

**City of Milwaukee
Department of
Neighborhood Services
Environmental Section**

Pg 1 of 2

**Hotel/Motel
License
Application/Renewal
July 1, 2014 – June 30, 2015**

4001 S 6th St, 2nd floor, Milwaukee, WI 53221 (414) 286-5771

**LQ Management, LLC
Attn: Tax Dept.
909 Hidden Ridge #600
Irving, TX 75038**

JAN 24 2014

TX

INN # 4002
VENDOR # 4800
ACCT# 894020 - Tax Dept
INVOICE# 2014-33-31834

Fee \$542.50

1. **Licensed Premises: 5442 N Lovers Lane Rd** Zip Code **53225**

Business Name: **LaQuinta Inn** Phone No. **535-1300** **Inn #4002**
ID No. **33 31834** No. of Rooms **124** No. of Persons Permitted **486**

Preferred Mailing Address (if different from above) _____

Application and fee must be received prior to March 1 or a \$76.05 late fee will be charged
All fees include a 1.4% training & technology surcharge.

LO Management, LLC	Rayneta Lewis	909 Hidden Range #600	763-8356
Legal Licensee	Agent/Manager	Full Address of Licensee	Phone Number

2. **Applicant Type: (Indicate one of the following)**

Individual Partnership Corporation Other **LLC**

NOTE - All applicants must provide full name, including middle initial, home address and home phone. All applicants must provide a street address - a post office box is not acceptable. However, you may indicate a preferred mailing address. If applicant is a non-resident of Milwaukee County, a local representative inside the Milwaukee County limits must be authorized by the owner/operator to exercise all management and control of the premises. Please provide this information on page 2 if applicable.

Individual applicant - please list full name, address, phone number and date of birth.

If applicant is a **Partnership, Corporation** or other type of **Organization** - list name, address, phone number and dates of birth of all **Partners, Officers, Directors** and **Registered Agent** on Page 2.

3. If the applicant or any partners, officers or directors listed on this application have ever been convicted of any offense other than minor traffic violations, list details below (include other municipal code convictions (ie) building code). There is no statute of limitations. Failure to list all convictions will result in an objection to this application by the Police Department. Use a separate sheet if necessary.

Charge	Date	Location	Court	Disposition of Case
				N.A.

APPLICATION MUST BE SIGNED AND NOTARIZED BELOW

SUBSCRIBED AND SWORN TO BEFORE ME THIS

24 Day of January, 2014

 Notary Public, State of Wisconsin
 My Commission expires: 1/15/15

(Individual/Registered Agent, Corporate Officer, Partner), **Date**

Below is for office use only
 License No. _____ Date _____

Revd
FEB 4 2014

J. Medina

Licensed Premises: 5442 N Lovers Lane Rd

Business Name: **LaQuinta Inn**

Print Full Name Rayneha Lewis - General Manager
First, Middle initial and Last Name.

Home Address 9875 W. Menomonee Park Ct. Apt. 2 Milwaukee WI 53225
(Must live in Milwaukee County) *(City State & Zip code)*
Area code & Phone 414-510-8090 Date of Birth 6-4-78

Print Full Name _____
First, Middle initial and Last Name.

Address _____
(Must live in Milwaukee County) *(City, State & Zip code)*
Area code & Phone _____ Date of Birth _____

Name _____

Address _____

Area code & Phone _____ Date of Birth _____

Name _____

Address _____

Area code & Phone _____ Date of Birth _____

Name _____

Address _____

Area code & Phone _____ Date of Birth _____

NOTE - PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY

Recvd
FEB 4 2014 -
JMedina

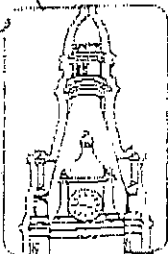
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pg 5
pg 4



**City of Milwaukee
Department of
Neighborhood Services
Environmental Section**

**FAXED
2-4-14**

Pg 1 of 2

**Hotel/Motel
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July 1, 2014 - June 30, 2015**

4001 S 6th St, 2nd floor, Milwaukee, WI 53221 (414) 286-5771

INN # 4002
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All fees include a 1.4% training & technology surcharge.**

LQ Management, LLC	Raynetta Lewis	909 Hidden Range #600	763-8356	
Legal Licensee	Agent/Manager	Full Address of Licensee	Phone Number	Date of Birth

2. **Applicant Type: (Indicate one of the following)**

Individual Partnership Corporation Other **LLC**

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Charge	Date	Location	Court	Disposition of Case
				N.A.

APPLICATION MUST BE SIGNED AND NOTARIZED BELOW

SUBSCRIBED AND SWORN TO BEFORE ME THIS

24 Day of January 2014

Justin Atkins
 Notary Public, State of Wisconsin
 My Commission expires: 1-15-2015

[Signature]
(Individual/Registered Agent, Corporate Officer, Partner), Date

Below is for office use only

License No. _____ Date _____

Pg. 2 of 2

Page 2

Licensed Premises: 5442 N Lovers Lane Rd

Business Name: LaQuinta Inn

Print Full Name Raynetta Lewis - General Manager
First, Middle Initial and Last Name.

