

Department of City Development 2026 Proposed Executive Budget

Mission: Improve the quality of life in Milwaukee by guiding and promoting development that creates jobs, builds wealth, and strengthens the urban environment



2026 Budget Summary

	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
FTEs – O&M	54.43	57.03	2.60	4.8%
FTEs - Other	28.32	23.72	-4.60	-16.2%
FTEs - Total	82.75	80.75	-2.00	-2.4%
Total Positions Authorized	105	103	-2	-1.9%
Salaries & Wages	\$5,092,574	\$5,551,987	\$459,413	9%
Fringe Benefits	2,291,658	2,498,394	206,736	9.0%
Operating Expenditures	174,000	172,258	-1,742	-1.0%
Special Funds	150,000	150,000	0	0.0%
TOTAL	\$7,708,232	\$8,372,639	\$664,407	8.6%

2026 Budget by Service

	Operating Budget + SPA		FTEs	
Service	\$	%	#	%
Office of the Commissioner and Economic Development	\$1,304,068	13%	10	12%
Commercial Corridor	\$681,143	7%	4	5%
Real Estate & Development	\$3,111,285	32%	19.4	24%
Housing & Neighborhood Development	\$1,462,682	15%	17	21%
Planning	\$1,676,716	17%	12.4	15%
Finance & Administration	\$1,511,745	16%	15	19%
Public Housing (HACM)	\$0	0%	3	4%
Total	\$9,747,639		80.75	

Salaries and Positions

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FTEs – O&M	54.43	57.03	2.60	4.8%
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TOTAL	\$5,092,574	\$5,551,987	\$459,413	9.0%

- **New:** Business Advocacy and Job Growth Liaison, Associate Planner (PROH)
- **Cuts:** Administrative Services Assistant, Accounting Assistant, Community Outreach Liaison
- Public housing unit positions eliminated from city budget as they become vacant. Functions moved to HACM.
- Eliminated RACM contribution

Operating Budget

	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Operating Expenditures	\$174,000	\$172,258	\$-1,742	-1.0%

- ITMD consolidating phone lines

Special Funds

Account	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Economic Development Marketing	\$35,000	\$35,000	\$0	0.0%
Milwaukee 7 Contribution	\$15,000	\$15,000	0	0.0%
Healthy Neighborhoods	\$100,000	\$100,000	0	0.0%
TOTAL	\$150,000	\$150,000	\$0	0.0%

Special Purpose Accounts

Account	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Land Management	\$900,000	\$1,000,000	\$100,000	11.1%
Milwaukee Arts Board Projects	250,000	250,000	0	0.0%
Milwaukee Fourth of July Commission	100,000	125,000	25,000	25.0%
TOTAL	\$1,275,000	\$1,350,000	\$75,000	5.9%

- Land management costs to maintain in rem foreclosed properties increasing
- Carryover available in 2025 for July 4. Restored to historically budgeted levels in 2026.

Revenues

Category	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Housing Authority	\$1,000,000	\$1,000,000	\$0	0%
Zoning Change Fees	45,000	40,000	-5,000	-11%
Charges for Services	8,000	108,000	100,000	1250%
DCD Rent	30,000	32,000	2,000	7%
TOTAL	\$1,083,000	\$1,180,000	\$97,000	9.0%

- RACM \$100,000 contribution not reflected in 2025 budget

Capital

	2025 Adopted Budget	2026 Proposed Budget	Amount Change	Percent Change
Municipal Art Fund	\$25,000	\$25,000	\$0	0%
Advanced Planning Fund	200,000	200,000	0	0%
Tax Increment Financed Urban Renewal Projects	25,000,000	25,000,000	0	0%
Commercial Investment Program	500,000	1,000,000	500,000	100%
Brownfield Program	500,000	500,000	0	0%
In Rem Property Activities*	400,000	400,000	0	0%
Strong Homes Loan Program	1,000,000	1,000,000	0	0%
Down Payment Assistance*	600,000	600,000	0	0%
TOTAL	\$28,225,000	\$28,725,000	\$500,000	1.8%

