



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### GRANVILLE ADVISORY COMMITTEE

**JOHONNA DUCKWORTH - CHAIR**

**NATASHA DOTSON - VICE-CHAIR**

**Terri Brookshire, Cyndee Chatham, Robert H. Dodds, Jr., Neva Hill, and George Hinton**

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

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

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**Wednesday, August 2, 2023**

**9:00 AM**

**Virtual Meeting**

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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/264884893>. You can also dial in using your phone United States: +1 (571) 317-3112 and Access Code: 264-884-893.

**1. Call to order.**

*Meeting was called to order at 9:05 a.m.*

**2. Roll call.**

**Present** 5 - Dotson, Duckworth, Dodds, Chatham and Brookshire

**Excused** 2 - Hinton and Hill

**Also present:**

*Ald. Larresa Taylor, 9th Ald. Dist.*

*Achraf Laasiri, 9th Ald. Dist.*

**3. Introduction of members.**

*Member Chatham introduced herself again as a new member, living in the district for 25 years, and wanting to add her community perspective to the committee.*

*Member Brookshire, new member, joined the meeting later and was not present to give an introduction during this item.*

**4. Review and approval of the previous meeting minutes from July 11, 2023.**

*Meeting minutes from July 11, 2023 were approved without objection.*

**5. Discussion, update(s), review and/or motion(s) on Granville Development District RFPs, listings, projects, programs, initiatives, events, grants, plans, activities, or other aspects.**

*A. 8665 W. Brown Deer Rd. new licenses application for Indian Bistro 86, LLC*

*Appearing:*

*Jay Walia, property owner*

*Chair Duckworth said that the committee met on this item as the last meeting but did not take action due to wanting further information regarding business operations.*

*Mr. Walia commented. He was the property owner of the strip mall and was related to the new business operator. The business would be a family business. The location was pending legal proceedings to evict the operator of Bellagio's, which should conclude soon. The new business would serve as a restaurant and hall offering primarily Indian foods for lunch and dinner. The new business was an idea for a different unit (8306) in the back, but that unit was vandalized. The new business would complement other businesses there. He used to operate a bar elsewhere and has had 40 years of gas station business experience. He also owns the neighboring gas station.*

*Members inquired about the age of clientele to be served, parking, closing time, clarity between the bistro and gas station, competition with Mr. B's, utilization of a bar, and deviation from proposed business operations.*

*Mr. Walia replied that clientele would have to be 21 years or older since the establishment would be a Class B tavern, angle parking would be proposed in front of the establishment for in/out purposes, there was no other parking there due to the gas station, and there may be the possibility to expand the entire west side behind the building to expand landscaping and parking. 2 am was the requested closing time to give the business flexibility, if needed, for banquet/party events. However, they planned to close normally 12:30 or 1 a.m. for events. Otherwise, normal business operations would call for 11 am opening time to 10 or 11 pm closing time if there were no events. Depending on business, they may do breakfast in the future. The gas station and bistro would be separate businesses. The gas station (8659-8661) was mostly empty due to issues with Bellagios. Once the bistro comes in he would be able to fill the gas station with products. The goal was to assume the same licenses that were under Bellagios. The bar and alcoholic drinks would supplement the food aspect of the business and not be the primarily function. Issues with deviation of business operations occurred with Bellagios due to Bellagios not following the rules. As a property owner he, too, wanted to avoid bait and switch businesses. The bistro would be totally separate from and have no affiliation with Bellagios.*

*Ald. Taylor said that she would work with Mr. Walia to address concerns from members, including the concern of business operations deviation.*

*Mr. Lee said that before the committee's consideration today was the business pursuing Class B tavern (with alcohol/liquor), food dealer, and public entertainment licenses.*

*A roll call vote was taken to recommend supporting or opposing the business and their pursuance of the aforementioned licenses.*

Ayes - Duckworth, Chatham, Brookshire  
Noes - Dodds, Jr., Dotson

*With a vote of 3 ayes, 2 noes, and 2 excused, the motion to support prevailed.*

*B. 7201 W. Good Hope Rd. for a medical facility by Weas Development*

*Appearing:*

*Connor Weas, Weas Development Group  
Douglas Weas, Weas Development Group  
Maureen Goetz, Children's Hospital of Wisconsin  
Mary Sisney, Children's Hospital of Wisconsin*

*Mr. Weas (Connor) and Ms. Sisney presented. The proposal was to develop a new pediatric and urgent care facility for Children's Hospital of Wisconsin at 7201 W. Good Hope Rd. on 20,000 sq. ft. of Milwaukee County-owned land next to Uihlein Soccer Park. The new facility would provide closer offerings to the community. Current employees from a nearby pediatric clinic (since 2005) on 7720 W. Good Hope Rd. and the urgent care facility near Mayfair mall would relocate to the new facility. The new facility would enable expansion of pediatric clinic services and add additional staffing and doctors. The urgent care would operate 9 am to 9 pm daily including weekends. The pediatric clinic would operate 8:30 am to 5 pm Monday to Friday with occasional weekend vaccine clinics. Weas Development was contracted for 18.3 acres of County land. The clinic would occupy 2.3 acres. The majority of the undeveloped rear and rest of the site would be given to Milwaukee Kickers to help create surface parking for Milwaukee Kickers. The clinic would have 83 parking surface stalls for patients. Staffing would grow to 25 with one to two additional physicians over time.*

*Members and Ald. Taylor inquired about physicians on site, diversity of staff, staff relocation and added positions, and completion timeline.*

*Members discussed being excited for the new clinic and urgent care being closer to the community and families in the district, wanting staffing and physicians being representative of the community, wanting the facility to be well-staffed and functioning at the same level as other locations, and wanting the committee to be given periodic updates on the development.*