Home Address 9875 W. Menomonee Park Ct. Apt. 2 Milwaukee WI 53225
(Must live in Milwaukee County). *(City, State & Zip code)*
Area code & Phone 414-510-8090 Date of Birth 6-4-78

Print Full Name _____
First, Middle Initial and Last Name.

Address SEE ATTACHMENT...RAYNETTA LEWIS 06/04/1978...PO GILBERT GWINN
(Must live in Milwaukee County). *(City, State & Zip code)*
Area code & Phone _____ Date of Birth _____

FEB 03 2014

Name _____

Address _____

Area code & Phone _____ Date of Birth _____

Name _____

Address _____

Area code & Phone _____ Date of Birth _____

Name _____

Address _____

Area code & Phone _____ Date of Birth _____

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PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY

MILWAUKEE POLICE DEPARTMENT

LICENSING

CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 02/04/2014**LICENSE TYPE:** HOTEL/MOTEL**NEW:** **RENEWAL:** **No.****Application Date:** 02/04/2014**License Location:** 5442 North Lovers Lane Road**Business Name:** LaQuinta Inn**Licensee/Applicant:** Lewis, Raynetta
(Last Name, First Name, MI)**Date of Birth:** 06/04/1978**Home Address:** 9875 West Menomonee Park Ct. Apt. 2**City:** Milwaukee**State:** WI **Zip Code:** 53225**Home Phone:** 414-510-8090

This report is written by Police Officer Gilbert Gwinn, assigned to the License Investigation Unit, Days.

The Milwaukee Police Department's investigation regarding this application revealed the following:

1. On 03/01/2013 Milwaukee police responded to 5442 North Lovers Lane Road (LaQuinta Inn & Suites) to conduct follow-up regarding an abduction/missing person investigation. The Milwaukee police department had received a teletype from Janesville police asking that a welfare check for a missing juvenile be done at the above business. The missing juvenile, who may have been forced into prostitution, was discovered at the above business. Information was received that there was an on going problem at this address regarding prostitution. Milwaukee police incident report #130600007 and 130600008 were filed.
2. On 11/04/2013 Milwaukee police responded to 5442 North Lovers Lane Road (LaQuinta Inn & Suites) regarding an incident. Investigation revealed that a Sexual Assault, Armed Robbery, and False Imprisonment had occurred at this address and that during the above crimes, at least two gunshots were fired. Approximately 35 Milwaukee police squads responded regarding the above incident with most remaining on the scene for approximately 4 hours. Milwaukee police incident report #133080190 filed.

February 10, 2014

Via Hand Delivery

Milwaukee Police Department; District Four
Attn: Captain Beecher
6929 W. Silver Spring Drive
Milwaukee, Wisconsin 53218

Re: LaQuinta Inn & Suites Milwaukee Northwest, 5442 N. Lovers Lane Road

Dear Captain Beecher:

This letter is in response to your letter dated January 28, 2014 ("Letter") requesting a written course of action to abate activities occurring at the LaQuinta Inn & Suites located at 5442 Lovers Lane Road (the "Premises" or the "Hotel"). The Hotel does not conduct business activities upon the Premises that chronically fail to control the use of the property in a manner that substantially interferes with the comfortable enjoyment of life, health and the safety of the community. Consequently, we do not believe that the ordinance referenced in the Letter applies. This correspondence is submitted without waiving the foregoing.

As recommended in your letter, prior to preparing the below responsive course of action, the Hotel sought to obtain records relating to police responses to the Hotel through the Computer Aided Dispatch System. We have been told that the documents will be available for the Hotel to pick up sometime next week. Due to the deadline required by your correspondence, we must respond without the opportunity to review those records. Consequently, if those records reveal any issues not otherwise addressed by this letter, we will supplement same.

In addition, we would like to schedule a conference call with you and several senior representatives of La Quinta to generally discuss La Quinta's concerns regarding these issues raised by the Letter and La Quinta's approach in addressing same. Please let me know if your schedule would permit a call on Friday, February 14, 2014.

I reside outside the state and, with sufficient advance notice, can be available to meet with you and/or your team to discuss the contents of this letter and answer any questions or address any comments that may arise.

The Hotel appreciates the suggested action items offered in your letter. As a way to demonstrate that safety and security are important to the Hotel, the Hotel proposes the following, which have been and will be implemented as set forth below.

Security & CCTV System

- The Hotel has a licensed, third-party security provider who provides a security officer at the Hotel in the evening and early morning hours each day (currently 8:00 p.m. to 5:00 a.m.). We are currently working with senior officers with the security company

to identify any issues and processes within their security detail that could be enhanced and adjusted to improve their effectiveness at the Hotel.