- Commercial Investment Program budget assumed additional \$500,000 allocation through CLTF in 2025 budget. Restored to historic levels.
- TIDs 39, 42, 46, and 51 close out will fund Housing Trust Fund, In Rem Property Activities, Strong Homes, and Down Payment Assistance

DCD Core Services

ANNUAL REPORT

2024



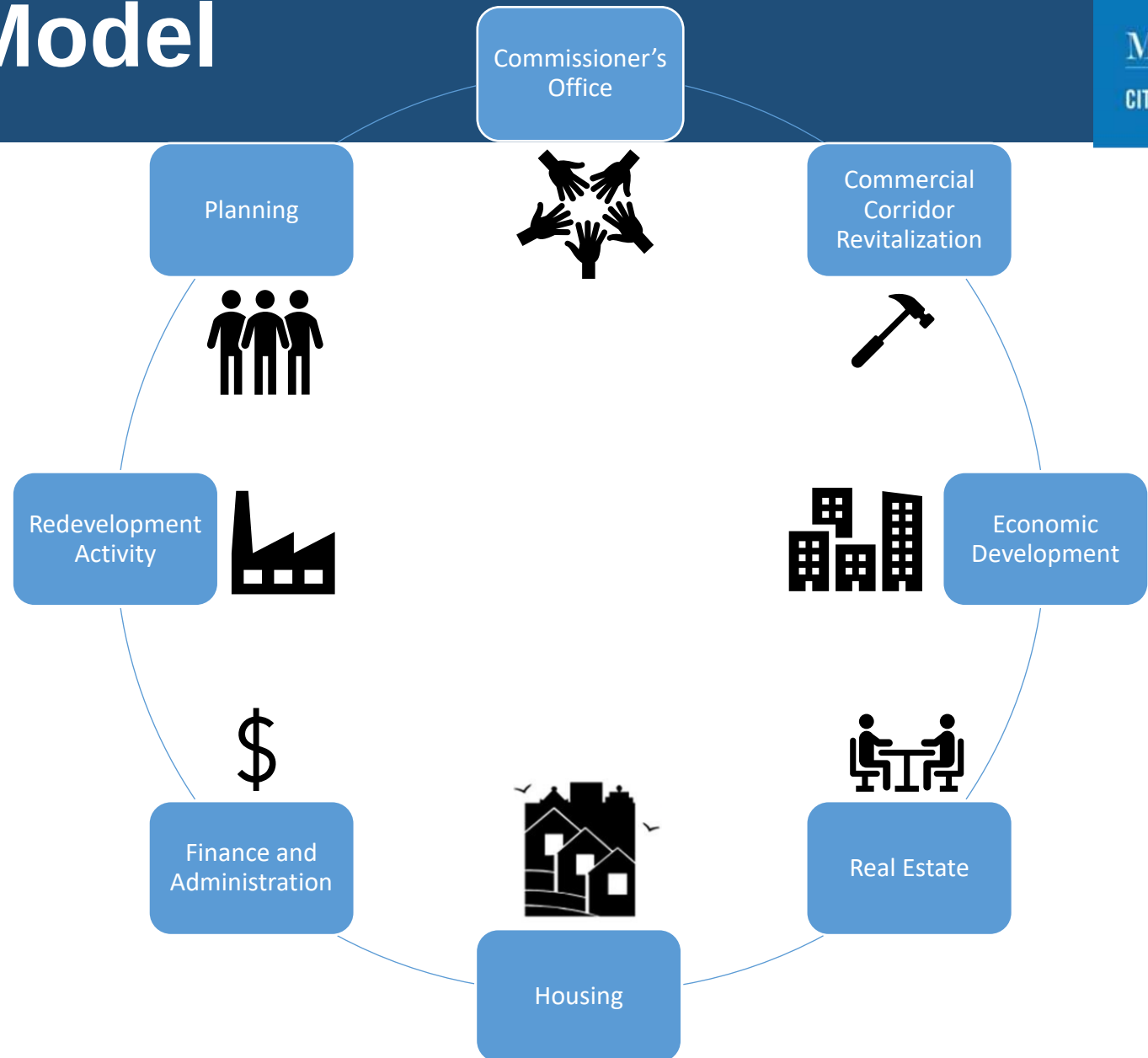
Mission

The mission of the Department of City Development (DCD) is to improve the quality of life in Milwaukee by guiding and promoting development that creates jobs, builds wealth, strengthens the urban environment, and at the same time respects equity, economy, and ecology.

Service Delivery Model

Staff Boards and Commissions:

- City Plan Commission
- Redevelopment Authority of the City of Milwaukee
- Neighborhood Improvement Development Corporation
 - Milwaukee Arts Board
 - 4th of July Commission
- Department Representation on Board of Zoning Appeals and Historic Third Ward Architectural Review Board



Service Delivery Highlights 2024-YTD 2025

- **Major Projects Completed:** The Couture, Vel R. Phillips Plaza, Midtown Homeownership Initiative, Fiserv Global HQ, Northridge Mall Demolition

DCD sales in 2024

158
IMPROVED
PROPERTIES

100
VACANT
LOTS

The majority of the vacant lots sales were for the development and construction as part of a targeted and coordinated affordable housing initiative in the Midtown neighborhood led by the Community Development Alliance (CDA).

20
DUPLEXES



34
SINGLE
FAMILY



ANOTHER
13
VACANT LOTS

were part of LISC Milwaukee's Early Childhood Educators' initiative will provide affordable homes across five strategic locations in the City.

