



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE ADVISORY COMMITTEE

GEORGE HINTON - CHAIR

NEVA HILL - VICE-CHAIR

**Robert H. Dodds, Jr., Natasha Dotson, Johonna Duckworth,
Ald. Chantia Lewis, and Jennifer Rath**

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Wednesday, June 1, 2022

9:00 AM

Virtual

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/751540453>. You can also dial in using your phone United States: +1 (669) 224-3412 and Access Code: 751-540-453.

1. Call to order.

The meeting was called to order at 9:06 a.m.

2. Roll call.

Present (4) - Hinton, Dodds, Jr., Dotson, Duckworth

Excused (2) - Hill, Lewis

Absent (1) - Rath

3. Review and approval of the previous meeting minutes from May 4, 2022.

The meeting minutes from May 4, 2022 were approved without objection.

4. Discussion, review, or updates on Granville Development District RPFs, listings, projects, programs, initiatives, events, grants, plans, activities, or other aspects.

A. Sports bar and grill at 6901 W Brown Deer Rd (former Retox Martini Lounge)

Mr. Lee said that the presenter, George McNeice, was unable to attend the meeting due to a conflict and requested to be held until the next meeting.

This item was held without objection.

B. Northwest Master Plan (Royal Capital)

Appearing:

Terrell Walter, Royal Capital
Kevin Newall, Royal Capital
Brian Mays, Royal Capital
Tom Joy, Engberg Anderson Architects
Eric Huberty, Engberg Anderson Architects
Mark Ernst, Engberg Anderson Architects

Mr. Newall presented. Royal Capital had purchased the 52-acre and YMCA building east of North Swan Road and south of West Fairy Chasm Road for \$1.5 million. The development (previously known as the Northwest Master Plan) was now called the Cudahy Farms Healthy Living Campus to serve the needs of the community and provide healthy living. They would repurpose the existing building, utilize the outdoor recreational amenities, and develop multiple, new variety of new low-density housing. There was focus to provide various healthy recreational amenities, pedestrian friendly amenities, walkability, and connectivity to the units. Housing would include rentals and home ownerships to seniors and multi-families. YMCA had agreed to lease and continue their early childhood center for the next 10 years. The YMCA building would also secure dentistry and ophthalmologist tenants. There would be 3 phases.

Mr. Joy presented. The total urban campus would be centered on amenities as a draw and benefit to residents. The existing indoor and outdoor amenities (playground, landscaping, fields, etc.) would remain as a baseline. There would be other place-making and healthy amenities installed such as trail ways. Public art would be installed throughout the campus. Residential buildings would predominantly be 2-stories. There would be walkable and connected pathways, an attractive entryway into the campus, and simple pedestrian friendly features such as light fixtures, benches, and planters. Besides the YMCA building there would be other outdoor gathering and greenspace for the community to utilize and hold various events to their choosing. The YMCA building would be intergenerational for all ages to use, could potentially provide a grocer, and have meeting spaces. There would be surface parking throughout.

Mr. Walter presented. Phase 1 would be the repurposing of the existing YMCA building to provide dentistry, ophthalmology, other services, and lifestyle coordinators to assist in bringing in resources to the community. There would be 15 new 2-story housing buildings with 377 total units. 153 units would be for the senior/mature population and 224 would be multi-family with direct ground level entryways and large sidewalks. The various existing outdoor amenities (sledding hill, playground, pickleball courts, putting green and golf simulators, baseball diamond) would remain. Phase 2 would have additional housing buildings installed to the north of the campus, and phase 3 would have additional housing buildings to the lower left of the campus.

Members questioned what was needed from the City, whether the developers lived or were familiar with the Woodlands Meadows area and its challenges, how they would address campus security and safety, and whether they would be open to provide housing and service to single fathers (recommended by member Dotson).

Mr. Newall replied. They have had to bring in almost all of their capital (98%) from outside the City into their City developments. They would like to see more local financial investment and passionate leadership. They have a good tract record. They would need tax incremental financing from the City to help pay for the development. He had lived 1.5 miles away from the area, had family that have lived there and the northwest side, was not living there currently, and was familiar with the crime and safety challenges from the Woodlands Meadows area. Security, safety, and the

community were priorities. They have invested \$200 million into the project. There would be no thoroughfare through the campus. There would be approachable and accessible (inviting) security on-site on golf carts to monitor the campus, traffic, and visitors. They have high tenant requirements and would use lessons learned and best practices that they have acquired previously. A next step was to do a needs assessment and engage the community. They were open to an organic process, the recommendation for single fathers, would like to bring community ideas into reality, and would engage with member Dotson.

Chair Hinton concurred (providing opportunities for single fathers and young men) and said that the type of new housing should complement the community and not displace them, employment opportunity should be given to the local black and brown community on the construction side, his firm (Social Development Commission) could assist with employment/training, and that further updates on the project be given to the committee in the future.

Mr. Newall added that they have familiarity with the area; have made forecasts on the community; and was confident that the campus development would add value, long-term health, be a hub, and be an asset to the community; they would be doing a workforce analysis soon, would prioritize disenfranchised populations, and be intentional in hiring; they would do capacity building with connecting contractors to small subcontractors and help grow them; and phase 1 was a 2022 project.

Member Dodds, Jr. moved approval, seconded by member Dotson, of the Cudahy Farms Healthy Living Campus redevelopment project.

Tom Daykin, Milwaukee Journal Sentinel, questioned in the chat about the number of housing buildings in phase 1 and the total number of LIHTC, affordable, and market rate units if all project phases.

Mr. Joy said that there would be 15 buildings in phase 1.

Mr. Newall said that he would provide a press release with further information with details to Mr. Daykin and that there would be mixed-income housing and affordable housing for sale.

Chair Hinton said that further information should also be shared to the committee.

C. Neighborhood conditions and concerns

There was no discussion.

D. Other

There was no other discussion.

5. Public comments.

There were no public comments.

6. Old business.

There was no old business.

7. New business.

A. Next meeting date and time

Wednesday, July 6, 2022 at 9 a.m.

B. Agenda items for the next meeting

Items to be determined and include 6901 W. Brown Deer Rd. (former Retox Martini Lounge) sports bar and grill proposal.

C. Other

There was no other discussion.

8. Announcements.

There were no announcements.

9. Adjournment.

Meeting adjourned at 9:57 a.m.

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