



Grace Fuhr

to me ▾

2:19 PM (32 minutes ago)



Hi Michael,

Historic Milwaukee would support a loading zone on the south side of your building on Michigan St. We would also like to forward comments about parking on our block that could help to address parking in our neighborhood:

1. The parking spots on the west side of Broadway, just north of Clybourn, up to the parking structure curb cut - these spots have been un-metered since the construction of the Huron. If the city were to add 2 hour meters, this would help with customer parking for all the businesses. Without meters people park there the whole day.
2. There is a loading zone outside of our office on Broadway, just south of Michigan St, that takes up at least four spots. We think an additional two metered spots could be added here, while leaving enough room for a truck to load. Our building has an additional loading zone on Michigan St, and the alley which vendors use for loading.

I would appreciate you sharing our comments along with our support of your loading zone permit.

Best,  
Grace



**June 2, 2022**

**On behalf of Kinn Guesthouse, located at 600 N. Broadway Street, Milwaukee, WI, I am advocating for a**

**loading zone along Michigan Street, from the corner of Broadway & Michigan to the alley behind the**

**building.**

**As we are operating a rooftop venue, we have regular deliveries, including beverage distributors and**

**food/kitchen product. On top of that, each event has specific vendors, and we have numerous rental**

**companies coming in and out delivering/picking up linens, floral, staging and A/V equipment, décor and**

**more.**

**In addition, with the soon to be open Wolf on Broadway, we will have a restaurant functioning daily for**

**breakfast, lunch and dinner, and all of those necessary food and beverage deliveries, on top of the**

**venue operating and delivery needs.**

**The challenging part of only having the two spots directly in front of the building on Broadway Street are**

**numerous.**

(1) delivery trucks end up double parking in the 1-lane road if the 2 current spots in front are already

taken; this a safety hazard.

(2) we are not allowed to use the loading zone in front of the building next door, and the building owner

has tickets issued almost immediately if a truck parks there accidentally.

(3) turning the corner right from Michigan onto Broadway is a tight right to a single lane, as the Hop

takes up the middle and there have been numerous near misses on being hit, even though parked in the

current loading zone in front, that corner is dangerous, and an accident will happen at some point

(Adding in the double parking only adds to what will be an accident some day).

Almost all of these trucks are large vans, if not semi-trucks, and having a safe loading in and loading out

area for not only our vendors, yet our guests as well is paramount. We are fortunate to have a public

parking lot across the street, which provides over 160 parking spots. Losing those 3 to 4 parking spots

ensures the safety first and foremost, for all parties, including the drivers on the street who may end up

accidentally hitting one of the double-parked trucks or a person.

In kind consideration,

Oliver Hunt

**Tanya Rubio**

---

**Subject:** FW: Michigan St. parking Kinn Guesthouse

**From:** Charles Bailey <[charles@kinnguesthouse.com](mailto:charles@kinnguesthouse.com)>

**Sent:** Monday, June 6, 2022 11:48 AM

**To:** Michael Deitrich <[michael@kinnguesthouse.com](mailto:michael@kinnguesthouse.com)>; Andrew H. Robinson <[arobinson@mallerysc.com](mailto:arobinson@mallerysc.com)>

**Subject:** Fwd: Michigan St. parking Kinn Guesthouse

FYI

Sent from my iPhone

Begin forwarded message:

**From:** David Uihlein <[daveu@owleight.com](mailto:daveu@owleight.com)>

**Date:** June 6, 2022 at 11:33:59 AM CDT

**To:** Charles Bailey <[charles@kinnguesthouse.com](mailto:charles@kinnguesthouse.com)>

**Subject:** Michigan St. parking Kinn Guesthouse

Charles,

You need valet, bus and delivery parking space for your new hotel.

As your neighbor in the Hi Fi district,

I support your request to control all 120' of parking space from the alley west to Broadway.

McGeoch Building LLC

David Uihlein

Sent from my iPhone



Michael Dietrich <michael@kinnguesthouse.com>

## Kinn Guesthouse Loading Area

1 message

Falk, Lacey <LFalk@rwbaird.com>  
To: Michael Dietrich <michael@kinnguesthouse.com>

Thu, Jun 2, 2022 at 7:29 PM

Hi Michael,

It was a pleasure touring the hotel with you and we look forward to welcoming Baird guests to your property next week. I wanted to drop you a quick note of feedback. I noticed that there isn't a dedicated space outside the hotel for shuttles, cabs, Ubers, etc. to stage for hotel guests. Safety is a huge priority of ours (as I know yours too), so it is a bit concerning. We often shuttle guests to and from hotel properties in the city and it would be great if we could communicate with our transfer teams that Kinn has a specific, safe location for guests to be dropped off, especially if luggage is involved.

