



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**

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**Legislative Liaison, Jeffrey Osterman, 414-286-2262,
joster@milwaukee.gov**

Tuesday, June 17, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:01 a.m.

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

Also present:

1. [250161](#) Substitute resolution relating to acceptance and funding of a Healthy Homes Production grant from the United States Department of Housing and Urban Development to the Department of Administration-Environmental Collaboration Office.

Sponsors: THE CHAIR

Appearing:

Pamela Ritger de la Rosa, Environmental Collaboration Office

Zachary Allen, Environmental Collaboration Office

Ms. Ritger de la Rosa and Mr. Allen presented.

This resolution authorizes the Department of Administration-Environmental Collaboration Office to accept and fund a Healthy Homes Production grant from the United States Department of Housing and Urban Development in the amount of \$2,000,000. The purpose of the grant is to add home improvements to the City's Lead Hazard and Energy Efficiency Integration program and other City housing repair programs.

There was discussion on the selection of homes, number of eligible homes, ARPA supplemental funds, lead lateral replacement impact on eligibility, and focus on homeowner occupancy.

Ms. de la Rosa said their office would follow up with more details on the prioritization of homes for the program.

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

2. [250153](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 124 (Harambee Homeownership Initiative), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Items 2 and 3 were considered together.

Appearing:

Larry Kilmer, Dept. of City Development

Dr. Oby Nwabuzor, Envision Growth LLC

Teig Whaley-Smith, Community Development Alliance

Brian Sonderman, Milwaukee Habitat for Humanity

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

Lori Lutzka, Dept. of City Development

Tess Wynn, Dept. of City Development

Mr. Kilmer gave a PowerPoint presentation, which is contained in the file.

Tax Incremental District No. 124 consists of 193 parcels located in the area generally bounded by West & East Burleigh Street, West Randolph Street, North 7th Street and North Buffum Street. The District is being created to assist in the development and construction of 59 affordable single-family homes on vacant city owned lots. The development is part of a targeted and coordinated housing initiative in the Harambee neighborhood.

There was discussion on the TID boundaries and risk mitigation, quantity and construction timeline for new homes, human resource agreement best efforts and no requirements, TID contribution amount and terms details, TID financing on private or public developments, RFP process (if any) and selection of the chosen developers, quality of the housing, and separation of TID contribution.

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

3. [250155](#)

Substitute resolution authorizing the acceptance of unsolicited offers to purchase City owned vacant lots in the City of Milwaukee, for the construction of 59 new single-family homes within Tax Incremental District No. 124 (Harambee Homeownership Initiative), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Items 2 and 3 were considered together.

Appearing:

Larry Kilmer, Dept. of City Development
Dr. Oby Nwabuzor, Envision Growth LLC
Teig Whaley-Smith, Community Development Alliance
Brian Sonderman, Milwaukee Habitat for Humanity
Pres. Ald. Jose Perez, 12th Ald. Dist.
Lori Lutzka, Dept. of City Development
Tess Wynn, Dept. of City Development

Mr. Kilmer gave a PowerPoint presentation, which is contained in file no. 250153.

This substitute resolution authorizes the sale of Neighborhood Properties according to the conditions in a Land Disposition Report pursuant to Section 304-49-4 and 304-49-8 of the Milwaukee Code of Ordinances.

There was discussion on the TID boundaries and risk mitigation, quantity and construction timeline for new homes, human resource agreement best efforts and no requirements, TID contribution amount and terms details, TID financing on private or public developments, RFP process (if any) and selection of the chosen developers, quality of the housing, and separation of TID contribution.

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

4. [250251](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 125 (Historic Patterson Place), in the 1st Aldermanic District.

Sponsors: Ald. Pratt

Appearing:

Lori Lutzka, Dept. of City Development
Todd Hutchison, Wisconsin Revelopment, LLC

Ms. Lutzka and Mr. Hutchison gave a PowerPoint presentation, which is contained in the file.

Tax Incremental District No. 125 consists of one parcel located at 4116 West Silver Spring Drive. The District is being created to assist in the redevelopment of the vacant former Carlton MPS School and parking lot into an affordable housing project containing 30 apartments, 18 townhomes and approximately 3,000 square feet of multi-purpose space.

There was discussion on rentals and for sale opportunities and human resource requirements.

Please note that the file, if recommended for adoption, will be held and advance to the July 15, 2025 Common Council meeting to conform with the Wisconsin State Statue 66.1105 which requires fourteen (14) days between the RACM public hearing and the full Council meeting.

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

5. [241873](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Wisconsin Electric Valley Power Plant to allow a new water storage tank and enclosure of an existing safety shower on the property located at 1019 West Canal Street, on the south side of West Canal Street, west of North 6th Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tanya Fonseca, Dept. of City Development

Frances Hardrick, WE Energies

Max Calle, WE Energies

Ms. Fonseca and Mr. Calle gave a PowerPoint presentation, which is contained in the file.

This Minor Modification was requested by Wisconsin Electric Power Company and will allow the addition of a new above-ground water storage tank and enclosure of an existing safety shower.

There was discussion on any additional rates.

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

6. [241872](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 19 to allow additional signage on an existing building located at 11800 West Park Place, on the north side of West Park Place, south of West Lake Park Drive, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tanya Fonseca, Dept. of City Development

Dan Schaefer, Sign Works

Mike Piotrowski, Ontech

Ms. Fonseca gave a PowerPoint presentation, which is contained in the file.

This Minor Modification was requested by Granite Haven LLC and will allow additional wall signage on the existing building.

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. [250017](#)

Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Brady USA, Inc. Phase 1 (f/k/a W.H. Brady Company Corporate Center) to allow changes the signage standards for monument signs on the property located at 6555 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tanya Fonseca, Dept. of City Development

Chad Schultz, Innovative Signs

Patrick McCrory, Brady Corp.

