



# 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**

**Legislative Liaison, Jeffrey Osterman, 414-286-2262,  
joster@milwaukee.gov**

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Monday, July 28, 2025

1:30 PM

Room 301-B, City Hall

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Meeting convened at 1:31 p.m.

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

1. [250423](#) Appointment of James Nelson to the Housing Authority by the Mayor.  
(3rd Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:*

*Amber Danyus, Mayor's Office*

*James Nelson*

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

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

**No** 0

2. [250425](#) Appointment of Howard Snyder to the Housing Authority by the Mayor.  
(3rd Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:*

*Amber Danyus, Mayor's Office*

*Howard Snyder*

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

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

**No** 0

3. [250530](#) Substitute resolution approving a Land Disposition Report and

authorizing the sale of the City-owned tax deed property at 3608-10 West Villard Avenue, 3614-16 West Villard Avenue and 5219-25 North 36th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*

*Dwayne Edwards, Dept. of City Development*

*Ald. Andrea Pratt, 1st Ald. Dist.*

*Thomas Matthews, Sr., Lincoln Creek Development, LLC (buyer)*

*The buyer seeks to provide a full-service entertainment experience for Milwaukee residents and tourists alike at the former Agape Theater.*

*Ald. Pratt was in support.*

**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. [250531](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4124 West Villard Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*

*Dwayne Edwards, Dept. of City Development*

*Ald. Andrea Pratt, 1st Ald. Dist.*

*Moeneek Cannaday, Corner Stone Memorial Funderal Services, LLC (buyer)*

*The buyer seeks to provide additional funeral and support services at the property, which is adjacent to her funeral business.*

*Ald. Pratt was in support.*

**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. [250532](#)

Resolution authorizing the sale of the City-owned tax deed property at 3474-78 North 2nd Street and 135-37 West Keefe Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Rosita Ross, Dept. of City Development*

*Jasper Sykes, buyer*

*The buyer will seek to bring a newly renovated childcare development center and residential living space.*

**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. [250528](#)

Substitute resolution approving the Land Disposition Report and Due Diligence Checklist and authorizing assignment pursuant to 75.106 Wisconsin Statutes of 2621 West North Avenue and the sale of 2621 Adjacent West North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Matt Haessly, Dept. of City Development*

*Antonio, Matt Talbot Recovery Services, Inc.*

*This resolution, if the City of Milwaukee is successful in tax foreclosure, authorizes the assignment of the tax delinquent parcel at 2621 West North Avenue and the sale of 2621 Adj. West North Avenue to Matt Talbot Recovery Services, Inc.*

**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. [250527](#)

Substitute resolution approving the Land Disposition Report and Due Diligence Checklist and authorizing assignment pursuant to 75.106, Wisconsin Statutes, of 312 West Keefe Avenue, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Matt Haessly, Dept. of City Development*

*Kai Trimble-Lea, Kreation Consulting Group, LLC*

*This resolution, if the City of Milwaukee is successful in tax foreclosure, authorizes the assignment of the tax delinquent parcel at 312 West Keefe Avenue to Kreation Consulting Group, LLC.*

*Ms. Coggs was in support.*

**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

8. [250524](#) Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 59, Bronzeville Cultural and Entertainment District, and authorizing additional funding and expenditures, and approving grants, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs and Ald. Stamper

*Items 8 and 9, CCFNs 250524 and 250534, were taken together.*

*Appearing:*

*Lori Lutzka, Dept. of City Development*

*Brian Sonderman, Milwaukee Habitat for Humanity*

*This resolution approves Amendment No. 1 to TID No. 59, which authorizes the expenditure of \$5,000,000 in additional project funding for public infrastructure improvements and various street amenities, public art, commercial renovation for capital expenditures, construction of new homes to support affordable home ownership and administrative costs.*

