



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Wednesday, May 31, 2017

COMMITTEE MEETING NOTICE

AD 09

PATEL, Bhavesh B, Agent
Jalpa LLC
6828 W Brown Deer Rd
Milwaukee, WI 53223

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall on:

Tuesday, June 06, 2017 at 09:30 AM

Regarding: Your Class A Malt & Class A Liquor License Application as agent for "Jalpa LLC" for "onyak Liquor" at 6828 W Brown Deer Rd.

There is a possibility that your application may be denied for one or more of the following reasons: The recommendation of the committee regarding the application shall be based on evidence presented at the hearing. Per MCO 85-2.7-4, probative evidence concerning whether or not a new license should be granted may be presented on the following subjects: whether or not the applicant meets the municipal requirements, the appropriateness of the location and premises where the licensed premises is to be located and whether use of the premises for the purposes or activities permitted by the license would tend to facilitate a public or private nuisance or create undesirable neighborhood problems such as disorderly patrons, unreasonably loud noise, litter, and excessive traffic and parking congestion. Probative evidence relating to these matters may be taken from the plan of operation submitted with the license application, if any, but shall not include the content of any music. Evidence regarding the fitness of the location of the premises to be maintained as the principal place of business, including but not limited to whether there is an overconcentration of businesses of the type for which the license is sought; whether the proposal is consistent with any pertinent neighborhood business or development plans, or the location's proximity to areas where children are typically present. The applicant's record in operating similarly licensed premises; and whether or not the applicant has been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the activity to be permitted by the license being applied for or any other factor which reasonably relates to the public health, safety or welfare may also be considered. See attached police report or correspondence.

Notice for applicants with warrants or unpaid fines:

Proof of warrant satisfaction or payment of fines must be submitted at the hearing on the above date and time. Failure to comply with this requirement may result in a delay of the granting/denial of your application.

Failure to appear at this meeting may result in the denial of your license. Individual applicants must appear only in person or by an attorney. Corporate or Limited Liability applicants must appear only by the agent designated on the application or by an attorney. Partnership applicants must appear by a partner listed on the application or by an attorney. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition are present at the committee hearing and willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

You may examine the application file at this office during regular business hours prior to the hearing date. Inquiries regarding this matter may be directed to the person whose signature appears below.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

BY:

Jessica Ceella
License Division Manager

If you have questions regarding this notice, please contact the License Division at (414) 286-2238.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Wednesday, May 31, 2017

COMMITTEE MEETING NOTICE

AD 09

PATEL, Bhavesh B, Agent
Jalpa LLC
W167 N11110 Queens Ct
Germantown, WI 53022

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Tuesday, June 06, 2017 at 09:30 AM

Regarding: Your Class A Malt & Class A Liquor License Application as agent for "Jalpa LLC" for "Conyak Liquor" at 6828 W Brown Deer Rd.

There is a possibility that your application may be denied for one or more of the following reasons: The recommendation of the committee regarding the application shall be based on evidence presented at the hearing. Per MCO 85-2.7-4, probative evidence concerning whether or not a new license should be granted may be presented on the following subjects: whether or not the applicant meets the municipal requirements, the appropriateness of the location and premises where the licensed premises is to be located and whether use of the premises for the purposes or activities permitted by the license would tend to facilitate a public or private nuisance or create undesirable neighborhood problems such as disorderly patrons, unreasonably loud noise, litter, and excessive traffic and parking congestion. Probative evidence relating to these matters may be taken from the plan of operation submitted with the license application, if any, but shall not include the content of any music. Evidence regarding the fitness of the location of the premises to be maintained as the principal place of business, including but not limited to whether there is an overconcentration of businesses of the type for which the license is sought; whether the proposal is consistent with any pertinent neighborhood business or development plans, or the location's proximity to areas where children are typically present. The applicant's record in operating similarly licensed premises; and whether or not the applicant has been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the activity to be permitted by the license being applied for or any other factor which reasonably relates to the public health, safety or welfare may also be considered. See attached police report or correspondence.

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JIM OWCZARSKI, CITY CLERK

BY:

Jessica Celella
License Division Manager

If you have questions regarding this notice, please contact the License Division at (414) 286-2238.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

Date:5/11/17
Officer: T. Geniesse

City of Milwaukee Police Department
90-5-1.5 Crime Prevention Survey
Convenience Store/Liquor Store Inspection

Name of Premise: Contak Liquor
Address: 6828 W. Brown Deer RD
Phone: 414-355=9463

Owner: Bhavesh B. Patel
Owner address: W167 N 11110 Queens Ct
City State Zip: Germantown, WI. 53022
Owner Phone: 262-424-4458
Owner email: patel4125@yahoo.com

Manager: Bhavesh B. Patel
Home Address: W167 N 11110 Queens Ct
City State Zip: Germantown, WI. 53022
Phone: 262-424-4458
Email: patel4125@yahoo.com

Preferred contact: Bhavesh Patel

Location currently open: YES NO

Projected open date:

Day's open: S M T W Th F SA ALL

Hours of Operation: Sun: 9a-9p 24 hours Y N
Mon: 9a-9p
Tue: 9a-9p
Wed: 9a-9p
Thu: 9a-9p
Fri: 9a-9p
Sat: 9a-9p

Premise Type: Liquor Store
Convenience Store
Other:

Licenses currently held:

Alcohol: Yes No Class: ALQML #: 0199335
Tobacco: Yes No #: 1026300
Food: Yes No #:
Extended Hours: Yes No #:
Secondhand Dealer: Yes No Type: #:
Other: Yes No Type: #:
Other: Yes No Type: #:

Exterior Survey:

1. Is the area around the location clean? Yes No
2. What surrounds the location? (Check all the apply)
 - a. Park
 - b. School
 - c. Youth Center
 - d. Church
 - e. Tavern(s) If so, how many
 - f. Residential
 - g. Other businesses
 - h. Other:
3. Can you see from the outside of the location into the interior Yes No
4. Can you see the employees inside of the location from the outside Yes No
5. Are exterior windows free of signage Yes No
6. Is there a parking lot Yes No
7. Is the parking lot clean? Yes No
8. Is the parking lot well lit? Yes No
9. Are there areas where a person could conceal themselves Yes No
10. Is there exterior lighting? Yes No. Does it appears to be adequate Yes No
11. Exterior Payphone? Yes No
12. Are there No Loitering Signs posted? Yes No
13. Are there exterior security cameras Yes No How Many: 0
14. Are the address numbers prominently displayed and easy to see Yes No

Camera Survey:

15. Does this location have security cameras? Yes No
16. Are they in working order? Yes No
17. What format are the cameras?
 - a. Color Yes No
 - b. Digital Yes No
 - c. VCR Yes No
 - d. Recorded Yes No
18. How long is footage stored for later viewing: 30 days
19. Are there exterior cameras Yes No How many:
20. Are there interior cameras Yes No How many: 12
21. Do all employees know how to retrieve recorded digital images/footage? Yes No

Interior Survey:

22. Is the storeowner willing to be a standing complainant regarding loitering? Yes No
a. If yes have them fill out the standing complaint form and give them two of the commercial signs Yes No
23. Is the interior of the location neat and clean? Yes No
24. Does an interior camera face the entrance/exit? Yes No
25. Is there a lockable area that separates employees from customers? Yes No
26. Does the store sell single chore boy? Yes No
27. Does the store sell blunt wraps? Yes No
28. Does the store sell scales? Yes No
29. Does the store sell items that may be used as crack pipes? Yes No
a. Describe item Glass pipes
30. Does the store have an over abundance of sandwich baggies: Yes No
31. Does the owner understand that these items are often used for drug use? Yes No
32. Do the products in the store appear to be new and rotated often? Yes No
33. Are emergency and non-emergency numbers posted near the phone? Yes No
34. Does the owner know how to contact their police district directly? Yes No
a. Did you provide a district contact guide to the owner? Yes No

Complete this section if alcohol establishment is a convenience store:

(** Read full ordinance for all details "68-4.3 Convenience Food Stores")

All convenience food stores not exempted under sub. 3 shall:

