



# 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, February 24, 2026

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:08 a.m.

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

- [251635](#) A substitute ordinance relating to the fees charged for city permits for sprinkler installation in certain apartment buildings.

**Sponsors:** Ald. Burgelis, Ald. Spiker, Ald. Jackson, Ald. Bauman, Ald. Stamper and Ald. Coggs

*Appearing:*  
*Ald. Peter Burgelis, 11th Ald. Dist.*  
*Michael Mazmanian, DNS*  
*Max Drickey, LRB*  
*Patrick Pauly, DPW - Water Works*  
*Chief Aaron Lipski, Fire Dept.*

*This ordinance authorizes the commissioner of neighborhood services to temporarily waive the fees associated with plan review, permit, and initial inspection for the retrofitting of sprinkler systems in certain apartment buildings currently exempt from state requirements for fire suppression.*

*There was discussion on the current fee system structure, cases of retrofitting of sprinkler systems, and projected fiscal impact from waived fees, and water service line costs.*

*Ald. Spiker, Jackson, Bauman, Stamper and Coggs added as cosponsors.*

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

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

**No** 0
- [251449](#) Substitute resolution directing the Department of City Development to study the feasibility of creating an Employee Down Payment Assistance Program.

**Sponsors:** Ald. Burgelis

*Appearing:*  
Ald. Peter Burgelis, 11th Ald. Dist.  
Larry Kilmer, DCD  
Sreela Srinivasan, DOA-Innovation Office

*This resolution directs the Department of City Development to study the feasibility of creating an Employee Down Payment Assistance Program for City employees and to report the findings of this study to the Common Council within 60 days.*

*There was discussion on past and current down payment assistance programs.*

**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

3. [251725](#)

Resolution authorizing the sale of seven City of Milwaukee owned vacant lots to Milwaukee Community Crossroads for construction of new single-family homes through their YouthBuild program, in the 7th, 8th, and 15th Aldermanic Districts.

**Sponsors:** Ald. Jackson, Ald. Stamper and Ald. Perez

*Ald. Stamper moved substitution of the file with Proposed Substitute A. (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

[251725](#)

Resolution authorizing the sale of seven City of Milwaukee owned vacant lots to Milwaukee Community Crossroads for construction of new single-family homes through their YouthBuild program, in the 7th, 8th, and 15th Aldermanic Districts.

**Sponsors:** Ald. Jackson and Ald. Stamper

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

*Appearing:*  
Tess Wynn, DCD  
Jake Weiler, Milwaukee Community Crossroads

*There was discussion on the types of homes, project costs, and financing.*

**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

4. [251720](#) Resolution authorizing the sale of the City-owned tax deed property at 912 West Burleigh Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*  
*Rosita Ross, DCD*  
*Zakkiyya Liphford, buyer*

*The Buyer plans to renovate the mixed-use commercial building and use the commercial space for office and the upper for residential rental.*

*Ald. Coggs was in support.*

**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

5. [251721](#) Resolution authorizing the sale of the City-owned tax deed property at 4232 North Teutonia Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*  
*Rosita Ross, DCD*  
*David Michalski, buyer*

*The Buyer plans to use the vacant lot as green space, will add fencing to prevent dumping, and will combine the lot to his adjacent property.*

**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

6. [251722](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4417 North 27th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*  
*Dwayne Edwards, DCD*  
*Kevin Mulner, Milwaukee Custom Coatings, LLC*  
*Keion Mullner, Milwaukee Custom Coatings, LLC*  
*Ald. Andrea Pratt, 1st Ald. Dist.*

*Milwaukee Custom Coatings, LLC, (the "Buyer"), or assignee will purchase and renovate the building to operate a prefabrication and light manufacturing facility.*

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

**No** 0

7. [251724](#) Resolution authorizing the sale of the City-owned tax deed property at 1633-35 West Center Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Dwayne Edwards, DCD*

*Tomica Thomas, buyer*

*The buyer will purchase and renovate the building to be a new corner café to provide healthy, delicious and quality food in a welcoming space.*

*Ald. Stamper 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** 5 - Bauman, Stamper, Coggs, Jackson, and Spiker

**No** 0

8. [251772](#) A substitute ordinance relating to the inspection of parking infrastructure.

