

GRANVILLE-HAVENWOODS ADVISORY COUNCIL BUSINESS QUESTIONNAIRE

Date 4/25/26

The Granville-Havenwoods Advisory Council reviews plans and proposals for redevelopment projects in the Granville-Havenwoods Development Area for consistency with the goals, needs, and desires of the Granville-Havenwoods community and its residents, businesses, property owners and other stakeholders. The Granville-Havenwoods Development Area is bounded by W. County Line Road, Good Hope Road, N. 43rd Street, and N. 107th Street. Additionally, the council would like to be informed of new businesses or developments coming into the Granville-Havenwoods Development Area or altering operations within the area. The council would like to review those businesses/developments and possibly offer recommendations or provide input on them. Any recommendations made by this council are advisory only to other required processes.

Please be prepared to present on your business or proposed business for roughly 5 minutes. If you are not confident in your command of English, please bring a translator with you. Applicants must meet with the local Council member prior to appearing at this meeting and may be moved to the next meeting date, if the meeting runs long

Individual Name:
INCLUDE ALIASES AND PRIOR NAMES

Olinda Delarosa

Email:

olindadelarosa@yahoo.com

1. What is the legal name and D/B/A name of your business?

2. What is the address of your business or proposed business?

5225 W. Mill Rd.
Milio WI. 23218

3a. Are you a new or existing business?

New

3b. How many years have you been in business?

N/A

4. Describe the product(s) or service(s) you offer.

Include specific activities to be held at the proposed location. Include all licensing needed/applied for.

To care for children between the ages of 4 yrs - 13 yrs. Old.

5. What problem does your business solve?

Helping parents to feel safe ~~at work~~ at work, while being away from their children.

6a. How will you involve the community?

By offering employment to those who may need jobs.

6b. How do you give back to the community?

By offering employment to those who need it & by providing the best childcare services needed.

7. What are the business hours of operation?

5:30 AM - midnight

8. Who is your target audience?

Parents with children

9a. Why do you want your business to be located within the 9th district?

day cares in the area not too many requiring for

9b. How will your business improve the 9th district?

By providing ~~more~~ childcare to parents with in walking distance. And providing a safe environment, 3 healthy meals

10. Who will maintain the exterior premise of your establishment?

myself, staff

11. Are you leasing or buying the building where your business will be located?

Leasing

12. Describe your security design.

To drop & pick up on the parking lot by entrance. To play in the fenced area on the playground.

13. Does your proposal involve any City approvals? If so, what are those approval processes?

Department of Children's families DCF.

14. What is the project timeline or schedule for your development or business, including any City approvals that are required?

Everything is on hold due to waiting on occupancy approval

15a. Do you have a written business plan?

Yes

15b. Does your plan include a marketing plan?

~~NO~~ Yes

15c. Are you doing financing? If yes, with whom?

NO

16. What is your plan on hiring and how many full/part-time employees?

To advertise employment through social media sites. Employees will be determined by client size. Meaning how many families/children we enroll.

15e. Are you going to hire within the community and how do you plan to recruit/train these individuals?	Yes I will hire within the community and I can point them in the right direction to get training but I cannot train them myself
15f. What insurance coverage do you have?	None at the moment waiting to be approved before moving forward.
16. If needed, have you contacted the Department of Public Works?	NO.
17. Do you have a contractor for plumbing, HVAC, and architect? If yes, who are they?	NO.
18. Have you obtained your seller's permit?	NO
19. Have you registered with the Department of Financial Institutions?	NO
20. Do you have an accountant and a lawyer? If yes, who are they?	NO
21. Do you currently have any unpaid financial judgments against you personally or any businesses you are involved with and/or in? If the questionnaire is not answered in full you will not be recommended to proceed in the process.	NO that I know of.

Please provide interest in the land. The following documents are acceptable forms of proof of interest in the land:

- Land Contract, Quit Claim Deed or Warranty Deed, if you own the property
- Offer to Purchase, if you are expecting to purchase the property
- Lease, if you rent the property
- Option, if you have an option on the property

All documents must be signed by all parties. Tax bills, title policies, mortgage papers or rent receipts are not acceptable forms of interest

GRANVILLE-HAVENWOODS ADVISORY COUNCIL INDIVIDUAL QUESTIONNAIRE

Date

All individuals involved in the business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The Growing Zone Daycare LLC.

