



JAMES A. BOHL JR.
Alderman, 5th District

June 3, 2008

To the Honorable, the Common Council

Dear Members:

Common Council File 080072 contains the following recommendation:

Non-renewal, based on the Department of Neighborhood Services and Police Department reports, of the Mobile Home Park license of Zellmer Fromm, Collegiate Mobile Home Park, for the premises at 6160 S. 6th St.

Common Council File 071674 contains the following recommendations:

Non-renewal, based on non-appearance, of the Class "D" Bartender license of Antonio Sandoval-Guzman.

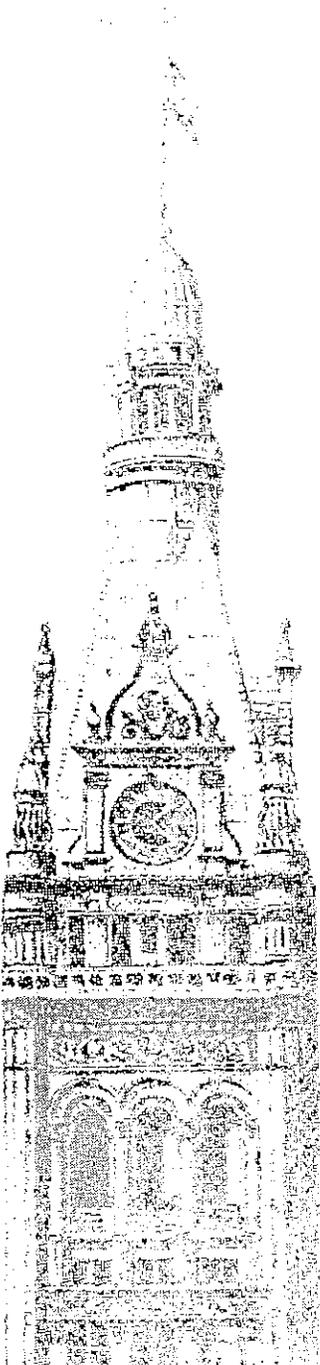
Non-renewal, based on non-appearance, of the Class "B" Manager license of Jesse Urban.

Non-renewal, based on non-appearance, of the Class "B" Tavern, Tavern Amusement (Cabaret/Nite Club) and Videogame Center license of Martin Belkin for the premises at 231 S. 2nd St. ("C'est La Vie") in the 12th aldermanic district.

Renewal, with a 10-day suspension based on the police report, of the Class "B" Tavern license of Joseph Goldman for the premises at 3749 W. National Ave. ("Moccasin Bar") in the 8th aldermanic district.
(Committee vote: Ayes: 3, Noes: 1)

Renewal, with a 10-day suspension based on the police report, of the Public Dance Hall license of Michael Grosse, Agent for "20 Below, LLC" for the premises at 126 E. Mineral St. ("Sugar") in the 12th aldermanic district. (Committee vote: Ayes: 3, Noes: 2)

Renewal, with a 15-day suspension based on the police report, of the Public Dance Hall license of Thomas Holmes, Agent for "T&R



Entertainment, LLC”, for the premises at 2342 W. North Ave. in the 15th aldermanic district.

Renewal, with a 30-day suspension based on neighborhood objection and the policed report, of the Class “B” Tavern and Tavern Dance license of Olayinka George for the premises at 5318 W. Center St. (“Infinity Lounge”) in the 10th aldermanic district. (Committee vote: Ayes: 4, Noes: 1)

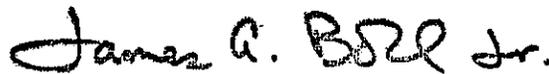
With regard to the file listed above, the Licenses Committee held evidentiary hearings on May 28th and May 30th

Pursuant to section 90-11, Milwaukee Code of Ordinances, and section 125.12(12), Wis. Stats., the Committee is transmitting a copy of its Report and Recommendations, regarding the above matters to your Honorable Body.