1. Is the cash register located in a manner so that at the time of a sales transaction, the employee and customer are both visible from the sidewalk? Yes No **
2. Are the glass entrance and exit doors clear of any signs or advertisements with the exception of a sign which states that the cash register contains \$50 or less and that the safe is no accessible to employees? Yes No
3. Does the store maintain one of the following on the licensed premise:
 - a. A safe that was in use at the convenience food store on August 17, 1994? Yes No
 - b. A drop-safe or time release safe that weighs at least 500 pounds or which is attached to or set into the floor in a manner approved by the police department? Yes No
4. Is lighting provided for the store's parking area during all hours of darkness when employees or customers are on the premises at a minimum average of 2-foot candles per square foot, unless the store is not open for business after sunset and before sunrise? Yes No N/A
5. Are at least two high-resolution surveillance security cameras installed? Yes No
6. Are the security cameras in working order? Yes No
7. Does one camera show an overall view of the counter and register area? Yes No
8. Does one camera show a clear, identifiable, full frame image of the face of each person entering and leaving the store? Yes No
9. Are the camera views obstructed by fixtures or displays? Yes No
10. Is the recorded footage stored for at least 30 days? Yes No
11. Do all store employees know how to record footage from the camera system to media capable of being transferred to police custody? Yes No

12. Are customer entrances/exits made of glass or other transparent material? Yes No
 a. Exception: A store that does not have such doors on August 17, 1994 shall not be required to install such doors until the holder of the store's food dealer license changes.
13. Has the owner and their employees attended the Robbery Prevention Training within 120 days of ownership or employment? Yes No
 a. Contact Community Outreach and Education at 935-7836 for schedule.

Sub 3. Exemptions. The requirements of this section do not apply to a convenience food store that conforms to either of the following descriptions:

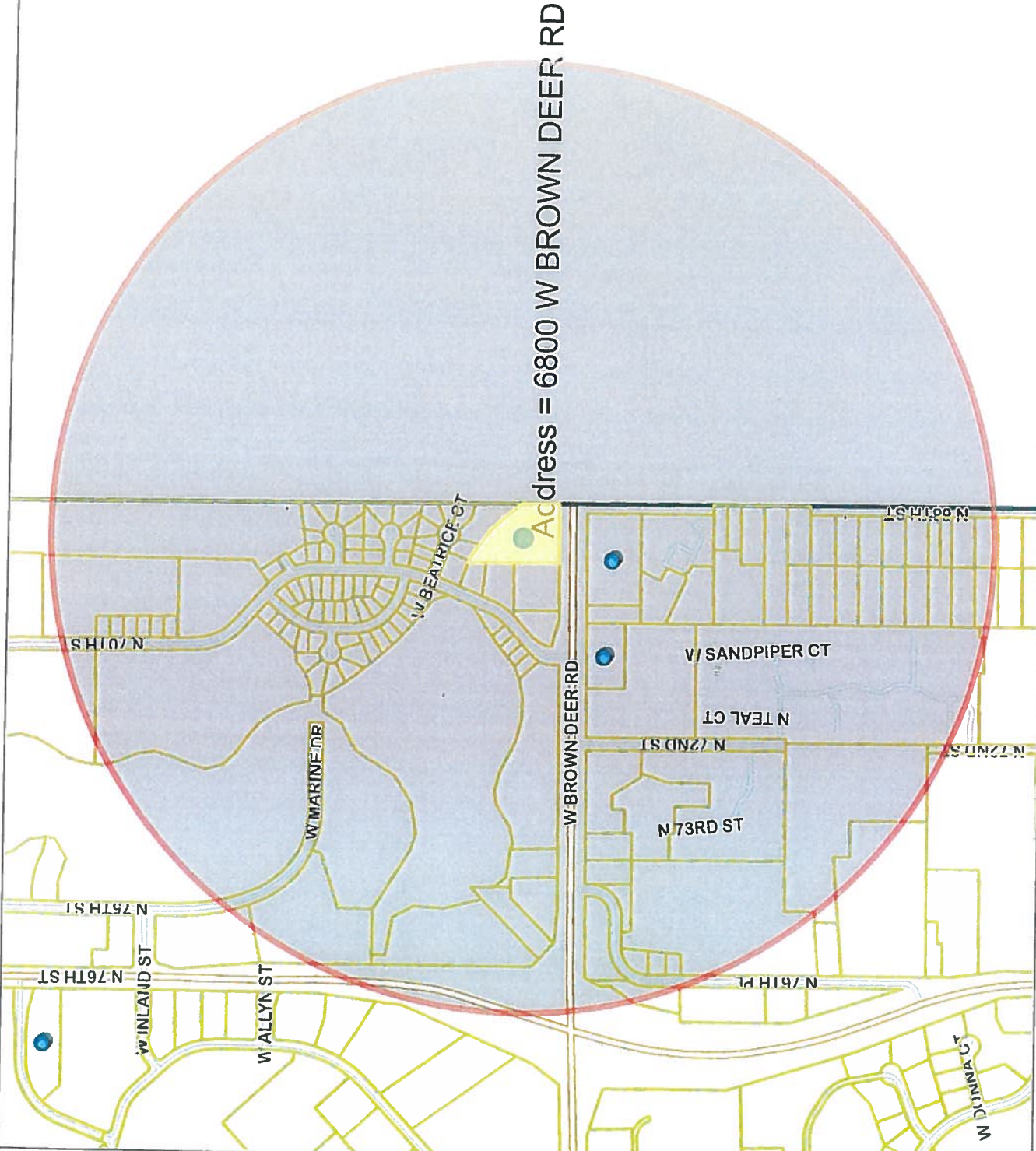
- a-1. The store is located in an enclosed shopping structure, enclosed commercial building or hospital. A convenience food store is not in an enclosed structure or building if a customer can enter it directly from the outside.
 Does store conform to a-1 Yes No
- a-2. The store physically separates employees from customers with a solid partition that bars a person from entering the employee area from the customer area, has a secure lock on the employee side of any door between the employee area and the customer, and conducts all transaction through a service window or similar arrangement.
 Does store conform to a-2 Yes No
- a. At the commissioner's discretion, a convenience store may be exempted from any or all of the regulations specified in sub 2.
 Does this location hold an exemption from the commissioner regarding any of the requirements of Sub 2? Yes No

ADDITIONAL COMMENTS/RECOMMENDATIONS:

The following recommendations were made by MPD: Post MPD contact info near register, Post "No Loitering Signs" on the exterior of the building, Change the location of some of the cameras.

Alcohol concentration for 6828 W Brown Deer Rd

City of Milwaukee, Wisconsin



- Legend -

- Milwaukee parcels
- Street names 10,000
- City limits
- Freeways 15,000
- Freeways
- Exit ramps
- Entry ramps
- Ramps
- Major streets 10,000
- Streets 10,000
- Street names 10,000
- Alcohol licenses
 - Class A intoxicating liquor
 - Class A fermented malt beverage
 - Class A liquor and malt
 - Class B fermented malt beverage
 - Class B tavern
 - Class C wine retailer



- Notes -

Alcohol establishments within a .5 mile radius centered on 6828 W Brown Deer Rd on 4/11/17



Department of Administration - ITMD



Map Scale: 1: 10,000

Alcohol establishments within a .5 mile radius centered on 6828 W Brown Deer Rd on 4/11/17

License Summary	Trade name	Licenses	License type name	Total capacity	Address	Expiration date
Class A Malt & Class A Liquor License	Martha's Vineyard	KAVITA S KHULLAR, Agt	Class A Malt & Class A Liquor License		6828 W BROWN DEER RD	4/9/2018 19:00
Class B Fermented Malt Beverage Retailer's License	Jalisco Charcoal Grille II	RUBEN HERRERA, Agt	Class B Fermented Malt Beverage Retailer's License		6818 W Brown Deer RD	4/28/2017 19:00
Class B Tavern License	Brew City Cafe	BRYANT K HUBBARD, Agt	Class B Tavern License	99	6901 W BROWN DEER RD	12/3/2017 18:00
	Krause Properties, LLC	MARK J KRAUSE, Agt	Class B Tavern License	299	7001 W BROWN DEER RD	11/23/2017 18:00
Legal entity				Grand Total		
Kunal Liquor Brown Deer, LLC						
Jalisco Charcoal Grille II, LLC						
HUBBARD & ASSOCIATES NA, INC						
KRAUSE PROPERTIES, LLC						
						Total
						1
						1
						2
						4



Wednesday, May 31, 2017



Notice of Public Hearing

PATEL, Bhavesh B, Agent
Conyak Liquor at 6828 W Brown Deer Rd
Class A Malt & Class A Liquor License Application

Tuesday, June 06, 2017 at 9:30 AM

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place on 6/6/2017 at 9:30 AM, in Room 301-B, Third Floor, City Hall. If you wish, you may provide testimony at the hearing regarding the request; see below for further information. You are not required to attend the hearing. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing. Please review the information below and if you have further questions regarding this process, please contact the License Division at (414) 286-2238.

