



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Thursday, October 13, 2022

COMMITTEE MEETING NOTICE

AD 04

RYAN, Richard J, Agent
PTG Live Events LLC
710 N Plankinton Av #900
Milwaukee, WI 53203

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall or you may attend virtually using the link below. The hearing will be held at:

Tuesday, October 18, 2022 at 11:35 AM

The access code is <https://meet.goto.com/763126797>. If you wish to call in, please call [+1 \(646\) 749-3122](tel:+16467493122) and use Access Code: [763-126-797](tel:763126797). Please see the enclosed best practices document for further instructions.

Regarding: Your Class B Tavern and Public Entertainment Premises License Applications Requesting Instrumental Musicians, Disc Jockey, Bands, Comedy Acts and Patrons Dancing as agent for "PTG Live Events LLC" for "Pabst Theater Group" at 1119 N Marshall St.

There is a possibility that your application may be denied for one or more of the following reasons: The recommendation of the committee regarding the application shall be based on evidence presented at the hearing. Per MCO 85-2.7-4, probative evidence concerning whether or not a new license should be granted may be presented on the following subjects: whether or not the applicant meets the municipal requirements, the appropriateness of the location and premises where the licensed premises is to be located and whether use of the premises for the purposes or activities permitted by the license would tend to facilitate a public or private nuisance or create undesirable neighborhood problems such as disorderly patrons, unreasonably loud noise, litter, and excessive traffic and parking congestion. Probative evidence relating to these matters may be taken from the plan of operation submitted with the license application, if any, but shall not include the content of any music. Evidence regarding the fitness of the location of the premises to be maintained as the principal place of business, including but not limited to whether there is an overconcentration of businesses of the type for which the license is sought; whether the proposal is consistent with any pertinent neighborhood business or development plans, or the location's proximity to areas where children are typically present. The applicant's record in operating similarly licensed premises; and whether or not the applicant has been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the activity to be permitted by the license being applied for or any other factor which reasonably relates to the public health, safety or welfare may also be considered. See attached police report or correspondence.

Notice for applicants with warrants or unpaid fines:

Proof of warrant satisfaction or payment of fines must be submitted at the hearing on the above date and time. Failure to comply with this requirement may result in a delay of the granting/denial of your application.

Failure to appear at this meeting may result in the denial of your license. Individual applicants must appear only in person or by an attorney. Corporate or Limited Liability applicants must appear only by the agent designated on the application or by an attorney. Partnership applicants must appear by a partner listed on the application or by an attorney. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition are present at the committee hearing and willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

You may examine the application file at this office during regular business hours prior to the hearing date. Inquiries regarding this matter may be directed to the person whose signature appears below.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

BY: _____


Jim Cooney
License Division Manager

If you have questions regarding this notice, please contact the License Division at (414) 286-2238.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov



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Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

Cox, Andrew

From: Cooney, Jim
Sent: Wednesday, October 12, 2022 2:25 PM
To: Cox, Andrew
Cc: Martin-MGR, Faviola
Subject: FW: Amended Plan of Operation PTG Live Events, LLC – AKA The Fitzgerald - 1119 N. Marshall St.
Attachments: Microsoft Word - 10.7.2022 Final Amended Plan of Opp (Q&B Comments v.2).docx.pdf

Please add

From: Michael Maistelman <msm@maistelmanlaw.com>
Sent: Friday, October 7, 2022 3:16 PM
To: Coggs, Milele <mcoggs@milwaukee.gov>
Cc: Gary Witt <gwitt@ptglive.com>; Ann Lennart <alennart@ptglive.com>; Daniel Kersey <Daniel.Kersey@quarles.com>; Cooney, Jim <Jim.Cooney@milwaukee.gov>; Matt Beringer <mberinger@ptglive.com>; Bauman, Robert <rjbauma@milwaukee.gov>; DeLessio-Parson, Ax <Axdp@milwaukee.gov>
Subject: Amended Plan of Operation PTG Live Events, LLC – AKA The Fitzgerald - 1119 N. Marshall St.

Good Afternoon Chairwoman Coggs,

Attached for your and your committee members' review is my client's Amended Plan of Operation for the above premises.

I would ask Mr.Cooney to add this to my client's file.

Thank you very much,

Michael

--
Attorney Michael S. Maistelman
He/Him
Maistelman & Associates, LLC
8989 N Port Washington Rd ~ Suite 207
Milwaukee, WI 53217
414-908-4254
414-447-0232 (fax)
414-333-9700 (cell)
msm@maistelmanlaw.com
<http://www.maistelmanlaw.com>

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the original transmission and its attachments without reading or saving in any manner.

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

To: License Committee Chairwoman Milele A. Coggs – (via email mcoggs@milwaukee.gov)
cc: City of Milwaukee License Division – (via email License@Milwaukee.gov)
Alderman Bob Bauman – (via email rjbauma@milwaukee.gov)
Aldermanic Aid Ax Delessio-Parson (Axdp@milwaukee.gov)
From: Attorney Michael S. Maistelman
Dated: October 7, 2022
Re: Amended Plan of Operation - PTG Live Events, LLC – AKA The Fitzgerald
Address: 1119 N. Marshall St., Milwaukee, WI
License Applied: Class B Tavern and Public Entertainment Premises License Applications
Requesting Instrumental Musicians, Disc Jockey, Bands, Comedy Acts, and Patrons Dancing.

Background

The locally owned Pabst Theater Group has been operating live music, entertainment, and private event venues in Milwaukee for over 20 years. Currently, it operates the historic Pabst Theater, the Riverside Theater, Turner Hall Ballroom, the Back Room @ Colectivo, and the Miller High Life Theatre. The Pabst Theater Group is an experienced host of wedding and private events, having hosted over 400 weddings at Turner Hall Ballroom over the past 15 years. On average, the Pabst Theater Group serves 420,000 patrons per year, and is estimated to contribute \$250 million to the local economy each year, while paying over \$150,000 annually in sales tax. In addition, the Pabst Theater Group is also committed to the Milwaukee community, and actively supports the following organizations: Hunger Task Force, Milwaukee Area Domestic Animal Control Commission, Milwaukee Youth Arts Group, Milwaukee County Parks, Riverwest Food Pantry and MPS Foundation.

The following amended plan of operation shall be made part of our License Application: Mitigation Management Plan. As well as the attached additional terms that were negotiated with certain of the neighbors, including the City Green Condominium Board.

On several occasions, we have met¹ with various neighbors² to discuss their concerns. We have also had extensive email and telephone communications with certain of the neighbors. I have also met with Alderman Bauman on a number of occasions to address his concerns. Based upon these meetings and communications, the following amends our plan of operation.

Number of Events: (1) We will limit the number of wedding events and similar events to forty-eight (48) per year. (2) We will limit the number of dining events, lecture events, and other cultural events (such as dance events and plays), which may be ticketed, to twelve (12) per year.

Music: PTG will contract with an exclusive DJ company for wedding events, which will be the sole DJ company utilized when a DJ is requested by a wedding client. Our DJ will have strict

¹ I also spoke with MPD 1st District Captain Campbell regarding our operation, and he has set up walk-through of the premises with the Community Liaison Officers on October 13, 2022, at noon to assist us in ensuring the health, safety and welfare of the neighborhood.

² Meeting notices were emailed to residents for whom we possessed email addresses as well as placed in the foyers of buildings in the surrounding neighborhood.

sound volume guidelines and, by virtue of the exclusivity for wedding events, will be well-acquainted with the operating restrictions at the venue.

Security: We have our own professional security that also works at our other venues. Our security will also be meeting with MPD on October 13, 2022, and will continue to meet with MPD, from time to time, to assess our needs for protecting the health, safety and welfare of the surrounding neighbors.

Clients: We will have a detailed contract for the party wishing to rent our facility³. The contract will state that the client is responsible for their guests, and should their guests violate the health, safety, and welfare provisions then PTG will shut the event down immediately and bar the client from ever renting any PTG venue again.

Cameras: We have a state-of-the-art video security system with seven (7) cameras for the entire premises, both inside and outside. We have four (4) cameras within the premises and three (3) cameras around the premises' perimeter.

Lighting: We have outdoor light fixtures designed to minimize the impact on the neighbors while providing adequate lighting levels to assure security and discourage loitering. We will also add additional light fixtures as recommended by MPD.

Biweekly Staff Meetings: We have biweekly staff meetings to among other things review and discuss issues/concerns of the neighbors.

Neighborhood Meetings: We will host quarterly meetings with the neighbors, MPD, and the Alderman to review their concerns and promptly address them. We will participate in the local block watch.

Loitering: Guests will be prohibited from loitering outside the property and surrounding neighborhoods. We will have our security make continuous sweeps of our outdoor perimeter to ensure no one is loitering. MPD will be called on anyone loitering, littering, and causing loud noise.

Communication with MPD: We will immediately notify MPD if any issues arise without concern about having a PA-33 issued.

Litter Control: We will control and inspect the litter emanating from our site and the general perimeter from our location in the public right-of-way after each event.

MPD Monthly Crime Prevention Meetings: We will attend the monthly crime prevention meetings conducted by District 1.

Other Measures

A. We will participate in the E-Notify system for email updates regarding the premises.

³ The prior owner/operator had a very limited contract with guests.

B. We will regularly file open records requests for Milwaukee Police Department Computer Aided Dispatch System (CADS) reports regarding the property.

C. We welcome suggestions from our residents, the neighbors, Alderman Bauman, and MPD on how we can effectively address any issues and concerns that may arise.

D. We will provide the neighbors, Alderman Bauman and MPD with the following email: alennart@ptglive.com and telephone number: (414) 242-8143 for them to contact us immediately if any issues arise. Best efforts will be used to ensure that this phone line will be answered during events as well as during regular business hours.

E. We will schedule follow-up onsite meetings with the MPD Community Liaison Officer to review and advise us on our security and other measures.

Below is the Licensee's contact information for Alderman Bauman, MPD, and the neighbors should any need arise:

Contact Info for Licensee:

PTG Live Events, LLC
710 N. Plankinton Avenue, 9th Floor
Milwaukee, WI 53203
Attention: Ann Lennart, Director of Private Events
Email: alennart@ptglive.com
(414) 242-8143

ADDENDUM TO AMENDED PLAN OF OPERATION

1. The Venue is defined to be the interior of the building.
2. Any music playing outside of the Venue must end by 6:00 p.m.
3. While music is playing inside of the Venue after 6:00 p.m., all exterior Venue windows and doors shall remain closed (provided that doors may be opened and closed to permit guest entry and exit from time to time).
4. Indoor music at the Venue must be turned down to a reasonable level at 10:00 p.m., so as to not be unreasonably heard outside. All indoor music at the Venue must end by 11:00 p.m.
5. Noise levels at the Venue shall not exceed limits established in Milwaukee City Ordinance Sections 80-64 and 80-65.
6. PTG may host the following events at the Venue: (i) "private" events as has been the past practice of Villa Filomena (such as wedding ceremonies, receptions and other non-ticketed private events); and (ii) other events, limited to dining events, lecture events, and other cultural events (such as dance events and plays) which may be ticketed. The number of ticketed events will not exceed 12 per calendar year. The Venue will not be used as a concert hall.
7. All events must be conducted in the Venue and/or the enclosed outdoor courtyard. Except for wedding party photos which may take place outside the enclosed outdoor courtyard as well as ingress and egress of the wedding party and their guests to see them off and receiving lines. The following activities, or their functional equivalent are permitted to take place in the enclosed outdoor courtyard: wedding ceremonies, cocktail hours, yard games, photobooths and small wedding dinners. Other than the above, event contracts will specifically preclude activity from taking place in the portico, yard, entry steps, walkways, driveways and public sidewalks (but guests may utilize the courtyard for personal reasons, such as smoking, cooling off or stepping outside).
8. The outdoor courtyard at the Venue must be closed to planned event activity at 10:00 p.m. provided, however, that the outdoor courtyard may be utilized by guests for personal reasons, such as smoking, cooling off or stepping outside.
9. PTG will ensure that security and management personnel will supervise and monitor any outside activity. PTG will further ensure that signs will be posted instructing guests to respect the Venue's neighbors.
10. PTG security and management personnel will use their best efforts to (i) prevent unreasonable noise during the disposal of recyclables and garbage in outdoor dumpsters at the Venue, (ii) prevent the running of truck engines for unreasonable periods of time at the Venue and (iii) eliminate unreasonable disturbances associated with event tear-down at the Venue.
11. In connection with renovations planned as of the date hereof, PTG will in good faith consider and if commercially reasonable and viable, implement, additional sound dampening to the Venue.
12. PTG will employ or otherwise engage appropriately trained security personnel, which personnel will be present at each event at the Venue to ensure compliance with this Agreement. The number of such personnel will be appropriately determined and proportionate to the size and nature of a given event.
13. All event contracts for the Venue will provide that the event must end at or before 11:00

- p.m. PTG management and security personnel will ensure (i) guests disburse from the Venue at or before 11:30 p.m. and (ii) vendors exit the Venue by midnight (12:00 a.m.).
14. All ticketed events must end at or before 10:00 p.m.
 15. In furtherance of the foregoing, PTG will provide property managers of surrounding buildings with a phone number to reach PTG management at any time to discuss events at the Venue. PTG will use its best efforts to promptly respond to any such phone call.

September 26, 2022

Delivered via email

Alderman Robert Bauman
200 East Wells Street, Room 205
Milwaukee, Wisconsin 53202

RE: 1119 N Marshall St – The Fitzgerald

Dear Alderman Bauman,

I am Wayne Jurecki, a resident of 1111 N Marshall St, Unit 1002, and the President of the City Green Condominium Owners Association.

As you are aware PTG Live Events LLC has a Class B Tavern and Public Entertainment Premises License application scheduled to be heard at the Licensing Committee meeting tomorrow, Tuesday September 27th at 4:00 pm as part of council file 220810.

In the past month and a half City Green Condominium Association has hosted a town hall meeting that you attended as well as other meetings for neighbors and residents to express their concerns with PTG's operation of The Fitzgerald. Since these meetings there has been much discussion between PTG and various neighbors and City Green residents. These discussions have resulted in the Operational Plan provisions that are included in council file 220810 as attachment 61. 04:00 PM Ryan - Agreement to be included in the Plan of Operations (copy attached for your convenience.)

I shared a copy of the agreement with all the residents of City Green Condominiums and requested they answer a simple survey and below are the results.

City Green Condominium is comprised of 42 residential units, 18 of which are on the north side of our building and directly overlook The Fitzgerald. Of these 18 units, I received responses from 12 of the units with some units providing multiple responses. Here are the results with figure 1 taking into account only a single response per unit and figure 2 showing all responses received.

