



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

BRONZEVILLE ADVISORY COMMITTEE

LASHAWNDR VERNON, CHAIR

Deshea Agee, Vice-Chair

*Theresa Garrison, Anthony Smith, Baboonie Tatum, and
Rayhainio Boynes*

Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,

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Legislative Liaison, Ted Medhin, 286-8681,

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Monday, September 27, 2021

9:00 AM

Virtual Meeting

Special

Amended 9/23/21 - Item 4 added.

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://global.gotomeeting.com/join/197164221>. You can also dial in using your phone United States: +1 (872) 240-3212 and Access Code: 197-164-221.

1. Call to order.

The meeting was called to order at 9:02 a.m.

Present 6 - Vernon, Agee, Smith, Tatum, Boynes, Claypool

Absent 1 - Garrison

2. Review and approval of the previous meeting minutes.

Member Agee moved to hold, seconded by member Smith, the meeting minutes from September 20, 2021. There was no objection.

3. Review and recommendation on the change of zoning application at 2319 N. Vel R. Phillips Ave.

Appearing:

Steven Sharpe, architect for applicant

Bachan Singh, applicant

Kulbir Sra

Mr. Sharpe commented. Plans to move the eastern gas pump and adding a new gas pump to the north were no longer being pursued. There were plans to only make the lot opening at the southern end of Vel R. Phillips Dr. an exit only and install a new

entranceway east of the residential lot and north of the gas station on Vel R. Phillips Dr. as an entrance way only. The current entrance/exit way at the southern end was a safety hazard, and the sign at the site was damaged.

Members said that a site plan was still lacking from the applicant, residents have submitted concerns about the gas station expansion and upkeep of the site, there was still damage to the sign and columns at the site, and members have observed themselves trash and debris present at the site.

Mr. Singh said that new column bricks were ordered, the new bricks have been on backorder for three months, staff would check and clean outdoors once a day, and perhaps staff would have to increase its check outdoors up to three times a day.

Members said that the debris outside appeared to be present for a long period of time, outdoor cleanliness at the gas station was lacking, concerns about the gas station expansion would increase based on current issues there, the outdoor appearance was an important factor impacting support or opposition to the project, and the same level of project submission visuals and plans that would be given to other bodies like the City Plan Commission would need to be given to the advisory committee.

Vice-chair Agee moved to hold review, seconded by member Smith, of the change of zoning application for further information as referenced. There was no objection.

4. 1940-48 North King Drive RFP proposals overview, presentations, review, and recommendations.

Appearing:

Amy Turim, DCD Real Estate

Rhonda Szallai, DCD Real Estate

Melissa Allen, Maures Development

Ms. Szallai said that the site consisted of four parcels, including 277 W. Brown St, two proposals were received, one proposal was eliminated, and the proposal from Maures Development remained.

Ms. Allen presented. The site was part of the overall Bronzeville Estates development project. There would be two 2-bedroom apartment units in the upper level. There would be two 1500 sq. ft commercial spaces would be on the first level. Commercial tenants would include American Black Holocaust Museum (programming space), Rise Cycles (bike store), and Ms. Allen's American Family Insurance Agency office. The 4th tenant was still to be determined. Total costs would be \$900,000. The project timeline would include closing in February 2022 and construction/opening by the end of 2022. The scale of the building was intentional to match the adjacent building on the left, which was the former Readers Choice building. The building design would mirror the block with an urban feel, fencing, and have alley parking.

Ms. Turim added that the building would require historic preservation review and DCD design review.

Chair Vernon said that the proposal matched the vision of Bronzeville.

Member Boynes moved approval, seconded by vice-chair Agee, to award the RFP to Maures Development. There was no objection.

5. Public comments.

It was noted that Ms. Genyne Edwards congratulated Maures Development, and Ms. Bria Grant congratulated the advisory committee.

6. Set next meeting.

a. November 15, 2021 at 9 am

Meetings may be scheduled earlier, if necessary.

7. Announcements.

There were no announcements.

8. Adjournment.

Meeting adjourned at 9:47 a.m.

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