



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Thursday, August 25, 2022

COMMITTEE MEETING NOTICE

AD 04

CONKLIN, JR, Robert E, Agent
Probucolls Association
9733 W Greenfield Av
West Allis, WI 53214

You are requested to attend a virtual hearing to be held on:

Wednesday, September 07, 2022 at 02:55 PM

Regarding: Your Rooming House License Renewal Application as agent for "Probucolls Association" for "The Clark House" at 939 N 24TH St.



This meeting will be held via GoToMeeting. Please see the enclosed best practices document for further instructions. The access code is <https://meet.goto.com/964972349>. If you wish to call in, please call [+1 \(224\) 501-3412](tel:+12245013412) and use Access Code: [964-972-349](tel:964972349).

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 85-4-4, unless otherwise specified in the code, probative evidence concerning non-renewal, suspension or revocation may include evidence of the following: failure of the applicant to meet municipal qualifications, pending charges against or the conviction of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the circumstances of the particular licensed or permitted activity, by the applicant or by any employee or other agent of the applicant. If the activities of the applicant involve a licensed premises, whether the premises tends to facilitate a public or private nuisance or has been the source of congregations of persons which have resulted in any of the following: disturbance of the peace; illegal drug activity; public drunkenness; drinking in public; harassment of passers-by; gambling; prostitution; sale of stolen goods; public urination; theft; assaults; battery; acts of vandalism including graffiti, excessive littering, loitering, illegal parking, loud noise at times when the licensed premise is open for business; traffic violations; curfew violations; lewd conduct; display of materials harmful to minors, pursuant to s. 106-9.6; or any other factor which reasonably relates to the public health, safety and welfare, or failure to comply with the approved plan of operation. 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 attend this meeting may result in the denial of your license. Individual applicants and partnership applicants must attend or attend by an attorney. The agent or attorney for corporate or limited liability applicants must attend. 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 attend the virtual hearing and are 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 request an interpreter attend the meeting with you, at your expense, so that you can answer questions and participate in your hearing.

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: _____

Jim Cooney
License Division Manager

If you have questions regarding this meeting, please contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov

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



Crite, Yvette

From: License
Sent: Monday, August 22, 2022 4:14 PM
To: Crite, Yvette
Cc: Cooney, Jim
Subject: FW: Clark License Objection

Please add

Have a good day,

REDACTED RECORD

Faviola Martin
License Division Assistant Manager
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
(414)286-2238



From: ;
Sent: Monday, August 22, 2022 3:32 PM
To: License <LICENSE@milwaukee.gov>
Subject: Clark License Objection

You don't often get email fr

[Learn why this is important](#)

Please see the letters below which were previously submitted in objection to the Clark House licenses. We do not see these letters in the legislative files and would like to have this entire email placed into the permanent record for reference by legislators and by the public.

These objections are still valid based upon current conditions at these facilities. There is an oversaturation of rooming houses, group homes, and rundown apartment buildings in this neighborhood. The Clark House properties were rezoned as part of the 2004 Comprehensive Plan and should have reverted to residential use when they were sold in 2020. The exterior of these properties creates blight and slum conditions in this neighborhood, and the Department of Neighborhood Services refuses to enforce building codes at these locations. There are also extensive issues with nuisance activities and crime at these locations that have gone unabated, and the City of Milwaukee doesn't appear to care about the impact that these facilities have on the safety and welfare of the public in the surrounding neighborhood.

It is uncertain if valid licenses actually exist at these locations given the current zoning, but we respectfully request that the use of these properties as rooming houses be discontinued so that the plan that was informed by hundreds of citizens in 2004 can be implemented.

Thank you.

July 8, 2020

To the Milwaukee Common Council Licensing Committee:

I am long time [redacted] on the Near West Side, including [redacted] on the [redacted]. We submit this letter in opposition to new rooming house license for 2424 W. Kilbourn Ave.

