



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDR VERNON, CHAIR

Raynetta Hill, Vice-Chair

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

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Monday, March 20, 2023

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/145656309>. You can also dial in using your phone United States: +1 (571) 317-3112 and Access Code: 145-656-309.

1. Call to order.

Meeting was called to order at 9:05 a.m.

2. Roll call.

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

Also present:

Ald. Milele Coggs, 6th Ald. Dist.

Amy Turim, DCD

Ed Richardson, DCD

3. Review and approval of the previous meeting minutes from January 9, 2023.

The meeting minutes from January 9, 2023 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. Board of Zoning Appeals

*i. 1703 N. Vel R. Phillips Ave. & 406 W. Walnut St.
(Office & Commercial Structure)*

Appearing:

*Jason Korb, Korb & Associates Architects
Kevin Rogers, Korb & Associates Architects*

Mr. Richardson commented. The proposal was heard at the previous meeting, was for a new 7-story office building surpassing 60 feet up to 90 feet. A BOZA dimensional variance was needed due to the height surpassing 60 feet. Parking was a concern raised at the last meeting. They did analysis and concluded that 21 (instead of 28) on-site parking was needed. The site's location near mass transit reduces the parking requirement. The applicant would file a new certified survey map to show 12 on-site street parking spaces. Therefore, the applicant would need to submit to BOZA the remaining use of 9 adjacent on-site street parking from the applicant's adjacent properties to satisfy the parking code requirement.

Mr. Lee said that the committee had inquiries over parking, height, rents, potential first floor use, and rooftop amenity space.

Mr. Korb and Rogers gave a presentation. They worked with DCD on the parking analysis, and the parking requirement would be satisfied by the time of building permitting. The new building at the corner of Vel R. Phillips Ave. and Walnut St. was owned by Michael and Sharon Grinker as part of their continued Sid Grinker Restoration company campus development investment in Bronzeville. The new building was owned by their new LLC, It Had To Be You LLC. The Grinkers had a track record of good development, growth, beautification, and green improvements in Bronzeville including 2 green infrastructure projects. They owned several buildings adjacent to one another in their campus. The proposal was for a BOZA height variance above 60 feet and up to 90 feet relative to a new office and commercial structure consisting of 7 stories, first floor office or retail street level activation, 6 upper single tenant office space floors at 2,500-3,000 square feet, active rooftop space with green infrastructure (plantings and solar panels) available for tenant and community use, other green building features, and 21 parking spaces in total. They were open to input on thematic or design connection to Bronzeville. The design would be inspired by nature. They planned on obtaining retail on the first floor, which would require BOZA review and coming back to the advisory committee for review. The Sid Grinker company would occupy two office floors. The project timeline consisted of permitting and design by spring 2023, construction bids and financing secured by summer/fall 2023, pre-leasing in fall 2023/early winter 2024, and construction starting in spring/summer 2024. The advisory committee was being asked to support the BOZA dimensional height variance proposal.

Members inquired about community engagement process and the development being kid-friendly (Golda Meir School nearby).

Member Hill said that the local BID has seen the desire for more affordable office space but the preference would be for a variety of storefront uses as opposed to sole office space storefronts.

Mr. Korb and Rogers replied. They were not aware of any negative community feedback thus far from the Grinkers. The Grinkers had a good relationship with the neighboring church and were discussing to build additional parking in partnership with MYAC and YMCA neighbors. They were not sure on how to respond to the question of kid-friendliness. The development would only operate for office purposes during weekday normal business hours, and the church would use the parking there on the weekends. The Grinkers planned to bring retail to the storefront and would work with

Ald. Coggs and the advisory committee to realize that. They were finalizing floor plans and would market available office spaces to the community.

Chair Vernon added that of importance were proper street activation of the new building and further engagement with the local BID and community.

Ald. Coggs said she was in support.

Members had no other questions.

Member Smith moved to support the development and BOZA height variance application, as presented. There was no objection.

B. DCD Commercial Corridor grants update

Member Moore, Sr. gave an update. There was one active signage grant application for a medical wig facility at 1936 N. MLK. Spin Milwaukee at 309 W. Brown was in the process of reimbursement. Dream MKE at 1806 N. MLK had some work in progress. There was interest for 3373 N. MLK.

