Aye** 4 - Henningsen, Johnson-Odom, Pawlinski and Donovan

**No** 0

- 21) [011477](#) Resolution declaring the vacant, tax-deed lot at 11500 West Green Tree Road surplus and accepting an Offer to Purchase from Michael R. Garcia and Cynthia A. Garcia for new residential construction, in the 15th Aldermanic District.  
*(Not before Committee)*

- 22) [011503](#) Resolution declaring the City parking lot at 2233 North 35th Street surplus to municipal needs and accepting an unsolicited Offer to Purchase from New Covenant Housing Corporation, Inc. for use as parking for its adjacent mixed-use development, in the 17th Aldermanic District. (DCD-Real Estate)

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

**No** 0

**Excused** 1 - Pawlinski

- 23) [011355](#) Resolution declaring the City parking lot at 1653 South 7th Street surplus to municipal needs and accepting an unsolicited Offer to Purchase from Kunzelmann Esser Loft Apartments, LLC for use as additional parking for its adjacent property, in the 12th Aldermanic District. (DCD-Real Estate)

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

**Aye** 3 - Henningsen, Johnson-Odom and Donovan

No 0

Excused 1 - Pawlinski

*Recess: 10:20 A.M., Reconvene: 10:28 A.M.*

*Meeting Adjourned: 12:14 P.M.*

*Robert L. Harvey, Staff Assistant*