I have [redacted] these [redacted] for nearly [redacted] years, and have always strived to provide a [redacted] and [redacted] option for [redacted]. We have made many [redacted] in our [redacted] over the years, including but not limited to:

- 2005: New [redacted] – cost \$3,700
- 2006: New [redacted] - cost \$11,000
- 2008: New [redacted] - cost \$11,000
- 2010:
 - New [redacted] – cost \$4,000
 - New [redacted] – cost \$4,375
- 2015: [redacted] – cost \$12,500
- 2017: [redacted] – cost \$6,375

REDACTED RECORD

Unfortunately, we have not seen these types of reinvestments in the surrounding neighborhood including many of the rooming houses, and the Licensing Committee did the right thing in taking away the rooming house license from 2424 W. Kilbourn Ave. on September 10, 2019. The property received many property code violations when the license was not renewed (see attached – issued by DNS 9/12/2019 -2 days after the hearing). Can anyone explain why these work orders were not issued until this property was **no longer a rooming house**? Why rooming house inspections don't include **building code violations**, and consist of just environmental inspections? Neighbors in the area had tried for years to get the Clark House complex of buildings inspected for building code violations, and DNS resisted doing so **until the rooming house license was not renewed for this property**. Can anyone explain why **this is the policy the city of Milwaukee follows**? So many questions regarding the disparate treatment of rooming houses in terms of code enforcement in the city of Milwaukee.

Here is the breakdown of rooming house licenses in the city of Milwaukee by aldermanic district as of June 20, 2020, as downloaded from the city's website:

	<u># of Rooming House Licenses</u>	<u>% of total Rooming House Licenses</u>
District 1 – Hamilton	0	0.0%
District 2 – Johnson	1	0.7
District 3 – Kovac	21	15.6
District 4 – Bauman	59	43.7
District 5 – Dodd	0	0.0
District 6 – Coggs	4	3.0
District 7 – Rainey	1	0.7
District 8 – Zamarripa	12	8.9
District 9 - Lewis	0	0.0
District 10 - Murphy	0	0.0
District 11 - Borkowski	0	0.0
District 12 - Perez	28	20.7
District 13 - Spiker	0	0.0
District 14 - Dimitrijevic	4	3.0
District 15 - Stamper	5	3.7

Total

135

We see the huge concentration of rooming houses in aldermanic district 4, and they are heavily concentrated in Avenues West. We further see that these properties are not properly cited for code violations when a rooming house license is involved - counter intuitive, but completely born out from the history of 2424 W. Kilbourn and others in the neighborhood. Now that this property no longer has a rooming house license, we respectfully request that this license be denied based upon the code violations, living conditions, and nuisance activities that have historically persisted at this location, and due to the damage that these conditions create in the surrounding neighborhood. Per the 9/10/20 meeting, it should revert to a duplex as you intended.

Finally, the city of Milwaukee Common Council approved a rezoning plan for this property from RM6 to RT3 in 2005 - in keeping with the Near West Side Neighborhood Plan which was passed by the Common Council on March 19, 2004 - in an effort to de-densify and to encourage redevelopment of this specific parcel and others within 2 blocks. RT3 zoning does not support future use of this parcel as a rooming house (see attached).

Thank you.

Sincerely,

REDACTED RECORD

September 1, 2019

To the Milwaukee Common Council Licensing Committee:

are long time on the Near West Side, including on the one block east of the Clark House. We submit this letter in opposition to Clark House license renewal.

have rented to location for nearly years, and have always strived to provide a safe and option for our We have made many in our over the years, including but not limited to:

- 2005: - cost \$3,700
- 2006: - cost \$11,000
- 2008: - cost \$11,000
- 2010:
 - o - cost \$4,000
 - c - cost \$4,375
- 2015: - cost \$12,500
- 2017: - cost \$6,375

have also spent considerable time and performing on our a list too numerous to mention here. We often ask why continue to invest in a neighborhood where there is so much blight and disinvestment, and the bottom line is that it is the right thing to do. But the poorly maintained conditions of buildings in the surrounding area, including the 5 poorly maintained and managed buildings that make up the Clark House make it extremely difficult to find good increases vacancy rates, suppresses property values and rents, creates blight and crime, ultimately

leading to no new development in the surrounding area for decades. I have had many check crime statistics, and drive through the neighborhood, and they have pointed directly to the Clark House complex of buildings as the reason that they would not move to our block.