- Common Council adopts the **Housing Element** as part of Milwaukee's Comprehensive Plan and passes ordinance to permit **ADUs**
- **68 young adults** participated in the 2025 **Mayor's Earn & Summer Youth Internship Program**
- Developments including **The Corliss, Bronzeville Creative Arts and Tech Hub, Northwestern Mutual North Building, Harbor District Riverwalk, and Harambee Housing Initiative** under construction.
- **12 new TIDs** created and **13 TIDs amended** to support affordable and workforce housing, job creation, commercial corridor investment, and traffic calming and safety improvements.



Key Performance Indicators

Key Performance Measures	2024 Actual	2025 Projected	2026 Planned
Sales, transfers, and dispositions of tax foreclosed property	266	250	150
Percentage increase in value of property for closing tax increment districts	326%	386%	490%
Number of Strong Neighborhoods loans closed	78	60	52
Percentage of Strong Neighborhoods loans in CDBG area	59%	65%	65%
Percentage of community engagement opportunities within CDBG neighborhoods during Housing Element Planning and Implementation	83%	87%	70%
Percentage of Commercial Corridor grants made to minority-owned local businesses (tracking metric /programs do not include affirmative prioritization)	72%	78%	68%

2026 Major Initiatives

- Carry out **Homes MKE** initiative, advance **Affordable** and **Workforce Housing TIDs** and launch **Revive Housing Development** program as part of the Year of Housing
- Accelerate job growth and retention strategies
- Market former **Northridge Mall** for sale and redevelopment
- Planning efforts including **West Side Area Plan**, **King Drive Corridor Plan**, **Lisbon Ave. Plan** and **Housing Element Code Updates**



