



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. ROBERT J. BAUMAN CHAIR**

**Ald. Russell W. Stamper, II, Vice-Chair**

**Ald. Milele A. Coggs, Ald. DiAndre Jackson, and Ald. Scott P.  
Spiker**

**Staff Assistant, Chris Lee, 414-286-2232**

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**Legislative Liaison, Jeffrey Osterman, 414-286-2262,  
[joster@milwaukee.gov](mailto:joster@milwaukee.gov)**

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Tuesday, October 28, 2025

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:05 a.m.

**Present** 5 - Bauman, Stamper, Coggs, Jackson, Spiker

1. [250735](#) Resolution authorizing the sale and approving a land Disposition Report of the City-owned tax deed property at 2414-2416 West Hopkins Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Rosita Ross, Dept. of City Development*

*Sidney Fumbanks, buyer*

*This resolution authorizes the sale of City-owned Property at 2414-2416 West Hopkins Street according to the conditions in a Land Disposition Report. The buyer proposes to utilize the vacant lot for green space.*

*Ald. Coggs was in support.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

2. [251005](#) Resolution authorizing the sale of the City-owned tax-deed property at 401 Adjacent East Nash Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Rosita Ross, Dept. of City Development*

*Jitendra Raichura, buyer*

*This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report. The buyer promises to combine the remnant parcel with their property to improve their overall facility and parking.*

*Ald. Coggs had no objections.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

3. [240370](#)

A substitute ordinance relating to shoreland-wetland and floodplain zoning regulations.

**Sponsors:** THE CHAIR

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

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

[240370](#)

A substitute ordinance relating to shoreland-wetland and floodplain zoning regulations.

**Sponsors:** THE CHAIR

*The file was substituted with Proposed Substitute A and relabeled as Substitute 2.*

*Appearing:*

*Ed Richardson, Dept. of City Development*

*This ordinance makes various revisions to the city's shoreland-wetland and floodplain zoning regulations to bring the city's code of ordinance into compliance with current state regulations.*

*Ald. Stamper requested for data on the percentage of floodplain area within the City.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

4. [250897](#) Communication from the Department of Neighborhood Services relating to the development of a plan to address vacant City lots.

**Sponsors:** Ald. Coggs

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Kari Smith, Dept. of City Development*

*Larry Kilmer, Dept. of City Development*

*Tess Wynn, Dept. of City Development*

*Pres. Ald. Jose Perez, 12th Ald. Dist.*

*Ald. Spiker joined the committee at 10:08 a.m.*

*There was presentation and discussion on the following: City-owned vacant lots inventory details, maintenance of existing inventory, rental income, mowing, inspection, homelessness encampments, complaint data, signage with information, interim uses (Community Improvement Projects, garden permits, Healing Space Initiative), green space land sales (side lot sale program and silver lots, backlog of applications, sale and closing timeframe, pricing), miscellaneous lots, sale for new construction, breakdown of buildable lots, sales to Habitat for Humanity, Walnut Circle and Josey Heights, backbone TID strategy (2024 Midtown, 2025 Harambee, and 2026 Amani Homeownership Initiatives), Revive Housing Development, goals for 2026, and new strategies (innovation, peer city best practices, advertising, neighborhood collaboration, smaller houses).*

*Information requests were made as follows:*

*Breakdown of City-owned vacant lot inventory by aldermanic district. (Ald. Bauman)*

*Communication file on details on finances, including rental income, related to City-owned residential properties. (Ald. Coggs)*

*Cost estimate to install signs containing City contact information on vacant lots. (Ald. Bauman)*

*Information on reinstalling a skate park between 47th St. and 48 St. and Center St. (Ald. Stamper)*

*Number of gardens installed on City-owned vacant lots. (Ald. Coggs)*

*Details of homes under the Backbone TID Strategy for the 6th, 7th, and 15th aldermanic districts. (Ald. Coggs, Stamper, and Jackson)*

*Ald. Coggs said for the Dept. of City Development to also look at new innovative strategies to reduce the City-owned vacant lots inventory and intentional inclusion of a whole neighborhood to uplift a vacant lot.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

