



# 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, [clee@milwaukee.gov](mailto:clee@milwaukee.gov)**

**Legislative Liaison, Jeffrey Osterman, 414-286-2262,  
[joster@milwaukee.gov](mailto:joster@milwaukee.gov)**

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Tuesday, July 8, 2025

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:04 a.m.

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

1. [250417](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1100 West North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Dwayne Edwards, DCD*

*Tashana Windhom Prescott, buyer*

**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

2. [241982](#) Resolution authorizing the sale of the City-owned tax deed property at 1901 West Galena Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Rosita Ross, DCD*

*Jucileide Cepolski, buyer*

*Scott Cepolski, buyer*

**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

3. [250413](#) Resolution authorizing the sale of and approving a Land Disposition Report for the City-owned tax deed property at 3631-33 West Lisbon Avenue to Emmitt Hawkins, in the 15th Aldermanic District.
- Sponsors:** Ald. Stamper
- Appearing:*  
Rosita Ross, DCD  
Emmitt Hawkins, buyer
- Ald. Stamper amended the file to change the purchase price to \$250. (Prevailed 5-0)*
- A motion was made by ALD. STAMPER that this Resolution be AMENDED. This motion PREVAILED by the following vote:**
- Aye** 5 - Bauman, Stamper, Coggs, Jackson, and Spiker
- No** 0
- 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. [250410](#) Resolution authorizing the sale and approving a Land Disposition Report of the City-owned tax deed property at 627 South 6th Street (southern half of the vacant lot) to Jesus Camacho, in the 12th Aldermanic District.
- Sponsors:** Ald. Perez
- Appearing:*  
Rosita Ross, DCD  
Jesus Camacho, buyer  
Pres. Ald. Jose Perez, 12th Ald. Dist.
- 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. [250412](#) Resolution authorizing the sale and approving a Land Disposition Report for the City-owned tax deed property at 627 South 6th Street (northern half of the vacant lot) to PCT 4 LLC, in the 12th Aldermanic District.
- Sponsors:** Ald. Perez
- Appearing:*  
Rosita Ross, DCD  
Pres. Ald. Jose Perez, 12th Ald. Dist.
- 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. [241981](#) Resolution authorizing the sale of the City-owned tax deed property at 1901 South 26th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Zamarripa

*Appearing:*  
*Rosita Ross, DCD*  
*Isaiah Bartolomey, buyer*  
*Rosemarie Perez, realtor*

**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

7. [250394](#) Resolution conditionally approving a final Certified Survey Map for land located on the north side of West Scott Street, east of South 25th Street, in the 8th Aldermanic District

**Sponsors:** THE CHAIR

*Appearing:*  
*Jonny Latsko, DCD*  
*Stu LaRose, Zimmerman Architectural Studios*  
*Brian Couch, Seton Catholic Schools*

*Presentation was made.*

**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

8. [250250](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, to allow additional wall signs on the parking structure located at 320 South 19th Street, on the south side of West Potawatomi Circle, west of South 16th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Zamarripa

*Appearing:*  
*Tanya Fonseca, DCD*  
*J'Kayla Hodges, Sign Effectz*

*Presentation was made.*

**A motion was made by ALD. SPIKER 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. [250409](#)

Substitute resolution relating to the application and acceptance of an outdoor recreation grant for the B-Line Park on the Beerline Trail, from the State of Wisconsin Department of Natural Resources Knowles-Nelson Stewardship Local Assistance Program.

**Sponsors:** THE CHAIR

*Appearing:*

*Tanya Fonseca, DCD*

*Darryl Johnson, Riverworks Development Corp.*

**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

10. [250149](#)

A substitute ordinance relating to the change in zoning from Industrial Office, IO2, Industrial Light, IL2, and Industrial Heavy, IH to Parks, PK, for the properties located at 4220, 4250, 4260, 4260-R, 4320, 4330 and 4350 North 35th Street, on the east side of North 35th Street, north of West Hope Avenue, to consolidate the zoning of the sites to facilitate the construction of the Milwaukee Metropolitan Sewerage District's West Basin project, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*

*Tanya Fonseca, DCD*

*Jerome Flogel, MMSD*

*Beth Smith, MMSD*

*Presentation was made.*

*No public testimony.*

**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

11. [250150](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Timmerman Plaza to amend the permitted use list for the former Walmart site located at 10330 West Silver Spring Drive, on the north side of West Silver Spring Drive, south of West Appleton Avenue, in the 2nd Aldermanic District.