Community Engagement

6,000+

Residents
Engaged YTD
2025

100%

Increased
Instagram
Interactions

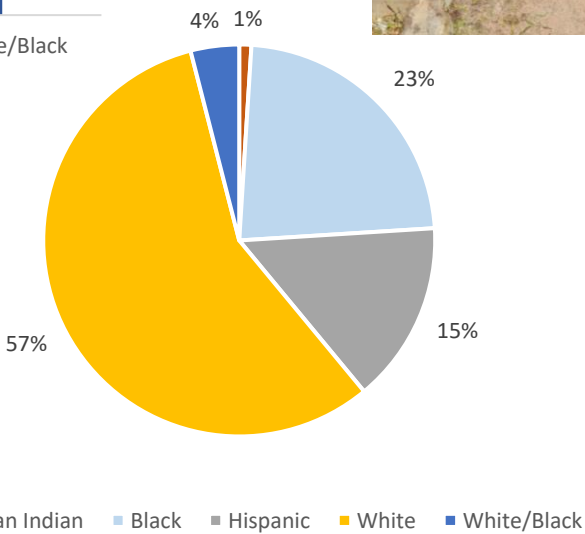
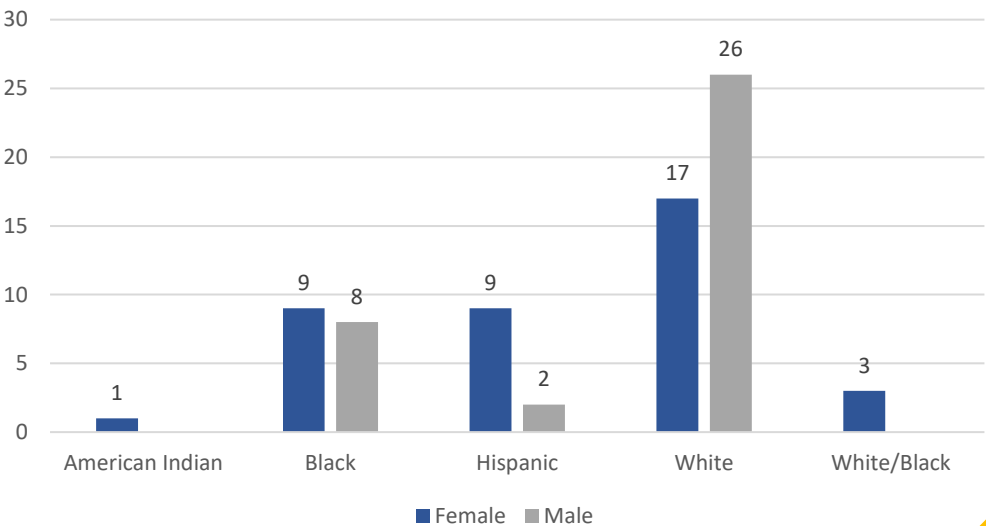
70+

Community
Meetings
YTD 2025



Department Demographics

Staff by Gender and Race/Ethnicity



91% of DCD Staff are City of Milwaukee Residents

Service Uniformity and Strategic Investment



Department of City Development Neighborhood Investments

Grants, loans, and other investments administered by DCD in 2024

Filter Investments

Use the filters below to filter by specific aldermanic districts and by Commercial Corridor (CCT) Grant Project Types

Properties awarded multiples CCT Grants may overlap on the map and appear as a single point.

