



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 Sandhawalía

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Wednesday, October 1, 2025

9:00 AM

Virtual

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

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Access Code:

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1. Roll call.

Meeting convened: 9:02 AM

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

2. Review and approval of the minutes of the September 3rd meeting.

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

3. Review and possible vote on bp Pantry 41 at 6418 W. Mill Rd. (new gas station/convenience store).

The applicant, Jay Singh, is proposing a new gas station; he spoke to the owners of the abutting properties and they are supportive. It's currently a vacant lot. It will be a one-story convenience store with some hot food and gas. There will be no liquor sales as you cannot sell liquor at gas stations; some cooked frozen and pre-packaged foods. Mr. Erdmann said he has received a lot of calls about this site as there are already a lot of gas stations on Mill Rd. from 40th to 91st Street. BID #31 is also opposed due to oversaturation of gas stations. Mr. Sandhawalía also agrees with the oversaturation; although he is familiar with the operator, who is a good operator, it's a matter of too many gas stations in the area already. Dr. Brookshire asked what would make this operation unique? The applicant noted there are a lot of vacant lots in the area and people should have choices and the abutting property owners support this. According to the applicant, the gas stations serve neighborhoods and the closer gas

stations by radius are on Silver Spring and 43rd and Mill Rd. He also sees that this will provide some support to the neighborhood, which is losing Walgreens. He talked to Ald. Taylor and he believes this might lead to increased investment in the area.

Mr. Erdmann noted there are two gas stations on 60th and Mill Rd and also another new one near 80th and Mill Rd. The undeveloped land has been undeveloped for a while due to its environmental study.

Mr. Erdmann moved to decline this application, seconded by Mr. Sandhawalia. All members voted in supported of the motion.

4. Review and possible vote on a new operator, Craig Setzer, of the Rocky Rococo at 8300 W. Brown Deer Rd.

The applicant could not be present and this will be moved to the November agenda.

5. Review and possible vote on Victory Vision Community Living Upper North - Adult Family Home at 10376 W.Villa Avenue

Zelda Corona present on this matter. She has been in this business for over 11 years and her goal is to provide quality care and services to vulnerable individuals who are unable to support themselves on their own. She wants to give the community high-quality adult family homes. She gets about five referrals a week, which she has to turn down, due to her reputation in the health-care community. She already operates one facility. This will be operated out of a home she owns, but not in her own personal home. She wants it in a residential area. There will be at least 4 residents in a home and she looks for a good fit with the existing residents and the community. The last stop is to get residents back into their own homes; this is a stop along the way to provide temporary support. Ms. Corona said that they already have a presence in the neighborhood. Mr. Erdmann believes that the residents have not been informed. She is scheduled for BOZA on the 9th.

Mr. Erdmann moved to table this until GHAC can hear from the residents next to this house.

The question is who contacts the neighbors, members of this body or Ald. Taylor's office?

This matter was tabled until next month.

6. Discussion and possible vote on new purchaser of property/business at 9005 W. Brown Deer Rd.

Ayman Khatib, purchaser of this vacant property, intends to buy it to expand Legacy Auto Center, which has two existing locations in Milwaukee. This would be the third location and be a repair shop and car sales. There is an existing repair shop within a few blocks, but he feels his business would give people more options, he does quality work and competition is a positive. Dr. Brookshire said there are already a lot of car sales operations in the area. They will be hiring people from the community and selling well-repaired vehicles. They will have 9 or so newer vehicles on the lot. Ted Weller owns the property currently and he has leased it out to several people; he believes the building will be used primarily for auto repair. Mr. Weller feels there is a need there as people were stopping by as he was cleaning up this building asking about car repairs. Dr. Brookshire asked if they were able to work on specialty vehicles, which they can and they have an extended background in foreign vehicles. Mr. Erdmann thinks his operation on Green Tree is jam packed with vehicles and he doesn't see this as a benefit to the neighborhood.

Members were not concerned about the repair component, but the car sales portion and that lot would be jam packed with vehicles. Mr. Khatib said that the lot isn't too big for many vehicles and the car-sales component will help him stay in business until the repair business builds a client base. Mr. Sandhawalía doesn't think that 9 vehicles for sale will oversaturate the market and that whole area needs support. Mr. Khatib noted that the BOZA application noted that there are only 9 spaces for car sales and the main focus will be on repairs.

The Committee vote was split:

3 voted to deny (Mr. Erdmann, Dr. Brookshire and Mr. Britton)

3 voted to deny the car sales, but approve the car repair (Ms. Kaur, Ms. Upshaw, and Ms. Chatham)

1 vote to approve both: Mr. Sandhawalía

7. Discussion on InfamousGX Photography, LLC's application to Milwaukee County's Building Bridges Small Business program.

Maurice has been a photographer for over 15 years and is now opening his own studio away from his partner. He does all kind of photography from individuals to businesses and he does classes in the summer to give back to the youth. He also does video as well. He has a large online presence.

Adjourned: 9:50 AM

Linda M. Elmer

Staff Assistant

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

Sponsors: THE CHAIR