

CITY OF MILWAUKEE  
LICENSES COMMITTEE

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In the Matter of: Fero1, LLC  
Class B Tavern and Tavern  
Amusement Cabaret Licenses

SCOTT KRAHN,  
"Satin"  
117 West Pittsburgh Avenue

\* \* \* \* \*

Proceedings had and testimony given in  
the above-entitled matter before the LICENSES COMMITTEE  
CITY OF MILWAUKEE on the 20th day of September, 2010.

1 APPEARANCES

2 LAW OFFICES OF MICHAEL A.I. WHITCOMB, by  
3 MR. MICHAEL A.I. WHITCOMB,  
4 633 West Wisconsin Avenue, Suite 510,  
5 Milwaukee, Wisconsin 53203,  
6 appeared on behalf of Satin.

7 THE JEFF SCOTT OLSON LAW FIRM, S.C., by  
8 MR. JEFF SCOTT OLSON,  
9 MS. SARAH CRANDELL,  
10 131 West Wilson Street, Suite 1200,  
11 Madison, Wisconsin 53703,  
12 appeared on behalf of Satin.

13 \*\*\*\*\*

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1 TRANSCRIPT OF PROCEEDINGS

2 CHAIRMAN BOHL: We will then call in the  
3 matter of Scott Krahn, agent for Ferol, LLC, Class  
4 B Tavern and Tavern Amusement Cabaret application  
5 as agent for Ferol, LLC, for Satin at 117 West  
6 Pittsburgh Avenue.

7 Folks, while we are waiting for the  
8 applicants, I don't know if everyone was present  
9 at the beginning of our last hearing. I'm going  
10 to guess many of you were. I would ask a few  
11 things: first and foremost, if you do have a cell  
12 phone or pager, please reach in your pocket and  
13 comply with the sign outside here by turning that  
14 off; for individuals that do come forward and  
15 provide testimony, what we will need you to do is,  
16 when we get to that point, we will utilize the  
17 standing microphone as much as possible. If you  
18 are physically unable to stand for the few  
19 minutes, please let it be known, and we will have  
20 you take a seat then. If that is something that  
21 you do require, just let me know, and/or take a  
22 seat if that is something that you physically must  
23 do.

24 We will need your name and your address  
25 for the record. If there is any question in the

1 spelling of your name, please just immediately  
2 spell it for the Committee and for the edification  
3 of our court reporter who is taking transcripts on  
4 this.

5 I'll, again, call the applicant, Scott A  
6 Krahn, agent for Ferol, LLC, Class B Tavern and  
7 Tavern Amusement Cabaret application for Satin at  
8 117 West Pittsburgh Avenue.

9 CHAIRMAN BOHL: Mr. Olson, do you want  
10 to just state your appearance here?

11 MR. OLSON: Sure. My name is Jeff Scott  
12 Olson. I'm an attorney for the applicant.

13 CHAIRMAN BOHL: Will you be joined by  
14 Michael Whitcomb?

15 MR. OLSON: I believe we will be joined  
16 by Mr. Whitcomb. I think he just stepped out to  
17 the men's room or something.

18 CHAIRMAN BOHL: That's fine.

19 Do you also wish to have your assistant  
20 here, also for the record, state her appearance?

21 MR. OLSON: Sure. This is Sarah  
22 Crandell, a member of my staff.

23 CHAIRMAN BOHL: And I do not believe he  
24 -- I don't know if he is here any longer, I don't  
25 see him. You are here in providing legal

1 representation for the LLC, the agent, Scott  
2 Krahn, is not present here?

3 MR. OLSON: I don't believe he could be  
4 here today. Mr. Ferraro is here and will be  
5 joining us at the front table here in a moment.

6 CHAIRMAN BOHL: All right, thank you. I  
7 will -- on behalf of the LLC, Mr. Whitcomb just  
8 stepped in as well, too.

9 Let the record reflect this is in the  
10 12th Aldermanic District, and Alderman Jim  
11 Witkowiak is also present here.

12 Just for our record here, Mr. Whitcomb,  
13 do you just want to state your appearance as well,  
14 too, please?

15 MR. WHITCOMB: Thank you, Mr. Chairman.  
16 My name is Michael Whitcomb, an attorney on behalf  
17 of the applicant before you today.

18 CHAIRMAN BOHL: Okay. I will ask you at  
19 this point if you acknowledge receiving notice of  
20 today's meeting with the possibility that your  
21 application could be denied. There is an attached  
22 police report that should have been a part of your  
23 notice as well as a series of CAD reports,  
24 additional correspondence, numbered 1 through 55,  
25 received by the Licenses Division regarding this

1 application, an outline of potential neighborhood  
2 objections, which could be used as a means of  
3 possible denial?

4 MR. WHITCOMB: So acknowledged, Mr.  
5 Chairman.

6 CHAIRMAN BOHL: Okay. And in this one,  
7 you did receive an enclosed map, is that correct?

8 MR. WHITCOMB: We did.

9 CHAIRMAN BOHL: Are there any holds on  
10 this prospective application, Ms. Grill?

11 MS. GRILL: The Health Department has a  
12 hold for inspection and plans and Neighborhood  
13 Services has a hold for occupancy.

14 CHAIRMAN BOHL: And you have been around  
15 the block enough, Mr. Whitcomb, to understand how  
16 to deal with those particular issues?

17 MR. WHITCOMB: Yes, thank you.

18 CHAIRMAN BOHL: And, Sergeant, we'll go  
19 to you if there is any police report, please.

20 SERGEANT MACGILLIS: There is none,  
21 nothing in the last five years.

22 CHAIRMAN BOHL: All right, thank you.

23 What I'm going to do here is, I'm going  
24 to immediately go and ask of those individuals who  
25 are present, the show of hands of individuals who

1 are here to provide testimony in this particular  
2 matter. And I will ask that individuals keep  
3 their right hands up; we will swear you all in.

4 THE CLERK: Do you solemnly affirm under  
5 the pains and penalties of perjury of the State of  
6 Wisconsin that the testimony you're about to give  
7 is the truth, the whole truth and nothing but the  
8 truth?

9 ALL: Yes.

10 CHAIRMAN BOHL: I'm going to go on the  
11 record and offer apologies in advance to many of  
12 you. This will be called as a contested hearing,  
13 which means that there will be provided 30 minutes  
14 of testimony in favor and opposed. I would ask  
15 that individuals know your own interests. And in  
16 terms of those who are here in opposition, that if  
17 you are in closer proximity, if you represent a  
18 stronger business interest, if you have a condo  
19 that's across the street or a home that's on the  
20 block or down the block, that you consider that as  
21 stronger interest than somebody say that is ten  
22 blocks away but doesn't like this concern, or  
23 someone who is in another area of the city and  
24 just doesn't like the concept of what type of  
25 entertainment is being applied for and sought

1 here. When we have 30 minutes of testimony, I  
2 would ask that if you come up and you're the fifth  
3 resident and you've heard five people state  
4 exactly what you believe previous to you, that you  
5 just come forward, if you so desire, and say, "My  
6 name is this. I'm opposed to the license, and I  
7 agree substantially with what has been previously  
8 stated."

9 We would ask that the testimony be kept  
10 to firsthand testimony. When you are present and  
11 you are able to speak to matters, you are able to  
12 speak to items that you yourself personally feel,  
13 unless you represent a business or a business  
14 organization where there has been a formal vote or  
15 you are here on their behalf. I don't want to  
16 hear that, "I'm here and I'm opposed. And my  
17 husband, who is not here, also told me that he is  
18 opposed and his reasons are this." Your reasons  
19 are sufficient.

20 And what I will just say, and this will  
21 be unfortunate, if we get to the point where we  
22 get to the 30-minute mark in collective testimony,  
23 consider that sufficient. So that will be with  
24 apologies, like I said. It is in the best  
25 interest for both sides whether you're for or

1 opposed to come forward with your big guns and  
2 with the most credible testimony possible.

3 And so with that, again, when we bring  
4 you up, I'm going to ask for your name and your  
5 address for the record first, a spelling of your  
6 name if it is anything short of Jones or Smith;  
7 that is, very, very easy for our court reporter to  
8 get on the record, and then your testimony.  
9 Afterwards, we will ask for questions by  
10 Committee, and there will be the ability, as this  
11 is a quasi-judicial hearing, for the applicant's  
12 attorneys to cross examine and raise questions of  
13 an individual's testimony.

14 I would ask that you remain either at  
15 the standing microphone or your seat until I say,  
16 "Thank you for your testimony. You are  
17 dismissed." Because otherwise, what happens is,  
18 you start walking away and then there is a  
19 question, and then you have to walk back. That  
20 eclipses time and takes away other people's  
21 ability to provide testimony. So I hope that is a  
22 fair understanding for everyone.

23 I would ask that the first individual  
24 who would be to come forward. And here is what I  
25 will also ask, that we take individuals in the

1 front row who are going to provide testimony, I do  
 2 not want you to eclipse time by having someone  
 3 here, have two other people in the back look at  
 4 each other, "Are you going to go? Am I going to  
 5 go?" We would ask that individuals take the front  
 6 row and provide testimony. After they have  
 7 provided testimony, if you could, please  
 8 relinquish the seat and allow for an orderly  
 9 procession of individuals in the front row to max  
 10 -- to minimize the amount of time that we have to  
 11 get to the microphone here to provide testimony.

12 So with that understanding here, I will  
 13 call on the first witness of individuals first who  
 14 are in opposition to the license. Please come  
 15 forward.

16 MR. FOWLER: Are you ready?

17 CHAIRMAN BOHL: Name.

18 MR. FOWLER: Alders, thank you for  
 19 letting me speak with you. My name is Lincoln  
 20 Fowler, "F" as in Frank, O-W-L-E-R. I'm one of  
 21 three owners of Alterra Coffee. One of our  
 22 locations is within a good spitting distance of  
 23 the proposed strip club location.

24 I've been asked as part of the ad hoc  
 25 group of businessowners, residents, architects,

1 real estate developers and others to act as kind  
 2 of the front-speaking man for this group.

3 With the Chair's approval, and in the  
 4 interest of expediency and speed, I would ask that  
 5 we assemble, or that I assemble the rest of this  
 6 group up here. We are each going to speak to one  
 7 particular aspect of our objection to this  
 8 license. We are not going to repeat each other's  
 9 points. So we want to move this through fairly  
 10 quickly in respect for your time.

11 CHAIRMAN BOHL: If you'd hold on for one  
 12 moment? I need some consultation with my  
 13 committee.

14 My concern is, if we get to the point  
 15 where now they're playing shuffle the chairs, we  
 16 have a question for "A" and not "B," I would  
 17 rather take them one on one for that reason.

18 ALDERMAN KOVAC: Well, they can still go  
 19 one after the other.

20 CHAIRMAN BOHL: One after the other. If  
 21 there is no objection from others, and that's so  
 22 desired.

23 I mean, the understanding is, fire with  
 24 your -- as I said, if this is a war and you've got  
 25 your big guns, you send your big guns out first.

1 MR. FOWLER: That's why we --

2 CHAIRMAN BOHL: I understand, but that  
 3 being said, also there has to be the respect of  
 4 the residential aspect as well, too. And I hope  
 5 that we at least weigh that and provide due  
 6 consideration as well, too, from all interests.

7 Before we even get any further, I need a  
 8 formal address. I understand that you are part of  
 9 a business group here.

10 MR. FOWLER: 2999 North Humboldt  
 11 Boulevard.

12 CHAIRMAN BOHL: I will allow you to  
 13 provide your aspect or your testimony first.  
 14 We'll ask for questions. And if there is so a  
 15 desire on the part of other interests that can  
 16 represent some aspect, quote/unquote, collective  
 17 group, Mr. Fowler, that will be fine with me, but,  
 18 you know, if we get to the point where it's  
 19 getting redundant and we haven't heard from the  
 20 residential side, I'm going to ask that we then  
 21 move forward, that we sort of covered a collective  
 22 taste.

23 MR. FOWLER: Understood, and I  
 24 appreciate that.

25 CHAIRMAN BOHL: Okay, please proceed.

1 Go ahead.

2 MR. FOWLER: I will speak simply to the  
 3 conformance with the comprehensive plan for the  
 4 Near South Side. The comprehensive plan for the  
 5 Near South Side has identified South 2nd Street as  
 6 the key street for the Near South Side. This  
 7 division articulated for this key street on the  
 8 Near South Side is for shops, boutiques,  
 9 businesses, restaurants and the creative class of  
 10 businesses such as architecture firms and design  
 11 studios. It also calls out entertainment uses  
 12 such as restaurants, theaters, bars, but,  
 13 specifically, it does not call out strip clubs.

14 We, as a group, and, I, as an  
 15 individual, do not want a strip club in our  
 16 neighborhood. We don't think it is consistent  
 17 with the comprehensive plan for the Near South  
 18 Side, and we do not think it's welcome in our  
 19 neighborhood.

