



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**

Friday, December 17, 2010

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:11 A.M.

Present 4 - Witkowiak, Wade, Bauman, Zielinski

Excused 1 - Murphy

1. [100790](#) A substitute ordinance relating to revisions of various provisions of the zoning code.

Sponsors: THE CHAIR

*Individual present: Ed Richardson - Dept. of City Development
Proposed Substitute A accepted.*

Ald. Murphy asked to be noted as voting in the affirmative on this matter.

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

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

No 0

- [100790](#) A substitute ordinance relating to revisions of various provisions of the zoning code.

Sponsors: THE CHAIR

Ald. Murphy asked to be noted as voting in the affirmative on this matter.

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

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

No 0

2. [100869](#) Substitute resolution permitting a minor modification to a Detailed Planned

Development known as Alexian Village, Phase 4, for a small building addition to the skilled nursing center, on land located west of North 76th Street and south of West Glenbrook Road, in the 9th Aldermanic District.

Sponsors: Ald. Puente

Individuals present:

Ald. Robert Puente

Vanessa Koster - Dept. of City Development

Ald. Murphy asked to be noted as voting in the affirmative on this matter and be added as a sponsor.

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

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

No 0

Roll call taken at 9:27 A.M.

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

3. [100767](#)

A substitute ordinance relating to a change in zoning from Single-Family Residential to a General Planned Development known as Growing Power, for development of a vertical farm and accessory uses, on land located on the north side of West Silver Spring Drive and west of North 55th Street, in the 9th Aldermanic District.

Sponsors: Ald. Puente

Individuals present:

Ald. Robert Puente

Vanessa Koster - Dept. of City Development

Will Allen - Growing Power

Alan Washatko - Kubala Washatko Architects

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

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

No 0

9:30 A.M.

4. [100873](#)

A substitute ordinance relating to the change in zoning from Industrial-Heavy to a Detailed Planned Development known as AutoZone, for an auto parts store, located on the south side of West Orchard Street and east of South 43rd 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. This motion PREVAILED by the following vote:

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

No 0

5. [100992](#)

Resolution authorizing the sale of the City-owned vacant lots at 1619 South Cesar E. Chavez Drive, 2227 South 17th Street, 1638 South 23rd Street and 2168 South 17th Street to the Milwaukee Christian Center, in the 8th, 12th and 13th Aldermanic Districts.

Sponsors: Ald. Donovan, Ald. Witkowiak and Ald. Witkowski

Individuals present:

Yves La Pierre - Dept. of City Development

Michael Van Alstine - Milwaukee Christian Center

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

6. [100752](#)

A substitute ordinance relating to zoning regulations for recording studios.

Sponsors: Ald. Bohl

Individuals present:

Ald. Jim Bohl

Ed Richardson - Dept. of City Development

Jeff Osterman - Legislative Reference Bureau

Held as not considered by the City Plan Commission.

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 5 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

9:45 A.M.

7. [100833](#)

A substitute ordinance relating to the change in zoning from Local Business to a Detailed Planned Development, for a mixed-use building, located on the south side of East Conway Street and east of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individuals present:

Vanessa Koster - Dept. of City Development

Eric Ponto - Engberg Anderson Architect

Kyle Striggins - part of the development team

Tyler - part of the development team

Opponents:

Dan Boynotski - Bayview resident

Kerri Van Wehlenberg - Bayview resident

Kevin Sorino - Bayview resident

Julie Radford - 715 E. Conway

Gregory Francis Bird - 2230 S. Woodward St.

Stephanie Boynotski - Bayview resident and wife of Dan

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

8. [100870](#)

Resolution approving a lease between the Redevelopment Authority of the City of Milwaukee and Keep Greater Milwaukee Beautiful, Inc. for 1255 North 22nd Street, Lynden Hill, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals present:

Dan Casanova - Redevelopment Authority

Joe Wilson - Keep Greater Milwaukee Beautiful

Miles Matthias - Lynden Hill (school assignment)

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

9. [100848](#)

A substitute ordinance relating to zoning regulations for transitional housing and permanent supportive housing.

Sponsors: THE CHAIR

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 - Witkowiak, Wade, Murphy, Bauman and Zielinski

No 0

10:00 A.M.

10. [100771](#)

A substitute ordinance relating to zoning regulations for cash-for-gold businesses, pawn shops, currency exchanges, payday loan stores and title loan stores.

Sponsors: Ald. Witkowski and Ald. Bohl

Proposed Substitute A accepted.

Individuals present:

Ed Richardson - Dept. of City Development

Ald. Jim Bohl

Catherine Cooper - legislative aide to Ald. Witkowski

Jeff Osterman - Legislative Reference Bureau

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

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

No 0

100771

A substitute ordinance relating to zoning regulations for cash-for-gold businesses, pawn shops, currency exchanges, payday loan stores and title loan stores.

Sponsors: Ald. Witkowski and Ald. Bohl

**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

10:15 A.M.

11.

100639

A substitute ordinance relating to registration of vacant buildings.

Sponsors: Ald. Hines Jr.

This matter was taken up out of order at 10:40 A.M.

Proposed Substitute A accepted.

Individuals present:

Ald. Willie Hines

Art Dahlberg - Dept. of Neighborhood Services

Jay Unora - City Attorney's Office

Mark Nicolini - Budget Office

Mark Rohlfing - Fire Dept.

Supporters:

Antoinette Tony Wagner - 2719 N. 53rd St.

*Bob Conley - treasurer of Common Ground, of which 31 members are here to
support this legislation*

Tigue Waley Smith - Washington Park partners

Nicole Lightwine - Walnut Way Conservation Corp.

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

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

No 0

100639

A substitute ordinance relating to registration of vacant buildings.

Sponsors: Ald. Hines Jr. and Ald. Coggs

*Ald. Zielinski requested to be recorded as "aye" on this matter. There were no
objections.*

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

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

No 0

12. [100834](#)

An ordinance relating to the change in zoning from Local Business to a General Planned Development, for a multi-family residential building, located on the northwest corner of West National Avenue and South 36th Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. MURPHY 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

Meeting adjourned: 11:40 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>.