



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Friday, August 26, 2022

COMMITTEE MEETING NOTICE

AD 04

WECKLER, Wendy M, Agent  
St Catherine's of Hope LLC  
1032 E KNAPP St  
Milwaukee, WI 53202

You are requested to attend a virtual hearing to be held on:

**Wednesday, September 07, 2022 at 02:35 PM**

**Regarding:** Your Rooming House License Application as agent for "St Catherine's of Hope LLC" for "St Catherine's" at 1032 E KNAPP St.



This meeting will be held via GoToMeeting. Please see the enclosed best practices document for further instructions. The access code is <https://meet.goto.com/964972349>. If you wish to call in, please call [+1 \(224\) 501-3412](tel:+12245013412) and use Access Code: 964-972-349.

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 attend this meeting may result in the denial of your license. Individual applicants and partnership applicants must attend or attend by an attorney. The agent or attorney for corporate or limited liability applicants must attend. 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 attend the virtual hearing and are 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 request an interpreter attend the meeting with you, at your expense, so that you can answer questions and participate in your hearing.

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 meeting, please contact the staff assistant, Yadira Melendez at (414) 286-2775 or [stasst5@milwaukee.gov](mailto:stasst5@milwaukee.gov)**

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



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Friday, August 26, 2022

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AD 04

WECKLER, Wendy M, Agent  
St Catherine's of Hope LLC  
3635 N MORRIS BLVD  
Milwaukee, WI 53211

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



Roman, Carmen

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From: Cooney, Jim  
Sent: Thursday, June 23, 2022 8:13 AM  
To: Roman, Carmen  
Cc: Byrd, Yashica; Martin, Faviola  
Subject: FW: 1032 E Knapp

Can you add this to the earlier objection?

From: DeLessio-Parson, Ax <Axdp@milwaukee.gov>  
Sent: Wednesday, June 22, 2022 5:03 PM  
To: Laritson, Peter <plarit@milwaukee.gov>; Reed, Kristen <kreed@milwaukee.gov>  
Cc: Cooney, Jim <Jim.Cooney@milwaukee.gov>; Goodman, Anthony <AGOODM@milwaukee.gov>; Blunt, Archie <ABLUNT@milwaukee.gov>  
Subject: RE: 1032 E Knapp

Thank you so much, Pete, for following up with Alderman Bauman's constituent to better understand her complaints.

Sharing here: I recently spoke with Officer Plumley (who was returning my call about another matter), and she shared the following:

Calls for service:

May = 23 calls, with 4 calls on the same day 4<sup>th</sup> floor apartments typically

June = 11 calls, mainly at one apartment 402B – appears to be roommate / argument situation – no arrests or citations given

Wanted to be sure you know we appreciate your work on this and that Alderman Bauman understands the complexities of this situation.

**REDACTED RECORD**

From: Laritson, Peter <plarit@milwaukee.gov>  
Sent: Wednesday, June 22, 2022 1:56 PM  
To: Reed, Kristen <kreed@milwaukee.gov>  
Cc: DeLessio-Parson, Ax <Axdp@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>; Goodman, Anthony <AGOODM@milwaukee.gov>; Blunt, Archie <ABLUNT@milwaukee.gov>  
Subject: RE: 1032 E Knapp

Good afternoon Kristen,

I have a voicemail in to Ms.

, the concerned constituent, requesting information on what she's been observing. I will then contact Officer Plumley in District 1.

Follow up emails will be sent as the investigation proceeds.

Pete

**Peter Laritson**

Special Enforcement Supervisor

4001 S. 6th Street, 2nd floor, Milwaukee, WI 53221

P: (414) 286-2558 F: (414) 286-0918



DEPARTMENT OF  
**NEIGHBORHOOD  
SERVICES**



**REDACTED RECORD**

**From:** Reed, Kristen <[kreed@milwaukee.gov](mailto:kreed@milwaukee.gov)>  
**Sent:** Wednesday, June 22, 2022 11:35 AM  
**To:** Bauman, Robert <[rjbauma@milwaukee.gov](mailto:rjbauma@milwaukee.gov)>  
**Cc:** DeLessio-Parson, Ax <[Axdp@milwaukee.gov](mailto:Axdp@milwaukee.gov)>; Cooney, Jim <[Jim.Cooney@milwaukee.gov](mailto:Jim.Cooney@milwaukee.gov)>; Goodman, Anthony <[AGOODM@milwaukee.gov](mailto:AGOODM@milwaukee.gov)>; Blunt, Archie <[ABLUNT@milwaukee.gov](mailto:ABLUNT@milwaukee.gov)>; Laritson, Peter <[plarit@milwaukee.gov](mailto:plarit@milwaukee.gov)>  
**Subject:** RE: 1032 E Knapp

Good morning Alderman Bauman –

DNS will conduct a joint inspection with MPD. DNS will address the licensing and maintenance issues and MPD would be able to address the people/behavior issues. An update will be provided once the inspection is complete.

