



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,

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Legislative Liaison, Ted Medhin, 286-8681,

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Monday, November 18, 2024

9:00 AM

Virtual Meeting

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/191211405>. You can also dial in using your phone United States: +1 (872) 240-3412 and Access Code: 191-211-405.

1. Call to order.

Meeting called to order at 9:07 a.m.

2. Roll call.

Present 5 - Garrison, Vernon, Boynes, Hill and Moore,

Absent 1 - Smith

Excused 1 - Tatum

Also present:

Kyle Gast, Dept. of City Development

Matt Haessly, Dept. of City Development

Ed Richardson, Dept. of City Development

Ald. Milele Coggs, 6th Ald. Dist.

Akuwa Dantzler, 6th Ald. Dist.

3. Review and approval of the previous meeting minutes from September 23, 2024.

Meeting minutes from September 23, 2024 were approved without objection.

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

A. 3030, 3048, 3056 & 3064 N. Dr. Martin L. King Jr. Dr. affordable housing development (Union at the Rose Park) for review and/or approval.

Appearing:

Rachel Kriech, The Annex Group

Ms. Kriech presented. They were a national multi-family affordable housing developer and property manager. They were based in Indiana. They acquired the sites that had two vacant structures and surface parking lot. They demolished the structures two months ago and did environmental remediation for the site with a former auto repair structure. Total site acreage was 1.39 acres. Their new development would be a single 4-5 level building with 75 affordable units, 12 town homes units, 50 surface parking spaces, integrated amenities, and community space. They examined and believe the development meets the Harambee District plan calling for affordable housing as a goal of the plan. They were awarded WHEDA tax credits. Some units would be for veterans. Town home units would be for families. Amenities would be situated along MLK Jr. Dr. to resemble a storefront feel. Exterior would have a variety of panel and siding. The project was their first one in Milwaukee. They were specifically coming to the committee to seek review and approval of their application to the Board of Zoning Appeals seeking a dimensional glazing variance on a 60% glazing requirement for the ground floor. They would not be able to meet that requirement.

Members inquired about the housing units, area medium income eligibility, portfolio targeted area, property management, use of basements

Ms. Kriech replied. There would be 18 1-bedroom units, 35 2-bedroom units, and 22 3-bedroom units (including 12 town home style units). They would target 30-60% AMI levels with 15 units at 30 percent, 30 at 50 percent, 25 at 60 percent, and 5 units at market rate. 9 units would be set aside specifically for veterans. They would be enterprise green certified and do green development. Their target areas were predominantly in urban infill areas and were well versed to address challenging sites. There would be no basements in the development.

Chair Vernon said that she was concerned about a lack of early committee review of this project. This project was coming to the committee late after approvals had already been obtained with WHEDA and/or through the Department of City Development (DCD). She questioned why this project did not come to the committee early from the beginning like other development projects prior to any WHEDA or City approvals? She also would like for WHEDA to come before the committee to have a conversation about their application and review process relating to development in Bronzeville.

Mr. Gast replied that DCD's role in the process was just to certify that the number of units generally complies with the zoning. No City approvals on the project have been made. There were no City processes required (rezoning, TIF financing, land sale) other than BOZA review, which was before the committee for a recommendation. The project complies with current zoning.

Mr. Haessly said that the difference for this project was that it was a private project unlike the other proposals that had come before the committee. Those other projects involved City-owned or RACM-owned sites and/or other City processes.

Members said they were held accountable to the community. They further inquired about community engagement, hiring from the local community on the proposed

development, specific approval being sought from the committee, and project timeline.

Ms. Kriech replied. They have had a lengthy process on the project, had spoken to Ald. Coggs earlier in the year, did significant research on area plans, provided details to WHEDA, and provided much commitment towards affordable housing. Their company also provides community service operations, which would exist at the new development. Their construction team does first look to hire from a local community. They were open to engage with the community and to a community meeting. They were seeking from the committee to support their BOZA dimensional variance application in not being able to meet the 60% glazing requirement for their town home ground floor unit windows.

Mr. Gast commented. The 60% glazing requirement aimed to preserve storefronts. The variance being sought would be appropriate for a residential development at this location, which was across the street from Clinton Rose Park.

Vice-chair Hill said that she was excited for the new development and would like for the developer to work with the Historic King Drive BID to help steward the corridor.

Mr. Richardson said that BOZA would anticipate reviewing the variance application at their next January 16, 2025 meeting.

Ald. Coggs said that she was willing to work with the committee and developer to facilitate a community meeting at the Clinton Rose Senior Center with a preference for 10-14 days advanced notice to the community.

Members said they generally were supportive of the new development but wanted for there to be community engagement done.

Vice-chair Hill moved to hold in committee review and recommendation of the proposed development and to hold a community meeting on the project. There was no objection.

B. DCD Commercial Corridor grant updates

Member Moore, Sr. gave an update. The BID 8 area had \$96,825.43 in grant approvals for 2024 with eligible cost considered at \$198,620.86. All funds for 2024 have been depleted. Those in the pipeline were told to reapply in 2025. Total grant funding for 2025 has not been determined yet.

C. DCD Real Estate updates

Mr. Haessly gave an update. The CYD Outpatient Treatment Center at 2601 N. Dr. MLK Jr. Dr. was acquired by the City. They were evaluating the conditions of the building and site. They would work with the local BID and committee to develop and RFP for the site, which would include the adjacent lot.

Vice-chair Hill said that the BID has received much inquiries and interest for the site. The site would require significant structural investment.

D. Other

There was no other discussion.

5. Public comments and/or announcements.

Ald. Coggs announced that the Bronzeville Creative Arts & Tech Hub development project at 6th and North Ave. will hold a groundbreaking on Thursday, November 21, 2024 at 2:30 p.m.

6. Review and approval of the 2025 committee meeting schedule.

Mr. Lee said that the proposed meeting schedule for 2025 followed the same pattern of bi-monthly meeting schedule for 2024, and the proposed meetings dates were as follows:

Monday, January 27, 2025 at 9 a.m.

Monday, March 17, 2025 at 9 a.m.

Monday, May 19, 2025 at 9 a.m.

Monday, July 21, 2025 at 9 a.m.

Monday, September 22, 2025 at 9 a.m.

Monday, November 17, 2025 at 9 a.m.

Member Moore, Sr. moved approval of the 2025 committee meeting schedule. There was no objection.

7. Next steps.

A. Agenda items for the next meeting.

Chair Vernon said to have WHEDA come to a future meeting to discuss their application review and approval process for projects seeking tax credits.

Mr. Lee said he would need assistance to connect with WHEDA successfully, and Ald. Coggs replied that her office can assist.

Member Garrison said a concern of hers was the December 5th closing of the Walgreens on MLK Jr. Dr., which would impact senior citizens and those with medical prescriptions with that pharmacy.

Chair Vernon said she was frustrated to learn of Walgreens closing and that she was hopeful for those services to be brought back to the site.

Vice-chair Hill said that the BID was caught off guard with the closing of Walgreens without any other alternatives, the BID was inquiring with stakeholders on the pharmacy component, and there should be conversations ongoing on the issue.

B. Next meeting date and time.

A special community meeting to be determined for the Union at the Rose Center development project. Next regular meeting set for Monday, January 27, 2025 at 9 a.m. virtually, barring issues.

8. Adjournment.

Meeting adjourned at 10:10 a.m.

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