2. Business Trade Name or DBA

3. Entity Type (check one)
 Sole Proprietor Partnership Limited Liability Company Corporation Nonprofit Organization

Part B: Individual Information

1. Last Name <u>Delarosa</u>	2. First Name <u>Blanca</u>	3. MI <u>G</u>
4. Relationship to Business (Title) <u>Dinner</u>	5. Email <u>blanca.delarosa@gmail.com</u>	6. Phone <u>414-975-4007</u>
7. Home Address <u>5925 W. Hill Rd. (upstairs)</u>	8. City <u>Milwaukee</u>	9. State <u>WI</u>
10. Zip Code <u>53218</u>	11. Date of Birth <u>4.16.74</u>	12. Driver License/State ID Number <u>DA62 16597</u>
13. Driver License/State ID State of Issuance <u>WI</u>		

Part C: Address History

1. Do you currently reside in Wisconsin? Yes No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? 5 Years 7 Months

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Address	City	State	Zip Code
Previous Address 1 <u>4757 N. 40th St</u>	<u>Milwaukee</u>	<u>WI</u>	<u>53209</u>
Previous Address 2 _____	City	State	Zip Code
Previous Address 3 _____	City	State	Zip Code
Previous Address 4 _____	City	State	Zip Code
Previous Address 5 _____	City	State	Zip Code

_____ countries you have lived in as an adult. Attach additional sheets if necessary.

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses) Yes No
 for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Location	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Penalty Imposed	Location	Conviction Date
Law/Ordinance Violated	Location	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Penalty Imposed	Location	Conviction Date

2. Are charges for any offenses currently pending against you (excluding traffic offenses) Yes No
 for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

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Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully.

Signature *Dianda Delencore* Date *4/25/26*

Residential / Commercial Rental Agreement

TENANT COPY

1 This Agreement was drafted by Harvinder Singh Agent for 5225 - 35 Holding LLC who represents LANDLORD
2

3 This Agreement for the premises identified below is entered into by and between the Tenant (referred to as
4 singular whether one or
5 more) and the Landlord and/or Landlord's representative (FKA does not mean or include any person or entity
6 which has been referred to in the past as:

7
8 **TENANT:** (xx adults xx Children) **LANDLORD:** Harvinder Singh

9 **The Growing Zone LLC**

Agent for Services: Harvinder Singh
10515 W Appleton Ave, Milwaukee, Wi, 53225

11 Santana DelLarosa, Olanda Delarosa

12 **PREMISES: Building Address**

13
14 5225 & 5225 A W Mill Road

Agent for Maintenance: Harvinder Singh
10515 W Appleton Ave
Milwaukee, Wisconsin, 53225
Agent for collection
of rents

15
16 MILWAUKEE, WI

17
18 **Described as:** Commercial Property to be used as Daycare :

19 Entire building

20 Other:

21

22 Included furnishings/appliances: NONE

23 Other: (list or attach addendum): N/A

24

25 **RENT:** Rent of \$2300 for Premises and \$ 0

26 For other (specify) 01/01/2026

b h

TERM: Strike either (a) or (b):

27 is due on the first (1st) day of each month and is payable at:

(a) **Month to Month Beginning on**

February 1, 2026

(b) For a term of 3 months/years **starting January 1, 2026.**
and continuing to January 1 2029

28 5225 - 35 Holding LLC

29 10515 W Appleton Ave

30 If rent is received or postmarked after the fifth (5th) of the month
of this agreement, Tenant

If tenancy is to commence before date of

31 Tenant shall pay rent plus \$50.00 for each rent that is late as a
this term, parties

notice: If tenancy is to be continued beyond

32 Charges incurred by the Landlord for Tenant's returned checks are
of the expiration.

should make arrangements in advance

33 payable by Tenant. Landlord has the right to accept or refuse cash.

