

Neighborhood Services 2026 Proposed Executive Budget

Mission: Through the enforcement of Building, Zoning, Fire, Environmental, Property Maintenance, and other ordinances, DNS protects the value of investments in neighborhoods and commercial corridors, and supports community goals of building safe and healthy neighborhoods and increasing investment and economic vitality throughout the City.



2026 Budget Summary

	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
FTEs – O&M	193.20	194.52	1.32	1%
FTEs - Other	62.30	59.98	-2.32	-4%
FTEs - Total	255.50	254.50	-1.00	0%
Total Positions Authorized	290	290	0	0%
Salaries & Wages	\$15,255,342	\$14,927,619	-\$327,723	-2%
Fringe Benefits	6,864,904	6,717,429	-147,475	-2%
Operating Expenditures	1,642,844	1,774,844	132,000	8%
Equipment	0	0	0	0%
Special Funds	2,261,653	2,461,653	200,000	9%
TOTAL	\$26,024,743	\$25,881,545	-\$143,198	-1%

Salaries and Positions

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Position Changes

- Eliminated Positions: (2) Special Enforcement Inspectors, (1) Special Enforc. Manager, (1) Special Enforc. Supervisor
- Added Positions: (1) Plumbing Inspector, (1) Electrical Inspector, (1) Office Assistant III for reimbursable program
- Position Authority: (-1) Building Construction Ops Manger , (+2) Environmental Health Section

Salary Changes

- Salary costs will decrease due to the reorganization of the Special Enforcement section

Operating Expenses

	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Operating Expenditures	\$1,642,844	\$1,774,844	\$132,000	8.0%

Operating Changes

- Vehicle Rental +\$14k due to increased vehicle rental costs
- Professional Services +\$125k due to increased cost for contracted litter nuisance inspectors
- Reimburse Other Departments +\$25k due to increased cost across departments
- IT Services -\$40k for DC monitors purchased in 2025

Special Funds

Account	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Community Sanitation Fund*	\$55,000	\$55,000	\$0	0%
Animal Pound Contract*	2,041,653	2,241,653	200,000	10%
Anderson Lake Tower*	140,000	140,000	0	0%
Illegal Dumping Prevention Fund*	25,000	25,000	0	0%
TOTAL	\$2,261,653	\$2,461,653	\$200,000	9%

Special Fund Changes

- Animal Pound Contract +\$200k

Special Purpose Accounts

Account	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Vandalism Abatement Fund	\$65,000	\$75,000	\$10,000	15%
Services-Residential Real Property	55,000	55,000	0	0%
TOTAL	\$120,000	\$130,000	\$0	8%

SPA Changes

- Vandalism Abatement Fund (formerly Graffiti Abatement Fund): Increased due to prior years' expenditure trends.

Revenues

Category	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Charges for Services	\$12,835,500	\$14,391,000	\$1,555,500*	12%
Licenses and Permits	10,205,000	10,845,000	640,000*	6%
Intergovernmental Aids	1,900,000	2,100,000	200,000	11%
TOTAL	\$24,940,500	\$27,336,000	\$2,395,500	10%

Revenue Changes

- YTD actuals coming in higher than anticipated.
- Anticipated Fee Increase: 136 Fees increased by 29% average
 - * Most electrical installations increased 10-25% (+\$220,000)
 - * Heating system permits increased \$5 for most units (+\$50,000)
 - * Other miscellaneous fees (\$166,000)

Capital Expenses

Project	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Concentrated Blight Elimination (B)(D)	\$3,300,000	\$2,225,000	-\$1,075,000	-33%
Code Compliance Program	0	1,000,000	1,000,000	100%
TOTAL	\$3,300,000	\$3,225,000	-\$75,000	-2%

