

2026



Legislative Reference Bureau

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DEPARTMENT OF NEIGHBORHOOD SERVICES



2026 Proposed Plan and Executive Budget Review

Prepared by: Max Drickey, Legislative & Fiscal Services Specialist

Budget Hearing: 9:00 am on Monday, October 13, 2025

Dept. of Neighborhood Services

\$25,881,545

Proposed 2026 Budget

-\$143,198

Overall Change from 2025

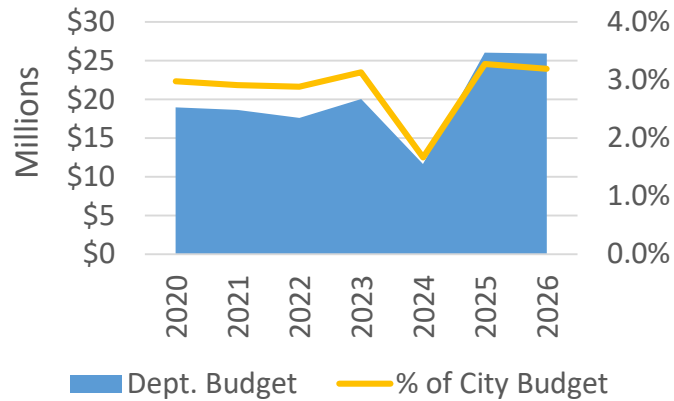
\$-685,293

Difference from
Proposed 2026 Budget

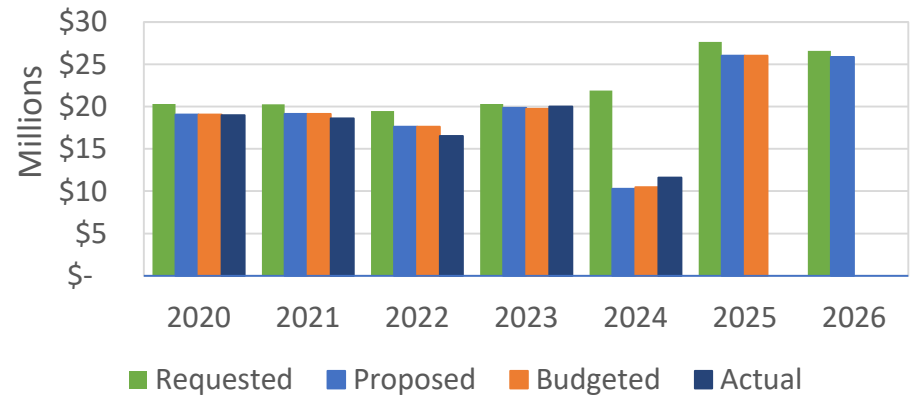
\$26,566,838

Requested 2026 Budget

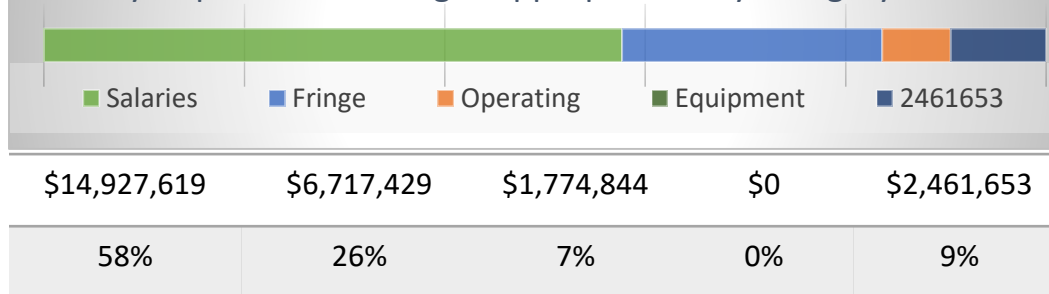
Total Departmental Budget



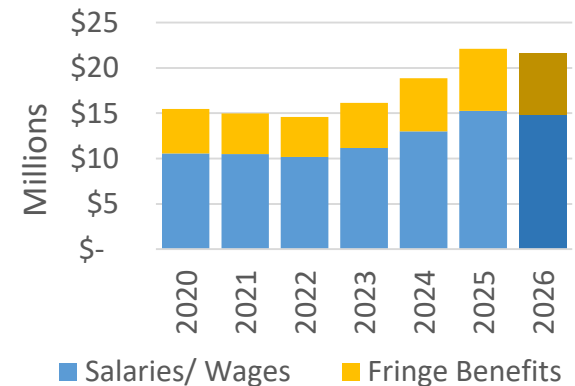
Comparative Funding



Levy Departmental Budget Appropriation by Category



Personnel Budget



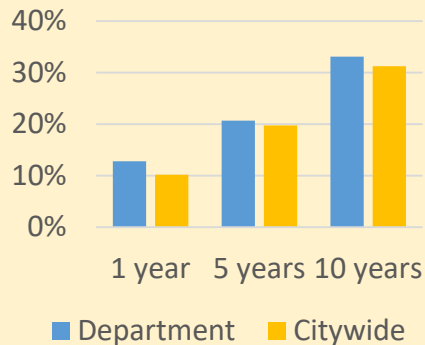
-\$327,723

Change in Salaries and Wages
from 2025 Budget.

