

Date:	Contact:	Type of Outreach:	Language:	Summary:	Follow-Up / Responses:	Responded	#	# of touch points
10/23/2025	City Council District 9 / Council Member Watson	Sent Email Left Voice Mail Video Meeting	English	"Rezoning Pre-Application Outreach" introduced the company and our intentions. * Sent an outreach email regarding a rezoning request for properties at 5101 and 5115 N Milwaukee St. * Asked for guidance on community priorities, organizations to contact, and outreach expectations.	Bonnie Guillen offered to schedule a virtual meeting with CM Watson for Thursday November 13th. We met with Member Watson to discuss guidance and to share our intentions. Councilman Watson's Role: Will recuse himself from direct involvement to avoid a conflict of interest, as he must vote on the application. Primary Contact: Bonnie Guillen (Senior City Council Aide) will be the sole point of contact for Zeres's team moving forward.	<input checked="" type="checkbox"/>	2	2
10/27/2025	Union Pacific Railroad Company	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Ramon Campos Espinoza	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Maria Castorena	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Tomas & Silvia Montes	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Victor & Maria Narez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Francisco & Javier Vasquez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Elmira & Joseph Herrera	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Myles Throop	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Tuan Van Nguyen	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.	Mike asked Lenny for information and the timeline regarding the rezoning of 5101 and 5115 N Milwaukee St. Lenny explained the proposal seeks to rezone 5101 for a duplex and confirmed they notified neighbors via mail. Mike confirmed receipt of the flyer and asked if Lenny planned to acquire more adjacent properties for expansion. Lenny stated the rezoning should not affect Mike, confirmed potential future acquisitions after this process, and offered to stay in touch.	<input checked="" type="checkbox"/>	3	3
10/27/2025	Sonia Sanches & Maximo Valles-Camargo	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Anaberta Godinez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Eulogio Chavez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Rosa Marin	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Antonio & Lourdes Zamora	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Tohar Delaney	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Vrginia & Arturo Quinonez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Vrginia & Arturo Quinonez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1
10/27/2025	Angela Stuck	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		<input type="checkbox"/>	1	1