20 Chuck.

21 CHAIRMAN BOHL: Mr. Fowler, please.

22 MR. FOWLER: Pardon me.

23 CHAIRMAN BOHL: Questions by Committee  
 24 of this witness? Questions by the attorneys of  
 25 this witness?

1 MR. WHITCOMB: Mr. Fowler, you indicated  
2 that the comprehensive plan for the South 2nd  
3 Street would permit or authorize or encourage  
4 theaters, is that correct?

5 MR. FOWLER: It's in the plan.

6 MR. WHITCOMB: However, a theater that  
7 has exotic dancing would not be a theater within  
8 the approval of that plan, is that correct?

9 MR. FOWLER: You'd have to talk to the  
10 directors of the plan, but that's not how I read  
11 it.

12 MR. WHITCOMB: Well, you testified as to  
13 the plan, are you saying you do not have any  
14 competency to testify to the plan, and therefore,  
15 we should ask someone else to testify as to it?

16 MR. FOWLER: No, I read the plan. What  
17 it says is, amongst other things, theaters.

18 MR. WHITCOMB: Then in your personal  
19 opinion, theaters does not include a theater with  
20 exotic dancers, is that correct?

21 MR. FOWLER: No.

22 MR. WHITCOMB: That is not correct, or  
23 that is correct?

24 MR. FOWLER: I do not consider a theater  
25 with exotic dancing to be part of the

1 comprehensive plan.

2 MR. WHITCOMB: Thank you.

3 MR. OLSON: Did I understand your  
4 testimony to be that bars and restaurants in this  
5 area would be conducive, would be congruent with  
6 the comprehensive plan?

7 MR. FOWLER: That is what the  
8 comprehensive plan states.

9 MR. OLSON: And that would also include  
10 bars that present some forms of entertainment,  
11 such as, perhaps, lounge singers or piano players?

12 MR. FOWLER: The comprehensive plan does  
13 not speak to that point.

14 MR. OLSON: What kind of entertainment  
15 is permitted in the comprehensive plan in bars and  
16 restaurants?

17 MR. FOWLER: It does not call out the  
18 specific entertainment.

19 MR. OLSON: So you are the person that's  
20 deciding that the entertainment listed in the  
21 comprehensive plan does not include exotic  
22 dancing?

23 MR. FOWLER: No, what I stated was the  
24 comprehensive plan calls out a number of uses; it  
25 does not call out strip clubs.

1 MR. OLSON: But it does call for  
2 entertainment facilities in general at this  
3 location?

4 MR. FOWLER: Yes, and when it called out  
5 entertainment facilities, it listed bars, it  
6 listed theaters, but it did not list strip clubs.

7 MR. OLSON: So a tavern that offered a  
8 lounge singer or a piano player would be congruent  
9 with the comprehensive plan, but a tavern that  
10 offers exotic dancers would not be, in your view?

11 MR. FOWLER: In my view, yes.

12 MR. OLSON: That's all.

13 CHAIRMAN BOHL: Thank you.

14 Next witness, please.

15 MR. ENGBERG: My name is Charles  
16 Engberg, that's spelled E-N-G-B-E-R-G. I'm a  
17 resident of the area. I'm an architect and a  
18 planner. I have --

19 CHAIRMAN BOHL: I will need an address  
20 from you.

21 MR. ENGBERG: My address is 106 West  
22 Seeboth. That is about 200 yards from 117 West  
23 Pittsburgh.

24 CHAIRMAN BOHL: Thank you. And your  
25 testimony, sir.

1 MR. ENGBERG: I have prepared for your  
2 review, if you will admit it, two papers: one  
3 relates to the general area and the impact of this  
4 proposed use in that area; and the second relates  
5 to the proposed plan and areas of nonconformance.

6 And with respect to the latter, I'm  
7 aware that you are not, the owners are not  
8 expected to have to have a complete architectural  
9 drawing, but there are some things that are basic  
10 to the planning that I believe are not in the  
11 public interest. So if I may, I would like to --

12 CHAIRMAN BOHL: I would ask, if you  
13 could, sir, at least provide a very brief summary  
14 or overview? Because I'll just provide you this  
15 guarantee, if you don't provide the summary or  
16 overview to this body, the attorneys are going to  
17 be inquiring to the nth degree as to what those  
18 summaries are.

19 MR. ENGBERG: Okay. Well, let's just  
20 talk about the site of this building and its  
21 parking and access. 117 West Pittsburgh is on the  
22 north side of the building, it's a single door,  
23 there are no windows on the facade. The street  
24 adjacent to this is depressed because the railroad  
25 tracks go over it. There is a very narrow

1 sidewalk at that point. That door is supposed to  
 2 be the second means of egress from the building.  
 3 The first means of egress from the building, and  
 4 primary entrance to that building, is on the south  
 5 side of the building from a parking lot. There  
 6 are 60-some parking spaces in that lot. The  
 7 building allows for approximately 500 to 700  
 8 people based on the 15-square-feet per person,  
 9 which is what is required for A2 zoning. One of  
 10 the concerns I have is that the amount of cars  
 11 that are going back and forth onto Oregon Street,  
 12 which is to the south of this building, which is  
 13 the main entrance of the parking, is that it'd be  
 14 so congested at 1st Street and 2nd Street. If  
 15 indeed there are that number of people present in  
 16 the building, that is going to cause major traffic  
 17 problems, therefore, safety issues.

18 The railroad tracks that are just south  
 19 of Pittsburgh that go over 1st Street is a place  
 20 where the road constricts, so traffic moving  
 21 north, would be within a new improved area, the  
 22 same with the 2nd Street area, which is about to  
 23 be new and improved.

24 The City is spending millions of dollars  
 25 to attract new businesses to this area, and I

1 believe that this is, this business, is not, as  
 2 the previous witness mentioned, part of the  
 3 comprehensive plan for that area. But I believe  
 4 there is a safety hazard.

5 I believe, also, that on the north side,  
 6 the fire department would have a very difficult  
 7 time fighting a fire with that many people in  
 8 there. This is a place of assembly. It has more  
 9 than 500 people in it, and it has several levels.  
 10 It does not conform to ADA standards. There is no  
 11 accessibility to the upper levels.

12 CHAIRMAN BOHL: I'm going to ask you to  
 13 wind down testimony so we can hear from others, if  
 14 you could, please?

15 MR. ENGBERG: Okay. So I believe that  
 16 there are issues with the site itself, and the --  
 17 that are dangerous or unhealthy: trash removal  
 18 area would have to be at the front door of the  
 19 building; there is no elevator. All of these  
 20 types of things have to be looked at as the  
 21 building is designed further.

22 But as it stands now, this is, this plan  
 23 would not pass any muster.

24 CHAIRMAN BOHL: Thank you.

25 Questions by Committee? Did you -- how

1 many copies of the documents do you have with you?

2 MR. ENGBERG: I have ten copies.

3 CHAIRMAN BOHL: Ten copies, okay. If  
 4 you could provide, make sure that at least one of  
 5 the copies goes to the attorneys here. We'll take  
 6 the other four here for the Committee.

7 MR. ENGBERG: Okay.

8 CHAIRMAN BOHL: Alderman Hamilton will  
 9 move to make the two documents provided by Mr.  
 10 Engberg a part of our official record in this  
 11 proceeding. Are there any objections to that?  
 12 Hearing none, so ordered.

13 Questions by Committee, first and  
 14 foremost?

15 MR. WHITCOMB: Might we have a copy?

16 MR. ENGBERG: I believe it's been passed  
 17 around, has it not?

18 CHAIRMAN BOHL: Did we give any to the  
 19 attorneys? I had asked that.

20 MR. WHITCOMB: No.

21 CHAIRMAN BOHL: One copy each, please.  
 22 Mr. Whitcomb, are there any questions  
 23 that you have, or Mr. Olson?

24 MR. WHITCOMB: I just have one or two.

25 As an architect and planner, you

1 understand that prior to occupancy of the  
 2 Pittsburgh site as an entertainment facility, the  
 3 owners would have to obtain an occupancy permit,  
 4 correct?

5 MR. ENGBERG: Yes, I understand that.

6 MR. WHITCOMB: And an occupancy permit  
 7 would only be issued if the building was  
 8 constructed and to be operated according to code,  
 9 correct?

10 MR. ENGBERG: That is correct.

11 MR. WHITCOMB: And your thoughts based  
 12 upon the architectural outlines that were  
 13 previously submitted have some problems that the  
 14 owner is going to have to work out in order to get  
 15 an occupancy permit, would that be accurate?

16 MR. ENGBERG: That's accurate.

17 MR. WHITCOMB: Thank you, sir.

18 CHAIRMAN BOHL: Thank you for your  
 19 testimony. Thank you.

20 Next witness.

21 MR. NASS: My name is Randy Nass. I own  
 22 the Reed Street Law Office at 191 South 2nd  
 23 Street. My business, Next Development Group, is  
 24 located at 193 South 2nd Street. We are diagonal  
 25 across the 2nd/Pittsburgh intersection from the --

1 CHAIRMAN BOHL: Is that N-A-S-S?  
 2 MR. NASS: Double "S," Sam, Sam.  
 3 CHAIRMAN BOHL: Go ahead. Please  
 4 proceed.  
 5 MR. NASS: Thank you. Good morning,  
 6 Mr. Chair; members.  
 7 I'm here to essentially second Mr.  
 8 Fowler's comments as far as the area plan;  
 9 however, I could probably speak more specifically  
 10 to how that plan was drafted in my role as  
 11 president of the 5th Ward Association. We  
 12 contributed monies to the fundraising to hire the  
 13 planner, participated on the contract management  
 14 team, plan advisory group, spent a better part of,  
 15 or more than two years in creating that plan.  
 16 The proposed use is not in conformance  
 17 with that as was suggested earlier. It's a  
 18 retail, residential, mixed-use type environment,  
 19 "mixed use" primarily implying upper uses on  
 20 floors as opposed to what the first floor  
 21 commercial, be it office or retail, use is. This  
 22 is not in compliance with that.  
 23 The plan specifically called for  
 24 boutique-scaled uses. What they're proposing is a  
 25 block of 20,000 square feet of use for the

1 facility, which is significantly out of scale with  
 2 many of the other commercial properties in the  
 3 area. We have had a number of new, I'll call them  
 4 "success stories," new boutique retailers, design  
 5 showrooms, other small-scale businesses that have  
 6 moved in the neighborhood. An entertainment venue  
 7 that's looking to bring in 1,000 to 1,200 people,  
 8 per their capacity quotes, on a nightly basis is  
 9 out of scale. The parking doesn't work with that  
 10 in terms of proximity. They don't have onsite  
 11 parking. Their lot -- the, I'm sorry, the  
 12 structure that they had proposed using is in the  
 13 Third Ward, it's -- I don't have the exact count,  
 14 but six to eight blocks away, minimum. If their  
 15 patrons are only relying on 50 percent for valet  
 16 parking, the balance of that, and I suspect it  
 17 would be even higher based on the distance, would,  
 18 in all likelihood, be impacting the local parking,  
 19 be it private off-street parking, be it public  
 20 parking that's available on the streets. So the  
 21 scale is significantly out of use of, out of the  
 22 called-for use.  
 23 They're also catering to large groups.  
 24 In a presentation, they suggest that they would be  
 25 entertaining bachelor parties; bringing in

1 tour-bus-scale parties; parking for, I think he  
 2 said something in the range of six tour buses at a  
 3 time. Again, that is completely out of scale for  
 4 the nature of this area and what's called for in  
 5 the land use plan.  
 6 The land use plan also does signify  
 7 there is a cultural arts and entertainment  
 8 district that's been addressed in here. And when  
 9 they were, when I specifically asked how their use  
 10 confirms to it, he didn't have a specific answer,  
 11 he didn't even acknowledge the existence of this  
 12 land use plan, nor considering any other  
 13 properties that would have more closely conformed  
 14 to this that would be within that cultural and  
 15 entertainment district, which is significantly  
 16 further south and west along National Avenue.  
 17 Safety and security is also a concern.  
 18 They've addressed what their internal security is,  
 19 but with one person, I presume, at the door, there  
 20 is little to do in terms of the security of the  
 21 parking lots for patrons, for residents of the  
 22 area. I understand they will certainly escort  
 23 their own contractors that perform nightly out to  
 24 their vehicles, but that does nothing to further  
 25 patrol or supervise any adjoining areas in the

1 neighborhood.  
 2 CHAIRMAN BOHL: I would ask that you,  
 3 again, try to summarize as best you can --  
 4 MR. NASS: Sure.  
 5 CHAIRMAN BOHL: -- and finish and  
 6 let others speak.  
 7 MR. NASS: Bottom line, I'm an investor,  
 8 I've got seven-plus figures in the neighborhood.  
 9 I can certainly appreciate what myself and the  
 10 other entrepreneurs have brought to the  
 11 neighborhood. We're concerned about jeopardizing  
 12 future investment. This is at the front door of  
 13 the Reed Street yards. The proposed School of  
 14 Freshwater Sciences has submitted an application,  
 15 or in the process to go through their development  
 16 there. I would hate to see that or any other  
 17 future investments in the neighborhood be  
 18 discouraged because of the nature of this use.  
 19 That has not been anticipated, that has not been  
 20 called for and is not in compliance with the area  
 21 plan. Thank you.  
 22 CHAIRMAN BOHL: Thank you.  
 23 Questions by Committee?  
 24 Are there any questions that you have of  
 25 this witness?