Important details for those wishing to provide information for the Licenses Committee to consider when making its recommendation:

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must appear in person and testify as to matters that you have personally experienced or seen. (You cannot provide testimony for your neighbor, parent or anyone else; this is considered hearsay and cannot be considered by the committee.)
3. No letters or petitions can be accepted by the committee (unless the person who wrote the letter or the persons who signed the petition are present at the committee hearing and willing to testify).
4. Persons opposed to the license application are given the opportunity to testify first; supporters may testify after the opponents have finished.
5. When you are called to testify, you will be sworn in and asked to give your name, and address. (If your first and/or last names are uncommon please spell them.)
6. You may then provide testimony.
 - a. Include only information relating to the above license application.
 - b. Include only information you have personally witnessed or seen.
 - c. Provide concise and relevant information detailing how this business has affected or may affect the peaceful enjoyment of your neighborhood.
 - d. If by the time you have the opportunity to testify, the information you wish to share has already been provided to the committee, you may state that you agree with the previous testimony. Redundant or repetitive testimony will not assist the committee in making its recommendation.
7. After giving your testimony, the members of the Licenses Committee and the licensee may ask questions regarding the testimony you have given or other factors relating to the license application.
8. Business Competition is not a valid basis for denial or non-renewal of a license.
Please Note: If you have submitted an objection to the above application your objection cannot be considered by the committee unless you personally testify at the hearing.

OCCUPANT	MAIL ADDRESS	CITY AND ZIP CODE
CURRENT OCCUPANT	6840 W GRANVILLE CIR 316	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 113	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 120	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 207	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 209	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 319	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 320	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 111	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 210	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 220	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 103	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 106	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 119	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 205	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 214	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6900 W GREENBROOK CT	MILWAUKEE, WI 53223-2157
CURRENT OCCUPANT	6840 W GRANVILLE CIR 306	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 115	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 215	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 311	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 318	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6920 W BEATRICE CT	MILWAUKEE, WI 53223-2158
CURRENT OCCUPANT	8870 N 70TH ST	MILWAUKEE, WI 53223-2110
CURRENT OCCUPANT	8879 N 70TH ST	MILWAUKEE, WI 53223-2109
CURRENT OCCUPANT	6840 W GRANVILLE CIR 107	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 114	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 122	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 204	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 208	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 221	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 303	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 305	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 308	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 314	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 315	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6919 W GREENBROOK CT	MILWAUKEE, WI 53223-2157
CURRENT OCCUPANT	6840 W GRANVILLE CIR 112	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 117	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 202	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 301	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 309	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	8876 N 70TH ST	MILWAUKEE, WI 53223-2110
CURRENT OCCUPANT	6840 W GRANVILLE CIR 102	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 201	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 151	MILWAUKEE, WI 53223-2777
CURRENT OCCUPANT	6840 W GRANVILLE CIR 104	MILWAUKEE, WI 53223-2774
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CURRENT OCCUPANT	6840 W GRANVILLE CIR 212	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 213	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 216	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 312	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 317	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	7003 W GREENBROOK CT	MILWAUKEE, WI 53223-2156

CURRENT OCCUPANT	6932 W BEATRICE CT	MILWAUKEE, WI 53223-2158
CURRENT OCCUPANT	6918 W GREENBROOK CT	MILWAUKEE, WI 53223-2157
CURRENT OCCUPANT	7019 W GREENBROOK CT	MILWAUKEE, WI 53223-2156
CURRENT OCCUPANT	6840 W GRANVILLE CIR 101	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 105	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 109	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 121	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 211	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 217	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 218	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 219	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 222	MILWAUKEE, WI 53223-2775
CURRENT OCCUPANT	6840 W GRANVILLE CIR 302	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 307	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 310	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 313	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6840 W GRANVILLE CIR 321	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	7013 W GREENBROOK CT	MILWAUKEE, WI 53223-2156
CURRENT OCCUPANT	6840 W GRANVILLE CIR 118	MILWAUKEE, WI 53223-2774
CURRENT OCCUPANT	6840 W GRANVILLE CIR 304	MILWAUKEE, WI 53223-2776
CURRENT OCCUPANT	6901 W GREENBROOK CT	MILWAUKEE, WI 53223-2157
CURRENT OCCUPANT	6909 W GREENBROOK CT	MILWAUKEE, WI 53223-2157
CURRENT OCCUPANT	8884 N 70TH ST	MILWAUKEE, WI 53223-2110

Total Records: 79

Radius: 500.0 feet and Center of Circle: 6828 W Brown Deer RD



Wednesday, May 31, 2017

Licenses Committee Notice of Hearing

Block Holdings LLC
4580 N 185th St
Brookfield, WI 53045

Date: 6/6/2017
Time: 09:30 AM
Location: Room 301-B, Third Floor, City Hall

The Licenses Committee will consider the following license application:

Class A Malt & Class A Liquor License Application
PATEL, Bhavesh B, Agent
Conyak Liquor at 6828 W Brown Deer Rd

Please note this application may be recommended for denial based on fitness of the location due to concentration of alcohol beverage outlets in the area. If the application is denied for this reason, no other application for an alcohol beverage license for this location shall be recommended for approval by the Licenses Committee within three years of the date of denial unless the applicant has demonstrated a change of circumstances since the prior denial.

If you have any questions, please call (414) 286-2238.





BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 9/15/15

Office of the City Clerk License Division
200 E. Wells St. Room 105, Milwaukee, WI 53202
(414) 286-2238 www.milwaukee.gov/license e-mail address: license@milwaukee.gov

1. Type of Business

- Applying for: Extended Hours Establishment Filling Station Waste Tire Transporter Waste Tire Generator
 Self Service Laundry Rooming House: Number of Units: _____ Hotel/Motel: Number of Units: _____
 Massage Establishment Other (supplemental application for specific license also required)

Provide a detailed description of the type of business you plan on operating:

LIQUOR STORE

Do you have any experience operating this type of business? No Yes If yes, explain:

2. Business Operations

- a. Proposed Opening Date: MAY - 1st - 17
- b. Is this premise under construction? No Yes If yes, list estimated completion date: _____
- c. Is this a franchise? No Yes
- d. Is this premises currently licensed? No Yes If yes, list type of license: CLASS 'A'
- e. Is the current licensee operating? No Yes If no, list date closed: _____
- f. Do you have future plans for other businesses, licenses or permits at this location? No Yes
If yes, explain: _____
- g. Have you previously held an Extended Hours License in Milwaukee? No Yes
If yes, list address(es): _____
- h. Are other businesses operating in the same building? No Yes If yes, describe: _____

3. Litter & Noise

- a. How are grounds kept clean? Sweep Pressure Wash Pick Up Litter Hired Maintenance
 Building Owner Responsibility Garbage Cans Outside Other: _____
- b. How often will grounds be cleaned? Daily Weekly As Needed Monthly Other: _____
- c. Grounds cleaned by: Licensee Building Owner Employees Hired Maintenance Other: _____
- d. How are noise issues prevented and/or addressed? Security Manager approaches customer(s) Call Police
 Signs Posted Other: _____
- e. Will a sound amplification system be used? No Yes If yes, describe: _____

