



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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Wednesday, November 3, 2021

10:00 AM

Virtual Meeting

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://global.gotomeeting.com/join/721843213>. You can also dial in using your phone United States: +1 (224) 501-3412 and Access Code: 721-843-213.

1. **Call to order.**

The meeting was called to order at 10:02 a.m.

2. **Roll call.**

Present 6 - Lewis, Hinton, Dotson, Duckworth, Hill and Dodds

Excused 1 - Rath

3. **Review and approval of the previous meeting minutes from August 2, 2021.**

The meeting minutes from August 2, 2021 were approved without objection.

4. **Discussion, updates, or review of Granville Development District RFPs, listings, projects, programs, initiatives, events, grants, plans, activities, or other aspects.**

a. *Commercial restaurant development at 7101 N. 76th St.*

Appearing:

Atty. Kevin Weiss, Antonopoulos Legal Group

Sanjay Patel

Michael Burns

Atty. Weiss gave an overview. Mr. Patel is a Checkers fast food restaurant owner and franchisee who was planning to purchase the vacant parcel at 7101 N. 76th St. to build a new Checkers drive-through only restaurant there. He owned three other Checkers

locations in Milwaukee. There would be no interior seating, some outdoor seating, and no alcohol sales. The site was irregularly shaped, was vacant for six years, and would not support a large development. The site is on the south side of 76th St. and Good Hope Rd. and next to railroad tracks to the west. Mr. Burns would be the restaurant manager, and he manages the other three locations.

Members inquired about hours of operation; square footage; drive-through space; employment opportunities for residents; plans for security, traffic calming, and nuisance; ownership of the other Checkers locations in the City; healthy food options, accountability for any operation plans agreed upon; and timeline.

Member Lewis said that initially the site was to become parking for the adjacent nail salon due to the lack of parking there.

Members were concerned with the over-saturation of fast food restaurants within the area (McDonalds and Dominos existing presently); potential issues with nuisance and crowds late at night along with further congestion, traffic, cruising, traffic accidents, and litter; the parcel being very small in size; complaints from residents presently relating to the same potential issues that were already described in the area; many of the same issues existing at the other three Checkers locations; and fast food options being unhealthy for the community.

Atty. Weiss, Mr. Patel, and Mr. Burns replied. Proposed hours of operation were 10 a.m. to midnight on the weekdays and 10 a.m. to 2 a.m. on the weekends. The closing time could be changed to midnight to address the concerns with a 2 a.m. closing time. Total square footage for the building was 1100 sq. ft. There was sufficient space for a drive-through. There would be 10 parking spaces primarily for use by employees. There would be the hiring of local residents. Three other locations had about 100 employees and 20 managers. The new location would have about 30 employees and 6-7 managers. Checkers differed from the other fast food establishments, have different offerings, and have different demographics. There would be cameras. There would be full-time security on the weekends. There would be no interior congregation since the restaurant and its logistics would have no opportunity for indoor seating. The new ownership group had 20 plus years of experience, was a new ownership group, and had taken over the three other Checkers location a year ago, and had made many changes since then. The issues mentioned with the other three locations were from the previous owner. There were already procedures in place to address many issues, such as waste management. Salads and wraps were being looked to be added to the menu for next spring. There was urgency for the committee to provide a decision as soon as possible so that the applicant could move forward with other processes. An offer to purchase was pending and would be based on the committee's decision.

Member Lewis added that any contingencies made by the committee would be placed on the applicant's plan of operation relative to their licensing and punitive measures were available if there were to be deviation from the contingencies.

Vice-chair Hill moved denial, seconded by member Dodds, of the Checkers fast food restaurant proposed at 7101 N. 76th St. There was no objection.

b. Milwaukee County Parks Northwest Trail Connection Plan

Appearing:

Jessica Wineberg, Milwaukee County Parks Trails Coordinator

Ms. Wineberg gave an update. She had presented before the committee and had returned to get feedback on the broader Northwest Side Trail Plan as well as the Kohl Park Trail as a part of the broader plan. The Kohl Park Trail would be 80% funded by a DOT grant. There was the possibility for the County to budget the extension of the trail to Glenbrook Rd. They were in their initial planning and outreach phase. Construction of the trail would be for 2026-2027.

Member Lewis said that she would support the broader plan and Kohl Park Trail only if a pocket park, perhaps north of Glenbrook Rd. and Northridge Lake, would be incorporated and that the area lacked any recreational areas and parks for kids and exercise.

Members questioned about resources for parks and recreation and the timeline for the trail plan.

Ms. Wineberg commented. The trail would extend to the AC Hanson Park and provide residents access to that park. The DOT funds were restrictive and limited to transportation purposes only and not for recreation and parks. Efforts would have to be made elsewhere with the County or City for the trail to support a park. They would be doing outreach for several more years, and a recommendation from the committee was not urgent. Individual members could provide their own input on the trail plan online as follows:

Northwest Trail Connections Plan

Milwaukee County Parks recognizes the need for a connecting trail system in the northwest neighborhoods of the County and is pleased to kick off the Northwest Trail Connections Plan.

Show us where there are gaps in the current trail network and where you think new trail segments should go.

Head to the project website at <https://tooledesign.github.io/NWTConnections/> by December 15th to take a survey and click on an on-line map. Please share with your networks.

Kohl Park Oak Leaf Trail extension is estimated to be built by 2026.

Member Lewis commented. All play structures and features at AC Hanson Park were removed due to issues there. Conversations could be had initially with the offices of the County Supervisor and MKE Plays on parks and recreation. State funds and Milwaukee Public Schools could also be sources.

Chair Hinton said to add the proposed pocket park as a future agenda item.

c. Other

There was no other discussion.

5. Public comments.

Member Duckworth had complaints regarding excessive litter at the new Dollar Tree on Green Bay Rd. and intersection at 91st St. and Brown Deer Rd.

Member Lewis said that the Dollar Tree was under the jurisdiction of the Village of

Brown Deer, and complaints would have to go to the Village.

Vice-Chair Hill said that she can check into the litter issue at 91st St. and Brown Deer Rd.

Ms. Wineberg added that trails would help reduce the issue with dumping, which also occurs at Fairy Chasm Dr.

Chair Hinton said to add an ongoing agenda item discussing neighborhood conditions.

6. Next steps.

a. Set next meeting date and time.

Mr. Lee said that there was a need to meet early December to review a project from Royal Capital.

Next meeting date and time set for Wednesday, December 1, 2021 at 10 a.m.

Members proposed holding regular monthly meetings on the first Wednesday of every month.

Mr. Lee stated that member Rath would have difficulty attending meetings during normal business hours due to conflicts with her work schedule during normal business hours.

Chair Hinton and member Lewis to speak with any members with schedule conflicts and regarding serving the committee going forward.

b. Agenda items for the next meeting

Agenda items to include the Royal Capital project, pocket park proposal, and neighborhood conditions discussion.

Member Lewis said to add as agenda items review of the McDonalds and Popeye restaurant operations at 76th St. and Good Hope Rd. due to concerns with those two facilities and their licenses.

7. Announcements.

There were no announcements.

8. Adjournment.

The meeting adjourned at 11:17 a.m.

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