Date:	Contact:	Type of Outreach:	Language:	Summary:	Follow-Up / Responses:	Responded	#	# of touch points
10/27/2025	Justino Vazquez	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		No		1
10/27/2025	Nicole Abeyta & Tjuan Harvey	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		No		1
10/27/2025	Higinio Wizar & Cecelia Del Rio	Mail flyer	English Spanish	Bilingual flyers were mailed to neighboring property owners within the required notification radius. The flyers outlined the proposed rezoning intent, project address, and contact information for submitting feedback or questions.		No		1
10/28/2025	Elyria--Swansea Neighborhood Association	Sent Email Phone Call SMS	English	Introduced the company and our intentions for rezone request. We offer to join a virtual meeting and offer a presentation. We provided bilingual flyers.	Lenny spoke to: Ana Varela at 545pm est Phone1: 7204321188 (cell) Phone2: 3107746095 - office line	Yes		1
10/28/2025	Inter-Neighborhood Cooperation	Sent Email Online Webform	English	Introduced the company and our intentions for rezone request. We offer to join a virtual meeting and offer a presentation. We provided bilingual flyers. Lenny sent through the online portal a message asking for Keith Meyer on 10/28 at 554pm est https://www.denverinc.org/contact Lenny followed up on the initial outreach email but has not received a reply.	11/6 Lenny: sent followup email to president@denverinc.org ; which is the only known email out of the 3 to work so far, nothing has been responded to via email or from their website forms, no phone numbers listed either	No		2
10/28/2025	RiNo Art District Alliance	Sent Email Phone Call Left Voice Mail	English	Introduced the company and our intentions for rezone request. We offer to join a virtual meeting and offer a presentation. We provided bilingual flyers. Called 3036884352 and left vm at 605pm est on 10/28 -sarah, alye, gerald, rob are no longer on the committee*	11/6/2025 Lenny: left vm and also followed up via email again to the current members Lenny requested feedback from the RiNo Art District Alliance regarding a duplex rezoning proposal for two parcels. 11/7 Courtney stated the properties are outside RiNo boundaries but provided the contact email for the Elyria--Swansea neighborhood. Lenny confirmed contacting the Elyria--Swansea Neighborhood Association and speaking with Ana.	Yes		2
10/28/2025	Denver North Business Association	Sent Email Phone Call Left Voice Mail SMS	English	Introduced the company and our intentions for rezone request. We offered bilingual flyers Lenny seeks rezoning approval for two Denver lots for future duplexes. Lenny followed up on the initial outreach email but has not received a reply. Left vm & text for: Adam OLeary. Phone1: 3033323908 at 6pm est	11/6/2025 Lenny: left vm and also followed up via email again -Armando is part of this group as well, there is an event on Dec 2nd, his admin is sending invite details, possibly have Shaq go* (admin: edelzell@nationalwestern.com) 11/14: Lenny circled back confirmed he is based in Tampa, FL, and will forward event details to a local representative for attendance.	Yes		3
10/28/2025	Opportunity Corridor Coalition of United Residents	Sent Email Phone Call	English	Introduced the company and our intentions for rezone request. We offer to join a virtual meeting and offer a presentation. We provided bilingual flyers.	10/28 at 630pm est. Spoke to Kenisha from 3033359841 line. she was questioning a lot and said she was going to drive by today/tomorrow 11/6 called Kenisha back, she apologized and said its been a crazy week with elections etc and she will look at it later and get back with me if she has any questions about it.	Yes		2
10/28/2025	United Community Action Network	Sent Email Phone Call	English	Introduced the company and our intentions for rezone request. We offer to join a virtual meeting and offer a presentation. We provided bilingual flyers. *Lenny initiated outreach regarding rezoning parcels 5101 & 5115 N Milwaukee St for attainable duplex housing. Lenny asked Armando for a letter of support for the rezoning project ahead of a council meeting. Armando confirmed UCAN supports the development project due to the community's need for housing. Armando informed recipients that Lenny plans to join the organization and attend the December 2nd Xmas event.*	lenny 10/28 640pm est: spoke to Armando. he was supportive & said he will personally write a letter to support the project and builds homes as well as teaches classes for real estate investing and first time home buyers. said to let darrell watson know that we spoke and also if we need extra council support sarah and ms gonzalas will support us 11/6 Lenny: had good call with armando, responded via email as well to share nakeddenver's contact and also remind him to send the letter of support and the dec 9th north denver business assoc. meeting details so maybe shaq can attend	Yes		3
10/31/2025	GES Coalition (important community group, but not an RNO)	Sent Email	English	Introduced the company and our intentions for rezone request. We offer to join a virtual meeting and offer a presentation. We provided bilingual flyers.	Lenny spoke to: Ana Varela again, she heads this group and the neighborhood mo** Phone1: 7204321188 (cell) -she already put it on the mo agenda, knows my friends account "nakeddenver" as well	Yes		2
10/24/2025	Naked Denver	Phone Call	English	Shaquille will assist in putting up yard signs and also create a social media post / landing page for our project through their local Naked Denver community account	11/1 -Shaq received the yard signs and will be installing them and working on the post online this week 11/3 shaq installed the yard signs, let the current tenant at 5115 know and introduced himself. both signs are up	Yes		2
11/5/2025	Naked Denver	Social Media	English	Naked Denver posted on Instagram, LinkedIn & their business website the rezone yard signs and images of the property along with the address. They outlined the proposed rezoning intent and how it aligns with the Blueprint Denser and Neighborhood plans. Included Green Groups contact information for neighbors and community feedback. Instagram Link , Linked in , Website Link .		Yes		