4. Smoking & Sanitation

- f. Are there designated outdoor smoking areas? No Yes If yes, describe: _____
- g. Number of Garbage Cans: Inside: 3 Locations: Restroom, Behind room
Outside: 1 Locations: OUT SIDE FRONT DOOR
- h. Is a crowd control barrier used? No Yes If yes, describe: _____
- i. Describe sanitation facilities (restrooms): 2 Restrooms
Name of solid waste contractor: Advanced Disposal Waste Management Other: _____

5. Security

- a. Are there onsite parking spaces? No Yes If yes, how many? 79
 Describe parking security plan: SECURITY AGENCY
- b. Is there a loading zone? No Yes If yes, describe loading area security plan _____
- c. Will you have security personnel on premise? No Yes If yes, how many? _____
 What are their responsibilities? _____
 Is security equipment used? No Yes If yes, describe _____
 List their licensing, certification, or training credentials _____
 Will there be security cameras? No Yes If yes, where? Inside Bldg
 Will searches/identification verification be conducted upon entry? No Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>70</u> %	Food <u>5</u> %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment _____ %	Cigarettes <u>25</u> %	_____ %	_____ %
Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____ %	Other _____ % Describe: _____

7. Businesses/Licenses on the Premises (check all that apply):

Type 1

- Full Service Restaurant Cafe/Coffee Shop Deli or Fast Food Restaurant Private/Fraternal/Veterans Club
- Night Club Tavern Cocktail Lounge Teen Club
- Banquet Hall Sports Facility
- Hotel/Motel – Number of Rooms: _____ Rooming House – Number of Rooms: _____

Type 2

- Liquor Store Corner Store Supermarket Convenience Store
- Gas Station Amusement/Phonograph Distributor Auto Wrecker
- Used Car Dealer Used Auto Parts Personal Service Establishment
(such as tattoo business, hair salon, tailor, etc.) Recording Studio

What other licenses/permits will you hold at this location? (check all that apply)

- Occupancy Permit Cigarette & Tobacco Gas Station Extended Hours Class "B" Tavern Weights & Measures
- Secondhand Dealer Precious Metal & Gem Other: Lottrey

8. Legal Capacity (only if a Type 1 premises in #6 above)

Capacity _____ (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

9. Premises Description

d. Identify all area(s) of the premises that will be used in operating this business (include areas used only for storage):

1st Floor 2nd Floor Basement Storage Patio Beer Garden Sidewalk Café Deck Rooftop

Other: Describe: _____

e. Describe Location: Major Thoroughfare Secondary Street Other: Brown deer Rd

f. Nearest Major Cross Street: 76th Street

g. Describe Building: Free Standing Building Strip Mall Other: _____

h. Describe Premises Structure: Single Story Multi-Story - # of Stories _____ Other: _____

i. Describe Surrounding Area: Commercial Residential Industrial Other: _____

j. Building Owner Name: Block Holdings LLC Phone Number: _____

Business Owner Address: 4580 N 185th Street Brookfield, WI 53045

10. Hours of Operation & Customers

Will customers be entering the premises? No Yes

Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Applicants: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	9:00 AM	9:00 PM	40	21+UP	
Monday	9:00 AM	9:00 PM	40	21 & UP	
Tuesday	9:00 AM	9:00 PM	40	21 & UP	
Wednesday	9:00 AM	9:00 PM	50	21 & UP	
Thursday	9:00 AM	9:00 PM	60	21 & UP	
Friday	9:00 AM	9:00 PM	120	21 & UP	
Saturday	9:00 AM	9:00 PM	110	21 & UP	

Extended Hours Establishment License is required for any convenience store, filling station, personal service establishment (such as tattoo, body piercing, salon, tailor, tanning, etc.), recording studio or restaurant which is open between the hours of 12 a.m. and 5 a.m.

Entertainment Indoor Closing Hours - If alcohol beverage establishment, same as alcohol license hours.
If non-alcohol establishment 1:00 am Sunday to Thursday; 1:30 am Friday and Saturday.

Entertainment Outdoor Closing Hours - 10:00 pm Sunday - Thursday; 12:00 am Friday and Saturday, unless otherwise approved by Common Council in licensee's plan of operation.

11. Signature(s)

Shawn B. Patch
Sole Proprietor, Partner, Agent, or 20% or more Shareholder

[Signature]
Signature of additional partner or 20% or more Shareholder

See Application Information for a list of all required application forms.



ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL PLAN OF OPERATION

ccl-alcpeplan 2/18/15

Office of the City Clerk License Division
200 E. Wells St. Room 105, Milwaukee, WI 53202
(414) 286-2238 e-mail address: license@milwaukee.gov www.milwaukee.gov/license

Legal Entity Name: JALPA LLC
Premise Address: 6828 W. Brown Deer Rd. Milwaukee, WI 53223

Proximity of Premises to Church, School, Daycare Center or Hospital

Is there at least 300 feet between the building and any church, school, daycare center or hospital? Yes No

"Service Bar Only" Designation

If applying for Class B or C license, are you applying for "Service Bar Only"? No Yes

Service Bar Only means customers cannot sit at the bar. Alcohol is served to patrons seated at tables. No stools, chairs or other articles of furniture shall be placed at the service bar for patrons to sit upon.

Business Information

a) Are you taking out this application for anyone that may not be eligible for a license? No Yes
If yes, list name and address: _____

b) Will the agent, a partner or the individual licensee be conducting the day-to-day operations of the business? No Yes
If no, list the name and address of the person(s) who will: _____

Class B Applicants: If the agent, a partner or the individual licensee will not be conducting the day-to-day operations of the business, the person(s) listed above must obtain a Class B Managers license.

c) Does anyone else have money invested or any other interest in this business? No Yes
If yes, explain: _____

d) Have you made an agreement with anyone to repay any loan or any other payments based upon income from the business?
 No Yes If yes, list name and address: _____

Proof of Ownership, Lease, or Offer to Purchase (new & transfer applicants only)

Submit proof of ownership, lease, or offer to purchase the building with this application.

A lease or offer to purchase must:

- a) Be in the same legal entity name as that apply for the license
- b) Reflect the same address as the premises address on this application
- c) Reflect current dates and
- d) Be signed by the lessor/seller and lessee/buyer

Property Information (new & transfer applicants only)

- a) Do you own or lease the building? Own Lease
- b) Who owns the fixtures (for example, coolers, etc.)? JALPA LLC
- c) Are you purchasing the stock and/or fixtures? No Yes If yes, amount paid \$ 15000
- d) Total amount paid for business \$ 100,000
- e) Total amount paid for goodwill of the business \$ 85000

Goodwill comprises the reputation and customer relationships of an existing business. If the price you pay for the business exceeds the fair market value of all of the rest of the assets of the business, the excess may be considered goodwill.

f) Have you made arrangements with the seller for payment of personal property taxes? No Yes

See Application Information for a list of all required application forms.

Lease Information (new & transfer applicants who are leasing the premises only)

- a) Date lease begins 5-1-17 Ends 5-1-19
- b) Monthly rental \$ 1700
- c) Do you have an option to renew the lease? No Yes
- d) Does your lease allow for assignment to another party without the consent of the owner? No Yes
- e) For what length of time have you been guaranteed occupancy (number of years)? 2 YEAR + 3 YEAR OPTIONS
- f) In addition to paying the monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease? No Yes If yes, explain _____
- g) Does the present owner or occupancy object to the granting of your license? No Yes
If yes, explain _____


Change of Agent Applicants Only

Have there been any changes to the floor plan since the last application was submitted? No Yes
If no, a new floor plan is not required. If yes, submit a new floor plan and explain the change(s): _____

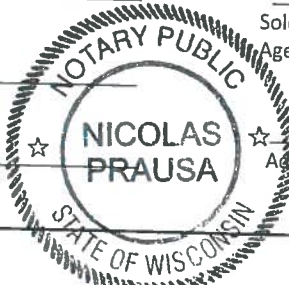
Notarized Signatures of Applicants

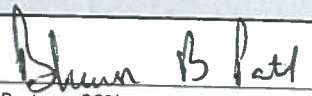
SUBSCRIBED AND SWORN TO BEFORE ME

This 6th day of April, 2017



(Clerk/Notary Public)





