

GRANVILLE-HAVENWOODS ADVISORY COUNCIL

BUSINESS QUESTIONNAIRE

Date

9-30-25

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: Ayman Khatib

INCLUDE ALIASES AND PRIOR NAMES

Email: legacyauto6767@gmail.com

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

Legacy auto center LLC

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

9005 W Browndeer RD Milwaukee WI, 53223

3a. Are you a new or existing business?

Existing business

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

3 years

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.

Our business will provide two primary services: **automotive repair/maintenance** and **vehicle sales**.

- **Auto Repair & Maintenance:** We will service cars, SUVs, and light trucks, offering diagnostics, oil changes, brake service, suspension work, tire replacement, transmission service, battery replacement, and other general mechanical repairs.
- **Auto Sales:** We will sell pre-owned vehicles, ensuring each vehicle is inspected, safe, and compliant with state regulations.

State-issued **Motor Vehicle Dealer License** (for pre-owned sales)

State/Local **Auto Repair Shop License**

5. What problem does your business solve?

Our business addresses two common challenges faced by vehicle owners and buyers in the community:

1. **Reliable Auto Repairs and Maintenance** – Many customers struggle to find trustworthy, affordable, and timely automotive repair services. We provide professional repair and maintenance for light motor vehicles, ensuring safety, dependability, and extending the life of customer vehicles.
2. **Access to Quality Pre-Owned Vehicles** – Purchasing a used vehicle can be risky without proper inspection and transparency. We solve this problem by offering thoroughly inspected and serviced pre-owned vehicles, giving

customers confidence in their purchase at a fair price.

6a. How will you involve the community?

We will support the community by providing honest and reliable auto repair services that keep local families safe on the road. Our business will create local jobs, source parts and supplies from nearby vendors when possible, and offer fair pricing to make vehicle ownership more accessible. We also plan to participate in community events, support neighborhood initiatives, and provide educational resources such as basic car care tips to help residents maintain their vehicles.

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

We will give back by creating local jobs, supporting neighborhood events, and offering affordable, reliable vehicle services to keep families safe on the road.

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GRANVILLE-HAVENWOODS ADVISORY COUNCIL

GRANVILLE DEVELOPMENT DISTRICT

BUSINESS QUESTIONNAIRE

CITY OF MILWAUKEE

7. What are the business hours of operation?

Monday – Friday: 8:00 AM to 7:00 PM

Saturday: 9:00 AM to 5:00 PM

Sunday: Closed

8. Who is your target audience?

Our target audience includes local residents and small businesses who own passenger cars, SUVs, and light-duty trucks. This includes individuals seeking reliable and affordable auto repair services as well as customers looking to purchase safe, inspected, and fairly priced pre-owned vehicles.

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

We want to locate our business in the 9th District to serve the growing need for reliable auto repair and affordable vehicle sales in the community. The area's accessibility, strong customer base, and supportive local environment make it an ideal location to provide convenient services, create jobs, and contribute positively to the district's economic growth.

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

Our business will improve the 9th District by creating local jobs, providing dependable auto repair and affordable vehicle sales, supporting nearby suppliers, and contributing to the district's economic growth while offering residents convenient, trustworthy services close to home.

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

The exterior premises will be maintained by the business owner and staff, ensuring the property is kept clean, safe, and presentable at all times. Landscaping, snow removal, and waste management will be handled as needed to comply with city requirements and maintain a welcoming appearance.

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

We will be **purchasing** the building for our business operations.

12. Describe your security design.

- **Surveillance Cameras:** 24/7 video monitoring of the sales lot, repair bays, entrances, and customer areas.
- **Lighting:** Well-lit exterior and parking areas to deter unauthorized activity.
- **Access Control:** Secure locks and restricted access to service bays, offices, and storage areas.
- **Alarm System:** Monitored intrusion alarms for doors, windows, and perimeter entry points.
- **Vehicle Security:** Keys stored in locked cabinets; sale vehicles secured and lot monitored after hours.

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

Yes. Our proposal involves the following City approvals:

- **Occupancy/Zoning Approval** – to operate as a light motor vehicle sales and repair facility at the proposed location.
- **Business License Approval** – issued by the City.
- **Signage Permit** – for exterior business signage.
- **Fire/Safety Inspection** – approval from the Fire Marshal to ensure compliance with safety codes.

We will follow all required application processes, submit documentation as needed, and remain in compliance with City regulations.

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

Our project timeline has been delayed due to extended City approval processes, which are beyond our control. Despite these delays, we are fully prepared to move forward immediately upon receipt of all required City approvals. We anticipate completing inspections, site preparation, and setup of the repair facility and sales lot, with a target to open for business within **30-60 days of final City approval**.

