



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,
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Tuesday, February 3, 2026

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:12 a.m.

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

1. [251649](#) Substitute resolution approving the City of Milwaukee acquisition of the property at 3282 North 35th Street from United Realty, L.L.C., in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

David Misky, DCD

Jerrel Kruschke, DPW

Kevin Muhs, DPW

Mason Lavey, Budget Office

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

Ald. Peter Burlis, 11th Ald. Dist.

Adoption of this resolution by the Common Council will authorize the acquisition of the United Realty, L.L.C.-owned property at 3282 North 35th Street by the City of Milwaukee in an amount not to exceed \$2,000,000. DPW proposes to repurpose the site into a new DPW Electrical Services facility.

Members discussed and/or inquired about insurance liability and contracting, future recycling center, capital costs, purchase price negotiations, assessment and appraisal, site remediation, maintenance of the current Electrical Services facility, removal of tenants, project budget request, offer price and contingencies.

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

2. [251324](#) Substitute resolution authorizing the sale-back to former owners of the
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City-owned tax-deeded property located at 2470 W Keefe Ave, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Debra McCollum-Gathin, DCD

This substitute resolution authorizes the sale-back to the Former Owner.

Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)

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

Aye 4 - Bauman, Coggs, Jackson, and Spiker

No 0

Excused 1 - Stamper

[251324](#) Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2470 W Keefe Ave, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

The file was substituted with Proposed Substitute A, relabeled as Substitute 2.

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

Aye 4 - Bauman, Coggs, Jackson, and Spiker

No 0

Excused 1 - Stamper

3. [251480](#) Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2052 South 5th Place, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:
Debra McCollum-Gathin, DCD
Pres. Ald. Jose Perez, 12th Ald. Dist.

This substitute resolution authorizes the sale-back to the Former Owner.

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. [251071](#) A substitute ordinance relating to notification requirements for city plan commission public hearings on zoning map amendments.

Sponsors: Ald. Perez and 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 Ordinance be SUBSTITUTED.
This motion PREVAILED by the following vote:**

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

No 0

- [251071](#) A substitute ordinance relating to notification requirements for city plan commission public hearings on zoning map amendments.

Sponsors: Ald. Perez, Ald. Stamper, Ald. Jackson and Ald. Spiker

The file was substituted with Proposed Substitute A, relabeled as Substitute 2.

Appearing:

Tanya Fonseca, DCD

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

Ald. Jackson and Spiker added as cosponsors.

This ordinance provides that, in addition to the 200 feet notice specified by city plan commission by-laws, notice of the public hearing shall be provided to all owners of property immediately surrounding and within at least 250 feet of the property under consideration, including streets and alleys, as well as to all mailing addresses in the same area.

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

5. [241665](#) A substitute ordinance relating to notification requirements for certain matters appearing before the zoning, neighborhoods and development committee.

Sponsors: Ald. Perez, Ald. Stamper, Ald. Jackson and Ald. Spiker

Appearing:

Tanya Fonseca, DCD

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

Ald. Jackson and Spiker added as cosponsors.

Currently, the code requires that notice of a zoning, neighborhoods and development committee public hearing on a proposed zoning map amendment be provided to the applicant, petitioners, owners of property under consideration, and owners of property immediately surrounding and within at least 200 feet of the property. This ordinance

increases the notification distance for zoning map amendments to all mailing addresses within 250 feet of the subject property.

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

6. [251702](#) Communication from the Department of Neighborhood Services relating to post-construction regulations and protocols for parking structures and parking decks.

Sponsors: Ald. Bauman

Appearing:

*Michael Mazmanian, DNS
Jumaane Cheatham, DNS*

There was discussion on DNS post construction protocols and inspections regarding parking structures, particularly at a recently collapsed parking structure building on E. Knapp St., and proposed state legislation.

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

7. [251448](#) Substitute resolution relating to the development of the funding proposal for affordable housing initiatives funded by tax incremental district extensions in the 2027 City Budget.

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

Appearing:

*Ald. Peter Burgelis, 11th Ald. Dist.
Sam Leichtling, DCD*

Ald. Stamper and Jackson added as cosponsors.

This resolution directs the Department of City Development to provide a projection to the Common Council related to the amounts and potential uses for funding available for affordable housing initiatives funded by TID extensions in the 2027 City Budget, including analyzing the feasibility of using these funds to provide partner agencies with loan-loss reserves or loan guarantees to support affordable housing. The Department of City Development shall present this communication to the Common Council as soon as practicable after submitting its 2027 departmental budget request to the Department of Administration - Budget and Management Division.