*Ald. Coggs was in support.*

*Testimony in support:*

*Cassandra Brooks, Halyard Park resident*

*Lennie Mosley, Halyard Park resident*

*Ald. Stamper added as a cosponsor.*

**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. [250534](#) Resolution authorizing the acceptance of unsolicited offers to purchase City owned vacant lots in the City of Milwaukee, for the construction of seven new single-family homes within a half-mile of Tax Incremental District No. 59, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs and Ald. Stamper

*Items 8 and 9, CCFNs 250524 and 250534, were taken together.*

*Appearing:*

*Lori Lutzka, Dept. of City Development*

*Brian Sonderman, Milwaukee Habitat for Humanity*

*Land will be sold to support the amended plan for Tax Incremental District (TID) No. 59, Bronzeville. This portion of the amendment will support the construction of seven owner-occupied homes by Milwaukee Habitat for Humanity.*

*Ald. Coggs was in support.*

*Testimony in support:*

*Cassandra Brooks, Halyard Park resident*

*Lennie Mosley, Halyard Park resident*

*Ald. Stamper added as a cosponsor.*

**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. [250154](#)**

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 123 (Northwoods), in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Ald. Jackson moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)*

*Proposed Substitute A accepted into the file as Substitute 1.*

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

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

**No** 0

**[250154](#)**

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 123 (Northwoods), in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Lori Lutzka, Dept. of City Development*

*Paul Moore, KCG Companies*

*Tax Incremental District No. 123 consists of one parcel located at 2515 North 2nd Street. The District is being created to assist in the rehabilitation of an affordable housing project containing 72 apartments and approximately 913 square feet of commercial space. The Tax Incremental District will fund a grant in an amount not to exceed \$1,670,000.*

*Ald. Coggs was in support.*

**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

**11. [250526](#)**

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 128 (Compass Lofts), in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Items 11 and 12, CCFNs 250526 and 250529, were taken together.*

*Appearing:*

*Matt Haessly, Dept. of City Development*

*Larry Kilmer, Dept. of City Development*

*Nicole Robbins, MLK Economic Development Corp*

*Anthony Kazee, KG Development Group*

*Tax Incremental District No. 128 consists of one parcel located at 3116 North Dr. Martin Luther King, Jr. Drive. The District is being created to assist in the new construction of a four-story mixed-use development including 67 residential units of which 56 will be designated as affordable housing units. The Tax Incremental District will fund, not to exceed, an amount equal to \$1,370,000 as further described in the Project Plan attached to this Common Council file.*

*Ald. Coggs was in support.*

**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. [250529](#)**

Substitute resolution authorizing the sale of the City-owned property at 3116 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Items 11 and 12, CCFNs 250526 and 250529, were taken together.*

*Ald. Spiker moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)*

*Proposed Substitute A accepted into the file as Substitute 1.*

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

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

**No** 0

**[250529](#)**

Substitute resolution authorizing the sale of the City-owned property at 3116 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Matt Haessly, Dept. of City Development*

*Larry Kilmer, Dept. of City Development*

*Nicole Robbins, MLK Economic Development Corp*

*Anthony Kazee, KG Development Group*

*The Project will entail Compass Lofts MLKEDC, or its assigns to acquire the Project Site from the City and thereupon construct a four-story mixed-use development in the*

*Harambee neighborhood.*

*Ald. Coggs was in support.*

**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. [250525](#)**

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 127 (100 East Wisconsin), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Larry Kilmer, Dept. of City Development*

*John Valassio*

*Joe Klein, Klein Development Inc.*

*Tax Incremental District No. 127 consists of one parcel located at 100 East Wisconsin Avenue. The District is being created to assist in the historic rehabilitation and conversion of an office building to a 373-unit multi-family residential building with 20 percent of units set aside for households earning up to 100% of the Area Median Income. The Tax Incremental District will fund, not to exceed, an amount equal to \$14,400,000 as further described in the Project Plan attached to this Common Council file.*

**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

**Abstain** 1 - Coggs

**Meeting adjourned at 3:58 p.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>.**