15a. Do you have a written business plan?

Yes, we have a comprehensive written business plan, which has been submitted to the City for review. It details our products and services, target market, operational procedures, marketing strategy, and plans for compliance with all City and state regulations.

15b. Does your plan include a marketing plan?

Yes, our written business plan includes a marketing plan that outlines strategies to promote our automotive repair services and pre-owned vehicle sales, reach our target audience, and engage with the local community.

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

No, we will not be offering financing for vehicle purchases.

15d. What is your plan on hiring and how many full/part-time employees?

We plan to hire a total of **[7] employees**, including both full-time and part-time staff. Initially, the team will consist of:

- **Full-Time Employees:** [3–4 mechanics, 1 office manager]
- **Part-Time Employees:** [1–2 customer service/sales assistants]

15e. Are you going to hire within the community and how do you plan to recruit/train these individuals?

Yes, we plan to hire primarily from within the local community to create job opportunities and support the district's economic growth. Recruitment will include posting job openings locally, networking with community organizations, and advertising through local channels.

All new hires will receive structured training in automotive repair, customer service, safety protocols, and operational procedures to ensure they are fully prepared to provide high-quality service. Ongoing training will be provided to maintain skills and keep staff updated on industry standards.

15f. What insurance coverage do you have?

Our business maintains comprehensive insurance coverage to protect the facility, employees, customers, and vehicles. This includes:

- **General Liability Insurance** – for property damage and bodily injury.
- **Garage Keeper's Liability Insurance** – to cover customer vehicles while on premises for repairs or storage.
- **Commercial Property Insurance** – to protect the building, equipment, and inventory.
- **Workers' Compensation Insurance** – for employee injuries or accidents on the job.
- **Business Auto Insurance** – for company-owned vehicles used in operations.

All insurance policies are maintained in compliance with local and state requirements.

16. If needed, have you contacted the Department of Public Works?

No, we have not yet contacted the Department of Public Works. We will reach out as needed to ensure compliance with site access, waste disposal, and other public works requirements prior to beginning operations.

17. Do you have a contractor for plumbing, HVAC, and architect? If yes, who are they?

Yes, we have retained an architect, Jwayne Gordon with Gordon Group affiliates, to oversee the design and layout of the facility. Plumbing and HVAC contractors will be hired as needed, ensuring all work complies with local building codes and City requirements.

18. Have you obtained your seller's permit?

Yes, we have obtained our seller's permit and are fully compliant with state and local regulations.

19. Have you registered with the Department of Financial Institutions?

Yes, we are registered with the Department of Financial Institutions and are fully compliant with all applicable regulations.

20. Do you have an accountant and a lawyer? If yes, who are they?

Yes, we have retained professional services for our business:

- **Accountant:** Horizon Tax Services

21. Do you currently have any unpaid financial judgments against you personally or any businesses you are involved with and/or in?

No, neither I nor any businesses I am involved with currently have any unpaid financial judgments.

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GRANVILLE-HAVENWOODS ADVISORY COUNCIL

Date

INDIVIDUAL QUESTIONNAIRE

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)
Legacy Auto Center LLC

2. Business Trade Name or DBA
Legacy Auto Center LLC

3. Entity Type **(check one)**

☐ Limited Liability Company

Part B: Individual Information

1. Last Name
khatib

2. First Name
Ayman

3. M.I.

4. Relationship to Business (Title)
Owner

5. Email
legacyauto6767@gmail.com

6. Phone
9206598433

7. Home Address
6151 s 41 st

8. City
Greenfield

9. State
WI

10. Zip Code
53209

11. Date of Birth
06/23/1993

12. Driver License/State ID Number
K3100019322305

13. Driver License/State ID State of Issuance

Part C: Address History 8453 N 68th ST Milwaukee WI, 53223

1. Do you currently reside in Wisconsin? Yes
Yes ☐ No ☐

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.									
Previous Address 1				City			State	Zip Code	
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	
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.									
State WI	County outagame	State WI	County milwaukee	State	County	State	County		
State	County	State	County	State	County	State	County		

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GRANVILLE-HAVENWOODS ADVISORY COUNCIL INDIVIDUAL
QUESTIONNAIRE

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GRANVILLE DEVELOPMENT DISTRICT CITY OF MILWAUKEE

Part D: Criminal History		
1. Have you ever been convicted of any offenses (excluding traffic offenses) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? No ☐ Yes ☐ No 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		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

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

Yes ☐ No If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

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

Signature

Chyran Bhatb

Date

9-30-25