



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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Tuesday, July 7, 2026

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:03 a.m.

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

1. [260309](#) Communication from the Department of Neighborhood Services providing an operational status update.

Sponsors: Ald. Westmoreland

Appearing:

Ald. Lamont Westmoreland, 5th Ald. Dist.

Jezamil Arroyo-Vega, DNS

Mike Mazmanian, DNS

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

Ald. Mark Chambers, Jr., 2nd Ald. Dist.

A presentation was given on the Department of Neighborhood Services relating to mission, inspector staffing (code enforcement inspector profile, inspector staffing levles, promotions and transfers, inspector average years of service), complaint volume (annual complaint volume, complaints by aldermanic district, complaint volume increases 2025, complaints by type), complaint tracking and accountability (department response by aldermanic service requests, inspection metrics and key performance indicators, overdue orders), workload volume and service delivery, and moving forward - ongoing process improvements.

There was discussion on inspector staffing (special enforcement, residential, reorganization adjustment, staffing level and vacancies, multifamily inspection, certifications, training, external services, recruitment and challenges, exit interview findings, addressing safety (awareness, training, handling of incidents, counseling), leadership levels, complaints (process, inspector surveying, initiation), reinspections and penalties, chronic nuisance, animals and pets (limitations, safety precautions), targeted reinspection programs (pilot), preferred method of communication for elected officials (with DNS leadership), certificates of occupancy (noncompliance enforcement, accountability, response, and penalties), use of personal vehicles (mileage reimbursement), database systems (Accela, licensing, BOZA, coordination, improvements), condemnation and demolitions.

Ald. Coggs requested for a copy of correspondence sent to inspection staff regarding

safety incidents and information on condemnation and demolition DNS oversight and status.

Ald. Spiker requested information on the number of cases going to Municipal Court.

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

No 0

2. [260302](#)

Resolution authorizing the sale of the City-owned tax deed properties at 2034-2038 West Greenfield Avenue, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Rosita Ross, DCD

JoAnna Bautch, Sustainable Development LLC dba VIA DCD (buyer)

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

Aye 3 - Bauman, Jackson, and Spiker

No 0

Excused 2 - Stamper, and Coggs

3. [260304](#)

Resolution authorizing the sale of the City-owned tax deed property at 3068 North Teutonia Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Rosita Ross, DCD

Antoine Williams, 3706 Property Investments, LLC (buyer)

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

Aye 4 - Bauman, Coggs, Jackson, and Spiker

No 0

Excused 1 - Stamper

4. [252190](#)

A substitute ordinance relating to the change in zoning from General Planned Development to a new Detailed Planned Development known as The Everett Multifamily to allow a multi-family residential development on the property located at 234 South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:
Tanya Fonseca, DCD
Brian Griehl, VJS
Carl Kaeding, Kaeding Development

File No. 252190 refers to the change in zoning from GPD (Admiral's Wharf) to a new DPD known as The Everett Multifamily. Kaeding Development Group intends to construct a 12-story, 200-unit multi-family residential building and associated Riverwalk, which is the subject of File No. 260085.

No public testimony.

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

Aye 4 - Bauman, Coggs, Jackson, and Spiker

No 0

Excused 1 - Stamper

5. [260046](#)

A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Industrial Office, IO1, for the western 50 feet of 1215 West Layton Avenue, located on the south side of West Layton Avenue, east of South 13th Street, in the 13th Aldermanic District.

Sponsors: Ald. Spiker

Appearing:
Saif Mian, applicant

R&F Oil, LLC owns the properties at 1215 and 1233 W. Layton Avenue. This zoning change will rezone the western 50 feet of 1215 W. Layton Avenue from IL1 to IO1 so that it can be combined with 1233 W. Layton Avenue, zoned IO1. The expanded site at 1233 W. Layton Avenue will help facilitate an expansion of the existing gas station, which will also require approval by the Board of Zoning Appeals.

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

Aye 3 - Bauman, Jackson, and Spiker

No 0

Excused 2 - Stamper, and Coggs

6. [260299](#)

Resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for comprehensive planning, land use and zoning analysis, GIS mapping, printing, and other related administrative activities.

Sponsors: THE CHAIR

Appearing:
Tanya Fonseca, DCD

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

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

No 0

7. [260298](#)

Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 62 (DRS Power & Control Technologies), in the 1st Aldermanic District.

Sponsors: Ald. Pratt

Ald. Jackson moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

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

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

No 0

[260298](#)

Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 62 (DRS Power & Control Technologies), in the 1st Aldermanic District.

