



WOODSPRING SUITES

AN EXTENDED STAY HOTEL

Plan of Operation Supplement for
WoodSpring Suites
12355 West Park Place Milwaukee, WI

New Era Mil I, LLC (Christopher N. Stevens, Agent)

cc: Attorney Brian C. Randall, Amundsen Davis LLC
Mr. Drew Neckar, COSECURE Security Consulting

Licenses Committee July 9, 2024

As a supplement to the Plan of Operation on file for its Hotel License, WoodSpring Suites hereby submits this Plan of Operation Supplement as follows:

- 1) **Existing Operations Maintained** – The hotel will maintain the existing operational policies, staff training protocols, security equipment (cameras, keycard door access, ID scanner, interior and exterior lighting, etc.), the building’s design and construction following CPTED principles (Crime Prevention Through Environmental Design), and its periodic operations and equipment review by its outside security consulting firm.
- 2) **Guests and Visitors** – The hotel will continue to scan and securely retain the photo IDs of all registered guests. The hotel will continue to require that all visitors of hotel guests be met in the lobby and will record their information before accessing the hotel. *In addition, the hotel will scan and securely retain the photo IDs of all visitors (except minors).*
- 3) **Exterior Doors and Keycard Access** – The hotel will continue to require 24/7 keycard access at all doors, including the lobby. Appropriate interior and exterior lighting and security cameras are present at all doors. The door areas are monitored via the security cameras and staff is trained to check that the doors are closed and locked during their rounds. *In addition, the hotel will install additional door sensors at the side entrance doors that will alert staff when the doors are propped open or for a prolonged duration. The hotel will also work with its outside security consulting firm to identify whether additional lighting fixtures at the side entrance doors are appropriate.*
- 4) **Security Cameras** – The hotel will continue to operate and maintain a robust security camera system with camera locations throughout the interior and exterior all of which are in areas with appropriate lighting. The hotel will continue to cooperate with police and provide security camera footage when requested. *In addition, the hotel will work with its outside security consulting firm to identify potential locations for additional cameras at the side entrance doors and/or the parking lot driveway, and whether camera or system upgrades are available for zoom or video quality enhancement features.*
- 5) **Signage** – The hotel will continue to post the existing signage including the rules summary signs, directional signs, and community information signs. *In addition, the hotel will install additional signage, particularly around the side entrance doors, including “No Smoking” signs. Staff will also be provided with updated procedures on addressing individuals loitering around the site.*
- 6) **MPD Involvement** – The hotel will continue to cooperate with police. Staff will continue to attend MPD District 4 Crime & Safety Meetings whenever possible. *In addition, the hotel will schedule a meeting with the District 4 Community Liaison Officer, its outside security consulting firm, and its management to walk the interior and exterior of the hotel, evaluate the existing and additional measures implemented through this supplement, and discuss any additional issues and measures to consider.*

Melendez, Yadira

From: Cooney, Jim
Sent: Wednesday, July 3, 2024 3:25 PM
To: Melendez, Yadira; Crite, Yvette
Cc: Martin, Faviola; Milano, Marissa
Subject: FW: Priority Request to Schedule Meeting RE: Woodspring Suites (12355 W. Park Place)
Attachments: WoodSpring Suites (12355 W. Park Place) Plan of Operation Supplement 7-3-24.PDF

Yadira and Yvette,

Can you add this to the e-book and LIRA/hardcopy, respectively?