1 MR. WHITCOMB: Sure.  
2 Mr. Nass, you indicated that if the  
3 license were granted, this business would  
4 discourage other investors by the nature of its  
5 use, correct?

6 MR. NASS: Yes, I did.

7 MR. WHITCOMB: And that use is the  
8 exotic dancing aspect of it? I mean, Mr. Fowler  
9 said theaters are all right, but it's the exotic  
10 dancing that's a problem?

11 MR. NASS: Any use that is not called  
12 for in the area plan, I would discourage, yes.

13 MR. WHITCOMB: Have you been inside this  
14 building?

15 MR. NASS: I have.

16 MR. WHITCOMB: And what would work  
17 inside that building in conformance with the  
18 comprehensive plan?

19 MR. NASS: I could answer that in the  
20 context of the Martini Mike's. We would love to  
21 have the previous user back there; however, they  
22 have relocated outside of the area. In the form  
23 of a paying contractor, I don't see that as a use  
24 we could consider.

25 But going back to the recommendations

1 from the area plan, it's retail, it's design, it's  
2 architectural, it's residential uses, all of which  
3 we are seeing in the adjacent buildings that are  
4 currently or previously under development.

5 MR. WHITCOMB: And who adopted this  
6 plan?

7 MR. NASS: The Common Council of the  
8 City of Milwaukee --

9 MR. WHITCOMB: Thank you.

10 MR. NASS: -- in May 2009.

11 MR. OLSON: Do you agree with the  
12 previous witness who said that a bar that offered  
13 entertainment such as a lounge singer or a piano  
14 player would be congruent with the comprehensive  
15 plan at this location, but that a bar featuring  
16 exotic dancers would not be?

17 MR. NASS: I would not oppose a liquor  
18 license, per se --

19 MR. OLSON: I'm not asking what you  
20 would oppose, I'm asking whether it would be  
21 congruent with the comprehensive plan?

22 MR. NASS: A tavern use in the context  
23 of the mixed-use environment would be, something  
24 smaller than the scale of 20,000 square feet.

25 MR. OLSON: And it would still be

1 congruent if it offered a lounge singer or a piano  
2 player?

3 MR. NASS: If the license is in the  
4 confines of the first floor, which is  
5 approximately, I don't know, 4,000 square feet,  
6 plus or minus.

7 MR. OLSON: And would it still be  
8 congruent with the comprehensive plan if it had a  
9 fully-clothed tap dancer entertainment program?

10 MR. NASS: I'm not an entertainment  
11 expert. I guess I would let the Licenses  
12 Committee grant approval or disapproval on those  
13 uses.

14 MR. OLSON: You don't know whether that  
15 is congruent with the comprehensive plan or not?

16 MR. NASS: The comprehensive plan calls  
17 for retail and residential mixed use.

18 MR. OLSON: Mixed use encompassing bars  
19 and restaurants?

20 MR. NASS: Encompassing mixed use within  
21 property, first floor commercial and upper floor  
22 alternative uses, whether that is residential or  
23 office use or retail use.

24 MR. OLSON: No further questions.

25 CHAIRMAN BOHL: Thank you.

1 Next witness.

2 MR. BREUNIG: Kendall Breunig,  
3 B-R-E-U-N-I-G, address is 10535 West College  
4 Avenue, Franklin. I own a couple of -- I'm  
5 renovating the Pritzlaff Building, which is in  
6 both the Walker's Point and Historic Third Ward.  
7 I'm on the board of Walker's Point Association and  
8 also the BID No. II, which is the Historic Third  
9 Ward.

10 I have two issues that I have with the  
11 application, and those issues would be: parking;  
12 and the other is the decrease in value in the  
13 residential property in the neighborhood.

14 Just to give you my qualifications as  
15 far as the decrease in value and on parking.  
16 Parking is an integral part in any development --  
17 and I stand in front of boards like this often and  
18 get hammered because it's not providing sufficient  
19 parking or dealing with parking issues, so I've  
20 dealt with those issues many times before.

21 The other has to do with value. I've  
22 built and I have sold in excess of 150  
23 condominiums. And I have approximately a million  
24 square feet of properties that I own. So I know,  
25 I have an understanding of what value is.

1 With parking -- and I've provided a  
2 couple different props here. This is the Walker's  
3 Point area and the Historic Third Ward area. With  
4 parking, the proposed site provides 80 parking  
5 spaces, and they have about 600 customers that  
6 they plan on having there. That is not  
7 sufficient. And even if they valet park them off  
8 the site, that's not sufficient.

9 The Walker's Point area is still  
10 developing, and there aren't -- as it is right now  
11 for the current businesses, parking is tight. The  
12 Third Ward has solved that problem with the  
13 addition of the two parking structures, which has  
14 supported continued business development over the  
15 last 10 to 15 years. There are three -- just in  
16 residential condominium values in this area -- or  
17 I'll stay to the parking first here. The building  
18 I'm renovating is the Pritzlaff Building, and  
19 because of its size, I have to have 350 to 360  
20 parking spaces. The biggest reason it hasn't  
21 gotten farther right now -- I've already put \$5  
22 million into renovating the property, which far  
23 exceeds what they're even planning on putting into  
24 their property. Once completed, it will exceed  
25 \$30 million. My biggest problem right now is not

1 having sufficient parking. Now, if you let these  
2 people come in here and park the neighborhood  
3 full, what am I going to do? It's going to make  
4 it worse for me to finish a \$30 million project  
5 when you're going to allow a \$1.5 million  
6 investment in the neighborhood. I think it would  
7 be shortsighted to consider their added value to  
8 the neighborhood.

9 CHAIRMAN BOHL: Now, I just want you to  
10 understand, we have gotten to the point here where  
11 you have eclipsed 3 minutes and 11 seconds. I  
12 have no problem with you going on as long as  
13 everyone else doesn't have a problem with you  
14 going on, and you understand this, this is a --  
15 there is a limitation on time. I'm not saying  
16 that your concerns aren't legitimate, what I'm  
17 saying is, somebody there who doesn't get to speak  
18 may think that their concerns are legitimate and  
19 that they're not going to be able to speak or  
20 maybe even get up because you are far exceeding a  
21 period of time much greater than everyone else. I  
22 just want to weigh that, so that -- I'm stopping  
23 the clock now to point that out to you, I want  
24 that to weigh on your conscience. And everyone  
25 else here, I'm going to hope that you can, at

1 least as best as possible, summarize it to provide  
2 as much opportunity for everyone else here to  
3 have, okay?

4 MR. BREUNIG: Could you cut me off at 60  
5 seconds?

6 CHAIRMAN BOHL: Will do.

7 MR. BREUNIG: Okay. Parking at their  
8 existing facility -- this is a map of their  
9 existing facility, they have plenty of parking  
10 there; not the same thing in the Walker's Point  
11 area.

12 Then I'll jump over to value. I'd like  
13 to present this document.

14 CHAIRMAN BOHL: A copy always goes to  
15 the applicants, just so that you're aware. Is  
16 there one document that you have?

17 MR. BREUNIG: One document. There are  
18 ten copies.

19 What this is, this is a tabulation of  
20 the assessments of the residential property only  
21 in the affected areas: condominiums, \$331  
22 million, the majority of that within the last ten  
23 years; apartments, \$82 million -- these are from  
24 the assessments from the City of Milwaukee;  
25 proposed and future projects that are known of,

1 \$97 million. So their \$1.5 million investment in  
2 this neighborhood, if you're playing with \$511  
3 million --

4 CHAIRMAN BOHL: You have reached that  
5 minute. You can go on, I'm just going to tell  
6 you, you will have to deal with everybody mad at  
7 you.

8 MR. BREUNIG: If you have a property --  
9 when you buy a residential condominium, especially  
10 with women, it's an emotional event.

11 CHAIRMAN BOHL: I'm going to call that  
12 testimony finished, sir. And I will say, with due  
13 apology, this is as much democracy as possible,  
14 and I want to hear from everyone else here.  
15 Especially when we get into the side of when  
16 you're a woman and you buy emotional decision  
17 making here.

18 MR. BREUNIG: Thank you.

19 CHAIRMAN BOHL: You can remain there.  
20 Questions by Committee of this witness?

21 We'll have Alderwoman Coggs move to make  
22 the document provided -- and, sir, your name was  
23 Mr. Breunig?

24 MR. BREUNIG: Breunig, yes.

25 CHAIRMAN BOHL: And your first name?

1 MR. BREUNIG: Kendall, K-E-N-D-A-L-L.  
 2 CHAIRMAN BOHL: Thank you.  
 3 Alderwoman Coggs would move to make the  
 4 assessed values synopsis page a part of our  
 5 official record in this proceeding. And hearing  
 6 no objections to that, so ordered.

7 To the applicant's attorneys here, are  
 8 there questions that you have of this witness,  
 9 please? No questions. All right. Thank you.  
 10 Next witness, please. You can bend the  
 11 microphone down as well here, too.

12 MR. GONZALES: I'll try to be real  
 13 brief, my wife is waiting for me. My name is  
 14 Frank Gonzales, G-O-N-Z-A-L-E-S. I live at 1017  
 15 South 3rd Street. I know that is a little bit on  
 16 the other side of National Avenue, south of this  
 17 project here, or this proposal, but it still  
 18 affects me. Even though I'm not ten miles away, I  
 19 am within that limit, okay.

20 What my concern is, what do I want to  
 21 see in my neighborhood? I've been in the  
 22 neighborhood for 78 years. It's been up; it's  
 23 been down. And right now, now it's really growing  
 24 for the best right now, okay. And this is a  
 25 neighborhood that I've raised my children. This

1 is the neighborhood that I told my wife, if it  
 2 would have gotten rougher, we would have moved.  
 3 But with the help of other neighbors and an  
 4 organization, Walker's Point Development  
 5 Corporation, we turned the neighborhood around  
 6 where businesspeople could come in. That is where  
 7 we are at now.

8 But I never envisioned my neighborhood  
 9 with a strip club, okay. I have seen other strip  
 10 clubs: On the Border, go from the City out to the  
 11 outskirts, on 35th -- no, I'm sorry, 27th and  
 12 State, there were two of them, along with an  
 13 x-rated theater. The neighborhood went to heck,  
 14 and it's still trying to recover. Other strip  
 15 places in the City of Milwaukee, the neighborhood  
 16 is actually chasing them out because there were  
 17 problems. I know you can say, "Well, you're going  
 18 to guarantee this and guarantee that," that isn't  
 19 the point. The point is what I want my  
 20 neighborhood to look like, and it doesn't  
 21 envision.

22 We actually did a study, Walker's Point  
 23 Development Corporation, I believe it was in the  
 24 '80s, where the neighborhood, the people in the  
 25 neighborhood actually answered questions on what

1 they wanted in their neighborhood, what they  
 2 wanted their neighborhood to look like. It didn't  
 3 mention any strip club.

4 Along with the Plan II, there is no  
 5 mention of a strip club in there, and I was part  
 6 of the Plan II. I've been advocating for my  
 7 neighborhood for a long time. So that's all I  
 8 have to say.

9 CHAIRMAN BOHL: Thank you. Folks, I  
 10 will count applause against the time here. You  
 11 know what? If you were actually -- this is a  
 12 quasi-judicial body, which means it's very similar  
 13 to being in court. You may agree with someone's  
 14 testimony in court, but I dare you, you wouldn't  
 15 be applauding here in front of a judge. I would  
 16 ask that you respect that very same type of  
 17 respect as if you were in a church here in this  
 18 particular body, okay? Thank you.

19 Questions by Committee?  
 20 Attorneys, questions for this witness,  
 21 please?

22 MR. OLSON: Your objection is to the  
 23 exotic dancer entertainment program I take it?

24 MR. GONZALES: Strip club.

25 MR. OLSON: Thank you. No further

1 questions.

2 CHAIRMAN BOHL: See now, that is a  
 3 perfect example of potato/potato. Okay.

4 MR. GONZALES: Right. It isn't like I'm  
 5 not familiar with them. Back in my wilder days, I  
 6 visited them, okay.

7 MR. RAY: My name is Victor Ray, and I  
 8 live at 1137 South 3rd Street. I'm a resident of  
 9 the area and also a property owner of the area. I  
 10 own three houses, and before the economy turned,  
 11 I'd hoped to turn those houses around and sell  
 12 them each individual houses to first, to  
 13 first-family buyers.

14 I've lived in this area for 12 years  
 15 now, worked as one of the founding members of our  
 16 association, and I'm now a director on our  
 17 association for residents.