**Sponsors:** Ald. Bauman

*Appearing:*

*Michael Mazmanian, DNS*

*Jumaane Cheatham, DNS*

*This substitute ordinance establishes a requirement for parking structures to receive critical examinations.*

*There was discussion on mirroring the requirements of this ordinance with the facade ordinance.*

**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

9. [251617](#) An ordinance relating to the documentation of historic buildings before demolition.

**Sponsors:** Ald. Bauman

*Appearing:*

*Tim Askin, HPC*

*Matt Jarosz, UW-Milwaukee Architecture & Urban Planning*

*This ordinance authorizes the Historic Preservation Commission to require historic building documentation (scanning) before demolition as a condition of approving a certificate of appropriateness for designated or registered historic buildings, structures, or site features. It defines "historic building documentation," authorizes the commission to adopt documentation guidelines, and provides that no demolition permit may be issued until required documentation is submitted in compliance with adopted standards. The ordinance does not alter existing demolition procedures or timelines.*

*There was discussion on the scanning technology and costs.*

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

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

**No** 0

10. [251765](#)

Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 127, 100 East Wisconsin, and authorizing additional expenditures, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Larry Kilmer, DCD*

*Johnny Vasallo, developer*

*Joe Klein, HKS Holdings, LLC*

*This substitute resolution approves Amendment No. 1 to TID No. 127, 100 East Wisconsin, and authorizes the expenditure of an additional cash grant in the amount of \$2,200,000 paid to the Developer as part of a development agreement for additional hard and softs costs to improve workforce housing in the downtown area and an additional \$40,000 for the administration of the TID.*

*A presentation was given on the TID amendment.*

*There was discussion on the distinction between a developer financed TIF vs. city financed TIF, tax assessment value of the property, increased costs, and workforce housing commitment.*

**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** 1 - Coggs

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, DEI  
Tima Guled, DEI  
Randy Crump, Prism Technical  
Taylor Franklin, Prism Technical  
Anthony Kazee, KG Development Group

*A presentation was given on the final report for the Five Points Project.*

*There was discussion the project not meeting inclusion requirements, challenges, and efforts to increase inclusion participation.*

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

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

**No** 0

12. [250764](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Bronzeville Apartments – Arts & Tech Hub project.

**Sponsors:** THE CHAIR

*Appearing:*  
Mary Reed, DEI  
Tima Guled, DEI  
Carla Cross, Cross Management Services

*A presentation was given on the December 2025 quarterly report for the Bronzeville Apartments - Arts & Tech Hub Project.*

*There was discussion on the project not meeting inclusion requirements, challenges, and efforts to increase inclusion participation.*

**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. [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, DEI  
Tima Guled, DEI  
Carla Cross, Cross Management Services

*Michael Emem, EMEM Group*

*A presentation was given on the December 2025 quarterly report for the CDA Scattered Sites MKE Project.*

*There was discussion on the project meeting inclusion requirements and efforts used to meet inclusion participation.*

**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.** [251220](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Milwaukee Habitat for Humanity Midtown TID-119 Project.

**Sponsors:** THE CHAIR

*Appearing:*

*Mary Reed, DEI*

*Tima Guled, DEI*

*Carla Cross, Cross Management Services*

*A presentation was given on the December 2025 quarterly report for the Milwaukee Habitat for Humanity Midtown TID-119 Project.*

*There was discussion on the project meeting and not meeting inclusion requirements and efforts to increase inclusion participation.*

**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

**15.** [232027](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Northwestern Mutual North Office Building Project.

**Sponsors:** Ald. Bauman

*Appearing:*

*Mary Reed, DEI*

*Tima Guled, DEI*

*Carla Cross, Cross Management Services*

*A presentation was given on the December 2025 quarterly report for the Northwestern Mutual North Office Building Project.*

*There was discussion on the project meeting inclusion requirements and efforts used*

*to meet inclusion participation.*

**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 11:01 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>.**