



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, January 13, 2026

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:04 a.m.

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

1. [251477](#) Resolution authorizing the sale of and approving a Land Disposition Report for the City-owned tax deed property at 3743 North 35th Street to Connect the Dots Property Investments, LLC, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

Rosita Ross, DCD

Kenyata Hendricks, buyer

The buyer plans to use the vacant lot as parking and the rear breezeway for storage.

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

Aye 4 - Bauman, Stamper, Coggs, and Jackson

No 0

Excused 1 - Spiker

2. [251478](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1246 West Atkinson Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing

Dwayne Edwards, DCD

Anthony Avery, buyer

They buyer will renovate the upstairs apartment for use as personal space. The

commercial unit will first be white boxed and renovated into primarily office space and for a tool loan center.

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

Aye 4 - Bauman, Stamper, Coggs, and Jackson

No 0

Excused 1 - Spiker

3. [251479](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1606 West Walnut Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

*Appearing:
Dwayne Edwards, DCD
Detra Rodgers, buyer
Mr. Rodgers*

The buyer will purchase and renovate the building to operate a Crumbl Cookie bakery.

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

Aye 3 - Bauman, Stamper, and Coggs

No 0

Excused 2 - Jackson, and Spiker

4. [251586](#) Communication from Milwaukee County DOT on its 30th St Corridor Rail with Trail Feasibility Study.

Sponsors: Ald. Bauman

*Appearing:
Daniel Park, Milwaukee County DOT
Mike Amsden, DPW
Evan Goyke, City Attorney
Ald. Alex Brower, 3rd Ald. Dist.*

There was discussion on ownership and pursuing purchase of the 30th St. Corridor Rail.

There was presentation on the 30th Street Corridor Rail with Trail Project from Milwaukee County DOT regarding project objectives, corridor description, project schedule overview, and stakeholder engagement.

Ald. Spiker joined the committee at 9:30 a.m.

There was discussion on access to the rail, rail and trail options (commuter and pedestrian), County and City partnership, limited scope of the feasibility study for trail,

and desire to study commuter rail simultaneously.

A motion was made by ALD. JACKSON 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. [251577](#) Communication from the Department of Neighborhood Services relating to the demolition application process for the property located at 140 W. Garfield Ave.

Sponsors: Ald. Bauman

Appearing:

Mike Mazmanian, DNS

Jumaane Cheatham, DNS

There was discussion on the application made for a demolition permit at 140 W. Garfield Ave., a third party submitting an application, the permit application review process, inclusion (or lack thereof) of a property owner as part of the process, and amending the ordinance to include a property owner in the application process.

A motion was made by ALD. JACKSON 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

6. [251578](#) Communication from the Department of Neighborhood Services relating to the scanning of properties prior to demolition.

Sponsors: Ald. Bauman

Appearing:

Mike Mazmanian, DNS

Jumaane Cheatham, DNS

Chris Kraco, DNS

Matt Jarosz, HPC Commissioner

Amanda Wagner, UWM Architecture & Planning

There was discussion on the ability and opportunity to require laser photo scanning of properties prior to demolition permit issuance; costs of scanning; ownership, retention, and storage of scans; and opportunity to do a pilot for permanent historic designated properties.

A motion was made by ALD. STAMPER 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. [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

This file was held at the request of the property owner and rescheduled for the next meeting.

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 4 - Bauman, Stamper, Coggs, and Jackson

No 0

Excused 1 - Spiker

8. [250828](#) Substitute resolution granting the appeal of the Certificate of Appropriateness for rooftop solar panels at 2591 N. Summit Ave., in the North Point North Historic District for Chris Sanger.

Sponsors: THE CHAIR

Appearing:

Andrew Stern, HPC Planner

Ald. Alex Brower, 3rd Ald. Dist.

Chris Sanger, property owner

Alicia Chen Sanger, property owner

A presentation was given on the application and recommendation from the Historic Preservation Commission on the Certificate of Appropriateness application and appeal of the Historic Preservation Commission recommendation approving rooftop solar panels except those panels at the front.

Staff recommendation was to uphold HPC decision.

Mr. and Mrs. Sanger testified to grant the appeal to include approval of the front panels.

Ald. Burgelis was in support of the appeal.

Ald. Stamper moved to grant the appeal. (Prevailed 4-1) No - Bauman

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

Aye 4 - Stamper, Coggs, Jackson, and Spiker

No 1 - Bauman

[250828](#)

Substitute resolution granting the appeal of the Certificate of Appropriateness for rooftop solar panels at 2591 N. Summit Ave., in the North Point North Historic District for Chris Sanger.

Sponsors: THE CHAIR

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

Aye 4 - Stamper, Coggs, Jackson, and Spiker

No 1 - Bauman

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

9. [240909](#) Communication relating to the 2024-2025 activities of the Granville-Havenwoods Advisory Council.
- Sponsors:** THE CHAIR
- A motion was made by ALD. STAMPER 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
10. [241446](#) Communication relating to the 2025 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.
- Sponsors:** THE CHAIR
- A motion was made by ALD. STAMPER 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
11. [241500](#) Communication relating to the 2025 activities of the Bronzeville Advisory Committee.
- Sponsors:** THE CHAIR
- A motion was made by ALD. STAMPER 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

Meeting adjourned at 11:09 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>.