



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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Tuesday, November 18, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

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

1. [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

There was discussion on finding solutions and funding to repair and maintain the Marcus Center parking structure.

A motion was made by ALD. JACKSON that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Bauman, Stamper, Jackson, and Spiker

No 0

Excused 1 - Coggs

2. [250966](#) Substitute resolution directing the Department of City Development to prepare a new Request for Proposals for redevelopment of the City-owned Marcus Center Parking Structure site.

Sponsors: Ald. Bauman

Appearing:

Kevin Gilinko, Marcus Performing Arts Center CEO

Katie Dillow, Marcus Performing Arts Center CFO

Lafayette Crump, DCD Commissioner

There was discussion on plans, timeline, and RFP going forward for taking new proposals for the 1005 E. Edison project and the Marcus Center Parking Structure sites.

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 3 - Bauman, Stamper, and Jackson

No 0

Excused 2 - Coggs, and Spiker

3. [251136](#)

Resolution authorizing the Redevelopment Authority of the City of Milwaukee to enter into a Purchase and Sale Agreement with SOHI Corner, Inc. for the approximate 9,874 square foot parking lot at 748 North 27th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Rosita Ross, Dept. of City Development

John Hennessey, SoHi property owner

Charlotte John-Gomez, Sietbert Luther Foundation

The Property will be sold to SoHi so it may expand and improve its parking facilities for the Sohi tenants at 760 North 27th Street for their customers and constituents and for certain parking related to nearby retail.

A motion was made by ALD. STAMPER 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

4. [251165](#)

Resolution authorizing an amendment to a development agreement, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Alyssa Remington, Dept. of City Development

Matt Dorner, Milwaukee Downtown BID 21

This resolution directs the City of Milwaukee to enter into an amendment to the 103 West Clybourn Street Riverwalk Development Agreement among Run PKG, Inc. and the Redevelopment Authority of the City of Milwaukee to share in the total cost of constructing the Riverwalk improvement with funds provided from TID No. 68, in the 4th Aldermanic District. The City is willing to provide the Developer with an additional \$70,000, an amount not to exceed \$670,000, from TID #68 (First Place) to reimburse the city's share of eligible costs of constructing the public Riverwalk Improvements

(the "Public Improvements").

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

5. [251166](#)

Resolution authorizing an amendment to a development agreement, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Alyssa Remington, Dept. of City Development

James Washington, Dept. of Public Works

Carl Kaeding, Kaeding Development Group

This resolution directs the City of Milwaukee to enter into an amendment to the Corcoran Street Extension and Harbor Drive Public Improvements Development Agreement among Milwaukee Apartment Ventures, LLC and the Redevelopment Authority of the City of Milwaukee to reimburse the eligible increased costs of constructing the extension of Corcoran Avenue, in the Third Ward. The City is willing to provide the Developer with an additional \$100,000, an amount not to exceed \$3,655,000, from TID #56 (Erie Jefferson) to reimburse the eligible costs of constructing the public extension of Corcoran Avenue (the "Public Improvements").

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

6. [250888](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, for the property located at 2560 North Teutonia Avenue, on the east side of North Teutonia Avenue, south of West Clarke Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:

Tanya Fonseca, Dept. of City Development

Rosita Ross, Dept. of City Development

Tyrone Tubbs, buyer

This zoning change was requested by Tyrone Tubbs, who intends to purchase the property from the City of Milwaukee and combine it with the property to the south, 2554 North Teutonia Avenue, which is zoned RT4, and utilize it as greenspace for their home.

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

Meeting recessed at 9:43 a.m.

Meeting reconvened at 10 a.m.

10 AM

7. [250995](#) Substitute resolution granting permanent historic designation to the Milwaukee Auditorium and Milwaukee Arena, 412 W. Kilbourn Avenue, in the 400 and 500 blocks of W. Kilbourn Avenue, in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tim Askin, Historic Preservation Commission Planner

Mr. Askin gave an overview presentation on the permanent historic designation to the Milwaukee Auditorium and Milwaukee Arena.

This resolution grants permanent historic designation to the Milwaukee Auditorium and Milwaukee Arena, 412 W. Kilbourn Ave., in the 400 and 500 blocks of W. Kilbourn Avenue, in the Fourth Aldermanic District. The Historic Preservation Commission recommended permanent historic designation as a City of Milwaukee Historic District as a result of fulfillment of criteria f-1, f-2, f-5, f-6, and f-9 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

Ald. Bauman said that permanent historic designation would not prevent future demolition but would require a review and approval process for future demolition. Public testimony should focus on permanent historic designation criteria.

Public testimony in support:

Mayor Dennis McBride, City of Wauwatosa

Matt Jarosz, UW-Milwaukee & Historic Preservation Commission

Patti Keating-Kahn, Milwaukee Downtown BID 21 & Historic Preservation Commission

Keri Duce, UW-Milwaukee Chief Government Relations Officer

Harris Turer, Milwaukee Admirals CEO & Owner

Andre Douglas, Boys & Girls Club of Greater Milwaukee

Emma Rudd, Milwaukee Preservation Alliance

Gino Fazzari, Calderone Club

Brent Brashier, Doc's Smoke House

Public testimony in opposition:

*Marty Brooks, Wisconsin Center District CEO
Atty. Joseph Pickart, Husch Blackwell (legal counsel to Wisconsin Center District)
Jose Martin, resident
Nicholas Campbell, IBEW Local 494
Thomas Moore, resident*

Ald. Bauman passed the gavel to Ald. Stamper.

**A motion was made by ALD. BAUMAN 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 11:54 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>.**