



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE ADVISORY COMMITTEE

GEORGE HINTON - CHAIR

NEVA HILL - VICE-CHAIR

**Cyndee Chatham, Robert H. Dodds, Jr., Natasha Dotson, and
Johonna Duckworth**

**Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
clee@milwaukee.gov**

**Legislative Liason, Ted Medhin, 286-8681,
tmedhi@milwaukee.gov**

Wednesday, June 28, 2023

9:00 AM

Virtual Meeting

Special

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/261408197>. You can also dial in using your phone United States: +1 (224) 501-3412 and Access Code: 261-408-197.

1. Call to order.

Meeting called to order at 9:03 a.m.

2. Roll call.

Present 5 - Hinton, Dotson, Hill, Dodds and Chatham

Excused 1 - Duckworth

Also present:

Ald. Larresa Taylor, 9th Ald. Dist.

Member Chatham was welcomed as a new member.

3. Review and approval of the previous meeting minutes from June 7, 2023.

Meeting minutes from June 7, 2023 were approved without objection.

4. Review and motion(s) on the BOZA application at 8651 W. Brown Deer Rd. for an assembly hall establishment for Clothes to the Rescue/MKE Event Center.

Appearing:

Roy Niedfeldt, Clothes to the Rescue/MKE Event Center

Mr. Niedfeldt presented. He would like for the committee to reconsider his BOZA application for an assembly hall special use permit. He believed the committee's recommendation for nonsupport at the last meeting was not satisfactory due to time constraints of members and the meeting being cut short, which left many questions from members unanswered and there being an unfair depiction of his business. He wanted today's meeting to provide clarity to his business operations and to clear up issues from members. Several members have visited the establishment since the last meeting and become familiar with establishment. Those in objection, such as from the Granville BID director, was now in support. The operation without the proper occupancy permit under the previous business plan of Nerf Wars was an error on his part. There was only that one family friendly concert event that got out of hand when a large group of men came and started a fight. That situation got resolved quickly with the help of security from Mr. B's Club, and no police were needed or called. There were no other events since that time, and his establishment has been closed since then. There were no multiple events. There would be no deviation from his business operational plan, which would only host upscale events like jazz/blues concerts, weddings, family friendly parties, and quinceañeras to name a few. Regarding exacerbation of public safety, traffic, and/or parking issues at closing with patrons in conjunction with the operations of Mr. B's Club, he would work with Mr. B's club to address the parking lot with security and lot attendants. He worked well with Mr. B's Club. Mr. B's Club do use the majority of the parking lot, but he would work with them to prevent any parking lot issues. There were no issues currently. There were plenty of parking lot spaces. His establishment had 50 parking lot spaces, but there were 160 spaces in front of the establishment. The establishment would not be a club and would not sell any alcohol. Renters would have to supply their own private events. Any alcohol would be classy wine and/or champagne. He is a pastor and was not in the business of promoting alcohol consumption. Staff and security would be present at all events. He would avoid risky events.

Member Chatham inquired about available parking for big events.

Mr. Niedfeldt replied. There were no residences in the immediate area. There were 780 total parking spaces in the whole strip mall where most spaces were left unused during the business day. His establishment was a smaller venue and would not anticipate hosting large events. The past problematic event was characterized improperly as multiple events, but it was only one event. Precautions had been made since then. Since then he had only called the police to address broken window incidents.

Ald. Taylor inquired about event screening process and said that the screening process should be put into a written policy form.

Mr. Niedfeldt replied that screening of events would take place when customers make event requests, he would inform them of their event policies (alcohol use and security among other things), and he would work on getting the screening process into written form.

Some members said that they had the chance to tour the establishment and had no questions or issues.

Member Dodds, Sr. moved reconsideration and to support, seconded by member Dotson, the BOZA special use application for an assembly event hall space at 8651 W. Brown Deer Rd. for Clothes to the Rescue/MKE Event Center operated by Roy Niedfeldt. There was no objection.

5. Public comments.

Members discussed the strip mall at the Granville Connection being in poor shape, that the vacant units east of the daycare had frontages in poor condition, that the strip mall should reflect the standards of the community, for the owner(s) of the strip mall to come before the committee to discuss the overall condition of the strip and units that were in poor shape, for both the Bellagios and Mr. B's Club at the strip mall to come before the committee for the committee to review their business operations and license renewals, and for consistency for Ald. Taylor to entertain prompting committee review of all businesses pursuing licenses or businesses renewing their licenses (with committee or community concerns).

Ms. Larisha Lynch, Milwaukee Journal Sentinel, inquired about who was responsible to take care of the strip mall.

Ald. Taylor said that there were anticipated plans that she hoped would come to pass with the section past the daycare that would enhance the strip mall in a few months, the committee could invite that new business to present in the future, she would hold all owners at and surrounding the strip mall accountable, the committee should continue to identify which businesses or landlords that they want to invite to their meetings for review, both Bellagios and Mr. B's Club would be prompted to appear at the committee's next meeting with their license renewal hearings coming up shortly on July 18th, she believed both businesses did submit license renewal applications, the strip mall owner had contractual agreements with lessees for the lessee to maintain the upkeep of their units, Mr. B's was part of the ownership team of the strip mall, and Mr. B's added value to the community.

6. Announcements.

Chair Hinton announced again that the Social Development Commission had a valuable write-in opportunity for anyone interested to serve as a District 1 board member, currently vacant, representing the Brown Deer/Shorewood area.

7. Next steps.

A. Set next meeting date and time.

Regular meeting for July 5, 2023 to be cancelled and rescheduled prior to the City's Licenses Committee July 18, 2023 meeting based on quorum and availability of members.

B. Agenda items for the next meeting.

Review of the businesses and/or their licenses or license renewal applications at a. 8665 W. Brown Deer Rd. (Bellagios) and 8617 W. Brown Deer Rd. (Mr. B's).

8. Adjournment.

Meeting adjourned at 9:51 a.m.

Chris Lee, Staff Assistant

*Council Records Section
City Clerk's Office*