Tianna Rogers <tianna@zeres.capital>

Rezoning Pre-Application Outreach – 5101 & 5115 N Milwaukee St

1 message

Lenny Poliziani <lenny@zeres.capital>

Thu, Oct 23, 2025 at 3:13 PM

To: district9@denvergov.org

Cc: Tianna Rogers <tianna@zeres.capital>, bonnie.guillen@denvergov.org, dwight.clark@denvergov.org, darius.shelby@denvergov.org, lynne.lombard@denvergov.org

Hi Darrell & the District 9 Office,

I just tried calling and left a brief voicemail so you'd have a voice to connect with the name. My name is Leonard "Lenny" Poliziani, and I represent Green Group LLC, *d/b/a The Zeres Group* — the applicant for a pending rezoning request involving **5101 N Milwaukee St** and the owner's adjacent parcel at **5115 N Milwaukee St** in the Elyria–Swansea neighborhood.

We are proposing a rezoning from **E-SU-D (single-unit)** to **E-TU-C (two-unit)** to allow small-scale duplex development consistent with nearby rezonings and the city's housing diversity goals. The vacant lot at [5101 N Milwaukee](#) is under contract for purchase, and the current owner requested that her adjoining property at 5115 N Milwaukee be included in this application for potential future duplex use.

Our company operates out of Tampa, FL and manages projects virtually; however, we have a local Denver contact available for any in-person coordination if required. My transaction coordinator, Tianna Rogers (cc'd here), will also be involved in this process for any assistance & coordination.

As part of the required pre-application outreach, we'd appreciate your guidance on:

- Any community priorities or concerns we should be aware of;
- Additional community organizations or leaders your office recommends we contact; and
- Any expectations you have regarding outreach timing or documentation.

We plan to begin contacting neighborhood organizations and adjacent property owners shortly, pending any direction or feedback from your office.

Thank you for your time and for your work in District 9.

Best regards,
Lenny Poliziani



Lenny Poliziani

📞 (704) 285-1904

✉️ Lenny@zeres.capital

🌐 zeresgroup.com

📍 Nationwide | U.S.A.





Tianna Rogers <tianna@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

1 message

Lenny Poliziani <lenny@zeres.capital>
To: armandopayan80@yahoo.com, edelzell@nationalwestern.com
Cc: Tianna Rogers <tianna@zeres.capital>

Tue, Oct 28, 2025 at 12:28 PM

Dear Armando and the members of the United Community Action Network,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner’s adjacent residence) in Elyria–Swansea.

We’re seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

Our intent is to support small-scale, attainable housing that fits within the existing neighborhood pattern and aligns with city housing goals. We’re not proposing demolition or major redevelopment—only zoning flexibility for responsible infill housing.

Our team operates virtually from Florida, so we’ll conduct most outreach online or by phone; however, we can arrange for a local Denver contact to participate in person if helpful. My transaction coordinator, Tianna Rogers (cc’d here), will also be involved in this process for any assistance & coordination. We’d be happy to join a virtual meeting with your RNO or provide bilingual materials (English/Spanish) for your membership.

Please let us know if you’d like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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Lenny Poliziani

☎ (704) 285-1904

✉ Lenny@zeres.capital

🌐 zeresgroup.com

📍 Nationwide | U.S.A.



2 attachments



Flyer (Spanish).png
1514K



Flyer (English).png
1509K



Tianna Rogers <tianna@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

Lenny Poliziani <lenny@zeres.capital>
To: sarah@rinoartdistrict.org, alye@rinoartdistrict.org
Cc: Tianna Rogers <tianna@zeres.capital>

Tue, Oct 28, 2025 at 12:16 PM

Dear Sarah, Alye and members of the RiNo Art District Alliance,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner’s adjacent residence) in Elyria–Swansea.

We’re seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

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Our team operates virtually from Florida, so we’ll conduct most outreach online or by phone; however, we can arrange for a local Denver contact to participate in person if helpful. My transaction coordinator, Tianna Rogers (cc’d here), will also be involved in this process for any assistance & coordination. We’d be happy to join a virtual meeting with your RNO or provide bilingual materials (English/Spanish) for your membership.

