



# 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**

**Fax: 414-286-3456, clee@milwaukee.gov**

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Friday, March 20, 2026

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:06 a.m.

**Present** 4 - Bauman, Stamper, Jackson, Spiker

**Excused** 1 - Coggs

1. [251837](#) An ordinance relating to property deconstruction.

**Sponsors:** Ald. Bauman

*Appearing:*

*Michael Mazmanian, DNS*

*Jumaane Cheatham, DNS*

*This ordinance amends a footnote in the code of ordinances to state that enforcement of the code provisions relating to deconstruction of one- to 4-unit residential structures will be stayed until March 1, 2027.*

*There was discussion on possible adjustments to make, length of the moratorium, and challenges associated with enforcement of the code provisions.*

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

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

**No** 0

**Excused** 1 - Coggs

2. [250724](#) Resolution approving a final Certified Survey Map for land located on the south side of West Bobolink Ave, west of North 122nd Street, in the 5th Aldermanic District

**Sponsors:** THE CHAIR

*Appearing:*

*Johnny Latsko, DCD*

*This resolution approves a final Certified Survey Map that divides one parcel into two lots for future sale and dedicates land for public street purposes.*

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

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

**No** 0

**Excused** 1 - Coggs

3. [251868](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 130(VIA), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*

*Larry Kilmer, DCD*

*Joey Wisniewski, New Land Enterprises*

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

*Tax Incremental District No. 130 consists of one parcel located at 1000 South 5th Street. The District is being created to assist in the new construction of an 82-unit multi-family residential building with all units set aside for households earning up to 80, 90, and 100 percent of the Area Median Income and approximately 4,000 square feet of commercial space.*

*A presentation was made on the general area, TID boundary, development team, existing conditions, details of a workforce housing new construction project (VIA), financing, and consistency with the area plan and action plan.*

*There was discussion on financing (cost saving, claw back, safety-valve, calculations, gap), anticipated rent costs and AMIs, unit square footages, proximity to grocery stores, and human resource requirements experiences and plans.*

*Pres. Ald. Perez was in support of the project and file.*

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

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

**No** 0

**Excused** 1 - Coggs

4. [251869](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 131(FORMA), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*

*Larry Kilmer, DCD*

Joey Wisniewski, New Land Enterprises  
Pres. Ald. Jose Perez, 12th Ald. Dist.

Tax Incremental District No. 131 consists of one parcel located at 412 South 4th Street. The District is being created to assist in the new construction of an 65-unit multi-family residential building with all units set aside for households earning up to 80, 90, and 100 percent of the Area Median Income.

A presentation was made on the general area, TID boundary, development team, existing conditions, details of a workforce housing new construction project (FORMA), financing, and consistency with the area plan and action plan.

There was discussion on the existing homes on the site (deconstruction and/or demolition, inability to relocate, residents moving out), creating efficiencies, proximity to the VIA project, and workforce pipeline.

**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, Jackson, and Spiker

**No** 0

**Excused** 1 - Coggs

5. [251904](#) Resolution dissolving Tax Incremental District No. 39 (Hilton Hotel) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** Ald. Bauman

*Appearing:*  
David Schroeder, DCD

*This resolution dissolves the above Tax Incremental District because it has generated sufficient revenue to retire all project costs, including outstanding indebtedness. Upon dissolution, \$51,255,100 of tax base will become available for general levy purposes.*

**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, Jackson, and Spiker

**No** 0

**Excused** 1 - Coggs

6. [251905](#) Resolution dissolving Tax Incremental District No. 42 (Midtown) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** Ald. Bauman

*Appearing:*  
David Schroeder, DCD

*This resolution dissolves the above Tax Incremental District because it has generated sufficient revenue to retire all project costs, including outstanding indebtedness. Upon dissolution, \$39,818,800 of tax base will become available for general levy purposes.*

**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, Jackson, and Spiker

**No** 0

**Excused** 1 - Coggs

7. [251906](#) Resolution dissolving Tax Incremental District No. 46 (New Arcade Project) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** Ald. Bauman

*Appearing:  
David Schroeder, DCD*

*This resolution dissolves the above Tax Incremental District because it has generated sufficient revenue to retire all project costs, including outstanding indebtedness. Upon dissolution, \$25,599,300 of tax base will become available for general levy purposes.*

**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, Jackson, and Spiker

**No** 0

**Excused** 1 - Coggs

8. [251907](#) Resolution dissolving Tax Incremental District No. 51 (Granville Station) and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

**Sponsors:** Ald. Bauman

*Appearing:  
David Schroeder, DCD*

*This resolution dissolves the above Tax Incremental District because it has generated sufficient revenue to retire all project costs, including outstanding indebtedness. Upon dissolution, \$9,657,000 of tax base will become available for general levy purposes.*

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

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

**No** 0

**Excused** 1 - Coggs

9. [251866](#) Communication from the Department of City Development and Department of Public Works relating to the final report for the Reimagining WIS 175 Study: Wisconsin Avenue to Lisbon Avenue.

**Sponsors:** Ald. Moore

*Appearing:*

*Monica Wauck-Smith*

*Mike Amsden, DPW*

*Doug Caine, Wisconsin DOT*

*Bunmi Olapo, Wisconsin DOT*

*Andre Ots, GRAEF USA (consultant)*

*Ald. Sharlen Moore, 10th Ald. Dist.*

*Ald. Peter Burgelis, 11th Ald. Dist.*

*A presentation was give on the Reimagining WIS 175 study, purpose and need, study report highlights, take aways, opportunities, study alternatives, and next steps.*

*There was discussion on public meetings, study alternatives, developable land, opportunity for housing, cost-savings funds available from the I-94 expansion, most feasible options, and incorporation of this study into a future study or next phase.*

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

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

**No** 0

**Excused** 1 - Coggs

**Meeting adjourned at 10:49 a.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>.**