



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

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Tuesday, July 28, 2026

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

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

1. [260362](#) Substitute resolution relating to the designation of an area in the 15th aldermanic district as a rental property inspection program district.

Sponsors: Ald. Stamper

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
2. [260363](#) A substitute ordinance relating to the establishment of a rental property inspection program.

Sponsors: Ald. Stamper

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

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

No 0
3. [260368](#) Communication from the Department of City Development, the Department of Neighborhood Services, and the Office of the City Attorney relating to the 21st Century ROAD to Housing Act and its impact on the City's tax-foreclosed housing inventory and related housing policies.

Sponsors: Ald. Perez

Appearing:
Pres. Ald. Jose Perez, 12th Ald. Dist.
Larry Kilmer, DCD

*Diana Kanter, DCD
Evan Goyke, City Attorney
Mario Higgins, CDGA*

There was discussion on the 21st Century ROAD to Housing Act relative to implementation, new and expanded programs, CDBG grants, prohibition on large institutional investment, enforcement and challenges, lobbying, limited funding opportunity (innovation grant), and impact on HACM.

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

4. [260183](#)

A substitute ordinance correcting the mixed zoning of the parcel located at 1993 South Muskego Avenue, on the west side of South Muskego Avenue, north of West Rogers Street, in the 8th Aldermanic District and assigning the zoning of Local Business, LB2, to the property.

Sponsors: Ald. Zamarripa

*Appearing:
Tanya Fonseca, DCD*

A presentation was made.

This zoning change was initiated by the Department of City Development as directed by a motion of the Common Council of the City of Milwaukee, and will correct the mixed zoning of the subject site that occurred as the result of a City land sale and combination of two properties with different zoning designations (2224 West Rogers Street, zoned RT4, and 1993 South Muskego Avenue, zoned LB2).

No public testimony.

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

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

No 0

5. [252189](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, and Local Business, LB2, for the properties located at 410 West Concordia Avenue and 3301 and 3307 North Vel R. Phillips Avenue to Detailed Planned Development, DPD, and the 1st Amendment to the DPD known as Bader Philanthropies to add the subject sites to the DPD that currently includes 3300 North Martin Luther King Jr. Drive, on the north side of West Concordia Avenue, east of North Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

*Tanya Fonseca, DCD
Frank Cumberbatch, Bader Philanthropies
Sandra Bednarz, Bader Philanthropies
Tim Just, Just Consulting*

A presentation was made.

This file will change the zoning of the three newly acquired properties to DPD to be consistent the existing zoning of Bader Philanthropies' headquarters, and will approve the plans for the accessory parking lot and open space.

No public testimony.

Ald. Coggs had no objections.

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

6. [260432](#)

Resolution approving Amendment No. 4 to the Project Plan for Tax Incremental District No. 75 (Reed Street Yards) and authorizing expenditures, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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

A presentation was made.

This Resolution approves Amendment No. 4 to the Project Plan for the Tax Incremental District No. 75 (Reed Street Yards) ("Amendment 4"), to fund up to \$8,950,000 for public infrastructure improvements, \$2,500,000 for commercial corridor programs, \$2,500,000 for property acquisition (and related site work), \$1,000,000 for housing programs, \$1,500,000 for contingency and \$750,000 in administrative costs, totaling \$17,200,000, as further described in Amendment 4 to the Project Plan attached to this Common Council file.

There was discussion on public infrastructure improvement projects, parking structure feasibility study, streetcar expansion consideration, and future housing amendment.

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

7. [260436](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental

District No. 135 (1101-1113 West Historic Mitchell Street), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:

Diana Kanter, DCD

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

Zuvena Cotton, BBE Investments & Development LLC

A presentation was made.

Tax Incremental District No. 135 consists of one parcel located at 1101-1113 West Historic Mitchell Street in the Historic Mitchell Street neighborhood. The District is being created to support the creation of 25 workforce housing units offered to households earning up to 80 percent of the area median income.

There was discussion on details of the housing development and human resource requirements management.

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

8. [260433](#)

Resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 121 (Bronzeville Arts & Tech Hub), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Lori Lutzka, DCD

Michael Adetoro, FIT Investment Group, LLC

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

A presentation was made.

This Resolution approves Amendment No. 1 to the Project Plan for the Tax Incremental District No. 121 (Bronzeville Arts & Tech Hub) ("Amendment No 1"), to fund the Commercial Component of the Bronzeville Arts & Tech Hub, as further described in Amendment No. 1 to the Project Plan attached to this Common Council file.