- The Hotel has 14 digital security cameras on the Premises. We have confirmed that all systems are functional. The Hotel employs a third-party company who, by remote access, views ("tours") the Premises three times per day. The Hotel is working with this outside vendor to evaluate options which may include possibly increasing the number of "tours" for a period of time, and enhancing awareness within the Hotel staff as to the services available through this provider.
- The Hotel ordered a lighting site plan for the Premises. Once completed, the Hotel will expedite an updated exterior lighting project. This project is expected to include upgrading the parking lot lights, and possibly exterior eaves and building mounted wall lighting packs, with LED (Light Emitting Diode), all of which will have a brighter appearance.
- The Hotel General Manager will continue to review, with senior officials with La Quinta, the La Quinta policies and procedures and to reinforce with the Hotel staff and emphasize the role and use of outside security, the third-party video surveillance, and personal awareness and diligence to assist with the effort to detect illegal activity on the Premises. In this regard, the Hotel would welcome the participation of law enforcement in the staff training process. Interaction and training with your department would improve the Hotel staff's ability to identify potential illegal activity on the Premises and establish a relationship with your officers. Further, we understand that you provide security assessments, and the Hotel would like to request such an assessment when your schedule permits.
- The Hotel also offers to make any space available at the Premises for a substation for representatives of your Department to have a place for completing reports, making calls, and other similar administrative functions.

Signage/Trespassing

- The Hotel ordered and will add "No Trespassing" and "No Loitering" signs to the Premises. These signs will be in addition to the existing signage that states that there exists video surveillance at the Hotel. Upon receipt of the Letter, we placed a call to the City Attorney and CLO to determine if any special language is required on such signage and the CLO confirmed that no specific language was required.
- The Hotel has also prepared a written "No Trespassing Order" that Hotel staff can serve on individuals who are not welcome on the Premises.
- The Hotel will institute a standing complaint with District 4 police. The form we were provided is under review by our legal team. They will work with the CLO and the City Attorney to structure same so that it is applicable to a hotel.

- The Hotel will post signage at the front desk asking the registered guests to have all visitors to the Premises after 8:00 p.m. sign a visitor log. If the Hotel becomes aware of instances where visitors fail to sign the log, the Hotel may, at its sole discretion, remove such visitors, and the guests they were visiting, if circumstances warrant. The Hotel will, from time to time, review this policy.
- The Hotel currently requires registered guests to provide vehicle information and it will continue that process.

Credit Card/Reservation Policies

- The Hotel has, at this time, implemented a policy, which it will review from time to time, requiring that (a) a copy of the guest's photo identification be made at the time of check-in (and kept for three days), and (b) a credit card be presented at the time of reservation or check-in. Cash will only be accepted at the time of checkout as an alternative to the guest charging the room on his/her credit card.
- The Hotel has, at this time, implemented a policy, which it will review from time to time, not to accept prepaid credit cards or gift cards that have a name other than the guest checking in to the Hotel.
- It is La Quinta policy that the Hotel not permit short term or hourly rentals.
- The Hotel does not currently rent rooms to guests under 18. That policy will be changed for a period of time such that rooms will not be rented to persons under 21.
- The Hotel has blocked access from the internet provided within the Hotel to the following websites:

www.eros.com	www.myredbook.com
www.humaniplex.com	www.freepostsite.com
www.backpage.com	www.craigslist.com
www.cityvibe.com	

Community Involvement

- The Hotel has registered to receive email updates through the E-Notify System.
- The Hotel has identified the adjoining businesses: McDonalds, Arby's, Wendy's, Cousin's Subs, Parkview Apartments and Mayfair Apartments. The Hotel is in the process of exchanging contact information with the on-site managers of those businesses.
- The Hotel has historically hosted, and will continue to host, the monthly Block Watch meetings (contact for those meetings is Ryan Rice).

- The Hotel will have a representative attend the monthly crime prevention meetings hosted by the District 4 police officers.
- The Hotel contacted the applicable Alderman's office to identify the applicable neighborhood association and business association. Calls and emails have been made to the Park Knoll area association for membership information. If you have any information regarding this group, we would appreciate same.

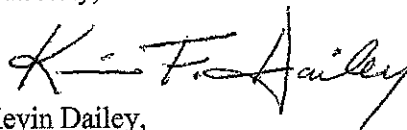
Guests/Guest Registration

- The Hotel will create a "do not rent" list. The Hotel will include, without limitation, on that list anyone who the Hotel knows has been arrested on the Premises for prostitution or possession of illegal drugs. To that end, the Hotel seeks the Police Department's assistance in identifying such persons, or others who have been convicted of such crimes, who are identified by law enforcement in some type of formal manner. We would like to discuss with you the best way to accomplish that goal.
- If your officers request same, the guest registration logs will be available for viewing while the officers are at the Hotel.

In addition to the above, we are currently reviewing the management structure at the Hotel, which may include adding an Assistant General Manager. We believe that the above strategies and efforts, coupled with a renewed focus on using existing resources to detect illegal activity, will help to determine issues that will occur at the Premises.

If you would like to discuss any of these strategies further, please contact me. We look forward to working with you to solve these issues.

