



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. Annette Scherbert, Ald. Jeffrey A. Pawlinski, Ald. Robert G. Donovan

Staff Assistant, Robert Harvey, 286-2233
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Tuesday, September 19, 2000

9:00 AM

City Hall, 301-B

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

Excused 1 - Scherbert

9:00 A.M., Meeting Convened: 9:07 A.M.

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- 1) [000408](#) Reappointment of Craig Zetley to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Scherbert

- 2) [000409](#) Reappointment of Scott Winkler to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Scherbert

- 3) [000410](#) Reappointment of Henry Szymanski to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Scherbert

- 4) [000647](#) Reappointment of Gary Mitchem to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: CHAIR

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

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

No 0

Excused 1 - Scherbert

- 5) [000648](#) Reappointment of Larri Sue Jacquart to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: CHAIR

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

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

No 0

Excused 1 - Scherbert

- 6) [000490](#) A substitute ordinance relating to fees for multiple reinspections to determine compliance with orders to correct building code violations.

Sponsors: Ald. D'Amato

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

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

No 0

Excused 1 - Scherbert

- 7) [000608](#) An ordinance relating to the nomination of historic sites, structures and districts

Sponsors: Ald. Henningsen

A motion was made by Vice Chair Johnson-Odom that this matter be **HELD IN COMMITTEE**. The motion carried by the following vote:

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

No 0

Excused 1 - Scherbert

A motion was made by Vice Chair Johnson-Odom that this matter be REFERRED TO to the HISTORIC PRESERVATION COMMISSION. The motion carried by the following vote:

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

No 0

Excused 1 - Scherbert

9:30 A.M

- 8) [000395](#) A substitute ordinance relating to the zoning of payday loan businesses

Sponsors: Ald. Herron and Ald. Bohl

Refer to LRB to draft resolution for introduction and letter to BOZA, City Attorney and Judiciary and Legislation to have city lobby state for change. (Interest Rates)

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

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

No 0

Excused 1 - Scherbert

- 9) [000416](#) Substitute ordinance relating to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Kilbourn Square, Phase 2, on land located on the West Side of North 20th Street between West State Street and West Kilbourn Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Scherbert

- 10) [000415](#) Substitute ordinance relating to the change in zoning from Industrial (I/D/40) to Multi-Family Residence (R/D/40), located on the East Side of North 33rd Street and North of West Auer Avenue, in the 10th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Scherbert

- 11) [000418](#) Substitute ordinance approving the rezoning from General Planned Development (GPD) to Detailed Planned Development (DPD) for a planned development known as Park Place, Stage 19, on land on the South Side of West Lake Park Drive and Northeast of West Park Place, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Hold one Cycle.

A motion was made by Ald. Pawlinski that this matter be HELD IN COMMITTEE. The motion carried by the following vote:

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

No 0

Excused 1 - Scherbert

- 12) [000552](#) Substitute ordinance approving the rezoning from General Planned Development (GPD) to Detailed Planned Development (DPD) for a planned development known as Park Place, Stage 20, Tumbleweeds Restaurant, on land located North of West Good Hope Road and East of North 110th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Pass with conditioned on City Plan Commission Staff conditions as set in Sept. 13th, 2000 meeting, of City Plan Commission.

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

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

No 0

Excused 1 - Scherbert

- [000134](#) A substitute ordinance relating to the property owner notification requirement for board of zoning appeals public hearings on special use requests.

Sponsors: Ald. Bohl and Ald. Donovan

Hold one cycle.

- 14) [000739](#) An ordinance relative to distance requirements for bed and breakfast establishments.

Sponsors: THE CHAIR

A motion was made, seconded 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

Excused 1 - Scherbert

- 15) [000741](#) Resolution establishing a Bed and Breakfast on the near Westside, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 16) [000740](#) Resolution approving a Project Plan and creating a Tax Incremental District (Marcus Performing Arts Area Housing, Public Plaza and Riverwalk Project) and approving the terms of a Development Agreement to implement the Project Plan, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 17) [000689](#) Resolution authorizing the proper City officials to enter into a Development Agreement with Kilbourn Canal, LLC, for the redevelopment of the area generally bounded by North Dr. Martin Luther King, Jr. Drive, vacated Vliet Street, West Cherry Street and the Milwaukee River in proposed Tax Incremental District No. 41, in the 6th Aldermanic District. (DCD)

Sponsors: CHAIR

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

Excused 1 - Scherbert

- 18) [000428](#) Substitute resolution approving a Project Plan and creating Tax Incremental District Number Forty-One (Harley Riverwalk) in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 19) [000273](#) Resolution approving the final plat of Riverwoods of Milwaukee Addition No. 1 located on the West Side of North 91st Street and North of West Mill Road, in the 15th Aldermanic District. (DCD)