34 Rent payments must be received by due date. Late charges are and

UTILITIES: Check If paid by

LANDLORD TENANT

35 severally liable for the full amount of any payments due

36 under this Agreement until all payments are received or Tenancy is stricken. Electricity

XX

37 Acceptance of occupant rent does not constitute a waiver

Heat XX

38 of the right to collect all unpaid rents or rent due under this Agreement. Air Conditioning XX

39 Previous landlord balance or other charges balance:

Sewer/Water XX

40 \$ _____

Waste

XX

SECURITY DEPOSIT: Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of

42 Romboy Investments, LLC, within thirty (30) days to Tenant at the time of move out, Tenant shall pay a deposit
43 forwarding address. Said
44 twenty-one (21) days as required by law after Tenant surrenders the Premises. If any portion of the deposit is
45 withheld, Landlord must provide Tenant
46 with an itemized statement of the deductions. Expenses to determine the amount withheld as reasonable
47 compensation for each item of claim. The reasonable cost of repair was, neglect of damages
48 security deposit, and the amount withheld as reasonable compensation from the security deposit. Tenant has
49 seven (7) days after receipt of items of claim, from the
50 or which are not the result of ordinary wear and tear to object in writing to any items charged to the deposit.
51 list of physical damages or defects, if any charged against the previous tenant's security deposit, no deduction
52 from Tenants security deposit shall be
53 of made for any items on that list if the landlord has provided Tenant with notice of the item on the list. Tenant
54 shall pay not use the security
55 deposit as rent. Unless provided in Wisconsin law, Landlord shall not be required to pay interest on the security
56 deposit.
57 for the last month's rent without the written permission of landlord.

51 **TENANT LIABILITY PERIOD:** The following two (2) paragraphs are in effect only during the following set period
52 of time: Tenant is hereby notified that tenant may do any of the following within seven
53 (7) days after the start of their tenancy: (a) inspect the unit and list any preexisting damages or defects; (b)
54 request a list of physical
55 damages or defects charged to the previous tenant's security deposit or whether or not those damages or defects
56 have been repaired. Said
57 request shall be in writing; (c) within thirty (30) days from such request was received or, within seven (7) days
58 after Landlord notifies the previous
59 Tenant of the security deposit deductions, whichever occurs later Landlord shall give Tenant a list identifying the
60 repairs.
61 In response to Tenant's security deposit deduction. If Tenant has not received such a list within the time periods
62 noted above, Landlord shall give Tenant a list a forty the previous tenant
63 deposit.

58 **TIME IS OF THE ESSENCE:** As to delivery or possession of Premises to Tenant; completion of repairs promised
59 in writing in the Agreement or by
60 Landlord as an inducement for Tenant's entry of landlord's property; payment of rent, performance of any act for
61 which a date is set in this Agreement or by
62 law; and **NONE**

61
62
63 Time is of the essence means that a deadline must be strictly followed.
64

65 **SPECIAL CONDITIONS:** Landlord makes no implied warranty of habitability. Tenant is responsible for all lawn
66 care and snow removal. Tenant is also
67 responsible for ALL utilities and any city fees/fines associated with the property. Tenant is responsible for all
68 maintenance of property

67 **PETS ARE NOT PERMITTED. WATER BEDS ARE NOT PERMITTED**
68 **THIS AGREEMENT VIOLATES THE PROVISIONS ON PAGE 3 OF THIS DOCUMENT**

69
70 **COPY OF AGREEMENT AND RULES:** Landlord provided Tenant a copy of this Agreement and any rules
71 relating to the premises as well as any
72 household/unit/premises rules in effect before any earned money or security deposit was accepted.
73 Agreement is signed by Tenant. Landlord shall give Tenant a check in sheet, keys, and N/A
74 on or before commencement of July 1, 2020.

75 **NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHT**
76 **IN WITNESS WHEREOF,** the parties have executed this Agreement.

77 **LANDLORD/AGENT:** **TENANT(S):**

Delarosa
 Delarosa

79 H.S. Harvinder Singh Harvinder Singh 01/01/26

80 Harvinder Singh for 5225 - 35 Holding LLC

81
 82
 83 DATE: _____

DATE: 1/1/24

Rent Roll & Recurring Charges
 Property: 5225-5225A W Mill Road
 As of 01/01/2026

Tenant	ID	Unit Type	RC
5225-5225A W Mill Road	ID	Commercial	
Property Total	1	1	2300.00

Rent Roll & Recurring Charges (Summary)

RC	Charge Type	Description	Totals for 1 Tenant	Confidence	% of Total 1
	Rent Charge			% Charged	100.0%
				Total renewals:	2,300.00