*Ms. Sisney replied that board certified physicians would be on site at all business hours; that their clinic was representative of the community with 3 physicians, a manager, and a mix of staff being persons of color; all pediatric staff would be relocated there; there were plans to hire additional staff and 1-2 more physicians over time; their recruitment plan was still in development; all locations followed standard protocols; and they monitored wait times and shift staffing to locations accordingly based on their statistics.*

*Mr. Weas (Connor) replied that construction would start quarter 2 of 2024 and conclude quarter 2 of 2025, they would be meeting with the Havenwoods BID, and next steps included change of zoning approvals before the City Plan Commission August 21, 2023 meeting followed by the Common Council process.*

*Member Dodds, Jr., moved to recommending support for development and change of zoning for a Children's Hospital of Wisconsin pediatric clinic and urgent care facility as discussed. There was no objection.*

*Member Dotson left the meeting at 10:12 a.m.*

*C. 9050 N. Swan Rd. Cudahy Farms redevelopment by Royal Capital Group*

*Appearing:*

*Terrell Walter, Royal Capital Group*

*Tess Lacey, Engberg Anderson Architects*

*Mr. Walter and Ms. Lacey presented an update. The Cudahy Farms Healthy Living Campus redevelopment proposal was supported by the committee back in June 2022. Elements of and/or changes to the redevelopment project since would include but not be limited to a 3-phase multi-family and community center totaling 1,145 units in total (senior independent rental housing, family rental town home rental housing, and for sale town homes), keeping and/or enhancement of existing or added amenities (pool, community and butterfly gardens, pedestrian connections walkways, maker spaces, widened pathways, telehealth room, baseball field, picketball court, golf simulator, early childhood care, playground, and open space for events), updated building design, gated enclosure, tree and vegetation buffer along the perimeter, keeping of or little to no removal of native trees onsite, 24/7 onsite management and staffing, and controlled community programming. The character of the project remained the same overall and be based on active living for its residents. The Cudahy barn and YMCA building would remain. Phase 1 would be for 377 units for senior independent living with three 3-story residential style buildings on Swan Rd. Phase 2 would be for 224 family rental town home units with direct entrances. Phase 3 would be for 188 for sale town homes. There would be three different town home schemes to offer uniqueness and prevent repetitive styles.*

*Chair Duckworth said that there were challenges with and a lack of recreational options for the neighboring Woodlands community. A concern would be those residents wanting to come into the living campus.*

*Members questioned onsite maintenance, ability of outside residents to come into the campus, retaining of native trees and buffers, and project timeline.*

*Mr. Walter replied. There would not be a free-for-all access to the campus. Instead there would be intentional, controlled access and programming given to folks outside the community to come into the campus based on scheduled times only. Programming offerings may include after school tutoring, pickball tournaments, and maker spaces. 24/7 staffing protocols would be followed. There would be 1-2 full time maintenance staff for the first phase, and additional staffing may be added for future phases as needed. They were committed to maintain as many native trees as much as possible and will plan new trees at the perimeter including Swan Rd. There would be no cutting of mature trees and no mass clearing of the site. First phase construction would begin 2024 and be completed in 2025. The project was pending the Common Council's change of zoning review process.*

*Member Chatham moved to recommend supporting the changes made to the Cudahy Farms Healthy Living Farms redevelopment project. Member Dodds, Jr. seconded. There was no objection.*

*Mr. Walter added that there were still some aldermanic and community concerns that he would continue to work to address, and he would provide further updates to the committee.*

*D. Discussion on neighborhood conditions and concerns.*

*Linda McFerrin, resident, said that the US Cellular building was cleaned up and that illegal dumping was occurring again at the vacant and former Walgreens building on 84th St. and Brown Deer Rd.*

*Chair Duckworth inquired about inviting Walgreens to come before the committee for a discussion.*

*Mr. Lee said that an invitation could be extended, he was unsure of whether there would be cooperation by Walgreens to attend, and that businesses undergoing City approvals and needing the committee's review were more likely cooperate and attend meetings.*

*Member Chatham said that a concern was the poor upkeep of streets, including Bradley Rd. and 91st St, within the district with there being overgrown weeds and debris.*

*Chair Duckworth said she would like to see beautification projects occur and inquired about the sustainability of plans for the district. She would the committee to discuss those plans in the future.*

*Mr. Laasiri, on behalf of Ald. Taylor, replied. Their aldermanic office were aware of and were working to address these issues, which were priorities to them. They were working the Dept. of Neighborhood Services to warn them about the trash and dumping issues there. If not complied with, DNS would issue fines. They were working with the Dept. of Public Works - Sanitation to get street sweepers out to the area. DPW had staffing issues. There was hope that new revenues from the new city sales tax would improve staffing and services to the area. They were trying their best to acquire City services as well as outside resources. A possible outside idea would be a collaboration with UW-Milwaukee via a Youth Collective Action initiative that he was involved with. The initiative would get youths and/or young adults to provide community service, such as picking up trash, to communities citywide, include Granville. They were aware of plans and concepts for the district.*

*Mr. Lee said that perhaps the local aldermanic office and the Dept. of City Development could discuss further with the committee regarding such plans in the future.*

*E. Other*

*There was no other discussion.*

**6. Public comments.**

*There were no public comments.*

**7. Next steps.**

*A. Next meeting date and time (Wednesday, September 6, 2023 at 9 am).*

*B. Agenda items for the next meeting.*

*To be determined. Possible future agenda items to include discussion with Walgreens (84th St. and Brown Deer Rd.) regarding dumping issues there and discussion with the local aldermanic office and Dept. of City Development regarding Granville District plans, if any.*

**8. Announcements.**

*There were no announcements.*

**9. Adjournment.**

*Meeting adjourned at 10:49 a.m.*

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