5. [251095](#) Communication from the Department of Neighborhood Services relating to its demolition and deconstruction program and its funding in the 2026 budget

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**Sponsors:** Ald. Bauman

*Appearing:*

*Michael Mazmanian, Dept. of Neighborhood Services*

*Jumaane Cheatham, Dept. of Neighborhood Services*

*Shaketa Winters, Budget Office*

*Mason Lavey, Budget Office*

*Sam Leichtling, Dept. of City Development*

*There was discussion on the Budget Office memorandum as contained in the file; data related to demolition and deconstruction program numbers and budgetary funds (appropriation, expenditures, encumbrances, balances, commitments) for 2024, 2025, and 2026; private and City raze orders, raze order referral timing, demolition bid process*

*Information requests were made as follows:*

*Data on demolition numbers for 2024. (Ald. Bauman)*

*Data on average time for raze order referral from Dept. of City Development (Ald. Stamper)*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

**6.** [251096](#)

Communication from various departments regarding the city's plan to develop single-family, duplex and multi-family housing stock, including the raze and revive program.

**Sponsors:** Ald. Bauman

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Larry Kilmer, Dept. of City Development*

*There was discussion on 2026 appropriation level, funding sources, program specifics, and anticipated homes for the Raze and Revive Program.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

**7.** [251094](#)

Communication from the Department of City Development on the status of the Homes MKE Program.

**Sponsors:** Ald. Bauman

*Appearing:*

*Larry Kilmer, Dept. of City Development*

*There was discussion on the Homes MKE Program relating to funding, staffing, status and completion of homes, ending of the program, possible expansion of the program, community outreach, and project costs.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

8. [250623](#) Communication from the Department of City Development transmitting the 2024 Annual Report of Tax Incremental Districts.

**Sponsors:** THE CHAIR

*Appearing:*

*Lori Lutzka, Dept. of City Development*

*David Schroeder, Dept. of City Development*

*There was presentation on the City's tax incremental district portfolio for 2024, housing resolutions for 2025 and 2026, and projected district amendments.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

9. [250830](#) Substitute resolution granting permanent historic designation to the Edanside Apartments at 3131 W. Wells Street, in the Fourth Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Andrew Stern, Historic Preservation Commission*

*Laura Sue Mosier, nominator*

*Mr. Stern presented an overview of the permanent historic designation proposal. Staff recommended approval based on fulfillment of criteria f-5 and f-6 to the Historic Preservation Ordinance.*

*Ms. Mosier testified in support and to protect the porch.*

*No other public testimony.*

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

**Aye** 4 - Bauman, Stamper, Coggs, and Jackson

**No** 0

**Excused** 1 - Spiker

**10.**     [250672](#)

Substitute resolution granting the appeal of the Certificate of Appropriateness for retroactive approval of vinyl windows at 2443 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for La Dawn Tipton.

**Sponsors:**         THE CHAIR

*Appearing:*

*Andrew Stern, Historic Preservation Commission*

*La Dawn Tipton, appellant*

*Mr. Stern presented an overview of the appeal and Certificate of Appropriateness. Staff recommended denial of the appeal and to uphold the decision of the Historic Preservation Commission.*

*La Dawn testified in support of the appeal and in objection to the decision of the Historic Preservation Commission on the basis of not being properly disclosed and made aware of the historic designation status of the property prior to purchase of the property and completion of the windows.*

*No other public testimony.*

*Ald. Stamper moved to grant the appeal. (Prevailed 5-0)*

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

**Aye** 5 - Bauman, Stamper, Coggs, Jackson, and Spiker

**No** 0

[250672](#)

Substitute resolution granting the appeal of the Certificate of Appropriateness for retroactive approval of vinyl windows at 2443 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for La Dawn Tipton.

**Sponsors:**         THE CHAIR

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

**Aye** 5 - Bauman, Stamper, Coggs, Jackson, and Spiker

**No** 0

**Meeting adjourned at 12:42 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

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