Sincerely,



Kevin Dailey,
Executive Vice President Operations – Eastern U.S.

cc: Alderman Bohl (via hand delivery and email)
Rufaro Davis



Department of
Neighborhood Services
4001 S. 6th St. 2nd Floor
Milwaukee, WI 53221

License No: 246013
Date Issued: June 21, 2013
Date Expires: June 30, 2014

Re: LaQuinta Inn
5442 N Lovers Lane Rd

ID No 33 31834
Maximum Rooms 124 Capacity 486

Issued to:

LQ Management, LLC
909 Hidden Ridge #600
Irving, TX 75038

Owner/ LQ Management, LLC
Operator 909 Hidden Range #600
Irving, TX 75038

THIS IS NOT A BILL

Department copy



**HOTEL/MOTEL LICENSE
THIS IS NOT A BILL**

\$542.50

This fee includes a 1.4% training & technology surcharge.
NONTRANSFERABLE: This license entitles the applicant to operate the above Hotel/Motel at the designated location in accordance with the Milwaukee Code of Ordinances and subject to any limitations under which the license may be issued.

**POST THIS LICENSE
IN A CONSPICUOUS PLACE
ON THE LICENSED PREMISES**

Establishment Name LaQuinta Inn Address 5442 N Lovers Lane Rd ID # 31834

Licensee LQ Management, LLC Address, City, State 909 Hidden Range #600 Irving, TX 75038

Establishment Phone 535-1300 Sleeping Rooms 124 Capacity 486

- MCO 275 License Displayed
- MCO 200-42-4 Occupancy Posted *Name change required*
- MCO 252-1 Capacity Sign Posted
- IFC 404.2 Emergency Plan & Preparedness
- IFC 907.20 Annual Report on Alarm System *Due by 5-2-13*
- HFS 195.11 Guest Registration (1 year)

- Admin 254.73(1) Hotel Safety (Alarm System)
- Admin 254.73(2) Emergency Notice Posted
- Admin 254.76 Smoking Negligence Posted
- Admin 254.83 Room Rates Posted
- Admin 254.83 Phone Rates Posted *#135*
- HFS 195.09(1) Emergency Route Orientation *Not missing #206*

HFS 195.05 Water Supply & Waste Disposal

- (4) Back Flow Prevention *connect sink drain # 219*
- (6)(c) Hot and Cold Water *seal pipe kitchen sanitize sink*
- (6)(d) Soap & Towels
- (6)(e) Designated Bathrooms
- (7) Drinking Water
- (8)(a) Approved Garbage Disposal

IFC 906 Fire Extinguishers

- Recharge
- Service *Inadequate Electrical Rm*
- Wrong Type Blocked

HFS 195.06 Furnishings, Equipment & Utensils

- (3) Utensils Sanitized
- (4)(a) Glass Storage
- (4)(b) Glass Protection
- (5) Sheets, Size & Fold-back
- (6) Cleanliness of Equipment & Furniture

Comm 10, IFC 315 Flammable & Combustible

- Improper Storage
- Not Permitted
- Storage Too Close To Ceiling *2N Storage Rm, 3W stor*
- Chain Pressurized Cylinders
- Gas Prohibited
- IFC 3809 Propane/LP Tank Prohibited
- Storage Areas
- Basement/Attics

HFS 195.07 Food

- (2) Ice Storage, Handling & Machine *Clean ice machine 2nd fl, missing cover ice bucket # 324*

MCO 257-9.3 Cooking

- Prohibited equipment

MCO 214-27 Smoke Detectors

- Defective
- Missing
- Top of Stairwells
- Sleeping Area

HFS 195.09 Building Structure & Safety

- (1) Isol. Fire Hazard
- (1) Ventilation
- (2)(a) Space Heaters
- (2)(d) Door Locks
- Emergency Lights
- (1) Fire Escapes
- (2)(b) Room Size
- (2)(e) Screens

HFS 195.09 Fire Doors

- Wedged Open *laundry room*
- Does Not Latch *2nd fl W, 2W, 3rd fl N, by 314*
- Inoperative *3E, 3rd fl by guest laundry, 3rd fl W*
- Missing Door *2nd fl middle, 2N, 1BC, 1W*
- Obstructed

HFS 195.10 Maintenance

- (1) General (interior) *Light out - Executive Board Rm*
- (2) Clean Rooms *under couch # 316, clean wall # 324, under restroom by meeting rooms, behind machines # 208, 206, 219, 127*
- (3) Pest Control *under bed # 135, behind doors in Laundry Rm*
- (4) Premise (exterior) *trash*

(Advisory)

MCO 275.20-7-L, IFC 1003 Exits

- Defective Door *2N -> gaps*
- Illegal Hardware
- Obstructed Passageway
- Exit Light Burned Out/Missing
- Hallway/Stairway Illumination
- Exit Door Marked with Floor Number

HFS 195.09 Exhaust Pipes

- Disconnected/Defective *Guest Laundry*
- Not Sealed in Chimney
- Too Close To Combustibles

MCO 223 Furnace Room

- Holes in Enclosure
- Self Closure *missing, missing -> Laundry Room*
- Defective *-> Milwaukee Room, 1BC, 1EB*

MCO 222 Electricity

- Extension Cords *Board Rm 2*
- Missing Cover Plate/Panel Cover *- outlet in Electrical Rm*
- Access Blocked to Panels
- Defective outlet *(Guest Laundry)*

MCO 214-3 Sprinkler Heads

- Blocked
- Paint
- Rust

Correct X and circle items within 24 hours and all remaining X items must be corrected by 30 days

