



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE-HAVENWOODS ADVISORY COUNCIL

CYNDEE CHATHAM - CHAIR

NATASHA UPSHAW - VICE-CHAIR

Ivory Britton, Dr. Terri Brookshire, John Erdmann, Ramandeep Kaur, and Rupinder Sandhawalia

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Wednesday, March 4, 2026

9:00 AM

Virtual

*Member Sandhawalia moved to nominate Dr. Terri Brookshire to run the meeting.
There were no objections.
Meeting convened at 9:10 am*

1. Roll Call.

Present 4 - Erdmann, Brookshire, Kaur and Sandhawalia

Absent 1 - Britton

Excused 2 - Chatham and Upshaw

2. Review and approval of the minutes of the February 4, 2026 meeting.

Member Erdmann moved approval of the meeting minutes seconded by member Sandhawalia. There were no objections.

3. Discussion and possible vote on David Wesner for The Annex Group for a proposed multifamily building at 9251 N 70th St.

Presenter: David Wesner (Annex Group, based in Indiana, multifamily housing developer nationally).

Proposed development: "Central At North Ridge Lakes," a multi-family workforce housing project.

Location: vacant, multi-family-zoned parcel near Brown Deer Rd and 76th St (on 76th St), northeast of the lakes and near the former mall area.

Existing/related work: Union Rose Park (75 units) under construction on MLK across from Rose Park Senior Center, completed project in Oshkosh and planning to start a project in Madison project next summer. The site plan, design, and operational concept includes two four-story buildings.

Site constraints: grade slopes down toward the lake, buildings intended to stay close to the road to reduce site impact.

Environmental note: project states it will remain fully off wetlands and do not disturb them.

Open space: plan maintains over half the site as open space to preserve greenery/natural environment.

Unit mix (as presented): 61 one-bedrooms, 114 two-bedrooms, 62 three-bedrooms.

Target residents: households at 50%–70% of Area Median Income (approx. \$40k–\$75k range as stated).

Amenities/security: clubhouse/amenity space; fencing around the site; security gates to help secure parking lot and building entrances.

Waste/parking: trash areas planned inside buildings with “plenty of capacity”, parking planned at over 1.5 stalls per unit (zoning requires 1 stall per unit).

Community Input and Board Discussion:

Ald. Taylor shared that a community meeting was held as part of the process with a strong opposition at this time, citing concerns about traffic, noise, and crime in the area.

A Committee member mentioned five other proposed projects on the same plot of land were previously shut down.

Member Dr. Brookshire stated they did not want to vote on the item during this meeting and asked for others’ input.

Member Erdmann asked to hold the item to the next meeting to ensure the full board/quorum is present for discussion and input.

Board members to research and review the project and prior history of proposals on the same parcel before the next meeting.

Ensure all members receive and review the community meeting feedback and related materials a head of the next discussion.

Member Erdmann moved hold the item to the call of the chair seconded by member Sandhawalia. There were no objections.

4. Discussion and possible vote on Jackie Clayborn for Passion Childcare, LLC at 9143 N 76th St

Vice-Chair Natasha Upshaw arrived at 9:21am

Applicant Jackie Claybourn introduced herself and stated that she has provided childcare services for 13 years and has operated her current home family childcare for 6 years. She said that she is seeking the committee’s approval to expand and operate in the district.

Proposed capacity and hours: up to 49 kids per shift; operating hours 5:30 AM to 11:59 PM to support parents working nonstandard hours.

The applicant explained that her emphasis is on a safe structured environment with learning routines to prepare children for school and that children in her current program are potty trained before age 3.

Staffing, credentials, and compliance:

Ms. Clybourn stated the program is currently a 4-star and she intends to reach a 5-star once in the new building. She reported having 3 employees on staff, all college graduates, and described them as level 10 or higher, which she said supports a 5-star Young Star rating. She stated the daycare is in good standing with the state and will follow all Wisconsin childcare licensing requirements.

Member Dr. Brookshire asked whether the organization had parent coaches or volunteers from the community; Ms. Clybourn said not at this time.

Ald. Taylor shared she checked the Wisconsin Department of Children and Families site for violations and found only a minor issue (a broken toilet paper holder).

Ald. Taylor noted fingerprinting was still needed for compliance.

Ms. Clybourn emphasized that she stays in close contact with her licensor and addresses any minor write ups immediately.

Location details & concerns:

The intended location was clarified as 9147 N 76th Street (not 9143), confirmed by Ms. Clybourn.

Ms. Clybourn current business enrollment is 16 children total, with 8 per shift and serves from 4 weeks up to 10 years.

Member Erdmann said that he has concerns regarding safety and suitability of the strip mall commercial location, including proximity to a laundry and a massage parlor; he asked whether other locations were considered.

Ms. Clybourn responded that she has a designated drop-off and pick-up plan and that outdoor play area will be gated off. She added that she looked at other facilities but chose this option due to proximity (about 6 minutes away) and ongoing parent demand for childcare in the area.

Member Erdmann noted that a previous daycare in that strip mall did not last and reiterated his concerns due to the location and redevelopment in Northridge.

Vice-Chair Natasha Upshaw moved approval seconded by members Kaur, Shandhawali and Brookshire.

Member Erdmann voted against based on location.