I respectfully request that this license be denied based upon the code violations and living conditions that persist at this location, and due to the damage these conditions create in the surrounding neighborhood.

Sincerely,

REDACTED RECORD

Leon-Van Meter, Daniela

From: Cooney, Jim
Sent: Wednesday, June 1, 2022 7:10 PM
To: Leon-Van Meter, Daniela
Cc: Byrd, Yashica; Martin, Faviola
Subject: FW: Objecting to Rooming House License for the Clark Houses. 2022
Attachments: 20220417_093221.jpg; 20220209_170748.jpg; 20220302_101301_020.jpg; 20211216_100931 (1).jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the addresses below.

Jim Cooney
License Division Manager
City Clerk-License Division
200 E Wells St #105
414-286-2238
www.milwaukee.gov/license



REDACTED RECORD

From:
Sent: Wednesday, June 1, 2022 3:07 PM
To: Owczarski, Jim <jowcza@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>; Bauman, Robert <rjbauma@milwaukee.gov>; Melendez-Hagedorn, Yadira <Y.Melendez-Hagedorn@milwaukee.gov>
Cc: rjbauba@milwaukee.gov; Cooney, Jim <Jim.Cooney@milwaukee.gov>; License <LICENSE@milwaukee.gov>; Owczarski, Jim <jowcza@milwaukee.gov>; Celella Jessica <jessica.celella@milwaukee.gov>; Hamilton, Ashanti <ahamil@milwaukee.gov>; Dodd, Nikiya <ALD05@milwaukee.gov>; Borkowski, Mark <Mark.Borkowski@milwaukee.gov>; Spiker, Scott <Scott.Spiker@milwaukee.gov>; Coggs, Milele <mcoggs@milwaukee.gov>
Subject: Objecting to Rooming House License for the Clark Houses. 2022

License Division, Jim Cooney, Jim Owczarski, Molly Kuether-Steele

We need the hearing date and proper notification. Time frame for information to entered into the file.

- These rooming houses are substandard housing and are endangerment to the residence of the rooming house and the surrounding neighborhood residence and families with children.
-
- They are Public Nuisance properties,
-
- They do not conform to the 2004 Comprehensive Plan or the 2005 Zoning.

- They have an impact on the residence wellbeing, mental health, child development, physical activity, feeling safe, home value are devalued.
- I have also object to the condition of these properties, thru DNS, MPD Third District. And other City agencies.

Objection to the rooming house License for the Clark House Properties address for 2022 Licensing Hearing

ProBuColls/Clark Houses

933 N 24th Street
939 N 24th Street
943 N 24th Street
947 N 24th Street

& 2424 West Kilbourn Ave.

Something to think about;

We give shape to our buildings,
and they in turn shape us.
Winston Churchill 1943

REDACTED RECORD



REDACTED RECORD



REDACTED RECORD







Thursday, August 25, 2022



Notice of Public Hearing

Blank Notice

CONKLIN, JR, Robert E
The Clark House at 939 N 24TH St
Rooming House License Renewal Application

Wednesday, September 07, 2022 at 02:55 PM

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 virtually on 09/07/2022 at 02:55 PM. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony will be asked to do so by phone or internet and are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