Larry A. Roehl
Sanitarian/Inspector

4-10-13
Date

535-1300
Phone

R. Lemay
Signature of Licensee or Employee

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

ok
6-12-13
NR

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**
Environmental Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010146921
Inspection Date: April 10, 2013
District #: 168
CT: 4

hotl-per

Recipients:

BRE/LQ PROPERTIES LLC, CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE SUITE 400, MADISON WI 53711
BRE/LQ PROPERTIES LLC, ATTENTION TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX 75038
L Q MANAGEMENT, LLC, CORPORATION SERVICE COMPANY, ATTENTION: TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX 75038
RAYNETTA LEWIS, 5442 N LOVERS LANE RD, MILWAUKEE, WI 53225
LQ MANAGEMENT L.L.C., CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE, SUITE 400, MADISON, WI 53711,

Re: **11333 W SILVER SPRING DR**
AKA:5442 N LOVERS LANE RD

Taxkey #: 183-0283-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below **within 30 days of service of this order.**

We are also obligated to inform you that failure to comply with the terms of this order, as indicated above, may result in either the suspension, revocation, or nonrenewal of your license to operate this business.

Fire Prevention

ok
6-12-13
NR

- 1. ~~214-3~~
IFC 906.2 NFPA 10-3-1.1 (1998) Provide the minimum number of approved fire extinguisher(s) for the protection of both the building structure and occupancy hazards contained therein. (ELECTRICAL ROOM)
- 2. 214-3
IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard. (BOARD ROOM 2)
- 3. 214-3
IFC 703.2 Repair or replace defective self closing device for fire door. (MILWAUKEE ROOM, 1BC, AND 1EB)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

- 4. ~~214-3~~
IFC 703.2 Provide self-closing device for fire door. (LAUNDRY ROOM)
- 5. ~~214-3~~
IFC 703.2 Fire doors must be closed at all times. Remove obstruction immediately. (LAUNDRY ROOM)
- 6. ~~214-3~~
Maintain a 24 inch minimum clearance between combustible stock and ceiling or 18 inches under sprinklers. (2N & 3W STORAGE ROOMS)
- 7. ~~200-42-5~~
The certificate of occupancy shall be posted in a conspicuous place in the building, structure or on the premises. Please have your certificate of occupancy conspicuously posted in the building or structure or have it readily available for the inspector to view. (LA QUINTA INN)
- 8. ~~275-62-2~~
Replace defective electrical outlet. (GUEST LAUNDRY)
- 9. ~~275-62-2~~
Replace missing cover plate on electric outlet. (ELECTRICAL ROOM)
- 10. ~~214-3~~
IFC 907.20.2, NFPA 72-10.4.3 Table 10.4 All monitored fire alarm systems are required to be tested on an annual basis. Provide a written report of all inspections, testing and maintenance to the code official. Testing shall be performed by qualified service personnel.
- 11. ~~275-81~~
UNSANITARY CONDITION. Restore commercial unit to a clean and sanitary condition. Properly clean ice machine on 2nd floor. Clean under couch in room #316, wall in room #324, under dressers in #208, #206, #219, #127, under bed in room #135, behind machines in guest laundry, behind dryers in laundry room, and public restroom by meeting rooms.
- 12. ~~254.83(2)~~
Post telephone fees in type not smaller than 12-point conspicuously on the telephone or within 3 feet of the telephone's normal location. (Room #135)
- 13. ~~214-3~~
Update emergency route in room #206 to show where room is located on map.
- 14. ~~275-53~~
Properly connect sink drain pipe in room #219. Properly seal kitchen sanitizing sink drain pipe.
- 15. ~~200-02~~
COMM 61.05(3) Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of 4 inches in diameter. The entire exhaust system shall be supported and secured in place. The male end of the duct at overlapped duct joints shall extend in the direction of airflow. Provide approved exhaust ducts in guest laundry.

OK
6-12-13
MC

OK
6-12-13
JC

~~16.~~ ~~79-12~~
Clean up and properly dispose of all litter on the above premises.

~~17.~~ DHS195.15 (1)
Replace missing cover to ice bucket in room #324. Replace burned out lights in executive board room.

For any additional information, please phone **Inspector Tanya Roeglin** at [414]-286-3976 between the hours of **7:00am-9:00am or 3:00pm-5:00pm Tuesday through Friday.**

Per Commissioner of Neighborhood Services By-



Tanya Roeglin
Inspector

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$50.70 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$50 to \$10,000 in the manner provided in Section 61.

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

State Corporation Search

[Reference](#)

[DNS Home](#)

LQ MANAGEMENT L.L.C.

Corporation ID: L 040733
 Type: Foreign LLC
 Incorporation Date: 2006-01-17
 Status: Registered

Registered Agent

Name: CSC-LAWYERS INCORPORATING SERVICE CO
 Address: 8040 EXCELSIOR DRIVE
 SUITE 400
 MADISON , WI 53711

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Comments? Suggestions? E-Mail dns_it_staff@ci.mil.wi.us

State Corporation Search

[Reference](#)

[DNS Home](#)

BRE/LQ PROPERTIES L.L.C.