-2.1%

Change in Salaries and Wages
from 2025 Budget.

Retirement Eligible



0

Change in Positions

0%

% Change in Positions

30

Current Vacancies

9

Voluntary Separations
In 2025

Staffing Update

The Proposed 2026 Budget makes no changes to overall Departmental staffing levels.

Wages adjustments have been proposed for the following positions:

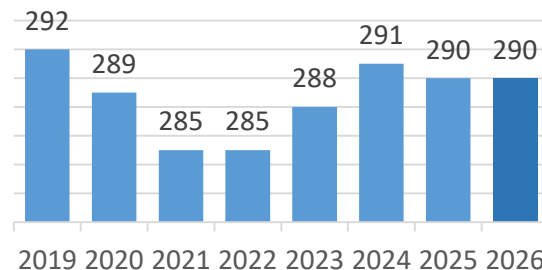
Position	FTEs	2025 Pay Range/Funding	Proposed Pay Range/Funding
Accounting Assistant II	2	5GN/\$110,825	6KN/\$110,825
Community Outreach Project Liaison (X)	1	2FX/\$78,094	2IX/\$78,094

The Proposed 2026 Budget authorizes new hiring authority for the following positions:

Position	FTEs	2025 Pay Range/Funding	Proposed Pay Range/Funding
Outreach and Training Manager (X)	1	No funding	1MX/\$121,188
Development Center Compliance Officer	1	No funding	2QX/\$103,383

The Department has also restructured the Special Enforcement Division into a new Special Enforcement Section, eliminating the position of Special Enforcement Manager, one of 2 Special Enforcement Supervisor, and 2 of 10 Special Enforcement Inspector positions.

Department Positions



Staffing Vacancies

The Department currently has 30 vacancies in funded positions, down from 46 vacancies this time last year. The highest number of vacancies are in the Development Center (5), followed by Residential Inspection Services (4) and Targeted Enforcement (4). Average length of position vacancy is 323.5 days.

A complete list of vacancies can be found on page 6.

6

Average number of days to respond to complaints in 2025, down from 7 in 2024.

28,873

Number of orders issued in 2024, down from 30,503 in 2023.*

28,261

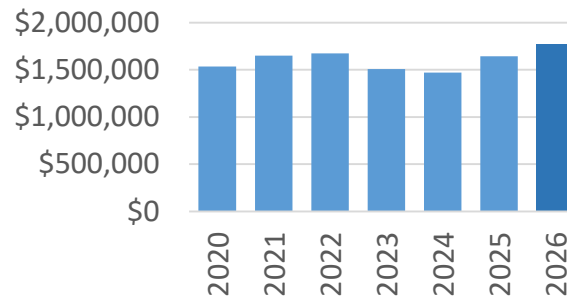
Number of permits issued in 2024, up from 27,128 in 2023.*

39

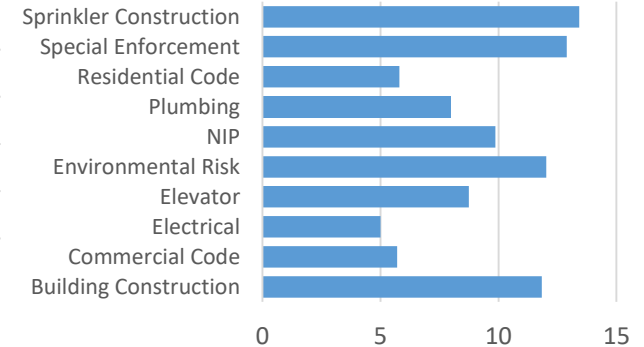
Number of properties that received compliance loans so far in 2025, down from 56 in 2024.

*Most recent years available.

Operating Expenditures Budget



Inspectors' Years Experience



Revenue

The Proposed Budget estimates \$27,336,000 in total revenues will be generated by the department, an increase of \$725,500 from the 2025 Adopted Budget. The department is expected to generate:

Charges for Services	\$14,391,000
Licenses & Permits	\$10,845,000
Intergovernmental Aids	\$2,100,000
Total	\$27,336,000

Grants

The Department has 3 grants through CDBG and one through FEMA for a total of \$2,749,513. Grants are for housing code enforcement, targeted code enforcement, for inspection services, and for the Landlord Tenant Compliance Program.

Special Purpose Accounts

The Proposed Budget eliminates funding for the Graffiti Abatement Special Purpose Account, reducing the total SPA budget to \$55,000.

Graffiti Abatement	\$0
Services-Residential Real Property*	\$55,000
Total	\$55,000

*Funds emergency repairs for heating, plumbing and electrical functions of residential properties to prevent abandonment and/or City ownership due to foreclosure.