From: Randall, Brian C. <brandall@amundsendavislaw.com>
Sent: Wednesday, July 3, 2024 2:53 PM
To: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>; Laasiri, Achraf <AchrafL@milwaukee.gov>
Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; License <LICENSE@milwaukee.gov>; Chris Stevens <cstevens@neweradevelop.com>; Jason Gilstrap <jgilstrap@neweradevelop.com>; Neckar, Drew <DNeckar@CoSecure.com>; James Madlom (jmadlom@muellercommunications.com) <jmadlom@muellercommunications.com>; Stieber, Linda A. <lstieber@amundsendavislaw.com>
Subject: RE: Priority Request to Schedule Meeting RE: Woodspring Suites (12355 W. Park Place)

Ald. Taylor-

Thank you for meeting with our team earlier this week at WoodSpring Suites in the 9th District. Further to our discussion during the site visit and our team's follow up review, this is to provide you with a number of updates. Please see the attached Plan of Operation Supplement that both identifies the strong foundational policies, practices, and equipment for what has always been in place as well as the supplemental measures that are shown in the italics text. Please note that the follow up with MPD as outlined in #6 will likely occur as schedules allow following the RNC Convention and Harley-Davidson Rally.

Finally, by copy to the License Division and its Manager, we ask that this email and our Plan of Operation Supplement be added to the record for our renewal application. Preferably it can be added to the eBook for Tuesday's meeting but if that is not possible, we will distribute copies to the committee members and ask that one of the members makes a motion to amend our Plan of Operation by adding it.

Please do not hesitate to contact anyone on our team should you have questions, want to discuss anything, or need anything further from us before the committee meeting. Thanks again for your time the other day touring the hotel and meeting with our team and our hotel guest who stopped by.

Best,
Brian

Brian Randall
Amundsen Davis LLC
BRandall@AmundsenDavisLaw.com
Direct 414.225.1484

From: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Sent: Thursday, June 27, 2024 3:54 PM
To: Randall, Brian C. <brandall@amundsendavislaw.com>
Cc: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>; Laasiri, Achraf <AchrafL@milwaukee.gov>; Chris Stevens <cstevens@neweradevelop.com>
Subject: RE: Priority Request to Schedule Meeting RE: Woodspring Suites (12355 W. Park Place)

Brian,

This is scheduled for 10:20am on July 9, the notice is going out as I send this.

-Jim

From: Randall, Brian C. <brandall@amundsendavislaw.com>
Sent: Thursday, June 27, 2024 3:29 PM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Cc: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>; Laasiri, Achraf <AchrafL@milwaukee.gov>; Chris Stevens <cstevens@neweradevelop.com>
Subject: RE: Priority Request to Schedule Meeting RE: Woodspring Suites (12355 W. Park Place)

Jim-

As you know, at Committee last week the Woodspring Suites renewal license for 12355 W. Park Place was held to the call of the Chair. Can you advise whether it will be rescheduled for the July 9th regular meeting of the Committee? We are scheduled to meet with Ald. Taylor at the hotel on Monday 7/1 at 3 pm per the attached calendar entry that most-recently culminated my client's and my outreach efforts to her dating back to early June as shown below.

Recognizing that the formal July 9th agenda may not yet be set, we want to make sure that this renewal license will be included given that the existing license expires on August 2nd.

Thanks,
Brian

Brian Randall
Amundsen Davis LLC
BRandall@AmundsenDavisLaw.com
Direct 414.225.1484

From: Randall, Brian C. <brandall@amundsendavislaw.com>
Sent: Tuesday, June 18, 2024 11:05 AM
To: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Cc: Laasiri, Achraf <AchrafL@milwaukee.gov>; Chris Stevens <cstevens@neweradevelop.com>
Subject: Priority Request to Schedule Meeting RE: Woodspring Suites (12355 W. Park Place)

Ald. Taylor-

Pursuant to your direction to schedule a meeting through your office, we are using the previous email string with both the email addresses for you and your Legislative Assistant. Chris Stevens will travel to Milwaukee to meet with you at the earliest opportunity we can find and preferably at the hotel so that you can see it for yourself.

What about something the following dates? Monday 6/24 all day, Tuesday 6/25 morning, Wednesday 6/26 morning, or Thursday 6/27 all day.

If those do not work, we can do it virtually on Friday 6/21 in the morning. Or Friday 6/28 could work if other commitments can be rescheduled. While we can also work around Independence Day that first week of July if needed, the rescheduled renewal meeting will be 7/9/24 so waiting that long may be a challenge.

