



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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Tuesday, June 16, 2026

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:02 a.m.

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

1. [260175](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3276-78 North Holton Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Dwayne Edwards, DCD

Calvin Martin, Home Hab Ltd. Co. (buyer)

Shannon Mixon, partner

This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report . The Buyer will renovate the upstairs apartment for use as personal space. The commercial unit will first be "white boxed" and renovated for a woman-owned business for the purpose of operating a café and community gathering space. The garage and warehouse space adjacent to the retail area will serve as Home Hab Ltd. Co.'s Milwaukee office and training facility.

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

2. [260176](#) Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2409-11 West Hopkins Street, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

Cindy Wright-Smith, DCD

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. [260047](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Kane Commons, Phase 1 to allow exterior alterations to the existing residential structure at 1162-64 East Kane Place, located on the north side of East Kane Place, east of North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brower

Appearing:

Tanya Fonseca, DCD

Russ LaFrombois, architect

Patrick Mutsune, owner/applicant

This Minor Modification was requested by the property owners Patrick Mutsune and Brett Timmerman, and relates to exterior alterations for the residential structure at 1162-64 East Kane Place, an existing duplex. The exterior alterations include window alterations, new doors, a new first floor porch and second floor deck added to the site's north side, new roofing, and new siding.

It was noted that Ald. Alex Brower, 3rd aldermanic district, 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

4. [260155](#)

Communication from the Department of City Development relating to anticipated revenues that may be available from Tax Incremental District extensions for affordable housing programs in the 2027 Budget.

Sponsors: Ald. Burgelis

Appearing:

Ald. Peter Burgelis, 11th Ald. Dist.

Sam Leichtling, DCD

Larry Kilmer, DCD

A presentation was made relating to background, legislative update, TIDs #41 and #49, 2027 strategic goals, 2028 strategic goals, program summary, and 2027 DCD requested budget approach.

There was anticipated no TID extensions and revenues available for affordable housing programs in the 2027 budget. There was anticipated two TID extensions and revenues available for affordable housing programs in the 2028 budget.

There was discussion and inquiry on 2027 DCD requested budget proposals for Strong Homes Loan Program, Milwaukee Down Payment Assistance Program, Housing Trust

Fund, Revive Housing Development, Homes MKE 2.0, In-Rem Account, DCD Capital Budget, and currently unallocate TID extension funds.

A motion was made by ALD. JACKSON 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

Meeting adjourned at 9:53 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>.