



# 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)**

---

Tuesday, December 9, 2025

9:00 AM

Room 301-B, City Hall

---

Meeting convened at 9:05 a.m.

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

1. [251296](#) Reappointment of Catrina Crane to the City Plan Commission by the Mayor. (7th Aldermanic District)

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 2 - Stamper, and Spiker

2. [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 CFO*

*Lafayette Crump, DCD Commissioner*

*Bill Christianson, City Comptroller*

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

*There was discussion on review of financial statements relating to proceeds from the parking garage structure used towards repairs and maintenance of the garage, which*

*warranted further review and verification. There was also discussion on finding financial solutions towards the repair and maintenance of the parking garage structure, including transferring funds from DPW.*

**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. [251264](#)

Resolution authorizing the acceptance of an unsolicited offer to purchase from 3706 Property Investments, LLC for the City-owned tax deed property at 4500-06 West Burleigh Street, in the 7th Aldermanic District.

**Sponsors:** Ald. Jackson

*Appearing:*  
*Dwayne Edwards, DCD Real Estate*  
*Antoine Williams, buyer*

*The buyer proposes to restore the commercial spaces to open a cafe or coffeehouse, beauty salon and professional office.*

**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

4. [251318](#)

Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 3156 North 31st Street, in the 7th Aldermanic District.

**Sponsors:** Ald. Jackson

*Appearing:*  
*Deborah McCollum-Gathing, DCD Real Estate*  
*Kari Smith, DCD Real Estate*

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

**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

5. [251326](#)

Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2937-A North 50th Street, in the 7th Aldermanic District.

**Sponsors:** Ald. Jackson

*Appearing:*

*Deborah McCollum-Gathing, DCD Real Estate*  
*Kari Smith, DCD Real Estate*

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

**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. [251316](#)

Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 1207 West Walker Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Appearing:*

*Deborah McCollum-Gathing, DCD Real Estate*  
*Kari Smith, DCD Real Estate*

*This 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

7. [251321](#)

Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2635 South 28th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Zamarripa

**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. [251324](#)

Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2470 West Keefe Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

**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. [251319](#) Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 5055-A North 41st Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*  
*Deborah McCollum-Gathing, DCD Real Estate*  
*Kari Smith, DCD Real Estate*

*This 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

10. [251320](#) Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 5914-16 North 37th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*  
*Deborah McCollum-Gathing, DCD Real Estate*  
*Kari Smith, DCD Real Estate*

*This 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

11. [251323](#) Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 5277-A North 34th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*  
*Deborah McCollum-Gathing, DCD Real Estate*  
*Kari Smith, DCD Real Estate*

*This 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

12. [251317](#) Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2454 North 23rd Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*  
Deborah McCollum-Gathing, DCD Real Estate  
Kari Smith, DCD Real Estate

*This 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

13. [251322](#) Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 2564 North 35th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*  
Deborah McCollum-Gathing, DCD Real Estate  
Kari Smith, DCD Real Estate

*This 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

14. [251327](#) Substitute resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 1434 North 26th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*  
Deborah McCollum-Gathing, DCD Real Estate  
Kari Smith, DCD Real Estate

*This 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

15. [251188](#)

A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Legacy Lofts Real Estate Development to add Social Service Facility as a permitted use within the first-floor commercial space of the mixed-use building located at 1536-1540 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Tanya Fonseca, DCD Planning*

*April Bentley, R.U.B.I.E.S. dba FAMILY Matters*

*Terese Caro, Legacy Redevelopment Corp.*

*This amendment proposes to add a Social Service Facility that meets certain conditions a permitted use within the first-floor commercial space of the mixed-use building located at 1536-1540 West North Avenue. The Social Service Facility use is not currently allowed per the DPD zoning, and an amendment to the DPD zoning is necessary in lieu of the BOZA approval to allow this use. A new tenant, R.U.B.I.E.S. dba FAMILY Matters, is proposing to occupy the space with a Social Service Facility use and providing wrap around services for youths, parents, and addressing exploitation.*

*No public testimony.*

*Ald. Stamper was in support.*

**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

16. [251227](#)

Substitute resolution authorizing a one-year extension to the term of Tax Incremental District No. 42 (Midtown) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2025 levy.

**Sponsors:** THE CHAIR

*Appearing:*

*Bryan Rynders, Budget Office*

*David Schroeder, DCD*

*This resolution authorizes the increment received for the 2025 levy for TID No. 42 (Midtown), predicted to be approximately \$700,000, to be used to benefit affordable housing and improve housing stock in the City of Milwaukee.*

**A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:**

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

No 0

17. [251228](#)

Substitute resolution authorizing a one-year extension to the term of Tax Incremental District No. 39 (Hilton Hotel) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2025 levy.

**Sponsors:** THE CHAIR

*Appearing:*

*Bryan Rynders, Budget Office*

*David Schroeder, DCD*

*This resolution authorizes the increment received for the 2025 levy for TID No. 39 (Hilton Hotel), predicted to be approximately \$900,000, to be used to benefit affordable housing and improve housing stock in the City of Milwaukee.*

**A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:**

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

**No** 0

18. [251229](#)

Substitute resolution authorizing a one year extension to the term of Tax Incremental District No. 46 (Grand Avenue / New Arcade) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2025 levy.

**Sponsors:** THE CHAIR

*Appearing:*

*Bryan Rynders, Budget Office*

*David Schroeder, DCD*

*This resolution authorizes the increment received for the 2025 levy for TID No. 46 (Grand Avenue / New Arcade), predicted to be approximately \$550,000, to be used to benefit affordable housing and improve housing stock in the City of Milwaukee.*

**A motion was made by ALD. SPIKER that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:**

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

**No** 0

19. [251230](#)

Substitute resolution authorizing a one-year extension to the term of Tax Incremental District No. 51 (Granville Station) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2025 levy.

**Sponsors:** THE CHAIR

*Appearing:*

*Bryan Rynders, Budget Office*

*David Schroeder, DCD*

*This resolution authorizes the increment received for the 2025 levy for TID No. 51 (Granville Station), predicted to be approximately \$150,000, to be used to benefit affordable housing and improve housing stock in the City of Milwaukee.*

**A motion was made by ALD. COGGS that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE . 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>.**