"Provided the above provisions are included in the PTG's operational plan when heard by the City's Licensing Committee:"

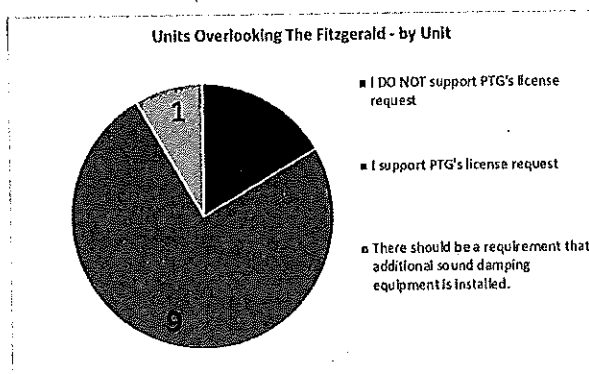


Figure 1

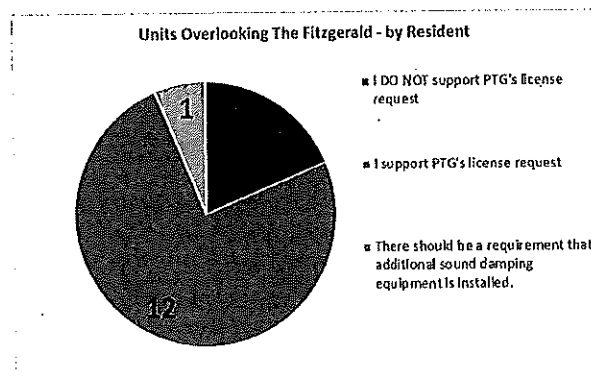


Figure 2

Overall I received 31 responses. Here are the results with figure 3 taking into account only a single response per unit and figure 4 showing all responses received.

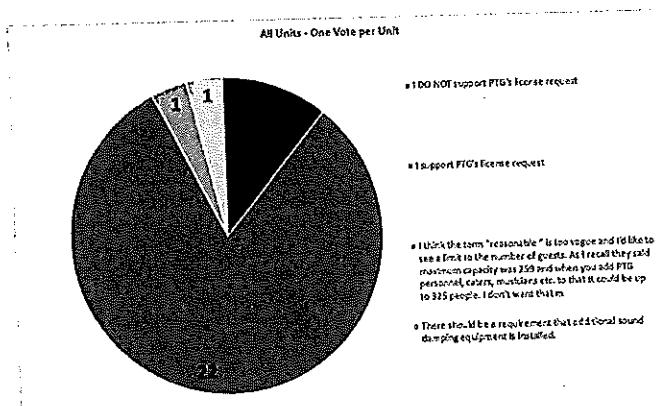


Figure 3

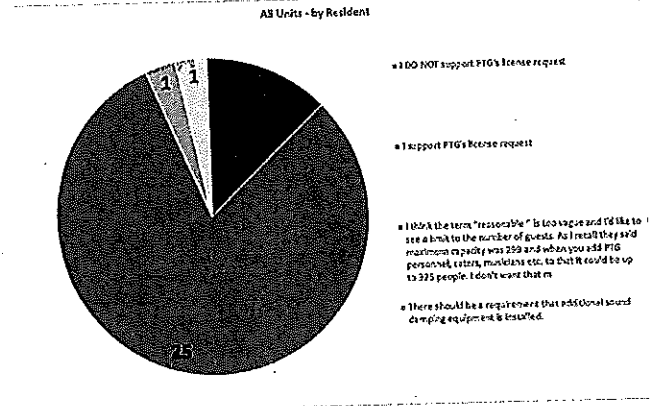


Figure 4

These charts are based on survey responses that I received between Friday September 23rd and Monday morning September 26th. I have also attached the full detail of the survey for your reference.

I hope you find this information helpful for the discussion on Tuesday.

Respectfully,

Wayne A. Jurecki
Wayne A Jurecki

President – City Green Condominium Owners Association
1111 North Marshall Street

September 26, 2022

Delivered via email

Alderman Robert Bauman
200 East Wells Street, Room 205
Milwaukee, Wisconsin 53202

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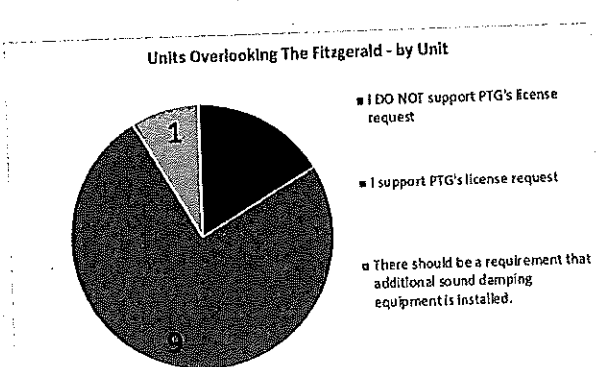


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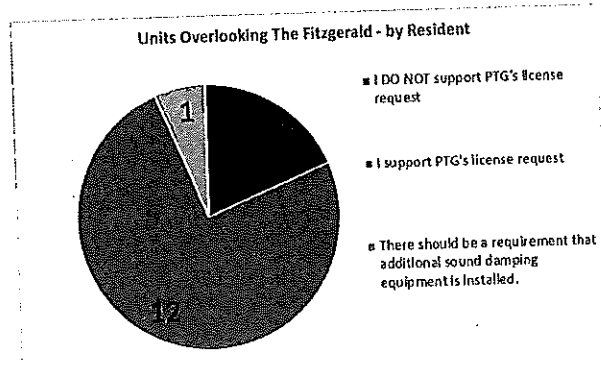


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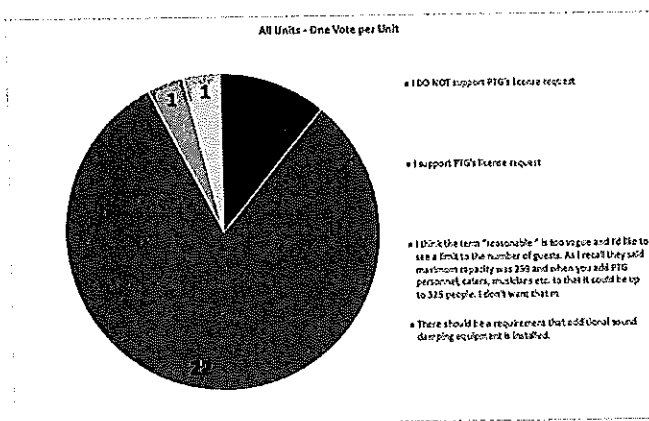


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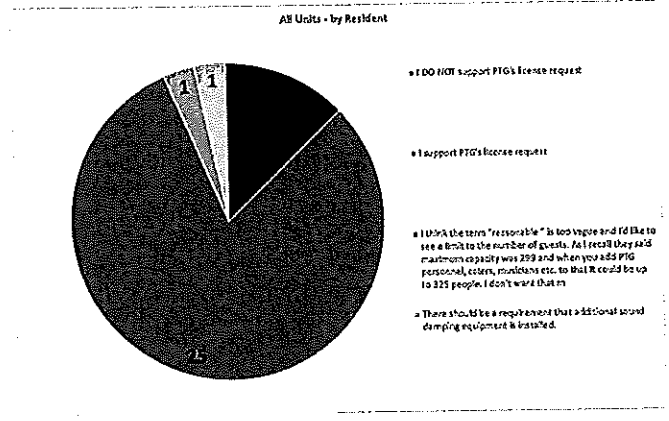


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Respectfully,

Wayne A Jurecki
 President – City Green Condominium Owners Association
 1111 North Marshall Street

City Green Survey - Pabst Theater Group's operation of The Fitzgerald aka Villa Filomena (Responses)

Timestamp	My unit number within City Green Condominiums	My Full Name
9/23/2022 9:10:30	1002	Wayne A Jurecki
9/23/2022 9:15:33	801	Ronald Orth
9/23/2022 9:17:26	902	Susan Horn
9/23/2022 9:17:46	603	Peter Salem
9/23/2022 9:20:26	303	Kerri Kilbourne
9/23/2022 9:22:03	304	Keith Schmitz
9/23/2022 9:28:57	802	Jan Reinartz
9/23/2022 9:32:46	505	Avrum Lank
9/23/2022 9:37:46	805	Rita D Sigmund
9/23/2022 9:43:42	805	Curt Sigmund
9/23/2022 9:44:39	604	Elizabeth Bruderle-Baran
9/23/2022 9:50:27	301	Janet Arnold
9/23/2022 10:05:01	201/202	Ronald E Jacquart/Gary L Van Wert
9/23/2022 10:24:00	903	Kate Freed and John Goggin
9/23/2022 10:25:50	605	Pam Scheferman
9/23/2022 10:50:47	404	Josie Krizek
9/23/2022 11:05:41	904	Julie Hickey
9/23/2022 11:07:41	402	Alwin Edakkunnathu
9/23/2022 11:31:45	405	Michael J. and Renee R. Dries
9/23/2022 15:47:13	1004	Robin Kuhns
9/23/2022 17:36:12	203	Vaughan Harshman
9/24/2022 9:33:53	602	Deja vishny
9/24/2022 10:37:32	601	Kathleen Curran
9/24/2022 12:26:03	704	Tim Brown
9/24/2022 12:27:10	704	Cheryl Hernandez

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9/23/2022 9:22:03	304	Keith Schmitz	I support PTG's license request
9/23/2022 9:28:57	802	Jan Reinartz	I support PTG's license request
9/23/2022 9:32:46	505	Avrum Lank	There should be a requirement that additional sound damping equipment is installed.
9/23/2022 9:37:46	805	Rita D Sigmund	I support PTG's license request
9/23/2022 9:43:42	805	Curt Sigmund	I support PTG's license request
9/23/2022 9:44:39	604	Elizabeth Bruderle-Baran	I support PTG's license request
9/23/2022 9:50:27	301	Janet Arnold	I think the term "reasonable " is too vague and I'd like to see a limit to the number of guests. As I recall they said maximum capacity was 299 and when you add PTG personnel, caterers, musicians etc. to that it could be up to 325 people. I don't want that many people coming into our neighborhood on a regular basis. Would limiting guests to 150 be a reasonable request? I'd also like to see specific language about parking with proof of arrangements with the school and The Plaza provided. Randy and I went for a walk last evening and there were probably 25 to 30 people gathered outside and it was uncomfortable walking past them. It wasn't horrible by any means, and, it doe definitely change the tenor of the neighborhood and my comfort level on my own street. I don't want to be unreasonable, and ultimately we are not going to be able to eliminate the venue. I appreciate the obvious work the City Green board has put into this - I'd just like to see a few more specifics. The format of this survey doesn't allow me to reread this, so I'm sure it's full of typos!
9/23/2022 10:05:01	201/202	Ronald E Jacquart/Gary L Van Wert	I support PTG's license request
9/23/2022 10:24:00	903	Kate Freed and John Goggin	I support PTG's license request
9/23/2022 10:25:50	605	Pam Scheferman	I support PTG's license request
9/23/2022 10:50:47	404	Josie Krizek	I support PTG's license request
9/23/2022 11:05:41	904	Julie Hickey	I support PTG's license request
9/23/2022 11:07:41	402	Alwin Edakkunnathu	I support PTG's license request
9/23/2022 11:31:45	405	Michael J. and Renee R. Dries	Who is responsible for monitoring compliance with this agreement and who is authorized to represent City Green, should a dispute arise? How are disputes to be resolved and by whom? What, if any, penalties will be imposed on PTG if the organization is found to have violated this agreement?
9/23/2022 15:47:13	1004	Robin Kuhns	I support the above provision but would prefer music ends at 10:30 and their patrons start disbursing then.
9/23/2022 17:36:12	203	Vaughan Harshman	I support PTG's license request
9/24/2022 9:33:53	602	Deja vishny	I support PTG's license request
9/24/2022 10:37:32	601	Kathleen Curran	I support PTG's license request
9/24/2022 12:26:03	704	Tim Brown	I support PTG's license request
9/24/2022 12:27:10	704	Cheryl Hernandez	I support PTG's license request

City Green Survey - Pabst Theater Group's operation of The Fitzgerald fka Villa Filomena (Responses)

Timestamp	My unit number within City Green Condominiums	My Full Name
9/24/2022 17:51:22 support PTG's license request	403	Alan Nyitray
9/25/2022 5:32:39 DO NOT support PTG's license request	1004	Robin Kuhns
9/25/2022 7:08:30 support PTG's license request	204	Alan S Perlstein
9/25/2022 7:21:13 DO NOT support PTG's license request	704	Tim Brown
9/25/2022 7:21:46 DO NOT support PTG's license request	704	Cheryl Hernandez
9/25/2022 9:34:00 support PTG's license request	705	Jairo Erasó
9/25/2022 9:48:10 support PTG's license request	904	Patrick Hickey
9/25/2022 10:22:45 DO NOT support PTG's license request	402	Alwin Eaakkunnathu (I changed my previous answer)
9/25/2022 10:50:36 support PTG's license request	304	Lana Cramer/
9/26/2022 6:42:27 support PTG's license request	702/703	Isabel De Aós



Pabst

Milwaukee Turners, Inc
1034 North Vel R Phillips Ave
Milwaukee, WI 53203

President
Art Heitzer

To Whom it May Concern,

Vice President
Michael Morgan

I'm writing as the Executive Director of the Milwaukee Turners at Turner Hall, a National, City, and County Landmark.

Executive Director
Emilio De Torre

We have had a longstanding relationship with the Pabst Theater Group. They have rented Turner Hall Ballroom since 2006, and we enjoy our partnership with them. They are easy to work with and take pride in this historic building and the neighborhood - assisting with clean up and presentation of the building and the grounds.

**Operations &
Grants Manager**
Krisie Fung

We have always been impressed with their trained staff and the pride they take in running a tight ship, providing professional security and hospitality staff at all their events. They work well with us and do a great job bringing business to the downtown area. The Pabst Group are also strong supporters of other local businesses in the area.

**Finance & Admin
Manager**
Ryan Findley

They are attuned to the needs, security and conservation of this building and the community, and we are glad to continue our partnership with them.

Treasurer
Martha Collins

Please reconsider granting their liquor license so that they can provide opportunities and great experiences for Milwaukee at the Fitzgerald also.

Secretary
Liza Kessler

Warmly,

School Board Chair
Dr. Amber Tucker

Emilio De Torre
Executive Director
Milwaukee Turners
Emilio@milwaukeeeturners.org

**Turner Board of
Trustees**
Chris Ahmuty
Molly Collins
Dr. Alison Efford
Scott Flessner
Dr. Beth Hoffman
Megan McGee
Tarik Moody
Michelle Velasquez
Sean Wilson

Melendez, Yadira

From: Cooney, Jim
Sent: Thursday, October 13, 2022 10:43 AM
To: Melendez, Yadira
Cc: Martin-MGR, Faviola
Subject: FW: The Pabst Theater Group

Please add

From: Michael S Maistelman <msm@maistelmanlaw.com>
Sent: Thursday, October 13, 2022 10:40 AM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: Fwd: The Pabst Theater Group

For the file also.