18 I've witnessed this area go through a  
 19 tremendous turmoil in the last 12 years that I  
 20 have lived here. We had Dick Millford who was  
 21 killed after bartime. We've had two police  
 22 officers who were shot in the neighborhood. We've  
 23 had a series of prostitution that we've tried to  
 24 push out and drugs, and so forth and so on. And  
 25 as a resident, I'm very concerned.

1 During our meeting with the Satin, the  
2 Silk people, they said they had 72 cameras inside  
3 to protect themselves and to make sure that they  
4 had good clientele. How many cameras do we have  
5 outside? And what happens two blocks from that  
6 facility? I'm concerned for the people and the  
7 residents in that area. I walk my dog at night,  
8 and sometimes I'm a little nervous walking around  
9 in the dark areas.

10 I'd ask this Council to really think  
11 about it. I sent you an e-mail, each of you. I'd  
12 ask you please, please consider not letting this  
13 club come into this town.

14 CHAIRMAN BOHL: Thank you for your  
15 testimony.

16 By the way, I want to respond to this in  
17 the event this happens in the future. You are  
18 absolutely free to send members of the Council,  
19 members of the Committee e-mail. I will tell you  
20 the equivalent thereof is, it is not considered by  
21 any member of this Committee, and it cannot be.  
22 This is -- in compliance with state statutes, we  
23 -- this is a quasi-judicial body where only  
24 evidence that is presented before the body can be  
25 considered because you have to have the ability to

1 cross examine that evidence. That evidence, the  
2 materials that you send, cannot be cross examined  
3 and given a fair due process retort by attorneys  
4 or the representation of what's in interest there.

5 So I just want to say, I appreciate it as much as  
6 it's worth, but in the future, when you load us  
7 down, as you have, it is as good as in the file;  
8 not a consideration; blind eye, unless you're here  
9 to testify to that. So that may -- it's different  
10 when it's a legislative matter as opposed to a  
11 licensing; licensing is quasi-judicial. Just so  
12 everyone is aware of that in the future.

13 Questions by Committee of this witness?

14 ALDERMAN HAMILTON: Mr. Chair.

15 CHAIRMAN BOHL: Alderman Hamilton.

16 ALDERMAN HAMILTON: So Mr. Ray, you said  
17 your organization did meet, sit down and meet with  
18 the applicant?

19 MR. RAY: Yes, we did, at Comedy Sportz.

20 ALDERMAN HAMILTON: At Comedy Sportz.

21 And the presentation that he gave to you, did he  
22 talk about how the operation and what the building  
23 would look like? Did he share with you the way  
24 that they ran the business on the northwest side?

25 MR. RAY: They did. They did.

1 ALDERMAN HAMILTON: But you still have  
2 concerns as to the impact that it would have on  
3 your neighborhood?

4 MR. RAY: I still do. Where their  
5 location is going to go is where residents live  
6 and where we walk our dogs, and there is a school  
7 there. I mean, this whole area has turned around.  
8 Sitting in an Alterra Coffee shop, I won't feel  
9 comfortable sitting outside today, you know,  
10 watching what goes on there. I'm fearful not for  
11 myself; because I'm a man, I think I can take care  
12 of myself, but I'm fearful for women and children  
13 in that general area.

14 ALDERMAN HAMILTON: Okay, thank you.

15 ALDERWOMAN COGGS: Mr. Chair.

16 CHAIRMAN BOHL: Alderwoman Coggs,

17 ALDERWOMAN COGGS: You said there was a  
18 school there. What kind of school?

19 MR. RAY: There is a charter school. I  
20 think someone is going to speak to that.

21 ALDERWOMAN COGGS: Is that elementary?

22 MR. RAY: It's a high school. And I  
23 can't --

24 ALDERWOMAN COGGS: High school. How  
25 close would you say it is?

1 MR. RAY: It's within a couple blocks of  
2 the school, one block of the school.

3 ALDERWOMAN COGGS: More than 300 feet?

4 MR. RAY: Just maybe about 400 feet.

5 ALDERWOMAN COGGS: Thank you.

6 CHAIRMAN BOHL: Other questions of this  
7 witness?

8 Questions from the attorneys here?

9 MR. OLSON: Sir, I'm informed that this  
10 business plan calls for eight cameras outside and  
11 for active monitoring and supervision of the  
12 parking lot. Does that make you feel a little  
13 less scared?

14 MR. RAY: It would if I was walking my  
15 dog through your parking lot.

16 MR. OLSON: Were you here earlier when  
17 Sergeant Sebastian testified about his experience  
18 with Silk West and how there is very few police  
19 calls, very little crime in that area?

20 MR. RAY: Sir, I was. And this weekend,  
21 I took a drive over to Silver Spring to see the  
22 facility and drive around. It's a much different  
23 place than putting it here in Walker's Point;  
24 there are no residents around that facility.

25 MR. OLSON: But what is there to be

1 afraid of? Are you afraid that the patrons who  
2 are going to these high-end gentlemen's clubs are  
3 going to be committing crimes of violence on women  
4 and children?

5 MR. RAY: Sir, I do believe that when  
6 you mix alcohol and you charge people up in a way,  
7 sometimes the results are dangerous. And to be  
8 honest with you, I don't want to give an  
9 opportunity for something bad to happen. We've  
10 had enough in our area. It's time for us as  
11 residents and businesspeople to take back the area  
12 and build a community where it's safe to play,  
13 work and live. And Walker's Point is the area  
14 that we have chosen.

15 MR. OLSON: You're willing to go on your  
16 own intuition rather than on the objective  
17 evidence about the effects of these businesses on  
18 crimes and disorderly people?

19 MR. RAY: Well, sir, it would be a lot  
20 of hearsay, but I challenge you to go and search  
21 the websites on strip clubs and gentlemen's clubs,  
22 take a look around. I even went onto your own  
23 website, or your website, and I found comments of  
24 what people thought about your place. Now, I  
25 realize that is all hearsay and I can't share

1 that, but I saw it with my own eyes on the  
2 Internet. And I encourage people to go look at  
3 it. I honestly don't want a strip club around  
4 here for the children and for the families and for  
5 this great community of Walker's Point.

6 MR. OLSON: Part of your objection, and  
7 a significant part, is that you just don't want  
8 people to have to live with the knowledge that  
9 there is a business where there are exotic dancers  
10 taking off their clothes for entertainment, even  
11 though nobody will see them except for people who  
12 choose to see them, right?

13 MR. RAY: Sir, I'm not here to argue  
14 morality, because we could be here for hours  
15 judging morality. I don't think that a strip club  
16 or a gentlemen's club fits into what we're doing  
17 here in Walker's Point.

18 MR. OLSON: No further questions.

19 CHAIRMAN BOHL: Thank you.

20 Thank you, Mr. Ray.

21 Next witness. We are just under six  
22 minutes remaining.

23 MS. RIVAS: I'll do this very brief. My  
24 name is Ramona Rivas, R-I-V-A-S. I'm a lifelong  
25 family member of the south side, and we have been

1 here --

2 CHAIRMAN BOHL: Ms. Rivas, we'll need an  
3 address for you.

4 Everyone else, for future, address,  
5 please.

6 MS. RIVAS: I live at 1123 South 6th  
7 Street. My mother's house is at 1022 South 3rd  
8 Street.

9 I just want to say very briefly that  
10 there are churches that are going to be around  
11 your strip club. One of them is Lady Guadeloupe,  
12 and there is also -- I'm going to name them real  
13 fast, the schools that you're going to be  
14 affecting around the strip club: Guadeloupe  
15 Center on 3rd and Washington; Vieau School on 4th  
16 and National; Milwaukee Tech, which is between 3rd  
17 and 4th and National, apprentice school; United  
18 Community Center; and St. Lucas School. And I  
19 could go on and on, but I know there is a lot of  
20 people. But these are schools that have children  
21 in the age of K-4 to K-12. And you say it's not  
22 going to affect the families or the children that  
23 go there; it will.

24 I remember your timeframe of what you  
25 said. At that time, at the first meeting, you

1 said 9:00 a.m., and I was like, "9:00 a.m.? The  
2 kids are in school." All right, when the  
3 entertainment is over, where are they going to go?  
4 The kids have recess.

5 And I'm just telling you right now, as a  
6 mother and a grandmother and a resident and a  
7 lifelong member of this neighborhood, the south  
8 side, which we love, the strip club is not  
9 allowed.

10 CHAIRMAN BOHL: Ms. Rivas, I  
11 understand -- I apologize. I mean, I feel and I  
12 hear your own personal concerns here, but I want  
13 to try to at least keep it as much factual as  
14 possible, and you're --

15 MS. RIVAS: The facts would be the  
16 schools.

17 CHAIRMAN BOHL: Yes, okay, and then --

18 MS. RIVAS: Most definitely the schools  
19 and churches that they will be affecting. And  
20 that's it. Thank you.

21 CHAIRMAN BOHL: Questions by Committee?  
22 Ms. Rivas, please hold.  
23 Alderwoman Coggs.

24 ALDERWOMAN COGGS: Question, are any of  
25 the schools that you named, or the churches that

1 you referenced, within 300 feet of this location?

2 MS. RIVAS: Yes, several of them are:  
3 Milwaukee Tech.

4 ALDERWOMAN COGGS: That is not 300 feet.

5 CHAIRMAN BOHL: And this is something  
6 that DNS is supposed to actually --

7 ALDERWOMAN COGGS: Only if you request  
8 it.

9 The reason I'm asking about the 300 feet  
10 is because there is a state law that prohibits  
11 licenses, liquor licenses within the 300 feet of a  
12 church or school, but it does allow for  
13 municipalities to make exceptions if they so  
14 choose.

15 CHAIRMAN BOHL: And that is if they have  
16 it grandfathered in their previous license, yes,  
17 you're correct.

18 MS. RIVAS: Then definitely our church  
19 is: Guadeloupe.

20 CHAIRMAN BOHL: Other questions by  
21 Committee of this witness?

22 Do you have any questions of this  
23 witness?

24 MR. WHITCOMB: Quick one.

25 Hello, again, how are you? The answer

1 may appear to be obvious, but it's not that  
2 obvious. We have to make a record of these cases.  
3 How would children find out that this adult  
4 entertainment facility was located on Pittsburgh?

5 MS. RIVAS: You're providing an  
6 entertainment, and I'm -- I don't want to be this  
7 way. You're providing an entertainment, an adult  
8 strip entertainment, and people are going to go  
9 there, not to just watch, but they are going to  
10 get excited, all right. And I keep saying, they  
11 are going to get excited, and you don't know what  
12 type of patronage is coming. Jeffrey Dahmer came  
13 in our neighborhood, all right. He went to  
14 entertainment areas and other places and look what  
15 the result was, all right. So I'm just letting  
16 you know, you never know who your patrons are  
17 going to be, but you are providing that there.

18 CHAIRMAN BOHL: Any more?

19 MR. WHITCOMB: No.

20 CHAIRMAN BOHL: Okay, thank you.

21 We're just under four minutes, so. Go  
22 ahead, ma'am.

23 MS. REYMER: My name is Corina Reymer,  
24 C-O-R-I-N-A, Reymer, R-E-Y-M-E-R. I live at 106  
25 West Seeboth Street.

1 And my husband and I were of the current  
2 owners in that building, the first to reserve our  
3 unit. And we waited for three-and-a-half years  
4 for that unit to be completed, and it was well  
5 worth it because of the character of the area and  
6 the retail and the arts. And we highly oppose  
7 this type, the nature of this business in our  
8 area.

9 I do make dinner for college students,  
10 and I have a Bible study on a weekly basis. And I  
11 think it would be an embarrassment to have them  
12 come to my place one block away from this  
13 establishment.

14 I do believe that I would move, and I  
15 think a lot of that is related to the emotional  
16 aspects that one gentleman did mention before. I  
17 would not have moved into this building had I  
18 known that there was going to be an establishment  
19 of this type.

20 Also, I think you're going to hear some  
21 very compelling testimony from one gentleman who  
22 had the --

23 CHAIRMAN BOHL: If you don't finish now,  
24 we won't hear it. And I just want to say that  
25 with all fairness. Really, let him speak to that

1 if he gets to the point, okay.

2 MS. REYMER: This is regarding the  
3 school. Please make sure he speaks.

4 CHAIRMAN BOHL: Then I would just say to  
5 everyone else, if you feel that it's compelling,  
6 let him speak next, okay. That is my suggestion.

7 Are their questions by Committee of this  
8 witness?

9 Any questions on your side of the table?

10 MR. WHITCOMB: No.

11 CHAIRMAN BOHL: Thank you.

12 Again, we'll need a name and an address  
13 and spelling if necessary. Go ahead.

14 MR. HASE: My name is David Hase,  
15 H-A-S-E, 660 East Mason Street. I'm an attorney,  
16 and I'm also the president and a board member of  
17 an organization called Seeds of Health, Inc.

18 We just opened the school at 131 South  
19 1st Street. It is a block away from this proposed  
20 new establishment. We came to -- I have a written  
21 statement here that I will leave with you, but --  
22 and I will just try to summarize quickly.

