

4th/Highland retail space

Public Works Committee

December 4, 2013

Two proposals received to date

- Downtown Silk MKE
 - Upscale “gentleman’s club”
 - Rent: \$14.27/SF
 - \$624,484 over five years
 - Proposed renovation: \$1.6 million
 - Requires class B tavern license and PEP license
 - Permitted use
- United Broadcasting Group
 - Restaurant/lounge/social club and radio station
 - Rent: \$7.20/SF
 - \$337,805 over five years
 - Proposed renovation: \$350,000
 - Requires class B tavern license, food license, tavern dance license
 - Permitted use

Recommendation

- Continue to advertise property and seek a more suitable use
 - Rent offered by United Broadcasting Group 40-50% below market rates
 - Significant neighbor opposition to Downtown Silk MKE proposal