Please let us know if you’d like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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Lenny Poliziani

☎ (704) 285-1904
✉ Lenny@zeres.capital
🌐 zeresgroup.com
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2 attachments



Flyer (English).png
1509K



Flyer (Spanish).png
1514K



Lenny Poliziani <lenny@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

1 message

Lenny Poliziani <lenny@zeres.capital>

Tue, Oct 28, 2025 at 6:15 PM

To: daisy@rinoartdistrict.org

Cc: adam@rinoartdistrict.org, adrienne@rinoartdistrict.org, brittany@rinoartdistrict.org, kiah@rinoartdistrict.org, courtney@rinoartdistrict.org, rob@rinoartdistrict.org, gerald@rinoartdistrict.org, Tianna Rogers <tianna@zeres.capital>

Dear Daisy and members of the RiNo Art District Alliance,

I just tried calling and left a brief voicemail so you'd have a voice to connect with the name. My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner's adjacent residence) in Elyria–Swansea.

We're seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

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Our team operates virtually from Florida, so we'll conduct most outreach online or by phone; however, we can arrange for a local Denver contact to participate in person if helpful. My transaction coordinator, Tianna Rogers (cc'd here), will also be involved in this process for any assistance & coordination. We'd be happy to join a virtual meeting with your RNO or provide bilingual materials (English/Spanish) for your membership.

Please let us know if you'd like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC



Lenny Poliziani

(704) 285-1904

Lenny@zeres.capital

zeresgroup.com

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2 attachments



Flyer (English).png
1509K



Tianna Rogers <tianna@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

1 message

Lenny Poliziani <lenny@zeres.capital>
To: occur.denver@gmail.com
Cc: Tianna Rogers <tianna@zeres.capital>

Tue, Oct 28, 2025 at 12:24 PM

Dear Members of the Opportunity Corridor Coalition of United Residents,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner’s adjacent residence) in Elyria–Swansea.

We’re seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

Our intent is to support small-scale, attainable housing that fits within the existing neighborhood pattern and aligns with city housing goals. We’re not proposing demolition or major redevelopment—only zoning flexibility for responsible infill housing.

Our team operates virtually from Florida, so we’ll conduct most outreach online or by phone; however, we can arrange for a local Denver contact to participate in person if helpful. My transaction coordinator, Tianna Rogers (cc’d here), will also be involved in this process for any assistance & coordination. We’d be happy to join a virtual meeting with your RNO or provide bilingual materials (English/Spanish) for your membership.

Please let us know if you’d like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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Lenny Poliziani

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2 attachments



Flyer (Spanish).png
1514K



Flyer (English).png
1509K



Tianna Rogers <tianna@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

Lenny Poliziani <lenny@zeres.capital>
To: president@denverinc.org, excomm@denverinc.org
Cc: Tianna Rogers <tianna@zeres.capital>

Tue, Oct 28, 2025 at 12:11 PM

Dear Members of the Inter-Neighborhood Cooperation,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner's adjacent residence) in Elyria–Swansea.

We're seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

Our intent is to support small-scale, attainable housing that fits within the existing neighborhood pattern and aligns with city housing goals. We're not proposing demolition or major redevelopment—only zoning flexibility for responsible infill housing.

Our team operates virtually from Florida, so we'll conduct most outreach online or by phone; however, we can arrange for a local Denver contact to participate in person if helpful. My transaction coordinator, Tianna Rogers (cc'd here), will also be involved in this process for any assistance & coordination. We'd be happy to join a virtual meeting with your RNO or provide bilingual materials (English/Spanish) for your membership.

Please let us know if you'd like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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Lenny Poliziani

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✉ Lenny@zeres.capital

🌐 zeresgroup.com

📍 Nationwide | U.S.A.