Thanks again for the tour and partnership!

### Lacey Falk

Event Registration Planner  
Assistant Vice President

Baird Corporate Events

[777 East Wisconsin Avenue | Milwaukee, WI 53202](#)

(o) 414-298-7415

[lfalk@rwbaird.com](mailto:lfalk@rwbaird.com) | [rwbaird.com](http://rwbaird.com)

[Nationally recognized as a great workplace since 2004.](#)

\*\*\*\*\*

Robert W. Baird & Co. Incorporated does not accept buy, sell or other transaction orders by e-mail, or any instructions by e-mail that require a signature. This e-mail message, and any attachment(s), is not an offer, or solicitation of an offer, to



Michael Dietrich <michael@kinnguesthouse.com>

## Kinn Loading Zone

1 message

Evan Hughes <evan@thecentralstandard.com>

Thu, Jun 2, 2022 at 2:46 PM

To: Charles Bailey <charles@kinnguesthouse.com>, Michael Dietrich <michael@kinnguesthouse.com>

Charles and Michael,

It was great catching up with you today regarding your need for a loading zone on the South side of Kinn Guesthouse. Thank you for reaching out and including us in the conversation. The best thing about our new, but rapidly growing neighborhood is how everyone is working in a collaborative way. We all want what is best for our businesses, the neighborhood and collectively our citizens and you reaching out further proves that point. I look forward to looking back (over a Central Standard Cocktail) and admiring what has been and what will be accomplished in our district for our city in the years to come!

I spoke with Pat and had a chance to really think this through regarding the potential loading zone and we both agree that it will be essential for Kinn to be granted this request. Your business is multifaceted, you have 1) hotel guests that need to be able to pull up, unload, 2) you will need a safe place for Uber/Lyft/Cabs to pick up and drop off guests, 3) you have caterers that need space to park trucks to load in and out for events in your multiple spaces, 4) there will undoubtedly be lots of delivery trucks delivering supplies and orders on the daily, 5) you will have large acts staying at Kinn that will need to potentially accommodate large tour busses, etc.

If you receive any concern from the City I would bet it would be the perceived lack of parking meters in the area. Since Craffthouse has opened there has been zero issues with lack of parking. In fact, the opposite, we are surrounded by parking lots. The confusion for us is that our guests think we own the lots (man I wish)! In our dealings with the City there has been an understanding of what (and why) we are trying to achieve. .

Again, I really appreciate you guys including us in this conversation.

Best,  
Evan

--  
----

Evan M. Hughes  
Co-Founder & CEO  
Central Standard Craft Distillery

602.803.3357  
[www.thecentralstandard.com](http://www.thecentralstandard.com)





Michael Dietrich <michael@kinnguesthouse.com>

---

## Loading Zone Michigan Street

1 message

---

**DONALD ARENSON** <donaldsarensen@sbcglobal.net>

Mon, Jun 6, 2022 at 10:25 AM

To: Michael Dietrich <michael@kinnguesthouse.com>

Hello Michael,

I am in favor of the Kinn Guesthouse getting a loading zone on the corner of Michigan & Broadway to the alley on Michigan. This will eliminate the alley behind our buildings and most important the traffic on Broadway being blocked and will be a asset to the neighborhood.

Regards,  
Don Arenson  
Building owner, 608 N. Broadway



# HUSCH BLACKWELL

Paul J Eberle  
Chief Executive

511 North Broadway, Suite 1100  
Milwaukee, WI 53202  
Direct: 414978555  
Fax: 414.223.5000  
Paul.Eberle@huschblackwell.com

June 6, 2022

## VIA EMAIL

Michael J. Dietrich  
General Manager  
Kinn Guesthouse Downtown  
600 N Broadway  
Milwaukee, WI 53202

**Re: Support of Loading Zone Petition**

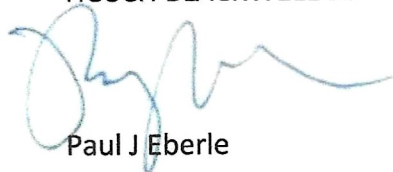
Dear Michael:

This letter is in support of the Kinn Guesthouse Downtown's petition for a loading zone area along the south face of the Hotel on Michigan Street (Broadway & Michigan along to the alleyway). Having a specified loading zone is critical to the safety of guests, vendors and downtown commuters. In addition, having an identified loading zone will provide necessary courtesy to neighboring businesses like Husch Blackwell LLP as clients and employees navigate the area.

