



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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**Legislative Liaison, Jeffrey Osterman, 414-286-2262,
joster@milwaukee.gov**

Tuesday, October 7, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

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

1. [250941](#) Appointment of Cassandra Brooks to the Bronzeville Advisory Committee by Ald. Milele Coggs.

Sponsors: THE CHAIR

Appearing:
Cassandra Brooks

Ald. Coggs was in support.

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

Aye 4 - Bauman, Stamper, Coggs, and Jackson

No 0

Excused 1 - Spiker

2. [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 Commissioner

There was discussion on the stoppage of construction at the new development project site located at 1005 Edison Street, the project status, and plans for the site going forward.

A motion was made by ALD. STAMPER 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

3. [250968](#)

Communication from the Department of City Development relating to the status of the lease agreement with the Marcus Center for the Performing Arts that governs the Marcus Center parking structure and the status of capital maintenance projects required to maintain the functionality of the parking structure.

Sponsors: Ald. Bauman

Appearing:

Kevin Gilinko, Marcus Performing Arts Center CEO

Katie Dillow, Marcus Performing Arts Center

Lafayette Crump, DCD Commissioner

Mary Schanning, Deputy City Attorney

Jerrel Kruschke, DPW Commissioner

Mr. Gilinko discussed the lease agreement, status of capital maintenance projects, financials to maintain the parking structure, and redevelopment of the site.

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. [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:

Kevin Gilinko, Marcus Performing Arts Center CEO

Katie Dillow, Marcus Performing Arts Center

Lafayette Crump, DCD Commissioner

There was discussion on past RFP and awarded developer for redevelopment of the site, evaluation of the project for viability, concerns over the chosen developer and stoppage of redevelopment plans, and starting the RFP process over.

Item to be rescheduled at the next meeting with a representative of the City Attorney to be present.

A motion was made by ALD. SPIKER 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

5. [250890](#)

Substitute resolution authorizing the sale of the City-owned tax deed

property at 1515 North 12th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

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

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

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

No 0

[250890](#)

Substitute resolution authorizing the sale of the City-owned tax deed property at 1515 North 12th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

The file was substituted with Proposed Substitute A and relabeled as Substitute 1.

Appearing:

Rosita Ross, DCD

Joann Harris-Commode, NeuVue, LLC (buyer)

Jody Rhodes, NeuVue, LLC (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

6. [250984](#)

Communication from various City departments relating to proposed state legislation concerning zoning, development, and the building code.

Sponsors: Ald. Bauman

Appearing:

Justin Morales, City Clerk's Office

Calvin Lee, City Clerk's Office

Jordan Primakow, IRD

Sam Leichtling, DCD Deputy Commissioner

Tonya Fonseca, DCD

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

*There was discussion on proposed state legislation Assembly Bills 453
(Comprehensive Planning) and 449 (ADUs) and their anticipated impact.*

**A motion was made by ALD. SPIKER 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

7. [250521](#)

Substitute ordinance relating to the change in zoning from Industrial Light,

IL2, to Downtown - Mixed Activity, C9G, to allow a mixed-use development on the property located at 1414 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue, north of West Vliet Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tanya Fonseca, DCD

Mehran Farahmandpour, applicant

No public testimony.

Ald. Coggs was in support.

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

8. [250474](#)

Substitute resolution granting permanent historic designation to the South Superior Street Puddlers' Cottages Historic District on the east side of Superior St. between E. Russell Ave. and E. Ontario St. excluding 2538 S. Superior St. in the 14th Ald. District.

Sponsors: THE CHAIR

Appearing:

Tim Askin, HPC

Andrew Stern, HPC

Terri Williams, 14th Ald. Dist.

A presentation was given on the proposed permanent historic designation.

Ms. Williams was in support on behalf of Ald. Marina Dimitrijevic.

Public testimony in support:

Emma Rudd, Milwaukee Preservation Alliance

Public testimony in opposition:

Jeffrey Leja, 2508 S. Superior St.

Mr. Leja said a majority of the property owners were in objection presently, had concerns, and he had written correspondence noting their objections.

Joe Paterick, nominator, said he had concerns that he did not have previously.

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

9. [250496](#) Substitute resolution granting Permanent Historic Designation to the West Avenues West Historic District on blocks bound by W. Wisconsin Avenue to W. State Street and N. 22nd Street to N. 27th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tim Askin, HPC

Andrew Stern, HPC

A presentation was given on the proposed permanent historic designation.

Public testimony in support:

John Hennessy, Hennessy Group, Inc.

Emma Rudd, Milwaukee Preservation Alliance

Lindsey St. Arnold-Bell, Near West Side Partners

James Dieter, nominator

Ald. Bauman was in support.

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

Meeting adjourned at 12:02 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>.