23 We came to Walker's Point for two  
24 reasons: one is because it is convenient to  
25 public transportation; the other is because it was

1 a rejuvenating neighborhood of mixed residential  
2 and commercial use compatible with a school. The  
3 school is a permitted use under the zoning code;  
4 this proposed establishment is not.

5 We invested \$1.9 million in the building  
6 and in its renovation. The simple fact of the  
7 matter is, this school is a citywide school. So  
8 we attract students not from the neighborhood, but  
9 from all over the city. In order to attract  
10 students and their parents to a school of this  
11 sort, it is essential that it be, that they have  
12 the feeling that it will be a safe environment,  
13 that it will be an inviting environment.

14 The plan of operation says this strip  
15 club will operate between 11:00 a.m. and bar  
16 closing. That definitely overlaps the school day.

17 There will be – the traffic in the area  
18 will be an interference with the operation of the  
19 school, we feel. The street traffic, the  
20 pedestrian traffic could be an interference with  
21 the school.

22 Most importantly, we think that we will  
23 have a difficulty, we will have difficulty  
24 marketing the school if there is this kind of an  
25 establishment in the area, and just a block away.

1 I'll stop now, take questions. And I  
2 would like, Mr. Chairman, to submit my statement.

3 CHAIRMAN BOHL: Do you have – how many  
4 copies do you have, sir?

5 MR. HASE: I have five.

6 CHAIRMAN BOHL: If you could provide one  
7 copy to the attorney, please?

8 And Alderman Hamilton would move to make  
9 the copy of the statement here from Mr. Hase part  
10 of our official record in this proceeding. And  
11 hearing no objections to that, so ordered.

12 Are there questions by Committee of this  
13 witness?

14 ALDERWOMAN COGGS: Mr. Chair.

15 CHAIRMAN BOHL: Alderwoman Coggs.

16 ALDERWOMAN COGGS: You stated that it  
17 doesn't meet zoning with this.

18 Is this location zoned for the use that  
19 you all want?

20 CHAIRMAN BOHL: If we could get an  
21 affirmative on the record?

22 MR. WHITCOMB: Yes.

23 CHAIRMAN BOHL: Thank you.

24 Are there questions of this witness by  
25 Committee?

1 Questions from the applicant,  
2 applicant's attorneys of this witness?

3 MR. WHITCOMB: Never miss an opportunity  
4 to ask an attorney a question under oath.

5 Sir, the location of Solid Gold, which  
6 is an adult entertainment facility in the  
7 neighborhood, did that affect the decision at all  
8 to locate the school where it is located?

9 MR. HASE: I believe that is on National  
10 Avenue, it is not? Several – more than several  
11 blocks south of the existing school. And it is  
12 adjacent to the area that one of these gentlemen,  
13 previous witnesses, indicated was in the cultural  
14 and entertainment area in the master plan. This  
15 is a zone – where we're located is residential  
16 and commercial. And that was the focus, that  
17 immediate neighborhood.

18 We recognize this is a city, and there  
19 are numerous uses throughout an area, but this  
20 particular use wasn't the kind of use that we  
21 expected when we purchased the building.

22 MR. WHITCOMB: Thank you.

23 CHAIRMAN BOHL: No other questions? I'm  
24 not trying to beg them out of you. Here is what  
25 I'm going to expect, if he finishes, you go like

1 this to me as the Chairman, "Yes, I want –"  
2 because I'm not going to say to you – if I don't  
3 hear anything from you, thank you, sir, you're  
4 done, okay?

5 Go ahead.

6 MR. OLSON: Thank you.

7 CHAIRMAN BOHL: I don't want to beg it  
8 out of you. Never be shy.

9 MR. OLSON: Hello, David.

10 MR. HASE: How are you, Jeff?

11 CHAIRMAN BOHL: If you could use the  
12 microphone, too, Mr. Olson, please?

13 MR. OLSON: Yes.

14 You think that having Satin in the  
15 neighborhood would make it difficult to market  
16 your school in part because prospective students  
17 or their families would have moral objections to  
18 the nature of the entertainment?

19 MR. HASE: Well, I think perception is  
20 an issue when you're marketing anything. And that  
21 could be one of the reasons in addition to traffic  
22 and just the nature of the use, the nature of the  
23 neighborhood.

24 MR. OLSON: That is all.

25 CHAIRMAN BOHL: Thank you. Thank you.

1 We have a few seconds on the remaining  
2 clock. I'm going to get one more witness.

3 You can all fight amongst yourselves,  
4 but we have time for one.

5 MS. CYMAN: My name is Abby Cyman,  
6 C-Y-M-A-N. I was here all day with a baby and  
7 also at your other meeting. My residents asked me  
8 to speak. We live right diagonal from the  
9 facility.

10 Our issue right now is we have Mo's  
11 close to us. We have issues with loitering, with  
12 public urination, littering.

13 I've also chosen this place to raise my  
14 children, and I don't want to be by a facility  
15 that I don't feel safe walking around. It's  
16 already an issue with Mo's. We have car  
17 break-ins.

18 So I just -- I promised one minute, and  
19 that's what I wanted to say.

20 CHAIRMAN BOHL: All right, thank you.

21 Questions by Committee?

22 Questions?

23 MR. WHITCOMB: No.

24 CHAIRMAN BOHL: All right. I'll give  
25 you one person overage. Sorry, no time for two.

1 And you guys can fight amongst yourselves.

2 AUDIENCE MEMBER: I actually represent a  
3 group. My name is Jim --

4 CHAIRMAN BOHL: Hold on. You guys want  
5 to flip -- wait a minute here, sir, sir, hold on,  
6 please, okay? I'm going to give you the thumb up,  
7 and that means you can speak, and right now,  
8 you've got the thumb down here. It's like a Roman  
9 emperor, okay?

10 You guys want to flip a coin over this?  
11 Because you know what -- and again, for the folks  
12 that came early on, when you get in the hallway,  
13 blame them and say, "You took five minutes."

14 AUDIENCE MEMBER: Go right ahead.

15 CHAIRMAN BOHL: Now, you're content with  
16 that, all right. This will be our last witness.

17 So I apologize to everyone else; contested hearing  
18 is what we do.

19 Yes, ma'am, your name and address.

20 MS. DINEEN: My name is Erin Dineen.  
21 D-I-N-E-E-N. I live at 133 West Oregon Street,  
22 Milwaukee 53204. I live in one of the 98 units of  
23 the 5th Ward Lofts.

24 And this is a view from my unit, and  
25 this is the view from the rooftop building. And

1 I'm concerned about the flow of traffic. Our  
2 outdoor parking lot is right here, and this is the  
3 Satin lot. Our only building entrance is right  
4 here, right next to the exit of the 117 lot. And  
5 I'm concerned about the amount of traffic the club  
6 will generate, and the noise. And this is their  
7 other location. And there are over 600 housing  
8 units within just a few blocks of this, and I  
9 don't think it's an appropriate place for an  
10 establishment this large.

11 CHAIRMAN BOHL: Thank you. Thank you  
12 for the photos.

13 Questions by Committee of this witness?

14 Questions from the applicant's  
15 attorneys?

16 MR. WHITCOMB: No.

17 CHAIRMAN BOHL: All right, thank you.

18 ALDERMAN HAMILTON: Mr. Chair.

19 CHAIRMAN BOHL: Alderman Hamilton.

20 ALDERMAN HAMILTON: I just want to --  
21 what is the capacity at this location?

22 MR. OLSON: Which location?

23 ALDERMAN HAMILTON: The one that you're  
24 applying for.

25 MR. FERRARO: We won't know until

1 construction is completed.

2 ALDERWOMAN COGGS: You don't have a  
3 target?

4 I'm sorry, Mr. Chair.

5 MR. FERRARO: It's up to zoning. It  
6 depends on bathrooms, entrance, space, parking.

7 AUDIENCE MEMBER: They told us at the  
8 meeting they had a capacity.

9 ALDERWOMAN COGGS: You don't have a  
10 range? It seems to me that in choosing the  
11 location, you would have an idea of a size to make  
12 sure this location would fit it.

13 MR. FERRARO: We are shooting for 350.  
14 And the Milwaukee location has 1,300.

15 ALDERWOMAN COGGS: Thank you.

16 CHAIRMAN BOHL: Any other questions the  
17 Committee has at this point?

18 Thank you. And thank you to others for  
19 -- let me just, I want to put this on the record  
20 here, though. Can I just see a show of hands of  
21 individuals who are present in the audience who  
22 are here in opposition but did not get to speak?  
23 Let the record reflect that I'm going to guess  
24 that 20 is the most conservative number; it's more  
25 like 30 to 40 here, okay. Thank you. I

1 appreciate it. I just wanted to get that on the  
2 record.

3 Can we then hear from individuals who  
4 are here in support of the license?

5 MR. OLSON: Did Mr. Lea get back?

6 CHAIRMAN BOHL: I'm sorry, go ahead.

7 MR. OLSON: Mr. Chairman, the Committee  
8 has already agreed to consider the testimony of  
9 Sergeant Sebastian and Mr. Waller, the real estate  
10 expert, in connection with this hearing as well as  
11 the previous one.

12 CHAIRMAN BOHL: I do not have a problem  
13 with that. I do wonder, though, and see if  
14 Alderman Witkowiak has any questions relating to  
15 that.

16 Were you privy, were you able to hear,  
17 Alderman Witkowiak?

18 ALDERMAN WITKOWIAK: I heard that  
19 testimony, Mr. Chairman.

20 CHAIRMAN BOHL: They had a sergeant who  
21 was from District 4, where there is one of the  
22 current locations they operate. He indicated as  
23 well that he was also on the south side where Mr.  
24 Ferraro had a location saying that from the police  
25 department's perspective, and in his own personal

1 experience, that they have not had any major  
2 problems from the policing standpoint with those  
3 locations.

4 ALDERMAN WITKOWIAK: I heard and viewed  
5 that testimony of the police department and also  
6 the real estate expert.

7 CHAIRMAN BOHL: Did you have any  
8 questions or any comments relating to either one  
9 of those? I don't want to even include this on  
10 your time. This is your ability to even raise  
11 cross examination. I think that that -- I hope  
12 the attorneys understand and are in concurrence  
13 here to provide you a benefit of being able to  
14 provide that testimony at the previous hearing  
15 where Alderman Witkowiak was not at the table to  
16 essentially raise any issues. I want to -- the  
17 Committee had that ability, I want to ask him.

18 Do you have any objection to me  
19 providing that to him?

20 MR. WHITCOMB: Not at all, Mr. Chair.

21 CHAIRMAN BOHL: Thank you.

22 ALDERMAN WITKOWIAK: I'm fine. I don't  
23 have any questions.

24 CHAIRMAN BOHL: Thank you. I mean, we  
25 will let the record indicate that that previous

1 testimony will stand as part of this particular  
2 hearing for those two individuals.

3 I did want to raise the condition  
4 separately with Mr. Lea and the issue of the valet  
5 parking because I felt that this may actually pose  
6 a different situation here where I think the  
7 ability to cross examine and have the alderman  
8 raise issues based on his understanding with  
9 something may be worthwhile to revisit.

10 MR. OLSON: Mr. Lea actually had to go  
11 and couldn't make it back as of this moment, but  
12 we would certainly make our personnel here  
13 available for questions concerning the parking, or  
14 any other aspect of the application, the valet  
15 service as well. I think we can handle those  
16 questions with the people we have.

17 CHAIRMAN BOHL: Go ahead as you see fit  
18 at this point.

19 MR. OLSON: And we also wanted to make  
20 explicit our understanding that Mr. Waller's real  
21 estate market research findings is admitted in  
22 evidence in connection with this hearing as well  
23 as his testimony.

24 CHAIRMAN BOHL: Is there a motion to do  
25 that at the Committee here?

1 ALDERMAN HAMILTON: So moved, Mr. Chair.

2 CHAIRMAN BOHL: Motion by Alderman  
3 Hamilton is to make the study by Mr. Waller,  
4 previously provided to the Committee, a real  
5 estate market research finding study a part of our  
6 official record in this proceeding. Hearing no  
7 objections to that, so ordered.

8 Go ahead.

9 MR. OLSON: Beyond that, I don't think  
10 that we have any other witnesses to call. And if  
11 there are no members of the public here to speak  
12 during this portion of the hearing -- there are?  
13 Witnesses from the public can speak.

14 CHAIRMAN BOHL: Certainly. If we could  
15 have you come forward and provide your name and  
16 address for the record.

17 MR. GONZALES: My name is Alberto  
18 Gonzales, and I live at 133 West Oregon.

19 I am very, very in favor of this. For  
20 one, I've lived in the community, in this  
21 neighborhood, this particular neighborhood my  
22 entire life. My family has lived here my entire  
23 life. My grandmother first resided in this  
24 neighborhood in 1947, and my grandmother relocated  
25 on 6th and National in 1971.