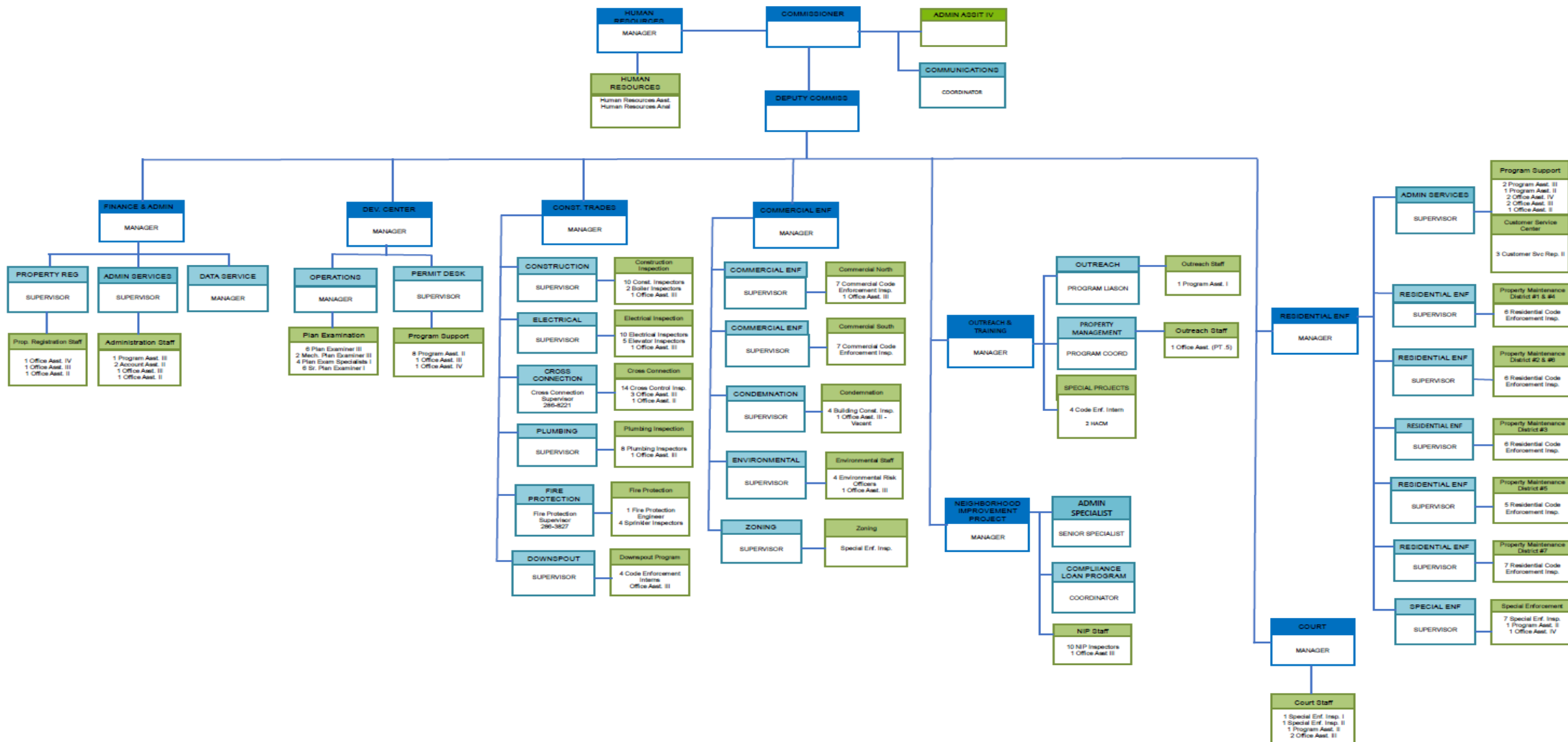
Capital Changes

- Concentrated Blight Elimination decreased to reflect 90 units to be demolished in 2026
- Code Compliance Program funded at prior years' levels. 2025 used existing funds to continue the program.

Budget by Service

Description of Services Provided	Budget	% Budget	FTE's	% FTE's
Development Center	\$ 4,510,640	15%	33.00	13%
Construction Inspection Services	\$ 9,337,215	32%	80.00	31%
Commercial Inspection Services	\$ 3,401,236	12%	30.00	12%
Residential Inspection Services	\$ 6,378,873	22%	80.50	33%
Court Services	\$ 865,321	3%	7.00	3%
Administrative Services	\$ 4,743,260	16%	21.00	8%
Total	\$ 29,236,545	100%	254.50	100%

City of Milwaukee
DEPARTMENT OF
NEIGHBORHOOD
SERVICES



Department Demographics

	Female	Male	Total	%
Black	31	31	62	29%
White	29	86	115	55%
Hispanic	10	18	28	13%
Asian	3	2	5	2%
American Indian	0	1	1	<1%
Total	73	138	211	100%
%	35%	65%	100%	

69% Residency vs. **32%** Non Residency

Core Services

Admin Services oversees the business & administration operations of the department.