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 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 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 STATE ZIP
CURRENT OCCUPANT	2412 W STATE ST	MILWAUKEE, WI 53233-1036
CURRENT OCCUPANT	2414 W STATE ST	MILWAUKEE, WI 53233-1036
CURRENT OCCUPANT	2415 W STATE ST, 1	MILWAUKEE, WI 53233-1035
CURRENT OCCUPANT	2415 W STATE ST, 2	MILWAUKEE, WI 53233-1035
CURRENT OCCUPANT	2415 W STATE ST, 3	MILWAUKEE, WI 53233-1035
CURRENT OCCUPANT	2415 W STATE ST, 4	MILWAUKEE, WI 53233-1035
CURRENT OCCUPANT	2422 W STATE ST	MILWAUKEE, WI 53233-1036
CURRENT OCCUPANT	2432 W KILBOURN AVE	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2440 W STATE ST	MILWAUKEE, WI 53233-1049
CURRENT OCCUPANT	2442 W STATE ST	MILWAUKEE, WI 53233-1049
CURRENT OCCUPANT	2446 W STATE ST	MILWAUKEE, WI 53233-1049
CURRENT OCCUPANT	2448 W KILBOURN AVE, 1	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 10	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 11	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 12	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 13	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 14	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 2	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 3	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 4	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 5	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 6	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 7	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 8	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2448 W KILBOURN AVE, 9	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2452 W KILBOURN AVE	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	2454 W KILBOURN AVE	MILWAUKEE, WI 53233-1513
CURRENT OCCUPANT	911 N 24TH ST, 1	MILWAUKEE, WI 53233-1527
CURRENT OCCUPANT	911 N 24TH ST, 10	MILWAUKEE, WI 53233-1584
CURRENT OCCUPANT	911 N 24TH ST, 11	MILWAUKEE, WI 53233-1584
CURRENT OCCUPANT	911 N 24TH ST, 12	MILWAUKEE, WI 53233-1584
CURRENT OCCUPANT	911 N 24TH ST, 2	MILWAUKEE, WI 53233-1527
CURRENT OCCUPANT	911 N 24TH ST, 3	MILWAUKEE, WI 53233-1527
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CURRENT OCCUPANT	911 N 24TH ST, 5	MILWAUKEE, WI 53233-1527
CURRENT OCCUPANT	911 N 24TH ST, 6	MILWAUKEE, WI 53233-1527
CURRENT OCCUPANT	911 N 24TH ST, 7	MILWAUKEE, WI 53233-1584
CURRENT OCCUPANT	911 N 24TH ST, 8	MILWAUKEE, WI 53233-1584
CURRENT OCCUPANT	911 N 24TH ST, 9	MILWAUKEE, WI 53233-1584
CURRENT OCCUPANT	915 N 24TH ST, 11	MILWAUKEE, WI 53233-1528
CURRENT OCCUPANT	915 N 24TH ST, 12	MILWAUKEE, WI 53233-1528
CURRENT OCCUPANT	915 N 24TH ST, 14	MILWAUKEE, WI 53233-1528
CURRENT OCCUPANT	915 N 24TH ST, 15	MILWAUKEE, WI 53233-1528
CURRENT OCCUPANT	915 N 24TH ST, 16	MILWAUKEE, WI 53233-1528
CURRENT OCCUPANT	915 N 24TH ST, 21	MILWAUKEE, WI 53233-1528
CURRENT OCCUPANT	915 N 24TH ST, 22	MILWAUKEE, WI 53233-1528