We look forward to the Kinn Guesthouse Downtown hosting our Firm's executive leadership next month. The ease and safety of their visit is extremely important to us.

Sincerely,

HUSCH BLACKWELL LLP



Paul J Eberle





June 2, 2022

On behalf of Kinn Guesthouse, located at 600 N. Broadway Street, Milwaukee, WI, I am advocating for a loading zone along Michigan Street, from the corner of Broadway & Michigan, to the alley behind the building.

As we are operating a rooftop venue, we have regular deliveries, including beverage distributors and food/kitchen product. On top of that, each event has specific vendors, and we have numerous rental companies coming in and out delivering/picking up linens, floral, staging and A/V equipment, décor and more.

In addition, with the soon to be open Wolf on Broadway, we will have a restaurant functioning daily for breakfast, lunch and dinner, and all of those necessary food and beverage deliveries, on top of the venue operating and delivery needs.

The challenging part of only having the two spots directly in front of the building on Broadway Street are numerous.

- (1) delivery trucks end up double parking in the 1-lane road if the 2 current spots in front are already taken; this a safety hazard.
- (2) we are not allowed to use the loading zone in front of the building next door, and the building owner has tickets issued almost immediately if a truck parks there accidentally.
- (3) turning the corner right from Michigan onto Broadway is a tight right to a single lane, as the Hop takes up the middle and there have been numerous near misses on being hit, even though parked in the current loading zone in front, that corner is dangerous and an accident will happen at some point (adding in the double parking only adds to what will be an accident some day).

Almost all of these trucks are large vans, if not semi-trucks, and having a safe loading in and loading out area for not only our vendors, yet our guests as well is paramount. We are fortunate to have a public parking lot across the street, which provides over 160 parking spots. Losing those 3 to 4 parking spots

insures the safety first and foremost, for all parties, including the drivers on the street who may end up accidentally hitting one of the double parked trucks or a person.

In kind consideration,

Monica Orr, Owner of Morr Events and The Lookout, Event Management Team



Michael Dietrich &lt;michael@kinnguesthouse.com&gt;

---

**Loading Zone Support**

1 message

---

**Anne Zizzo** <AnneZizzo@zizzogroup.com>  
To: Michael Dietrich <michael@kinnguesthouse.com>

Thu, Jun 2, 2022 at 2:16 PM

Hi Mike,

Just a quick note to lend support to your efforts to bring the Kinn Guesthouse to the neighborhood and the corresponding loading zone, which I am sure is vital for your operation. It is wonderful to have this asset in downtown!

Given traffic, the designated loading zone along Michigan (similar to the Hilton Garden Inn across the street) will help with safety and congestion and I support this well.

Best,

Anne

**ANNE ZIZZO**

Founder / CEO

ZIZZO GROUP ENGAGEMENT MARKETING



207 N. Milwaukee Street  
Milwaukee, WI 53202  
[zizzogroup.com](http://zizzogroup.com)

Office: (414) 319 - 5700  
Mobile: (414) 732 - 5234



June 3, 2022

Alderman Robert Bauman  
District 4 Alderman  
200 E. Wells St.  
Room 205  
Milwaukee, WI, 53202

Dear Alderman Bauman,

I am writing to you in support of the Kinn Guesthouse's application to rezone East Michigan Street from the corner of Broadway to the alley as a loading zone. In so doing, this would allow the Kinn Guesthouse to provide their guests with the high level of service they are accustomed to and create a safe, efficient approach to hosting events and receiving shipments.

Since its opening in March, the Kinn Guesthouse has struggled to accommodate shipments, larger vehicles, and rideshare services in a way that is convenient, expedient, and safe for all guests and workers. A new loading zone would streamline the process, affording the organization the ability to offer valet service, host larger vehicles such as those required by Summerfest artists, and so much more.

As Milwaukee looks to rebound from the damaging effects of the pandemic, it is more important than ever to ensure the best experience possible for visitors to our city. With this loading zone, Kinn Guesthouse will be able offer a more convenient entrance to their hotel, ensuring a more welcoming experience for guests while improving the flow of traffic on East Michigan Street.

On behalf of VISIT Milwaukee, I hope you will consider rezoning East Michigan Street from the corner of Broadway to the alley as a loading zone. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Peggy Williams-Smith". The signature is written in a cursive, flowing style.

**Peggy Williams-Smith**  
*President & CEO*  
VISIT Milwaukee

