



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

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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Tuesday, September 18, 2007

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:17 A.M.

Present 3 - D'Amato, Murphy, Bauman

Excused 2 - Wade, Hamilton

1. [070751](#) Appointment of Bill Schwartz to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

Roll call taken at 9:19 A.M.

2. [070611](#) Resolution approving a Project Plan, authorizing expenditures and creating a Tax Incremental District for the Mitchell Street Project, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:

Jim Scherer - Dept. of City Development

Craig Kammholz - Comptroller's Office

Judy Keller - Greater Mitchell Street Historical Association (Business Improvement District 4)

Ald. Jim Witkowiak

Patricia Nejera - Board Member for the Modjeska Youth Theater Company

John Kesselman - has been working with Business Improvement District 4

Diane Johnson - Artistic Director and one of the founders of Modjeska Theater

The Dept. of City Development will create a one-page document related to criteria the department uses in the creation of these neighborhood business tax incremental districts.

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

3. [061329](#) Communication from the Department of City Development relative to a report on Tax Incremental District performance.

Sponsors: THE CHAIR

Individuals present:

Sandy Rotar and Jim Scherer - Dept. of City Development

Craig Kammholz - Comptroller's Office

A motion was made by ALD. HAMILTON that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

9:45 A.M.

4. [070564](#) Communication from the Department of City Development relating to a report regarding job training and business development for the construction of the North End Tax Incremental Financing project.

Sponsors: THE CHAIR

Individuals present:

Alison Rozek - Dept. of City Development

Tina Beckett - Executive Director of the Milwaukee Urban Entrepreneur Partnership

Ossie Kendricks - Program Director of the Milwaukee Urban Entrepreneur Partnership

Valerie Jones - Cross Management Services

Carla Cross - Cross Management Services

Bob Mobbett - Mandel Group

Ald. Joe Davis

This file will be scheduled in January or February for an update. Ms. Cross will do a letter for the file noting what the expectations are for January for the next update.

A motion was made by ALD. HAMILTON that this Communication-Report be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

5. [070550](#) An ordinance relating to an alternate member of the standards and appeals commission.

Sponsors: THE CHAIR

Individuals present:

Martin Collins - Dept. of Neighborhood Services

Jeff Mantes - Department of Public Works

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

6. [070715](#)

Resolution authorizing the sale of the City-owned vacant lots at 1919 and 1923 West Monroe Street to Shafi Enterprises, LLC, for parking, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Dan Casanova - Dept. of City Development

Dr. Shafi

Alex Runner - A.D. 15 aide

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

7. [070720](#)

Resolution approving the Land Disposition Report for the City-owned vacant lots at 2201 and 2205 North 29th Street for sale to The Dr. Howard L. Fuller Education Foundation, Inc., in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Yves LaPierre - Dept. of City Development

Alex Runner - A.D. 15 aide

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

8. [070722](#)

Resolution authorizing the sale of the City-owned vacant lot at 1430 West Fond du Lac Avenue to Michael D. Neal and Doycellour Neal, for development of a daycare center, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Dan Casanova - Dept. of City Development

Alex Runner - A.D. 15 aide

Held at the request of the alderman's office.

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

9. [070757](#) Resolution directing the proper city officials to prepare documents necessary for an adjustment to the project plan for Tax Incremental District N. 56 (Erie/Jefferson Street) relating to the intersection of Milwaukee, Young and Menomonee Streets and adjoining properties.

Sponsors: Ald. Bauman

Individuals present:

Jim Scherer - Dept. of City Development

Craig Kammholz - Comptroller's Office

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

10. [070717](#) Resolution authorizing the sale of the City-owned vacant lot at 1537 West National Avenue to Samaritan Inn Ministries, Inc., for parking, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

Individuals present:

Dan Casanova - Dept. of City Development

Jim Hismha - Samaritan Inn Ministries, Inc.

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

11. [070733](#) Resolution approving a final certified survey map for 8423 W. Oklahoma Ave. and 8502 W. Euclid Ave..

Sponsors: THE CHAIR

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

Aye 3 - D'Amato, Murphy and Bauman

No 0

Excused 2 - Wade and Hamilton

12. [070377](#) Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 47 (875 East Wisconsin Avenue), in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Jim Scherer - Dept. of City Development

Craig Kammholz - Comptroller's Office

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

13. [070721](#) An ordinance establishing a commission on supportive housing.

Sponsors: Ald. Murphy

Individuals present:

Martha Brown - Dept. of City Development

Proposed Substitute A accepted.

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

Aye 3 - Murphy, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Wade

[070721](#) A substitute ordinance establishing a commission on supportive housing.

Sponsors: Ald. Murphy

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

Aye 3 - Murphy, Hamilton and Bauman

No 0

Excused 2 - D'Amato and Wade

10:30 A.M.

14. [070578](#) An ordinance relating to revision of various provisions of the zoning code.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster and Ed Richardson - Dept. of City Development

Proposed Substitute A accepted.

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

070578

A substitute ordinance relating to revision of various provisions of the zoning code.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

15. 070559

A substitute ordinance relating to zoning regulations for installment loan businesses.

Sponsors: Ald. Bohl

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

Jeff Osterman - Legislative Reference Bureau

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

16. 070593

Substitute ordinance relating to a change in zoning from Two-Family Residential to Detailed Planned Development on land located South of East Pleasant Street and East of North Jackson Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ms. Koster provided pictures of work done by the same firm in Chicago (Exhibit 1)

Blair Williams - Dwell Studio

Make 2 letters of support from neighbors part of the record, by Ald. Hamilton. Prevailed.

3-0 (Ald. Wade and Ald. Murphy excused)(Exhibit 2)

Bob Greenstreet - Dept. of City Development

Oppposed:

John Endres - 1527 N. Jackson St.