Attorney Michael S Maistelman
Sent from my iPhone

Begin forwarded message:

From: Jim Borris <Jim.Borris@zilber.com>
Date: October 13, 2022 at 9:35:31 AM CDT
To: mcoggs@milwaukee.gov
Cc: alennart@ptglive.com, gwitt@ptglive.com, daniel.kersey@quarles.com, msm@maistelmanlaw.com
Subject: The Pabst Theater Group

Dear Alderwoman Coggs,

I was disappointed to read in Urban Milwaukee that Gary Witt and the Pabst Theater Group was encountering resistance to its plans for Villa Filomena (recently renamed the Fitzgerald). The primary issue appears to be reissuance of the facilities' liquor license which would allow for catered events such as weddings. As owners of the Riverside Theater our company, and me personally, have had a long 20 year relationship of working closely with Gary and the PTG. The PTG has operated our venue with the utmost care, conscientiousness and integrity. The Riverside has an impeccable operating record, including the responsible management of liquor use and sales, and I feel strongly that Gary and the PTG should be given the chance to execute on his plan and prove that he will do the same with this facility. Gary has been an advocate in our community for many years, he is responsible and he will manage this facility for the betterment of Milwaukee, just like he has for all of his other businesses.

Thank you for consideration of this request.

James D. Borris
President & CEO



710 North Plankinton Avenue
Milwaukee, WI 53203
414-274-2473
jim.borris@zilber.com

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Melendez, Yadira

From: Cooney, Jim
Sent: Thursday, October 13, 2022 10:44 AM
To: Melendez, Yadira
Cc: Martin-MGR, Faviola
Subject: FW: PTG Live Events – Liquor License

This too please

From: Michael S Maistelman <msm@maistelmanlaw.com>
Sent: Thursday, October 13, 2022 10:40 AM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: Fwd: PTG Live Events – Liquor License

Also for the file.

Attorney Michael S Maistelman
Sent from my iPhone

Begin forwarded message:

From: Kevin Lindsey <klindsey@endeavorsgrp.com>
Date: October 13, 2022 at 7:48:47 AM CDT
To: joseg.perez@milwaukee.gov, mark.borkowski@milwaukee.gov, mcoggs@milwaukee.gov,
Scott.Spiker@milwaukee.gov, rjbauma@milwaukee.gov, mayor@milwaukee.gov,
nikiya.dodd@milwaukee.gov
Cc: alennart@ptglive.com, Gary Witt <gwitt@ptglive.com>, daniel.kersey@quarles.com,
msm@maistelmanlaw.com
Subject: PTG Live Events – Liquor License

October 13, 2022

Mayor Cavalier Johnson

Alderman José G. Pérez, City Council President

Alderman Robert Baumann

Alderman Mark Borkowski

Alderwoman Milele Coggs

Alderwoman Nikiya Dodd

Alderman Scott Spiker

Re: PTG Live Events – Liquor License

As a Director and Trustee of The Cudahy Foundation and a long time Board Member of the Pabst Theater Foundation, I have had the honor and privilege of working with Gary Witt and Matt Beringer for decades. In my experience, I have found them to be consummate professionals and proud citizens of Milwaukee, working tirelessly for the good of our city. Under their leadership, the Pabst Theater came to life and became a vibrant entertainment venue. They extended their expertise to management of the Riverside Theater and Turner Hall, both of which followed suit in bringing the finest of artists to Southeast Wisconsin audiences.

PTG Live Events is now seeking a liquor license for their newly acquired venue, Villa Filomena, renamed the Fitzgerald. From personal experience, I can assure you that PTG Live Events will manage this historic property with the respect it is due. They have always used liquor licenses responsibly, and I have every confidence they will do so at this new venue.

Thank you for your consideration of this request.

Respectfully,

Kevin Lindsey

Director / Trustee

The Cudahy Foundation

414-355-3000

Melendez, Yadira

From: Angela Quigley <angela@marriedinmilwaukee.com>
Sent: Friday, September 30, 2022 11:23 AM
To: Borkowski, Mark; Coggs, Milele; Dodd, Nikiya; Perez, Jose; Spiker, Scott; Bauman, Robert; Mayor; Rainey, Khalif; Zamarripa, JoCasta; Murphy, Michael (Alderman); Dimitrijevic, Marina; Stamper II, Russell
Cc: Melendez, Yadira; Greg Quigley
Subject: The Fitzgerald -- Letter of Support for Operating License

Some people who received this message don't often get email from angela@marriedinmilwaukee.com. [Learn why this is important](#)

To the City of Milwaukee Licensing Committee, Alderman Bauman, Common Council & Mayor Johnson:

My husband and I are in the wedding industry and have done business with both the former Villa Filomena and the Pabst Theater Group for years. We are writing a **letter of support for the venue The Fitzgerald being approved of its operating license** for the following reasons:

1. **The Fitzgerald / Villa Filomena has been a venue for 20+ years** and dates back even further to the 1960s when The College Women's Club added the current ballroom that fits 225+ people. To change that now because the building was sold is not supportive of local business.
2. **Pabst Theater Group has agreed to operate under similar terms as the past 20+ years**. Per this quote from PTG representative: *"We recognize that we're in a residential area here and we respect the neighborhood and know what the neighbors are used to with this. We're not going to drastically change any of the things that (the Sanfilippo / Villa Filomena) family have put in place. There's still going to be that 11 p.m. curfew."*
3. **Various venues & hotels already exist within a 2 block radius to The Fitzgerald**. The Astor Hotel / Knickerbocker Hotel / Plaza Hotel / The County Clare / The Women's Club / The University Club, even Victors Nightclub are all within 2-3 blocks of The Fitzgerald. To put this restriction on this venue is inappropriate as this neighborhood has been bustling with activity for a very long time, even since my husband and I lived there in the mid-2000s.
4. **Villa Filomena has been a venue way before the City Green condos were built in 2007**. Additionally, neighbor complaints referenced in this JSONline article from the City Green Condos appear to be relative to a loud bus on one recent night in particular. To not approve the operating permit for The Fitzgerald due to this is not right.
5. **The Pabst Theater Group are experienced venue operators** and have run successful venues for several years. These venues contribute to Milwaukee's culture, economy and vibrancy and we feel they are the perfect business to take over this historic venue and will run it with respect for the neighborhood.

My husband and I have been running Married In Milwaukee for the past 10+ years and are experts in the Milwaukee wedding scene. We have hosted & attended various events in the gorgeous and expansive ballroom space of The Fitzgerald and to not approve its operating permit just doesn't make sense, not to mention extremely anti-business.

Thank you all for your service to the great City of Milwaukee. Local entrepreneurs are what makes this City great. Please don't prevent this reputable and longstanding local company from operating The Fitzgerald.

Angela & Greg Quigley
Milwaukee Business Owners

Melendez, Yadira

From: Cooney, Jim
Sent: Thursday, October 13, 2022 11:19 AM
To: Melendez, Yadira
Cc: Martin-MGR, Faviola
Subject: FW: The Fitzgerald

Please add

From: Michael S Maistelman <msm@maistelmanlaw.com>
Sent: Thursday, October 13, 2022 10:59 AM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: Fwd: The Fitzgerald

Another

Attorney Michael S Maistelman
Sent from my iPhone

Begin forwarded message:

From: margo@canopiesevents.com
Date: October 13, 2022 at 10:57:05 AM CDT
To: joseg.perez@milwaukee.gov, mark.borkowski@milwaukee.gov, mcoggs@milwaukee.gov,
Scott.Spiker@milwaukee.gov, rjbauma@milwaukee.gov, mayor@milwaukee.gov,
nikiya.dodd@milwaukee.gov
Cc: Ann Lennart <alennart@ptglive.com>, gwitt@ptglive.com, daniel.kersey@quarles.com,
msm@maistelmanlaw.com, margo@canopiesevents.com
Subject: The Fitzgerald

Alderman Bauman and the Licensing Committee –

We are writing to endorse The Pabst Theater Group as a responsible business. Canopies has provided event rental equipment to this group for 20 years for more than 550+ events and has not had any issues with them. We also want to note that this group is more professional than the prior owners when the location was Villa Filomena. We believe it is important that The Pabst Theater Group is granted their liquor license for The Fitzgerald so that it can remain an event space and contribute to the growth and vibrance of the Milwaukee community. Please feel free to contact us if you have any questions.

Sincerely,

Margo Hudak

Canopies Events

7234 N 60th Street
Milwaukee, WI 53223
414.760.0770

Melendez, Yadira

From: [REDACTED]
Sent: Thursday, September 8, 2022 6:12 PM
To: Melendez-Hagedorn, Yadira

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Yadira,

Hope this email finds you well.

I am writing in response to the Notice of Public Hearing letters the city sends out. For some reason I seem to get them a day or two after the hearing date.

I would like to know if there is a way to submit an objection to granting this new license after the hearing date. This area is already bombarded with extremely loud and out of control people, who in general, are not residents of this area (taking the large population of college students into consideration).

Although Victors is the primary contributor of out of control patrons. Many of which have twerking contests in the middle of the street between 1-3 AM, mostly on weekends. Patrons/guests of The Villa Filomena are not that far behind when it comes to disruptive behavior.

Many people seem to forget that this area is a residential area, with thousands of residents.

I do not support the approval of this license. Especially when it comes to allowing music. The Villa Filomena has on several occasions opened their back doors flooding the neighborhood with loud music. We should not be forced to participate in a celebration we are not allowed to partake in. Would they allow us to come in and start eating their food and drinking their alcohol? I don't think so. So why should we have to listen to their celebrations?

This on top of the cars and motorcycles with extremely loud exhausts constantly gunning their engines like they're at a race track. How is this legal? Don't get me started on the motor trikes and motorcycles that have stereos that can literally hear from over "8 blocks away".

Nothing is being done about these issues and now it looks like the city is going to grant this license. The police have done very little to respond to these incidents

Although I enjoy living in a city environment, This is getting to be a bit much. I guess it is time to move and leave the downtown area to the thugs, drunks, and motorheads.

Thank you for your time.

Roman, Carmen

From: Cooney, Jim
Sent: Wednesday, September 14, 2022 3:42 PM
To: Roman, Carmen; Melendez, Yadira
Subject: FW: Last Night (Saturday) at The Fitzgerald

Carmen,

Can you add in LIRA? Yadira, can you add to the ebook?

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Sunday, September 11, 2022 11:15 AM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: Fwd: Last Night (Saturday) at The Fitzgerald

REDACTED RECORD

Please add to licensing file.

Sent from my iPhone

Begin forwarded message:

From: "Bauman, Robert" <rjbauma@milwaukee.gov>
Date: September 11, 2022 at 11:03:45 AM CDT
To: [REDACTED]
Cc: "DeLessio-Parson, Ax" <Axdp@milwaukee.gov>
Subject: Fwd: Last Night (Saturday) at The Fitzgerald

FYI.

This is a problem. This activity cannot continue. These residents have a legitimate right to quiet enjoyment. They elect me. I have no choice but to advocate for their concerns.

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: September 11, 2022 at 10:46:19 AM CDT
To: ALENNART@ptglive.com, "Bauman, Robert" <rjbauma@milwaukee.gov>
Cc: [REDACTED]
Subject: Last Night (Saturday) at The Fitzgerald

Ann

This is [REDACTED]. We met you at City Green a few weeks ago. We came up to you after the meeting and expressed our strong support for Pabst Theatre Group. But you need to know that last night the "party bus trolley" came and went many times thought the night including up to 11:30 PM. When it was outside the event space, it ran its engine continuously (sometimes for 15 minutes at a time, multiple times) even up to the last trip near 11:30 PM. This was quite disturbing and is an example of what was

discussed at the meeting. Even on the 8th floor, the sound was unmistakable. I hope this is something you can address with future events. We remain enthusiastic, but Pabst needs to part of the solution. Thank you.

Sent from Mail for Windows

REDACTED RECORD

Roman, Carmen

From: Cooney, Jim
Sent: Wednesday, September 14, 2022 3:44 PM
To: Roman, Carmen; Melendez, Yadira
Subject: FW: 8/18 meeting at City Green with PTG

Can you add this too?

REDACTED RECORD

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Wednesday, August 17, 2022 8:55 AM
To:
Cc: DeLessio-Parson, Ax <Axdp@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: RE: 8/18 meeting at City Green with PTG

Thank you for sharing your concerns. You raise a good point regarding enforcement. Ultimately enforcement occurs through the licensing process. Deviations from a plan of operation can be and have been grounds to non-renew licenses but this process offers little immediate relief if a disturbance is occurring at particular time. Technically MPD can enforce but they seldom do since they are not usually aware of a plan of operation.

Sent from Mail for Windows

From: _____
Sent: Wednesday, August 17, 2022 8:43 AM
To: Bauman, Robert
Subject: 8/18 meeting at City Green with PTG

You don't often get email from _____

I am writing to you as we are unable to attend the meeting with you and PTG Thursday, 8/18 at City Green.

We agree with our neighbors that an enforceable agreement with PTG, one that controls activities, parking and noise, is in order. How such an agreement would be enforced is unclear, but at a minimum a contact person at PTG (one who has authority) should be appointed.

Our other concern is that once PTG becomes active managers of the space, that activities agreed to now will accrete over time, pushing the boundaries of any agreement with the neighborhood. A process for resolving any issues that crop up should be in place and expectations for resolution set.

While we have every faith that PTG will be cooperative and responsive now and moving forward, we appreciate your continued involvement in this matter.

Thank you,

Roman, Carmen

From: Cooney, Jim
Sent: Wednesday, September 14, 2022 3:42 PM
To: Roman, Carmen; Melendez, Yadira
Subject: FW: Neighborhood footprint of The Fitzgerald (Villa Filomena)

Carmen can you add in LIRA, Yadira to the ebook?

REDACTED RECORD

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Thursday, September 8, 2022 2:43 PM
To: >
Cc: DeLessio-Parson, Ax <Axdp@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: RE: Neighborhood footprint of The Fitzgerald (Villa Filomena)

Thanks for sharing your views. I will make your comments part of the record so other council members can read them.

From:
Sent: Thursday, September 8, 2022 2:39 PM
To: Bauman, Robert <rjbauma@milwaukee.gov>
Subject: Neighborhood footprint of The Fitzgerald (Villa Filomena)

You don't often get email from
Alderman Bauman,

I was a bit confused by the license hearing for The Fitzgerald (on Sept. 7).

I did attend the Neighborhood Meeting on August 18th. It was unclear who called that meeting, and I received no official invitation. I was lucky that a neighbor, Lee Johnson from the July hearing, let me know of it. We tried to notify adjacent apartment buildings, but the signs we created may or may not have been seen. I know that within my own building, the invitation was removed within a day.

At that meeting, I tried to voice my concerns while allowing others plenty of opportunity to express their own views. I think a good exchange took place. However, the meeting was cut short in the middle of a PowerPoint presentation by the host, Lee Johnson, which had included some of my own photos and videos, documenting issues at the exterior of the property.