Thank you -

**Kristen M. Reed**

Operations Director - Administration and Enforcement  
Department of Neighborhood Services  
841 N Broadway, Room 104, Milwaukee, WI 53202  
P: (414) 286-2548



**From:** Bauman, Robert <[rjbauma@milwaukee.gov](mailto:rjbauma@milwaukee.gov)>  
**Sent:** Wednesday, June 22, 2022 10:57 AM  
**To:** Reed, Kristen <[kreed@milwaukee.gov](mailto:kreed@milwaukee.gov)>  
**Cc:** DeLessio-Parson, Ax <[Axdp@milwaukee.gov](mailto:Axdp@milwaukee.gov)>; Cooney, Jim <[Jim.Cooney@milwaukee.gov](mailto:Jim.Cooney@milwaukee.gov)>  
**Subject:** 1032 E Knapp

This property known as St. Catherine's Residence for many years had a rooming house license that expired in 2021 and has not been renewed. We are getting complaints about the property involving tenant/visitor behavior. Could you please take appropriate action.

**REDACTED RECORD**



Friday, August 26, 2022



# Notice of Public Hearing

Blank Notice

WECKLER, Wendy M  
St Catherine's at 1032 E KNAPP St  
Rooming House License Application

**Wednesday, September 07, 2022 at 02:35 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 virtually on 09/07/2022 at 02:35 PM. 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 will be asked to do so by phone or internet and are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or [stasst5@milwaukee.gov](mailto: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 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 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.**

































CURRENT OCCUPANT	1333 N FRANKLIN PL, 18	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 19	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 2	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 20	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 21	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 22	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 23	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 24	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 25	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 26	MILWAUKEE, WI 53202-2902
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CURRENT OCCUPANT	1333 N FRANKLIN PL, 34	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 35	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 36	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 37	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 38	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 39	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 4	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 5	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 6	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 7	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 8	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1333 N FRANKLIN PL, 9	MILWAUKEE, WI 53202-2902
CURRENT OCCUPANT	1334 N ASTOR ST, 1	MILWAUKEE, WI 53202-2835
CURRENT OCCUPANT	1334 N ASTOR ST, 2	MILWAUKEE, WI 53202-2835
CURRENT OCCUPANT	1334 N ASTOR ST, 3	MILWAUKEE, WI 53202-2835
CURRENT OCCUPANT	1334 N ASTOR ST, 4	MILWAUKEE, WI 53202-2835
CURRENT OCCUPANT	1334 N ASTOR ST, 5	MILWAUKEE, WI 53202-2969
CURRENT OCCUPANT	1334 N ASTOR ST, 6	MILWAUKEE, WI 53202-2969
CURRENT OCCUPANT	1334 N ASTOR ST, 7	MILWAUKEE, WI 53202-2969
CURRENT OCCUPANT	1334 N ASTOR ST, 8	MILWAUKEE, WI 53202-2969

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Total Records: 600

Radius 250.0 feet and Center of Circle: 1032 E Knapp St



# BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 5/12/2020

Office of the City Clerk License Division  
200 E. Wells St. Room 105, Milwaukee, WI 53202  
(414) 286-2238 www.milwaukee.gov/license e-mail address: [license@milwaukee.gov](mailto:license@milwaukee.gov)

## 1. Type of Business

Applying for:  Extended Hours (12AM to 5AM) - If a food establishment, check all that apply:  Delivery  Drive Thru  Dining Room  
 Self Service Laundry  Massage Establishment  Filling Station  
 Other (supplemental application for specific license also required)

Provide a detailed description of the type of business you plan on operating:  
Rooming House

Do you have any experience operating this type of business?  No  Yes If yes, explain: Hope House runs supportive housing at 209 V