Pursuant to City Ordinances, prior to the time the Common Council acts on the Committee's Report, **a roll call vote will be taken** to confirm that all members present and voting have read the Committee's Report and any objections that have been filed by the Licensees.

These matters have been scheduled for a hearing before the full Common Council at its meeting on **Tuesday, June 10, 2008** at 9:00 A.M. in the Common Council Chambers.

Respectfully,



James A. Bohl, Jr., Chair
Licenses Committee

cc: All Council Members
Files 071674 and 080072

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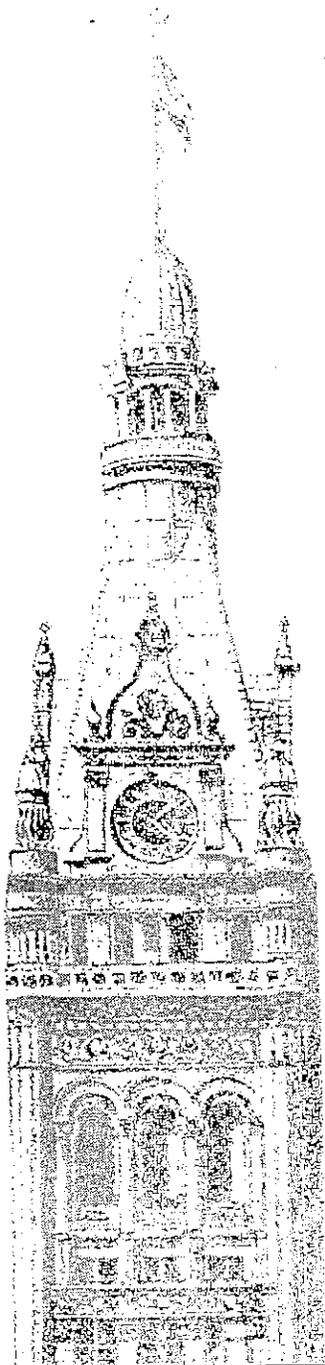
JAMES A. BOHL JR.
Alderman, 5th District

Date: May 30, 2008
To: The Milwaukee Common Council
From: Licenses Committee

Re: Report and recommendation of the Licenses Committee concerning the renewal of the mobile home park license held by Zellmer Fromm as agent for Collegiate Mobile Home Park, LLC for the premises located at 6160 South 6th Street, Milwaukee, Wisconsin.

FINDINGS OF FACT

1. Zellmer Fromm, as Agent for Collegiate Mobile Home Park, LLC (hereinafter referred to as the "licensee") is the current holder of a mobile home park license for the premises located at 6160 South 6th Street in the City and County of Milwaukee, Wisconsin. This license expires at midnight on June 30, 2008. On April 21, 2008 an application was filed with the License Division to renew the license.
2. An application to renew said license was filed with the Office of the City Clerk on April 21, 2008. Pursuant to § 246-7 of the Milwaukee Code of Ordinances (hereinafter "MCO") the matter was referred to the Commissioner of the Department of Building Inspection and the Milwaukee Police Department for investigation. On May 7, 2008 inspections conducted of the premises disclosed violations of local codes relating to mobile home parks. There were also neighbors and residents of the trailer park objecting to claimed violations of §246-7 of the MCO including but not limited to failure to maintain an orderly and clean trailer house community and failure to promptly report to the police department any violation of the ordinances of the City of Milwaukee or other law by person dwelling on the premises, and to neighborhood objections including drug activity, a high frequency of police calls to the mobile home park, problem tenants being allowed to remain in the park, over occupancy of the trailers, poor screening of tenants, prostitution, individuals being beaten, poor maintenance of the trailers and yards,



nuisance vehicles, nuisance noise, speeding and other conduct detrimental to the health, safety, and welfare of the neighborhood.