Two meetings were scheduled for the following week a , to gather ideas and draft a proposal for a revised Plan of Operation. The first meeting was cancelled. At the remaining meeting, another good discussion took place, but it did not seem enough to draft a proposal. I personally had brought materials to review and discuss that were not looked at. I was the only non-condo resident in attendance. After this, there was no further discussion, yet some sort of proposal was subsequently drafted and sent to owner Gary Witt, with only a small group notified of this. It claimed to represent the neighborhood.

Incidentally, the basis of discussion at that meeting was the existing Plan of Operation attachment, which seemed to be viewed as largely irrelevant. (As the Tierneys have subsequently moved, possibly out of utter frustration.) Looking closely at the history of hearings for this venue, I later realized how haphazardly the agreement had come together. The first set of four rules were improvised by Alderman Kovac in 2018, as an attempt at compromise between the owners and the neighbors at that hearing. The subsequent rules (A-J) were drafted privately in 2019 between the Tierneys and the Sanfilippos, or their lawyers, and possibly revised again

in 2021. (Each time, this saved the Sanfilippos at the 11th hour from a likely suspension.) Though present at hearings in 2018 and 2021, my own concerns were largely excluded from these agreements.

My position is: There have been 10 license renewal hearings since 2009, which indicates a fairly high degree of neighbor complaint. As you pointed out in 2018 (and 2019), the business operates in a 100% residential neighborhood, not an entertainment district. Residents have a right to the quiet enjoyment of their homes. (You came out strongly against renewal that year and the next.) Despite this, neighbors and the license committee have bent over backwards to ensure the business did not get suspended after violating its Plan of Operations, agreeing to new terms every year.

Why are we allowing this 'one-off' business to continue and expand under new ownership? How was it allowed in the first place? Why do recurring license renewal hearings not trigger a pause on the sale of such a property for the same commercial purpose?

Beyond that substantial question, I want my concerns about the exterior of the property to be recognized and accounted for within any future 'agreements'. These concerns represent the neighborhood footprint of the business—the 'pain points' that inconvenience nearby residents like myself. Some of what I've documented appears to represent violations of the existing Plan of Operation, which the new owners (or the Sanfilippos operating under a provisional license) have claimed to be upholding. Others look like basic property boundary violations.

<https://www.youtube.com/watch?v=95oyvwy3-x8&list=PLIANva7V2h5Z5MxpVqHWMh7t5LOd15jTQ>

- wedding music (in garden terrace, amplified)
- pre-event music (amplified)
- guests arriving, being dropped off
- outdoor ceremonies (with crowd response: "Woo!")
- outdoor celebrations (with amplified music)
- post-event gatherings at front of property
- guests congregating in adjacent driveway
- more informal gathering in venue driveway
- guests leaving, catching rides (shouting in street, etc.)
- loud conversations or celebrations in garden terrace, into the night
- late-night truck deliveries (load in or load out, engines idling)

REDACTED RECORD

Note that in 2018, the owner's agent explicitly stated that outdoor music was limited to two pieces, a processional and a recessional. A string quartet was the most frequent example (though DJ was also mentioned). She pleaded for the continuation of outdoor music for this specific ceremonial purpose. However, usage has since expanded to include amplified pre-event music, which is not what was represented. (I understand and appreciate its value in creating an event atmosphere for guests, but it is an expansion of that footprint.)

In addition, one video (Oct. 2, 2021) demonstrates amplified music being played either outdoors within a tent, or from indoors coming through the doors of the garden terrace. Both of these scenarios are troublesome. The Plan of Operation states that the doors must be closed whenever music is being played indoors, while the allowance for outdoor music (as discussed in 2018) was for wedding ceremonies, for brief periods, not for celebrations.

Throughout these videos, there are examples of crowd noise, jubilant exclamations ('Woo!'), yelling, and loud conversations, possibly inebriated. These are part and parcel of the business, and I'm not convinced they can be controlled—particularly as these outdoor spaces and the surrounding neighborhood are part of what's being sold

to guests. Nevertheless, a serious attempt should be made to do so, if this business is going to continue to operate.

Frankly, the 'lush garden terrace' (a.k.a. patio, or stone courtyard) is a pain in the ass for anyone who has to live across the street from it. Its usage is a major noise source. All it takes is a few people; with a full party, the sustained crowd noise is substantial. This is a parallel to the scenario you brought up in 2018: If I'm in my home on a Saturday afternoon or evening trying to listen to the radio, it becomes difficult to do so. I've heard one City Green resident recently request (twice) an acoustic analysis of the venue interior; whether they are actually disturbed by indoor noise, I don't know. My wish would be to put that level of analysis on the exterior of the property or the surrounding street or neighborhood (including my own apartment, if necessary) to substantially deal with that issue for the benefit of residents nearby.

I also think that serious restrictions would need to be put in effect to diminish the haphazard noise disturbances created by guests at the exterior of the property. It's not enough to have signs posted encouraging guests to respect the neighborhood. Access to all outdoor areas should be limited and controlled, particularly as the night continues—this would include the garden terrace, the portico entryway (where guests often gather informally), the surround walkways, the front yard, and the adjacent driveways. Limiting outdoor access might help reduce street chatter between guests leaving the venue and those still in attendance.

Ultimately, I am against the licensing of this venue as a Class B Tavern and Public Entertainment Premises, based on the history of the venue and the amount of noise disturbance at the exterior of the property. It is a poor fit for its surroundings and does not serve its immediate neighborhood. But, as with other neighbors before me, I am expending considerable energy and thought in trying to suggest solutions to these problems—first by getting the problems acknowledged.

P.S. I would like to further note that elements of the business's operation have been alluded to repeatedly in previous license hearings without being a part of the written Plan of Operation. There's been a representation (in the July 2022 hearing) that new ownership is simply continuing the same business, but it's unclear whether that's true in regards to these aspects. An example of this would be a stated Villa Filomena rule (e.g., in 2018) that 'no alcohol is served one hour prior to the end of an event'. Will this still be true? Would a change in this policy impact the neighborhood footprint?

REDACTED RECORD

Fwd: idling trolleys, trucks etc at 1119 N Marshall St.

Cooney, Jim <Jim.Cooney@milwaukee.gov>

Wed 9/14/2022 7:39 AM

To: Collins, Rolanda <Rolanda.Collins@milwaukee.gov>

Cc: Martin-MGR, Faviola <Faviola.Martin@milwaukee.gov>

Can you add asap? The file is on the conference room table. We will be sending hearing notices later today.

Get [Outlook for iOS](#)

From: Bauman, Robert <rjbauma@milwaukee.gov>

Sent: Tuesday, September 13, 2022 5:19:42 PM

To

Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; DeLessio-Parson, Ax <Axdp@milwaukee.gov>;

Subject: Re: idling trolleys, trucks etc at 1119 N Marshall St.

I am sorry this is happening. I will enter your communication into the licensing file.

Sent from my iPhone

> On Sep 13, 2022, at 5:09 PM

>

> [Yo

...

>

> Hello Mr. Bauman,

>

> I am providing a video to give you an idea of how loud the trolleys and trucks are next-door at 1119 North Marshall St. when they host events. Please note the noise level difference and how quiet our neighborhood is for a Saturday night after the idling trolley leaves with the wedding guests. I can provide more video if need be that demonstrates that the trolley was idling from 9:58 PM to 11:25 PM on September 9, 2022, ; the trolley did not pull up to Villa Filomena's driveway.

> letter of objection, I acknowledge that many of my neighbors and I "tolerate" the noise because not many events occur next door and they're usually only on Saturday nights. Also these are family events so we tolerate them for that reason too. I'm very concerned if Pabst Theater Group gets approval that there might be up to 200 events, compared to about 25 to 30 events that have been occurring next door.

> In addition, at this wedding, some of the guests came next-door to where I live St. and stood in " smoking. I also took some video of them standing and talking for a while on the sidewalk outside " instead of staying on the premises of 1119 North Marshall St.

> I really wonder if it's possible for PBT to get their (some drunk by the end of the show) patrons to respectfully leave, stay off the residential driveways & walk quietly to their vehicles that should be (hopefully) parked At Lincoln School of the Arts (so they allow for residents to find street parking,

REDACTED RECORD

especially in the winter). I am very doubtful.

- > I urge you to reflect on how quiet my residential block of Marshall is (end of video demonstrates proof). My sister, who lives in the suburbs, is always amazed at how quiet & peaceful our block is.
- > I don't think PBT should get approval unless there are very specific guidelines they need to adhere to, which from all the communications I'm receiving from my neighbors, it doesn't sound like this will occur.
- >
- > Thank you taking the time to consider what's best for our residential neighborhood.
- >
- > With gratitude,
- >

REDACTED RECORD

Fwd: idling trolleys, trucks etc at 1119 N Marshall St.

Cooney, Jim <Jim.Cooney@milwaukee.gov>

Wed 9/14/2022 7:39 AM

To: Collins, Rolanda <Rolanda.Collins@milwaukee.gov>

Cc: Martin-MGR, Faviola <Faviola.Martin@milwaukee.gov>

Can you add asap? The file is on the conference room table. We will be sending hearing notices later today.

Get [Outlook for iOS](#)

From: Bauman, Robert <rjbauma@milwaukee.gov>

Sent: Tuesday, September 13, 2022 5:19:42 PM

To: Diana Timmers <dianatimmers@hotmail.com>

Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; DeLessio-Parson, Ax <Axdp@milwaukee.gov>; Daniel J. Kersey <Daniel.Kersey@quarles.com>

Subject: Re: idling trolleys, trucks etc at 1119 N Marshall St.

I am sorry this is happening. I will enter your communication into the licensing file.

Sent from my iPhone

> On Sep 13, 2022, at 5:09 PM, Diana Timmers <dianatimmers@hotmail.com> wrote:

>

> [You don't often get email from dianatimmers@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>

> Hello Mr. Bauman,

>

> I am providing a video to give you an idea of how loud the trolleys and trucks are next-door at 1119 North Marshall St. when they host events. Please note the noise level difference and how quiet our neighborhood is for a Saturday night after the idling trolley leaves with the wedding guests. I can provide more video if need be that demonstrates that the trolley was idling from 9:58 PM to 11:25 PM on September 9, 2022, in front of my apt. driveway; the trolley did not pull up to Villa Filomena's driveway.

> As I've stated before in my letter of objection, I acknowledge that many of my neighbors and I "tolerate" the noise because not many events occur next door and they're usually only on Saturday nights. Also these are family events so we tolerate them for that reason too. I'm very concerned if Pabst Theater Group gets approval that there might be up to 200 events, compared to about 25 to 30 events that have been occurring next door.

> In addition, at this wedding, some of the guests came next-door to where I live at 1129 North Marshall St. and stood in my walkway smoking. I also took some video of them standing and talking for a while on the sidewalk outside my apartment building instead of staying on the premises of 1119 North Marshall St.

> I really wonder if it's possible for PBT to get their (some drunk by the end of the show) patrons to respectfully leave, stay off the residential driveways & walk quietly to their vehicles that should be (hopefully) parked At Lincoln School of the Arts (so they allow for residents to find street parking,

especially in the winter). I am very doubtful.

> I urge you to reflect on how quiet my residential block of Marshall is (end of video demonstrates proof). My sister, who lives in the suburbs, is always amazed at how quiet & peaceful our block is.
> I don't think PBT should get approval unless there are very specific guidelines they need to adhere to, which from all the communications I'm receiving from my neighbors, it doesn't sound like this will occur.

>

> Thank you taking the time to consider what's best for our residential neighborhood.

>

> With gratitude,

>

> Diana Timmers

> 1129 N Marshall St #21

> Mile., WI 53202

>

>

> Sent from my iPhone

Cox, Andrew

AC

From: Cooney, Jim
Sent: Wednesday, August 17, 2022 8:47 AM
To: Cox, Andrew
Cc: Martin-MGR, Faviola
Subject: FW: Community Meeting on Thursday 8/18/22 regarding Villa Filomena and PTG
Attachments: villa filomena objection.docx

Please add.

File is on the conference room table in the 9/7 pile

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Wednesday, August 17, 2022 8:45 AM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Cc: DeLessio-Parson, Ax <Axdp@milwaukee.gov>
Subject: FW: Community Meeting on Thursday 8/18/22 regarding Villa Filomena and PTG

Want to make sure this objection finds its way into the file.

Sent from [Mail](#) for Windows

From:
Sent: Wednesday, August 17, 2022 7:54 AM
To: [Bauman, Robert](#)
Subject: Community Meeting on Thursday 8/18/22 regarding Villa Filomena and PTG

You don't often get email from [Bauman, Robert](#); [Learn why this is important](#)

Thank you for agreeing to hold a neighborhood meeting to discuss the Villa Filomena – PTG application and plans. Unfortunately, my husband and I have a previous commitment that evening. We hope to stop by at 6 pm to meet you and express our concerns. I emailed an objection to the license application (as written) today to the license department and copied you. I have attached a copy here.

Thank you.

REDACTED RECORD

AC

Response to Notice of Public Interest

License Type: Class B Tavern and Public Entertainment
Applicant: Richard J. Ryan, Agt. PTG Live Events LLC
Business Name: Pabst Theater Group
Premise Address: 1119 N. Marshall St., Milwaukee, WI

We are writing to object to the application that has been made by the Pabst Theater Group for the above-named address. We have lived at _____ since _____ and have been owners since _____

Our unit is _____ of the building currently named Villa Filomena which is located at 1119 N. Marshall. Most of our unit's windows, including all windows that open, and our balcony overlook Villa Filomena. We can see and hear activities at Villa Filomena. Marshall Street and the surrounding area is a quiet residential neighborhood. Housing on our block is almost exclusively multi-family residential buildings. There is very limited street parking on our block of Marshall and there are restrictions for both daytime and after 6 p.m. and overnight parking.

For the most part, Villa Filomena has been a good neighbor to this point in time and has been managed in accordance with the limitations of their existing license. This includes limited hours of weekend operations with reasonable end times for weddings and/or other events. It should be noted that clean-up after an event can be quite noisy as trash and recyclables are being thrown into garbage dumpsters and the noise reverberates between the buildings. This usually takes place immediately after the event has ended. Another issue is a waiver to the limitations that was granted for a party this summer. Our condo association was made aware of the waiver on the day of the event, but no information was given as to why the exception was made. If there are restrictions in place, how can exceptions be made? What is the process and who grants an exception?

The Pabst Theater Group has recently purchased the property and is requesting the approval of a significant expansion of allowable activities. This would include:

- 1) An expansion of operating hours with amplified music permitted until midnight.
- 2) An expansion of the number of days that events could be held.
- 3) An increase in alcohol sales to 90% of revenue (currently 40%).
- 4) Events other than weddings, including events such as comedy acts, etc.
- 5) The addition of "ticketed events" by either Pabst or private individuals renting the space and the promotion of events.

We would be vehemently opposed to any changes to the operating limitations that were imposed upon the former owners of the facility and to the proposed expansion of allowable activities. This is a residential neighborhood and the contemplated expansion of activities being sought for the venue would be both unnecessarily disruptive to our ability to enjoy our home and harmful to property values, and as well as negatively impact our neighbors. We respectfully request that the application as written be denied.

