



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

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

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Tuesday, December 10, 2013

9:00 AM

Room 301-B, 3rd Fl., City Hall

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Meeting convened at 9:08 a.m.

**Present** 5 - Bohl, Wade, Murphy, Bauman, Witkowski

1. [131109](#) Reappointment of Catherine Doyle to the Board of Zoning Appeals by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

*Individual appearing:*  
Catherine Doyle

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

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

**No** 0

**Excused** 2 - Wade and Witkowski

2. [121804](#) A substitute ordinance relating to exceptions to department of neighborhood services permit requirements.

**Sponsors:** Ald. Bohl

*Individual appearing:*  
Thomas Mishefske, Department of Neighborhood Services

*Ald. Witkowski joined the committee at 9:15 a.m.*

*Ald. Murphy moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

**Aye** 4 - Bohl, Murphy, Bauman and Witkowski

No 0

Excused 1 - Wade

[121804](#)

A substitute ordinance relating to exceptions to department of neighborhood services permit requirements.

**Sponsors:** Ald. Bohl

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

**Aye** 4 - Bohl, Murphy, Bauman and Witkowski

**No** 0

Excused 1 - Wade

3. [130940](#)

A substitute resolution creating a Compliance Loan Program to be administered by the Department of Neighborhood Services.

**Sponsors:** Ald. Bauman and Ald. Davis

*Individuals appearing:*

*Thomas Mishefske, Department of Neighborhood Services*

*Mark Nicolini, Budget Office*

*Art Dahlberg, Department of Neighborhood Services*

*Ald. Wade joined the committee at 9:27 a.m.*

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

**Aye** 4 - Bohl, Murphy, Bauman and Witkowski

**No** 1 - Wade

4. [131014](#)

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Metro Center, Phase 7, for construction of a single-family home at 6885 North 107th Street, located on the west side of North 107th Street, south of West Fond du Lac Avenue, in the 5th Aldermanic District.

**Sponsors:** Ald. Bohl

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Cindy Kuhs, Kuhs Quality Homes, Inc.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

5. [130975](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for parking, on land located at 2317-19 North 5th Street, on the west side of North 5th Street and north of West North Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Melissa Goins, Maures Development Group*

*Ald. Milele Coggs, 6th Aldermanic District*

*Deshea Agee, Department of City Development*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

6. [130989](#) A substitute ordinance relating to the change in zoning from Two-Family Residential to General Planned Development to facilitate redevelopment on land located on the southeast corner of East Hadley Street and North 1st Street at 2760 North 1st Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Ald. Milele Coggs, 6th Aldermanic District*

*Vanessa Koster, Department of City Development*

*Jason Korb, Korb Tredo Architects*

*James Phelps, JCP Construction*

*Thomas Gartner, City Attorney's Office*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

7. [130621](#) A substitute ordinance relating to the First Amendment to a Detailed Planned Development known as Greenwich Park Apartments, for building and site revisions, on land located north of East North Avenue and west of North Farwell Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Ald. Nik Kovac, 3rd Aldermanic District*

*Jason Korb, Korb Tredo Architects*

*David Lyon, Mercy Housing Lakefront, Inc.*

*Lisa Kuklinski, Mercy Housing Lakefront, Inc.*

*Elaine Miller, Department of City Development*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

8. [130879](#)

Resolution reauthorizing the Option to Purchase with Mercy Housing Lakefront, Inc. to purchase and develop the City-owned parking lot at 2353 North Farwell Avenue with workforce housing, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

9. [131158](#)

Resolution authorizing the sale of the City-owned vacant lots at 2616 and 2624 North 5th Street, in the Bronzeville Tax Incremental District, to Northcott Neighborhood House, Inc., for residential construction, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals appearing:*

*Elaine Miller, Department of City Development*

*Tony Kearney, Northcott Neighborhood House, Inc.*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

10. [131157](#)

Resolution approving the blight designation and the Blight Designation Summary and Land Disposition Report for the acquisition of the property at 845 North 25th Street by the Redevelopment Authority of the City of Milwaukee for assemblage with the adjoining RACM-owned properties, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Maria Prioletta, Department of City Development*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

11. [130843](#)

An ordinance relating to zoning code definitions of “bank or other financial institution,” “installment loan agency” and “payday loan agency”.

**Sponsors:** Ald. Bohl

*Individual appearing:*

*Ed Richardson, Department of City Development*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

12. [130995](#)

A substitute ordinance relating to the expenditure authority of the department of city development.

**Sponsors:** Ald. Bauman and Ald. Bohl

*Individual appearing:*

*Rocky Marcoux, Department of City Development*

*Ald. Bauman moved to substitute the file with Proposed Substitute A. (Prevailed 5-0)*

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

[130995](#)

A substitute ordinance relating to the expenditure authority of the department of city development.

**Sponsors:** Ald. Bauman and Ald. Bohl

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

**No** 0

13. [131142](#)

An ordinance amending certain provisions for the disposal of city real estate.

**Sponsors:** Ald. Bohl

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

**Aye** 5 - Bohl, Wade, Murphy, Bauman and Witkowski

No 0

14. [130731](#) Communication from the Department of City Development relating to its annual report regarding the status of implementation of the Citywide Policy Plan.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Vanessa Koster, Department of City Development*

*Maria Pandazi, Department of City Development*

**A motion was made by ALD. WITKOWSKI that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

**Aye** 4 - Bohl, Wade, Murphy and Witkowski

**No** 0

**Excused** 1 - Bauman

**Meeting adjourned at 11:18 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>.**