



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

GRANVILLE ADVISORY COMMITTEE

GEORGE HINTON - CHAIR

NEVA HILL - VICE-CHAIR

**Robert H. Dodds, Jr., Natasha Dotson, Johonna Duckworth,
Ald. Chantia Lewis, and Jennifer Rath**

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Legislative Liason, Ted Medhin, 286-8681,

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Wednesday, April 6, 2022

9:00 AM

Virtual

This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://meet.goto.com/899641701>. You can also dial in using your phone United States: +1 (224) 501-3412 and Access Code: 899-641-701.

1. Call to order.

The meeting was called to order at 9:02 a.m.

2. Roll call.

Present (6) - Hinton, Hill, Dodds, Dotson, Duckworth, Lewis

Absent (1) - Rath

3. Review and approval of the previous meeting minutes from February 2, 2022.

The meeting minutes from February 2, 2022 were approved without objection.

4. Review or updates on Granville Development District RFPs, listings, projects, programs, initiatives, events, grants, plans, activities, or other aspects.

a. KISS Ultra Lounge (restaurant/comedy club) at 7330 N. 76th St.

Appearing:

Jennifer Garcia, KISS Ultra Lounge

Ms. Garcia said that they sought to open a new restaurant at 8617 W. Brown Deer Rd. (former Chinese buffet), the restaurant would be family oriented as well as cater to a more mature crowd during entertainment events at nighttime, music at the restaurant during events would be for mature crowds such as jazz and live bands, there would be a grand opening featuring music artist Angie Stone, and the new location would be completely different from the current KISS operation on 76th St.

Members said that they have had bad experiences patronizing the current KISS location at 76th St. such as crowds and bad behavior; there was an oversaturation of entertainment venues for young crowds; were concerned of duplicating the current KISS operation to the new location, after hours, and entertainment sough; and wanted a dress code and mature crowd installed at the new location.

Mr. Lee questioned adult entertainment license and the new location address.

Ms. Garcia replied that the new restaurant would be open for lunch and dinners and extended hours when there would be live events, the adult entertainment license was taken off their license application, the new location was for 8617 W. Brown Deer Rd., the new location was for a restaurant and comedy club, the new location would not be a duplication of the current KISS, and the new location would be for a mature crowd.

Member Lewis said that the restaurant's license application was before city licensing today, she had no issues with the restaurant and alcohol aspects of the new restaurant, but she had concerns with the entertainment and young crowds.

Ms. Garcia replied that there would be an age restriction of 28 years and older; kitchen hours would be from 11 am to 11 pm; entertainment hours would be to 2 am; entertainment would include comedians, live music, bands, neo-soul, jazz, and R&B; would be open to amending her license application to have an age restriction of 30 years or older after dinner hours and a casual dress code with no sagging pants.

Member Dotson moved approval, seconded by vice-chair Hill, of the new restaurant and comedy club at 8617 W. Brown Deer Rd. with an age restriction of 30 years or older and a casual dress code with no sagging of the pants. Member Dodds objecting. There was no other objection. Motion prevailed.

Ms. Garcia said that she did not object to the motion.

b. Priority Place (community-based residential facility) at 8726 W. Mill Rd.

Appearing:

Bevelyn Johnson, Priority Place LLC

Ms. Johnson gave a presentation of a 24-bed community-based residential facility at 8726 W. Mill Rd. The property had been a 32-bed living facility with social service to children. She had invested over \$1.8 million in rehabilitation of the facility. The facility would be leased out for quality home health care. The project started in 2019. Open house was anticipated for this June. The new facility would service adults with special needs: alzheimers, dementia, developmental disabilities, intellectually impaired, bariatrics, physical disability, traumatic brain injury, terminally ill, hearing/sight impairment, emotionally disturbed, advanced age, and other manageable disability. Services offered would include social activities, 24-hour quality care by 1 to 4 staff ratio and qualified staff, nutritional and specialized meals, continuous observation, community outings, intentional family member inclusion, onsite physical and occupational therapy, nursing services and support, special occasion celebrations, mental health support, supportive advocates for care, clean and comfortable environment, laundry services, individual rooms, transportation, and arts and crafts. There would be a theater room, wellness center, commercial kitchen, hand rails for wheelchairs, new fencing, and anticipated new parking lot. There was a delay due to the pandemic and construction challenges. 25 certified nursing assistant jobs would

be added with sustainable wages at \$17 an hour or more.

Members questioned accommodating couples, security cameras, wanderers, and patient payment/insurance.

Ms. Johnson replied that the building was designed for 24 people individually to be in spacious rooms; couples could be positioned next to each other; a room would have to stay vacant in order for a couple to room together to meet the 24 patient requirement; there would be cameras, obscuring of exits, ways to design for wanderers, and capacity to lock down wings; the small 1 to 4 staff ratio was intentional to keep track of patients; neighbors and police could be engaged; there would be massive recruiting for qualified patients by May; hiring would be local; and there would be a job fair locally; and payment/insurance options would include MCL (some have Medicare/Medicaid), Family Care, and private pay.

Chair Hinton said that SDC could assist with job fairs and training.

Vice-chair Hill moved approval, seconded by member Duckworth, of the community-based residential facility at 8726 W. Mill Rd. There was no objection.

c. Perkins Boys on the Grill (restaurant expansion) at 6818 W. Brown Deer Rd.