Sole Proprietor, Partner, 20% or more Shareholder, or Agent – only if there are no 20% or more shareholders



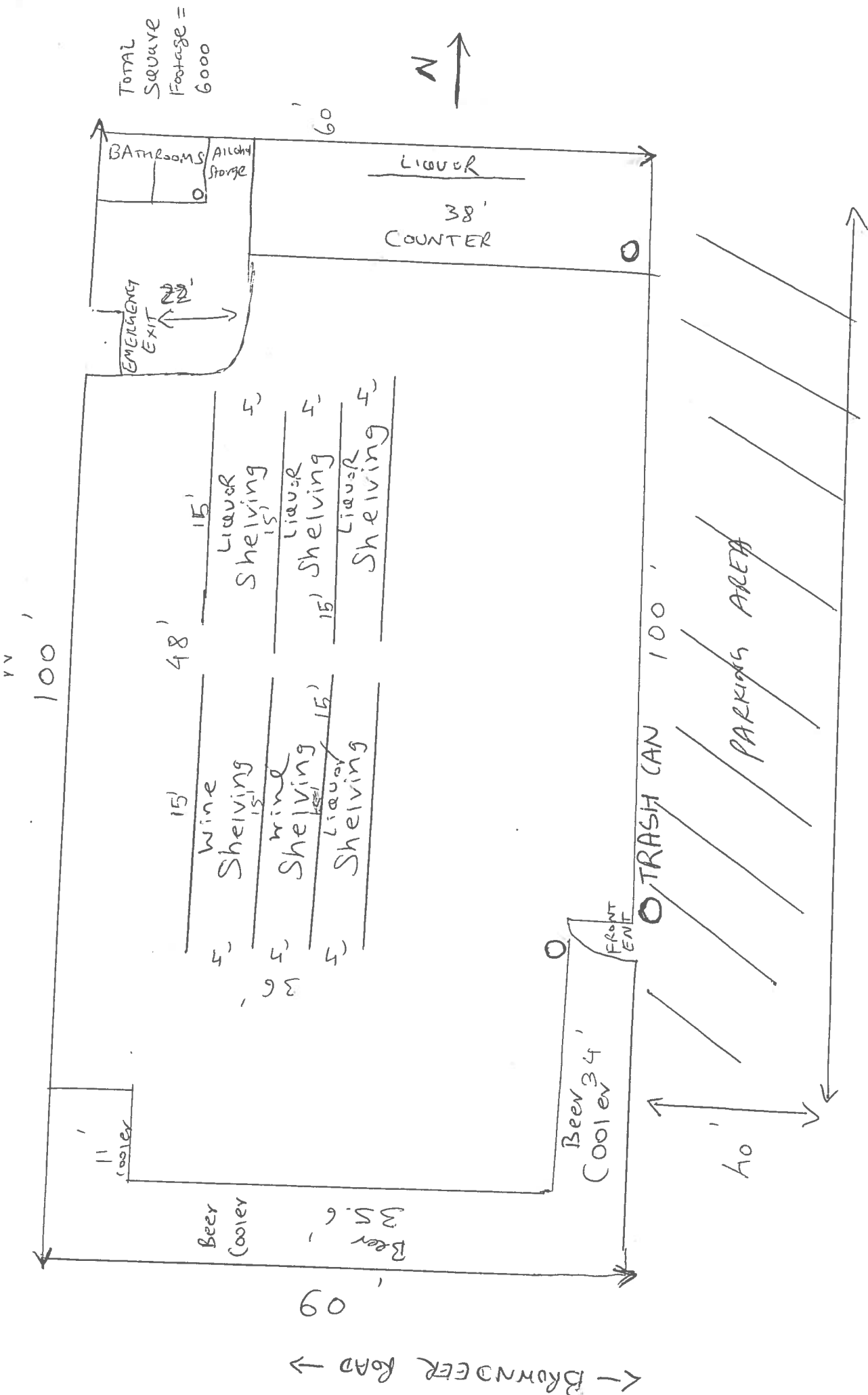
Additional partner or 20% or more shareholder

My Commission Expires May 22, 2020
**Notary Seal must be affixed.*

Note: All information contained in this application is subject to approval by the Common Council. Deviating from approved plan of operation will subject licensee to citations, and/or suspension or non-renewal of the license. Contact the License Division for information on how to request changes.

New and transfer of premise applicants must submit the following:

- Proof of ownership, lease or offer to purchase the building
- Detailed floor plan
- If a restaurant, copy of the menu



BHAVESH B. PATEL Agent for Jaiya LLC

CONYAK LIQUOR
 6828 W. Browndeer Road,
 Milwaukee, WI 53223

1.7.17



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Wednesday, May 24, 2017

COMMITTEE MEETING NOTICE

AD 13

WORTH, David S, Agent
College MHC, LLC
900 Skokie Bl #213
Northbrook, IL 60093

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall on:

Tuesday, June 06, 2017 at 09:30 AM

Regarding: Your Mobile Home Park Renewal Application as agent for "College MHC, LLC" for "College Mobile Home Park" at 6160 S 6TH St.



There is a possibility that your application may be denied for one or more of the following reasons: The recommendation of the committee regarding the application shall be based on evidence presented at the hearing. Per MCO 246-11-5, unless otherwise specified in the code, probative evidence concerning non-renewal, suspension or revocation may include evidence of the following: the conviction of the licensee, the licensee's agent, manager, operator, the officers or directors of the corporation or any other employee for keeping a gambling house or house of prostitution, or for any violation of law in which the circumstances are substantially related to the operation of the manufactured home community. The manufactured home community is operated in such a manner that it generates complaints from neighbors or residents relating to, but not limited to, loud and raucous noise or undesirable activities of residents or guests of residents, and has a substantial adverse effect upon the health, safety, convenience or property interests of the surrounding neighborhood. The police department receives calls for service at the manufactured home community for reasons and in numbers as to indicate the manufactured home community constitutes a threat to the health, safety, convenience or property interests of the surrounding neighborhood, or that the premise has been declared a chronic nuisance premise as defined in s. 80-10. The manufactured home community is operated in such a manner that it constitutes a public or private nuisance or that conduct on or by the residents and guests of the manufactured home community has had a substantial adverse effect upon the health, safety, convenience or property interests of the immediate neighborhood. The manufactured home community does not conform or has not conformed in all respects to the building and zoning code, the Wisconsin administrative code, and all other ordinances, laws and lawful orders relating to the construction, maintenance, use or occupancy of such building, structure or premises. The manufactured home community has had separate orders to correct violations issued on substantially the same code violations within an 18-month period. The license was procured by fraudulent conduct or false statement of a material fact. See attached police report or correspondence.

Notice for applicants with warrants or unpaid fines:

Proof of warrant satisfaction or payment of fines must be submitted at the hearing on the above date and time. Failure to comply with this requirement may result in a delay of the granting/denial of your application.

Failure to appear at this meeting may result in the denial of your license. Individual applicants must appear only in person or by an attorney. Corporate or Limited Liability applicants must appear only by the agent designated on the application or by an attorney. Partnership applicants must appear by a partner listed on the application or by an attorney. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition are present at the committee hearing and willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

You may examine the application file at this office during regular business hours prior to the hearing date. Inquiries regarding this matter may be directed to the person whose signature appears below.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

Handwritten signature of Jessica Celella

BY:

Jessica Celella
License Division Manager

If you have questions regarding this notice, please contact the License Division at (414) 286-2238.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

Kuether-Steele, Molly

From: Spiker, Scott
Sent: Tuesday, May 23, 2017 12:45 PM
To: Celella, Jessica
Cc: Kuether-Steele, Molly
Subject: FW: 6160 S 6th St - DNS orders since July 1, 2016
Attachments: 6160 S. 6th St.docx

Hi,

Could you add this to the file for 6160 S 6th St (College Mobile Home Community)?

Thank you.
-Scott

Scott Spiker
Legislative Assistant to
Alderman Terry Witkowski
District 13, The Garden District
Office phone: 414-286-8537
Office fax: 414-286-3456

From: Mannan, Michael
Sent: Tuesday, May 23, 2017 9:58 AM
To: Spiker, Scott
Subject: RE: 6160 S 6th St - DNS orders since July 1, 2016

Attached are the cases and violations in the last year with descriptions and dates.