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 20) [000658](#) Resolution approving the final plat of Heritage Woods Addition No. 1 located on the North Side of West Green Tree Road and East of North 114th Street, in the 15th Aldermanic District. (DCD)

Sponsors: CHAIR

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

Excused 1 - Scherbert

- 21) [000667](#) Resolution approving the revised final plat of Heritage Meadows located West of North 107th Street and South of West Daphne Road, in the 15th Aldermanic District. (DCD)

Sponsors: CHAIR

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

Excused 1 - Scherbert

- 22) [000659](#) Resolution authorizing acceptance of the secondary Offer to Purchase submitted for the surplus, vacant, City-owned lot located at 7126 North 45th Street for new home construction, in the 9th Aldermanic District. (DCD-Real Estate)

Sponsors: CHAIR

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

Excused 1 - Scherbert

23) [000662](#)

Resolution amending the disposition of the surplus, improved, tax-deed property located at 2469 North Holton Street, in the 6th Aldermanic District. (DCD-Real Estate)

Sponsors: CHAIR

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

Excused 1 - Scherbert

24) [000261](#)

Resolution amending the disposition of the surplus, tax-deed, vacant lot at 612-22 South 2nd Street by accepting an unsolicited Offer to Purchase from the adjoining owner for use as a fenced and landscaped parking lot, in the 12th Aldermanic District. (DCD-Real Estate)

Sponsors: THE CHAIR

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

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

No 0

Excused 1 - Scherbert

A motion was made by Ald. Pawlinski that this matter be RECONSIDERED. The motion carried by the following vote:

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

No 0

Excused 1 - Scherbert

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

Excused 1 - Scherbert

25) [000233](#)

Substitute resolution approving various certified survey maps.

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 26) [000553](#) Substitute resolution declaring the vacant, tax-deed lot at 2359-A South 16th Street surplus and accepting Offers to Purchase from Robert Paul Meetz and Judith Ann Meetz and Melvin Schwulst for use as green space in the 8th Aldermanic District.

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 27) [000554](#) Resolution declaring the vacant, tax-deed lot at 3737 Adjoining North 41st Street surplus and accepting Offers to Purchase from Georgia G. Brown and Denise Loretta Brown and Robert Hunter and Bettie Hunter for use as green space in the 10th Aldermanic District. (DCD-Real Estate)

Sponsors: THE CHAIR

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

Excused 1 - Scherbert

- 28) [000707](#) Resolution declaring the City-owned parking lot at 1912 North Farwell Avenue surplus to municipal needs and accepting an Option to Purchase from New Land Enterprises for mixed-use development, in the 3rd Aldermanic District. (DCD-Real Estate)

Sponsors: Ald. D'Amato

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

Aye 3 - Henningsen, Pawlinski and Donovan

No 0

Excused 2 - Johnson-Odom and Scherbert

- 29) [000654](#) Resolution declaring the vacant, surplus size, tax-deed lot at 3212-14 West St. Paul Avenue surplus and accepting an unsolicited Offer to Purchase from Abnon E. Dawson and Tracy M. Dawson for use as green space in the 4th Aldermanic District. (DCD-Real

Estate)

Sponsors: Ald. Henningsen

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 2 - Johnson-Odom and Scherbert

30) [000664](#)

Resolution declaring the vacant, tax-deed lot at 3140 North 40th Street surplus and accepting an Offer to Purchase from Andrae Virgil for use as green space in the 10th Aldermanic District. (DCD-Real Estate)

Sponsors: CHAIR

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

Aye 3 - Henningsen, Pawlinski and Donovan

No 0

Excused 2 - Johnson-Odom and Scherbert

31) [000665](#)

Resolution declaring the vacant, tax-deed lots located at 1804, 1808 and 1810 North 36th Street and 2045-47 and 2049-51 South 15th Street surplus and accepting an unsolicited Offer to Purchase from Walker's Point Development Corporation for new residential construction, in the 12th and 17th Aldermanic Districts. (DCD-Real Estate)

Sponsors: CHAIR

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

Excused 1 - Scherbert

32) [000670](#)

Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax-deed properties located in various aldermanic districts. (DCD)

Sponsors: CHAIR

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

Aye 3 - Henningsen, Pawlinski and Donovan

No 0

Excused 2 - Johnson-Odom and Scherbert

10:30 A.M.

33) [991763](#) An ordinance relating to revision of the city zoning code.

Sponsors: Ald. D'Amato, Ald. Henningsen and Ald. Kalwitz

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

Excused 1 - Scherbert

Meeting Adjourned: 11:15 a.m.

Recessed: 5 min at 10:35 a.m.; Reconvene 10:48 a.m.

Robert L. Harvey, Staff Assistant