



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Wednesday, May 24, 2023

COMMITTEE MEETING NOTICE

AD 13

GARAPATI, Indira, Agent
Parkway Communities, LLC
P O Box 882
Coppell, TX 75019

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, June 06, 2023 at 03:40 PM

The access code is <https://meet.goto.com/436631477>. If you wish to call in: [+1 \(872\) 240-3212](tel:+18722403212) and use Access Code: [436-631-477](tel:436631477).
Please see the enclosed best practices document for further instructions.

Regarding: Your Mobile Home Park Renewal Application as agent for "Parkway Communities, LLC" for "Parkway Communities" at 6160 S 6TH 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 85-4-4, unless otherwise specified in the code, probative evidence concerning non-renewal, suspension or revocation may include evidence of the following: failure of the applicant to meet municipal qualifications, pending charges against or the conviction of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the circumstances of the particular licensed or permitted activity, by the applicant or by any employee or other agent of the applicant. If the activities of the applicant involve a licensed premises, whether the premises tends to facilitate a public or private nuisance or has been the source of congregations of persons which have resulted in any of the following: disturbance of the peace; illegal drug activity; public drunkenness; drinking in public; harassment of passers-by; gambling; prostitution; sale of stolen goods; public urination; theft; assaults; battery; acts of vandalism including graffiti, excessive littering, loitering, illegal parking, loud noise at times when the licensed premise is open for business; traffic violations; curfew violations; lewd conduct; display of materials harmful to minors, pursuant to s. 106-9.6; or any other factor which reasonably relates to the public health, safety and welfare, or failure to comply with the approved plan of operation. It is the intention of the Common Council to suspend or non-renew the licenses if objectors provide testimony related to the factors enumerated in MCO 85-4-4 that the Common Council finds to be true by a preponderance of the evidence and/or police reports are found to be true by a preponderance of the evidence. The police reports and other attached documents relating to objections to the license are a part of this notice and expressly incorporated in this notice. The licensee should be prepared to address these matters at the hearing.

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

Martin, Faviola

From: Spiker, Scott
Sent: Wednesday, May 24, 2023 3:50 PM
To: Cooney, Jim
Cc: Martin, Faviola; Litscher, Jarrett
Subject: RE: Mobile home license fee

Let's attach to the file what I have included below, which redacts the name of the complainant and any identifying information.

Thanks.

Alderman Scott Spiker
City of Milwaukee
District 13, The Garden District
Desk: 414.286.8537
Cell: 414.708.1884
Scott.Spiker@milwaukee.gov

From: Litscher, Jarrett <Jarrett.Litscher@milwaukee.gov>
Sent: Wednesday, May 17, 2023 9:28 AM
To: Larsen, Nicole <nilarse@milwaukee.gov>; Spiker, Scott <Scott.Spiker@milwaukee.gov>; Owczarski, Jim <jowcza@milwaukee.gov>
Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: RE: Mobile home license fee

Good morning,

I just wanted to inform everyone that the manager at the mobile home park removed this "mobile home parking fee" from the bill after the constituent presented your findings to them. Thank you all so much for your work here!

Best,

Jarrett Litscher, Legislative Assistant
Alderman Scott Spiker
City of Milwaukee
District 13, The Garden District
200 East Wells Street, #205
Milwaukee, WI 53202
414-286-8537
Jarrett.Litscher@milwaukee.gov

You may use our [Click for Action](#) online system for any city service requests

From: Larsen, Nicole <nilarse@milwaukee.gov>
Sent: Tuesday, April 18, 2023 2:05 PM
To: Spiker, Scott <Scott.Spiker@milwaukee.gov>; Owczarski, Jim <jowcza@milwaukee.gov>
Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; Litscher, Jarrett <Jarrett.Litscher@milwaukee.gov>
Subject: RE: Mobile home license fee

All,

I've dug a bit more and talked with the Comptroller's Office, which bills the permit fee. Comptroller sends the MH park owner a single monthly invoice for all units in the park. I asked them to pull for me Mr. [X's] lot number, which from looking closely at the photo shows [...]. This is verified by our records and the Comptroller's records. Comptroller advises that the monthly fee is never more than \$10.00. I asked them to pull the fees for 2023 YTD, and they provided the information below, further stating that the fee has remained the same from January-March.

