



City of Milwaukee

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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City Hall
200 East Wells Street
Milwaukee, WI 53202

Tuesday, October 11, 2005

9:00 AM

Room 301-B, City Hall

9:00 A.M.

Present 4 - D'Amato, Murphy, Hamilton , Bauman

Excused 1 - Wade

1. [050622](#) A substitute ordinance creating a special zoning district to be known as the "redevelopment district".

Sponsors: THE CHAIR

Attachments: [Communication from the Zoning Code Technical Committee](#)
[CPC letter](#)
[CPC Notice Published on 9-19-05 and 9-26-05.PDF](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

9:30 A.M.

2. [050643](#) A substitute ordinance relating to occupancy and use of buildings, structures or premises for which a certificate or license is required.

Sponsors: D'Amato

Attachments: [Fiscal Note](#)

Speakers:

Martin Collins - Dept. of Neighborhood Services

Elsa Elkland - Cambridge Woods Association

Kay Baldwin - association of 5800-blocks south of UW-M

A motion was made by ALD. HAMILTON that this Ordinance be RECOMMENDED FOR PASSAGE This motion PREVAILED by the following vote:

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

3. [050777](#) Resolution approving the designation under Section 66.1333 (2m) (bm), Wisconsin Statutes of the properties at 5225 West Lincoln Creek Drive, 7667 West Congress Avenue, and at 3255 North Fratney Street, due to the nature of their condition and use, and approving actions in connection with the redevelopment of the properties.

Sponsors: THE CHAIR

Attachments: [Comptroller's Cover Letter.doc](#)
[Fiscal Note](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

4. [050590](#) Resolution approving the final plat of Tara Vista Estates located on the South Side of West Brown Deer Road and West of North Lauer Street, in the 9th Aldermanic District.

Sponsors: Puente

Attachments: [Fiscal Note.doc](#)
[Final Plat](#)
[CPC letter](#)
[City Attorney's Opinion](#)

Speakers:
John Hyslop - Dept. of City Development

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

Sponsors: Puente

Attachments: [Fiscal Note.doc](#)
[Final Plat](#)
[CPC letter](#)
[City Attorney's Opinion](#)

Speakers:
John Hyslop - Dept. of City Development

Tom Gartner - City Attorney's Office

Ald. Bauman would like to have the Committee get a legal opinion related to voting against the final plat because the subdivision received a waiver from the Council related to the public sidewalk requirement.

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

Sponsors: Puente

Attachments: [Fiscal Note.doc](#)
[Final Plat](#)
[CPC letter](#)
[City Attorney's Opinion](#)

A City Attorney opinion will be requested prior to the October 18th Council meeting; a special Committee meeting will be held prior to the Council meeting if need be.

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

5. [050352](#) Substitute resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Good Hope Industrial Center for the Wisconsin Industrial Truck Company ("WITCO") building located at 6321 West Good Hope Road, in the 9th Aldermanic District.

Sponsors: Puente

Attachments: [CPC letter.doc](#)
[Exhibit A](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

6. [050354](#) Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Garden Place Senior Living, located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

Sponsors: Puente

Attachments: [CPC letter](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

7. [050584](#) Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Cameo Care Campus, located on the East Side of South 27th Street and North of West Goldcrest Avenue, in the 13th Aldermanic District.

Sponsors: Witkowski

Attachments: [CPC letter](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

8. [050713](#) Resolution declaring a vacant lot at 2701 South 70th Street surplus to municipal needs and authorizing its sale to Michael J. Berns, the adjoining owner, for use as green space, in the 11th Aldermanic District.

Sponsors: Dudzik

Attachments: [Fiscal Note.doc](#)
[Map](#)
[CPC letter](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

9. [050712](#) Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 3rd, 6th, 7th and 15th aldermanic districts.

Sponsors: THE CHAIR

Attachments: [Fiscal Note.doc](#)
[CPC letter](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

10:00 A.M.

10. [050549](#) An ordinance relating to principal building design standards for two-family residential zoning districts.

Sponsors: Zielinski

Attachments: [Communication from the Zoning Code Technical Committee](#)
[CPC letter](#)
[CPC Notice Published on 9-19-05 and 9-26-05.PDF](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

11. [050725](#) Resolution approving the terms of a Development Agreement for Tax Incremental District No. 61 (Chase Commerce Center Project).

Sponsors: Zielinski

Attachments: [Fiscal Note.doc](#)
[Communication from Comptroller Wally Morics](#)
[Project Budget](#)
[Substitute Fiscal Note](#)
[Term Sheet](#)
[TIF Roster](#)
[Fiscal Analysis](#)

Joel Brennan, Redevelopment Authority, will send all members of the Committee a listing of the TIF Advisory Board that has been created through the Mayor's Office.

Mike Daun, Comptroller's Office, will work on creating language for the October 18th Council meeting related to the employment goals.

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

12. [050575](#) Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to a Detailed Planned Development (DPD) known as Way of the Cross Housing

Development, on land located on the Northeast Corner of West Center Street and North Teutonia Avenue, in the 15th Aldermanic District.