C. DCD Real Estate RPFs & listings update

Ms. Turim gave an update. Submittals would be coming to the advisory committee for review in the near future in relation to the 3116 N. MLK RFP, and possibly a special meeting would be needed. Their office (DCD) was waiting to get more proposals for the 2673 N. MLK property listing. Also, they would try to initiate foreclosure and acquire brownfield or suspected brownfield properties in order to open them up for development opportunities.

Member Boynes inquired about the process to delist or appeal the historic designation status of the 2673 N. MLK building in order to make development more viable there.

Ms. Turim commented. She would share links to historic designation information for the property and that the City's Historic Preservation Commission office would be better suited to respond to questions on those appeal processes and regulations at the next meeting. The hope was not to demolish the current building. She was not sure if there were other comparables to the building in that area.

Ms. Turim and Ald. Coggs said that the most common practice for an exemption was for one to appeal to the Common Council on making alterations to the exterior of buildings via the Certificate of Appropriateness process, and that one could argue economic hardship or other comparable work being done on other similar properties.

Chair Vernon said that challenged developers should be supported to remove barriers to development or be helped to meet those regulations.

D. Other

There was no other discussion.

5. Public comments.

It was noted that Amy Dumann via the GoToMeeting expressed concern on the

planning, leasing, tenancy, and funding of the new office and commercial development at 1703 N. Vel R. Philips Ave. and 406 W. Walnut St.

Chair Vernon said that the Grinker development would have to come back to the committee concerning the use of the first floor commercial space.

Ms. Dumann spoke and commended Ald. Coggs and the advisory committee for their hard work.

6. Next steps.

A. Agenda items for the next meeting

Members, Ald. Coggs, and Ms. Turim discussed scheduling the following agenda items for future meetings:

Possible special meeting for review of RFP 3116 N. MLK Drive RFP submittals.

2673 N. MLK listing discussion with Historic Preservation Commission staff on exemptions, appeals, and delisting processes, if any for said property.

Vel R. Phillips Plaza TID 41 update on infrastructure improvements including Bronzeville up to Walnut Drive from DCD. \$500k commercial corridor grants were eligible for MLK Drive and N. Garfield Ave. area as part of the TID.

Signage and streetscape improvements update from Historic King Drive BID. Conceptual renderings should be ready to share by next meeting.

517-519 W. North Ave. (Gallery 507) update from developer team (Michael Emen). Construction was moving along for the development.

Anti-displacement and fund initiatives update from MKE United and DCD Planning (Sam Leichtling, Maria Prioletta) on status, activity, and progress. Last MKE United funding round deadline was January 6th.

Updates on Bronzeville Center of the Arts efforts (under new leadership), YWCA, CYD Outpatient Treatment Center building, and ThriveOn development.

Update and discussion with DCD Planning (Sam Leichtling) to update the City's Northeast Side Area Plan, particularly regarding the Bronzeville district within the plan.

Chair Vernon said that the proposed agenda items would be prioritized and scheduled accordingly over multiple subsequent meetings with staff.

B. Next meeting date and time (Monday, May 15, 2023 at 9 am)

Possible special meeting for review of RFP 3116 N. MLK Drive RFP submittals prior to the next regular meeting.

7. Announcements.

Member Tatum announced the anticipation of an April 1st reopening of Rise 'N Grind. Health inspections were anticipated to be completed soon.

Members recognized Ald. Coggs receiving an UNCF award and member Hill being recognized at the 2023 UNCF Mayor's Masked Ball event. Ald. Coggs recognized that her personal achievements as well as achievements for the Bronzeville district was due to collaboration and work from others and the advisory committee. She was glad to be honored by UNCF.

Ald. Coggs announced Girls Day at Milwaukee City Hall on Thursday, March 23, 2023 from 9 a.m. to 2 p.m. Middle and high school girls would be attending. Members were welcomed to come support.

Member Hill announced Historic King Drive BID hosting a Creatives Mixer on Friday, March 24, 2023 from 4 p.m. to 7 p.m. at the Bronzeville Collective. The mixer would provide a networking/collaboration opportunity for the creative community especially concerning development financing.

8. Adjournment.

Meeting adjourned at 10:20 a.m.

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