Corporation ID: B 055901
 Type: Foreign LLC
 Incorporation Date: 2005-12-27
 Status: Registered

Registered Agent

Name: CSC-LAWYERS INCORPORATING SERVICE CO
 Address: 8040 EXCELSIOR DRIVE
 SUITE 400
 MADISON , WI 53711

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Comments? Suggestions? E-Mail dns_it_staff@ci.mil.wi.us

Property Names Summary

Printed 04/17/13 08:14

Page 1

Address:11333-11333 W SILVER SPRING DR

MPROP File Information

Owner

BRE/LQ PROPERTIES LLC
ATTN: PROPERTY TAX DEPT

Taxkey:183-0283-000

Land use:7011 Units: 1

Lot size: 95467 (0x 0)

Year Built:

909 HIDDEN RIDGE STE 600
IRVING TX

75038-0000 Conveyance Date:01/25/2006 Type:WD

Name Change:02/09/2009

Zoning:LB1

Recording information

Application #: 180859 Type:Change in ownership

Date Received:05/29/2012 Ownership Xfer Date:01/25/2006

Recording Owners/ Operators, etc

O Owner

T Titleholder

BRE/LQ PROPERTIES LLC

Home:[] - ()

Work:[214] 492-6823 ()

Street Address

Mailing Address

CORPORATION SERVICE COMPANY

ATTENTION TAX DEPARTMENT

8040 EXCELSIOR DRIVE

909 HIDDEN RIDGE, SUITE 600

MADISON

WI 53711

IRVING

TX 75038

R Operator

L Q MANAGEMENT, LLC

Home:[] - ()

Work:[214] 492-6823 ()

Street Address

Mailing Address

CORPORATION SERVICE COMPANY

CORPORATION SERVICE COMPANY

ATTENTION: TAX DEPARTMENT

ATTENTION: TAX DEPARTMENT

909 HIDDEN RIDGE, SUITE 600

909 HIDDEN RIDGE, SUITE 600

IRVING

TX 75038

IRVING

TX 75038

P Preferred Contact

RAYNETTA LEWIS

Home:[] - ()

Work:[414] 535-1300 ()

Street Address

Mailing Address

5442 N LOVERS LANE RD

5442 N LOVERS LANE RD

MILWAUKEE

WI 53225-0000

MILWAUKEE

WI 53225-0000

ADVISORY NOTICE

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Environmental Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010147911
Inspection Date: April 10, 2013
District #: 168
CT: 4

hotl-per

Recipients:
BRE/LQ PROPERTIES LLC, CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE
SUITE 400, MADISON WI 53711
BRE/LQ PROPERTIES LLC, ATTENTION TAX DEPARTMENT, 909 HIDDEN RIDGE, SUITE 600, IRVING TX
75038
L Q MANAGEMENT, LLC, CORPORATION SERVICE COMPANY, ATTENTION: TAX DEPARTMENT, 909
HIDDEN RIDGE, SUITE 600, IRVING TX 75038
RAYNETTA LEWIS, 5442 N LOVERS LANE RD, MILWAUKEE, WI 53225
LQ MANAGEMENT L.L.C., CSC-LAWYERS INCORPORATING SERVICE CO (RA), 8040 EXCELSIOR DRIVE,
SUITE 400, MADISON, WI 53711,

Re: **11333 W SILVER SPRING DR**
AKA:5442 N LOVERS LANE RD

Taxkey #: 183-0283-000

An inspection of the above premises revealed conditions that requires your attention. As the owner/operator of the property you are responsible for maintaining the property in a code compliant condition. If a future inspection reveals that the conditions have not been corrected, an official order to correct the conditions may be issued.

Fire Prevention

1. 214-3 IFC 703.2.3
Swinging fire doors shall close from the full-open position and latch automatically. Repair or replace fire doors in the following locations: 2nd floor W, 2W, 3rd floor N, by room #314, 3E, 3rd floor by guest laundry, 3rd fl W, 2nd floor middle, 2N, 1BC, 1N.

For any additional information, please phone **Inspector Tanya Roeglin** at **[414]-286-3976** between the hours of **7:00am-9:00am** or **3:00pm-5:00pm** Tuesday through Friday.

Per Commissioner of Neighborhood Services By-

Tanya Roeglin
Inspector

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204, Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

OFFICIAL NOTICE

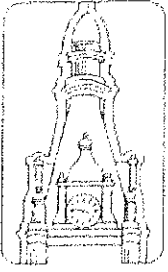
The City of Milwaukee - Department of Neighborhood Services

11333 W SILVER SPRING DR

Serial #: 010147911
Inspection Date: April 10, 2013

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.



