



Office of the City Clerk  
Council Services Division

**Ronald D. Leonhardt**  
City Clerk

**Anthony J. Zielinski**  
Manager

June 17, 2002

Suzana Crumble  
8601 W. Tripoli Ave.  
Milwaukee, WI 53228

Dear Ms. Crumble:

You are hereby notified that the Milwaukee Common Council will hold a hearing on June 25, 2002, commencing at 9:30 a.m., or as soon thereafter as this matter may be heard, in the Common Council chambers on the third floor of City Hall, 200 East Wells Street, Milwaukee, Wisconsin to consider your rooming house license renewal application for the premises at 902 S. 3<sup>rd</sup> St.

Attached you will find a copy of the Report of the Utilities and Licenses Committee which includes their Findings of Fact, Conclusions of Law and Recommendation, recommending renewal of your rooming house license. The recommendation is the result of a public hearing before the Committee held on June 14, 2002.

You or a representative may appear at the Common Council meeting and request an opportunity to address the Common Council for approximately five (5) minutes to present an oral argument on your own behalf.

Respectfully,

  
RONALD D. LEONHARDT  
City Clerk

BDS/ml:54637  
Enclosure

Date: June 14, 2002

To: All Members of the Milwaukee Common Council

From: Utilities and Licenses Committee

Re: Report on the June 3, 2002 evidentiary hearing conducted relative to the objections and complaints filed regarding renewal of the rooming house license of Suzana Crumble for the property located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin.

### FINDINGS OF FACT

1. Suzana Crumble (hereinafter "the Licensee") is the holder of a rooming house license for the property located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin. The license is subject to annual renewal, and expires at midnight on June 30, 2002.
2. The Licensee filed an application with the City of Milwaukee Department of Neighborhood Services for a renewal of a rooming house license for the property located at 902 South Third Street. The application was filed on March 13, 2002.
3. A number of letters were filed with the City Clerk's Office in a timely manner objecting to the renewal of this license. The letters submitted object to the granting of a license for the property at 902 South Third Street. All of the letters submitted make a reference to the fact that there are allegedly too many rooming houses in the general neighborhood of this property. This is an objection to the density of the rooming houses.
4. Pursuant to section 275-20-9-b of the Milwaukee Code of Ordinances (hereinafter "MCO"), on May 21, 2002, the Office of the City Clerk mailed a notice to appear to the Licensee, Suzana Crumble, informing of the hearing to be held on Monday, June 3, 2002, at 9:00 a.m., in room 301-A of City Hall, said hearing to be heard by Attorney David Borowski, and to take testimony and render Findings of Fact and Conclusions of Law to the Utilities and Licenses Committee relative to the application for the property located at 902 South Third Street, in the City and County of Milwaukee.
5. The Licensee was served with the notice to appear, and appeared at the hearing with her counsel. (Transcript p. 75, et seq.).
6. On June 12, 2002 the Licensee and objector was sent a copy of the Report and Recommendation of a Hearing examiner appointed pursuant to § 275-20(9)(f) of the Milwaukee Code of Ordinances and on June 14, 2002 at 10:00 a.m., the Committee held a hearing on the examiner's recommendation.

7. Based upon the sworn testimony of the parties and witnesses, along with the evidence received at the hearing, the Utilities and Licenses Committee finds the following:
- A. The Licensee owns the rooming house property located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin.
  - B. The Licensee is the sole owner of this property. It is not "co-owned" by her parents, Mr. & Mrs. Ristic, or any other person or entity. (Transcript p. 75).
  - C. The following persons testified at the hearing:
    1. Suzana Crumble
    2. Dain Maddox
    3. Shari Flaherty
    4. Susannah Pierce
    5. Dave Martin
    6. Don Edwards
    7. Christine Belton
    8. Don Ristic
    9. Steve Arhey
  - D. Shari Flaherty, of 229 West Walker Street, testified regarding a confrontation that she had with Suzana Crumble in August of 2000.
  - E. It is clear from the testimony of all witnesses, along with the behavior of the parties at the hearing, that there is a significant amount of animosity between Ms. Crumble and the neighbors (witnesses) that testified at the hearing.
  - F. Ms. Pierce testified that her argument is regarding primarily density and the overall density of rooming houses in her neighborhood. (Transcript p. 37). She also testified to an incident regarding tenants drinking beer at 902 South Third Street .
  - G. Mr. Dave Martin also testified with regard to density of rooming houses in the one-mile square area surrounding the subject property at 902 South Third Street.
  - H. Many of the witnesses both in writing and at testimony indicated that they objected to the granting of a rooming house license for Suzana Crumble. They did not seem to be objecting to the renewal of a permit that has already been issued in this case.
  - I. Don Edwards is the on-site manager of the property. He used to live at 834 South Third Street. (Transcript p. 82).
  - J. Ms. Suzana Crumble testified that she has never been arrested herself and there have been no arrests or police complaints at the subject property. She testified

that it is not a house of gambling or prostitution, and that she has not had to evict anyone from this property since she has owned it. She further testified that there are no complaints from the City or city departments at this time. (Transcripts pp. 78, 82-83).

