



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### BRONZEVILLE ADVISORY COMMITTEE

*LASHAWNDRA VERNON, CHAIR*

*Raynetta Hill, Vice-Chair*

*Theresa Garrison, Anthony Smith, Baboonie Tatum, Rayhainio  
Boynes, Terrence Moore, Sr.*

*Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,  
clee@milwaukee.gov*

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Monday, January 13, 2025

9:00 AM

Virtual Meeting

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This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://meet.goto.com/600997429>. You can also dial in using your phone United States: +1 (224) 501-3412 and Access Code: 600-997-429.

**1. Call to order.**

*Meeting called to order at 9:04 a.m.*

**2. Roll call.**

**Present** 7 - Garrison, Vernon, Boynes, Smith, Tatum, Hill and Moore,

**Also present:**

*Kyle Gast, Dept. of City Development  
Ed Richardson, Dept. of City Development  
Tess Wynn, Dept. of City Development  
Ald. Milele Coggs, 6th Ald. Dist.  
Matt Haessly, Dept. of City Development*

**3. Review and approval of the previous meeting minutes from November 18 and December 16, 2024.**

*The meeting minutes were approved without objection.*

**4. Bronzeville RFPs, listings, projects, programs, initiatives, events, grants, activities, plans, or other aspects for update, discussion, presentation, review, motion, recommendation, and/or approval.**

*a. 3030, 3048, 3056 & 3064 N. Dr. Martin L. King Jr. Dr. (Union at the Rose Park)  
BOZA dimensional variance application*

*Appearing:*

*Rachel Kriech, The Annex Group*

*Vice-chair Hill inquired about exact rent costs and/or rent cost ranges.*

*Ms. Kriech replied. Exact rent costs will not be known until after their financing closes. Rents will be on par with the market. 15 units will be at 30% AMI, 30 units at 50% AMI, 25 units at 60% AMI, and 5 units at market rate. An in-depth market analysis will be done that will include consideration of the rents of new developments in the area. Demand in the area is high based on their research thus far.*

*Chair Vernon inquired about a WHEDA response and the possibility to add an artistic addition into the development to align with the district and corridor.*

*Mr. Lee said that WHEDA did not respond back despite attempts to contact them.*

*Mr. Richardson said that before the committee for review and approval is the BOZA dimensional variance concerning glazing on the first floor. Additionally, staff needs further review and approval on building material regarding the siding and stoops.*

*Vice-chair Hill said that she will support the dimensional variance request on the glazing if there has been no major design changes from what was presented previously.*

*Ms. Kriech said that her team will update the materials for the stoops to be brick, there has been no major design changes from what was presented before, and they are open to explore adding an artistic addition to the development based on getting more details.*

*Vice-chair Hill moved approval of the BOZA dimensional variance application with respect to the glazing conditioned upon the applicant to work further with DCD staff in refining any outstanding design details.*

*A roll call vote was taken. Motion prevailed with 5 ayes, 0 noes, 1 excused (Smith), and 1 abstention (Boynes).*

*b. DCD Planning disposition strategy for City-owned residential developable lots in Harambee and Bronzeville*

*Ms. Wynn presented. Her office (DCD) wanted to come before the committee to share and obtain feedback on their internal strategy to market and sell about 225 residential vacant buildable lots in Harambee and a portion in Bronzeville. Thus far about 50 lots will be for new construction through Community Development Alliance (11 lots) and Habitat for Humanity (40 lots). There are about 170 more buildable lots owned by the City and the Redevelopment Authority for the City of Milwaukee. Their disposition strategy includes partnering with firms (such as the ones mentioned), increasing community awareness, encouraging new development that will fit the neighborhood, having new development meet the standards of the historic overlay in Harambee, ensuring new developments meet current zoning requirements, sale only to owner occupants or spec homes (for builders) requiring 5-year occupancy, no sales to investors, listing of lots in 2-3 month stages at a time, and pricing of lots not more than \$20,000 each. Their review process of applications would include plan and design review and closing (4-6 months). Construction and occupancy should occur within 12 months of closing.*

*Members inquired about incorporating the ARCH program, prioritizing artistic creatives and entrepreneurs, housing design requirements, impact from the Growing MKE plan, and timeline to finalize the strategy.*

*Vice-chair Hill said she was concerned about gentrification and displacement in expediting the sale of vacant lots in large numbers, which may change the dynamic and landscape of neighborhoods.*

*Chair Vernon said that the City's Anti-displacement Plan should be revisited and applied to the strategy. High property prices are a barrier. Her main suggestions are to prioritize and support existing homeowners, tenants, and creatives.*