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**Sponsors:** THE CHAIR

*Appearing:*

*Tanya Fonseca, DCD*

*Atty. Samantha Baker, Axepoint Law (legal counsel for applicant)*

*Glenda Oatis Smith, 2nd Ald. Dist.*

*Presentation was made.*

*No public testimony.*

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

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

**No** 0

**12.** [240402](#)

Substitute ordinance adopting the Milwaukee's Comprehensive Plan: Housing Element as the housing element of the Citywide Policy Plan as part of City of Milwaukee's overall Comprehensive Plan, and directing implementation.

**Sponsors:** Ald. Brostoff, Ald. Chambers Jr. and Ald. Zamarripa

*Appearing:*

*Ald. JoCasta Zamarripa, 8th Ald. Dist.*

*Ald. Sharlen Moore, 10th Ald. Dist.*

*Ald. Mark Chambers, Jr., 2nd Ald. Dist.*

*Ald. Peter Burgelis, 11th Ald. Dist.*

*Sam Leichtling, DCD*

*Amy Oeth, DCD*

*Presentation was made.*

*Ald. Burgelis added as a cosponsor to Proposed Substitute A.*

*Ald. Spiker moved substitution of the file to accept Proposed Substitute A. (Prevailed 5-0)*

*Proposed Substitute A accepted into the file and labeled as Substitute 2.*

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

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

**No** 0

[240402](#)

Substitute ordinance adopting the Milwaukee's Comprehensive Plan: Housing Element as the housing element of the Citywide Policy Plan as part of City of Milwaukee's overall Comprehensive Plan, and directing implementation.

**Sponsors:** Ald. Brostoff, Ald. Chambers Jr., Ald. Zamarripa, Ald. Moore and Ald.

Burgelis

*Public testimony in support:*

*Melody McCurtis, Metcalfe Park Community Bridges*

*Darryl Johnson, Riverworks Development Corp.*

*Brian Peters, Independence First*

*Alice Pew, Nash Park*

*Joanna Bauch, near south side*

*Jenny, Homes Coalition*

*Montavius Jones, Homes Coalition*

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

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

**No** 0

**Meeting recessed at 11:51 a.m.**

**Meeting reconvened at 12:11 p.m.**

13. [220402](#) A substitute ordinance relating to the change in zoning from Detailed Planned Development known as John C. Cudahy YMCA Youth & Family Center to a new Detailed Planned Development known as Cudahy Farms for a multi-family development on land located at 9050 North Swan Road, on the east side of North Swan Road, south of West Fairy Chasm Drive, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Item 13 and 14, CCFNs 220402 and 241880, were taken together.*

*Appearing:*

*Lafayette Crump, DCD Commissioner*

*Sam Leichtling, DCD Deputy Commissioner*

*Dan Casanova, DCD*

*Terrell Walter, Royal Capital*

*Kevin Newell, Royal Capital*

*Ald. Larresa Taylor, 9th Ald. Dist.*

*Achraf Laasiri, 9th Ald. Dist.*

*Ald. Stamper moved substitution of the file to accept Proposed Substitute A.  
(Prevailed 5-0)*

*Proposed Substitute A accepted into the file and labeled as Substitute 2.*

**A motion was made by ALD. STAMPER that this Ordinance be SUBSTITUTED. This motion PREVAILED by the following vote:**

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

**No** 0

[220402](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development known as John C. Cudahy YMCA Youth & Family Center to a new Detailed Planned Development known as Cudahy Farms for a multi-family development on land located at 9050 North Swan Road, on the east side of North Swan Road, south of West Fairy Chasm Drive, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Presentation was made.*

*Public testimony in opposition:*

*Nicole Hartley, resident to the east (N. 86th St.)*

*Ruthie Jones, resident to the east (N. 86th St.)*

*Betty Caldwell, resident to the east*

*Kristin Thiel, Mequon Nature Preserve*

*Marty Wall, citizen (6 miles away from site)*

*Those who testified in opposition were concerned on the development's impact on the preservation of the native environment and long term sustainability of the development.*