2 attachments



Flyer (English).png
1509K



Flyer (Spanish).png
1514K



Lenny Poliziani <lenny@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

1 message

Lenny Poliziani <lenny@zeres.capital>
To: INFO@ges-coalition.org
Cc: Tianna Rogers <tianna@zeres.capital>

Fri, Oct 31, 2025 at 10:27 AM

Dear Members of the Globeville Elyria Swansea Coalition,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner's adjacent residence) in Elyria–Swansea.

We're seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

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Please let us know if you'd like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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2 attachments



Flyer (English) (1).png
1509K



Flyer (Spanish) (1).png
1514K



Tianna Rogers <tianna@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St (Elyria–Swansea)

1 message

Lenny Poliziani <lenny@zeres.capital>
 To: Adam.OLeary303@gmail.com
 Cc: Tianna Rogers <tianna@zeres.capital>

Tue, Oct 28, 2025 at 12:21 PM

Dear Adam and members of the Denver North Business Association,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner's adjacent residence) in Elyria–Swansea.

We're seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

Our intent is to support small-scale, attainable housing that fits within the existing neighborhood pattern and aligns with city housing goals. We're not proposing demolition or major redevelopment—only zoning flexibility for responsible infill housing.

Our team operates virtually from Florida, so we'll conduct most outreach online or by phone; however, we can arrange for a local Denver contact to participate in person if helpful. My transaction coordinator, Tianna Rogers (cc'd here), will also be involved in this process for any assistance & coordination. We'd be happy to join a virtual meeting with your RNO or provide bilingual materials (English/Spanish) for your membership.

Please let us know if you'd like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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Lenny Poliziani

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2 attachments



Flyer (Spanish).png
1514K



Flyer (English).png
1509K



Tianna Rogers <tianna@zeres.capital>

Rezoning Outreach – 5101 & 5115 N Milwaukee St

Lenny Poliziani <lenny@zeres.capital>
To: elyria.colorado@gmail.com
Cc: Tianna Rogers <tianna@zeres.capital>

Tue, Oct 28, 2025 at 12:07 PM

Dear Ana and members of the Elyria–Swansea Neighborhood Association,

My name is Lenny Poliziani, and I represent Green Group LLC. We are currently in the pre-application stage for a rezoning request involving **5101 N Milwaukee St** (a vacant corner lot) and **5115 N Milwaukee St** (the owner’s adjacent residence) in Elyria–Swansea.

We’re seeking to rezone both parcels from E-SU-D to E-TU-C, which would allow a duplex home on the vacant lot and provide the owner the future option to build or convert her existing property into a duplex.

Our intent is to support small-scale, attainable housing that fits within the existing neighborhood pattern and aligns with city housing goals. We’re not proposing demolition or major redevelopment—only zoning flexibility for responsible infill housing.

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Please let us know if you’d like to schedule a brief presentation or receive printed materials. A bilingual flyer summarizing the request is attached for your review.

Thank you for your time and for serving the community,
Lenny Poliziani for Green Group LLC

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Lenny Poliziani

📞 (704) 285-1904

✉ Lenny@zeres.capital

🌐 zeresgroup.com

📍 Nationwide | U.S.A.



2 attachments



Flyer (Spanish).png
1514K



Flyer (English).png
1509K

Order ID: 2510493615

Custom Single Sided Sign

Total QTY: 2

Total Stakes: 2 Standard

Sizes: 24x18

PRODUCT FEATURES

Size:	24x18 in
Sides:	Single Sided
Grommets:	None
Grommets Color:	N/A
Imprint Color:	1 Imprint Color
Frame:	Standard 10"W x 24"H Wire Stake Frame
Shape:	Square / Rectangle Shape