These services includes

- Financial
- Human Resource
- Executive Leadership

Development Center encompasses plan examination and permit issuance activity, which ensures all building designs are compliant with building, fire and zoning codes.

Building Construction Inspections oversees all construction trade inspections, this includes:

- Electrical
- Plumbing
- Cross Connection
- Downspout Disconnection



Outreach & Training supports training efforts of the DNS inspection services, collaborating with community groups, non-profits, Business Improvement Districts, and landlord/tenant groups. Houses DNS Internship Program.

Court supports efforts of the inspectors, by adjudicating non-compliant orders in court. Manages Illegal Dumping reporting and rewards efforts.

Code Enforcement Inspections inspects residential and commercial buildings, enforcing the Milwaukee Code of Ordinances, as well as local, state, and national fire code.

Special Enforcement addresses residential & commercial properties through zoning, occupancy, and fire etc.

2026 Major Updates - Department

Accomplishments

- Streamline programs inspections processes
- Increased performance efficiency
- Improvement on Data Collection and Tracking

Changes

- Development Center Walk-In Appointments
- Short Term Rentals Enforcement
- Establish metric measurements for each Dept division

Lessons Learned

- Animal Nuisance Enforcement
- Standards and Appeals
- Staff training needs

On the Horizon

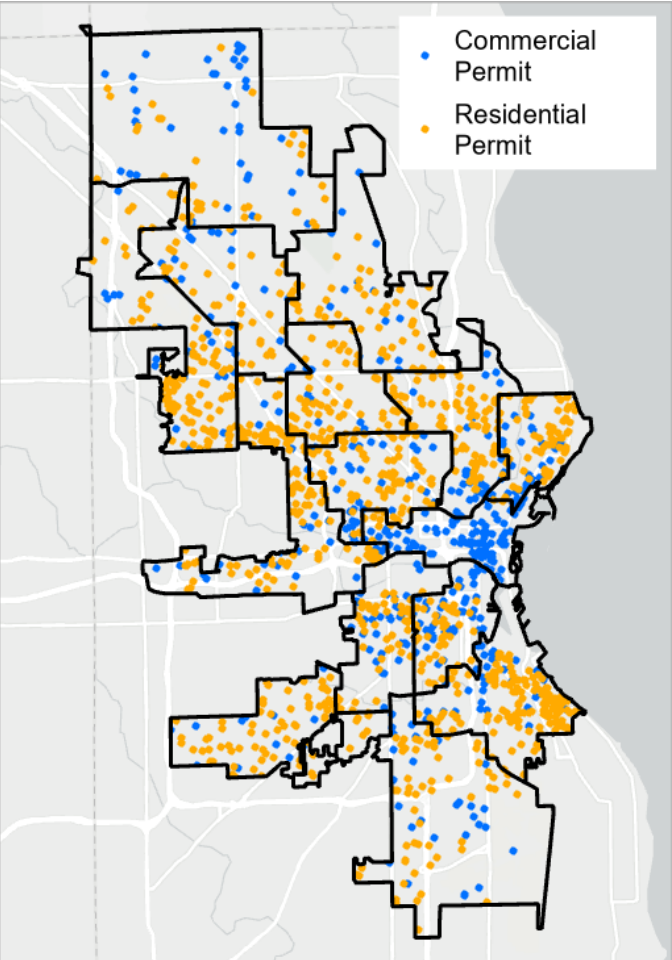
- 2021 I-Codes Adoption
- Non-Conforming sprinkler property assessments
- Broader training opportunities

Key Performance Indicators: Dev. Center

Key Performance Measures	2023	2024	2025*
Average days to issue permits	70	52	50
Average days for plan review	26	13	15
Customers appointments	3,123	4,198	3,945
Customer survey experience	3.9	4.4	4.5
Number of permit issued	26,528	27,432	21,529