## 2. Business Operations

- a. Proposed Opening Date: ASAP
- b. Is this premise under construction?  No  Yes If yes, list estimated completion date: \_\_\_\_\_
- c. Is this a franchise?  No  Yes
- d. Is this premises currently licensed?  No  Yes If yes, list type of license: \_\_\_\_\_
- e. Is the current licensee operating?  No  Yes If no, list date closed: \_\_\_\_\_
- f. Do you have future plans for other businesses, licenses or permits at this location?  No  Yes  
If yes, explain: \_\_\_\_\_
- g. Have you previously held an Extended Hours License in Milwaukee?  No  Yes  
If yes, list address(es): \_\_\_\_\_
- h. Are other businesses operating in the same building?  No  Yes If yes, describe: \_\_\_\_\_

Orono  
St. 53204

## 3. Litter & Noise

- a. How are grounds kept clean?  Sweep  Pressure Wash  Pick Up Litter  Other: \_\_\_\_\_
- b. How often will grounds be cleaned?  Daily  Weekly  As Needed  Monthly  Other: \_\_\_\_\_
- c. Grounds cleaned by:  Licensee  Building Owner  Employees  Hired Maintenance  Other: \_\_\_\_\_
- d. How are noise issues prevented and/or addressed?  Security  Manager approaches customer(s)  Call Police  
 Signs Posted  Other: Lease violations
- e. Will a sound amplification system be used?  No  Yes If yes, describe: \_\_\_\_\_

## 4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas?  No  Yes If yes, describe: On the side of building next to the dump
- b. Number of Garbage Cans: Inside: 160 Locations: In all the rooms, kitchens, and common spaces  
Outside: 3 Locations: 2 dumpsters, and garbage can next to main entrance
- c. Is a crowd control barrier used?  No  Yes If yes, describe: \_\_\_\_\_
- d. How many restrooms are on the premises? 84
- e. Name of solid waste contractor:  Advanced Disposal  Waste Management  Other: Eagle Disposal





## 9. Premises Description

a. Identify all area(s) of the premises that will be used in operating this business (include areas used only for storage):

1<sup>st</sup> Floor  2<sup>nd</sup> Floor  Basement Storage  Patio  Beer Garden  Sidewalk Café  Deck  Rooftop

Other: Describe: Basement, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, 3<sup>rd</sup> floor, 4<sup>th</sup> floor, 5<sup>th</sup> floor, 6<sup>th</sup> floor, 7<sup>th</sup> floor, 8<sup>th</sup> floor

b. Describe Location:  Major Thoroughfare  Secondary Street  Other: \_\_\_\_\_

c. Nearest Major Cross Street: Farwell

d. Describe Building:  Free Standing Building  Strip Mall  Other: \_\_\_\_\_

e. Describe Premises Structure:  Single Story  Multi-Story - # of Stories 8  Other: \_\_\_\_\_

f. Describe Surrounding Area:  Commercial  Residential  Industrial  Other: \_\_\_\_\_

g. Building Owner Name: Hope House of Milwaukee, Inc. Phone Number: 414-645-2122

Building Owner Address: 209 West Orchard Street, Milwaukee, WI 53204

## 10. Hours of Operation & Customers

Will customers be entering the premises?  No  Yes


Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	12:00 am	11:59 pm	1-160	0-100	
Monday	12:00 am	11:59 pm			
Tuesday	12:00 am	11:59 pm			
Wednesday	12:00 am	11:59 pm	1-160	0-100	
Thursday	12:00 am	11:59 pm	1-160	0-100	
Friday	12:00 am	11:59 pm	1-160	0-100	
Saturday	12:00 am	11:59 pm	1-160	0-100	

An Extended Hours Establishment License is required for any convenience store, filling station, personal service establishment (such as tattoo, body piercing, salon, tailor, tanning, etc.), recording studio or restaurant which is open between the hours of 12:00 a.m. and 5:00 a.m.

Alcohol Establishments Class A: 8:00 am to 9:00 pm Sunday thru Saturday  
 Permitted Hours of Operation: Class B: 6:00 am to 2:00 am Sunday thru Thursday, 6:00 am to 2:30 am Friday & Saturday

Entertainment Outdoor Closing Hours: 10:00pm Sunday-Thursday; 12:00am Friday & Saturday; unless a different time, either earlier or later, is established by the Common Council in its approval of the licensee's plan of operation.