There was discussion on details of the development project, tenancy and programming, human resource requirement management, and parking.

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

9. [260435](#) Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 136 (Amani Homeownership Initiative), in the 6th, 7th, and 15th Aldermanic Districts.

Sponsors: Ald. Coggs, Ald. Jackson and Ald. Stamper

Appearing:

Larry Kilmer, DCD

Britney Roberson, Dominican Center

Brian Soderman, Milwaukee Habitat for Humanity

Michael Emem, EMEM Group

Frank Martinez, Community Development Alliance

Lafayette Crump, DCD

Jim Gaillard, Ezekiel CDC

A presentation was made.

Tax Incremental District No. 136 consists of 358 parcels in an area generally bounded by West Burleigh Street on the north, North 26th Street on the west, North 18th Street on the east and West Meinecke Avenue on the south. The District is being created to support the new construction of 95 affordable single-family homes in the Amani neighborhood.

There was discussion on details of the housing project, home ownership, rental and lease to own, programming and commitments, resources for homeowners, and human resource requirement and property management.

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

10. [260434](#) Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 132 (Midtown Commons), in the 2nd Aldermanic District.

Sponsors: Ald. Chambers Jr.

Appearing:

Larry Kilmer,

Ted Matkom, Gorman & Company

David Griggs, One 5 Olive

Gregory Davis, One 5 Olive

David Misky, DCD

A presentation was made.

Tax Incremental District No. 132 consists of one (1) parcel located at 5825 West Hope Avenue in the Capitol Heights neighborhood and is being created to support the proposed new construction of affordable rental housing units offered to households earning between 30 to 80 percent of area median income, with the project planned in two phases, each containing 100 units, for a total of 200 units.

There was discussion on acquisition of the parking lot, details of the development project, rental costs, and human resource requirements management.

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

11. [260485](#)

Substitute resolution approving a term sheet authorizing the City of Milwaukee to enter into a lease with AFS Milwaukee, LLC, for a portion of the property at 5825 West Hope Avenue, in the 2nd Aldermanic District.

Sponsors: Ald. Chambers Jr.

Appearing:

Larry Kilmer,

Ted Matkom, Gorman & Company

David Griggs, One 5 Olive

Gregory Davis, One 5 Olive

David Misky, DCD

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

This substitute resolution authorizes the City of Milwaukee to enter into a lease option and, eventually, a lease with the owner of 5825 West Hope Avenue so that the City, as a long-term tenant, may use the parcel for municipal- or community-related purposes.

There was discussion on a negotiated lease and neighboring businesses.

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

12. [260451](#)

Resolution authorizing the Redevelopment Authority of the City of Milwaukee to enter into an amended Ground Lease with Board of Regents of the University of Wisconsin System operating as the University of Wisconsin-Milwaukee for the properties at 2185 North Prospect Avenue and 1925 East Kenilworth Place, in the 3rd Aldermanic District.

Sponsors: Ald. Brower

Appearing:

David Misky, DCD

Jordan Schettle, City Attorney's Office

Ald. Alex Brower, 3rd 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

13. [260442](#)

Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 920 South 33rd Street, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

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

14. [260444](#)

Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2976 North 21st Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Cindy Wright-Smith, 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. [260445](#)

Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 3269-83 North 11th Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Cindy Wright-Smith, 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. [260446](#)

Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2859 North 22nd Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:
Cindy Wright-Smith, 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

17. [251924](#)

A substitute ordinance relating to a temporary pause in the establishment and development of data centers.

Sponsors: Ald. Dimitrijevic, Ald. Brower, Ald. Stamper and Ald. Bauman

Appearing:
Ald. Marina Dimitrijevic, 14th Ald. Dist.
David Gelting, LRB
Joseph Dobbs, City Attorney's Office
Evan Goyke, City Attorney
Ald. Mark Brower, 3rd Ald. Dist.
Tanya Fonseca, DCD
Ald. Mark Chambers, Jr., 2nd Ald. Dist.

This ordinance prohibits the acceptance of application materials related to the establishment and development of data centers for 1 year, or until the zoning code is amended to define and regulate data centers.

There was discussion on the intent of the file, memoratorium legislation implemented elsewhere, legal public hearing notice requirement, timing of the legislation, and future scheduling of the file.

Public testimony in support:
Molly Collins, American Lung Association Advocacy Director
Samantha Doucas, Party for Socialism and Liberation
Melody McCurtis, Metcalfe Park Community Bridges

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

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

No 0

Meeting adjourned at 12:18 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>.