Total Sign: 2

PROPORTIONAL TO PREVIEW

PRODUCT COLORS

Black

C: 85% Y: 62%

M: 74% K: 93%



STANDARD 10"W X 24"H WIRE STAKE FRAME

ONCE APPROVED WE STRICTLY FOLLOW THIS PROOF DURING PRODUCTION. ALL ORDERS ARE MADE PROPORTIONALLY TO THE PREVIEW. COLORS MAY SLIGHTLY VARY ON THE FINAL PRODUCT INCLUDING REPEAT ORDERS. COLORS MAY SLIGHTLY VARY BETWEEN DIFFERENT SIZED SIGNS DUE TO DIFFERENT MACHINES REQUIRED TO PRODUCE. REPEAT ORDERS MUST INCLUDE OLD ORDER NUMBER ON PROOF. PLEASE ALLOW UP TO 1 INCH ALONG BORDERS TO ENSURE YOUR CUSTOMIZATIONS ARE PRINTED WITHIN THE SIGN. SIZES ARE SUBJECT TO NOMINAL DIFFERENCES, UP TO 1 INCH.

Denver Rezoning Proposal to Expand Affordable Housing in Elyria-Swansea

NAKED DENVER STAFF NOV 4 / 3 MIN READ

COMMUNITY



← Denver Rezoning Proposal to Expand Affordable Housing in Elyria-Swansea

3 MIN READ

A zoning change has been proposed in Denver’s Elyria-Swansea neighborhood.



Street View

Green Group LLC d/b/a The Zeres Group is currently under contract to purchase the property and rezone it from E-SU-D (single-unit dwelling) to E-TU-C (two-unit duplex). The zoning change would enable the construction of a duplex on the vacant lot, supporting the neighborhood’s need for affordable and diverse housing options.



Lot



Lot

The adjacent property will also be included in this rezoning request, as The Zeres Group will be assisting the current owner by incorporating their property into the proposal, allowing them to benefit as well from the updated zoning use in the future.

That parcel already includes a single-family home with an accessory dwelling unit (ADU), which could help set a compatible context for adding new housing density in the area.