Thank you for your consideration.

REDACTED RECORD

Roman, Carmen

From: Thursday, July 28, 2022 8:41 AM
Sent: Romah, Carmen
To: Byrd, Yashica; Martin, Faviola; Cooney, Jim; Julie Hickey; Kate Freed
Cc: RE: City of Milwaukee License Division 1119 N Marshall St clarification needs
Subject:

Follow Up Flag: Follow up
Flag Status: Flagged

REDACTED RECORD

Thank you Carmen.

I am in opposition of the application filed by the Pabst Theatre Group.

My letter in support of Banquet Services was conditioned on continuation of the Operating Plan that has been attached to the license since July of 2019. But given the Banquet neither owns the building or operates the business, I don't understand how the committee could "Hold" Banquet's application nor do I understand how they could have been granted a provisional license to September nor do I understand who would have the authority to do so?

Monitor.com

From: Roman, Carmen <Carmen.Roman@milwaukee.gov>

Sent: Wednesday, July 27, 2022 5:00 PM

Cc: Byrd, Yashica <Yashica.Byrd@milwaukee.gov>; Martin, Faviola <Faviola.Martin@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>

Subject: RE: City of Milwaukee License Division

Good Afternoon,

The New application for PTG Live Events LLC, Pabst Theater Group is not schedule yet. Can you please clarify if you in objection or support of the license?

The Banquet Services LLC, Villa Philomena renewal application was Hold by License Committee on 7/19/2022 and it has not been reschedule yet. I do see in this application you are added as support.

Hope This helps!

Carmen Roman

License Specialist III
City of Milwaukee
License Division
(414) 286-2238



From: [redacted]
Sent: Wednesday, July 20, 2022 4:40 PM
To: License <LICENSE@milwaukee.gov>
Subject: RE: City of Milwaukee License Division

REDACTED RECORD

Hi Yashica,

I want to make sure that I have not confused the Villa Filomena application submitted by Pabst Theatre Group with the application submitted by Banquets LLC.

The Pabst Theatre Group was to be considered at the September meeting. Banquets LLC was the only application considered on the 19th. Because the person submitting the application no longer owns the building or operates the business the committee said the application would be "held over for the special meeting at the end of July". It is this meeting I am enquiring about. Please advise when this special meeting is being held and how I would attend.

Thanks!

From: License <LICENSE@milwaukee.gov>
Sent: Wednesday, July 20, 2022 2:13 PM
To: [redacted]
Subject: RE: City of Milwaukee License Division

Good afternoon,

The meeting will take place in September,

Are you in objection or support of the license?

You can be notified by submitting your objection or support to license@milwaukee.gov.

You will need to provide your name and address or email.

When the application is scheduled, you will be notified.

Best regards,

Yashica Byrd
License Division Assistant Manager

200 E Wells St Room 105, Milwaukee, WI 53202
(414)286-2238



REDACTED RECORD

From: [REDACTED]
Sent: Tuesday, July 19, 2022 4:42 PM
To: License <LICENSE@milwaukee.gov>
Subject: City of Milwaukee License Division

You don't often get email from ljohnson@insport.com. [Learn why this is important](#)

At today's committee meeting, an application for Villa Filomena at 1119 N Marshall was held over for a special meeting in late July. Can you tell me when that meeting is to be held and how one would attend. Thank you!

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of Milwaukee full e-mail disclaimer at www.milwaukee.gov/email_disclaimer

Roman, Carmen

From: Cooney, Jim
Sent: Wednesday, June 29, 2022 9:04 AM
To: Roman, Carmen
Cc: Byrd, Yashica; Martin, Faviola
Subject: FW: Request to deny Class B License for Pabst Theater Group

Please add

REDACTED RECORD

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Wednesday, June 29, 2022 8:55 AM
To: Robin Kuhns <mckuhns@msn.com>
Cc: DeLessio-Parson, Ax <Axdp@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: RE: Request to deny Class B License for Pabst Theater Group

Yes this location is in my district and yes, I am familiar with your neighborhood. I will enter your email into the licensing record. There will be a public hearing on this application at some point in the next several weeks. You will be notified. I encourage you and your neighbors to attend and express your concerns.

From: ...
Sent: Wednesday, June 29, 2022 8:17 AM
To: Bauman, Robert <rjbauma@milwaukee.gov>
Subject: Fwd: Request to deny Class B License for Pabst Theater Group

You don't often get email from:

Dear Alderman Bauman,

I am writing to you because I understand you are the alderman for the area I live in and hope you can help. Attached is an email I wrote to the licensing board asking them to deny the class B license for the Pabst Theater Group. I am sure you are familiar with our street and hopefully agree, that such a business would create parking congestion as well as a noise nuisance in our quiet residential neighborhood. Please help us in persuading the Licensing Board to deny the Class B Tavern and Public Entertainment License for PTG Live Events LLC.

Begin forwarded message:

From: [redacted] <[redacted]>
Date: June 25, 2022 at 3:24:52 PM CDT
To: license@milwaukee.gov
Subject: Request to deny Class B License for Pabst Theater Group

June 25, 2022
Office of the City Clerk - License Division
City Hall Room 105

Dear Review Board,

RE: Class B Tavern and Public Entertainment Premises License for 1119 N Marshall Street

live in _____ of _____
the property at 1119 N Marshall St. We strongly object to granting the Pabst Theater Group the Class B Tavern and Public Entertainment Premises License they have applied for.

The 1100/1000 block of N Marshall is a beautiful, tree lined, residential street. It is a community and a neighborhood. There is no extra parking on the street in the evenings, and on weekends. Having a venue meant to attract crowds will make it very difficult for our guests to park and will certainly cause parking problems for the multiple apartment dwellers on the street.

Although Villa Filomena had the same Class B license that the Pabst Theater Group has applied for, it is used in a very different way. Villa Filomena functions as a small wedding venue and hosts a very limited number of events. Additionally, these events finished by 11:00. Even with this "curfew" there is street noise as these events come to an end. Additionally some events over stayed their welcome.

With the exception of Villa Filomena, this block is entirely residential consisting of apartments and condos. Why does a commercial group like PTG Live Events LLC need to operate in this residential area. There are so many alternatives such as empty storefronts/restaurants and commercial buildings available throughout Milwaukee in commercial areas that could benefit from PTG Live Events in their area. The 1100/1000 block is not one of them. Allowing a venue with "Bands, Comedy Acts, Disc Jockeys and Dancing" and a liquor license, will certainly alter our neighborhood and our quality of life.

have a large investment in our property and currently pay over \$16,000 in property taxes. It is very disconcerting to think that we might have made a mistake in moving back to Milwaukee and will now have to contend with a Tavern/Entertainment business operating right below our bedroom window, by a large organization like the Pabst Theater Group. We strongly encourage you to deny the license that The Pabst Theater Group is requesting.

Sincerely,

REDACTED RECORD

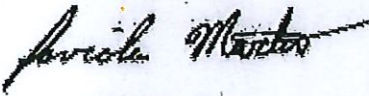
Leon-Van Meter, Daniela

From: License
Sent: Monday, June 27, 2022 4:24 PM
To: Leon-Van Meter, Daniela
Subject: FW: Request to deny Class B License for Pabst Theater Group

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry one more

Have a good day,



Faviola Martin
License Division Coordinator
City Clerk - License Division
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
Office: 414-286-2238

REDACTED RECORD



From:
Sent: Saturday, June 25, 2022 3:25 PM
To: License <LICENSE@milwaukee.gov>
Subject: Request to deny Class B License for Pabst Theater Group

You don't often get email from [Learn why this is important](#)

June 25, 2022
Office of the City Clerk – License Division
City Hall Room 105

Dear Review Board,

RE: Class B Tavern and Public Entertainment Premises License for 1119 N Marshall Street

My husband and I live _____, immediately south of _____
the property at 1119 N Marshall St. We strongly object to granting the Pabst Theater Group the
Class B Tavern and Public Entertainment Premises License they have applied for.

The 1100/1000 block of N Marshall is a beautiful, tree lined, residential street. It is a community and a neighborhood. There is no extra parking on the street in the evenings, and on weekends. Having a venue meant

to attract crowds will make it very difficult for our guests to park and will certainly cause parking problems for the multiple apartment dwellers on the street.

Although Villa Filomena had the same Class B license that the Pabst Theater Group has applied for, it is used in a very different way. Villa Filomena functions as a small wedding venue and hosts a very limited number of events. Additionally, these events finished by 11:00. Even with this "curfew" there is street noise as these events come to an end. Additionally some events over stayed their welcome.

With the exception of Villa Filomena, this block is entirely residential consisting of apartments and condos. Why does a commercial group like PTG Live Events LLC need to operate in this residential area. There are so many alternatives such as empty storefronts/restaurants and commercial buildings available throughout Milwaukee in commercial areas that could benefit from PTG Live Events in their area. The 1100/1000 block is not one of them. Allowing a venue with "Bands, Comedy Acts, Disc Jockeys and Dancing" and a liquor license, will certainly alter our neighborhood and our quality of life.

My husband and I have a large investment in our property and currently pay over \$16,000 in property taxes. It is very disconcerting to think that we might have made a mistake in moving back to Milwaukee and will now have to contend with a Tavern/Entertainment business operating by a large organization like the Pabst Theater Group. We strongly encourage you to deny the license that The Pabst Theater Group is requesting.

Sincerely,

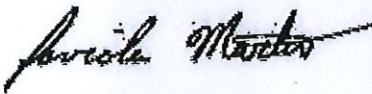
REDACTED RECORD

Leon-Van Meter, Daniela

From: License
Sent: Monday, June 27, 2022 4:24 PM
To: Leon-Van Meter, Daniela
Subject: FW: Villa Filomena License Applications - 1119 N Marshall Street

Follow Up Flag: Follow up
Flag Status: Flagged

Have a good day,



Faviola Martin
License Division Coordinator
City Clerk - License Division
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
Office: 414-286-2238

REDACTED RECORD



From: License
Sent: Saturday, June 25, 2022 4:07 PM
To: License <LICENSE@milwaukee.gov>
Subject: Villa Filomena License Applications - 1119 N Marshall Street

 You don't often get email from [Learn why this is important](#)
Dear Committee,

I am writing in reference to 4 license applications submitted by Banquet Services LLC and Pabst Theatre Group for operations at 1119 N Marshall Street known as Villa Filomena. I am writing in support of Banquet Services application on the proviso that the agreement titled Attachment A "Plan of Operation" previously agreed to by Banquet Services and its neighbors remains in force as part of the renewed license. See minutes of 7/16/19 Meeting: (<https://milwaukee.legistar.com/LegislationDetail.aspx?ID=3969104&GUID=288FA87E-F33D-497E-8CA3-99D2D36472A2>)

I am writing in opposition to the applications of Pabst Theatre Group because

- 1) the proposed operation described in the application is inconsistent with the residential character of the neighborhood,

- 2) the proposed operation violates the existing Plan of Operation which restricts usage and has been previously agreed to by the operator and its neighbors,
- 3) the proposed operation will negatively impact property values as a result of the noise, safety and parking issues created by the changed operation, and
- 4) the proposed operation will negatively impact the community as a whole as result of lower property values and reduced tax base.

I was concerned about Villa Filomena and its impact on property values when we purchased our unit in August of 2020. However my fears were put to rest with the existence of the Plan of Operations and the reputation the Villa had for maintaining good relations with their neighbors. Banquet Services has operated Villa Filomena as a wedding facility with only a few events per month. Noise has been kept to a minimum, with music lowered at 10pm and off by 11pm. The operations proposed by Pabst Theatre Group are something entirely different. DJ's and Bands with amplified music, Comedy Acts and Dancing permitted 7 days a week from 10am to 12am will change the character of this facility in unacceptable ways. The application has alcohol revenue planned to grow from the current 60% of revenue to 90%. And the daily cleaning by the current owner is planned to go to weekly performed by hired maintenance according to their application. This is a very different venue that will draw a very different crowd, create parking, noise and loitering issues for the neighborhood.

I strongly encourage the Committee to reject the application from Pabst Theatre Group.

REDACTED RECORD

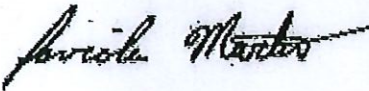
Leon-Van Meter, Daniela

From: License
Sent: Monday, June 27, 2022 4:01 PM
To: Leon-Van Meter, Daniela
Subject: FW: Objection to License Application for 1119 N. Marshall St.

Follow Up Flag: Follow up
Flag Status: Flagged

Please add

Have a good day,



Faviola Martin
License Division Coordinator
City Clerk - License Division
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
Office: 414-286-2238



REDACTED RECORD

From:
Sent: Monday, June 27, 2022 12:14 PM
To: License <LICENSE@milwaukee.gov>
Subject: Objection to License Application for 1119 N. Marshall St.

You don't often get email from [Learn why this is important](#)

Dear Committee:

I am writing to express my objection to four license applications submitted by Banquet Services LLC and Pabst Theatre Group for operations proposed for a venue called Villa Filomena at 1119 N. Marshall St., in Milwaukee. My wife and I reside

My objection focuses on three elements of the proposed use of that property. Each I believe is inconsistent with the residential nature of the neighborhood. First, is the creation of a music venue with operations seven days each week from 10 a.m. to midnight. The second is the impact an operation of that nature will have on parking in the neighborhood, which already is inadequate to accommodate guests of those who live here. And the third is the impact an operation of this nature will have on the value of properties adjacent to or near the Villa Filomena property.

In sum, I wish Banquet Services and Pabst Theater Group continued success, but in a neighborhood better suited for their plans.

Sincerely,

REDACTED RECORD

Milwaukee, WI 53202

June 24, 2022

Office of the City Clerk – License Division
City Hall Room 105
200 East Wells Street
Milwaukee, WI 53202
license@milwaukee.gov

REDACTED RECORD

Dear Review Board,

RE: Class B Tavern and Public Entertainment Premises License for 1119 N Marshall Street

My husband and I live [redacted] of the property at 1119 N Marshall St. and we strongly object to granting the Pabst Theater Group the Class B Tavern and Public Entertainment Premises License they have applied for.

The 1100/1000 block of N Marshall is a lovely, tree lined, residential street. It is a community and a neighborhood. There is no extra parking on the street in the evenings, and while [redacted] has underground parking, having a venue meant to attract crowds will make it very difficult for our guests to park and will certainly cause parking problems for the multiple apartment dwellers on the street.

Although Villa Filomena had the same Class B license that the Pabst Theater Group has applied for, it was used in a very different way. Villa Filomena functioned as a small wedding venue and hosted a very limited number of events. Over the past twenty months since we purchased our condo, I believe they had evening events a maximum of two times a month. We shudder to think what multiple events a week will be like with live bands, in what sounds like a night club environment.

