



# 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**

**Staff Assistant, Linda Elmer, 414-286-2231, Fax: 286-3456,  
lelmer@milwaukee.gov**

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Wednesday, November 6, 2024

9:00 AM

Virtual

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#### Amended 10/23/24 - changed name and address of business in item #4

Please join this meeting from your computer, tablet or smartphone.

<https://meet.goto.com/456184205>

You can also dial in using your phone.

Access Code:

456-184-205

United States:

+1 (646) 749-3122

#### 1. Roll Call.

*Meeting convened: 9:06 AM*

*Members present: John Erdmann, Cyndee Chatham, Rupinder Sandhawalia, Ramandeep Kaur, Natasha Upshaw, Ivory Britton (arrived at 9:50 AM).*

*Members excused: Dr. Terri Brookshire,*

#### 2. Review and approval of the minutes of the October 9th meeting.

*Mr. Erdmann moved, seconded by Ms. Upshaw, for approval of the minutes. There were no objections.*

#### 3. Discussion and possible vote on Kelly's Trakside Inn at 8762 N Granville Rd.

*Kelly Westerhausen has been a bartender for 28 years and this will be the first bar she owns. She has a lot of followers and opened a Trakside Facebook page and she knows a lot of people in the area and she will sign up for a daily text messaging service. Mr. Sandhawalia asked how she will keep control on her establishment - she plans on controlling the jukebox and also catering to older clientele. It will be a restaurant more than a bar. Mr. Erdmann asked how she will prevent shootings at her establishment and control the crowd outside. Her plan is to have an armed guard and a well-lit parking lot; she will not hesitate to call the police at any time. She will also have cameras both inside and outside. Ms. Westerhausen reached out to Mary Hoehne, who never called her back; she will contact her again. The staff assistant will send the applicant Ms. Hoehne's contact information.*

*Ms. Upshaw moved for approval, seconded by Mr. Sandhawalia There were no*

*objections.*

**4. Discussion and possible vote on proposed Milwaukee Rehabilitation Hospital at 10915 W. Liberty Dr.**

*WB Development Partners present and has developed 25 in-patient rehab hospitals across the US and developed 7 of them for this operator (the other one being in Greenfield) and more are being built in the area by other developers. These facilities are a go-between between hospital and home and patients receive three hours of daily physical therapy and stay typically about two weeks. Eighty percent of patients return to their own homes. They employ about 120 staff members; 1/3 nursing, 1/3 support staff and 1/3 administrative. The site is currently a vacant lot, which they would purchase and develop. The high-traffic times will be 7 AM and 7 PM with staff shift changes and no ambulance runs unless there is a medical emergency at the hospital. This facility will have 40 private rooms and 120 parking spaces. The building is designed to facilitate socialization between patients with large, open spaces. When it is nice outside, they do activities outside and there is a pond as well. It's a fully licensed hospital with a pharmacy. The hospital will be part of the chamber and will host blood drives and health-related meetings. The parking areas will be well-lit and they will have cameras at all doors of the facility.*

*Mr. Erdmann asked if other sites were researched, particularly one owned by the city available cheaply and on 76th Street. The site might be a little large for the developer, but he will look at it. They don't have a signed contract yet. Ald. Taylor didn't refer the developer there as this project would complete Good Hope and her concern is it would be sandwiched between two entertainment hubs. Mr. Erdmann thinks this development would bring some stability to that area. Rhonda Szalali, Dept. of City Development, thinks both sites might be good sites.*

*The vast majority of income is from Medicare and they wouldn't be partnered with any existing facilities already in the area.*

*Mr. Erdmann moved to table this to the next meeting to work the DCD about the Johnson Park site and discuss prior to approval by this board. There were no objections.*

**5. Discussion and possible vote on Appliance Liquidators at the former Mill Road Library at 6431 N. 76th St.**

*Ms. Rhonda Szalali, Dept. of City Development, said the former Mill Rd. library has been being shown for about a year. The buyers are proposing to use it as a liquidated appliance store; it would require about \$200,000 in redevelopment costs. The proposed operators operate a similar business in Racine, which is doing very well. Fatimah Ayesh and his wife have been in Milwaukee about 39 years and have been involved in retail on the north side for 40 years and have been involved with BID 31 (North Ave.) for years as he formerly operated a business on North Ave. (sold in 2020 when COVID hit). Mr. Sandhawalía noted there is a brand-new appliance store right across the street; Mr. Ayesh's appliances are half the price of new appliances. Ms. Szalali said the exterior will look basically the same, except for a delivery garage door being installed. Trucks will not be stored on-site and will be gone within an hour with deliveries. They will clean up the landscaping, paint and get a new front door. Mr. Erdmann moved, seconded by Mr. Sandhawalía, for approval. There were no objections.*

**6. Presentation by Assistant City Attorney Peter Block on public meetings/public records law.**

*Asst. City Attorney Peter Block provided slides, which are attached to file 240909. The meetings must be noticed to the public and reasonably accessible. Meetings are gatherings, which may not be solely to take a vote; this does not include social or casual gatherings, but if at least half of the body is present, there is rebuttal evidence that business is being discussed. A negative quorum exists and that is enough members to block an action and a walking quorum is when members have basically already come to an agreement as to what will happen at a future, public meeting. Meeting notice needs to be least 24 hours prior to a meeting and also note if the body will be meeting in closed session. If times are on an agenda, that item must be heard at that time. If going from closed session into open session, that needs to be noticed. For video conference meetings, the link to the meeting must be included on the agenda. Meetings have to start in open session, even if the entire meeting will be held in closed session and the legal exemption for closed session must be noted on the agenda. A member cannot be excluded from closed session even if that member will be discussed during this session. Members are personally liable if they are found to have violated open meetings law.*

*Public records law permits the public to have access to records of the body and records may include internal working records. There are exceptions where records may be withheld or redacted. There is a balancing test for release of records, which weighs the risk and benefit of disclosure and is subjective by the record keeper. There can be purely personal records that do not need to be released (such as personal e-mails sent via the city e-mail account). If you use a personal device to comment on public matters of the body, they are considered records. Records requests can be made anonymously and must be responded to as soon as practicable and without delay. Individuals who feel the city did not act appropriately in responding to requests may take the city to court.*

*Meeting adjourned: 10:51 AM  
Linda M. Elmer  
Staff Assistant*

[240909](#)

Communication relating to the 2024-2025 activities of the Granville-Havenwoods Advisory Council.

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