1 I also know about Guadeloupe, and I know  
2 about all of the schools and churches around the  
3 neighborhood. And I got my first communion at  
4 Guadeloupe.

5 And, me, I'm also an employee of Silk  
6 Exotic, and I've also been employed by many of the  
7 other clubs around the neighborhood for many years  
8 as a DJ and a bouncer. And the way that I have  
9 seen Silk Exotic the past four years as an  
10 establishment, it's run like no other. They take  
11 pride in everything they do from the wait staff to  
12 cook staff to upper management. And it's  
13 something that I think will be very beneficial to  
14 set the bar for other establishments and other  
15 clubs and other bars in the neighborhood for where  
16 they need to be.

17 And I myself, also, I do have a daughter  
18 that lives with me in my neighborhood. And they  
19 only know what you teach them. They do not know  
20 the other bars. You can't blame the other bars  
21 around the neighborhood for what they do. I have  
22 no problem explaining to my daughter where I work  
23 at and what I do. I do not explain to them  
24 exactly what's in it because, in all due time,  
25 your children learn from you. So if you choose to

1 put that in their heads, that what they are  
2 learning and what they are seeing as very negative  
3 because of cars that they see parked there. They  
4 are not going into the establishment.

5 I've been here my entire life. This  
6 neighborhood has been absolutely ran down to the  
7 ground, and it is now starting to pick back up.  
8 And I see every bit of it. I have been in this  
9 neighborhood, every ounce of it. There is nothing  
10 but lease signs and vacancies all over the  
11 neighborhood. Yes, there is a lot of plans, but  
12 there is not a lot of action, and right now, we  
13 have a lot of action.

14 And so, we need to give an establishment  
15 a chance because that's what they want to do.  
16 They want to bring people into our community that  
17 usually don't come into our community, and that is  
18 very high-end people.

19 And I know some of the residents here  
20 probably have just came to the neighborhood in the  
21 past couple of years, and it's very unfortunate,  
22 because I have been here my entire life. And I  
23 think this business is going to be very beneficial  
24 for what we have going on because of the way they  
25 run their establishments.

1 CHAIRMAN BOHL: Thank you.  
2 Questions by Committee of this witness?  
3 Any questions?

4 Thank you, sir. Next witness.

5 MR. PARKER: My name is Michael Parker.  
6 I live at 133 West Oregon, No. 508.

7 I also work for John, Craig and Scott,  
8 the guys that own Silk. I've worked for them for  
9 six years. I started out as a bouncer, left my  
10 career in broadcasting to come work for them full  
11 time as a DJ. In the time I've worked for them,  
12 I've never seen any issues or problems loitering,  
13 parking, fights, all typical things you see in a  
14 nightclub.

15 Outside of being contracted for Silk,  
16 I'm also contracted with a number of other clubs  
17 downtown; such as, Suite 720; Taylor's; Monkey  
18 Bar, which is also in Walker's Point; and many,  
19 many more that I've worked at over the years.

20 I've also spent a lengthy career as a  
21 bouncer in college bars where I think on a weekend  
22 basis, I think I would get into three to four  
23 fights of college kids and patrons, that when they  
24 were asked to leave, wouldn't leave. It was a  
25 different story when I started working at Silk.

1 It was actually shocking. When you came up to a  
2 guy and said, "Hey, you had too much to drink,  
3 it's time to go." "All right. Hey, no problem."  
4 There has never been a problem. You never hear of  
5 fights in a strip club, because people don't go  
6 there to do that.

7 Unlike other clubs in the area, say  
8 Fuego, where I walk home from my roommate's pub,  
9 Ten Bells Pub, and it's like walking through a rap  
10 video. It's disgusting.

11 I think there is a bigotry that comes  
12 with the idea of what my friends and my bosses do,  
13 and maybe a level of unknowing knowledge. I think  
14 of all of the people here, I think I've maybe seen  
15 two of them ever step foot into the club, if that,  
16 – four, four, four out of 50. How can you make  
17 an opinion based on knowledge that you don't have?  
18 That is what I ask.

19 Once again, I'm here to support my  
20 friends and my bosses. Please put Satin in my  
21 neighborhood, right in front of where I live. I  
22 have no problem with it whatsoever.

23 CHAIRMAN BOHL: Thank you. If you would  
24 remain there a moment?

25 Are there questions by Committee?

1 Questions on this side of the table?

2 Thank you for your testimony, sir.

3 Were there any other individuals that  
4 were here in the audience that were here to speak  
5 in support of, in favor of the license? Come  
6 forward.

7 Were you previously sworn in?

8 MR. MONREAL: Yeah.

9 CHAIRMAN BOHL: We'll need your name and  
10 your address for the record.

11 MR. MONREAL: My name is Silvano  
12 Monreal, S-I-L-V-A-N-O, M-O-N-R-E-A-L, is the last  
13 name. I own a building at 401 South 2nd Street  
14 called Caroline's, and it also houses the Philly  
15 Way and the Soup Brothers.

16 This gentlemen here, Mr. Whitcomb – so  
17 I won't go real into depth, he said something that  
18 makes sense: if these people don't abide by the  
19 rules, you people yank the license. What's the  
20 worst case scenario? Walker's Point ends up with  
21 a nice remodeled building, which I would probably  
22 be interested in leasing if that happens. Thank  
23 you.

24 CHAIRMAN BOHL: Do you want to remain  
25 here one moment, sir?

1 Questions by Committee? Questions?

2 I will tell you that a couple of your  
3 tenants, I've heard great things about the Soup  
4 Brothers, I have not been there. I will tell you,  
5 Philly Way has absolutely the best Philly cheese  
6 steaks that I've had since I've been in  
7 Philadelphia. I will tell you that. And they  
8 make them authentically, too.

9 Thank you for your testimony.

10 Any questions that you have for this  
11 witness?

12 I can't say that they're good for my  
13 heart or my arteries, but they taste good.

14 MR. OLSON: Mr. Chairman, we'd like the  
15 record to reflect that there have been some  
16 absences of some of the Committee members during  
17 some of the testimony. And in particular,  
18 Alderman Kovac and Alderman Hamilton were not here  
19 to hear the testimony of the last witness or two.

20 CHAIRMAN BOHL: Yes. What he's going to  
21 tell you is – and you can walk over here, that  
22 particular room there actually has an audio feed,  
23 so they're able to hear everything that is being  
24 testified to.

25 MR. OLSON: Thank you.

1 CHAIRMAN BOHL: We'll let the record  
2 reflect that. And I will duly note your comments  
3 here.

4 Alderwoman Coggs.

5 ALDERWOMAN COGGS: I was just going to  
6 say what you just said.

7 CHAIRMAN BOHL: You have to understand,  
8 we're also – and I realize you're in the same  
9 position. We start a hearing at 9:00 a.m. not  
10 necessarily always thinking that we're going to be  
11 working continuously through to 2:00. As much as  
12 others can come and go and grab something to eat,  
13 your blood sugar kind of goes down. There is a  
14 little bit of food there. They are listening to  
15 the testimony at the same time they are stuffing  
16 their mouth, because the rules prohibit them from  
17 having a submarine sandwich here.

18 MR. OLSON: Or even one of those really  
19 good Philly Way cheese steaks

20 CHAIRMAN BOHL: You know what, when they  
21 were located downtown, we did order that as well,  
22 too. They've since closed that location. I, on  
23 the other hand, as the Chair, don't get to walk  
24 out into that room and wind up eating.

25 But you did hear that testimony?

1 ALDERMAN KOVAC: Yes.

2 CHAIRMAN BOHL: Any others in support?  
3 Did you want to ask additional questions or make  
4 commentary here before I provide you a closing?  
5 I'll give you more latitude because you have time.

6 MR. OLSON: Mr. Ferraro, can you address  
7 how you have planned to address parking concerns  
8 at Satin on Pittsburgh as our parking expert had  
9 to excuse himself?

10 CHAIRMAN BOHL: And Mr. Ferraro, could  
11 you just state your name and your mailing address  
12 here for the record?

13 MR. FERRARO: John Ferraro,  
14 F-E-R-R-A-R-O, North 52 West 21488 Taylors Woods  
15 Drive, Menomonee Falls, 53051.

16 CHAIRMAN BOHL: And you are one of the  
17 principal owners of the LLC, or one of the  
18 partners in the LLC?

19 MR. FERRARO: Of Silk, yeah.

20 CHAIRMAN BOHL: You can go ahead.

21 MR. FERRARO: As far as the capacity,  
22 it's up to you guys, but we're looking at about  
23 350 people.

24 Ricky has guaranteed us 200 spots for  
25 parking. Between that and taxi cab service and

1 the 80 spots we have, would be more than enough.  
2 And he has contracts with some of the structures  
3 that are contingent on the license, so parking  
4 will not be an issue at all.

5 CHAIRMAN BOHL: And how close is this  
6 location here that you have – again, I don't  
7 know, for the record, if it was part of the  
8 previous testimony, how close is the proximity of  
9 the additional parking that you speak of here?

10 MR. FERRARO: All of them are within two  
11 blocks.

12 CHAIRMAN BOHL: And do you have the  
13 addresses in terms of these individuals,  
14 individual businesses? Can you even show on a  
15 map, if it is possible, where the additional spots  
16 at least have some agreement?

17 MR. FERRARO: Ricky has all that. I  
18 contracted him to find spots.

19 With Milwaukee Street where there are  
20 1,500 people in a night he finds the spots, and he  
21 guarantees me that.

22 MR. OLSON: Ricky was the witness that  
23 testified earlier in the other case?

24 MR. FERRARO: Yes.

25 MR. OLSON: Mr. Ray?

1 MR. FERRARO: Lea.

2 CHAIRMAN BOHL: L-E-A.

3 MR. FERRARO: Mr. Lea parks Milwaukee  
4 Street with over 1,500 customers on a given night  
5 and parks them all. And there is no parking  
6 around there either. He finds the structures.  
7 That's his job. He's been doing it for ten years,  
8 and obviously, which is why I have faith in him.  
9 If I own a restaurant, I hire a chef. I don't  
10 know how to make the food, but I trust the chef to  
11 make the food. So I have faith in him, and he has  
12 proven himself in the city that he is able to park  
13 1,500 cars in a one-block radius where there is no  
14 parking.

15 CHAIRMAN BOHL: Can I follow up here?

16 MR. WHITCOMB: Sure.

17 CHAIRMAN BOHL: As part of your business  
18 plan, again, you have a certain number of spots.  
19 I'm going to guess, if you were to say that you  
20 had times during the day, or when it wouldn't be  
21 as busy, that you would hope that that would  
22 suffice, and it would just be on the busier  
23 evenings and/or weekends when you would maximize  
24 out that you may need to utilize in particular a  
25 valet service. Would it be your hope to utilize

1 the existing parking first before you move to any  
2 valet parking outside?

3 MR. FERRARO: All of the employees,  
4 entertainers, will be mandatory to valet. That  
5 will leave us 80 spots for customers, which during  
6 the day and weekdays will be more than enough, and  
7 then the weekends is when we would expect to use  
8 the valets. But the valet will be there seven  
9 days a week. As far as all of the employees, the  
10 entertainers, they will all be mandatory for the  
11 valet because we don't want to fill our own lot  
12 with employees so the first customer that comes  
13 has to park on the street.

14 CHAIRMAN BOHL: Of the 80 spots you are  
15 talking about that you say are in the lot itself,  
16 are those mixed use where there are other  
17 businesses that may have the ability to share  
18 those particular spots? Are those exclusive to  
19 what you are proposing?

20 MR. FERRARO: The landlord owns the  
21 building, and those are all his spots for us.

22 CHAIRMAN BOHL: So is it shared, or is  
23 that exclusive?

24 MR. FERRARO: Exclusive to us.

25 MR. WHITCOMB: It will be made

1 exclusive.

2 MR. FERRARO: It will be. Right now,  
3 he's allowing other people to park there, charging  
4 them, but as soon as – right in the lease, as  
5 soon as we would get the license, it would be  
6 exclusive to us.

7 CHAIRMAN BOHL: All right. Why don't  
8 you go ahead and continue, Mr. Whitcomb?

9 MR. WHITCOMB: I think you covered it.

10 CHAIRMAN BOHL: Where there any other  
11 questions that Committee members have?

12 ALDERMAN WITKOWIAK: Mr. Chairman.

13 CHAIRMAN BOHL: Alderman Witkowiak.

14 ALDERMAN WITKOWIAK: I'm just – clarify  
15 the parking issue for me. Did you say 200 valet  
16 spots, was that it?

17 MR. FERRARO: That is the number that he  
18 guaranteed us, yes.

19 ALDERMAN WITKOWIAK: You don't know  
20 where they're going to be, probably across the  
21 water?

22 MR. FERRARO: Again, he said they were  
23 within two blocks. They will be in the structures  
24 or, you know, on land, land parking. He rents  
25 out – he will rent out 200, he will contract for

1 200 spots, whether they are in structures, on  
2 land, that's what he's been doing for ten years.  
3 And I have faith that he can do it, that he has  
4 done it and proved himself.