## 11. Signature(s)

  
 Signature of Sole Proprietor, Partner, or 20% or more Shareholder  
 (If there are no 20% or more shareholders,  
 Corporate Officer-print name/title and sign)

\_\_\_\_\_  
 Signature of additional partner or 20% or more shareholder

**See Application Information for a complete list of all required application forms.**





## DWELLING FACILITIES LICENSE SUPPLEMENTAL APPLICATION

Office of the City Clerk License Division

200 E. Wells St. Room 105, Milwaukee, WI 53202

(414) 286-2238 e-mail address: [license@milwaukee.gov](mailto:license@milwaukee.gov) [www.milwaukee.gov/license](http://www.milwaukee.gov/license)

Legal Entity Name: St. Catherines of Hope **LLC**

Premises Address: 1032 East Knapp Street, Milwaukee, WI 53202

### Plan of Operation

Is the applicant (sole proprietor, partners, or agent of Corp/LLC) a resident of Milwaukee County?  Yes  No

If NO, a local representative (natural person) residing in Milwaukee County must be appointed.

Provide the person's name and street address. P.O. Boxes are not acceptable.

Name of Person: Hope House of Milwaukee, Inc, Wendy Weckler, Executive Director

Street Address: (include city and zip code) 209 W. Orchard St.

Please describe your plans to train employees to recognize and report guest or resident behaviors that are indicative of human trafficking at the premises:

Hope House of Milwaukee is a non profit that runs shelter and rapid rehousing for homeless persons in Milwaukee. Our staff are well trained in Human Trafficking, Trauma Informed Care, and Harm Reduction techniques.

### Signature

I shall not willfully refuse to provide those services offered under this license or add charges or require deposits not required of the general public because of a person's place of residence

Signature of Sole Proprietor, Partner, or 20% or more Shareholder

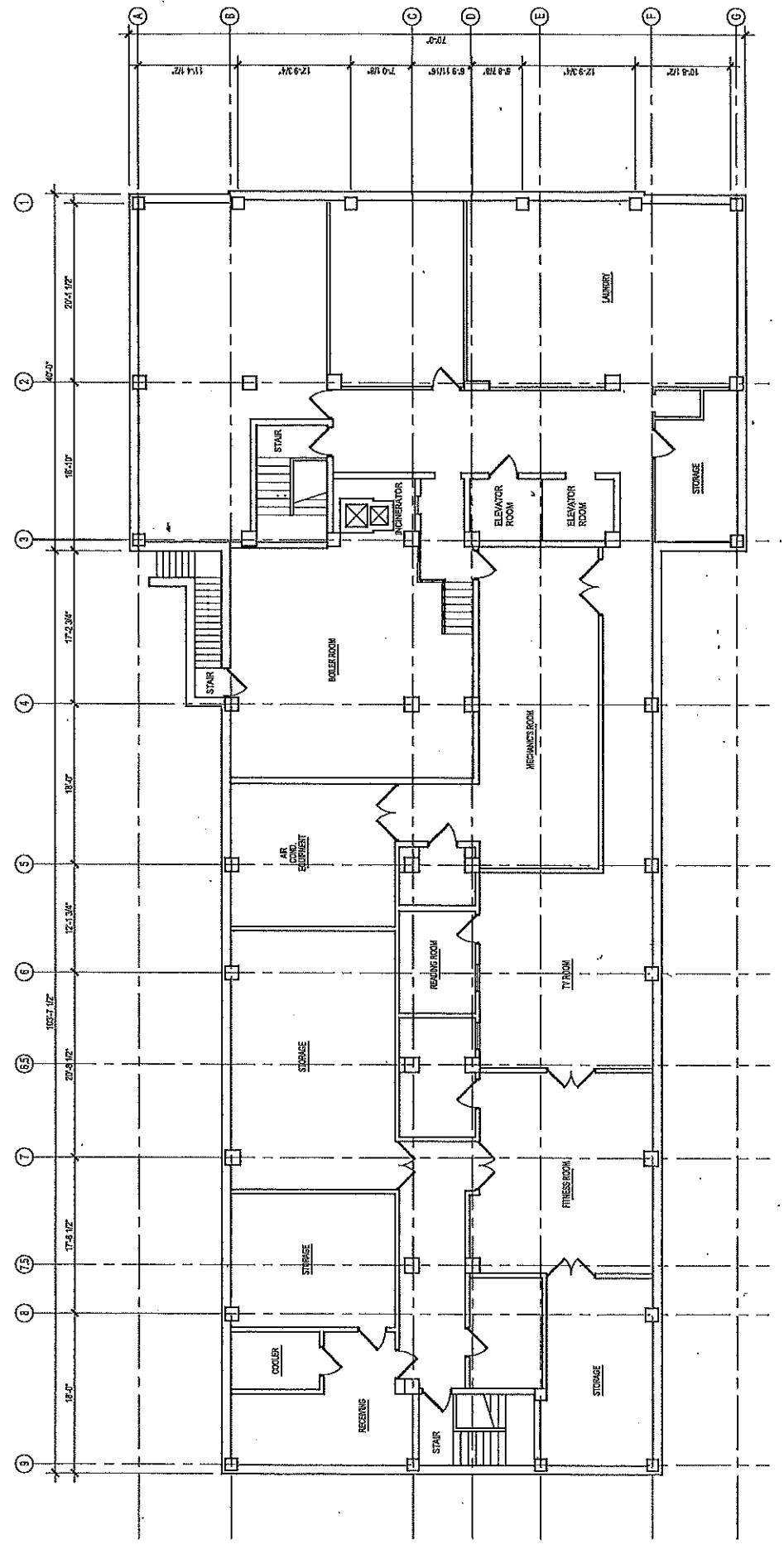
(If there are no 20% or more shareholders,  
Corporate Officer-print name/title and sign)