**City of Milwaukee
Department of
Neighborhood Services
Environmental Section**

4001 S 6th St, 2nd floor, Milwaukee, WI 53221 (414) 286-5771

**LQ Management, LLC
Attn: Tax Dept.
909 Hidden Ridge #600
Irving, TX 75038**

Inn # 4002

**Hotel/Motel
License
Application/Renewal
July 1, 2012 – June 30, 2013**

RECEIVED
TAX DEPT

5442 N LOVERS LANE RD
FEB 23 2012 9:44am
01-330979/A/\$250.00

LQ MGMT LLC

Fee \$250.00

1. **Licensed Premises: 5442 N Lovers Lane Rd** Zip Code **53225**

Business Name: **LaQuinta Inn** Phone No. **535-1300**
ID No. **33 31834** No. of Rooms **124** No. of Persons Permitted **486**

Preferred Mailing Address (if different from above) _____

****Application and fee must be received prior to April 1 or a \$75 late fee will be charged**

LO Management, LLC	Trina Williams,GM	909 Hidden Range #600	763-8356
Legal Licensee	Agent/Manager	Address of Licensee	Phone Number

2. **Applicant Type: (Indicate one of the following)**

Individual Partnership Corporation Other

NOTE - All applicants must provide full name, including middle initial, home address and home phone. All applicants must provide a street address - a post office box is not acceptable. However, you may indicate a preferred mailing address. If applicant is a non-resident of Milwaukee County, a local representative inside the Milwaukee County limits must be authorized by the owner/operator to exercise all management and control of the premises. Please provide this information on page 2 if applicable.

Individual applicant -- please list full name, address, phone number and date of birth.

If applicant is a **Partnership, Corporation** or other type of **Organization** - list name, address, phone number and dates of birth of all **Partners, Officers and Directors** on **Page 2**.

3. If the applicant or any partners, officers or directors listed on this application have ever been convicted of any offense other than minor traffic violations, list details below (include other municipal code convictions (ie) building code). There is no statute of limitations. Failure to list all convictions will result in an objection to this application by the Police Department. Use a separate sheet if necessary.

Charge	Date	Location	Court	Disposition of Case
--------	------	----------	-------	---------------------

APPLICATION MUST BE SIGNED AND NOTARIZED BELOW

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15th Day of February, 2012

[Signature]
(Individual/Registered Agent, Corporate Officer, Partner), Date

[Signature]
Notary Public, State of Wisconsin

My Commission expires: 1-15-2015



Below is for office use only
License No. 7402 Date 2-23-12

Local Contact

Licensed Premises: 5442 N Lovers Lane Rd

Business Name: LaQuinta Inn

Name Raynetta Lewis

Address 4879 N. 24th Street Milwaukee WI 53209

Phone 414-510-8090 Date of Birth 6-4-78

Corporate Officers

Name Wayne B. Goldberg - President & CEO

Address 1202 Earlston Ct. Southlake TX. 76092

Phone 817-251-9980 Date of Birth 5-10-60

Name Mark M. Chloupek - General Counsel & Secretary

Address 3124 Hanover Ave. Dallas TX. 75225

Phone 214-987-2998 Date of Birth 10/20/71

Name _____

Address _____

Phone _____ Date of Birth _____

Name _____

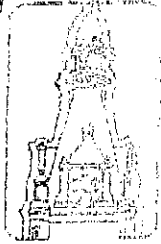
Address _____

Phone _____ Date of Birth _____

NOTE - PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY

Inn # 4002



City of Milwaukee
Department of
Neighborhood Services
Environmental Section

Hotel/Motel
License
Application/Renewal
July 1, 2012 - June 30, 2013

RECEIVED
TAX DEPT

001 S 6th St 2nd Floor, Milwaukee, WI 53221 (414) 286-5771

No Police Department Attachment, based on information provided. ms

FEB 20 2012

LQ Management, LLC
Attn: Tax Dept.
909 Hidden Ridge #600
Irving, TX 75038

FAXED
3/29/12

Fee \$250.00

LQ MGMT LLC

Licensed Premises: 3442 N Lovers Lane Rd

Zip Code 53225

Business Name: La Quinta Inn Phone No. 535-1300
ID No. 4331114 No. of Rooms 134 No. of Persons Permitted 486

Preferred Mailing Address (if different from above)

All payments and fees must be received prior to April 1 or a \$75 late fee will be charged

LQ Management, LLC John W. Williams Agent/Manager 909 Hidden Range #600 763-8356
Legal Licensee Address of Licensee Phone Number

Applicant Type: (Indicate one of the following)

Individual Partnership Corporation Other

NOTE - All applicants must provide full name, including middle initial, home address and home phone. All applicants must provide a street address - if not applicable, you may indicate a preferred mailing address. If applicant is a non-resident of Milwaukee County, a valid license to exercise the Milwaukee County limits must be authorized by the owner/operator to exercise all responsibilities associated with the license. Please provide this information on page 2 if applicable.

Individual applicant - please list full name, address, phone number and date of birth.

If applicant is Partnership, Corporation or other type of Organization - list name, address, phone number and date of birth of all Partners, Officers and Directors on Page 2.

If the applicant or any partners, officers or directors listed on this application have ever been convicted of any offense which is a crime or code violation, list details below (include other municipal code convictions (ie building code). There is no statute of limitations. Failure to list all convictions will result in an objection to this application by the Police Department. Use a separate sheet if necessary.