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. [251408](#) Substitute resolution relating to housing incentives for Department of Community Wellness and Safety employees and contractors.

Sponsors: Ald. Coggs

Appearing:

Karin Tyler, DCWS
Yasmine Morton, DCWS
Sam Leichtling, DCD

This resolution directs the Department of City Development to work with the Office of Community Wellness and Safety to develop a proposal to create housing incentives for Office of Community Wellness and Safety employees and contractors. The Department of City Development and OCWS shall present this proposal to the Common Council within 90 days of adoption of this resolution.

Ald. Stamper and Jackson added as cosponsors.

Ald. Spiker moved to amend the file to replace "Office of Community Wellness and Safety" with "Department of Community Wellness and Safety" and delete reference to "Department of Administration".

(Prevailed 5-0)

A motion was made by ALD. SPIKER that this Resolution be AMENDED. This motion PREVAILED by the following vote:

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

No 0

- [251408](#) Substitute resolution relating to housing incentives for Department of Community Wellness and Safety employees and contractors.

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

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. [251471](#) Substitute resolution directing the Board of Zoning Appeals to provide annual reports to the Common Council.

Sponsors: Ald. Coggs

Appearing:
India Gaar, BOZA

This resolution directs the Board of Zoning Appeals to provide annual reports to the Common Council no later than April 1 of each year.

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. [251260](#)** A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the property located at 342 East Bay Street, which will be combined with the commercial property to the west, located on the north side of East Bay Street, east of South Hilbert Street, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:

Tanya Fonseca, DCD

Greg Huber, applicant/owner

This zoning change for 342 East Bay Street was requested by the property owner, 338 East Bay Street LLC. The building to the west at 338 East Bay Street is zoned LB2 and under the same ownership, and has been a bar and tavern since the early 1900's. The property is being renovated in order to be reopened as an Italian wine and cocktail bar.

It was stated Ald. Dimitrijevic was in support.

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

- 11. [251261](#)** A substitute ordinance relating to the 14th Amendment to the General Planned Development, GPD, known as Park Place to add Assembly Hall and Catering Service as permitted uses for the property located at 11301 West Lake Park Drive, within Sub Area E of the GPD, generally located on the south side of West Lake Park Drive, west of North 107th Street, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Appearing:

Tanya Fonseca, DCD

Miana Lee, applicant

This amendment was requested by Miana Lee and will allow the existing one-story building at 11301 West Lake Park Drive to be used as an assembly hall and catering service primarily intended for community memorials and cultural gatherings.

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

- 12. 251276** Substitute resolution granting permanent historic designation to the Second German Methodist Episcopal Church, part of the Brewers Hill National Register Historic District, at 140 W. Garfield Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tim Askin, HPC

Andrew Stern, HPC

Staff recommended designation under criteria f-1, f-5, f-6 and f-9.

It was stated, as submitted to the file, that the property owner would not oppose the file.

No public testimony.

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. 251231** Substitute resolution granting permanent historic designation to the Brady and Farwell Historic District on the eastern corner of East Brady Street and North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tim Askin, HPC

Andrew Stern, HPC

Ald. Alex Brower, 3rd Ald. Dist.

A presentation was given.

Staff recommended designation under criteria f-3, f-5, f-6, and f-9.

Public testimony in support:

Carl Bahneman, Milwaukee Preservation Alliance, testified in support.

Public testimony in opposition:

Atty. Adam Bazelon, legal counsel

Scott Lurie, F Street BTC\$, LLC (property owner)

William Martin, resident

Atty. Bazelon and Mr. Lurie testified to balance the property owner's rights, that the properties do not meet the criteria referenced, that the application may have been made with ill intent by the nominator, and there being a lack of the property owner involvement in the application process.

The nominator was not in attendance due to health issues.

Ald. Brower was in support.

There was discussion on the manner of making application for a permanent historic district and staff recommendation.

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

Aye 3 - Bauman, Jackson, and Spiker

No 1 - Stamper

Abstain 1 - Coggs

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

14. [251263](#) Resolution approving a Land Disposition Report for the property at 541 North 20th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

A motion was made by ALD. STAMPER 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 11:14 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>.**