Dave Nelson - owns 3 properties on Jackson St.

Developer needs to provide a 3-d rendering of the building in the context of the neighborhood prior to the Sept. 25th Common Council meeting.

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

Aye 1 - Bauman

No 3 - D'Amato, Murphy and Hamilton

Excused 1 - Wade

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

Aye 3 - D'Amato, Murphy and Hamilton

No 1 - Bauman

Excused 1 - Wade

17. [070283](#) Substitute ordinance relating to the Seventh Amendment to the General Planned Development known as Milwaukee Metro Center, on land located South of West Good Hope Road between West Fond du Lac Avenue and U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Ald. Jim Bohl

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

18. [070496](#) Substitute ordinance relating to the change in zoning from Multi-Family Residential to Detailed Planned Development on lands located on the North Side of West Vine Street and East of North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Harry Van Owtenower - developer

Pat Dravoo - building owner

Supporters:

Harrison Addison - Member of the Halyard Park Neighborhood Assoc.

Lynn Fields - 1835 N. 5th St.

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

19. [061111](#)

Substitute ordinance relating to the change in zoning from Neighborhood Shopping to Detailed Planned Development, on land located on the North Side of East Brown Street and West of North Holton Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Martin Collins - Dept. of Neighborhood Services

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PLACING ON FILE. The motion FAILED by the following vote:

Aye 2 - Hamilton and Bauman

No 2 - D'Amato and Murphy

Excused 1 - Wade

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

Aye 2 - D'Amato and Murphy

No 2 - Hamilton and Bauman

Excused 1 - Wade

A motion was made by ALD. MURPHY that this Ordinance be REFERRED WITHOUT RECOMMENDATION. The motion PREVAILED by the following vote:

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

20a. [070493](#)

Substitute ordinance relating to the change in zoning from Local Business to General Planned Development for a parcel of land at 2514 West Center Street and to amend the General Planned Development for 2500 West Center Street to include 2514 West Center Street, on land located on the North Side of West Center Street and West of North 25th Street, in the 7th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Tigue Waley Smith - Community Development Advocates, developer

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

- 20b. [070492](#) Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development on land located on the North Side of West Center Street and West of North 25th Street, in the 7th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Tigue Waley Smith - Community Development Advocates, developer

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

21. [070495](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to Industrial Light, on land located on the North Side of West Mill Road and West of North Industrial Road, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Individual present:

Vanessa Koster - Dept. of City Development

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

22. [070494](#) Substitute ordinance relating to the change in zoning from Industrial Heavy and Two-Family Residential to Multi-Family Residential on lands located on the North Side of West Wells Street and East of North Hawley Road, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual present:

Vanessa Koster - Dept. of City Development

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

23. [070657](#) Ordinance approving the First Amendment to a Detailed Planned Development known as

Willow Creek, on lands located on the South Side of West Edgerton Avenue and West of South 13th Street, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Held because it was not heard by City Plan Commission.

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

24. [070634](#) Reappointment of Catherine Doyle to the Board of Zoning Appeals by the Mayor. (15th 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 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

25. [070635](#) Reappointment of Donald Jackson to the Board of Zoning Appeals by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

26. [070749](#) Reappointment of Sandy Ackerman to the Historic Preservation Commission by the Mayor. (5th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

The following files may be placed on file as no longer needed:

27. [030138](#) Ordinance establishing a Development Incentive Zone (DIZ) known as Pabst City, located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District. (DCD)

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

28. [030139](#) Ordinance relating to the change in zoning from Warehousing and Light Manufacturing (C9H) to Mixed Activity (C9G), on land located generally North of West Highland Avenue and West of North 8th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

29. [031613](#) A substitute ordinance relating to zoning regulations for day care centers.

Sponsors: Ald. Bohl

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

30. [031725](#) Substitute ordinance to change the zoning from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) on land located on the South Side of East Bay Street and West of South Allis Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

31. [040394](#) Ordinance approving the First Amendment to the Detailed Planned Development (DPD) known as Park Place, Stage 16, on land located North of West Good Hope Road and West of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

32. [040951](#) Ordinance relating to the change in zoning from Industrial Heavy (IH) to Park (PK) on land located on the North Side of East Conway Street and East of South Carferry Drive, in the 14th Aldermanic District. (DCD)

Sponsors: Ald. Zielinski

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

33. [041542](#) Substitute resolution relating to land disposition for the property at 401 West Wisconsin Avenue.

Sponsors: Ald. Bauman

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

34. [050435](#) Resolution authorizing acquisition of property on South 13th Street to serve the immediate community as a grocery store.

Sponsors: Ald. Zielinski

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

35. [051171](#) Resolution authorizing and directing the Department of City Development and advising the Redevelopment Authority of the City of Milwaukee to take actions relating to

redevelopment of the Hartung Quarry site.

Sponsors: Ald. Bohl

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

36. [060635](#) A substitute ordinance relating to solar access protection.

Sponsors: Ald. Zielinski

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

37. [060780](#) An ordinance requiring the use of smoke alarms operated with permanent lithium batteries in existing one- or 2-family dwelling units.

Sponsors: Ald. Dudzik

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

38. [061601](#) Resolution appropriating funds for a study of the downtown retail, hotel, and residential markets.

Sponsors: Ald. D'Amato

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

39. [070501](#) Substitute resolution designating Fairmount Meadows Apartments at 5010 North 91st Street as a housing project, in the 5th Aldermanic District..

Sponsors: Ald. Bohl

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

Aye 4 - D'Amato, Murphy, Hamilton and Bauman

No 0

Excused 1 - Wade

Meeting adjourned: 1:00 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.