



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, May 5, 2026

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

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

1. [251773](#) A substitute ordinance relating to Department of Neighborhood Services enforcement of code violations for multi-unit residential properties.

Sponsors: Ald. Bauman

Appearing:

Mike Mazmanian, DNS

Gunnar Raasch, LRB

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

Ald. Larresa Taylor, 9th Ald. Dist.

Ald. Perez, Stamper, Jackson, Spiker, and Taylor added as cosponsors.

There was discussion on the intent of the file, Municipal Court handling of DNS outstanding orders, court action data in Accela, case judgements, current protocols, additional City Attorney review, and compilation of additional records.

Atty. Kirsten Pezewski, legal counsel for Rental Property Association of Wisconsin, Inc., testified with concerns and requested for additional time to review the file.

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

- [251773](#) A substitute ordinance relating to Department of Neighborhood Services enforcement of code violations for multi-unit residential properties.

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

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

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

2. [252240](#)

An ordinance relating to penalties for code violations on multi-unit residential nuisance properties.

Sponsors: Ald. Bauman

Appearing:

Mike Mazmanian, DNS

Gunnar Raasch, LRB

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

Ald. Larresa Taylor, 9th Ald. Dist.

Ald. Perez, Stamper, Jackson, Spiker, and Taylor added as cosponsors.

There was discussion on the intent of the file, Municipal Court handling of DNS outstanding orders, court action data in Accela, case judgements, current protocols, additional City Attorney review, and compilation of additional records.

Atty. Kirsten Pezewski, legal counsel for Rental Property Association of Wisconsin, Inc., testified with concerns and requested for additional time to review the file.

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

[252240](#)

An ordinance relating to penalties for code violations on multi-unit residential nuisance properties.

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

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

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. [252012](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Rita Square to allow additional building signage on the existing building located at 728 East Pleasant

Street, on the north side of East Pleasant Street, east of North Van Buren Street, in the 3rd Aldermanic District.

Sponsors: Ald. Brower

Appearing:
Tanya Fonseca, DCD

This minor modification was requested by Chiara Housing and Services Inc. to allow additional signage that will provide added visibility for the senior living facility on the subject site.

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. [251867](#)

A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, for the properties located at 2156 South 4th Street and 2166 South 4th Street, on the east side of South 4th Street, south of West Becher Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Tanya Fonseca, DCD
Bill Sinsky, The Druml Company
Pres. Ald. Jose Perez, 12th Ald. Dist.

This zoning change was requested by East Lincoln Avenue, LLC to allow a wider mix of uses within the existing building at 2156 South 4th Street and also includes the City-owned vacant site to the south at 2166 South 4th Street. Anticipated for the future at the site was a Riverwalk extension.

Pres. Ald. Perez had no objections.

No public testimony.

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. [251606](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential, RS2, to Multi-Family Residential, RM3, for the property located at 11919 West Bradley Road, to allow multi-family residential development on a portion of the site located on the south side of West Bradley Road, east of North 124th Street, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Appearing:

Tanya Fonseca, DCD

Marques Morgan, Scott Crawford, Inc.

Dr. Robert Randolph, Kingdom Faith Fellowship Church

Tim Wolosz, Engberg Anderson Architects

Ald. Larresa Taylor, 9th Ald. Dist.

The subject site is currently occupied by Kingdom Faith Fellowship Church. With the owner's permission, the applicant, Scott Crawford, Inc., is requesting rezoning of the site to RM3 to allow construction of 100 senior housing units in townhouse-style flat buildings adjacent to the church.

Ald. Taylor 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

6. [252191](#)

Resolution approving Amendment No. 8 to the Project Plan for Tax Incremental District No. 56 (Erie Jefferson), to allow donations to Tax Incremental District No. 89 (Garfield & North) and Tax Incremental District No. 106 (McKinley School), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Alyssa Remington, DCD

This resolution approves Amendment No. 8 to TID No. 56, which approves donations to Tax Incremental District No. 89 (Garfield & North), in the 6th Aldermanic District, and to Tax Incremental District No. 106 (McKinley School), in the 15th Aldermanic District.

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. [252192](#)

Resolution approving a Project Plan and Development Agreement, authorizing expenditures, and creating Tax Incremental District No. 133 (2711 West Wells), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Diana Kanter, DCD

Pat O'Brien, Milwaukee Development Corporation

Tax Incremental District No. 133 consists of three (3) parcels located at 2711 West

Wells, 2805 West Wells and 763 North 28th Street in the Near West Side neighborhood. The District is being created to support the new construction of 124 affordable rental housing units offered to elderly households earning between 30 to 80 percent of area median income. Fourteen (14) units will be set aside for veterans and eighteen (18) units will be designated as supportive housing.