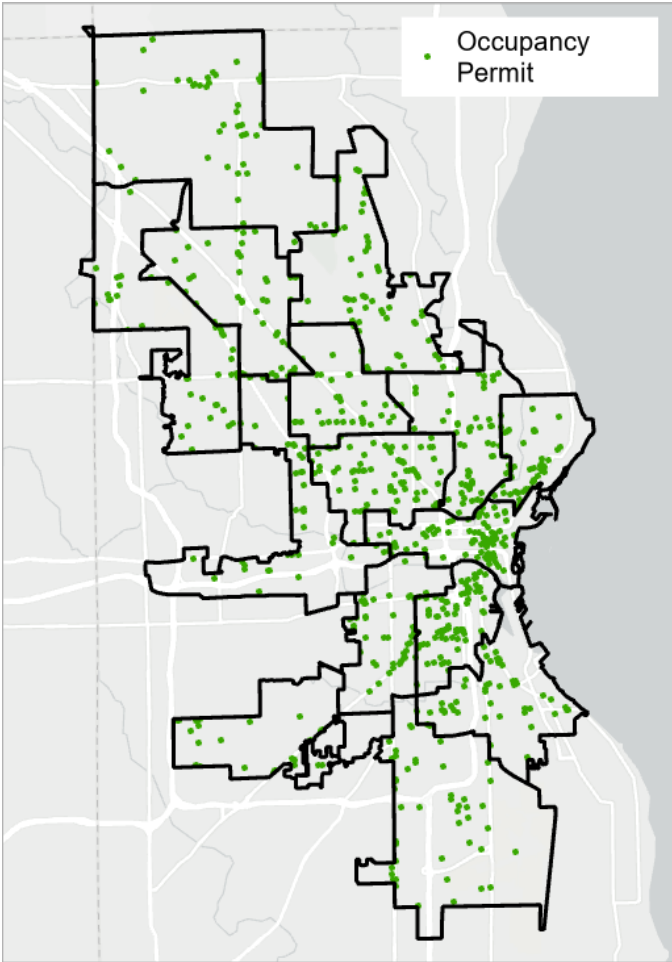
Service Uniformity: Permits and Inspections

Commercial and Residential Permits Closed (2025 YTD)



District	\$ Value of Permits (in millions)
1	\$6.4 M
2	\$1.8 M
3	\$46.4 M
4	\$42.2 M
5	\$4.0 M
6	\$46.8 M
7	\$0.9 M
8	\$9.8 M
9	\$14.5 M
10	\$7.4 M
11	\$9.9 M
12	\$12.1 M
13	\$13.7 M
14	\$14.7 M
15	\$31.5 M

Occupancy Permits Issued (2025 YTD)



District	Occupancy Permits
1	61
2	59
3	53
4	122
5	44
6	68
7	49
8	57
9	66
10	47
11	34
12	92
13	53
14	57
15	80

YTD = January 1, 2025 through September 15, 2025

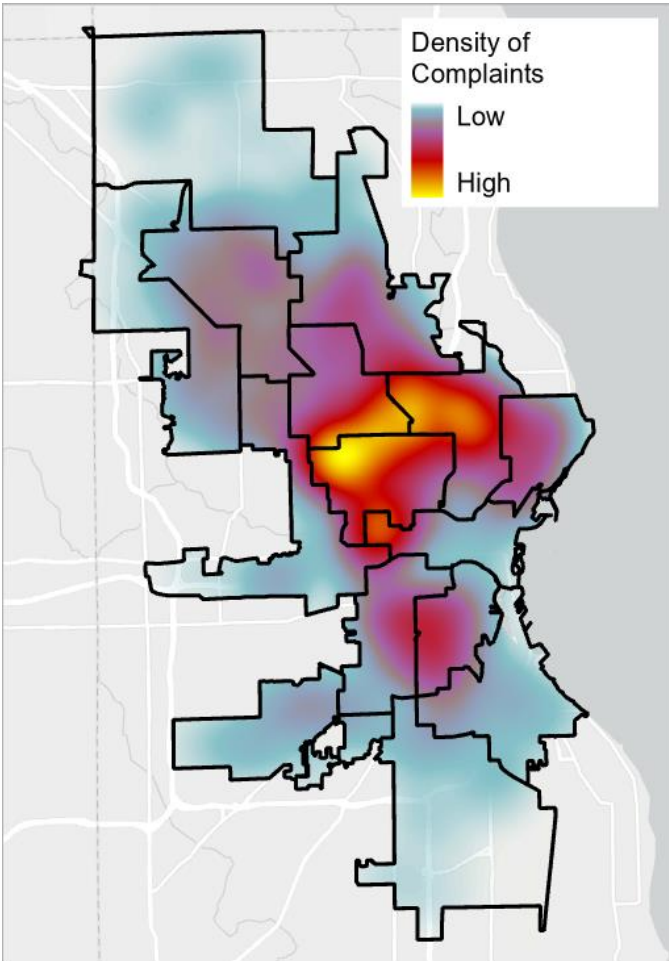
Key Performance Indicators: Code Enforcement