Capital Programs and Projects

The 2026 Capital Budget funds two programs:

Concentrated Blight Elimination	\$2,225,000
Code Compliance Program	\$1,000,000
Total	\$3,225,000

\$21,427

Average income of Code Compliance Loan Program participants.

\$2,241,653

Proposed funding for the City's contribution to the Milwaukee Area Domestic Animal Control Commission. This is up slightly from \$2,041,765 in 2025.

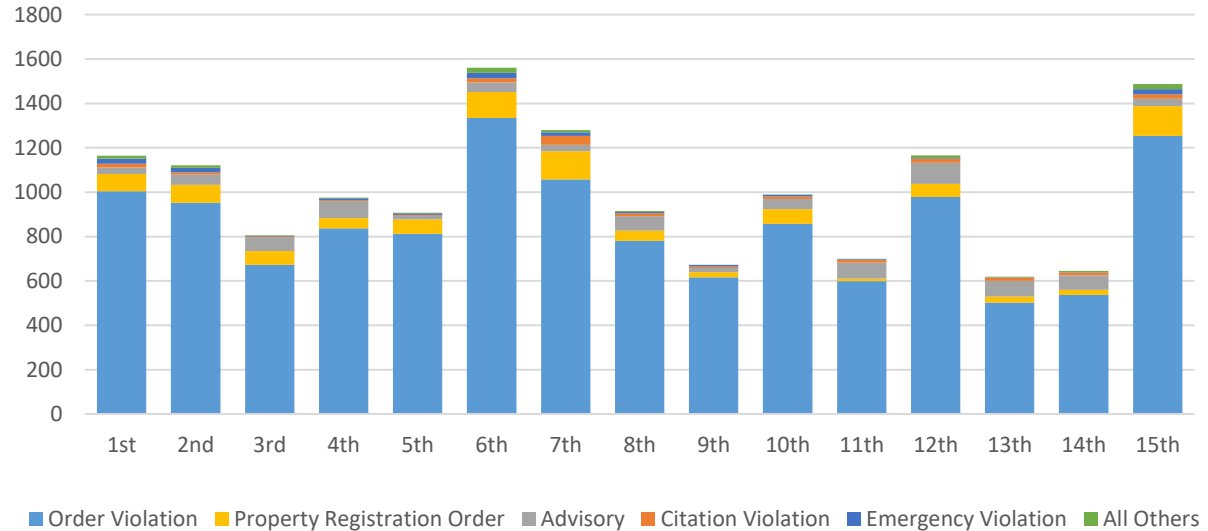
\$67,604

Total illegal dumping citations collected in 2025, up from \$33,252 in 2024.

42

The number of DNS interns who have completed the internship program since 2011 and are currently employed by the City.

2025 DNS Inspection Orders by District



Illegal Dumping Tips, Citations & Awards Since 2020

	2020	2021	2022	2023	2024	2025 (YTD)
Illegal Dumping Complaints	411	460	437	387	495	464
Citations Issued	24	21	14	12	17	19
Tip Rewards	\$11,980	\$12,500	\$6,500	\$6,000	\$9,000	\$5,000

Outstanding Raze Orders: 2020-2025

	2020	2021	2022	2023	2024	2025 (YTD)
Total	384	456	375	328	191	191

Dept. of Neighborhood Services

Code Compliance Loan Program Demographics, 2023 to 2025

\$2 million in ARPA funds were dedicated to the program for 2022-2024.

	2023	2024	2025
Number of Loans	65	56	39
Average income of property owner	\$25,794	\$21,427	\$31,053
Average assessment of the home in question	\$108,201	\$97,664	\$120,533
Average age of property owner	60	56	57
Average years of occupancy for the property owner	16	15	18

Special Funds

Community Sanitation Fund	\$55,000
Animal Pound Contact	\$2,241,653
Anderson Lake Tower	\$140,000
Illegal Dumping Prevention	\$25,000
Total	\$2,461,653

Vacancies by Division

Administrative Services Section

Office Assistant II

Commercial Division

District Code Enforcement Supervisor

Office of the Commissioner

Office Assistant III

Condemnation Inspection Service

Building Construction Inspector 6

Program Assistant III

Building Construction Trades Section

Building Construction Inspection Supervisor

Building Construction Inspector 6

Court Division

Special Enforcement Inspector 6

Office Assistant III

Development Center Division

Permit and Development Center Manager

Operations Manager – Development Center

Program Assistant II

Office Assistant III

Plan Examiner Specialist 2

Development Center Compliance Liaison

Electrical Inspection Division

Electrical Inspector 6

Environmental Health Section

Environmental Risk Officer 4

Neighborhood Improvement Program

Neighborhood Improvement Project Inspector 4
(2 positions)

Plumbing Inspection Division

Fire Protection Engineer 4

Plumbing Inspector 6

Residential Inspection Division

Residential Code Enforcement Inspector 4

Special Enforcement Inspector 4

Program Assistant II

Office Assistant IV

Office Assistant II

Residential Inspection Division

RESI Code Enforcement Inspector 4
(4 positions)

Office Assistant II