Michael Mannan
Commercial Building Codes Enforcement Supervisor BS, CBO, CFCO, RS
Certified Building Official, Certified Fire Marshal, Certified Fire Code Official, & Registered Sanitarian
Commercial Code Enforcement Division
Department of Neighborhood Services
841 N Broadway Room 105
Milwaukee, WI 53202
Ph# (414) 286-3975
Fax#(414) 286-0437
mmanna@milwaukee.gov

From: [Spiker, Scott](#)
Sent: Monday, May 22, 2017 9:15 AM
To: [Mannan, Michael](#)
Subject: RE: 6160 S 6th St - DNS orders since July 1, 2016

Very good. Thanks so much, Mike... - Scott

Scott Spiker
Legislative Assistant to
Alderman Terry Witkowski
District 13, The Garden District
Office phone: 414-286-8537
Office fax: 414-286-3456

From: Mannan, Michael
Sent: Monday, May 22, 2017 9:14 AM
To: Spiker, Scott
Cc: Celella, Jessica; Hayes, Yashica; Witkowski, Terry; King, Elaine
Subject: RE: 6160 S 6th St - DNS orders since July 1, 2016

Scott, we'll have a synopsis ready within a day or so.

Michael Mannan

Commercial Building Codes Enforcement Supervisor BS, CBO, FM, CFCO, RS

Certified Building Official, Certified Fire Marshal, Certified Fire Code Official, & Registered Sanitarian

Commercial Code Enforcement Division

Department of Neighborhood Services

841 N Broadway Room 105

Milwaukee, WI 53202

Ph# (414) 286-3975

Fax#(414) 286-0437

mmanna@milwaukee.gov



From: Spiker, Scott
Sent: Friday, May 19, 2017 11:48 AM
To: Mannan, Michael <MMANNA@milwaukee.gov>
Cc: Celella, Jessica <Jessica.Celella@milwaukee.gov>; Hayes, Yashica <YashicaH@milwaukee.gov>; Witkowski, Terry <twitko@milwaukee.gov>
Subject: 6160 S 6th St - DNS orders since July 1, 2016

Hi Mike,

Could you pull together a list of all of the DNS complaints received and orders written for the College Mobile Home Community at 6160 S 6th St since July 1, 2016? We would like to have a clear view of what sorts of issues have been going on there for purposes of reviewing their request for a renewal of their license, as our office alone has received several complaints. (We are contacting MPD as well, naturally.)

I know that I can see much/all of this info via LMS, but it would be handy to have it in a more manageable form.

Thanks!
-Scott

Scott Spiker
Legislative Assistant to
Alderman Terry Witkowski
District 13, The Garden District
Office phone: 414-286-8537
Office fax: 414-286-3456

Memorandum of DNS Activity July 1st, 2016 to Present

6160 S. 6th Street

College Mobile Home Community

Tax-Key Number 687-9958-110

Complaints

1. 5/22/2017: ENF-2017-14170, work done without permits on trailers. OPEN
2. 3/22/2017: ENF-2017-07776, lot W21. Piles of garbage left on front stairs (for weeks). Has been seen throwing bags of garbage out of his doors. Items such as open food containers, boxes, cans, bottles & other misc. trash. Have seen Raccoons. 3/22/2017: Contact with Mobile Home Park manager and tenant of W21. Tenant agreed to clean up garbage by end of week. Mobile Home Park manager (Nicole Barron) said if not cleaned up by tenant, they would clean up. Barron will call when done. Inspector Jim Zak @ 286-3298. CLOSED 03/27/2017.
3. 2/28/2017: ENF-2017-05897, lot W36. Sewage flooding unit. Advisory issued 03/03/2017. CLOSED 03/07/2017
4. 08/01/2016: #807602, vehicle parked on property for over 30 days. 08/02/2016, complaint verified and order issued. SN #12206951; abated 02/17/2017.
5. 07/28/2016: #807191, a foul smell coming from this property, management is not responding to complaint. 08/02/2016, complaint verified and order issued SN #12210171; abated 08/25/2016.
6. 07/28/2016: #807327, exterior of trailer in disrepair; missing skirting. 08/02/2016, complaint verified and order issued SN #12210031; abated 08/25/2016.
7. 07/16/2016: #805257, extreme pest harborage affection nearby trailers with roaches. 07/12/2016, complaint verified and order issued SN #12179731; abated 07/14/2016.
8. 06/27/2016: #803091, too many cats, only allowed 3. They have 4 cats; odor nuisance. No cats observed, not verified 07/14/2017; abated 07/18/2016.

Violations

1. 01/23/2017: SN #12293391, repair or replace defective heating system. Abated 01/25/2017.
2. 08/25/2016: SN #12243331, registration required. Abated 09/07/2016.
3. 08/02/2016: SN #12206951, discontinue the outdoor parking of unlicensed vehicles on the premises. Abated 02/17/2017.
4. 08/02/2016: SN #12210031, building maintenance. Replace missing skirt at W60. Abated 08/25/2016.
5. 08/02/2016: SN #12210171, sanitary conditions. CLEANLINESS. Area of concern; observed soiled areas caused by domestic pet(s) at the exterior of Unit W16. Clean and properly remove cause of odors originating from affected areas. Abated 08/25/2016.
6. 07/13/2016: SN #12179731, exterminate roaches. Eliminate roach infestation affecting mobile home #W49 and any other mobile home units affected. Abated 07/14/2016.

Kuether-Steele, Molly

From: Spiker, Scott
Sent: Tuesday, May 23, 2017 12:46 PM
To: Celella, Jessica
Cc: Kuether-Steele, Molly
Subject: FW: Alderman Witkowski's Request - 6160 S 6th St

[And this as well? \(6160 S 6th St: College Mobile Home Community\)](#)

Thanks!
-Scott

Scott Spiker
Legislative Assistant to
Alderman Terry Witkowski
District 13, The Garden District
Office phone: 414-286-8537
Office fax: 414-286-3456

From: Mastrogiovanni, Frances M
Sent: Sunday, May 21, 2017 12:29 PM
To: Spiker, Scott
Cc: Point, Jeffrey
Subject: Alderman Witkowski's Request - 6160 S 6th St

Hello Scott,

The requested information regarding 6160 S. 6th St. from 7/3/2016 through 5/19/2017 is below. Be advised your first request last year was through October 11, 2016, therefore some numbers overlapped. Total calls 177 to the above location. The breakdown is as follows:

- 26 - Injured/Sick Person
- 2 - Missing Report
- 9 - 911 Abuse Confirmation
- 14 - Trouble w/Subject
- 12 - Entry to Residence
- 30 - Follow-Up to various calls (18) / Photos Taken (12)
- 2 - Meet with other Police Departments and/or Milwaukee Fire Dept
- 6 - Welfare Check
- 10 - Battery DV / Battery
- 3 - Cruelty to Animal
- 7 - Accident PDO
- 1 - Vehicle Theft
- 1 - Suicide Attempt
- 1 - Threat
- 8 - Property Damage
- 1 - Reckless Use of a Weapon

- 1 - Child Custody
- 17 - Various Minor Calls – unfounded
 - 1 – Abduction
 - 3 – Wanted Subject
 - 4 – Noise Complaints
 - 4 – Abandoned Property (3) / Property pick-up (1)
 - 9 – Theft
 - 3 – Dead on Entry
 - 1 – Fight
 - 1 – Shots Fired
 - 3 – Animal Bite
 - 4 – Family Trouble
 - 2 – Suspicious Person
 - 6 – Trespassing
 - 2 – Landlord/Tenant Issue

I'm sure Alderman Witkowski will find this information useful in making his decision about a license renewal.