Thanks,
Brian

Brian Randall
Amundsen Davis LLC
BRandall@AmundsenDavisLaw.com
Direct 414.225.1484

From: Chris Stevens <cstevens@neweradevelop.com>
Sent: Wednesday, June 12, 2024 4:13 PM
To: Randall, Brian C. <brandall@amundsendavislaw.com>; Laasiri, Achraf <Achrafl@milwaukee.gov>; Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Subject: RE: Woodspring Suites- W Park Place & Bradley Road (12355 W. Park Place)

Good Afternoon,

I can make 4:00 tomorrow work but also more than willing to come to Milwaukee for a personal introduction and tour of the property if it would be beneficial.

Thank you,

Chris Stevens

From: Randall, Brian C. <brandall@amundsendavislaw.com>
Sent: Wednesday, June 12, 2024 3:48 PM
To: Laasiri, Achraf <Achrafl@milwaukee.gov>; Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Cc: Chris Stevens <cstevens@neweradevelop.com>
Subject: RE: Woodspring Suites- W Park Place & Bradley Road (12355 W. Park Place)

Thanks Ash. While that time works for me, I know that my client is traveling right now so please hold the spot until Chris confirms either way.

Also and in the alternative, since the current license does not expire until August 2nd, we could defer the hearing next week and look for time that Chris can come to town to meet Ald. Taylor at the hotel, her office, or any other location. The committee hearing could then be rescheduled to July 8th without any issue with the renewal requirement. If that is of interest to Ald. Taylor, please let us know some dates/times in June or early July that might work for her.

Thanks,
Brian

Brian Randall
Amundsen Davis LLC
BRandall@AmundsenDavisLaw.com

Direct 414.225.1484

From: Laasiri, Achraf <AchrafL@milwaukee.gov>
Sent: Wednesday, June 12, 2024 2:44 PM
To: Randall, Brian C. <brandall@amundsendavislaw.com>; Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Cc: Chris Stevens <cstevens@neweradevelop.com>
Subject: RE: Woodspring Suites- W Park Place & Bradley Road (12355 W. Park Place)

Good afternoon,

I am reaching out to let you know that we have availability tomorrow at 4:00 PM; this meeting can be conducted via Microsoft Teams.

Kind regards,

Achraf (pronounced ush-ruff) Laasiri, Legislative Aide
Alderwoman Larresa Taylor
City of Milwaukee
9th Aldermanic District
200 East Wells Street, #205
Milwaukee, WI 53202
414-286-2868
aide09@milwaukee.gov

From: Randall, Brian C. <brandall@amundsendavislaw.com>
Sent: Tuesday, June 11, 2024 6:24 PM
To: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>; Laasiri, Achraf <AchrafL@milwaukee.gov>
Cc: Chris Stevens <cstevens@neweradevelop.com>
Subject: RE: Woodspring Suites- W Park Place & Bradley Road (12355 W. Park Place)

Ald. Taylor and Ash-

I know that today was a busy one for you with the Council meeting but I left a VM earlier today as a follow up to my client's email last week. We have our renewal hearing on Tuesday morning and we want to have the opportunity to answer your questions and discuss things with you in advance. Might there be time this week to schedule a phone call or virtual meeting?

Thanks,
Brian

Brian Randall
Amundsen Davis LLC
BRandall@AmundsenDavisLaw.com
Direct 414.225.1484

From: Chris Stevens
Sent: Friday, June 7, 2024 11:44 AM
To: Larresa.Taylor@milwaukee.gov
Subject: Woodspring Suites- W Park Place & Bradley Road

Good Morning,

My Name is Chris Stevens with the Woodspring Suites project on W Park Place & Bradley Road. I left a message with your office and figured I would follow up with an email to ensure that we are able to connect.

I received a note to reach out to you from the licensing department regarding our renewal application.

I look forward to meeting you and answering any questions that you may have.

Thank you,

Chris Stevens
New Era Development
c. 316-648-2395
cstevens@neweradevelop.com

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.