



# 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, Linda Elmer, (414)-286-2232**

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**Tuesday, December 9, 2008**

**9:00 AM**

**Room 301-B, City Hall**

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*Meeting convened: 9:18 A.M.*

**Present** 4 - Witkowiak, Murphy, Bauman, Zielinski

**Excused** 1 - Wade

1. [081127](#) Appointment of Sherri Reed Daniels to the Housing Authority by the Mayor. (6th Aldermanic District)

**Sponsors:** THE CHAIR

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

**Aye** 4 - Witkowiak, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Wade

2. [080742](#) Substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development on land located West of North Farwell Avenue and South of East Kenilworth Place, for residential, retail and parking development, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals present:*

*Ald. Nik Kovac*

*Vanessa Koster - Dept. of City Development*

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

**Aye** 4 - Witkowiak, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Wade

3. [081068](#) Resolution permitting a minor modification to the First Amendment to the Detailed Planned Development known as Columbia St. Mary's Prospect East, Phase 1, on land

located on the North Side of East North Avenue and West of North Terrace Avenue for pole lighting, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals present:*

*Ald. Nik Kovac*

*Vanessa Koster - Dept. of City Development*

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

**Aye** 4 - Witkowiak, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Wade

4. [081071](#)

Resolution directing a transfer of funds from the Capital Improvements Advance Planning Fund for the preparation of a Southwest Side Area Comprehensive Plan, in the 8th, 11th, 13th and 14th Aldermanic Districts.

**Sponsors:** THE CHAIR

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

**Aye** 4 - Witkowiak, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Wade

*Roll call taken at 9:37 A.M.*

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

5. [081070](#)

Resolution approving a Project Plan and creating Tax Incremental District No. 72, Bishop's Creek, authorizing expenditures and approving the terms of Development Agreements and a Cooperation Agreement to implement the Project Plan, in the 1st and 7th Aldermanic Districts.

**Sponsors:** THE CHAIR

*Individuals present:*

*Maria Prioletta - Dept. of City Development*

*Darrin Daniels - Bishop's Creek Development Corporation*

*Ellen Higgins - Common Bond Development Community*

*Tony Smith - Financial consultant from S.B. Friedman*

*Mike Daun - Comptroller's Office*

*A special meeting of the committee might be held prior to the Common Council meeting on December 16th if the Comptroller's Office is satisfied.*

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

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

**No** 0

6. [080269](#) Substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as City Lights, Phase 1, on lands located South of West Greves Street and East of North 25th Street for professional office space at 200 North 25th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individual present: Vanessa Koster - Dept. of City Development*

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

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

**No** 0

9:30 A.M.

7. [080814](#) Substitute ordinance relating to a change in zoning from Industrial Heavy to General Planned Development, on land located East of South 1st Street and North of East Lincoln Avenue, for apartment development for U.S. veterans including commercial space development, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Robert A. Colkraft - CEO and President of Center for Veteran's Issues*

*Held at the request of the committee so that the developer can see if he can locate a property that isn't zoned industrial for development.*

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

**Aye** 4 - Wade, Murphy, Bauman and Zielinski

**No** 0

**Excused** 1 - Witkowiak

8. [080740](#) Substitute ordinance relating to a change in zoning from Local Business to General Planned Development on land located on the South Side of West Lincoln Avenue and East of South 5th Place, for affordable housing with supportive services, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Eric Schwenker - Cardinal Capital Management*

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

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

**No** 0

9:45 A.M.

9. [080834](#) Substitute resolution authorizing an expenditure and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 59, Bronzeville/America's Black Holocaust Museum Project, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Individuals present:*

*Ald. Milele Coggs*

*Jim Scherer and Rhonda Manuel - Dept. of City Development*

*Amend to note that prior to the point of sale of this property, it will not be sold for less than \$250,000.*

**A motion was made by ALD. MURPHY that this Resolution be AMENDED. The motion PREVAILED by the following vote:**

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

**No** 0

- [080834](#) Substitute resolution authorizing an expenditure and approving a Cooperation Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 59, Bronzeville/America's Black Holocaust Museum Project, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

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

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

**No** 0

10. [080928](#) Substitute ordinance relating to a change in zoning from Industrial Light to Detailed Planned Development, on lands located on the North Side of East North Avenue and West of North Cambridge Avenue at 1436 East North Avenue for student dormitory housing, retail and other related uses, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals present:*

*Vanessa Koster - Dept. of City Development*

*Bob Monnat - Mandel Developers*

*David Gilbert - President of UWM Real Estate Foundation*

*Dave Lujack - UWM Vice Chancellor*

*Jim Shields - HGA Architects*

*Ald. Nik Kovac*

*Terry Kinnis - Riverside Park Neighborhood Association*

*Jim Plaisted - East side business improvement district #20*

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

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

**No** 0

10:00 A.M.

11.     [080871](#)           A substitute ordinance regulating the maintenance of abandoned residential properties pending foreclosure and during foreclosure proceedings.

**Sponsors:**       Ald. Murphy, Ald. Bohl, Ald. Wade and Ald. Bauman

*Individuals present:*

*Richard Withers - Legislative Reference Bureau*

*Vince Moschella - City Attorney's Office*

*Tim Elverman - JP Morgan Chase*

*Robert Klein - Safe Properties (company that maintains foreclosed homes)*

*Ald. Jim Bohl*

*Duncan Delhigh - Grave & Associates*

*Heiner Geise - Apartment Association of Southeastern Wisconsin*

*Andrew Holmse - Wells Fargo Bank*

*David Krey - Dept. of Neighborhood Services*

*Accept Proposed Substitute A*

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

**The motion PREVAILED by the following vote:**

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

**No**    0

*Amend to include the following language:*

*In section 200-22.5-2-c Definitions:*

*The word "lawyer" shall be stricken and the following text shall be added at the end, "Except, however, an attorney shall not be deemed an "agent" if that attorney is retained solely to represent a bank, lender or other financial institution in connection with a foreclosure proceeding in a court of competent jurisdiction."*

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

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

**No**    0

[080871](#)

A substitute ordinance regulating the maintenance of abandoned residential properties pending foreclosure and during foreclosure proceedings.

**Sponsors:**       Ald. Murphy, Ald. Bohl, Ald. Wade and Ald. Bauman

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

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

**No**    0

12.     [081125](#)           Reappointment of Barbara Armstrong to the Standards and Appeals Commission by the Mayor. (4th Aldermanic District)

**Sponsors:**       THE CHAIR

A motion was made by ALD. ZIELINSKI that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

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

**No** 0

13. [081126](#)

Reappointment of Brian Jost to the Standards and Appeals Commission by the Mayor.  
(12th Aldermanic District)

**Sponsors:** THE CHAIR

A motion was made by ALD. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. The motion PREVAILED by the following vote:

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

**No** 0

*Meeting adjourned: 12:22 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](http://www.milwaukee.gov/channel25).*