*Ms. Wynn and Mr. Gast commented. There is an abundance of vacant lots for sale. The bulk of the inventory will be for their partners to develop. More homeownership will add balance to the rental developments that are occurring in the area. Their intention is to test the market and put only a handful on sale. They intend to take small steps in selling the lots among other efforts. There can be consideration of doing a pilot program to sell a certain number of lots and then revisit the results of the pilot program next year. They will explore the ARCH program further. The Brewers Hill and Harambee overlay would apply to homes built south of Locust St. Those overlay requirements call for larger homes with front porches, roof pitches, and historic design among other things. Homes built north of Locust St. will be open to a variety as long as they meet current zoning. The Growing MKE plan proposes RT4 districts that will allow up to 4 units on a lot if a lot is big enough. Due to owner occupancy restrictions, the lots most likely will only support up to 2 units (duplexes) with owner occupancy in one unit and rental in the second unit. The plan originally included 8 units on a lot, but that was removed from the plan. They were in agreement about gentrification concerns and consideration of anti-displacement measures, which do not conflict with their efforts. The Anti-displacement Fund is through CDA, and the City provides technical assistance.*

*Ald. Coggs requested that she be directly included before any strategy is instituted. Gentrification and displacement are high concerns for her. There needs to be thorough examination and great attention given to develop the disposition strategy.*

*Chair Vernon questioned next steps.*

*Ms. Wynn replied that they appeared today to gather information only and are open to work with the committee, Ald. Coggs, and other partners to further develop the disposition strategy.*

*Chair Vernon said she would like to invite Community Development Alliance and Habitat for Humanity to the next meeting to discuss the strategy with them, particularly to learn about their plans and findings on anti-displacement.*

*c. Common Council File Number 241216, Resolution relating to the expansion of the Bronzeville Cultural and Entertainment District*

*Ald. Coggs commented. There have been differing explanations given on the boundaries of the district. Her goal was to unify all the boundaries for the district and to expand the boundaries to be more historically accurate. The committee has been reviewing adjacent areas to the district. There is an amended version of the legislation*

*that highlights other neighborhoods such as Harambee and Brewers Hill. The expanded boundaries are West Walnut Street to West Burleigh Street and from North Dr. Martin Luther King Drive to North 7th Street and North Halyard Street. The legislation will be considered tomorrow at the City's Zoning, Neighborhoods and Development Committee. Members are encouraged to attend tomorrow's meeting in support.*

*Chair Vernon and member Moore, Sr. indicated that they will attend tomorrow's meeting.*

*Vice-chair Hill moved approval of the resolution, as presented, to expand the boundaries of the Bronzeville Cultural and Entertainment District. There was no objection.*

*d. DCD Commercial Corridor grant updates*

*Member Moore, Sr. gave an update. The grant program (\$1 million) was cut in half in funding for the 2025 budget year to \$500,000. As a result, the application process will be more competitive than in the past with additional criteria. Higher consideration will be given to projects that impact the community more, are more shovel ready, and have financing in place. Their office will do their best to allocate these funds to those who need it.*

*e. DCD Real Estate updates*

*Mr. Haessly gave an update. Their office has acquired two outside appraiser companies to help appraise properties in the Bronzeville district, which will help DCD market those properties accordingly. Future RFP drafts for sale of properties within the district will be brought to the committee in the future for review.*

*f. Other*

*There was no other discussion.*

**5. Public comments and/or announcements.**

*Member Smith announced the 41st consecutive celebration of Martin Luther King, Jr.'s birthday at the Marcus Performing Arts Center on Monday, January 21, 2025 at 4 p.m. The celebration will feature K5-12 student interpretations via art, writing, speech, and other performances. There will be complementary parking and a reception afterwards.*

*La Risa Lynch, Milwaukee Journal Sentinel, inquired about the number of vacant lots north and south of Locust St., vacant lot costs, CDA, and the old boundaries of the Bronzeville district.*

*Mr. Gast replied that vacant lots are evenly distributed north and south of Locust St., lots will be at affordable prices at \$20,000 or less, and CDA was a philanthropic partner in the housing sector focused on addressing housing issues.*

*Chair Vernon directed Ms. Lynch to contact staff offline to get further answers to her questions.*

**6. Next steps.**

a. *Agenda items for the next meeting*

*Discussion on DCD Planning disposition strategy for City-owned residential developable lots with Community Development Alliance and Habitat for Humanity.*

*Further agenda items to be determined.*

b. *Next meeting date and time (Mon., March 17, 2025 at 9 am)*

7. **Adjournment.**

*Meeting adjourned at 10:16 a.m.*

*Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office*