PDOA Dolly MASTROGIOVANNI
District 6
(414) 935-7262



900 Skokie Boulevard, Suite 213
Northbrook, IL 60062

To: Chairman Tony Zielinski (via City Clerk)
Committee Members (via City Clerk)
City of Milwaukee License Committee

Cc: Alderman Terry Witkowski
Scott Spiker (via email at scott.spiker@milwaukee.gov)
PO Carlos Felix (via email at cfelix@milwaukee.gov)
City Clerk – Licensing Department (via email at Jessica.Celella@milwaukee.gov)

From: David Worth, Jonathan Uretz, Colleege MHC LLC and Ravinia Communities LLC

Dated: June 5, 2017

Re: License Renewal - Colleege Manufactured Home Community
6160 South 6th Street, Milwaukee, Wisconsin 53221
Licensing Hearing date: June 6, 2017

When Colleege MHC LLC acquired Colleege Mobile Home Park on October 15, 2017, the property suffered from a lengthy history of mismanagement by prior ownership. The on-site management office was a dark windowless worn-out concrete block building symbolic of the years of neglect by prior ownership. Likewise, many of the homes in the community had deferred maintenance such as: painting; skirting; and broken steps. We recognized that the majority of residents were good people, who owned their homes for many years and were longing for improvements to their community.

We immediately went to work. We implemented new property rules and regulations, terminated the long-time property manager who was unwilling or unable to enforce property rules, cleared all code violations, eliminated home rentals, required minimum one year leases and performed criminal background checks on all new residents.

In addition to the implementation of professional management practices, we also began to invest substantial capital back into the community. Given that our goal is to make Colleege a better place to live over time, our capital plan focused on improvements that would enhance the curb-appeal of the community as well as encourage enhanced pride-of-ownership by our residents.

Since our acquisition, we have re-sided approximately 60 homes in the community with vinyl siding. Our goal is to have all homes re-sided. In addition, we gut-rehabbed the on-site management office including vinyl siding, new commercial grade windows and revitalized interior finishes. The office went from a worn down, non-welcoming building to a bright, modern looking

office. We installed new community signage, new mailboxes, new flowerbeds as well as invested significant dollars into homes. The total cost of the post-acquisition improvements in College is in excess of \$400,000. See enclosed “before and after” pictures.

We made these improvements to elevate the property for the existing long-term homeowners. In addition, we made these improvements to attract quality residents in the future.

We recently had a productive meeting with Alderman Witkowski, Legislative Assistant Scott Spiker and PO Carlos Felix to discuss the issues and concerns that the City has about our community. Based upon that meeting, we have developed and enacted a Mitigation Management Plan to further improve existing operations.

Mitigation Management Plan

- We will hire private security to periodically monitor the community at various times to further ensure safety and welfare of our residents.
- We will distribute a letter to all residents in the community that will include a phone number and email address to enable all residents, Alderman Witkowski, the Milwaukee Police Department, and the Department of Neighborhood Services to communicate issues, complaints, or inquiries. All phone calls or emails will be reviewed by senior, off-site management personnel.
- We will work with PO Carlos Felix to make additional improvements to our recently installed high-tech security camera system. Though the system has only been in place for a few weeks, we are confident that the new camera system will have a positive impact on the community.
- We will make additional lighting improvements as appropriate designed to provide adequate lighting levels to assure security and discourage loitering.
- We will either fix the existing fence with the permission of the adjacent property owner (“546 Avenue C LLC”) or install our own fence along the property line adjacent to the commercial building located at 546 West College Avenue.
- We will maintain a working relationship with PO Carlos Felix and continue our relationship with the Alderman’s office to effectively control loitering, noise, litter and crime.
- We will schedule an onsite meeting with PO Felix to have him review and advise us on our security measures and any further improvements necessary.
- Visitors and others will be discouraged from loitering on the property and blocking or parking in designated tenant parking spaces. We will post additional signs that the police will be called for loitering, littering, loud noise and perceived criminal activity. We will continue to hold residents responsible for their visitors and will continue to strictly enforce the terms of the lease and community guidelines for residents and visitors.
- We will require all on-site employees to attend the City of Milwaukee’s landlord-training program.
- In conjunction with Alderman Witkowski, a neighborhood meeting will be scheduled to meet with the residents to address issues and establish clear expectations, rights, and responsibilities for both residents and the landlord. Thereafter, we will hold periodic community meetings to discuss and address any issues or concerns.

In closing, we remain fully engaged on making College better and better community over time. As referenced above, we have implemented numerous operational changes and reinvested

significant capital back into the community. Though elevating a neighborhood does not occur overnight, we are confident that professional management and continued re-investment has already led to a significant improvement in the community and will lead to a better and better community over time. Furthermore, we are ready, willing and able to work with the Alderman, the Milwaukee Police Department and the Department of Neighborhood Services to improve the quality of life for our residents.

Sincerely,

A handwritten signature in black ink, appearing to be 'DW' or similar initials, written in a cursive style.

David Worth
Managing Principal
College MHC LLC and Ravinia Communities LLC

Enclosures

cc: Michael S. Maistelman, Esq.

*College Mobile
Home Park*

Lots for Rent/Homes for Sale
414-762-3809 888-811-0612


COLLEGE
MANUFACTURED HOME COMMUNITY
414-762-3809















Wednesday, May 24, 2017



Notice of Public Hearing

WORTH, David S, Agent
College Mobile Home Park at 6160 S 6TH St
Mobile Home Park Renewal Application

Tuesday, June 06, 2017 at 9:30 AM

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place on 6/6/2017 at 9:30 AM, in Room 301-B, Third Floor, City Hall. If you wish, you may provide testimony at the hearing regarding the request; see below for further information. You are not required to attend the hearing. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing. Please review the information below and if you have further questions regarding this process, please contact the License Division at (414) 286-2238.

Important details for those wishing to provide information for the Licenses Committee to consider when making its recommendation:

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must appear in person and testify as to matters that you have personally experienced or seen. (You cannot provide testimony for your neighbor, parent or anyone else; this is considered hearsay and cannot be considered by the committee.)
3. No letters or petitions can be accepted by the committee (unless the person who wrote the letter or the persons who signed the petition are present at the committee hearing and willing to testify).
4. Persons opposed to the license application are given the opportunity to testify first; supporters may testify after the opponents have finished.
5. When you are called to testify, you will be sworn in and asked to give your name, and address. (If your first and/or last names are uncommon please spell them.)
6. You may then provide testimony.
 - a. Include only information relating to the above license application.
 - b. Include only information you have personally witnessed or seen.
 - c. Provide concise and relevant information detailing how this business has affected or may affect the peaceful enjoyment of your neighborhood.
 - d. If by the time you have the opportunity to testify, the information you wish to share has already been provided to the committee, you may state that you agree with the previous testimony. Redundant or repetitive testimony will not assist the committee in making its recommendation.
7. After giving your testimony, the members of the Licenses Committee and the licensee may ask questions regarding the testimony you have given or other factors relating to the license application.
8. Business Competition is not a valid basis for denial or non-renewal of a license.
Please Note: If you have submitted an objection to the above application your objection cannot be considered by the committee unless you personally testify at the hearing.

OCCUPANT	MAIL ADDRESS	CITY AND ZIP CODE
CURRENT OCCUPANT	6160 S 6TH ST W50	MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT	6160 S 6TH ST E23	MILWAUKEE, WI 53221-5136
CURRENT OCCUPANT	6160 S 6TH ST W8	MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT	6160 S 6TH ST A1	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST W40	MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT	6160 S 6TH ST C6	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST E11	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST W48	MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT	6160 S 6TH ST W45	MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT	6160 S 6TH ST E4	MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT	6160 S 6TH ST W44	MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT	6160 S 6TH ST E5	MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT	6160 S 6TH ST C2	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST W21	MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT	6160 S 6TH ST E14	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST W34	MILWAUKEE, WI 53221-5148
CURRENT OCCUPANT	6160 S 6TH ST W13	MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT	6160 S 6TH ST E31	MILWAUKEE, WI 53221-5138
CURRENT OCCUPANT	6160 S 6TH ST W43	MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT	6160 S 6TH ST W24	MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT	6160 S 6TH ST E8	MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT	6160 S 6TH ST W60	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST W19	MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT	426 W UNCAS AVE	MILWAUKEE, WI 53207-6249
CURRENT OCCUPANT	6107 S 6TH ST 4	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6160 S 6TH ST S16	MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT	6160 S 6TH ST E10	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST W61	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST S12	MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT	6160 S 6TH ST W28	MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT	6160 S 6TH ST W64	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST W35	MILWAUKEE, WI 53221-5148
CURRENT OCCUPANT	6160 S 6TH ST E6	MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT	6160 S 6TH ST W41	MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT	6160 S 6TH ST W39	MILWAUKEE, WI 53221-5148
CURRENT OCCUPANT	6160 S 6TH ST S10	MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT	6160 S 6TH ST S9	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST S15	MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT	6160 S 6TH ST W62	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST S19	MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT	6123 S 6TH ST 4	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST 8	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6107 S 6TH ST 1	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6160 S 6TH ST S11	MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT	6160 S 6TH ST W68	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST C4	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST W17	MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT	6160 S 6TH ST E19	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST W59	MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT	6160 S 6TH ST E15	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST S2	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST W53	MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT	6160 S 6TH ST W22	MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT	6160 S 6TH ST E13	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST E18	MILWAUKEE, WI 53221-5134

