



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, April 9, 2025

9:00 AM

Virtual

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1. Roll Call.

Meeting convened: 9:05 AM

Members present: Dr. Terri Brookshire, Ivory Britton, John Erdmann, Cyndee Chatham, Ramandeep Kaur, and Natasa Upshaw

Member excused: Rupinder Sandhawalia

2. Review and approval of the March 5th minutes.

Dr. Brookshire moved, seconded by Mr. Erdmann, for approval of the minutes. There were no objections.

3. Communication relating to Brady Corporation Detailed Planned Development Zoning Amendment to allow an expansion to its facility at 6555 W. Good Hope Rd.

Dave Persch and Kate Venne present on this item. Mr. Persch is the lead for this project and they are consolidating operations with the closure of a building in Buffalo, NY. They plan to expand the facility by 70,000 square feet. They will be starting construction this summer through next year and will hire about 60 people in 2026 and will be transitioning the business in the second and third quarters of 2026. Most jobs will be operations and distribution; they will add about 20 jobs in finance and customer service. Nick Mischo is with the building design which will include building infill and a truck court. They will also be adding additional parking to the east and connecting sidewalks and went into other details of the site.

Mr. Erdmann moved to move forward on the expansion, seconded by Ms. Kaur. There were no objections.

4. Discussion and possible vote on Festus Auto Sales at 8730 N. 91st St.

Terranda Akinyinka, General Manager of Festus Auto Sales, present on this matter. They have an existing business and this would be a new location. The Chair noticed her sign and liked it. The building has a franchise look. They offer affordable, used vehicles. They have cameras surrounding the entire building and alarms on the doors and will have live guards who will respond to any issues during the night. They will be hosting a hiring event targeted at the apartment complexes that surround the building; they are hoping to hold the event in about three weeks. The company is in good standing with the Wisconsin Dept. of Transportation and no outstanding debts with the Wisconsin Dept. of Revenue. There are plans in place for payment of a \$18,000 lien with the Dept. of Revenue and she will submit proof.

Mr. Erdmann moved to table this to the next meeting until the Dept. of Revenue is paid in full or arrangements are made.

5. Discussion and possible vote on an application by Ngassa Ulrich for a proposed used car dealership at 8155 W. Brown Deer Rd.

Mr. Ngassa Ulrich present on this item. He and his brother would be operators and his brother already has an event business on the same block. He has never had a car dealership before. The applicant said the site is currently being used as storage and it will become a wholesale car dealership. They plan on hiring community residents to work, but it won't be a high-traffic area as they don't sell to the public, but to other dealerships. They will have a car sales license as it is required for that. His brother currently operates at 8172 W. Brown Deer as an event center, ballroom and party host site. They have not yet received a used car license from the city; they have spoken with Ald. Taylor's office. Mr. Erdmann is concerned that another car dealer is looking to go in with no experience and he's not sure this would meet the Alderwoman's goals with Northridge.

Mr. Erdmann would like to table this month until he can get input from Ald. Taylor's office.

The applicant has met with Ald. Taylor, who has been out at his site. They are not interested in selling to the general public at this time; it will solely be sales to other dealers. They will not be using this site to buy vehicles for their personal use. He did not complete the questionnaire; he just received it this morning. He can submit it yet today.

The chair would like to postpone this item until May so the body can get the completed questionnaire and Ald. Taylor can join the meeting.

6. Update from the Dept. of City Development on the former Northridge mall.

Mr. Kyle Gast said the city owns 58 acres and received a \$15 million grant from the state that paid for demolition, which should be completed this fall, with the site cleared and graded and ready for development. Eighty percent of the materials were recycled. Once the site is clear, the Dept. will be submitting requests for development. They have received about 200 ideas for what should be done with the site ranging from a town center-type development while others are proposing it function as a job site. A public meeting was held yesterday, which was successful and well-attended. The city has also hired a couple consultants to work on refining the vision and providing site plans and renderings as well as experts in the commercial real estate market. No decisions have been made as to whether the focus will be jobs or residential or a combination of both. The north side land bank is full, so there is a need for land for

industrial growth, which this could provide.

Another possibility is a small retail area. There is also a need for green space and public space, so that is on the table as well.

This fall a final report will be issued for the final vision of the site and then RFPs will be released.

The city is not the developer, solely a partner. A lot will rest on how private developers respond and what their proposals will be. The plan is to get the land into the hands of private owners and facilitate the development. Mr. Erdmann asked about proposed auto dealerships; the city does have the ability to tweak in terms of what businesses they would prefer or not prefer be at the site. Currently for land-use decisions along Brown Deer, they would look at the Granville Comprehensive Plan created in 2018. DCD staff does provide recommendations to BOZA. Mr. Erdmann would like this body to be made aware of the Granville Comprehensive Plan; no members have a copy of this Plan. A copy of the Plan has been added to the file that is on every agenda.

Meeting adjourned: 10:01 AM

Linda M. Elmer

Staff Assistant

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

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