Ms. Fonseca gave a PowerPoint presentation, which is contained in the file.

This Minor Modification was requested by Brady USA, Inc. and will allow an updated monument sign at the main entry that includes an electronic message center.

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

10 AM

8. [240999](#)

A substitute ordinance relating to zoning regulations for accessory dwelling units.

Sponsors: Ald. Perez, Ald. Bauman, Ald. Zamarripa and Ald. Burgelis

Appearing:

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

Sam Leichtling, Dept. of City Development

Michael Mazmanian, Dept. of Neighborhood Services

Ald. Peter Burgelis, 13th Ald. Dist.

Ald. JoCasta Zamarripa, 8th Ald. Dist.

Ald. Sharlen Moore, 10th Ald. Dist.

Jeff Osterman, LRB

Proposed Substitute C is identical to Substitute 3 with a technical correction to clarify the definition language for "single-family dwelling".

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

Proposed Substitute C was substituted into the file as Substitute 4.

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

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

No 0

[240999](#)

A substitute ordinance relating to zoning regulations for accessory dwelling units.

Sponsors: Ald. Perez, Ald. Bauman, Ald. Zamarripa and Ald. Burgelis

Mr. Leichtling gave a PowerPoint presentation, which is contained in the file.

There was discussion on Dept. of City Development support, consistency with the pending Growing MKE/Housing Element Plan file, and concerns regarding an internal ADU for a single-family house (ability to review in a public process, conversion, fire suppression and entrance/exit requirements, practicality, owner occupancy, rental).

Ald. Spiker moved substitution of the file with Proposed Substitute D.

Proposed Substitute D prohibits an internal ADU in RS1-RS6 single-family residential zoning districts as a matter of right.

(Prevailed 4-1)

Proposed Substitute D was substituted into the file as Substitute 5.

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

Aye 4 - Stamper, Coggs, Jackson, and Spiker

No 1 - Bauman

[240999](#)

A substitute ordinance relating to zoning regulations for accessory dwelling units.

Sponsors: Ald. Perez, Ald. Bauman, Ald. Zamarripa and Ald. Burgelis

Ald. Stamper moved passage of Substitute 5. (Failed 2-3)

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

Aye 2 - Jackson, and Spiker

No 3 - Bauman, Stamper, and Coggs

Ald. Stamper moved to substitute the file with Proposed Substitute C (Substitute 4). (Prevailed 5-0)

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

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

No 0

[240999](#)

A substitute ordinance relating to zoning regulations for accessory dwelling units.

Sponsors: Ald. Perez, Ald. Bauman, Ald. Zamarripa and Ald. Burgelis

Ald. Spiker said that he would like to amend the file to make an internal ADU a special use in single-family residential zoning districts.

The file was held until a later point of the meeting for Proposed Substitute E to be drafted and considered.

This file was reconsidered after item 15, CCFN 240192.

Meeting recessed at 12:10 p.m.

Meeting reconvened at 12:14 p.m.

Ald. Spiker moved substitution of the file with Proposed Substitute E.

Proposed Substitute E would make an internal ADU a special use in RS1-RS6 single-family residential zoning districts.

(Prevailed 3-2)

Proposed Substitute E was substituted into the file as Substitute 6.

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

Aye 3 - Stamper, Jackson, and Spiker

No 2 - Bauman, and Coggs

[240999](#)

A substitute ordinance relating to zoning regulations for accessory dwelling units.

Sponsors: Ald. Spiker

Ald. Spiker moved passage of Substitute 6. (Prevailed 3-1-1)

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

Aye 3 - Stamper, Jackson, and Spiker

No 1 - Bauman

Abstain 1 - Coggs

9. [250329](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Corcoran Street Extension and Harbor Drive Public Improvements project.

Sponsors: THE CHAIR

Appearing:

Mary Reed, Office of Equity and Inclusion

Ms. Reed presented the quarterly report (March 2025).

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 3 - Bauman, Stamper, and Coggs

No 0

Excused 2 - Jackson, and Spiker

10. [250333](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the 100 East National project.

Sponsors: THE CHAIR

Appearing:

Mary Reed, Office of Equity and Inclusion

Taylor Franklin, Prism Technical

Randy Crump, Prism Technical

Steven Rosandich, Bear Development

The quarterly report (March 2025) was presented.

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

No 0

11. [241570](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Five Points Project.

Sponsors: Ald. Coggs

Appearing:

Mary Reed, Office of Equity and Inclusion

Taylor Franklin, Prism Technical

Randy Crump, Prism Technical

Nicole Robbins, MLK EDC

Anthony Kazee, KG Development Group

The quarterly report (March 2025) was presented.

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

No 0

12. [231997](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the MLK Library Apartment Project.

Sponsors: Ald. Coggs

Appearing:

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management

Sig Strautmanis, General Capital Group

The quarterly report (March 2025) was presented.

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

No 0

13. [240061](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Bronzeville Estates Project.

Sponsors: THE CHAIR

Appearing:

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management

The quarterly report (March 2025) was presented.

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

No 0

14. [241571](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the CDA Scattered Sites MKE Project.

Sponsors: Ald. Stamper

Appearing:

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management

The quarterly report (March 2025) was presented.

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

No 0

15. [240192](#)

Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Riverwest Apartments

and Food Accelerator Project.

Sponsors: Ald. Brostoff and Ald. Jackson

Appearing:

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management

Sig Strautmanis, General Capital Group

Anthony Kazee, KG Development Group

The final report (March 2025) was presented.

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

No 0

Meeting adjourned at 12:30 p.m.

**Chris Lee, Staff Assistant
Council Records Section**

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