3. Pursuant to the authority of Wis. Stat. § 66.0435 (2) (d) and § 246-7 of the MCO on May 16, 2008 a notice was issued by the Chairman of the License Committee advising the licensee of the objections of the Department of Neighborhood Services and neighbors and residents of the mobile home park to claimed violations of §246-7 of the MCO and the neighborhood and residents' objections. A copy of the reports of the inspections of the premises conducted by the Department of Neighborhood Services was served on the licensee on May 7, 2008.
4. A hearing was scheduled for May 28, 2008 at 2:30 PM in Room 301-B of City Hall on the objections of the neighbors, residents and the Department of Neighborhood Services. On May 28, 2008 the licensee appeared and admitted receipt of the notice. The licensee was represented by Attorney Terry D. Teper, Atinsky, Sicula & Teper, 135 West Wells Street, Milwaukee, Wisconsin 53203-1807.
5. Based upon the sworn testimony heard and the evidence received at the hearing, the Licenses Committee makes the following findings of fact:
 - A. On May 7, 2008 an emergency order (requiring correction in one day) was written by an inspector of the Department of Neighborhood Services regarding the need to repair or replace a defective toilet and drain assembly in Trailer Unit W25 located on this premise.
 - B. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services (thirty day correction) regarding broken window panes for Trailer Units W27, W29, W43, W64, S3, S10, A6, and E20.
 - C. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding missing window panes and/or window panes in need of putty for Trailer Units S2, and E5.
 - D. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding repair or replacement of window screens for Trailer Unit W27.
 - E. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding replacing a defective porch guardrail for Trailer Unit W36.
 - F. On May 7, 2008, an order was written by an inspector of the Department of Neighborhood Services regarding defective porch step treads for Trailer Unit W29.

- G. On May 7, 2008 an order was written regarding defective porch floor boards for Trailer Unit W28.
- H. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding defective exterior electrical fixtures for Trailer Units C2, A2, E6, E12, and E37.
- I. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding failure to maintain the property in a clean and sanitary condition. Specifically there were discarded tires, loose paper, broken glass, dog feces, discarded clothing, and discarded building materials around the properties. These conditions were found in Trailer Units W29, W39, W41, W43, W 45, W47, W49, W55, W57, W68, W66, W54, W24, S1, C2, S3, S11, S21, W6, E24, and E23.
- J. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding the need to remove Trailer Units W43, W45, W47, W49, W51, W53, W55, W57, W59, and W61 from their current locations due to an accumulation of storm water and other waters as a result of improper drainage.
- K. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding the need to clean and remove human waste and other debris and accumulated waste product around the area of Trailer Units W25 and W47, and to restore the areas to a clean and sanitary condition.
- L. On May 7, 2008 and order was written by an inspector of the Department of Neighborhood Services regarding a defective awning for Trailer Unit W1.
- M. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding painted surfaces for Trailer Units W44 and W 28.
- N. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding defective siding on exterior walls for Trailer Units W39, W66, W44, W30, S3, and S11.
- O. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for defective metal trim on the exterior wall of Trailer Unit E18.

- P. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for removal of flexible film on the exterior windows of Trailer Units W7, W28, W68, and W70.
- Q. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for the replacing of defective exterior doors on Trailer Units W13, W6, E24, E12, and E20.
- R. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for the removal and replacement of a defective screen or storm door on Trailer Unit W30.
- S. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for the replacement of a defective window in an exterior door on Trailer Units S3, E9, E35, and E5.
- T. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for restoration of a shed to a structurally sound condition or removal of the shed for Trailer Units W43, W64, W28, S3, S6, W12, E12, E29, and W25.
- U. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for removal of trees in contact with Trailer Units W21, S7, S8, and E16.
- V. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for repair or replacement of skirting around Trailer Units W25, W29, W31, W39, W41, W43, W49, W51, W55, W57, W59, W72, W54, W48, W44, W36, W28, W20, W18, S13, S4, C7, S21, W14, W12, W7, W5, W3, E1, E8, E26, E28, E9, E3, and W25.
- W. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services regarding number of trailer units not corresponding to the registry for Trailer Units W56, W54, W36, W34, and W1.
- X. On May 7, 2008 an order was written by an inspector of the Department of Neighborhood Services for improperly sealed drains and water pipes for Trailer Units W8, E13, and E15.
- Y. Finally the Department of Neighborhood Services inspector found items stored under trailers in violation of MCO § 246-2-2 (d).
- Z. Testimony was received from the District 2 Police Captain as to the numerous calls for service generated by the activity in this mobile home park. Specifically the Captain testified to the fact that certain bills for