Charge Date Location Court Disposition of Case

APPLICATION MUST BE SIGNED AND NOTARIZED BELOW

SUBSCRIBED AND SIGNED DO BEFORE ME THIS

3/28/2012

(Individual/Registered Agent, Corporate Officer, Partner), Date

My Commission expires: 1/15/2015

Below is for office use only
License No. Date
January 15, 2015

Local Contact

Licensed Premises: 5442 N Lovers Lane Rd

Business Name: LaQuinta Inn

Name Bonita Lewis FORMER BURRIS

Address 4870 N. 84th Street Milwaukee WI 53209

Phone 414-510-8090 Date of Birth 6-4-78

Corporate Officers

Name Naupre B. Goldberg - President & CEO

Address 1202 Fairlinton Ct. Southlake TX. 76092

Phone 817-257-9880 Date of Birth 5-10-160

Name Mark H. Crouder - General Counsel & Secretary

Address 5122 Lemmer Ave. Dallas TX. 75225

Phone 214-927-2978 Date of Birth 10/20/71

Name _____

Address _____

Phone _____ Date of Birth _____

Name _____

Address _____

Phone _____ Date of Birth _____

NOTE - PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY

Doc/App-Perm/HotelMotelApp/Envirodat

Establishment Name LaQuinta Inn Address 5442 N Lovers Lane Rd ID # 31834

Licensee LQ Management, LLC Address, City, State 909 Hidden Range #600 Irving, TX 75038

Establishment Phone 535-1300 Sleeping Rooms 124 Capacity 486

- MCO 275 License Displayed
- MCO 200-42-4 Occupancy Posted
- MCO 252-1 Capacity Sign Posted
- IFC 404.2 Emergency Plan & Preparedness *Fire Drills, 50 (common areas)*
- IFC 907.20 Annual Report on Alarm System *Due 5/12*
- HFS 195.11 Guest Registration (1 year)
- Admin 254.73(1) Hotel Safety (Alarm System)
- Admin 254.73(2) Emergency Notice Posted
- Admin 254.76 Smoking Negligence Posted
- Admin 254.83 Room Rates Posted
- Admin 254.83 Phone Rates Posted
- HFS 195.09(1) Emergency Route Orientation

- HFS 195.05 Water Supply & Waste Disposal** *Accy*
- (4) Back Flow Prevention *3w*
 - (6)(c) Hot and Cold Water *356v*
 - (6)(d) Soap & Towels *2N*
 - (6)(e) Designated Bathrooms
 - (7) Drinking Water
 - (8)(a) Approved Garbage Disposal

- HFS 195.06 Furnishings, Equipment & Utensils**
- (3) Utensils Sanitized
 - 4(a) Glass Storage
 - 4(b) Glass Protection
 - (5) Sheets, Size & Fold-back
 - (6) Cleanliness of Equipment & Furniture
 - (5) Clean Linens
 - (5) Linen Storage

- HFS 195.07 Food** **MCO 257-9.3 Cooking**
- (2) Ice Storage, Handling & Machine
 - Prohibited equipment

- HFS 195.09 Building Structure & Safety**
- (1) Isol. Fire Hazard
 - (1) Ventilation
 - (2)(a) Space Heaters
 - (2)(d) Door Locks
 - Emergency Lights
 - (1) Fire Escapes
 - (2)(b) Room Size
 - (2)(e) Screens

- HFS 195.10 Maintenance**
- (1) General (interior)
 - (2) Clean Rooms
 - (3) Pest Control
 - (4) Premise (exterior)

- HFS 195.09 Exhaust Pipes**
- Disconnected/Defective
 - Not Sealed in Chimney
 - Too Close To Combustibles

- MCO 223 Furnace Room**
- Holes in Enclosure
 - Self Closure Missing

- MCO 214-3 Sprinkler Heads**
- Blocked
 - Paint
 - Rust

- IFC 906 Fire Extinguishers**
- Recharge
 - Service *2/11*
 - Wrong Type
 - Mount
 - Inadequate
 - Blocked

- Comm 10, IFC 315 Flammable & Combustible**
- Improper Storage
 - Not Permitted
 - Storage Too Close To Ceiling
 - Chain Pressurized Cylinders
 - Gas Prohibited
 - IFC 3809 Propane/LP Tank Prohibited
 - Storage Areas
 - Basement/Attics

- MCO 214-27 Smoke Detectors**
- Defective *302, 245*
 - Missing
 - Top of Stairwells
 - Sleeping Area

- HFS 195.09 Fire Doors**
- Wedged Open
 - Does Not Latch
 - Inoperative
 - Missing Door
 - Obstructed

- MCO 275.20-7-L, IFC 1003 Exits**
- Defective Door
 - Illegal Hardware *ck 3rd Floor*
 - Obstructed Passageway *for escape exit*
 - Exit Light Burned Out/Missing
 - Hallway/Stairway Illumination
 - Exit Door Marked with Floor Number

- MCO 222 Electricity**
- Extension Cords
 - Missing Cover Plate/Panel Cover
 - Access Blocked to Panels

Correct X and circle items within 24 hours and all remaining X items must be corrected by 30 days

Kris Thompson
Sanitarian/Inspector

2/13/12
Date

286-5027
Phone

[Signature]
Signature of Licensee or Employee