Signature of additional partner or 20% or more shareholder

66,000 total Sq Ft

St. Catherine's of Hope, 44711st  
1032 E. Knappst.  
Milwaukee, WI 53202

Wendy Weckler  
Hope House



1 FLOOR PLAN - BASEMENT LEVEL  
1/8" = 1'-0"



66,000 sq ft

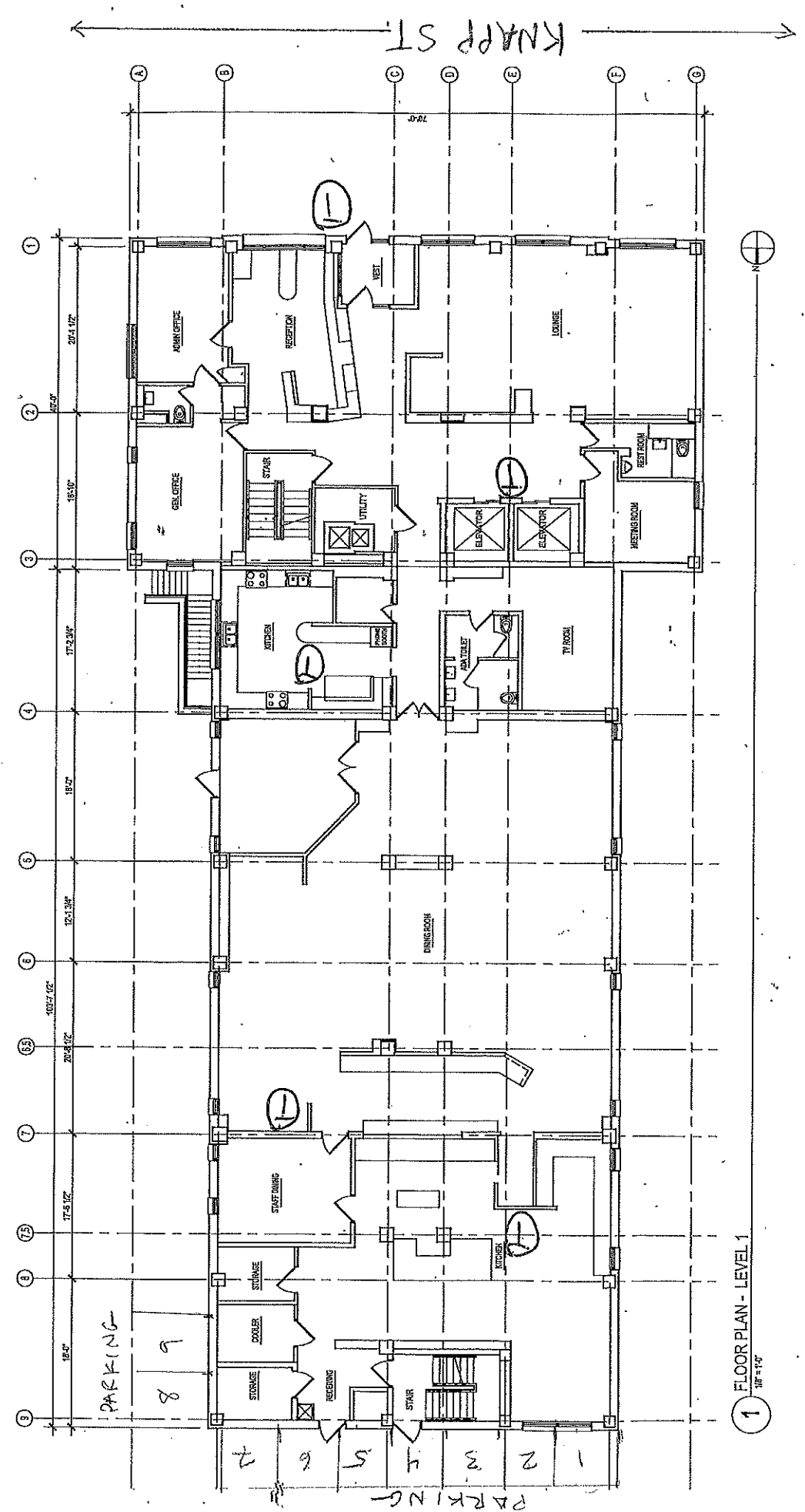
St. Catherine's of Hope, LLC

7/1/22

Wendy Weckler  
Hope House

1032 E Knapp

Milwaukee, WI 53002

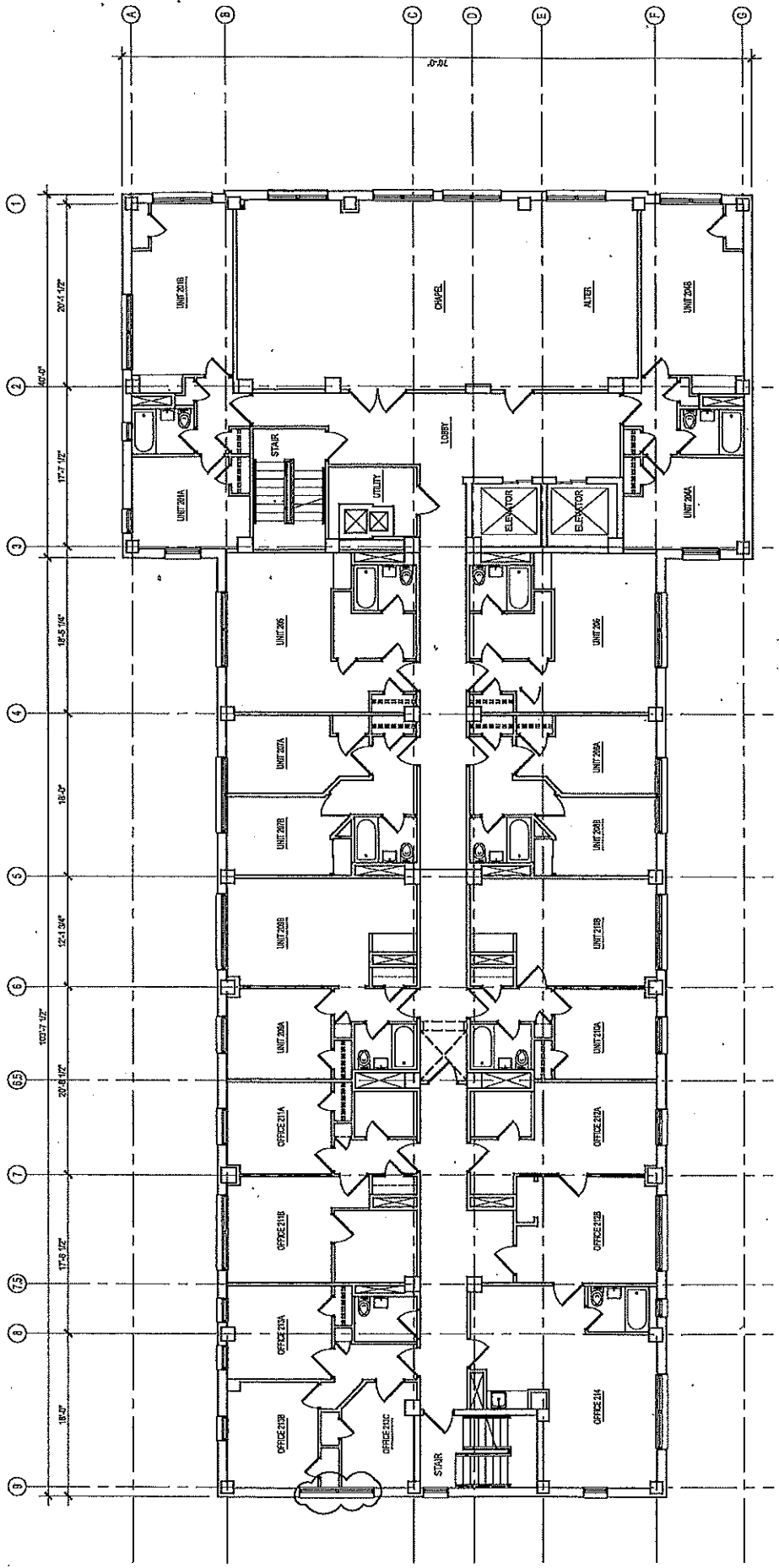


1 FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"

66,000  
total  
square ft