*Gregory Rich II, Eagle Management property manager, testified on the advantages and disadvantages of a gated community.*

*Ald. Taylor presented in opposition. She has held 7 town hall meetings. She had concerns that the development would impact and/or exacerbate issues for residents. Concerns related to area residents' well-being and safety, adjacent Woodlands crime hot spot spilling over, gated community disadvantages, existing senior housing poor living experiences, issues with existing condo complexes, and issues with one of Royal Capital's other developments (Harmony Apartments in Madison, Wisconsin concerning property management, violent crime, and code violations).*

*Public testimony in support:*

*Cedric Mays, resident (91st and Good Hope Rd.)*

*Brandon M., resident*

*Kulbir Sra, investor*

*Those who testified in support said that the new development would add revitalization.*

*It was noted Clifton Phelps, from JCP Construction, and Zashary Torres, from NWSCDC, were in support in the virtual platform chat.*

*Chief Aaron Lipski, Fire Dept., testified with emergency access points and adequate fire response concerns and wanting to keep emergency access on Swan Rd.*

*There was discussion on a possible conservation easement to consider for the remaining acres not being developed.*

*Meeting recessed at 3:56 p.m.*

*Meeting reconvened at 4:21 p.m.*

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

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

**No** 2 - Bauman, and Coggs

**14.**     [241880](#)

Resolution approving a Project Plan, and a development agreement, authorizing expenditures, and creating Tax Incremental District No. 122 (Cudahy Farms), in the 9th Aldermanic District.

**Sponsors:**           THE CHAIR

*Item 13 and 14, CCFNs 220402 and 241880, were taken together.*

*Appearing:*

*Lafayette Crump, DCD Commissioner  
Sam Leichtling, DCD Deputy Commissioner  
Dan Casanova, DCD  
Terrell Walter, Royal Capital  
Kevin Newell, Royal Capital  
Ald. Larresa Taylor, 9th Ald. Dist.  
Achraf Laasiri, 9th Ald. Dist.*

*Presentation was made.*

*Public testimony in opposition:*

*Nicole Hartley, resident to the east (N. 86th St.)  
Ruthie Jones, resident to the east (N. 86th St.)  
Betty Caldwell, resident to the east  
Kristin Thiel, Mequon Nature Preserve  
Marty Wall, citizen (6 miles away from site)*

*Those who testified in opposition were concerned on the development's impact on the preservation of the native environment and long term sustainability of the development.*

*Gregory Rich II, Eagle Management property manager, testified on the advantages and disadvantages of a gated community.*

*Ald. Taylor presented in opposition. She has held 7 town hall meetings. She had concerns that the development would impact and/or exacerbate issues for residents. Concerns related to area residents' well-being and safety, adjacent Woodlands crime hot spot spilling over, gated community disadvantages, existing senior housing poor living experiences, issues with existing condo complexes, and issues with one of Royal Capital's other developments (Harmony Apartments in Madison, Wisconsin concerning property management, violent crime, and code violations).*

*Public testimony in support:*

*Cedric Mays, resident (91st and Good Hope Rd.)  
Brandon M., resident  
Kulbir Sra, investor*

*Those who testified in support said that the new development would add revitalization.*

*It was noted Clifton Phelps, from JCP Construction, and Zashary Torres, from NWSCDC, were in support in the virtual platform chat.*



*Chief Aaron Lipski, Fire Dept., testified with emergency access points and adequate fire response concerns and wanting to keep emergency access on Swan Rd.*

*There was discussion on a possible conservation easement to consider for the remaining acres not being developed.*

*Meeting recessed at 3:56 p.m.*

*Meeting reconvened at 4:21 p.m.*

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

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

**No** 2 - Bauman, and Coggs

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

15. [241975](#) Resolution approving a final Certified Survey Map for land located on the south side of West Bobolink Avenue, east of North 111th Street, in the 5th Aldermanic District

**Sponsors:** THE CHAIR

**A motion was made by ALD. COGGS 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 4:40 p.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>.**