Filter by Aldermanic District

All

Filter by investment type

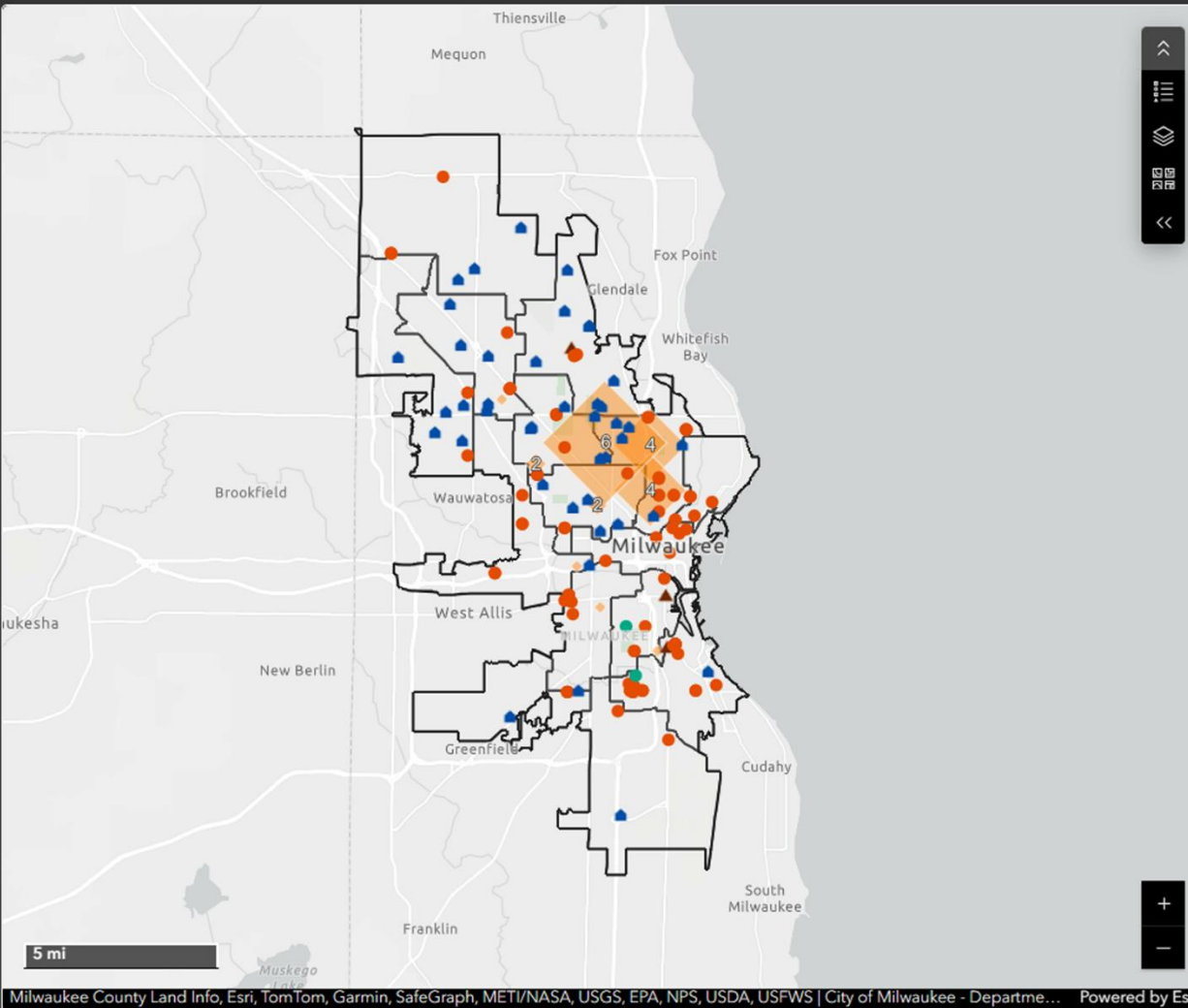
All

Select a year

☐ 2023

☒ 2024

☐ 2023 & 2024



Legend

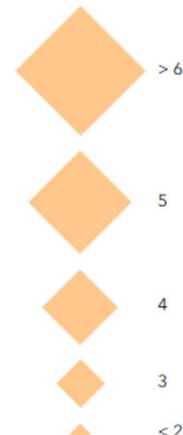
DCD Investments 2023 and 2024

DCD investments

- ▲ Brownfield Cleanup
- CCT
- CIP
- HSI
- ▲ STRONG Home Loans
- TIF Infrastructure Investment
- TIF Project Investment
- ★ TIN CURB APPEAL

Homes MKE 2024

Number of features



By the Numbers

Tax Increment Financing:

4 new districts

\$10.45M in project investment

CIP Grants

14

Value of CIP Grants
52.92k

92

CCT Grants

Value of CCT Grants
\$1.71M

42

STRONG Home Loans

Value of STRONG Home Loans
804.2k

Brownfield Cleanups: \$3.88M

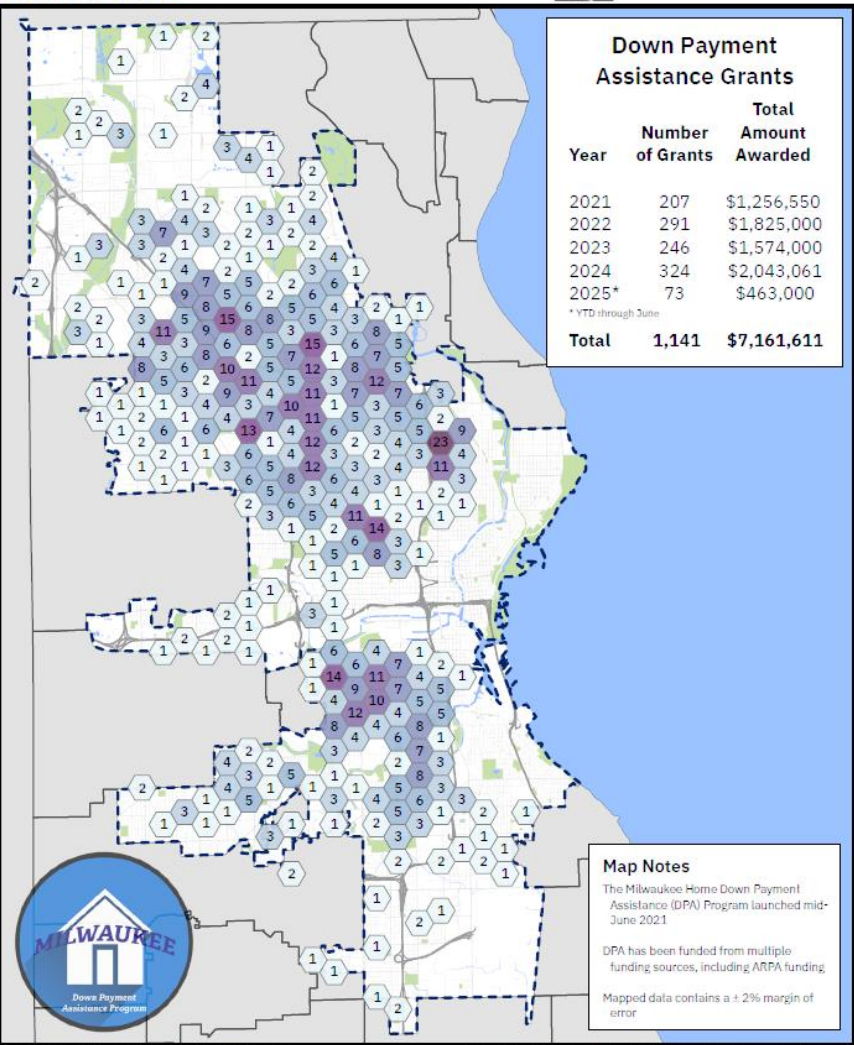
2 new Healing Space Initiatives

Service Uniformity and Strategic Investment

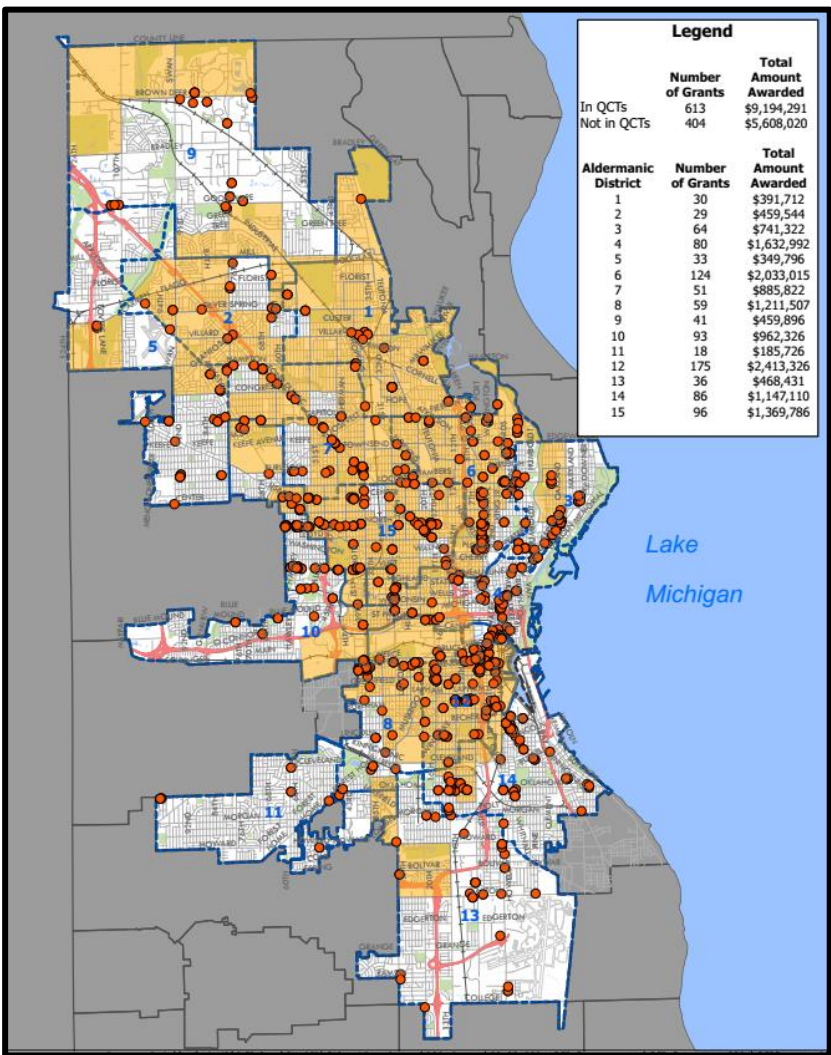
Down Payment Assistance Program 2021 to 2025



Neighborhood Improvement
Development Corporation
In partnership with the City of Milwaukee



Commercial Revitalization Grants 2015-2024



Environmental Sustainability

- Housing Element and Zoning Code Updates to advance recommendations of Climate and Equity Plan
- Revive Housing Development initiative partnership with ECO with goal of advancing a Net Zero Energy home design
- Ongoing Brownfield remediation efforts (\$3m in Brownfield Revolving Loan Fund awards in 2025 YTD)

F&P Requested Items

- Budget Footnotes/Amendments
- Use of AI
- City Action App
- Support for Internships and Apprenticeships

Redevelopment Authority of the City of Milwaukee (RACM)

- Independent public corporate body created by Wisconsin State Statute in 1958
- Governed by 7 member board
- Appointed by Mayor; Approved by Council
- Mission:
 - “...eliminate blighting conditions that inhibit neighborhood reinvestment, to foster and promote business expansion and job creation, and to facilitate new business and housing development.”

RACM Tools for Economic Development

- Acquisition and disposition of the most challenging property in the City
- Preparation and implementation of redevelopment plans
- Issuance of Bonds
- Creative roles in real estate transactions including loans and tax credits

RACM 2026 Budget Components

Budget Total - \$5,187,000

RACM General Funds \$1,662,000

- \$200,000 for In rem maintenance
- \$125,000 for City Attorney fees
- \$400,000 Century City maintenance
- \$60,000 Northridge maintenance

Grant/City Funds \$3,525,000

- Kneeland Properties, Federal & State Grants (EPA, EDA, DNR, WEDC)

RACM 2025 Highlights

- **Approved 6 new TIDs to support creation of 576 affordable housing units**
- **Approved \$3M of Brownfield loans to support 3 affordable housing projects creating 190 affordable units**
- **Managed the \$12M demolition of the Former Northridge Mall**
- **Received over \$2.3M of Federal and State grants to facilitate redevelopment throughout the City**



Historic Patterson Townhomes



Fieldhouse Flats