Present 5 - Erdmann, Brookshire, Upshaw, Kaur and Sandhawalia

Absent 1 - Britton

Excused 1 - Chatham

5. Discussion and possible vote on Shontell Hayes for Upscale Investments, LLC at 6900 W Brown Deer Rd

The applicant presented a proposal for a professionally managed event venue in an existing store front plaza at 6900 W Brown Deer Rd.

Planned use: structured, pre-scheduled events such as baby showers, birthdays, small receptions, community gatherings, milestone celebrations, business meetings, and vendor pop-ups.

Proposed hours are Monday–Sunday, 10:00 AM–10:00 PM.

Emphasized intent is not to operate as a nightclub and not to stay open late, that the goal is an upscale, safe, family community oriented space.

The applicant shared examples of prior events work, including a community supported event free of charge for the family of Daquell Collins (victim of gun violence), including venue rental and event setup. She also explained that the operation plan is to comply with the City's occupancy capacity limits established by permitted occupancy. She added that events are to be scheduled to avoid peak plaza business hours when possible, and that guests will use existing plaza parking (applicant estimated 60+ spaces). She also said that the expectation is that many events occur on weekends when most of neighboring businesses are closed. As for safety management policies to include in the event's contracts signed prior to events, she added that security will be used when appropriate, strict no-loitering enforcement, immediate post event cleanup, proper trash disposal, maintained insurance, and interior and exterior cameras.

Noise control plan: music sound kept indoors, doors kept closed during events, and volume monitored to align with City ordinances, outdoor events were described as unlikely.

Ms. Hayes said that she conducted an outreach survey with surrounding businesses

and one business in the adjacent plaza. She mentioned that six businesses expressed support for the venue, that two childcare centers raised concerns about exterior cleanliness, parking lot conditions, and loitering; and three businesses mentioned potential collaboration opportunities, including the African American Roundtable next door and the two childcare centers. Ms. Hayes committed to enforcing no loitering and adding extra exterior trash cans to support cleanliness.

Member Sandhawalia commended the applicant for being proactive.

Council committee questions and concerns:

Members' questions focused on security protocols (how to decide when security is needed) and whether security could include ex-police officers.

Ms. Hayes said security needs would be determined by guest count, guest age, and event type; teen events (roughly ages 15–21) would require security.

Ms. Hayes noted she is exploring two smaller Black-owned security companies and will ensure proper licensing/insurance; ex-police officer security is an option she can consider.

Member Erdmann discussed prior similar event space approvals in the area and reiterated concerns about teen young parties due to past violence.

Ald. Taylor noted that Ms. Hayes does not plan to apply for a liquor license (no alcohol), which supports a family-oriented model; also noted that closing at 10 PM is a positive.

Additional recommendation discussed approving for a shorter term (the council preferred recommending 1 year) so the business can be monitored. There is a concern noted that BOZA may choose a longer term despite the recommendation.

Ms. Hayes agreed to adhere to all restrictions requested.

Member Erdmann moved approval seconded by member Sandhawalia with restrictions consistent with prior event-space guidelines, focused on refraining from teen parties. There were no objections.

6. Discussion and possible vote on Satwinder Singh for Spring Circle, LLC at 8661 W Brown Deer Rd

Applicant Satwinder Singh was present along with Jay Walia and stated they are seeking continuity of business activities after missing a prior hearing and having to reapply for the licenses.

Ald. Taylor provided a broader context about the strip mall where the BP is located (near Mr. B's and the old Olive Garden) and noted the applicant obtained the mall in 2018 and that the applicant missed three renewal license hearings resulting in denial and loss of the licenses. She also referenced past minor exterior property improvements that were requested under taken during a previous lapse (painting, repairs, hanging wires, broken windows, and parking issues associated with a former hookah tenant).

Ald. Taylor emphasized the strip mall's street signage has not been updated for years, making the area look like a "ghost town," and publicly asked the owner to correct signage and show care for the community.

Member Sandhawalia cautioned against conflating strip mall ownership signage issues with the gas station license renewal decision, though agreed signage is a real problem.

Ald. Taylor agreed with member Sandhawalia but said that it is also important to mention the signage problem.

Questions were raised about neighboring spaces and the former hookah shop; the applicant confirmed that the hookah space is now vacant after a difficult, lengthy eviction process.

Member Erdmann asked about restroom access.

The applicant stated that restrooms should be open for customers and committed to ensuring staff keep them accessible.

Additional concerns were raised about garbage control/cleanliness around the gas station and a request to ensure fire detectors are working in the premises (noted as broader safety concerns).

Applicant stated the BP gas station has a new BP sign, and characterized the gas station itself as well-maintained. They have no police-related issues and noted a high grade A from the Milwaukee Health Department. The applicant agreed strip mall signage needs improvement and said they are willing to complete updated signage for the mall.

The committee opened the floor for a vote on approval, votes resulted in a dead lock due to abstentions and limited member participation.

Member Kaur moved approval seconded by member Sandhawalia. The motion failed 2-0-3 with members Erdmann, Brookshire and Upshaw abstention.

There was motion to hold the item to the call of the chair for the applicant to attend the April 1, 2026 meeting to complete the process with a full board vote. The motion prevailed.

[251073](#)

Communication relating to the 2026 activities of the Granville-Havenwoods Advisory Council.

Sponsors: THE CHAIR

Member Dr. Brookshire moved to adjourn the meeting at 10:30 am seconded by member Erdman. There were no objections.

Carmen O. Roman
Staff Assistant