We are a tight knit, diverse community [redacted], made up of families with children, young and older professionals and retirees like my husband and me. We have 44 high end units in the building that routinely sell for well over \$500,000. Some on the higher floors are much more than that. Each unit pays a hefty homeowners association fee and very high real estate taxes. We all have a lot invested in our homes and in maintaining a friendly, supportive, respectful and safe environment for ourselves and our neighbors. Allowing a venue with "Bands, Comedy Acts, Disc Jockeys and Dancing" and a liquor license, will certainly alter our neighborhood and our

quality of life. We strongly encourage you to deny the license that The Pabst Theater Group is requesting. Honestly, we implore you to deny it.

There are plenty of empty storefronts, restaurants and bars available for rent and/or purchase on the many commercial blocks nearby. The Pabst Theater Group does not need to invade our cozy, tree lined, residential street.

Sincerely and warm regards,

REDACTED RECORD

Leon-Van Meter, Daniela

From: Cooney, Jim
Sent: Monday, June 27, 2022 8:29 AM
To: Leon-Van Meter, Daniela
Cc: Byrd, Yashica; Martin, Faviola
Subject: FW: Was [Re: 7/13 Licensing Committee Meeting]

Please add

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Sunday, June 26, 2022 8:20 PM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: Fwd: Was [Re: 7/13 Licensing Committee Meeting]

REDACTED RECORD

Sent from my iPhone

Begin forwarded message:

From: _____
Date: June 25, 2022 at 11:26:43 PM CDT
To: "Bockhorst, Tammy" <Tammy.Bockhorst@milwaukee.gov>
Cc: "Bauman, Robert" <rjbauma@milwaukee.gov>, "Cooney, Jim" <Jim.Cooney@milwaukee.gov>
Subject: Was [Re: 7/13 Licensing Committee Meeting]

Hi Ald. Bauman, Tammy,
It's that time of year again when we get to discuss Villa Filomena! Hope you are all doing well.

It has come to our attention via public notice and news media outlets that the Pabst Theater Group (PTG) has plans to turn VF (1119 N Marshall St) into a public entertainment venue (e.g., bands, comedians, DJs, etc.) in the middle of an entirely residential block. We have very strong concerns.

At a minimum, the PTG must be held to the same guidelines that Anthony and Janice Sanfilippo (current VF owners) agreed to honor in past years. It is important to avoid the recurring problems that the license committee has had to address even with the current use (infrequent small weddings and private events). If it becomes a public entertainment venue, it will bring with it substantial late night noise & large numbers of patrons to a very quiet residential street. We strongly object to granting this license if this will become what PTG currently envisions (per their application) for the VF.

Thank you for your time and consideration!

Fri, Jul 16, 2021, 11:50 AM.

wrote:

Hi Tammy,
Please use Our

On Fri, Jul 16, 2021 at 11:44 AM Bockhorst, Tammy <Tammy.Bockhorst@milwaukee.gov> wrote:

You're welcome. Do you have a good #?

Best,

Tammy Bockhorst

Pronouns: She • Her • Hers

Legislative Assistant

Alderman Robert Bauman | 4th District

Milwaukee Common Council

200 East Wells Street – Room 205 | Milwaukee, WI 53202

(414) 286-2886 (O)

(414) 708-0590 (M)

(414) 286-3456 (F)

Tammy.Bockhorst@milwaukee.gov

REDACTED RECORD

From:

Sent: Friday, July 16, 2021 11:43 AM

To: Bockhorst, Tammy <Tammy.Bockhorst@milwaukee.gov>

Cc: Bauman, Robert <rjbauma@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>

Subject: Re: 7/13 Licensing Committee Meeting

Hi Tammy,

Excellent, good to hear! Thank you again for all your work! And please let me know if you have any questions for me.

Go Bucks!

On Fri, Jul 16, 2021 at 11:35 AM Bockhorst, Tammy <Tammy.Bockhorst@milwaukee.gov> wrote:

Good morning,

Thank you for reaching out. We will add your letter to the licensing materials.

As an FYI, our office has met with the applicants since the hearing and has reached out to the neighbors who've expressed concerns at the hearing.

Best,

Tammy Bockhorst

Pronouns: She • Her • Hers

Legislative Assistant

Alderman Robert Bauman | 4th District

Milwaukee Common Council

200 East Wells Street – Room 205 | Milwaukee, WI 53202

(414) 286-2886 (O)

(414) 708-0590 (M)

REDACTED RECORD

(414) 286-3456 (F)

Tammy.Bockhorst@milwaukee.gov

From:

Sent: Friday, July 16, 2021 11:24 AM

To: Bockhorst, Tammy <Tammy.Bockhorst@milwaukee.gov>; Bauman, Robert <rbauma@milwaukee.gov>

Subject: Fwd: 7/13 Licensing Committee Meeting

REDACTED RECORD

Hi Ald. Bauman, Ms. Bockhorst,

Re: Villa Filomena licensing and associated 7/13 minutes,

I have a couple of observations watching the video and being a neighbor of the Villa Filomena since 2014 in addition to my previous comments:

1. There seems to be a disconnect between some of the statements in the hearing, e.g., "continued problems at the premises" and the vast majority of the neighbors since the guidelines put in place in 2019. Since 2019, there have been zero noise complaints in our condo board meetings, and no police reports as far as I am aware.
2. From an outsider perspective, this has become very personal on both sides! It's obvious the Tierney's and Sanfillippo's don't get along. The video could have been a replay from the 2019 hearing.
3. My family and I

- We have not had any issues with noise since the 2019 licensing renewal. Mind you, we did have problems prior to 2019 and on a few occasions contacted VF.
4. Apologies for not being available for the meeting, but Monday I circulated the hearing notice to all of . Specifically, I've asked some of the units about noise to weigh in by either attending or contacting Ald Bauman. Unfortunately, I didn't see anyone else attend from , but hopefully, you have some additional data points in the near future. Maybe we're just heavy sleepers, but I think VF is an asset to the neighborhood :)
 5. Feel free to use any of these or my previous statements at the next hearing.
 6. Thank you both (and the rest of the committee) for your due diligence in the licensing process. It is much appreciated!

Have a great weekend!

----- Forwarded message -----

From: Bauman, Robert <rjbauma@milwaukee.gov>

Date: Mon, Jul 12, 2021 at 9:19 AM

Subject: Re: 7/13 Licensing Committee Meeting

To:

Cc: Kuether-Steele, Molly <Molly.Kuether-Steele@milwaukee.gov>, License <LICENSE@milwaukee.gov>, Bockhorst, Tammy <Tammy.Bockhorst@milwaukee.gov>

Thank you for those insights.

Sent from my iPhone

REDACTED RECORD

On Jul 12, 2021, at 9:11 AM,
wrote:

Hi Alderman Bauman, et al,

As a constituent in the 4th district and neighbor, we have previously exchanged some emails regarding the tavern licensing for Villa Filomena. I wanted to give you a few quick thoughts and updates from our perspective since the July 2019 committee meeting relative to noise concerns.

My family and I still reside

of the Villa Filomena property.

For additional context,

Villa Filomena. We have lived here with our family since 2014 and I am also a member of the board of directors (along with 2 other residents), although my thoughts are my personal views and not specifically from

Prior to 2019, we did have a few problems with noise and contacted Villa Filomena. However, the last few years have been relatively quiet, in particular since the last licensing renewal. We have not had any issues with noise this year, nor have we had any resident complaints in our board meetings the last several years. That being said, we do not want to see any rollback of the previous stipulations put in place at the last licensing renewal that could lead to excessive noise. Again, this is only my view and I am not speaking on behalf

of the Association board. The Villa Filomena is an asset to this neighborhood and we hope that they are able to continue a good relationship with their neighbors.

I will not be available for the committee meeting tomorrow, but wanted to give you our perspective and you are free to use any of this information or contact me with any questions. Again, thank you for prompt responses on previous issues and thank you for your due diligence on the licensing committee specifically regarding the licensing renewal for Villa Filomena.

Thanks and best regards,

REDACTED RECORD

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of Milwaukee full e-mail disclaimer at www.milwaukee.gov/email_disclaimer

Four horizontal lines, likely representing redacted text or a form structure.

REDACTED RECORD

Response to Notice of Public Interest

License Type: Class B Tavern and Public Entertainment

Premise Address: 1119 N Marshall St

I am writing to object to the application that has been made by the Pabst Theater Group for the above-mentioned address.

My ... Villa Filomena, 1119 N Marshall. Marshall St and the surrounding area is a quiet residential neighborhood. Condo building is to the south. There is apartment building directly north and east.

When I moved to Marshall St, Villa Filomena was used for a church service on Sunday mornings and for evening weddings, mostly on the weekend. Eventually the weddings became a bit of a nuisance and the license was amended and limited by City Council action. Currently, the venue is very well managed for the most part. Weddings end at 10:00pm, attendees are asked to leave quietly, live, loud music is limited.

The proposal would have entertainment of various sorts at Villa Filomena with no apparent limitations. It would be operating 7 days a week and there does not seem to be any time restrictions. In addition, these events are not private events as weddings are. They are open to the public.

I respectfully request that you deny the license:

1. Public events will draw larger crowds and there is virtually no parking available on Marshall St after 5pm.
2. Marshall St is a residential area. The Pabst Theater group operates in areas that are either zoned commercial or mixed use. This is not the case here.
3. There is no need for a club/nightclub/event space in a residential area.
4. Who will monitor noise?
5. Who will control crowds?
6. Who will ensure that the overflow or people going for a smoke do not linger in the courtyard of Villa Filomena.
7. Who will clean up after events? Currently we have catering trucks who are sometimes working til midnight with their coolers running. In addition, trash (beer bottles, cigarette stubs et) have been found the next day on the street and sidewalk.

If you do approve this use, I request that its use be limited to weekends only. In addition, all events should end by 10:00. There should be no live music or DJs allowed. Crowds must be controlled so that there are not attendees lingering outside. No cigarette smoking or alcohol consumption should be allowed outside the location.

I am fully aware that the above restrictions will probably not work for the Pabst Theater Group. Therefore, I strongly request that you deny this application.

Thank you for your consideration

REDACTED RECORD

REDACTED RECORD

FW: Objections to Class B Tavern...Applicant: Richard J. Ryan, Agt. PTG Live Events LLC for Pabst Theater Group at 1119 N Marshall St.

License <LICENSE@milwaukee.gov>

Tue 6/21/2022 12:36 PM

To: Collins, Rolanda <Rolanda.Collins@milwaukee.gov>

Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; Byrd, Yashica <Yashica.Byrd@milwaukee.gov>

Please add

Have a good day,



Faviola Martin
License Division Coordinator
City Clerk - License Division
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
Office: 414-286-2238

REDACTED RECORD



From: [redacted] <[redacted]>
Sent: Tuesday, June 21, 2022 12:09 PM
To: License <LICENSE@milwaukee.gov>
Subject: Re: Objections to Class B Tavern...Applicant: Richard J. Ryan, Agt. PTG Live Events LLC for Pabst Theater Group at 1119 N Marshall St.

You don't often get email from
To Whom It May Concern,

My name [redacted] J. Marshall St., which is [redacted] to 1119 N Marshall St, the proposed Class B Tavern and Public Entertainment Premises application by Richard J. Ryan, Agt., PTG Events LLS for the business, Pabst Theater Group; Therefore, I am a person of "greater interest" and I am submitting my objections to you regarding this proposed operation of license premises.

This aforementioned license should be denied due to the following objections:

1. This Tavern and Entertainment, Pabst Theater Group will negatively impact the children, families and residents of this location due to the noise and people loitering outside; there is no place for customers to go except on the sidewalk, which I've experienced firsthand when weddings have been hosted at 1119 N Marshall St; the loud, many drunk wedding guests would come outside to smoke, and spillover onto the driveway an area in the back that sometimes these people loitered and talk loudly; the acoustics of this area causes it to echo and amplify. On occasion, I heard loud, swearing arguments and sometimes an ambulance

stopped at this location. Thankfully, these weddings concluded no later than midnight, on the weekends.

2. Also, I've noted that when the Astor Hotel, had live music, it was so loud, we could hear it with our windows closed! If such a live entertainment tavern is in business it will be even more audible for us hardworking "greater residents", which will affect our sleep and wellbeing.
3. This entire block of Marshall is all residential, except for Villa Filomena at 1119 N Marshall St, which hosts wedding on occasion, that we "greater interest" residents tolerate because it's usually only on Saturday (and it's a wedding! family oriented) and then on Sundays quiet, churchgoing people sometimes lease out the space and occupy for only several hours.
4. There are at least 3 daycare facilities within 2 blocks or less and MPS Lincoln Center of the Arts (820 E Knapp & Marshall St.) is 2 blocks away as well as **the Friendship House (1029 N Marshall St., only 2 buildings away) is located on the same block of this proposed operation of license; The Friendship House provides secure and safe housing for women and children who need emergency sheltering for various reasons. There are so many churches within a block or less of 1119; for example, the All Saints Cathedral Church right across the street from my home offers addiction group gatherings, which this tavern would adversely affect many who are trying to stay sober...there's another church right across from the Lincoln Center of the Arts, etc.**
5. There is NO PARKING to accommodate the number of customers that could patronize this location! Therefore, it negatively impacts the well-being of the "greater interest" residents and the safety, if such residents are forced to park blocks away from their apartments/homes and places due stress on these residents to find safe, close parking to their homes. Currently, this block that I live on is part of the Commuter Impacted Parking Zone; Already, it's difficult enough for me and the "greater interest" residents to find street parking close to home and even more so in the winter time with Winter Parking Regulations and Snow Emergency rules limiting parking and many times there are random "tow away zone" signs placed which further limits street parkin (Once, I had to email for the city to take down a sign because they forgot to and I noted how few parking street parking spaces there were!) 1119 N Marshall St. does not have a parking lot nor a parking structure to offer its customers. From my experience, the closest I find parking to my home, is a block or more in non-winter months.

I am thankful that in my 30 years of living in this area of Milwaukee and having served MPS Montessori students and families for over 21 years; that I've never had to write one of these objection letters prior to today. If you or this Agent, Richard J. Ryan, visited my neighborhood at night, you would hear how peaceful and quiet it is. If you have any communication with Mr. Ryan, I strongly urge you to advise him to do more research on locations; Having lived in this part of Milwaukee for 30 years, I could find better venue locations!! I love music and support the arts, but this location adversely impacts us residents of "greater interest" and it is an all-residential block. I was very surprised a tavern, live entertainment venue would even be allowed to be considered to run a business on this block of Marshall St. I feel obligated to strongly object and urge you to deny this license for this "greater interest" community.

Thank you for your time and consideration.

Sincerely,

REDACTED RECORD

6/23/22, 1:33 PM

If the property were going to be sold, I wish it were for a different purpose. At previous hearings, it's always seemed as if the commercial usage of this property was a questionable choice but that council members were trying to consider and weigh the plight of the existing owners. With the involvement of the Pabst Theater Group, it seems as if this usage may become even more entrenched.