CURRENT OCCUPANT	915 N 24TH ST, 23	MILWAUKEE, WI 53233-2801
CURRENT OCCUPANT	915 N 24TH ST, 24	MILWAUKEE, WI 53233-2801
CURRENT OCCUPANT	915 N 24TH ST, 25	MILWAUKEE, WI 53233-2801
CURRENT OCCUPANT	915 N 24TH ST, 26	MILWAUKEE, WI 53233-2801
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CURRENT OCCUPANT	915 N 24TH ST, 35	MILWAUKEE, WI 53233-2801
CURRENT OCCUPANT	915 N 24TH ST, 36	MILWAUKEE, WI 53233-2801
CURRENT OCCUPANT	936 N 25TH ST, 1	MILWAUKEE, WI 53233-1552
CURRENT OCCUPANT	936 N 25TH ST, 2	MILWAUKEE, WI 53233-1552
CURRENT OCCUPANT	936 N 25TH ST, 3	MILWAUKEE, WI 53233-1552
CURRENT OCCUPANT	936 N 25TH ST, 4	MILWAUKEE, WI 53233-1552
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CURRENT OCCUPANT	936 N 25TH ST, 6	MILWAUKEE, WI 53233-1552
CURRENT OCCUPANT	938 N 25TH ST, 1	MILWAUKEE, WI 53233-1553
CURRENT OCCUPANT	938 N 25TH ST, 2	MILWAUKEE, WI 53233-1553
CURRENT OCCUPANT	938 N 25TH ST, 3	MILWAUKEE, WI 53233-1553
CURRENT OCCUPANT	938 N 25TH ST, 4	MILWAUKEE, WI 53233-1553
CURRENT OCCUPANT	938 N 25TH ST, 5	MILWAUKEE, WI 53233-1553
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CURRENT OCCUPANT	940 N 25TH ST, 6	MILWAUKEE, WI 53233-1554
CURRENT OCCUPANT	942 N 25TH ST, 1	MILWAUKEE, WI 53233-1555
CURRENT OCCUPANT	942 N 25TH ST, 2	MILWAUKEE, WI 53233-1555
CURRENT OCCUPANT	942 N 25TH ST, 3	MILWAUKEE, WI 53233-1555
CURRENT OCCUPANT	942 N 25TH ST, 4	MILWAUKEE, WI 53233-1555
CURRENT OCCUPANT	942 N 25TH ST, 5	MILWAUKEE, WI 53233-1555
CURRENT OCCUPANT	942 N 25TH ST, 6	MILWAUKEE, WI 53233-1555
CURRENT OCCUPANT	944 N 25TH ST, 1	MILWAUKEE, WI 53233-1556
CURRENT OCCUPANT	944 N 25TH ST, 2	MILWAUKEE, WI 53233-1556
CURRENT OCCUPANT	944 N 25TH ST, 3	MILWAUKEE, WI 53233-1556
CURRENT OCCUPANT	944 N 25TH ST, 4	MILWAUKEE, WI 53233-1556
CURRENT OCCUPANT	944 N 25TH ST, 5	MILWAUKEE, WI 53233-1556
CURRENT OCCUPANT	944 N 25TH ST, 6	MILWAUKEE, WI 53233-1556

Blank Notice

Total Records: 86

Radius 250.0 feet and Center of Circle: 939 N 24th St



ROOMING HOUSE LICENSE SUPPLEMENTAL RENEWAL APPLICATION

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:	Probucolls Association
Premises Address:	939 N 24TH ST
MILWAUKEE COUNTY REPRESENTATIVE	
Is the applicant (sole proprietor, partners, or agent of Corp/LLC) a resident of Milwaukee County? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If NO, a local representative (natural person) residing in Milwaukee County must be appointed. Provide the person's name and street address. P.O. Boxes are not acceptable.	
Name of Person:	ROBERT E. CONKLIN, SR
Street Address (including city and zip code):	819 N 23RD STREET MILWAU, WI 53232
PLAN OF OPERATION & FLOOR PLAN	
Are there any changes to your current plan of operation or floor plan*? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, describe: _____	
*If there are changes to the floor plan, a new floor plan must be submitted with this renewal application. A sample plan can be found online at www.milwaukee.gov/licenses under License Forms and Related Information.	
HOURS OF OPERATION	
Are there any changes to the current hours of operation? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If Yes, describe changes: _____	
Hours of operation are listed on your current license.	
SIGNATURE	
 Signature of Sole Proprietor; a Partner; or if a Corporation or LLC, the Agent must sign	

Also Complete Reverse Side