St. Catherine > of Home, LLC 7/11/22  
1032 E. Knapp  
Milwaukee, WI 53202

Wendy Weckler  
Hope House

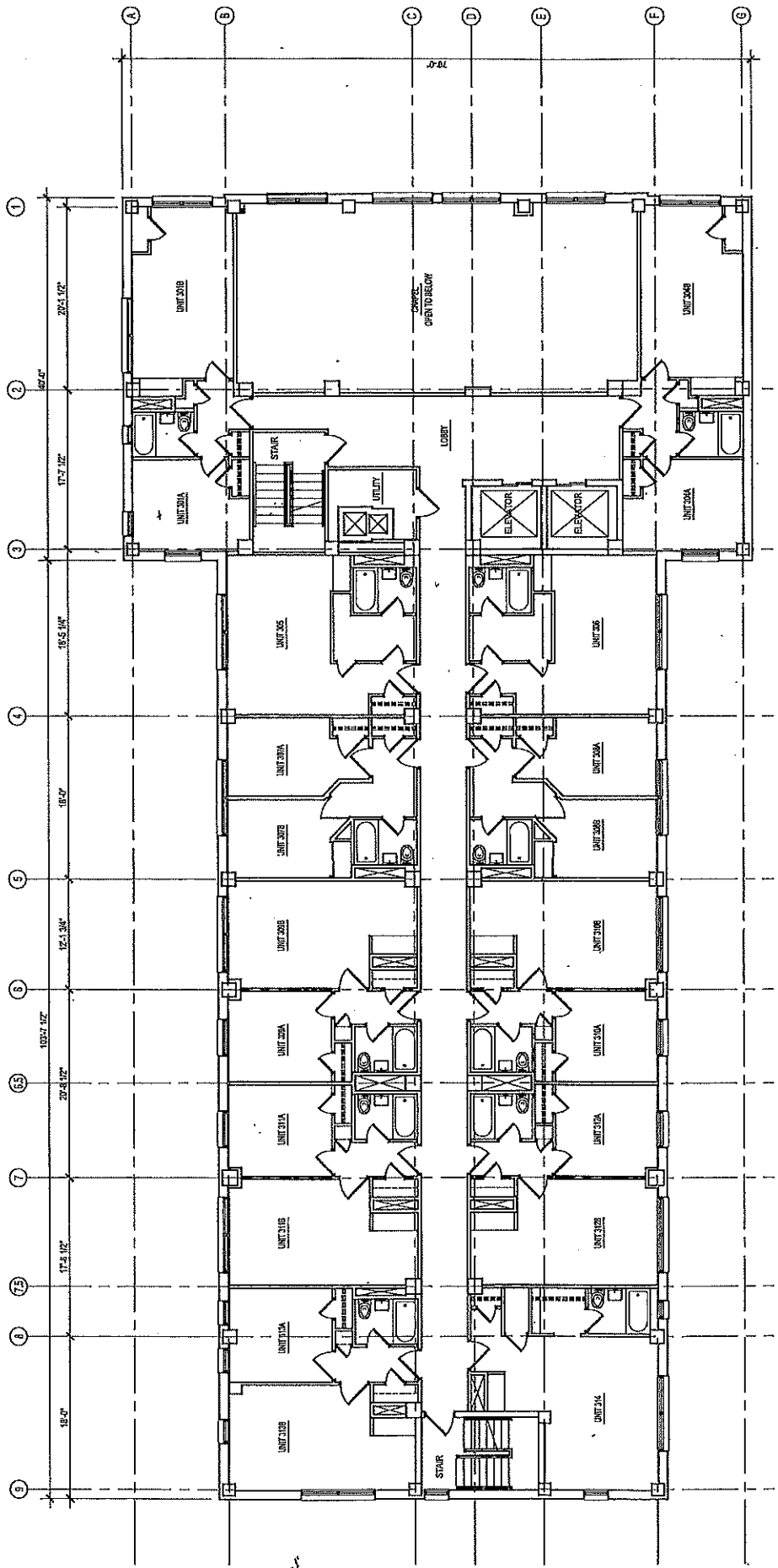


1 FLOOR PLAN - LEVEL 2  
1/8" = 1'-0"

Wendy Weckler  
HOPE HOUSE

St. Catherine's of Hope, LLC 7/11/22  
1032 E. Knapp  