The extra fee they are charging is not a monthly fee. I could see \$65 for the year, but it is absolutely not a monthly City permit fee amount.

Gross Monthly Fee	Lottery Credit	Monthly Net Fee
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[[lot #]]	[name redacted]	\$9.xx	\$3.xx	\$5.xx
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Nicole F. Larsen, JD
Commissioner of Assessments
City of Milwaukee
200 E. Wells St., Rm. 507
Milwaukee, WI 53202
Phone: (414) 286-3101

From: Spiker, Scott <Scott.Spiker@milwaukee.gov>
Sent: Tuesday, April 18, 2023 12:32 PM
To: Owczarski, Jim <jowcza@milwaukee.gov>
Cc: Larsen, Nicole <nilarse@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>; Litscher, Jarrett <Jarrett.Litscher@milwaukee.gov>
Subject: RE: Mobile home license fee

[...]

Jarrett: Do we have [X]'s contact info on file? If so, please see if he can provide a copy of the bill with the [monthly] \$65 "mobile home parking fee" that the mobile park manager is claiming is a direct result of the city's raising its fees.

If he can't scan and send it that way, please get me his phone number and address, and I'll go pick it up from him. I believe he is at College Mobile Homes at 6160 S 6th St (I don't know his lot number).

Thanks, everyone, for your hard work on this!

Alderman Scott Spiker
City of Milwaukee
District 13, The Garden District
Desk: 414.286.8537
Cell: 414.708.1884

Scott.Spiker@milwaukee.gov



**MANUFACTURED HOME COMMUNITY
(MOBILE HOME PARK) RENEWAL SUPPLEMENTAL APPLICATION**

Office of the City Clerk License Division
200 E. Wells Street, Room 105, Milwaukee, WI 53202
(414) 286-2238 www.milwaukee.gov/license

Legal Entity Name: Parkway Communities, LLC
Premises Address: 6160 S 6TH ST, Milwaukee WI 53221
(Include city/state/zip code)
Number of Sites: Sites = 132

Is there a business office located on the premises? No Yes

If yes, address and unit number of office: 6160 S. 6th St., office, Milwaukee, WI 53221

I/we, Indira Giarapati, as operator and (check one):
Print name of applicant (sole proprietor, all partners, or if a Corp/LLC, 20% or more shareholders)

Hereby state that I/we shall be responsible for the proper upkeep, maintenance and sanitary condition of the premises, and I/we shall keep the premises, buildings and all equipment in a state of good repair, and in full compliance with all laws and applicable ordinances.

Indira Giarapati

Signature of Applicant (Sole Proprietor, Partner or If Corp/LLC, 20% or more shareholders)
(must be signed by a person listed in Section 2 or 3 above)

Signature of Additional Partner or 20% or More Shareholders

OFFICE USE ONLY

Initials RC Filed 4/10/03 App # 350747 Objs Yes No

DNS Approved Yes No Granted _____ Issued _____ License # _____



Wednesday, May 24, 2023



Notice of Public Hearing

BLANK NOTICE

GARAPATI, Indira, Agent
Parkway Communities at 6160 S 6TH St
Mobile Home Park Renewal Application

Tuesday, June 06, 2023 at 3:40 PM

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place on 6/6/2023 at 3:40 PM in Room 301-B, Third Floor, City Hall. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony via phone or internet are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

Important details for those wishing to provide information for the Licenses Committee to consider when making its recommendation:

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must appear in person and testify as to matters that you have personally experienced or seen. (You cannot provide testimony for your neighbor, parent or anyone else; this is considered hearsay and cannot be considered by the committee.)
3. No letters or petitions can be accepted by the committee (unless the person who wrote the letter or the persons who signed the petition are present at the committee hearing and willing to testify).
4. Persons opposed to the license application are given the opportunity to testify first; supporters may testify after the opponents have finished.
5. When you are called to testify, you will be sworn in and asked to give your name, and address. (If your first and/or last names are uncommon please spell them.)
6. You may then provide testimony.
 - a. Include only information relating to the above license application.
 - b. Include only information you have personally witnessed or seen.
 - c. Provide concise and relevant information detailing how this business has affected or may affect the peaceful enjoyment of your neighborhood.
 - d. If by the time you have the opportunity to testify, the information you wish to share has already been provided to the committee, you may state that you agree with the previous testimony. Redundant or repetitive testimony will not assist the committee in making its recommendation.
7. After giving your testimony, the members of the Licenses Committee and the licensee may ask questions regarding the testimony you have given or other factors relating to the license application.
8. Business Competition is not a valid basis for denial or non-renewal of a license.
Please Note: If you have submitted an objection to the above application your objection cannot be considered by the committee unless you personally testify at the hearing.

OCCUPANT	MAIL ADDRESS	CITY STATE, ZIP
BUSINESS OCCUPANT	425 W BODEN ST	MILWAUKEE, WI 53207-6275
BUSINESS OCCUPANT	429 W BODEN ST	MILWAUKEE, WI 53207-6275
BUSINESS OCCUPANT	429 W UNCAS AVE	MILWAUKEE, WI 53207-6200
BUSINESS OCCUPANT	6055 S 6TH ST	MILWAUKEE, WI 53221-5119
BUSINESS OCCUPANT	6161 S 6TH ST	MILWAUKEE, WI 53221-5120
CURRENT OCCUPANT	421 W UNCAS AVE	MILWAUKEE, WI 53207-6200
CURRENT OCCUPANT	422 W UNCAS AVE	MILWAUKEE, WI 53207-6249
CURRENT OCCUPANT	426 W UNCAS AVE	MILWAUKEE, WI 53207-6249
CURRENT OCCUPANT	6107 S 6TH ST# 1	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 2	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 3	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 4	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 5	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 6	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 7	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6107 S 6TH ST# 8	MILWAUKEE, WI 53221-5156
CURRENT OCCUPANT	6123 S 6TH ST# 1	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 2	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 3	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 4	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 5	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 6	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 7	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6123 S 6TH ST# 8	MILWAUKEE, WI 53221-5157
CURRENT OCCUPANT	6160 S 6TH ST# A1	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# A2	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C2	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C3	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C4	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C5	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C6	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C7	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# C8	MILWAUKEE, WI 53221-5130
CURRENT OCCUPANT	6160 S 6TH ST# E1	MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT	6160 S 6TH ST# E10	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E11	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E12	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E13	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E14	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E15	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E16	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E17	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E18	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E19	MILWAUKEE, WI 53221-5134
CURRENT OCCUPANT	6160 S 6TH ST# E2	MILWAUKEE, WI 53221-5132
CURRENT OCCUPANT	6160 S 6TH ST# E20	MILWAUKEE, WI 53221-5136

CURRENT OCCUPANT	6160 S 6TH ST# W57	MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT	6160 S 6TH ST# W58	MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT	6160 S 6TH ST# W59	MILWAUKEE, WI 53221-5150
CURRENT OCCUPANT	6160 S 6TH ST# W6	MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT	6160 S 6TH ST# W60	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST# W61	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST# W62	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST# W64	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST# W66	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST# W68	MILWAUKEE, WI 53221-5154
CURRENT OCCUPANT	6160 S 6TH ST# W7	MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT	6160 S 6TH ST# W70	MILWAUKEE, WI 53221-5174
CURRENT OCCUPANT	6160 S 6TH ST# W72	MILWAUKEE, WI 53221-5174
CURRENT OCCUPANT	6160 S 6TH ST# W72	MILWAUKEE, WI 53221-5174
CURRENT OCCUPANT	6160 S 6TH ST# W8	MILWAUKEE, WI 53221-5145
CURRENT OCCUPANT	6160 S 6TH ST# W9	MILWAUKEE, WI 53221-5145

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Total Records: 156,,

Radius 250.0 feet and Center of the Circle: 6160 S 6th St,,