5 ALDERMAN WITKOWIAK: Okay. And then  
6 where do your employees park? How many – at  
7 maximum capacity, how many employees do you think  
8 you would have in there at one time?

9 MR. FERRARO: There would be upwards of,  
10 you know, 40 dancers. Probably on a Saturday  
11 night, the busiest time, probably 70 or 80  
12 employees, and those would all be valet.

13 ALDERMAN WITKOWIAK: They would all be  
14 valet?

15 MR. FERRARO: All of the employees, no  
16 matter – as soon as we open, every single  
17 employee of the building is mandatory valet, which  
18 leaves the 80 spots in the parking lot open for  
19 customers. So during the day, during the lunches,  
20 you know, a lot of the lunch business will be taxi  
21 cab, even if 50 percent, if even 20 percent is,  
22 that still leaves over 100 spots; and at 50  
23 percent it will leave 160, so.

24 ALDERMAN WITKOWIAK: Thank you. What do  
25 you think on – you said you haven't made the

1 final drawings for what you're going to have for  
2 capacity, but what do you anticipate for capacity,  
3 number of guests?

4 MR. FERRARO: We're thinking 350.  
5 Again, that is up to you guys. In our blueprints  
6 that we've submitted, they measure by the amount  
7 of bathrooms, amount of inches of exit space and  
8 square footage. So that would be controlled by  
9 you guys.

10 ALDERMAN WITKOWIAK: But when you say in  
11 your application, you say "number of customers a  
12 day," is that throughout the course of the day?

13 MR. FERRARO: That is from 11:00 in the  
14 morning until 2:00 in the morning.

15 ALDERMAN WITKOWIAK: Okay, thank you.

16 CHAIRMAN BOHL: Any other questions for  
17 Mr. Ferraro?

18 Do you have anyone else here, other  
19 partners, or statements that you wish to make  
20 here?

21 MR. WHITCOMB: Just so the people in the  
22 room understand the nature of the business and the  
23 nature of the entertainment, Mr. Ferraro, for a  
24 customer that comes to your establishment on  
25 Silver Spring, what is the average length of time

1 that they are in the establishment?

2 MR. FERRARO: I would say 90 minutes; 90  
3 to 120 minutes.

4 MR. WHITCOMB: And other than a special  
5 event at the establishment, during the week,  
6 what's the average number of people inside the  
7 establishment at any given moment, let's say,  
8 between 8:00 at night and bar closing?

9 MR. FERRARO: At one moment, or  
10 during –

11 MR. WHITCOMB: Yeah, at one moment.

12 MR. FERRARO: At one moment, on a  
13 weeknight, 80, 90 people.

14 MR. WHITCOMB: And on weekends?

15 MR. FERRARO: Upwards of, you know, 250,  
16 300, depending.

17 MR. WHITCOMB: And what is your maximum  
18 capacity at that location?

19 MR. FERRARO: 1,300.

20 MR. WHITCOMB: Have you ever reached  
21 1,300 other than an anniversary event or special  
22 event?

23 MR. FERRARO: The grand opening reached  
24 it, that's the only time. That was seven years  
25 ago. And we had no parking issues. Our parking

1 lot holds 300 cars, 286 cars. We had a valet  
2 service, and we had over 2,000 people that night  
3 in and out of the building, and there was not one  
4 problem with parking. And that was our grand  
5 opening, so everyone was looking to look for  
6 problems; there were none.

7 MR. WHITCOMB: No other questions.

8 CHAIRMAN BOHL: Just to follow up. The  
9 location that you have in the 5th Aldermanic  
10 District, what would you have in terms, if you  
11 were granted the approval here, signage at this  
12 location vis-à-vis the signage that you have off  
13 of Silver Spring, Lovers Lane?

14 MR. FERRARO: As far as outside of the  
15 building, I would be content with doing whatever  
16 the neighborhood wanted. If they wanted all  
17 brick, no lighting, all I would need is one "S" on  
18 the building. It's a logo the we've branded, just  
19 like the arches of McDonald's. That's all I would  
20 need. There is no – out by us, we've got the  
21 reader boards, and there was concern about that.  
22 There would be no neon. That would be up to you  
23 guys' discretion. We really – we're a  
24 destination place; we're not looking for someone  
25 to walk by and go, "There it is. I'm going."

1 People that are out of town or in town that are  
2 coming to us, they're going to find us. So as far  
3 as it can be a complete brick with an "S" on it,  
4 not even a neon "S," I would be more than content  
5 with that. We don't want the outside of the  
6 building to look gaudy.

7 And it sounds like everyone thinks that  
8 we're trying to be bad neighbors, we don't want to  
9 upset the neighbors. As we came into Silk on  
10 Highway 100, when we first opened, everyone  
11 thought there was going to be problems; there were  
12 protestors, petitions. Three months later, people  
13 forgot we were there.

14 You know, we operate our business, we  
15 run it clean. We sweep the neighborhood. I have  
16 a patrol car that patrols my lot. I even go as  
17 far as to the gas station to make sure when the  
18 girls leave and the customers leave, there are no  
19 problems at the gas station. If there were  
20 problems two, three blocks away, I would patrol  
21 them. The Harley 105th Anniversary, which is  
22 Milwaukee Harley-Davidson, that was in our parking  
23 lot. We went six, seven blocks every day to pick  
24 up litter. We do whatever it takes to make the  
25 people happy and to keep our license secure.

1 We have too much money invested, too  
2 much time invested to not care. And that's just  
3 one thing that I've proven there for seven years,  
4 I've proven in the town of Juneau for four years,  
5 which I have zero parking at all. My capacity in  
6 Juneau is 780 people, I have zero parking. I have  
7 parking for six cars in the back, which I park and  
8 a couple staff, and we handle it with valet, and  
9 there are no issues; four years. And now in  
10 Middleton; one year, we have a parking lot of 60  
11 cars with a capacity of 350, and there is no  
12 street parking at all. It's on a highway. We had  
13 our one-year anniversary party, I hired a bus to  
14 come and shuttle all of our employees. They  
15 parked in a remote lot to handle it. We are very  
16 proactive. We don't wait for problems, we try to  
17 resolve them before they come. And if there is a  
18 problem, we fix it. And I think that we have  
19 proven ourselves over seven years in the current  
20 location and four years in Juneau and a year in  
21 Madison that we do whatever it takes to make it  
22 right.

23 And we have a lot to risk too. I want  
24 to tell the people here that if we do something  
25 wrong downtown, if our license gets revoked at

1 this new location, we will be -- I can have one  
2 license for the State, so not only would I lose  
3 the downtown location, I'd lose the one on Highway  
4 100, I'd lose the one in Madison, I would lose the  
5 one in Juneau. If the license were revoked, I  
6 would never be able to hold a license again in the  
7 State, so I would lose everything. I wouldn't put  
8 all of that at risk if I thought it was a crap  
9 shoot.

10 ALDERMAN WITKOWIAK: Mr. Chairman.

11 CHAIRMAN BOHL: Alderman Witkowiak.

12 ALDERMAN WITKOWIAK: If I could, I have  
13 one other question. I don't know if anybody in  
14 here can answer it. I think that John Robert  
15 Powers is a school, is a bona fide school, I  
16 wonder if that is within that 300 feet? Could we  
17 just get some, Mr. Chairman, could we get some  
18 credible testimony from somebody who might know  
19 the answer to that question?

20 CHAIRMAN BOHL: The only -- I mean, I  
21 don't know if anybody knows that. From the front  
22 entrance, the front entrance is actually where the  
23 distance is gauged.

24 MR. FERRARO: Our front entrance is not  
25 on Pittsburgh; it's one block south, so that would

1 be well over 300 feet.

2 ALDERMAN WITKOWIAK: So that's on the  
3 record that they can check it out.

4 CHAIRMAN BOHL: So everyone is aware,  
5 there is a statutory provision if a liquor  
6 establishment is not grandfathered in that  
7 measures the distance from the main establishment,  
8 of a -- from the main entrance of a church or a  
9 school to the main entrance of a building that  
10 would be serving as the alcohol establishment.  
11 It's not from where the building touches the  
12 building. If the main entrance is on this side,  
13 it would actually be the distance all the way  
14 around to the main entrance.

15 MR. FERRARO: That would be well over  
16 300 feet for sure. 260 from the backside, the  
17 back door to the front door --

18 ALDERMAN WITKOWIAK: Well, Mr. Chairman,  
19 I just want to put this on the record, and the  
20 people across the street can figure it out.

21 CHAIRMAN BOHL: And what would happen  
22 is, we should make the request. There no longer  
23 is a DNS representative on the board, but we want  
24 it to follow through with DNS. That may be an  
25 issue if there was a desire to move forward with a

1 positive recommendation.

2 ALDERMAN WITKOWIAK: Thank you.

3 CHAIRMAN BOHL: With that, was there any  
4 other commentary that you wanted to have in terms  
5 of just normal testimony here? I'll allow you to  
6 provide a closing here momentarily after we hear  
7 from Alderman Witkowiak.

8 MR. WHITCOMB: No, I believe the  
9 testimony has been presented.

10 CHAIRMAN BOHL: Thank you.

11 Alderman Witkowiak, if you want to just  
12 take a couple minutes and make a couple-minute  
13 closing, if you so desire here, then we will hear  
14 from the applicants as well, too.

15 ALDERMAN WITKOWIAK: Mr. Chairman, this  
16 is actually the second time that our neighborhood  
17 is dealing with this issue. Several months ago an  
18 application was made, there was a neighborhood  
19 meeting held, the issues came out on the table.  
20 And sometime after that meeting, the applicants  
21 decided that they would table the request. So now  
22 we're here actually the second time, first time in  
23 front of Committee, but the second time that I'm  
24 dealing with the neighborhood versus this.

25 We held a neighborhood meeting a few

1 days ago at Comedy Sportz. And what I did, I  
2 accumulated my information from the first round of  
3 neighborhood meetings because it's the same  
4 address. And basically, what we did was, we were  
5 accumulating in our office just to gauge the  
6 temperature, to check the pulse. We – what we  
7 did when we started to get e-mails and phone calls  
8 and comments in from people, we actually limited  
9 it to, like, a one-mile radius, so we could get  
10 our consensus, because we started getting a lot of  
11 e-mails from New Berlin, Germantown. I think I  
12 said at the neighborhood meeting we had at Comedy  
13 Sportz, I said, "You know, you can get 1,000  
14 e-mails from North Dakota, and, I'm sorry, but  
15 we're not going to consider those." Anyway, my  
16 statistical analysis of this is that we have 97  
17 percent of the people within a mile-and-a-half  
18 opposed versus 3 percent in favor.

19 And you have to look at the, you have to  
20 consider the items that were on the notice and how  
21 this correlates to that but not in conformance  
22 with the Near South Side plan, traffic and safety  
23 hazard –

24 MR. WHITCOMB: Mr. Chairman, just for  
25 the record, I would object to the testimony

1 concerning the vote that was taken, if you will,  
2 testified by the alderman, based upon hearsay. I  
3 do that for purposes of the record.

4 CHAIRMAN BOHL: We'll allow him to  
5 finish and make a decision.

6 ALDERMAN WITKOWIAK: And I appreciate  
7 that.

8 What I'm conveying to you is my personal  
9 recordkeeping in my office, which I supervised and  
10 tabulated myself, so I consider that direct  
11 testimony.

12 That the club would be out of – too  
13 large and out of scale for this location and  
14 neighborhood.

15 Parking complaints, we've heard that  
16 from a lot of people.

17 And people are worried about decreased  
18 property value.

19 Some of the people that worked on the  
20 Near South Side plan for years mentioned that  
21 there was no mention of a strip club in the plan.  
22 Again, we have safety issues.

23 One of our constituents brought up the  
24 point of the exposure to children. And I  
25 understand from their signage and stuff that they

1 say, "Well, there would just be an "S," which is  
2 their logo, "no neon, anything." But after a  
3 period of time, everybody would – not even a  
4 period of time, everybody would know what's there.  
5 So it would pique the curiosity of the children in  
6 the neighborhood in a way we don't want to pique  
7 their curiosity.

8 You know, and there was a discussion  
9 early on about the property values, and so on.  
10 You had a person that lives within a block of this  
11 application, that they had bought one of the new  
12 condominiums down there, and they are actually  
13 thinking about moving out of the neighborhood if,  
14 in fact, this license were to go forward. To me  
15 that is, to me, something like that would cause a  
16 lot of damage to the neighborhood. If those sorts  
17 of things happen, that could have a catastrophic  
18 effect in the long term.

19 We have a school moving in: Seeds of  
20 Health. Again, even though the place wouldn't  
21 have the flashing lights or neon signs, everybody  
22 would know what that is, and it would pique the  
23 curiosity of those children in a way that we don't  
24 want to do that.