Sponsors: Ald. Pratt

The file was substituted with Proposed Substitute A, relabeled as Substitute 1.

Appearing:

Alyssa Remington, DCD

Kevin Muhs, DPW

Ald. Andrea Pratt, 1st Ald. Dist.

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

This Resolution approves Amendment No. 1 to the Project Plan for the Tax Incremental District No. 62 (DRS Power & Control Technologies), to fund public infrastructure improvements located within one half-mile of the District's boundary, as further described in Amendment 1 to the Project Plan attached to this Common Council file.

There was discussion on public infrastructure improvements (raised crosswalks, utilities).

Ald. Pratt was in support.

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, Coggs, and Jackson

No 0

Excused 1 - Spiker

8. [260295](#) Substitute resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 72 (Bishops Creek), in the 1st and 7th Aldermanic Districts.

Sponsors: Ald. Pratt and Ald. Jackson

Ald. Jackson moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

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

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

No 0

- [260295](#) Substitute resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 72 (Bishops Creek), in the 1st and 7th Aldermanic Districts.

Sponsors: Ald. Pratt and Ald. Jackson

The file was substituted with Proposed Substitute A, relabeled as Substitute 1.

Appearing:

Lori Lutzka, DCD

Dan Casanova, DCD

Ald. Andrea Pratt, 1st Ald. Dist.

Kevin Muhs, DPW

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

This resolution approves Amendment No. 2 to the Project Plan for the Tax Incremental District No. 72 (Bishops Creek), to fund street improvements for traffic calming measures, upgraded street lighting circuits and new playground equipment in and outside of the district but within one-half mile, as further described in Amendment 2 to the Project Plan attached to this Common Council file.

There was discussion on the MMSD West Basin Project and playground area.

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

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

No 0

9. [260296](#) Substitute resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 74 (North 35th Street and West Capitol Drive), in the 6th and 7th Aldermanic Districts.

Sponsors: Ald. Jackson

Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

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

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

No 0

[260296](#)

Substitute resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 74 (North 35th Street and West Capitol Drive), in the 6th and 7th Aldermanic Districts.

Sponsors: Ald. Jackson

The file was substituted with Proposed Substitute A, relabeled as Substitute 1.

Appearing:

Lori Lutzka, DCD

Dan Casanova, DCD

Ald. Andrea Pratt, 1st Ald. Dist.

Kevin Muhs, DPW

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

David Misky, DCD

This resolution approves Amendment No. 2 to the Project Plan for the Tax Incremental District No. 74 (North 35th Street and West Capitol Drive), to fund up to \$3,690,000 for public infrastructure improvements, \$150,000 for housing programs, \$150,000 for contingency and \$100,000 in administrative costs, totaling \$4,090,000, as further described in Amendment 2 to the Project Plan attached to this Common Council file.

There was discussion on total investment, Talgo building assessment, developentable acreage, and redevelopment plan.

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

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

No 0

10. [252193](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 134 (Austin Commons), in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:

Larry Kilmer, DCD

Ald. Marina Dimitrijevic, 14th Ald. Dist.

Brandon Methu, Northernstar Companies

Tyler Sheeran, Commonwealth Development Corp.

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

Tanya Fonseca, DCD

Scott Reinbacher, DPW

Tax Incremental District No. 134 consists of three (3) parcels located at 2318, 2324 and 2332 South Austin Street in the Bayview neighborhood. The District is being created to support the new construction (Austin Commons) of 100 affordable rental

housing units offered to households earning between 30 to 80 percent of area median income. Fourteen (14) of the 100 units will be designated as supportive housing units.

There was discussion on the existing structures on the site, parking arrangement, zoning, and site control.

Ald. Dimitrijevic stated there were 3 community meetings held gathering residents' input, response from residents were divided among those in support and in opposition, resident concerns related to parking and density in the area, those concerns would be addressed, and that she was not in objection.

Mr. Reinbacher stated that there was sufficient offstreet parking, based on their analysis, in the area to support the development project.

There was discussion on project details (unit mix, amenities, management firm, rent costs, parking spaces, elevators), parking units (optionality, pricing), human resource requirements.

Andy Meyer, neighboring business property owner, testified in opposition with concerns over parking, density, and street access, especially during winter.

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

Aye 4 - Stamper, Coggs, Jackson, and Spiker

No 1 - Bauman

Meeting adjourned at 12:15 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>.