



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,
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**Legislative Liaison: Alex Highley, 414-286-8661,
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Wednesday, March 5, 2025

9:00 AM

Virtual

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1. Roll Call.

Meeting convened: 9:08 AM

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

Member excused: Cyndee Chatham

2. Review and approval of the minutes from the Feb. 5th meeting.

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

3. Update and Discussion on the Cudahy Farms development near 91st and Brown Deer.

Ald. Taylor said that Cudahy Farms is a development that is trying to come into the neighborhood. Neighbors had questions and also were opposed. The project may or may not move forward. It is about 50 acres of land with 1145 proposed new housing units, which will consist of several senior living complexes and the rest will be side-by-side town homes. This community will be gated so not everyone will have access; the grounds do contain a building that was once the YMCA (although it's no longer a YMCA or a community building). There is currently a gate coming off of Swan Road, which the alderwoman requested be used only for emergency purposes. This development has the Woodlands directly across from it, which has numerous police calls. The alderwoman is concerned that the area is already a higher-crime area and adding a couple thousand people to the area may result in more crime. There are other locked communities in her district.

There are already 14 senior housing complexes in her district, none of which have the amenities they had when they were first built. The majority were built at one point, then sold to new owners, which is when the amenities were lost. The buildings look presentable on the outside, but she gets complaints about lack of management from the residents, as well as maintenance issues.

The area is 50 acres, which includes 15 natural wetlands and several man-made ones as well as wild animals. She consulted with UW-M and the DNR about the land and animals on the site.

As of now, she's gotten no written responses from DCD or Royal Capitol (the property owner) about her concerns. Royal Capitol did develop housing with the Good Hope Library; she has concerns relating to limited parking at the site, as well as the window treatments on this building.

Mr. Erdmann asked if they are still requesting a TIF, which he wouldn't support. He is also concerned about crime in the area. He is also concerned they wouldn't pay the city back and would sell the property and be gone; he is particularly concerned as it's senior living. He feels they need to raise the money themselves. The proposed veteran's housing in her district is open to all veterans, not just residents, while this community would be gated and provide amenities only to residents. If a TIF is approved, about 212 units will need to be affordable, which is a low number compared to the total units of 1145.

There are a couple upcoming meetings about this development on the 20th; she will provide members, through the staff assistant with more details. The developer will be moving pretty quickly with an anticipated zoning committee meeting in April.

Meeting adjourned: 10:02 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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