25 Again, testimony about traffic, noise –

1 and I just want to make mention that the group,  
 2 the major people that are, the major group of  
 3 people here that are opposed to this somewhat  
 4 object to the structure of the meeting in that we  
 5 had probably close to 60 people here that wanted  
 6 to – and I understand exactly, this is a  
 7 contested hearing, I understand the rules, so I'm  
 8 not challenging the Chair. I'm just telling you  
 9 that you say, "Well, we had –" what was it? How  
 10 many people spoke here? We had a dozen people  
 11 that spoke against and three spoke in favor and  
 12 you say, "Well, that wasn't so bad." We actually  
 13 had 60 people here who object to the structure of  
 14 the meeting because they would have all liked to  
 15 have been heard and all feel that they had  
 16 pertinent information to provide to this Committee  
 17 that wasn't able to be heard. But we understand  
 18 the parameters with which we work.

19 And then you go to the supporters, you  
 20 have three supporters, two of whom are employees  
 21 of the organization, would be employed there, so I  
 22 mean, they have a, obviously, they have a vested  
 23 interest going forward with this; and one person  
 24 who is a building owner in the area but does not  
 25 live there.

1 So based on the – I spent a huge amount  
 2 of time on this issue just listening to people,  
 3 reading e-mails, letters, and, again, this is –  
 4 they can call this hearsay if they want, it's  
 5 personal testimony for me, countless, countless,  
 6 countless, countless hours, meetings, phone calls,  
 7 everything. The neighborhood is – I don't even  
 8 think "overwhelmingly" is a word that describes it  
 9 enough, how much the neighborhood is opposed to  
 10 this. It's a – it would be trying to put a  
 11 square peg in a round whole; it's just not a fit  
 12 for this neighborhood.

13 The owners of the establishment run a  
 14 fine operation on the west side. It's a  
 15 completely different neighborhood. I mean, it's  
 16 even further apart than an apple and an orange.  
 17 It's, you know, a fruit versus a vegetable, or  
 18 something, I don't know, but it's two completely  
 19 different neighborhoods.

20 And the proximity of the club on the  
 21 west side to a neighborhood compared to the one on  
 22 Pittsburgh is different. It's not surrounded  
 23 closely by any neighborhood. It has a huge  
 24 parking lot. There's actually nobody that could,  
 25 or very few residents that could actually look out

1 their window and see that that club is there.

2 And so, if you take away the moral  
 3 objections, which a lot of people have to this and  
 4 that is their prerogative, it's still not a fit in  
 5 the neighborhood because it's just out of scale,  
 6 the size of it. This is a compact neighborhood.  
 7 We have a lot of the warehouse buildings that were  
 8 converted into beautiful condominiums and  
 9 beautiful apartments. So it's, this is not a  
 10 statement in about the way that the place is run.  
 11 I think for a gentlemen's club, from all of the  
 12 testimony and what I've seen, I've heard, they're  
 13 probably the best operators for that kind of club  
 14 that are around in comparison to the others. But  
 15 it just doesn't fit in the neighborhood for all of  
 16 the reasons that I mentioned.

17 Thank you, Mr. Chairman, members.  
 18 CHAIRMAN BOHL: In terms of what was  
 19 stated in the objection that was raised by Mr.  
 20 Whitcomb in relation to the percentages that were  
 21 given by Alderman Witkowiak, I don't mind  
 22 receiving that in terms of testimony. What I will  
 23 just indicate to the Committee that there be no  
 24 basis in determining your vote here. So in terms  
 25 of the acceptance of that as hearsay, yeah,

1 absolutely. I will say that the Committee will  
 2 rule that there should be no basis of a decision  
 3 based on that testimony.

4 Just one comment, because it did come  
 5 up, and I will say this not only to Alderman  
 6 Witkowiak but every other alderman on the Common  
 7 Council, including members here, anybody else, you  
 8 all know it; that is, anytime we expect that there  
 9 is going to be a huge turnout for an establishment  
 10 in your district, expect a contested hearing to be  
 11 called. And that's, that ultimately is the  
 12 same – you go before the Board of Zoning Appeals,  
 13 you would have had all of the neighbors showing up  
 14 and had a ten-minute segment; ten minutes. I  
 15 think it's incumbent on every alderman then when  
 16 that is the case, he would, all of the neighbors,  
 17 if they're going to represent the same side in  
 18 objection, it is to say, "Charley, you need to go  
 19 first, and you need to go, and you need to go.  
 20 And now we'll cover the five bases of the best  
 21 points possible." These hearings are not a  
 22 democracy, because we – I think if you have ever  
 23 watched the City Channel before, what you've  
 24 probably seen is, previous powers where you have  
 25 seen people bus loaded in who are supporters. And

1 it's not a vote of saying, "Hey, there are 71  
2 against. Oh, but there are 72 in favor. Those in  
3 favor of the license outnumber the opposition by  
4 one, therefore, we grant." So it's quality of  
5 testimony over quantity of testimony.

6 I appreciate that you've all been here,  
7 but I think it's incumbent on every alderman in  
8 every district to say this much: "I hold  
9 neighborhood meetings to hear to the nth degree  
10 every one of you to represent your viewpoints and  
11 to actually work like an attorney and say your  
12 testimony is going to present this, your testimony  
13 this. We need to hear from you, we need to hear  
14 from you, we need to hear from you." There is an  
15 issue with redundancy. These meetings are not  
16 meant for that purpose. Because if we had done  
17 that, even on the previous ones, then you may have  
18 been sitting here until another three hours from  
19 now before we even started hearing from you here  
20 from this morning. Then many of you would have  
21 said, "Oh, I got to pick up Suzy. Got to go to  
22 this. Got to go to work. Got to go there." And  
23 you wouldn't be here to begin with.

24 So I just don't want to ever hear that  
25 from anyone else. In terms of other aldermen,

1 please, relay, when you know that there is going  
2 to be a very busy, extremely large turnout, I  
3 expect those aldermen who hold their neighborhood  
4 meetings say, "There is going to be a contested  
5 hearing. We want you there." But the discussion  
6 ought to be, "We probably will get to about a  
7 dozen or so. Let's work this out in advance."  
8 I've done it in my own district, I expect others  
9 to do that, okay?

10 I do appreciate you all coming, but the  
11 understanding is, we came in today, took an  
12 additional day of the Committee outside of our  
13 normal hearing. If anybody knows, this particular  
14 Committee will get here at 8:00 a.m. on our normal  
15 hearing, and I've been here as far as part of  
16 meetings that go to midnight with about a  
17 ten-minute lunch break and one five-minute break,  
18 other than that, I didn't leave this to even go to  
19 the restroom. And that means every time when you  
20 have 60 people that show up and other items behind  
21 you, theoretically, people could be here waiting  
22 for ten hours just to have their two cents of say  
23 as well, too. So that's why, that's why we  
24 created a contested hearing, and I want everyone  
25 to know that and appreciate that.

1 Mr. Whitcomb.

2 MR. WHITCOMB: Thank you, Mr. Chairman.  
3 I would like to thank members of this Committee  
4 for meeting and hearing these matters today. It's  
5 been a long one in an early afternoon. And also,  
6 to all of the people who appeared, you speak  
7 highly of your community and you show your  
8 strength by being here today, even though it's in  
9 opposition to what we are requesting.

10 I think the concern -- and this was not  
11 a matter of a group of businessmen trying to foist  
12 something on a community; it's the way the zoning  
13 is structured in the City of Milwaukee. There  
14 just is not any identifiable place in the City of  
15 Milwaukee where you can have a gentlemen's club  
16 that serves alcohol. That's the way our zoning is  
17 constructed. You must, for 99 percent of the  
18 property in this City, you must have a liquor  
19 license in order to maintain an adult  
20 entertainment establishment. If areas of  
21 Milwaukee, the City, were zoned where it was a  
22 permitted use, where the only issue would be the  
23 qualifications for a liquor license and not an  
24 issue for qualifications for a strip joint, then  
25 we would not be here today.

1 These businessmen and this industry, a  
2 lawful industry, it's entertainment, it's not  
3 tavern work; it's entertainment, are trying to do  
4 what people in Milwaukee, downtown Milwaukee have  
5 asked them to do: build a club downtown for our  
6 visitors, for our conventioners, for our  
7 businessmen, so they have someplace where they can  
8 go and conduct business with a background that,  
9 although we all know what it is, but it's a male  
10 bonding-type issue from a business perspective.  
11 They spend a good deal of money, not unlike the  
12 high-end restaurants we have downtown, and they  
13 have been asked to do that, they have attempted to  
14 do that, and they have, at least this morning,  
15 failed to do that. I mean, Alderman Hamilton  
16 noted that, "Meet with these businesspeople, sit  
17 down at the table and discuss with them." It's  
18 very difficult if not impossible to do, because  
19 everyone is guessing what may be permitted. If  
20 there was a zone, zoning in areas where adult  
21 entertainment facilities were a permitted use,  
22 nowhere in the City is it a permitted use;  
23 nowhere, you either need 99 percent of the time  
24 the approval of this Licenses Committee or you  
25 need the approval of BOZA.

1 This is a lawful entertainment industry,  
 2 business. It's quite prevalent in other cities,  
 3 the high-end aspect of it. It doesn't create  
 4 problems. It doesn't reduce property values,  
 5 there is no evidence in it. But there is the  
 6 fear, and it's unfounded fear. And in the City of  
 7 Milwaukee, it's unfounded because they have never  
 8 accepted it in downtown Milwaukee to the degree  
 9 that these gentlemen want to do. They are willing  
 10 to gamble \$1.5 million to prove to everyone their  
 11 fears are unfounded; they will be proven wrong.  
 12 And it will be a welcome addition to downtown and  
 13 will be an asset to downtown.

14 I would respectfully ask this Committee  
 15 to grant them this opportunity. It's a  
 16 substantial investment in that particular  
 17 neighborhood, rather than having another vacant  
 18 building for years to come.

19 And I would ask the neighbors to provide  
 20 patience, if you will, tolerance, if you will. We  
 21 know that you could all come back here again once  
 22 the establishment is open, and within a week,  
 23 within two weeks initiate revocation proceedings  
 24 where they would not only lose their business,  
 25 they'd lose their investment in the millions of

1 dollars. They want to be able to have the  
 2 opportunity to prove you wrong. I ask that you  
 3 provide them with that opportunity. Milwaukee can  
 4 take a baby step into modern municipal downtown  
 5 entertainment areas by approval of this nature.

6 Thank you.

7 CHAIRMAN BOHL: Thank you.

8 Are there any other questions Committee  
 9 members have? Hearing and seeing none, we're in  
 10 committee on this matter then.

11 ALDERMAN KOVAC: Mr. Chair.

12 CHAIRMAN BOHL: Alderman Kovac.

13 ALDERMAN KOVAC: A lot of similar issues  
 14 to the last one that I'll note. I'll note the  
 15 neighborhood objections and the objections of  
 16 residents and businesses. It was very thorough  
 17 and very thoughtful, and much of it had been done  
 18 after consultation with the businessowners. So it  
 19 certainly was made out of knowledge; not  
 20 necessarily out of fear. I think it's pretty  
 21 clear there are overwhelming neighborhood  
 22 objections. Based on those, specifically  
 23 detriment to health, safety and welfare of the  
 24 neighborhood, specifically to parking and traffic  
 25 problems, I'll move denial.

1 CHAIRMAN BOHL: The motion by Alderman  
 2 Kovac is to recommend denial based on neighborhood  
 3 objections, to parking and traffic problems, as  
 4 well as other factors detrimental to the health,  
 5 safety and welfare of the neighborhood. Is there  
 6 any discussion on that motion? Let's call a roll  
 7 call vote then.

8 THE CLERK: Alderman Hamilton.

9 ALDERMAN HAMILTON: Aye.

10 THE CLERK: Alderman Kovac.

11 ALDERMAN KOVAC: Aye.

12 THE CLERK: Alderwoman Coggs.

13 ALDERWOMAN COGGS: Aye.

14 THE CLERK: Alderman Zielinski.

15 ALDERMAN ZIELINSKI: Aye.

16 THE CLERK: Mr. Chair

17 CHAIRMAN BOHL: Aye. The motion will  
 18 carry on a 5-0 vote.

1 STATE OF WISCONSIN )  
 ) SS:  
 2 COUNTY OF WALWORTH )

3  
 4  
 5 I, KAREN RENEE, Court Reporter and  
 6 Notary Public in and for the State of Wisconsin, do  
 7 hereby certify that the above proceeding was recorded  
 8 by me on September 20, 2010, and reduced to writing  
 9 under my personal direction.

10 I further certify that I am not a  
 11 relative or employee or attorney or counsel of any of  
 12 the parties, or a relative or employee of such attorney  
 13 or counsel, or financially interested directly or  
 14 indirectly in this action.

15 In witness whereof I have hereunder set  
 16 my hand and affixed my seal of office at Burlington,  
 17 Wisconsin, this 8th day of December, 2010.

18  
 19  
 20 \_\_\_\_\_  
 21 Karen Renee  
 22 Court Reporter and Notary Public  
 In and for the State of Wisconsin

23 My Commission Expires: March 11, 2012.  
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