- K. The Department of Neighborhood Services appeared by Pandora Bender. She indicated that the Department of Neighborhood Services does not object to the renewal of the license. (Transcript p. 103).
- L. The City of Milwaukee Police Department did not appear at the hearing and has not filed any notice of an objection regarding the renewal of the rooming house license for the subject property.

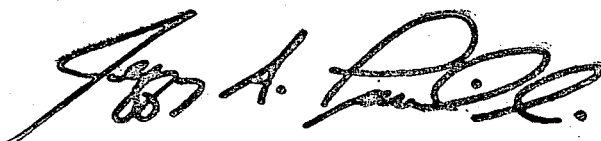
### CONCLUSIONS OF LAW

1. The Committee has jurisdiction to conduct evidentiary hearings and provide Findings of Fact, Conclusions of Law, and a recommendation to the Common Council for the City of Milwaukee pursuant to Chapter 275-20-9-g, MCO.
2. The causes for revocation, suspension and/or non-renewal of rooming house licenses is set forth in the Milwaukee Code of Ordinances Chapter 275-20(7)(q).
3. An over-concentration of rooming houses (density) in one particular area is a reason for potential denial of an initial granting of a rooming house license pursuant to MCO 275-20(5)(c-1-d). However, density and/or over-concentration is not a reason to deny a renewal of a license pursuant to the MCO.
4. Based upon the above facts, the Utilities & Licenses Committee concludes that the licensed dwelling facility has been operated in accordance with the relevant ordinances.

### RECOMMENDATION

Based upon the Findings of Fact and Conclusions of Law stated above, the Committee, by a vote of three (3) ayes to zero (0) noes, recommends that the rooming house license for the premises located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin should be renewed.

Dated and signed at Milwaukee, Wisconsin this 14<sup>th</sup> day of June, 2002.



JEFFREY PAWLINSKI  
Chairman of the Utilities  
And Licenses Committee



Office of the City Clerk  
Council Services Division

Ronald D. Leonhardt  
City Clerk

Anthony J. Zielinski  
Manager

June 17, 2002

Dear Complainants of the rooming house application at 902 S. 3<sup>rd</sup> St.

David Martin	828 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
Douglas Quigley	1110 S. 1 <sup>st</sup> St. Milwaukee, WI 53204
Deborah Ullenberg	828 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
Marie Espino	925 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
Susannah Pierce	910 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
Shari Flaherty	229 W. Walker St. Milwaukee, WI 53204
Dain Maddox	806 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
John Neumann	806 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
Yvonne Neumann	816 S. 4 <sup>th</sup> St. Milwaukee, WI 53204
Lillian Staut	810 S. 4 <sup>th</sup> St. Milwaukee, WI 53204
Anthony Jorgensen, Jr.	828 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204
Delia Cerda	225 W. Walker St. Milwaukee, WI 53204
Richard Kaul	1023 S. 3 <sup>rd</sup> St. Milwaukee, WI 53204

You are hereby notified that the Milwaukee Common Council will hold a hearing on June 25, 2002, commencing at 9:30 a.m., or as soon thereafter as this matter may be heard, in the Common Council chambers on the third floor of City Hall, 200 East Wells Street, Milwaukee, Wisconsin to consider the rooming house license renewal application for 902 S. 3<sup>rd</sup> St..

Attached you will find a copy of the Report of the Utilities and Licenses Committee which includes their Findings of Fact, Conclusions of Law and Recommendation, recommending renewal of the rooming house license at 902 S. 3<sup>rd</sup> St.. The recommendation is the result of a public hearing before the Committee held on June 14, 2002.

You may file a written objection to the Report of the Utilities and Licenses Committee and shall have the opportunity to present arguments in writing supporting that objection to the Common Council. Any written objections to the Committee's report must be filed with the City Clerk at least two (2) days prior to the above-mentioned date set for hearing by the Common Council. You or a representative may also appear at the Common Council meeting and request an opportunity to address the Common Council for approximately five (5) minutes to present an oral argument on your own behalf.

Respectfully,

  
RONALD D. LEONHARDT  
City Clerk

BDS/ml:54639  
Enclosure

Date: June 14, 2002

To: All Members of the Milwaukee Common Council

From: Utilities and Licenses Committee

Re: Report on the June 3, 2002 evidentiary hearing conducted relative to the objections and complaints filed regarding renewal of the rooming house license of Suzana Crumble for the property located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin.