Part of the issue is the condition of the surrounding neighborhood. These are primarily old apartment buildings, constructed in the early 1900s and now run purely for profit by businesses (real estate companies such as others) that are unmotivated and uncompelled to maintain them to any modern standard. They are especially disposed to noise issues, both outside and inside. (In fact, I find it shocking that these businesses operate unlicensed, as they have a profound effect on the city and its residents.)

REDACTED RECORD

FW: Objection to license at 1119 N Marshall St

License <LICENSE@milwaukee.gov>

Thu 6/23/2022 12:35 PM

To: Collins, Rolanda <Rolanda.Collins@milwaukee.gov>

Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; Byrd, Yashica <Yashica.Byrd@milwaukee.gov>

Please add

Have a good day,



Faviola Martin
License Division Coordinator
City Clerk - License Division
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
Office: 414-286-2238



From: License
Sent: Thursday, June 23, 2022 10:21 AM
To: License <LICENSE@milwaukee.gov>
Subject: Objection to license at 1119 N Marshall St

You don't often get email from

I strongly object to a Class B Tavern and Public Entertainments Premises being granted to Pabst Theater Group at 1119 N Marshall Street.

I am afraid the constant level of noise and rowdy behavior at that address will spoil all the living arrangements currently being enjoyed in that residential area. Many of us are older and have selected this area to enjoy our last years, although I believe any age group would be tremendously disadvantaged by being thrown into the midst of this kind of entertaining. We all have a right to be able to sleep at night. We all have a right not to have to leave our current homes for the peace we now enjoy.

Thank you for allowing my response.

REDACTED RECORD

FW: 1119 N Marshall St - License Objections

License <LICENSE@milwaukee.gov>

Tue 6/21/2022 1:42 PM

To: Collins, Rolanda <Rolanda.Collins@milwaukee.gov>

Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; Byrd, Yashica <Yashica.Byrd@milwaukee.gov>

Please add

Have a good day,

Faviola Martin
License Division Coordinator
City Clerk - License Division
200 E. Wells St. Rm. 105
Milwaukee, WI 53202
Office: 414-286-2238

REDACTED RECORD

-----Original Message-----

From: License <LICENSE@milwaukee.gov>
Sent: Tuesday, June 21, 2022 1:08 PM
To: License <LICENSE@milwaukee.gov>
Cc: Bauman, Robert <rjbauma@milwaukee.gov>;
Subject: 1119 N Marshall St - License Objections

[Some people who received this message don't often get email from why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

earn

To whom it may concern:

We are writing to object to the Class B Tavern license application for this location (attached).

We are directly facing the venue. Currently there are periodic weddings, mostly on weekends, at this venue where loud music can be heard during sleeping hours. If the operating hours or use were to be expanded to weekday hours or entertainment open to the general public, this venue could become extremely disruptive to this mostly residential neighborhood block. Noise and available parking would both be a major issue if open to the public events were held at this venue.

We ask that while considering approval of this license that careful consideration be given to restrictions on noise, requirement for noise insulation, limits on event types, limited parking availability, and/or limits to occupancy size.

Please contact me with any questions.

REDACTED RECORD



NOTICE OF PUBLIC INTEREST

New License Application Filed

CURRENT OCCUPANT
1111 N MARSHALL ST# 504
MILWAUKEE, WI 53202-3378

Pursuant to Milwaukee Code of Ordinances, notice is hereby given that the following new retail establishment license application has been filed with the Office of the City Clerk-License Division:

License Type(s):	Class B Tavern and Public Entertainment Premises
Applicant:	Richard J. Ryan, Agt. PTG Live Events LLC
Business Name:	Pabst Theater Group
Premise Address:	1119 N Marshall St

This applicant is filing a new Class B Tavern and Public Entertainment Premises applications at this location. (The current licensee holds the same types of licenses at this location).

A Class B Tavern license allows for the consumption of intoxicating liquors and fermented malt beverages on the licensed tavern premises.

A Public Entertainment Premises license allows entertainment such as floor shows, music exhibitions, dancing, cabaret acts, and theater performances provided that certain standards are complied with regarding proper dress code and conduct. The applicant has selected Instrumental Musicians, Bands, Comedy Acts, Disc Jockey, and Patrons Dancing, as the types of entertainment on the Public Entertainment Premises application.

For more information regarding licensing please visit www.milwaukee.gov/license.

HOW TO SUBMIT OBJECTIONS:

Written objections to the granting of the license based on the proposed operation of the license premises should be submitted immediately by any interested party to the Office of the City Clerk-License Division, City Hall, Room 105, 200 East Wells Street, Milwaukee, WI 53202, or via email to license@milwaukee.gov.

WHAT TO SUBMIT IN OBJECTIONS:

Written objections must include the following information:

1. Name of the person objecting.
2. Contact information for the objector. (Mailing or Email address)
3. Information personally known to the objector that may form a basis for denial of the license application. Such information should relate to the manner in which the operation of the proposed premises will have an adverse impact on the health, safety, and welfare of the public and the neighborhood.

Tuesday, June 14, 2022

REDACTED RECORD

Byrd, Yashica

From: Monday, June 20, 2022 10:38 AM
Sent: License
To: Objection to New License Application
Subject:

You don't often get email from [Learn why this is important](#)

Dear City Clerk,

Re:
Class B Tavern and Public Entertainment Premises
Richard J Ryan- PFG Live Events LLC
Pabst Theater Group
1119 North Marshall Street

REDACTED RECORD

- I must **object** to the issuance of the above license.
Marshall Street is a quiet residential street.
Parking, like many east side streets, is at a premium.
Businesses of this nature belong on the commercial streets and in commercial areas—not a 100% residential street like Marshall.
A business of this nature that can stay open until 2:00am (or later), offer live music and alcohol making it extremely disruptive to our quiet street.
All of this would have a very negative impact on our property value.

Respectfully submitted,

Byrd, Yashica

From: Monday, June 20, 2022 2:49 PM
Sent: License
To: Objection to 1119 N Marshall Street
Subject:

REDACTED RECORD

You don't often get email from [Learn why this is important](#)

Good afternoon,

I'm writing with regards to the license application filed for the property at 1119 N. Marshall Street. I'm objecting to the license application because of the issues that myself and my neighbors have had with the building as a wedding venue, and I fear that those issues will only worsen if the venue becomes a concert space. There have been multiple noise violations filed, wedding guests screaming late at night, DJs and music playing later than agreed-upon times, broken glass on sidewalks, garbage and debris around the property that isn't disposed of properly, and the list goes on. As the mother of a small child, I do not want to have to interact with drunk people as I'm out for a walk down the street or have belligerent concertgoers wake my sleeping baby up at night. Thank you for your time and consideration.

Byrd, Yashica

From:
Sent: Sunday, June 19, 2022 5:37 PM
To: License
Cc: rbauma@milwaukee.gov
Subject: 1119 N. Marshall St.

REDACTED RECORD

[You don't often get email from psalem3@gmail.com. Learn why this is important](#)

To the Office of the City Clerk-License Division

We are writing as a resident of _____ at N. Marshall Street. We live _____ to the 1119 N. Marshall property, and wish to express deep reservations about the proposed use of the premises. We understand that there have been numerous complaints and discussions over the years about noise from the property as currently used, i.e., as a privately owned venue that periodically hosts weddings and other events:

Per the City of Milwaukee Website, the noise ordinance is highlighted below, it is difficult to imagine that a venue intended to be used as a public entertainment premises would be suitable for a block that is otherwise entirely residential. Floor shows, musical exhibitions, dancing, cabaret acts and theatre performances are often loud, plain and simple. In fact, in many instances it is the intent of the performer(s) to not only create noise themselves, but to elicit additional noise from the audience - laughing, singing along, applauding, to amplified music. While this noise may be entertaining to some, it has no place on a residential block.

NOISE NUISANCES:

Ords. 80-64 and 80-65 list allowable noise levels during nighttime hours, defined as between 9:00 pm and 7:00 am (Ord. 80-60). This includes sound from music systems. Lawn mowers and other noisy equipment cannot be run before 8:00 am (Ord. 80-67-4). There are exceptions for snow blowers, construction sites, utility work, garbage collection, etc.

Furthermore, there is already insufficient parking in the neighborhood. Residents who invite visitors to their homes from outside the neighborhood must hope that they can find a space within a block or two, but it not always easy. A public event venue will all but eliminate the possibility of our guests finding a parking space when they visit us.

A small venue that periodically hosts weddings or events and, after many years of effort, maintains a relationship with neighbors (even if only in order to avoid complaints) is one thing. An entertainment venue that is owned by a large entertainment corporation is another story entirely. The number of events is likely to increase dramatically. The noise level is likely to increase dramatically. And the incentive to be responsive to a small group of neighbors, when there are multiple issues to attend to at multiple venues, is likely to be limited. The very fact that we learned of this application through a newspaper article (and subsequently the notice of public interest) less than a month before events are apparently planned is a strong indication of the likely indifference to neighborhood concerns.

We very strongly object to the granting of these licenses.

Sincerely,

Byrd, Yashica

From:
Sent: Saturday, June 18, 2022 11:04 AM
To: License; Bauman, Robert;
Subject: New License Application Filed....1119 N Marshall St...

REDACTED RECORD

Dear License Committee,

My name is _____ and I represent _____ in the _____
at _____ N Marshall St (the _____ corner). My husband and I
moved to our unit in December _____ and quickly became familiar with
the litigious drama surrounding the current Villa Filomena owners and
the former residents of _____

On July _____ 2021, I wrote a letter of support to Alderman Bauman for the
continued operation of the Villa Filomena and have not regretted that
decision. The sporadic bridal functions and more recent weekly worship
services have been well controlled and appear to be following the
guidelines for courteous operation of a business in a residential
neighborhood. We strongly request the Pabst Theater Group to be held
to the same guidelines that Anthony and Janice Sanfilippo agreed to
honor. It is important to maintain good relations with this property and
avoid the reoccurring concerns that this committee has had to address.

Respectfully,

Sent from [Mail](#) for Windows

Date: 07/07/2022
Officer: PLUMLEY

City of Milwaukee Police Department
90-5-1.5 Crime Prevention Survey
Tavern Inspection

Name of Premise: Pabst Theater Group
Address: 1119 N. Marshall St
Phone: 414-430-1877

Owner: Gary WITT
Owner address: 7769 N Club Circle
City State Zip: Fox Point WI 53217
Owner Phone: 414-737-3263
Owner email:

Licensee/Agent: Richard RYAN
Home Address: 2357 N. Humboldt Bl #1
City State Zip: Milwaukee WI 53212
Phone: 414-430-1877
Email:

Preferred contact: Phone

Location currently open: YES NO

Projected open date: 7/18/2022

Day's open: S M T W Th F SA ALL

Hours of Operation: Sun: 10A-12A 24 hours Y N
Mon: 10A-12A
Tue: 10A-12A
Wed: 10A-12A
Thu: 10A-12A
Fri: 10A-12A
Sat: 10A-12A

Premise Type: Tavern/Bar
 Restaurant
 Other: Special Event Space

Licenses currently held:

Alcohol: Yes No Class: BTAVN #: 209936
 Tobacco: Yes No #:
 Food: Yes No #:
 Extended Hours: Yes No #:
 Secondhand Dealer: Yes No Type: #:
 Other: Yes No Type: BART #: 234938
 Other: Yes No Type: PEP #: 7996

Exterior Survey:

1. Is the area around the location clean? Yes No
2. What surrounds the location? (Check all the apply)
 - a. Park
 - b. School
 - c. Youth Center
 - d. Church
 - e. Tavern(s) If so, how many
 - f. Residential
 - g. Other businesses
 - h. Other:
3. Can you see from the outside of the location into the interior Yes No
4. Can you see the employees inside of the location from the outside Yes No
5. Are exterior windows free of signage Yes No
6. Is there a parking lot Yes No
7. Is the parking lot clean? Yes No
8. Off-Street parking Yes No
9. Is the parking lot well lit? Yes No
10. Valet Parking Yes No
 - a. Will this lot have a guard? Yes No
 - b. Will this lot have cameras? Yes No
11. Are there areas where a person could conceal themselves Yes No
12. Is there exterior lighting? Yes No. Does it appears to be adequate Yes No.
13. Exterior Payphone? Yes No
14. Are there No Loitering Signs posted? Yes No
15. Are there exterior security cameras Yes No How Many:
16. Are the address numbers prominently displayed and easy to see Yes No

Camera Survey:

17. Does this location have security cameras? Yes No
18. Are they in working order? Yes No
19. What format are the cameras?
 - a. Color Yes No
 - b. Digital Yes No
 - c. Recorded Yes No
20. How long is footage stored for later viewing:
21. Are there exterior cameras Yes No How many:
22. Are there interior cameras Yes No How many:
23. Do all employees know how to retrieve recorded digital images/footage? Yes No

24. Cameras located in parking lot Yes No How many

Interior Survey:

25. What is the planned capacity 299
26. What is the minimum number of employees That will be on premise 3
27. Is the storeowner willing to be a standing complainant regarding loitering? Yes No
- a. If yes have them fill out the standing complaint form and give them two of the commercial signs Yes No
28. Is the interior of the location neat and clean? Yes No
29. Does an interior camera face the entrance/exit? Yes No
30. Is there a lockable area that separates employees from customers? Yes No
31. Are emergency and non-emergency numbers posted near the phone? Yes No
32. Does the owner know how to contact their police district directly? Yes No
- a. Did you provide a district contact guide to the owner? Yes No

Security

33. How many security personnel are going to be employed: 0
34. How ill they be deployed: Interior Exterior
35. What days will they be deployed Mon Tue Wed Thu Fri Sat Sun
36. Will the security be managed by business or contracted
37. Will they be armed Yes No
38. What type of security measures to be used:
- Wanding/metal detector
 - ID Scanner
 - Dress Code
 - Cover Charge
 - Age restriction
 - Other

ADDITIONAL COMMENTS/RECOMMENDATIONS:

Agent is planning on using this location as a special event space for weddings, baby showers, small book signing, and possible small comedy shows. Will consider hiring security if the event would need it. Will consider having a host at the front entrance for special event such as a wedding. Plans to have guests of the event out of the location at 11PM.