Street View



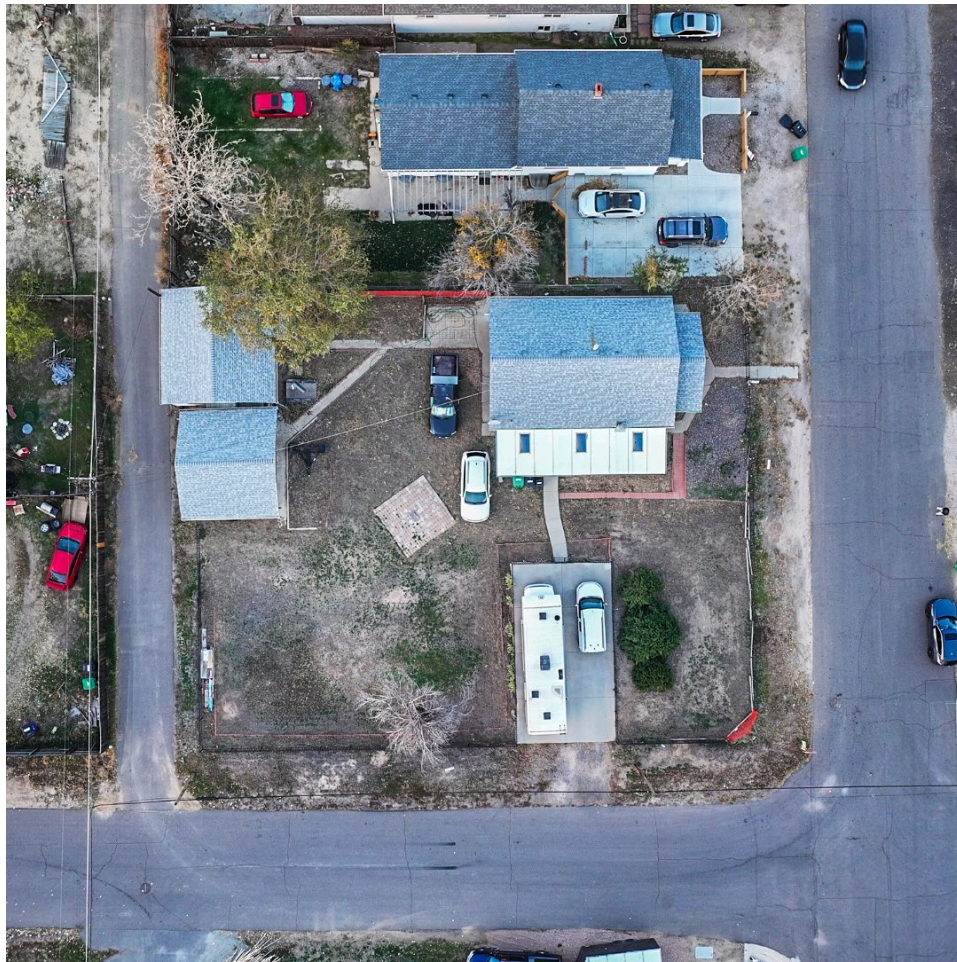
Street View

According to Denver’s pre-application documents, this rezoning aligns with Blueprint Denver and the Elyria-Swansea Neighborhood Plan, both of which encourage diverse housing options while maintaining neighborhood character.

The lot sits in Council District 9, represented by Councilmember Watson, and falls within the “Urban Neighborhood Context” where small multi-unit buildings are considered appropriate.



Aerial View



Aerial View

The public review process includes community outreach, feedback from registered neighborhood organizations, and a public hearing before the Denver City Council.

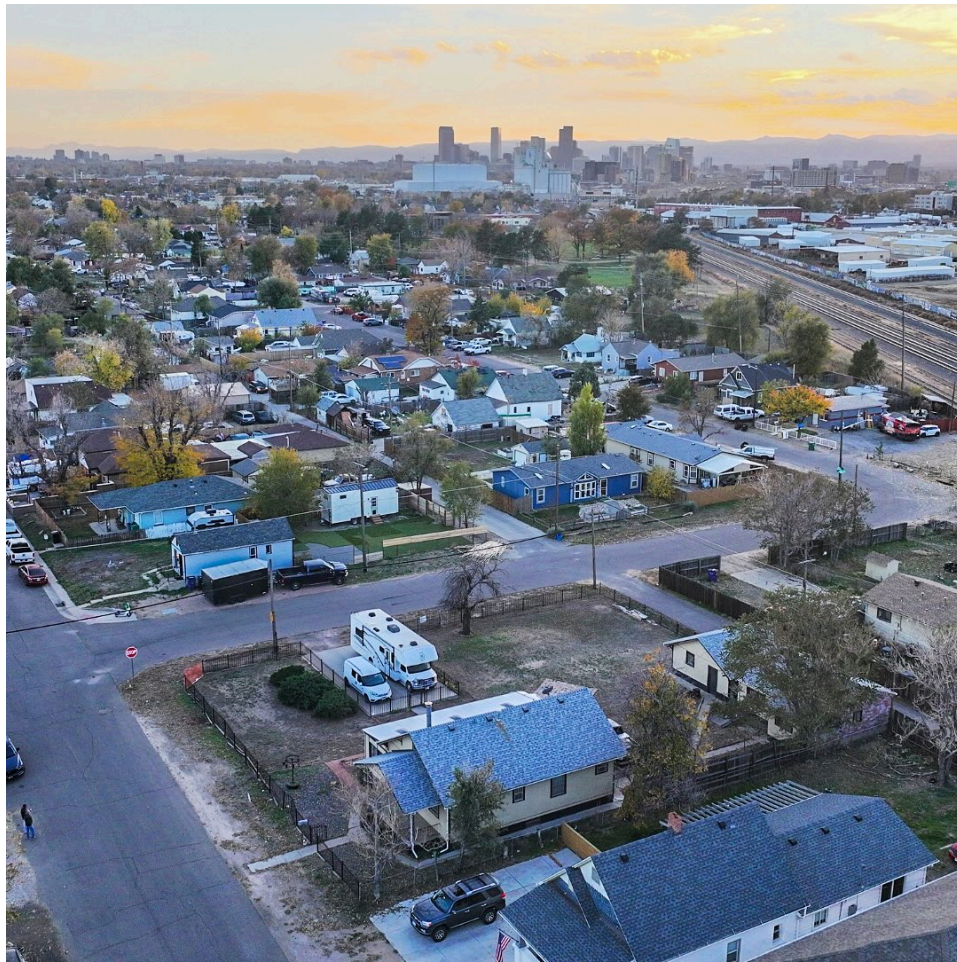
Residents are encouraged to share input on how the rezoning could support or affect housing goals, affordability, and community stability.



