



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JAMES WITKOWIAK, CHAIR**  
*Ald. Willie Wade, Vice-Chair*  
*Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T.*  
*Anthony Zielinski*  
**Staff Assistant, Chris Lee, 286-2232**  
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**Legislative Liaison, Jeffrey Osterman, 286-2262,**  
**joster@milwaukee.gov**

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Tuesday, November 22, 2011

9:00 AM

Room 301-B, City Hall

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### Meeting convened at 9:10 a.m.

**Present** 5 - Witkowiak, Wade, Murphy, Bauman, Zielinski

1. [110738](#) A substitute ordinance relating to fence regulations.

**Sponsors:** Ald. Witkowski

*Individual appearing:*  
*Ald. Terry Witkowski, Aldermanic District 13*

*Ald. Bauman moved acceptance of Proposed Substitute A. There were no objections.*

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

**Aye** 3 - Witkowiak, Murphy and Bauman

**No** 0

**Excused** 2 - Wade and Zielinski

- [110738](#) A substitute ordinance relating to fence regulations.

**Sponsors:** Ald. Witkowski

*Ald. Zielinski joined the committee.*

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

**Aye** 3 - Witkowiak, Bauman and Zielinski

**No** 1 - Murphy

**Excused** 1 - Wade

2. [110692](#) A substitute ordinance relating to the establishment of the East Side architectural review board.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Ald. Nik Kovac, Aldermanic District 3*

*Jim Plaisted, East Side Business Improvement District*

*Jim Paolini, architect*

*Vanessa Koester, Department of City Development*

*Ald. Wade joined the committee.*

*Ald. Kovac and Mr. Plaisted said that they met with neighborhood groups with minimum resistance.*

*Ms. Koester, on behalf of DCD, was in support.*

*No public testimony.*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

3. [110693](#) Substitute resolution approving the boundary and design guidelines for the East Side Architectural Review District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Ald. Nik Kovac, Aldermanic District 3*

*Jim Plaisted, East Side Business Improvement District*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

4. [061018](#) Substitute resolution relating to the sale of surplus property at 1136-46 East North Avenue to 1150 North, LLC for mixed-use development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Ald. Nik Kovac, Aldermanic District 3*

*Matt Haessly, Department of City Development - Real Estate*

*Todd Davies, HD Development Group*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

5. [071364](#)

A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, Phase II, known as ReadCo, on land located on the north side of East North Avenue and east of North Humboldt Avenue, for residential and commercial development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Ald. Nik Kovac, Aldermanic District 3  
Vanessa Koester, Department of City Development  
Todd Davies, HD Development Group  
Gregg Prossen, Zimmerman Architectural Studios Inc.*

*Individuals appearing in support:*

*Linda Elmer, 1128 E. North Ave.  
Marty Wall*

*Ald. Murphy moved acceptance of Proposed Substitute A. There were no objections.*

**A motion was made by ALD. MURPHY that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:**

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

[071364](#)

A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, Phase II, known as ReadCo, on land located on the north side of East North Avenue and east of North Humboldt Avenue, for residential and commercial development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

6. [110586](#)

A substitute ordinance relating to the First Amendment to the General Planned Development known as ReadCo, to facilitate development, on land located on the north side of East North Avenue and east of North Humboldt Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Ald. Nik Kovac, Aldermanic District 3  
Vanessa Koester, Department of City Development  
Todd Davies, HD Development Group  
Gregg Prossen, Zimmerman Architectural Studios Inc.*

*Individuals appearing in support:*

*Linda Elmer, 1128 E. North Ave.  
Marty Wall*

**A motion was made by ALD. MURPHY that this Ordinance be RECOMMENDED**

**FOR PASSAGE. This motion PREVAILED by the following vote:**

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

7. [090688](#) Substitute resolution approving Amendment No. 1 to the Project Plan and a Term Sheet authorizing expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

*Individuals appearing:*

*Commissioner Rocky Marcoux, Department of City Development*

*Dan Casanova, Department of City Development*

*Dean Amhaus, Milwaukee Water Council*

*Ald. Wade moved acceptance of Proposed Substitute A. There were no objections.*

*Individual appearing in support:*

*Peter Meeks, property owner*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

- [090688](#) Substitute resolution approving Amendment No. 1 to the Project Plan and a Term Sheet authorizing expenditures for Tax Incremental District No. 75 (Reed Street Yards), in the 12th Aldermanic District.

**Sponsors:** Ald. Witkowiak

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

8. [101340](#) Resolution approving a final Certified Survey Map for property located on the west side of South 6th Street and north of West College Avenue, which will create one lot and dedicate land for public purposes, in the 13th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Vanessa Koester, Department of City Development*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

9. [110862](#) A substitute ordinance relating to the establishment of a Master Sign Program

Overlay Zone known as East Pointe Marketplace, to establish signage standards for a portion of the property located at 605 East Lyon Street, on the north side of East Ogden Street and east of North Jefferson Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koester, Department of City Development*

*Ald. Nik Kovac, Aldermanic District 3*

*Randy Goll, KVG Building Corporation*

*No public testimony.*

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

**Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

**No** 0

**Meeting adjourned at 10:42 a.m.**

**Chris Lee, Staff Assistant**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**