



# 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*

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Wednesday, May 27, 2026

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:02 a.m.

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

1. [260053](#) Resolution authorizing the acceptance of an unsolicited offer to purchase from Maxon Industries, Inc. for the portion of the City-owned tax deed property at 6600 North Teutonia Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*

*Matt Haessly, DCD*

*Ald. Andrea Pratt, DCD*

*William Maxon, Maxon Industries, Inc. (The Buyer)*

*Ald. Pratt was in support.*

*The Buyer is seeking to acquire approximately 1.6 acres of the 6.05-acre Property or about 69,696 square feet in order to implement its phased expansion for Maxon Industries Incorporated.*

**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

2. [260054](#) Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 1318 West Ring Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Cindy Wright-Smith, DCD*

*This resolution authorizes the sale-back to the Former Owner of the City-owned Neighborhood Property pursuant to Section 304-49-5 of the Milwaukee Code of*

*Ordinances.*

**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

3. [260056](#) Resolution authorizing the sale-back to former owners of the City-owned tax-deeded property located at 3769 North 2nd Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

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

*This resolution authorizes the sale-back to the Former Owner of the City-owned Neighborhood Property pursuant to Section 304-49-5 of the Milwaukee Code of Ordinances.*

**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

4. [260052](#) Resolution authorizing the sale of the City-owned tax deed property at 420 East North Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*  
*Rosita Ross, DCD*  
*Ryan Champagne, buyer*  
*Mrs. Champagne*

*Ryan Champagne ("Buyer") owns the abutting commercial building at 416 East North Avenue and currently operates a doggy daycare facility. The Buyer's, or its assignee's, goal is to add an outside patio and maintain the green space as an outdoor play area for pets being serviced.*

**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

5. [252196](#) Resolution declaring the Department of Public Works parking lot at 1335 North 12th Street as surplus to municipal needs and authorizing acceptance of an unsolicited offer to purchase from Vliet Street Lofts, LLC, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
*Rosita Ross, DCD*

*Vliet Street Lofts, LLC, (the Buyer) owned and operated by Gorman & Company and Lutheran Social Services. The Buyer is seeking additional surface parking at the Property to accommodate its development at 1220 West Vliet Street.*

**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. [252247](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Riverwest Apartments to allow additional signage on the mixed-use building located at 1132 East North Avenue, on the north side of East North Avenue, west of North Commerce Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Brower

*Appearing:*  
*Tanya Fonseca, DCD*  
*Maire Cait Mullen, FoodRight*

*This minor modification was requested by GenCap KG North Avenue 50, LLC and will allow additional Type A wall signage for the Riverwest Food Accelerator tenant that is consistent with the previously approved signage for the mixed-use building,*

**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

*This file was returned to committee to adhere to a technical timing requirement, and a full presentation was given at the last meeting.*

**A motion was made by ALD. SPIKER 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. [260049](#) Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 67 (Pabst Brewery/The Brewery Project),

authorizing expenditures and authorizing approval of the Land Acquisition Report, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
Dan Casanova, DCD  
David Misky, DCD  
Larry Kilmer, DCD

*Amendment No. 2 to Tax Incremental District No. 67 would provide up to \$16,700,000 for public infrastructure improvements, \$500,000 for commercial corridor programs, \$1,500,000 for property acquisition (and related site work), \$1,500,000 for housing programs, \$1,500,000 for contingency and \$750,000 in administrative costs, totaling \$22,450,000. This file also approves the acquisition of property, as outlined in the attached Land Acquisition Report.*

*There was discussion regarding potential developments, process towards development, and concerns of incorporating the Raze & Revive Program.*

**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

9. [260050](#)

Substitute resolution authorizing the conveyance of thirteen Redevelopment Authority of the City of Milwaukee-owned vacant lots to the City of Milwaukee, in the King Park neighborhood, within the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
Dan Casanova, DCD  
David Misky, DCD  
Larry Kilmer, DCD

*This substitute resolution authorizes the conveyance of thirteen Redevelopment Authority of the City of Milwaukee-owned lots to the City of Milwaukee, to consolidate ownership in conjunction with new land acquisitions, according to the conditions in a Land Transfer Report pursuant to Section 304-49, Milwaukee Code of Ordinances.*

*There was discussion regarding potential developments, process towards development, and concerns of incorporating the Raze & Revive Program.*

**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

10. [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

**A motion was made by ALD. JACKSON that this Ordinance be REFERRED TO to the STEERING & RULES COMMITTEE . This motion PREVAILED by the following vote:**

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

**No** 0

11. [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

**A motion was made by ALD. JACKSON that this Ordinance be REFERRED TO to the STEERING & RULES COMMITTEE . This motion PREVAILED by the following vote:**

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

**No** 0

12. [260086](#)

Communication from the Department of Compliance and Engagement relating to the 2025 annual report of the Residents Preference Program.

**Sponsors:** THE CHAIR

*Appearing:*  
*Mary Reed, DCE*

*Ms. Reed gave a presentation on the full 2025 annual report as contained in the file.*

*There was discussion on enforcement and non-compliance, utilization of ACRE program, inclusion of DCD to future presentations, targeted outreach efforts, tracking of participants, and apprenticeships.*

*Members requested for a breakdown of participation numbers by trade and zip code.*

**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

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

13. [251097](#)

Communication from the Department of Compliance and Engagement relating to the 2024 annual report of the Residents Preference Program.

**Sponsors:** THE CHAIR

**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

14. [251193](#) An ordinance relating to reporting requirements for tax incremental districts approaching close-out.

**Sponsors:** Ald. Perez

**A motion was made by ALD. SPIKER that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

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

**No** 0

15. [251685](#) A substitute ordinance relating to the appeal of certain determinations by the city plan commission.

**Sponsors:** Ald. Perez

**A motion was made by ALD. SPIKER that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

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

**No** 0

16. [252016](#) Resolution authorizing approval of the Land Disposition Report and the sale of the City-owned tax deed property at 4016 West Silver Spring Drive, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

**A motion was made by ALD. SPIKER 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 10:09 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>.