



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, 286-2232, Fax: 286-3456,
lelmer@milwaukee.gov**

**Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov**

Tuesday, October 26, 2010

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:16 A.M.

Present 4 - Witkowiak, Wade, Murphy, Bauman

Excused 1 - Zielinski

1. [100757](#) Resolution approving the final certified survey map for the Brew Haus.

Sponsors: THE CHAIR

Individual present: Vanessa Koster - Dept. 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 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

2. [100548](#) Resolution approving a Redevelopment Plan for the Port of Milwaukee
Redevelopment Project Area, in the 12th and 14th Aldermanic Districts.

Sponsors: Ald. Witkowiak and Ald. Zielinski

Individual present: Dan Casanova - Redevelopment Authority

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

Aye 4 - Witkowiak, Wade, Murphy and Bauman

No 0

Excused 1 - Zielinski

Roll call taken at 9:25 A.M.

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

3a. [100531](#)

A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as Westlawn Revitalization, Phase 1, on land located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, to allow for the redevelopment of the existing Westlawn housing development, in the 2nd and 9th Aldermanic Districts.

Sponsors: Ald. Davis and Ald. Puente

Individuals present:

Vanessa Koster - Dept. of City Development

Jeremy Lake - Torti Gallas

Warren Jones - Housing Authority

Ald. Willie Hines

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

3b. [100532](#)

A substitute ordinance relating to a change in zoning from Multi-Family Residential to a General Planned Development known as Westlawn Revitalization, on land located on the south side of West Silver Spring Drive, between North 60th Street and North 68th Street, to allow for the redevelopment of the existing Westlawn housing development, in the 2nd and 9th Aldermanic Districts.

Sponsors: Ald. Davis and Ald. Puente

Individuals present:

Vanessa Koster - Dept. of City Development

Jeremy Lake - Torti Gallas

Warren Jones - Housing Authority

Ald. Willie Hines

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

9:15 A.M.

4a. [100630](#)

Resolution approving Amendment No. 1 to the North 35th Street - West Capitol Drive (Century City) Redevelopment Plan, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals present:

Elaine Miller and Benjy Timm - Dept. of City Development
Gregg Hagopian - City Attorney's Office

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

4b. [100631](#)

Resolution approving a lease between the Redevelopment Authority of the City of Milwaukee and T-Mobile Central, LLC for a portion of the property at 3533 North 27th Street in the Century City Project Area, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals present:

Elaine Miller and Benjy Timm - Dept. of City Development
Gregg Hagopian - City Attorney's Office

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

9:30 A.M.

5a. [100290](#)

A substitute ordinance relating to a change in zoning from Two-Family Residential to a General Planned Development known as the Concordia Trust Property, on land located on the east side of North 33rd Street and south of West State Street, to allow for the redevelopment of the former Concordia College Campus, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development
Atty. John Finerty and Jeff Crawford - Forest County Potawatomi
Jim Owczarski - City Clerk's Office
Vince Moschella - City Attorney's Office

Hold until November 10th for a special ZND at 1:30.

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

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

No 0

5b. [100291](#)

A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as the Concordia Trust Property, Phase 1, on land located on the east side of North 33rd Street and south of West State Street, to allow for the renovation of several existing historic buildings and site improvements, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Atty. John Finerty and Jeff Crawford - Forest County Potawatomi

Jim Owczarski - City Clerk's Office

Vince Moschella - City Attorney's Office

Hold until November 10th for a special ZND at 1:30.

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

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

No 0

6. [100758](#) 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. WADE that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

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

No 0

7. [100759](#) Reappointment of Catherine Doyle 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. This motion PREVAILED by the following vote:

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

No 0

8. [100762](#) Reappointment of Kenneth Munson to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

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

9. [051416](#) An ordinance relating to the zoning classification of indoor recreation facilities in industrial zoning districts.
- Sponsors:** Ald. Zielinski
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski
- No** 0
-
10. [051417](#) An ordinance relating to the change in zoning, from Industrial Office (IO2) to Local Business (LB2), of land located south of West Harrison Avenue between South 5th Street and South 6th Street, in the 14th Aldermanic District.
- Sponsors:** Ald. Zielinski
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski
- No** 0
-
11. [060627](#) Ordinance to establish a Master Sign Program Overlay Zone for land located on the North Side of West Brown Deer Road and West of North 76th Street, in the 9th Aldermanic District.
- Sponsors:** Ald. Puente
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski
- No** 0
-
12. [070689](#) Ordinance establishing a new General Planned Development on a portion of a General Planned Development known as Northridge Lakes, on land located on the North Side of West Brown Deer Road and West of North 70th Street, in the 9th Aldermanic District.
- Sponsors:** THE CHAIR
- A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**
- Aye** 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski
- No** 0
-
13. [070794](#) Ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development on land located on the West Side of North Water Street and North of North Holton Street, in the 3rd Aldermanic District.
- Sponsors:** THE CHAIR

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

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

No 0

14. [070798](#)

Ordinance relating to the change in zoning from Industrial Light to General Planned Development on land located on the West Side of North Water Street and North of North Holton Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

15. [080148](#)

Ordinance relating to the change in zoning from Two-Family Residential to Multi-Family Residential for land located at 2841 West Richardson Place, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

16. [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

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

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

No 0

17. [090382](#)

An ordinance creating the Greeley Street Neighborhood Conservation Overlay Zone in the 14th Aldermanic District and approving the conservation plan and standards for the area.

Sponsors: Ald. Zielinski

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

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

No 0

18. [090383](#)

Resolution directing the Department of City Development to create a conservation plan and standards for the Greeley Street Neighborhood Conservation Overlay Zone in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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

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

No 0

Meeting adjourned: 10:49 A.M.

Linda M. Elmer

Staff Assistant

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