Sponsors: Hines Jr.

Attachments: [CPC letter](#)
[Exhibit A](#)
[ZND Notice Published on 9-26-05 and 10-03-05.PDF](#)
[Exhibit 1](#)
[Exhibit 3](#)
[Exhibit 2](#)
[Article titled Woman leaving trail of quickly sold homes](#)
[Case Details](#)

Speakers:

John Hyslop - Dept. of City Development

Joseph Bowles - Construction Manager

Marty Paine - Director of PARK

Timothy McMurtry - Ald. Hines' aide

Dan Casanova - Dept. of City Development

Phil Carrington - Way of the Cross Church

Corliss Wood - Community Planning Council (group of 10 neighborhood associations)

Opponents:

Denise Wines - speaks for the concerned citizens of the Teutonia and Center streets area

Make the 7-page petition and 2 envelopes part of the record, by Ald. Murphy. Prevailed. 4-0 (Exhibit 1, Exhibit 2 and Exhibit 3)

Towanda Ford - 1439 W. Hadley St.

James Brown - 1320 W. Hopkins St.

Bernice Watts - 1335 W. Hadley St.

Doreen Brown - 1328A W. Hopkins St.

James Brown - 2916 W. Melvina

Ald. Hamilton moved that the developer pursue seeking a waiver to the street size requirements set by the city. The Chair (Ald. Bauman at the time) ruled that this motion was not germane. Ald. Hamilton withdrew the motion.

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

Aye 2 - D'Amato Bauman

No 2 - Murphy Hamilton

Excused 1 - Wade

Sponsors: Hines Jr.

Attachments: [CPC letter](#)
[Exhibit A](#)
[ZND Notice Published on 9-26-05 and 10-03-05.PDF](#)
[Exhibit 1](#)
[Exhibit 3](#)
[Exhibit 2](#)
[Article titled Woman leaving trail of quickly sold homes](#)
[Case Details](#)

The mover asks that the local alderman's office work with the neighborhood prior to the October 18th Council meeting to attempt to address some of the adjacent neighbors' concerns.

A motion was made by ALD. D'AMATO that this Ordinance be RECOMMENDED FOR PASSAGE This motion PREVAILED by the following vote:

Aye 3 - D'Amato, Murphy Hamilton

No 1 - Bauman

Excused 1 - Wade

13. [050232](#)

Resolution approving the final plat known as Park East on the West Side of the Milwaukee River located generally in the area bounded by the Milwaukee River, North 8th Street, West Juneau Avenue and West McKinley Avenue, in the 4th and 6th Aldermanic Districts.

Sponsors: Bauman and McGee Jr.

Attachments: [Fiscal Note.doc](#)
[CPC letter](#)
[Final Plat Page 1 of 2](#)
[Final Plat Page 2 of 2](#)
[DCD Letter](#)

Ald. D'Amato wishes to consult with Ald. McGee to see if the parcels can be divided into smaller lots to have more development potential.

A motion was made by ALD. D'AMATO that this Resolution be HELD TO CALL OF THE CHAIR This motion PREVAILED by the following vote:

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

14. [050724](#)

Resolution approving the terms of a Development Agreement for Tax Incremental District No. 60 (Milwaukee Intermodal Passenger Station Project).

Sponsors: Bauman

Attachments: [Fiscal Note.doc](#)
[Hard Cost Budget as of 9-9-05](#)
[Overall Budget as of 10-6-05](#)
[Substitute Fiscal Note](#)
[Communication from Comptroller Wally Morics](#)
[Revised Term Sheet](#)
[Term Sheet](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

15. [050579](#) Substitute ordinance relating to the change in zoning from Institutional (TL) to a General Planned Development (GPD) known as the Milwaukee County Zoo Bliffert Site, on land located on the East Side of North Mayfair Road and South of West Bluemound Road, in the 10th Aldermanic District.

Sponsors: Murphy

Attachments: [CPC letter](#)
[Exhibit A](#)
[ZND Notice Published on 9-26-05 and 10-03-05.PDF](#)
[Additional Sign Standards as of 10-13-05](#)

Speakers:

John Hyslop - Dept. of City Development

Chuck Wickenhauser - Director of the Milwaukee County Zoo

The owners must provide additional standards for signage prior to the October 18th Council meeting.

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

16. [050350](#) Substitute ordinance relating to the change in zoning from Single-Family Residential (RS1) to Multi-Family Residential (RM1), on land located at 9216 West St. Paul Avenue, in the 10th Aldermanic District.

Sponsors: Murphy

Attachments: [CPC letter.doc](#)
[Map](#)

Speakers:

John Hyslop - Dept. of City Development

Mary Falkner - Martin Luther Church

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

17. [050732](#) Resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to the subaccount for analysis activities and other technical planning activities.

Sponsors: THE CHAIR

Attachments: [Fiscal Note.doc](#)

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

Aye 4 - D'Amato, Murphy, Hamilton Bauman

No 0

Excused 1 - Wade

Meeting adjourned: 12:21 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.