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. [252195](#) Resolution authorizing the Redevelopment Authority of the City of Milwaukee to enter into a lease with ABM Industry Groups, LLC, for 634 North 5th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Appearing:
David Misky, DCD*

This resolution authorizes the Redevelopment Authority of the City of Milwaukee to enter into a lease with ABM Industry Groups, LLC for 634 North. 5th Street.

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

Aye 4 - Bauman, Stamper, Jackson, and Spiker

No 0

Excused 1 - Coggs

9. [252194](#) Resolution to facilitate expansion of Milwaukee Public Schools' Dr. Martin Luther King Jr. Playfield by authorizing conveyance of two Redevelopment Authority of the City Milwaukee-owned vacant lots to the City of Milwaukee in trust for the Board of School Directors, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

*Appearing:
David Misky, DCD*

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, Jackson, and Spiker

No 0

Excused 1 - Coggs

10. [260026](#) Substitute resolution relating to the issuance of revenue bonds by the Public Finance Authority to finance the acquisition of two multi-family

residential rental properties known as Arbor Ridge Apartments and St. James Place.

Sponsors: THE CHAIR

Appearing:

Mary Schanning, Deputy City Attorney

Ald. Larresa Taylor, 9th Ald. Dist.

Ray Jones, bond counsel

Troy Thomas

Emily Zackon

The Public Finance Authority is a public body corporate and politic created by the State of Wisconsin with the authority to issue conduit revenue bonds to finance a project with the approval of the political subdivision in which the project is located. This resolution constitutes City approval of the issuance of conduit revenue bonds by the Public Finance Authority for the multifamily housing facilities owned by Bedford Arbor Ridge, LLC and Bedford St James, LLC, and located at 7960-7972 N 107th Street and 10300 W Fountain Avenue, respectively. City approval of the project and the issuance of the bonds shall not give rise to a debt or pecuniary liability or a legal or moral obligation of the City for any reason whatsoever.

Ald. Taylor was in opposition to the file and the proposed development project for affordable housing.

A presentation was given on details of the proposed development project (St. James Place & Arbor Ridge) and its financing.

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

[260026](#)

Substitute resolution relating to the issuance of revenue bonds by the Public Finance Authority to finance the acquisition of two multi-family residential rental properties known as Arbor Ridge Apartments and St. James Place.

Sponsors: THE CHAIR

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

A motion was made by ALD. JACKSON 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

11. [252059](#)

Substitute resolution authorizing the sale-back to Michael J. Lowrey and Charlene Hinchliffe former owners of the City-owned tax-deeded property

located at 1847 North 2nd Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Kari Smith, DCD
Cindy Wright-Smith, DCD

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

[252059](#)

Substitute resolution authorizing the sale-back to Michael J. Lowrey and Charlene Hinchliffe former owners of the City-owned tax-deeded property located at 1847 North 2nd Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

**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

12. [252197](#)

Resolution authorizing the sale-back to Maurice Mcrae, former owner of the City-owned tax-deeded property located at 3613 North 23rd Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

**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

13. [252207](#)

Resolution authorizing the sale-back to Ramon Tiburcio & Anselmo Garcia, former owners of the City-owned tax-deeded property located at 1005-07 South 30th Street, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

**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. [252198](#) Resolution authorizing the sale-back to Shalesha Bergeron, former owner of the City-owned tax-deeded property located at 2247 North 41st Street, in the 15th Aldermanic District.
- Sponsors:** Ald. Stamper
- 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. [252199](#) Resolution authorizing the sale-back to Willie C. Robinson & Inez M. Robinson, former owners of the City-owned tax-deeded property located at 2539 North 27th Street, in the 15th Aldermanic District.
- Sponsors:** Ald. Stamper
- 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
16. [252200](#) Resolution authorizing the sale-back to Rodrigo Castillo Luna, former owner of the City-owned tax-deeded property located at 2329 North 15th Street, in the 15th Aldermanic District.
- Sponsors:** Ald. Stamper
- 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. [252201](#) Resolution authorizing the sale-back to Stephen L. Perkins, former owner of the City-owned tax-deeded property located at 2436 North 25th Street, in the 15th Aldermanic District.
- Sponsors:** Ald. Stamper
- 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
18. [252202](#) Resolution authorizing the sale-back to William W. Jackson, former owner of the City-owned tax-deeded property located at 3325 North 45th

Street, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

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

19. [252203](#)

Resolution authorizing the sale-back to Emily Knox, former owner of the City-owned tax-deeded property located at 3970 North 29th Street, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

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

20. [252204](#)

Resolution authorizing the sale-back to Joseph Holman, former owner of the City-owned tax-deeded property located at 3245-47 North 23rd Street, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

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

21. [252206](#)

Resolution authorizing the sale-back to Angelo Clark, former owner of the City-owned tax-deeded property located at 3038 North Dr. Lester Carter Drive, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

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 10:47 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>.