nuisance calls were held up by him on the expectation that certain residents of the mobile home park would be evicted. Later investigation by the Police Department determined, however, that the residents in question were simply moved to different mobile homes situated in the park and were not in fact evicted. The evidence provided by the District 2 Police Captain demonstrates that in 2008 to May 18, there were 48 calls for service, and four reports filed, in 2007 there were 266 calls for service and 20 reports filed, in 2006 there were 211 calls for service and 29 reports filed, and in 2005 there were 142 calls for service and 10 reports filed. The Captain noted that some of the calls for service were "self-generated" by the Milwaukee Police Department by officers who were conducting self-initiated investigations involving the mobile home park. It is clear from the statistics of the Milwaukee Police Department that the incidence of calls for service from this location is increasing. Though only 48 calls for service has been received this far into 2008, the summer months usually result in the most calls for service.

AA. A building inspector from the Department of Neighborhood Services testified as to toilet piping that is not connected to the sewer system and allows human waste to drop directly under two of the trailers in the mobile home park, and that the condition in one case was going on for three years. The trailers involved are in an area that floods when it rains, causing the human waste to move about the trailer park area affected by the flooding affecting approximately 10 trailers.

BB. The licensee pointed out that all of the violations have been corrected when the Department of Neighborhood Services have called them to his attention.

CC. A number of residents of the mobile home park appeared in support of renewal of the license.

DD. The local alderman testified that he has four mobile home parks in his district and that this is the only one with a record this extensive and bad.

CONCLUSIONS OF LAW

1. The Licenses Committee of the Milwaukee Common Council is authorized to hold hearings regarding the renewals of licenses issued by the Milwaukee Common Council, and to make recommendations regarding renewals, non-renewals, and suspensions of such licenses.
2. Based upon the above facts found, it is the judgment of the Licenses Committee that the licensed premises at 6160 South 6th Street in the City

and County of Milwaukee, Wisconsin is operated in a manner that it constitutes a public and private nuisance and violates the Milwaukee Code of Ordinances relating to the operation of mobile home parks. In order to protect the health, safety and welfare of the citizens of the City of Milwaukee it is the judgment of the Licenses Committee of the Milwaukee Common Council that the mobile home park license held by Zellmer Fromm as agent for Collegiate Mobile Home Park LLC for the premises located at 6160 South 6th Street in the City and County of Milwaukee, Wisconsin not be renewed. The Committee finds the objections of the Department of Neighborhood Services, its reports, and the objections of the Milwaukee Police Department, as stated above, to be true.

3. In order to protect the health, safety, and welfare of the citizens of the City of Milwaukee, it is the recommendation of the Licenses Committee that the full Common Council should exercise its discretion to not renew the mobile home park license held by Zellmer Fromm as agent for Collegiate Mobile Home Park, LLC for the premises located at 6160 south 6th Street in the City and County of Milwaukee, Wisconsin based upon the danger the operation of the licensed premises represents to the health, safety, and welfare of the citizens of the City of Milwaukee.

RECOMMENDATION

Based on the foregoing findings of fact, the Utilities and Licenses Committee by a vote of five (5) ayes and zero (0) noes recommends that the mobile home park license held by Zellmer Fromm as Agent for Collegiate Mobile Home Park, LLP at 6160 South 6th Street in the City and County of Milwaukee, Wisconsin not be renewed based upon inspections by the Department of Neighborhood Services and the nuisance activity testified to by the Milwaukee Police Department.

Dated this 30th day of May, 2008.

James A. Bohl Jr.

ALDERMAN JAMES BOHL
Chairman, Licenses Committee

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