Appearing:

Margo Perkins, Perkins Boys on the Grill

Jay Perkins, Perkins Boys on the Grill

Member Lewis said that Perkins Boys on the Grill were expanding their restaurant to add additional space for patronage and rentals, open from Thursday to Sunday, add alcohol, and that their food was great.

Members questioned the hours of operation, seating capacity, wifi availability, ability for people to work with patronizing, and hookah.

The Perkins concurred and said that they wanted to expand to address long lines and big crowds at their restaurant; their hours would be from 7 am to 12 am; the new space would also be for private local catering events; seating capacity would increase to 90 for the addition; wifi, TVs, and projectors would be available for business gatherings; and they were family operated with their daughters working there.

Members said that the Perkins had a good business model, great food and customer service, and were supportive of the expansion.

Vice-chair Hill moved approval, seconded by member Duckworth, of the restaurant expansion at 6818 W. Brown Deer Rd. There was no objection.

d. Oriental market at 6500 and 6510 N. 76th St.

Appearing:

Bai Lor

Mong Yang

Ms. Lor and Mr. Yang commented. They planned to combine the two retail spaces together to open one oriental market with grocery items, commercial kitchen, and hot foods. The market would serve the Hmong and general population. The market would

be in close proximity to residential homes and Hmong businesses. They both would work there everyday. Hours of operation would be 7 days a week 9 am to 7 pm during the summer, 9 am to 6 pm during the winter, and closed on major holidays.

Member Lewis said that she was supportive, was impressed with their plans, that the 5XEN oriental market nearby would potentially closed, the new oriental market would be in her district now, and the market would be a melting pot place to bring the community together.

Chair Hinton added that SDC could work to offer resources to the Hmong community.

Member Duckworth moved approval, seconded by vice-chair Hill, of the oriental market at 6500 and 6510 N. 76th St. There was no objection.

e. Menards expansion at 8110 W. Brown Deer Rd.

Appearing:

Tyler Edwards, Menards

Mr. Edwards presented. The Menards had been opened since 1983, moved to the mall site, bought the closed Pick'n Save there, and added self storage. They would expand outdoor storage units over the Pick'n Save lot with 12 feet tall storage units and leased parking inside. The expanded storage would address issues with illegal dumping and parking on the lot.

Member Dodds left the meeting at 10:28 a.m.

Members said that they would like for the lot to become green space or be more attractive, that there was too much cement at the mall site, and they would like to see more community involvement from Menards other than being a retailer.

Vice-chair Hill said that she recalled using Menards as tent and food space for previous parade event in the past.

Mr. Edwards said that they were keeping the existing landscaping and keeping the existing utilities and infrastructure in place at the lot in the event future development would occur at the lot, they had no control over the other cement lots at the mall site since they did not own them, they were the last big box store to stay, they have reinvested in the store, they have been involved in communications regarding redevelopment at the mall and area site, and they hire from the local community with competitive wages.

Chair Hinton said that the preference would not be for dead space but for something more thriving; storage facilities were generally not appealing; Menards should take the lead, be more than a retailer, be intentional with a purpose, change the community; and Mr. Edwards should go back to the Menards higher ups to obtain their response back to the committee regarding increasing community inclusion options and attractiveness of the site.

Mr. Edwards added that Menards would be open to further conversations, could explore their setbacks and plans, they were using existing space, other spaces did not belong to them, and they had planned to go before BOZA this May 5th.

Chair Hinton said that the committee could meet sooner to revisit this item.

f. Neighborhood conditions and concerns

Margaret Thorn appeared and questioned a rumored juvenile detention facility within the district.

Mr. Hinton said that more information was needed and that inquiry should be made to Ald. Lewis' office for further information, if any.

g. Other

*Appearing:
Rhonda Szallai, DCD*

Ms. Szallai gave an update on the former Fletcher school site at 9500 W. Allyn St. and 9102 N. 96th St. The site was being sold and going through City zoning approval via the Zoning, Neighborhoods and Development Committee on April 12th and Common Council on April 19th. Closing was anticipated for May with one year of renovation and opening in August 2023. The buyer was an LLC and would lease the facility as a school to Greater Holy Temple Christian Academy. The academy was moving from its current operations at 5575 N. 76th St. Further information could be provided.

5. Public comments.

Marty Wall testified his concerns with the Menards storage expansion; that a storage facility would kill development, was a low form of development, and provided no jobs; and that there should be a better option for the site.

6. Old business.

There was no discussion.

7. New business.

a. Agenda items for the next meeting

Items to include review of the Menards expansion (8110 W. Brown Deer Rd.), Fletcher school site (9500 W. Allyn St., 9102 N. 96th St.), and update on a rumored juvenile detention facility in the district.

Other items to be determined.

b. Next meeting date and time (June 1, 2022 at 9 a.m.)

Members said to hold monthly meetings on the first Wednesday of every month at 9 a.m. going forward to meet increased agenda items demand and businesses should be informed to include the advisory committee in their review processes as opposed to coming to the advisory committee for last minute review.

Vice-chair Hill moved to amend, seconded by member Duckworth, the committee meeting schedule from bi-monthly to monthly meetings for the first Wednesday of every month at 9 a.m. There was no objection.

8. Announcements.

There were no announcements.

9. Adjournment.

Meeting adjourned at 11:08 a.m.

*Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office*