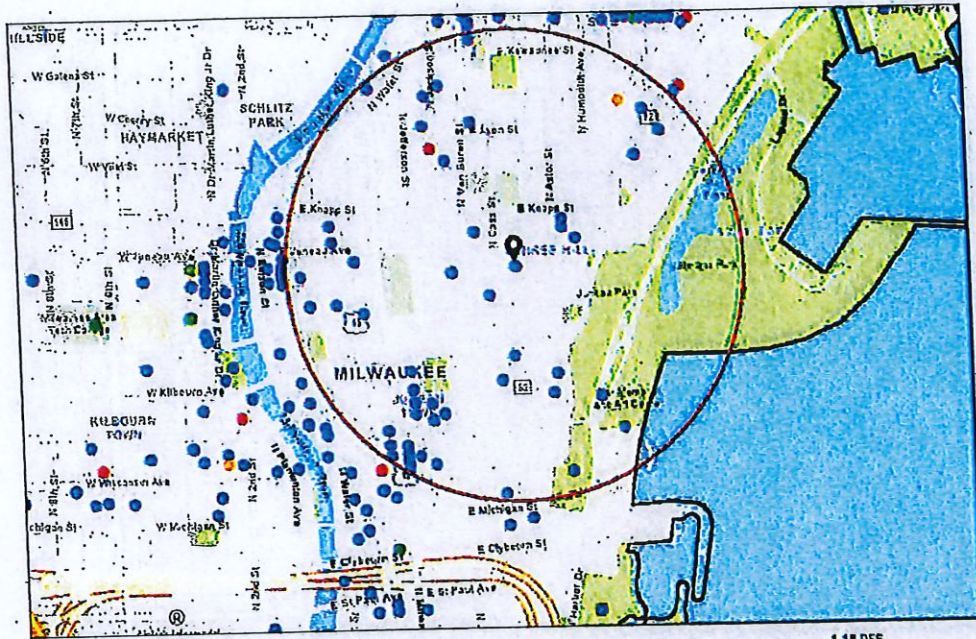


Concentration Map - 1119 N MARSHALL ST

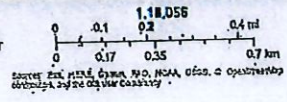
Area of Interest (AOI) Information

Area : 21,862,585.81 ft²

Jun 14 2022 14:45:05 Central Daylight Time



- Alcohol Licenses (active)
- Class A Fermented Malt Beverage
- Class A Liquor and Malt
- Class B Fermented Malt Beverage
- Class B Tavern
- Class C Wine Retailer
- City Limits



6/14/2022

Summary

Name	Count	Area(ft ²)	Length(mi)
Alcohol Licenses	63		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	3CP LLC	Thrd Coast Provisions	Andrew H Miller, Agt	724 N Milwaukee ST	Class B Tavern License		1/19/2022, 6:00 PM	1
2	Carnivoras Inc	Carnevor	Joseph McLean; Agt	718 N Milwaukee ST	Class B Tavern License	99	1/25/2022, 6:00 PM	1
3	APARTMENT 720, LLC	APARTMENT 720	Tony T Skouffis, Agt	720 N MILWAUKEE ST	Class B Tavern License	299	1/24/2022, 6:00 PM	1
4	The Belmont Tavern, Inc	The Belmont Tavern	MICHAEL J VITUCCI, Agt	784 N Jefferson ST	Class B Tavern License	160	2/6/2022, 6:00 PM	1
5	WOMANS CLUB OF WISCONSIN	WOMANS CLUB OF WISCONSIN	Jennifer A Beck, Agt	813 E KILBOURN AV	Class B Tavern License	500	2/9/2022, 6:00 PM	1
6	GRANDVIEW MANAGEMENT, INC	ZILLI HOSPITALITY GROUP	ROBERT J ZILLI, Agt	910 E MICHIGAN ST	Class B Tavern License	450	2/6/2022, 6:00 PM	1
7	Milwaukee Art Museum, Inc	Milwaukee Art Museum	Michelle M McCue, Agt	700 N Art Museum DR	Class B Tavern License	2,133	1/17/2022, 6:00 PM	1
8	LOWCOUNTRY MILWAUKEE INC	Lowcountry	Tyler E Mei, Agt	1114 N WATER ST	Class B Tavern License		2/7/2022, 6:00 PM	1
9	STEE V GEE LLC	Sportclub Nomad	MICHAEL J EITEL, Agt	750 N Jefferson ST	Class B Tavern License		2/14/2022, 6:00 PM	1
10	M DE PALMA, LLC	MONICA'S ON ASTOR	MONICA J DE PALMA, Agt	1228 N ASTOR ST	Class B Tavern License	159	4/9/2022, 7:00 PM	1
11	BRUNCH MKE LLC	BRUNCH	Morgan K Schnabl, Agt	714 N MILWAUKEE ST	Class B Tavern License	160	4/15/2022, 7:00 PM	1
12	Tina's Market	Tina's Market	Victor Lavrik, SP	1518 N Franklin PL	Class A Fermented Malt Beverage Retailer's License		3/22/2022, 7:00 PM	1
13	COMET CAFE, INC	COMET CAFE	LESLIE S MONTEMURRO, Agt	1943-47 N FARWELL AV	Class B Tavern License	160	3/24/2022, 7:00 PM	1
14	CHIPOTLE MEXICAN GRILL OF CO, LLC	CHIPOTLE MEXICAN GRILL #313	Brian J Bushaw, Agt	600 E OGDEN AV	Class B Tavern License	99	3/21/2022, 7:00 PM	1
15	LIU'S ORIENTAL KITCHEN, LLC	Lucky Liu's	HENRY LIU, Agt	1664 N VAN BUREN ST	Class B Tavern License	80	5/3/2022, 7:00 PM	1
16	MILWAUKEE SCHOOL OF ENGINEERING	MILWAUKEE SCHOOL OF ENGINEERING	Jeffrey LaTaille, Agt	1245 N BROADWAY	Class B Tavern License	2,759	5/18/2022, 7:00 PM	1
17	Milwaukee School of Engineering	Milwaukee School of Engineering	Jeffrey LaTaille, Agt	1000 N BROADWAY	Class B Tavern License	480	5/18/2022, 7:00 PM	1

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18	MILWAUKEE SCHOOL OF ENGINEERING	MILWAUKEE SCHOOL OF ENGINEERING	Jeffrey LaTaille, Agt	1120 N BROADWAY	Class B Tavern License	208	5/18/2022, 7:00 PM	1
19	Milwaukee School of Engineering	Milwaukee School of Engineering	Jeffrey LaTaille, Agt	1025 N BROADWAY	Class B Tavern License		5/18/2022, 7:00 PM	1
20	ZARLETTI, LLC	ZARLETTI	BRIAN C ZARLETTI, Agt	741 N MILWAUKEE ST 1	Class B Tavern License		5/23/2022, 7:00 PM	1
21	GRANDVIEW MANAGEMENT, INC	ZILLI LAKE & GARDENS	ROBERT J ZILLI, Agt	931 E WISCONSIN AV	Class B Tavern License	450	5/18/2022, 7:00 PM	1
22	Craft Culture LLC	Interval	Steven J Westerhausen, Agt	1600 N Jackson ST	Class B Tavern License		5/23/2022, 7:00 PM	1
23	12AM Management Group, LLC	Room Seven	Andre B Lewis, Agt	780 N Jefferson ST	Class B Tavern License	240	5/25/2022, 7:00 PM	1
24	SORFCO, LTD	THE KNICK	ELIAS G CHEDID, Agt	1030 E JUNEAU AV	Class B Tavern License		6/27/2022, 7:00 PM	1
25	THIS IS IT, INC	THIS IS IT	GEORGE R SCHNEIDER, Agt	418 E WELLS ST	Class B Tavern License	160	6/29/2022, 7:00 PM	1
26	THE MILWAUKEE CLUB	THE MILWAUKEE CLUB	Molly J Schick, Agt	706 N JEFFERSON ST	Class B Tavern License	180	6/29/2022, 7:00 PM	1
27	MILWAUKEE COUNTY WAR MEMORIAL, INC	MILWAUKEE COUNTY WAR MEMORIAL CENTER	Laurieann Kildegaard, Agt	750 N LINCOLN MEMORIAL DR	Class B Tavern License	240	6/29/2022, 7:00 PM	1
28	ELSA'S ON THE PARK, LTD	ELSA'S ON THE PARK	KARL R KOPP, Agt	833 N JEFFERSON ST	Class B Tavern License	100	6/29/2022, 7:00 PM	1
29	MY OFFICE, INC	MY OFFICE	BRIAN J PETERSON, Agt	759-763 N MILWAUKEE ST	Class B Tavern License		6/29/2022, 7:00 PM	1
30	VICTOR'S ON VAN BUREN, INC	VICTOR'S	VICTOR R JONES, Agt	1230 N VAN BUREN ST	Class B Tavern License	420	7/26/2022, 7:00 PM	1
31	MARCUS HOTELS HOSPITALITY, LLC	Pfister Hotel & Tower	CARRIE L AMAYA, Agt	424 E WISCONSIN AV	Class B Tavern License	419	7/29/2022, 7:00 PM	1
32	1451 CORPORATION	1451 RENAISSANCE PLACE	ANDREA L TAXMAN, Agt	1451 N PROSPECT AV	Class B Tavern License	59	6/29/2022, 7:00 PM	1
33	DJ ENTERPRISES I, INC	GRACE CENTER	JOAN M GROH, Agt	250 E JUNEAU AV	Class B Tavern License	330	6/17/2022, 7:00 PM	1
34	Y-Not II LLC	Y-Not II Tavern	MONICA J DE PALMA, Agt	706 E LYON ST	Class B Tavern License	100	6/13/2022, 7:00 PM	1
35	FLANNERY'S PUB, INC	FLANNERY'S BAR & RESTAURANT	STEVEN W SMITH, Agt	425-29 E WELLS ST	Class B Tavern License	270	7/29/2022, 7:00 PM	1

36	Bollywood Grill, LLC	Bollywood Grill	MANJIT SINGH, Agt	1028-30 N Jackson ST	Class B Tavern License		7/21/2022, 7:00 PM	1
37	BUCKLEY'S KISKEAM INN, LLC	Buckley's	MICHAEL V BUCKLEY, Agt	801-09 N CASS ST	Class B Tavern License	65	7/29/2022, 7:00 PM	1
38	BANQUET SERVICES, LLC	VILLA FILOMENA	JANICE E SANFILIPPO, Agt	1119 N MARSHALL ST	Class B Tavern License	299	7/28/2022, 7:00 PM	1
39	The Other Ones LLC	Birch + Butcher	Rebecca A Zwiefelhofer, Agt	459 E Pleasant ST.	Class B Tavern License		4/6/2022, 7:00 PM	1
40	DOS BONITAS, LLC	CUBANITAS	MARTA C BIANCHINI, Agt	728 N MILWAUKEE ST	Class B Tavern License	50	7/25/2022, 7:00 PM	1
41	DICK'S PIZZA, LLC	Electric Lime	ADAM D KIRCHNER, Agt	730 N MILWAUKEE ST	Class B Tavern License	330	8/29/2022, 7:00 PM	1
42	HARP AND EAGLE, LTD	COUNTY CLARE	GREGG W STEFFKE, Agt	1234 N ASTOR ST	Class B Tavern License	160	9/19/2022, 7:00 PM	1
43	INDULGE WINE ROOMS, LLC	INDULGE	MARC R BIANCHINI, Agt	708 N MILWAUKEE ST	Class B Tavern License	60	8/30/2022, 7:00 PM	1
44	MEGA MARTS, LLC	METRO MARKET #371	ANTHONY M KUCHINSKY, Agt	1123 N VAN BUREN ST	Class B Tavern License	65	8/30/2022, 7:00 PM	1
45	Hotel Metro Operator, LLC	Hotel Metro	Andrew R Cordes, Agt	411 E Mason ST	Class B Tavern License	150	8/30/2022, 7:00 PM	1
46	LANDFALL II, LLC	POINTS EAST PUB	LORI A HASSETT, Agt	1501 N JACKSON ST	Class B Tavern License	160	10/10/2022, 7:00 PM	1
47	WELLS-JEFFERSON CORPORATION	TAYLOR'S	DANIEL R TAYLOR, Agt	795 N JEFFERSON ST	Class B Tavern License	160	9/25/2022, 7:00 PM	1
48	BRG 1000 Water St LLC	Room @ The Rumpus Room	CHRISTIAN M DAMIANO, Agt	1020 N Water ST	Class B Tavern License		9/21/2022, 7:00 PM	1
49	BRG 777 E Wisconsin LLC	Downtown Kitchen	CHRISTIAN M DAMIANO, Agt	777 E WISCONSIN, AV	Class B Tavern License	483	9/21/2022, 7:00 PM	1
50	BRG 1000 Water Street, LLC	Rumpus Room - A Bartolotta Gastropub	CHRISTIAN M DAMIANO, Agt	1030 N Water ST	Class B Tavern License	254	9/21/2022, 7:00 PM	1
51	TUDY-BART, LLC	BACCHUS-A BARTOLOTTA RESTAURANT	CHRISTIAN M DAMIANO, Agt	925 E WELLS ST	Class B Tavern License	200	9/21/2022, 7:00 PM	1
52	Charro Latino, LLC	The Garden/Lucid	SEAN A PLISS, Agt	725-729 N Milwaukee ST	Class B Tavern License	490	3/21/2022, 7:00 PM	1
53	Artisan Ramen LLC	Artisan Ramen	Xiaoyu Liu, Agt	530 E Mason ST	Class B Tavern License	93	9/29/2022, 7:00 PM	1
54	REAL CHILI OF MILWAUKEE, INC	REAL CHILI	STEPHEN J KASTELIC, Agt	419 E WELLS ST	Class B Tavern License	80	10/2/2022, 7:00 PM	1

55	SHANK HALL, INC	SHANK HALL	TRACY L ROE, Agt	1434 N FARWELL AV	Class B Tavern License		10/30/2022, 7:00 PM	1
56	HDS 777, LLC	The Sofie	DAVID J SAFINA, Agt	777 N JEFFERSON ST	Class B Tavern License		10/19/2022, 7:00 PM	1
57	UNIVERSITY CLUB OF MILWAUKEE	UNIVERSITY CLUB OF MILWAUKEE	JOSEPH G CORAGGIO, Agt	924 E WELLS ST	Class B Tavern License	150	7/9/2022, 7:00 PM	1
58	SANFORD RESTAURANT, INC	SANFORD RESTAURANT	Justin L Arahamian, Agt	1547 N JACKSON ST	Class B Tavern License	80	10/29/2022, 7:00 PM	1
59	BW HOLDINGS, LLC	WARD'S HOUSE OF PRIME	BRIAN J WARD, Agt	540 E MASON ST	Class B Tavern License	260	11/1/2022, 7:00 PM	1
60	METCALFE RESTAURANT, INC	The Pasta Tree Restaurant & Wine Bar	SUZZETTE R METCALFE, Agt	1503 N FARWELL AV	Class B Tavern License	75	11/4/2022, 7:00 PM	1
61	MEGA MARTS, LLC	PICK 'N SAVE #868	NEIL F WALLACE, Agt	605 E LYON ST	Class A Malt & Class A Liquor License		11/22/2022, 6:00 PM	1
62	Dubbel Dutch, LLC	Dubbel Dutch Hotel	Jullanne M Kaufmann, Agt	817-819 N MARSHALL ST	Class B Tavern License		11/9/2022, 6:00 PM	1
63	JCTH, INC	CAFE AT THE PLAZA	BENJAMIN T CRICHTON, Agt	1007 N CASS ST	Class B Tavern License		11/23/2022, 6:00 PM	1

Establishments within a 0.5 miles radius centered on area of interest.