### FINDINGS OF FACT

1. Suzana Crumble (hereinafter "the Licensee") is the holder of a rooming house license for the property located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin. The license is subject to annual renewal, and expires at midnight on June 30, 2002.
2. The Licensee filed an application with the City of Milwaukee Department of Neighborhood Services for a renewal of a rooming house license for the property located at 902 South Third Street. The application was filed on March 13, 2002.
3. A number of letters were filed with the City Clerk's Office in a timely manner objecting to the renewal of this license. The letters submitted object to the granting of a license for the property at 902 South Third Street. All of the letters submitted make a reference to the fact that there are allegedly too many rooming houses in the general neighborhood of this property. This is an objection to the density of the rooming houses.
4. Pursuant to section 275-20-9-b of the Milwaukee Code of Ordinances (hereinafter "MCO"), on May 21, 2002, the Office of the City Clerk mailed a notice to appear to the Licensee, Suzana Crumble, informing of the hearing to be held on Monday, June 3, 2002, at 9:00 a.m., in room 301-A of City Hall, said hearing to be heard by Attorney David Borowski, and to take testimony and render Findings of Fact and Conclusions of Law to the Utilities and Licenses Committee relative to the application for the property located at 902 South Third Street, in the City and County of Milwaukee.
5. The Licensee was served with the notice to appear, and appeared at the hearing with her counsel. (Transcript p. 75, et seq.).
6. On June 12, 2002 the Licensee and objector was sent a copy of the Report and Recommendation of a Hearing examiner appointed pursuant to § 275-20(9)(f) of the Milwaukee Code of Ordinances and on June 14, 2002 at 10:00 a.m., the Committee held a hearing on the examiner's recommendation.

7. Based upon the sworn testimony of the parties and witnesses, along with the evidence received at the hearing, the Utilities and Licenses Committee finds the following:
- A. The Licensee owns the rooming house property located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin.
  - B. The Licensee is the sole owner of this property. It is not "co-owned" by her parents, Mr. & Mrs. Ristic, or any other person or entity. (Transcript p. 75).
  - C. The following persons testified at the hearing:
    - 1. Suzana Crumble
    - 2. Dain Maddox
    - 3. Shari Flaherty
    - 4. Susannah Pierce
    - 5. Dave Martin
    - 6. Don Edwards
    - 7. Christine Belton
    - 8. Don Ristic
    - 9. Steve Arhey
  - D. Shari Flaherty, of 229 West Walker Street, testified regarding a confrontation that she had with Suzana Crumble in August of 2000.
  - E. It is clear from the testimony of all witnesses, along with the behavior of the parties at the hearing, that there is a significant amount of animosity between Ms. Crumble and the neighbors (witnesses) that testified at the hearing.
  - F. Ms. Pierce testified that her argument is regarding primarily density and the overall density of rooming houses in her neighborhood. (Transcript p. 37). She also testified to an incident regarding tenants drinking beer at 902 South Third Street .
  - G. Mr. Dave Martin also testified with regard to density of rooming houses in the one-mile square area surrounding the subject property at 902 South Third Street.
  - H. Many of the witnesses both in writing and at testimony indicated that they objected to the granting of a rooming house license for Suzana Crumble. They did not seem to be objecting to the renewal of a permit that has already been issued in this case.
  - I. Don Edwards is the on-site manager of the property. He used to live at 834 South Third Street. (Transcript p. 82).
  - J. Ms. Suzana Crumble testified that she has never been arrested herself and there have been no arrests or police complaints at the subject property. She testified

that it is not a house of gambling or prostitution, and that she has not had to evict anyone from this property since she has owned it. She further testified that there are no complaints from the City or city departments at this time. (Transcripts pp. 78, 82-83).

- K. The Department of Neighborhood Services appeared by Pandora Bender. She indicated that the Department of Neighborhood Services does not object to the renewal of the license. (Transcript p. 103).
- L. The City of Milwaukee Police Department did not appear at the hearing and has not filed any notice of an objection regarding the renewal of the rooming house license for the subject property.

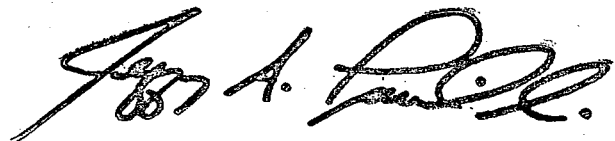
### CONCLUSIONS OF LAW

1. The Committee has jurisdiction to conduct evidentiary hearings and provide Findings of Fact, Conclusions of Law, and a recommendation to the Common Council for the City of Milwaukee pursuant to Chapter 275-20-9-g, MCO.
2. The causes for revocation, suspension and/or non-renewal of rooming house licenses is set forth in the Milwaukee Code of Ordinances Chapter 275-20(7)(q).
3. An over-concentration of rooming houses (density) in one particular area is a reason for potential denial of an initial granting of a rooming house license pursuant to MCO 275-20(5)(c-1-d). However, density and/or over-concentration is not a reason to deny a renewal of a license pursuant to the MCO.
4. Based upon the above facts, the Utilities & Licenses Committee concludes that the licensed dwelling facility has been operated in accordance with the relevant ordinances.

### RECOMMENDATION

Based upon the Findings of Fact and Conclusions of Law stated above, the Committee, by a vote of three (3) ayes to zero (0) noes, recommends that the rooming house license for the premises located at 902 South Third Street, in the City and County of Milwaukee, Wisconsin should be renewed.

Dated and signed at Milwaukee, Wisconsin this 14<sup>th</sup> day of June, 2002.



JEFFREY PAWLINSKI  
Chairman of the Utilities  
And Licenses Committee