Code Enforcement	2023	2024	2025*
Total complaints received	36,341	37,065	24,455
Average days to inspection	14	7	6
Total of resolved complaints	33,205	33,651	23,784
Number of properties that received compliance loans	48	56	39

Illegal Dumping	2023	2024	2025*
Total of illegal dumping citations	12	17	19
Total of illegal dumping citations amount	\$23,472	\$33,252	\$67,604
Total of illegal dumping rewards	\$6,000	\$9,000	\$5,000

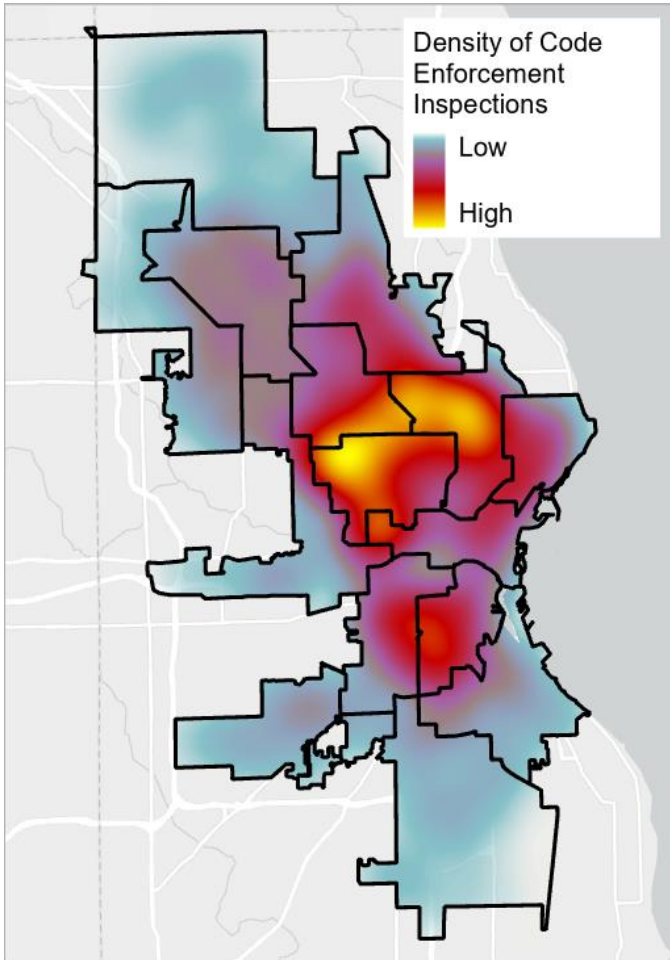
Service Uniformity: Complaints and Inspections

Complaints Issued (2025 YTD)



District	Complaints
1	2,016
2	1,762
3	1,298
4	1,178
5	1,199
6	3,353
7	2,522
8	1,133
9	917
10	1,577
11	879
12	1,474
13	636
14	820
15	3,690

Code Enforcement Inspections (2025 YTD)



District	Inspections
1	4,980
2	3,724
3	3,078
4	3,823
5	2,650
6	7,814
7	5,296
8	3,183
9	2,710
10	3,765
11	2,140
12	4,042
13	2,416
14	2,416
15	7,519

YTD = January 1, 2025 through September 15, 2025

Environmental & Technology

Environmental

- Litter nuisance abatement initiatives
 - Keep Greater Milwaukee Beautiful, Anti-Illegal Dumping, Waste Tire Generator Program
- Green fleet vehicle conversion 20%
 - Convert DNS fleet vehicles to low to zero emission vehicles in accordance with city ordinance 310-18
- Expand installation of energy efficiency furnaces and water heaters in Dept housing programs

Technology

- New iPads for field inspectors
 - Digital Code Research
 - Language Translation
 - Image Records
 - Inspections Forms
- Illegal Dumping Cameras
- Electronic Plan Review

2025 Amendment Update

- #46 Coggs: Insert a footnote instructing all departments to study the feasibility of having all the department's resources and reporting available on the City Action app
 - **In 2025 40% of complaints received are thru City Action /Click for Action**
 - **An increase by 54% since 2023**
 - **Host City Action training workshops**
- #47 Coggs: Insert a footnote instructing all departments to examine possible opportunities for internships or apprenticeships that could be developed in each department.
 - **Launch Outreach and Training Division**
 - **Revamp of Internship Program**
 - **Adopt-A-School Initiative**