



# 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**

**Fax: 414-286-3456, cleee@milwaukee.gov**

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Tuesday, April 14, 2026

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:10 a.m.

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

1. [252114](#) Reappointment of Lashawndra Vernon to the Bronzeville Advisory Committee by Ald. Milele Coggs.

**Sponsors:** THE CHAIR

**Appearing:**  
LaShawndra Vernon

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

**Aye** 3 - Bauman, Jackson, and Spiker

**No** 0

**Excused** 2 - Stamper, and Coggs

2. [252115](#) Reappointment of Rayhainio Boynes to the Bronzeville Advisory Committee by Ald. Milele Coggs.

**Sponsors:** THE CHAIR

**Appearing:**  
Rayhainio Boynes

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

**Aye** 3 - Bauman, Jackson, and Spiker

**No** 0

**Excused** 2 - Stamper, and Coggs

3. [252103](#) An ordinance relating to fees imposed for the posting of an emergency

order on a premise.

**Sponsors:** Ald. Moore and Ald. Perez

*Appearing:*

*Mike Mazmanian, DNS*

*Pres. Ald. Jose Perez, 12th Ald. Dist.*

*This ordinance imposes fees on landlords and property owners when the department of neighborhood services posts an emergency order on a premise.*

*There was discussion on the alignment of fees.*

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

**Aye** 3 - Bauman, Jackson, and Spiker

**No** 0

**Excused** 2 - Stamper, and Coggs

4. [252013](#)

Resolution approving Amendment No. 5 to the Project Plan for Tax Incremental District No. 68 (Fifth Ward-First Place), and authorizing additional expenditures, and approving a development agreement in the 4th and 12th Aldermanic Districts.

**Sponsors:** Ald. Perez

*Appearing:*

*Alyssa Remington, DCD*

*Pres. Ald. Jose Perez, 12th Ald. Dist.*

*Kevin Muhs, DPW*

*A presentation was given.*

*This resolution approves Amendment No. 5 to Tax Incremental District No. 68 (Fifth Ward-First Place), and authorizes the expenditure of \$12,000,000 for public infrastructure improvements, Riverwalk improvements, commercial property renovations and TID administration.*

*There was discussion on improvements, impacts, design, and public outreach on lighting, pathways, bikeways; status of the Railroad Swing Bridge; and Commercial Corridor funding.*

**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

5. [252014](#)

Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 60 (Milwaukee Intermodal Passenger Station Project), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
*Lori Lutzka, DCD*  
*Pres. Ald. Jose Perez, 12th Ald. Dist.*  
*Kevin Muhs, DPW*

*A presentation was given.*

*This Resolution approves Amendment No. 2 to the Project Plan for the Tax Incremental District No. 60 (Milwaukee Intermodal Passenger Station Project), to fund street improvements outside of the district but within one-half mile.*

*There was discussion on plans for various streets including Michigan St., Clybourn St., Canal St., St. Paul Ave.; contributions and status of TID 74 (Century City) and other neighborhood TIDs.*

**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

6. [250966](#)

Substitute resolution directing the Department of City Development to prepare a new Request for Proposals for redevelopment of the City-owned Marcus Center Parking Structure site.

**Sponsors:** Ald. Bauman

*Appearing:*  
*Lafayette Crump, DCD*

*An update was given. Conversations with interested parties were ongoing. A framework would be anticipated in the future.*

*There was discussion on lessons learned from the RFP, timeline, and market conditions.*

**A motion was made by ALD. STAMPER that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:**

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

**No** 0

7. [250969](#)

Communication from the Department of City Development relating to the status of the Edison SPC, LLC apartment project at 1005 Edison Street.

**Sponsors:** Ald. Bauman

*Appearing:*  
*Lafayette Crump, DCD*

*An update was given on the developer's recent portfolio, ownership, and no update on construction moving forward.*

*There was discussion on fencing of the site and tax foreclosure.*

**A motion was made by ALD. JACKSON 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

8. [252017](#) Resolution authorizing the sale-back to the Estate of Robert J. Arts, former owners of the City-owned tax-deeded property located at 1330 West Euclid Avenue, in the 14th Aldermanic District.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*  
*Deborah McCollum-Gathing, 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

9. [252018](#) Resolution authorizing the sale-back to Millionaire Enterprise Group, LLC, former owners of the City-owned tax-deeded property located at 2839 North 21st Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*  
*Deborah McCollum-Gathing, DCD*

**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

10. [252019](#) Resolution authorizing the sale-back to Global Estates, LLC, former owners of the City-owned tax-deeded property located at 2845-47 North 27th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*  
*Deborah McCollum-Gathing, DCD*

**A motion was made by that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

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

**No** 0

11. [252021](#) Resolution authorizing the sale-back to E & K Capitol Holdings, LLC, former owners of the City-owned tax-deeded property located at 4177 North 19th Place, in the 1st Aldermanic District.
- Sponsors:** Ald. Pratt
- Appearing:*  
*Deborah McCollum-Gathing, 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
12. [252022](#) Resolution authorizing the sale-back to E & K Capitol Holdings, LLC former owners of the City-owned tax-deeded property located at 4516-18 West Keefe Avenue, in the 1st Aldermanic District.
- Sponsors:** Ald. Pratt
- Appearing:*  
*Deborah McCollum-Gathing, 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
13. [252024](#) Resolution authorizing the sale-back to Michael & Viviana Resnick, former owners of the City-owned tax-deeded property located at 5262 North 50th Street, in the 1st Aldermanic District.
- Sponsors:** Ald. Pratt
- 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
14. [252057](#) Resolution authorizing the sale-back to Global Estates, LLC, former owners of the City-owned tax-deeded property located at 1408 West Concordia Avenue, in the 6th Aldermanic District.
- Sponsors:** Ald. Coggs
- Appearing:*  
*Deborah McCollum-Gathing, DCD*
- 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

15. [252058](#)

Resolution authorizing the sale-back to Shaunte S. Haynes, former owner of the City-owned tax-deeded property located at 3882 North Teutonia Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Deborah McCollum-Gathing, DCD*

**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

16. [252059](#)

Resolution authorizing the sale-back to Michael J. Lowrey and Charlene Hinchliffe, former owners of the City-owned tax-deeded property located at 1847 North 2nd Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*This item was taken out of order after item 5.*

*Appearing:*

*Deborah McCollum-Gathing, DCD*

*Kari Smith, DCD*

*Jumaane Cheatham, DNS*

*There was discussion on the sale of the property to the former owner, pending raze order, permanent historic designation, and restoration arrangement with the previous owner.*

*Ald. Coggs was in support of the file and restoration agreement.*

*Jesse Byam-Katzman, Historic Brewers Hill resident, testified regarding the uncertainty of the demolition and ownership of the property should the arrangement not be adhered to.*

*There was discussion on altering the agreement.*

**A motion was made by ALD. COGGS that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:**

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

**No** 0

**The following files may be placed on file as being no longer necessary:**

17. [241553](#) Resolution directing the Commissioner of the Department of City Development to prepare the documents necessary to establish Cesar E. Chavez Tax Incremental Financing District.

**Sponsors:** Ald. Perez

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

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

**No** 0

18. [251723](#) Resolution authorizing the sale of the City-owned tax deed property at 4016-A West Silver Spring Drive, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

**A motion was made by ALD. JACKSON that this Resolution 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 10:19 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>.**