Aerial View

← Denver Rezoning Proposal to Expand Affordable Housing in Elyria-Swansea

3 MIN READ



Aerial View

Community members with questions or comments can reach out to Lenny@zeres.capital (704-285-1904) for more information on the proposal.

Elyria Swansea



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A zoning change has been proposed for 5101–5115 N Milwaukee Street in Denver’s Elyria-Swansea neighborhood. The Zeres Group plans to rezone the properties to allow duplex housing, supporting more affordable and diverse housing options in the area.

The project aligns with Blueprint Denver and the Elyria-Swansea Neighborhood Plan, encouraging thoughtful growth while maintaining neighborhood character. Community feedback is welcome as part of the city's public review process.



+6

3

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Elyria Swansea



nakeddenver 2w
5101-5115 N Milwaukee Street

A zoning change has been proposed for 5101 N Milwaukee Street, located in Denver's Elyria-Swansea neighborhood. Green Group LLC d/b/a The Zeres Group is currently under contract to purchase the property and rezone it from E-SU-D (single-unit dwelling) to E-TU-C (two-unit duplex). The zoning change would enable the construction of a duplex on the vacant lot, supporting the



62 likes

November 4

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NOTICE OF PROPOSED REZONING

5101 & 5115 N Milwaukee St, Denver CO 80216



Dear Neighbor,

Green Group LLC is working with the City and County of Denver to request a rezoning of 5101 and 5115 N Milwaukee St from E-SU-D (single-unit) to E-TU-C (two-unit) zoning.

This change would allow construction of a duplex home on the currently vacant corner lot at 5101 N Milwaukee and would give the owner of 5115 N Milwaukee the option to build or convert to a duplex in the future.

The intent of this rezoning is to encourage small-scale, attainable housing consistent with other homes being added in the Elyria–Swansea neighborhood. No demolition or major redevelopment is proposed at this time.

We welcome your questions or feedback.

- ✉ Lenny@zeres.capital ☎ 704-285-1904
- ✉ Tianna@zeres.capital ☎ 704-741-0589

Thank you for your time and interest!

Green Group LLC



AVISO DE PROPUESTA DE REZONIFICACIÓN

5101 y 5115 N Milwaukee St, Denver CO 80216



Estimado(a) vecino(a),

Green Group LLC está trabajando con la Ciudad y el Condado de Denver para solicitar una rezonificación de 5101 y 5115 N Milwaukee St de E-SU-D (vivienda unifamiliar) a E-TU-C (vivienda de dos unidades).

Este cambio permitiría la construcción de una vivienda dúplex en el lote vacío de la esquina en 5101 N Milwaukee y le daría a la propietaria de 5115 N Milwaukee la opción de construir o convertir su propiedad en un dúplex en el futuro.

El objetivo de esta propuesta es fomentar viviendas pequeñas y accesibles que se adapten al carácter del vecindario Elyria-Swansea. No se propone demolición ni un gran proyecto de desarrollo en este momento.

Agradecemos sus preguntas o comentarios.

- ✉ Lenny@zeres.capital ☎ 704-285-1904
- ✉ Tianna@zeres.capital ☎ 704-741-0589

Atentamente!

Green Group LLC