



# Wauwatosa, WI

## Community Development Authority

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, November 20, 2025

3:00 PM

Zoom Only:  
<https://servetosa.zoom.us/j/85717415522>,  
Meeting ID: 857 1741 5522

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#### **VIRTUAL MEETING INFORMATION**

**Members of the public may observe the meeting via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

1. Approval of minutes of the October 16, 2025, regular meeting [25-2223](#)

#### **NEW BUSINESS**

1. Consideration of a mortgage subordination agreement with Crafty Cow LLC at 6519 W North Avenue [25-2173](#)

*The body may convene into closed session pursuant to Sec. 19.85(1)(e), Wis Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require closed session, and may reconvene into open session.*

2. Consideration of a CDBG loan application from Sukhlal Gill, Morethanbourbon Inc., related to establishing More Than Bourbon at 11500 W North Avenue [25-2189](#)

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3. Consideration of an offer to purchase 7746 Menomonee River Parkway by Jeffrey Hook, JJH3 Group [25-2190](#)

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#### **NEXT MEETING DATE AND TIME**

#### **ADJOURNMENT**

**NOTICE TO PERSONS WITH A DISABILITY**

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [tclerk@wauwatosa.net](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-2173

**Agenda Date:** 11/20/2025

**Agenda #:** 1.

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Consideration of a mortgage subordination agreement with Crafty Cow LLC at 6519 W North Avenue

### Background

The owners of Crafty Cow LLC, Deven Eichler and Simone Gaspar, are requesting approval of a mortgage subordination agreement as they are in the process of obtaining a Home Equity Line of Credit. Their personal residence serves as collateral for their CDBG loan with the CDA. The bank requires being in first or second lien position. This financing will help consolidate debt and lower overall payments, strengthening both personal and business finances. The residence is the only collateral currently held for the loan. However, the CDA also holds a UCC lien on the business assets, which provides additional security beyond the home.

The total current CDBG loan balance is \$60,287 (original amount \$93,000). Payments are timely and the loan is in good standing.

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# Wauwatosa, WI

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## Staff Report

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**File #:** 25-2189

**Agenda Date:** 11/20/2025

**Agenda #:** 2.

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Consideration of a CDBG loan application from Sukhlal Gill, Morethanbourbon Inc., related to establishing More Than Bourbon at 11500 W North Avenue

### Background

Morethanbourbon, Inc. is requesting \$100,000 of CDBG loan funding to assist with working capital and start-up costs for a new bar/restaurant at 11500 W. North Avenue. More Than Bourbon is an upscale, family-friendly drinking environment with an extensive wine and spirits list, craft cocktails and beer, as well as high-quality bar food, including smash burgers, griddle sandwiches, salads, and a kid-friendly menu. The building and site will undergo a complete transformation, including a new parking lot, windows, and concrete for patio for outdoor seating. The layout of the bar/restaurant will include a bar, wine pouring stations, private dining room, and a full kitchen, along with table seating. The business has obtained a conditional use permit, liquor license, and approval from the Design Review Board. As a requirement of the CDBG funding, the business will create a minimum of three full-time equivalent jobs held by low-moderate income individuals.

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# Wauwatosa, WI

7725 W. North Avenue  
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## Staff Report

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**File #:** 25-2190

**Agenda Date:** 11/20/2025

**Agenda #:** 3.

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Consideration of an offer to purchase 7746 Menomonee River Parkway by Jeffrey Hook, JJH3 Group

### Background

JJH3 Group has submitted a revised offer to purchase for closed session discussion. Any formal action on the offer will be taken in open session. Updated renderings are attached.

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## DESIGN NARRATIVE

At Galbraith Carnahan Architects, we believe that great buildings emerge from the thoughtful convergence of context, story, and design. Our proposed project—a blend of townhomes and a small walk-up apartment building—reflects this philosophy. Located in the heart of Wauwatosa's Village area, this development is designed to harmonize with its surroundings while enriching the neighborhood fabric.

Our approach emphasizes the timeless principles of four-sided architecture, ensuring every elevation is thoughtfully considered, with no “back” side—only complete, intentional design. The buildings are scaled and proportioned to respect the pedestrian experience and surrounding structures, using rhythm and pattern to establish a sense of place that feels both enduring and contemporary. We feel our design at Union Green in West Allis echoes this approach.

Our material palette will draw from the city's existing historic building stock and its tradition of honest, durable craftsmanship. We always emphasize natural materials—brick, wood, glass, traditional stucco and metal—that not only echo the textures and tones of the surrounding neighborhood but also age gracefully over time. These materials ground the project in its local context, reinforcing a sense of continuity while allowing for a clean, contemporary interpretation that respects Wauwatosa's architectural heritage.

This project does not aim to mimic the past, but rather to interpret it through a modern lens—one that is grounded in authenticity, human scale, and nature-inspired principles. Our goal is to create a place that people are drawn to, that stands the test of time, and that contributes meaningfully to the evolving story of Wauwatosa's Village.