CURRENT OCCUPANT 6123 S 6TH ST 6 MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT 6123 S 6TH ST 2 MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT 6123 S 6TH ST 7 MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT 6160 S 6TH ST W52 MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT 6160 S 6TH ST E27 MILWAUKEE, WI 53221-5136
CURRENT OCCUPANT 6160 S 6TH ST W49 MILWAUKEE, WI 53221-5149
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CURRENT OCCUPANT 6160 S 6TH ST E33 MILWAUKEE, WI 53221-5138
CURRENT OCCUPANT 6160 S 6TH ST W70 MILWAUKEE, WI 53221-5174
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CURRENT OCCUPANT 6160 S 6TH ST W11 MILWAUKEE, WI 53221-5146
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CURRENT OCCUPANT 6160 S 6TH ST E25 MILWAUKEE, WI 53221-5136
CURRENT OCCUPANT 6160 S 6TH ST C5 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST W1 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST W32 MILWAUKEE, WI 53221-5148
CURRENT OCCUPANT 6160 S 6TH ST S6 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST W72 MILWAUKEE, WI 53221-5174
CURRENT OCCUPANT 6160 S 6TH ST E32 MILWAUKEE, WI 53221-5138
CURRENT OCCUPANT 6160 S 6TH ST S1 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST E28 MILWAUKEE, WI 53221-5136
CURRENT OCCUPANT 421 W UNCAS AVE MILWAUKEE, WI 53207-6200
CURRENT OCCUPANT 6123 S 6TH ST 5 MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT 6123 S 6TH ST 1 MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT 6160 S 6TH ST S21 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST W30 MILWAUKEE, WI 53221-5148
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CURRENT OCCUPANT 6160 S 6TH ST W57 MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT 6160 S 6TH ST W7 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST E2 MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT 6160 S 6TH ST E17 MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT 6160 S 6TH ST W47 MILWAUKEE, WI 53221-5149
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CURRENT OCCUPANT 6160 S 6TH ST W14 MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT 6160 S 6TH ST S17 MILWAUKEE, WI 53221-5144
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CURRENT OCCUPANT 6160 S 6TH ST W12 MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT 6160 S 6TH ST W56 MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT 6107 S 6TH ST 3 MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT 6160 S 6TH ST W4 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST W26 MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT 6160 S 6TH ST W6 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST E9 MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT 6160 S 6TH ST S3 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST S8 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST S18 MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT 6160 S 6TH ST S20 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST C8 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST W29 MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT 6160 S 6TH ST S14 MILWAUKEE, WI 53221-5144
CURRENT OCCUPANT 6160 S 6TH ST W38 MILWAUKEE, WI 53221-5148
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CURRENT OCCUPANT 6160 S 6TH ST W2 MILWAUKEE, WI 53221-5145

CURRENT OCCUPANT 6160 S 6TH ST W15 MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT 6160 S 6TH ST W55 MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT 6160 S 6TH ST W51 MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT 6160 S 6TH ST W36 MILWAUKEE, WI 53221-5148
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CURRENT OCCUPANT 6123 S 6TH ST 3 MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT 6107 S 6TH ST 2 MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT 6107 S 6TH ST 7 MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT 6160 S 6TH ST W5 MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT 6160 S 6TH ST E12 MILWAUKEE, WI 53221-5134
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CURRENT OCCUPANT 6160 S 6TH ST W20 MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT 6160 S 6TH ST E24 MILWAUKEE, WI 53221-5136
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CURRENT OCCUPANT 6160 S 6TH ST W16 MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT 6160 S 6TH ST E29 MILWAUKEE, WI 53221-5136
CURRENT OCCUPANT 422 W UNCAS AVE MILWAUKEE, WI 53207-6249
CURRENT OCCUPANT 6107 S 6TH ST 6 MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT 6107 S 6TH ST 5 MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT 6107 S 6TH ST 8 MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT 6160 S 6TH ST E3 MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT 6160 S 6TH ST S5 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST E37 MILWAUKEE, WI 53221-5138
CURRENT OCCUPANT 6160 S 6TH ST A2 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST E16 MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT 6160 S 6TH ST W66 MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT 6160 S 6TH ST W18 MILWAUKEE, WI 53221-5146
CURRENT OCCUPANT 6160 S 6TH ST W54 MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT 6160 S 6TH ST C3 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST E22 MILWAUKEE, WI 53221-5136
CURRENT OCCUPANT 6160 S 6TH ST S7 MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT 6160 S 6TH ST W27 MILWAUKEE, WI 53221-5147
CURRENT OCCUPANT 6160 S 6TH ST W42 MILWAUKEE, WI 53221-5149
CURRENT OCCUPANT 6160 S 6TH ST W31 MILWAUKEE, WI 53221-5148
CURRENT OCCUPANT 6160 S 6TH ST E26 MILWAUKEE, WI 53221-5136

Total Records: 151

Radius: 250.0 feet and Center of Circle: 6160 S 6th ST



**MOBILE HOME COMMUNITY (PARK)
SUPPLEMENTAL APPLICATION & ADDENDUM**

Office of the City Clerk License Division
200 E. Wells Street, Room 105, Milwaukee, WI 53202
(414) 286-2238 www.milwaukee.gov/license

NUMBER OF SITES: 132

TOTAL FEE: \$300

MHP 198324

I, David Worth, AS OWNER OF THE MOBILE HOME PARK AT
6160 S 6TH ST, MILWAUKEE, WI 53221

(check one)

do hereby state that I will manage the above premises. I will be available at reasonable hours of the day to staff of the Department of Neighborhood Services, Health Department, Fire Department and Police Department. I will be available in the community, in close proximity to the community or via electronic means during reasonable hours.

Address _____

Phone # _____ Email Address _____

do hereby state that the following individual is authorized by me to manage the above premises. He/she shall be available at reasonable hours of the day to staff of the Department of Neighborhood Services, Health Department, Fire Department and Police Department. He/she will be available in the community, in close proximity to the community or via electronic means during reasonable hours.

Name of Manager Joshua Barron

Address of Manager 6160 S. Sixth Street, Unit 503, Milwaukee, WI 53221

Phone # 414-762-3809 Email Address jbarron@hariniacommunities.com

Is there a business office located on the premises? Yes No

If yes, address and unit number of office 6160 S. Sixth Street; Milwaukee, WI 53221

Pursuant to s. 246-9-1, Milwaukee Code of Ordinances, I hereby state that I shall be responsible for the proper upkeep, maintenance and sanitary condition of the premises, and I shall keep the premises, buildings and all equipment in a state of good repair, and in full compliance with all laws and applicable ordinances. I hereby state that if the management of the premises changes, I will advise the City Clerk License Division within 10 days of the change.

David Worth
Print Name

[Signature]
Signature of Individual/Partner/20% or more Shareholder

OFFICE USE ONLY

Initials _____ Filed _____ App # _____ Objs Yes No

AD 13

DNS Approved Yes No Granted _____ Issued _____ License # _____