Milwaukee, WI 53202

66,000  
total sq ft



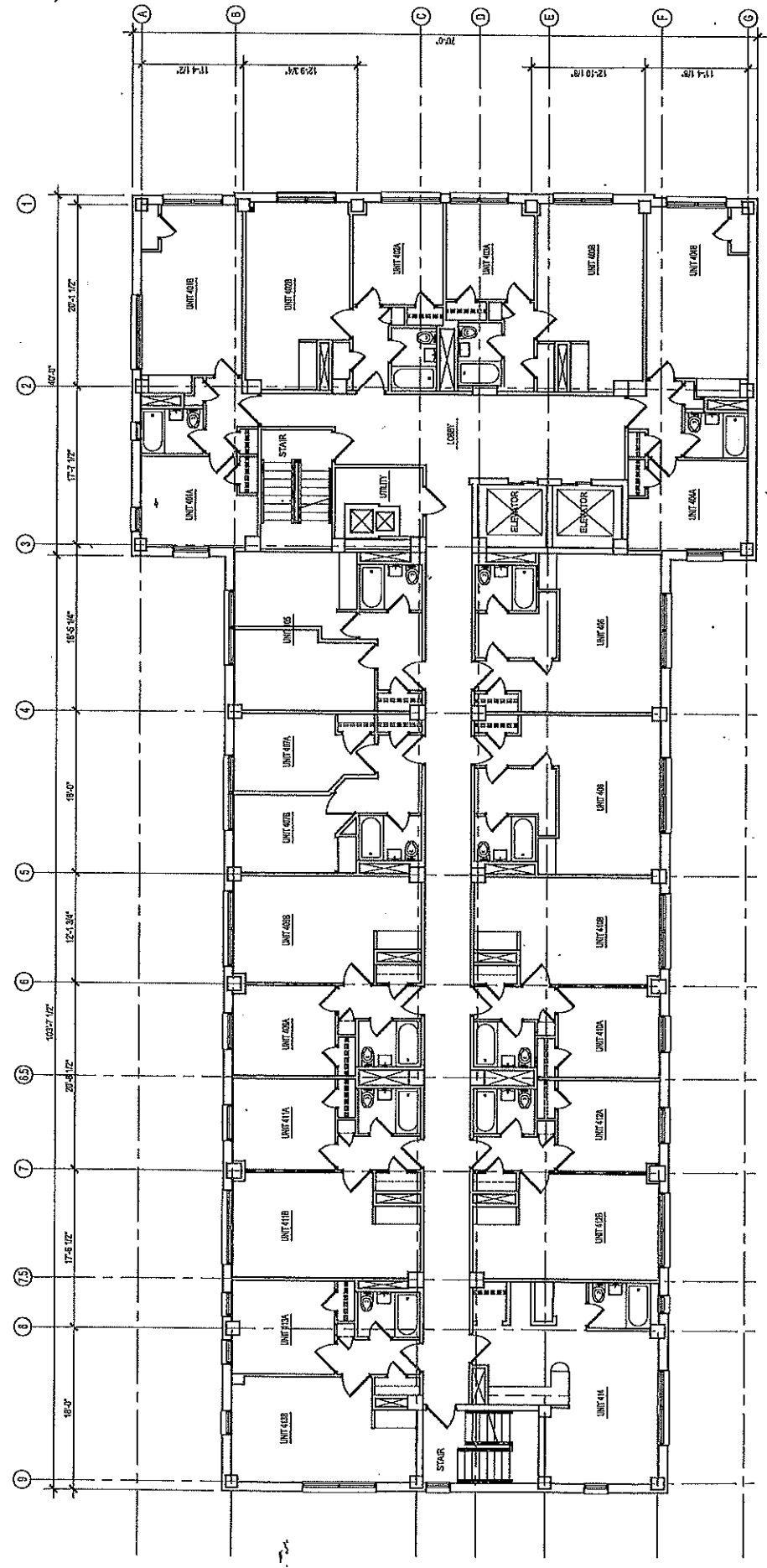
1 FLOOR PLAN - LEVEL 3  
18' x 10'

66,000  
Total Square  
ft

St. Catherine's of Hope, LLC  
1032 E Knapp  
Milwaukee, WI 53202

12/11/22

Wendy Weckler  
Hope House

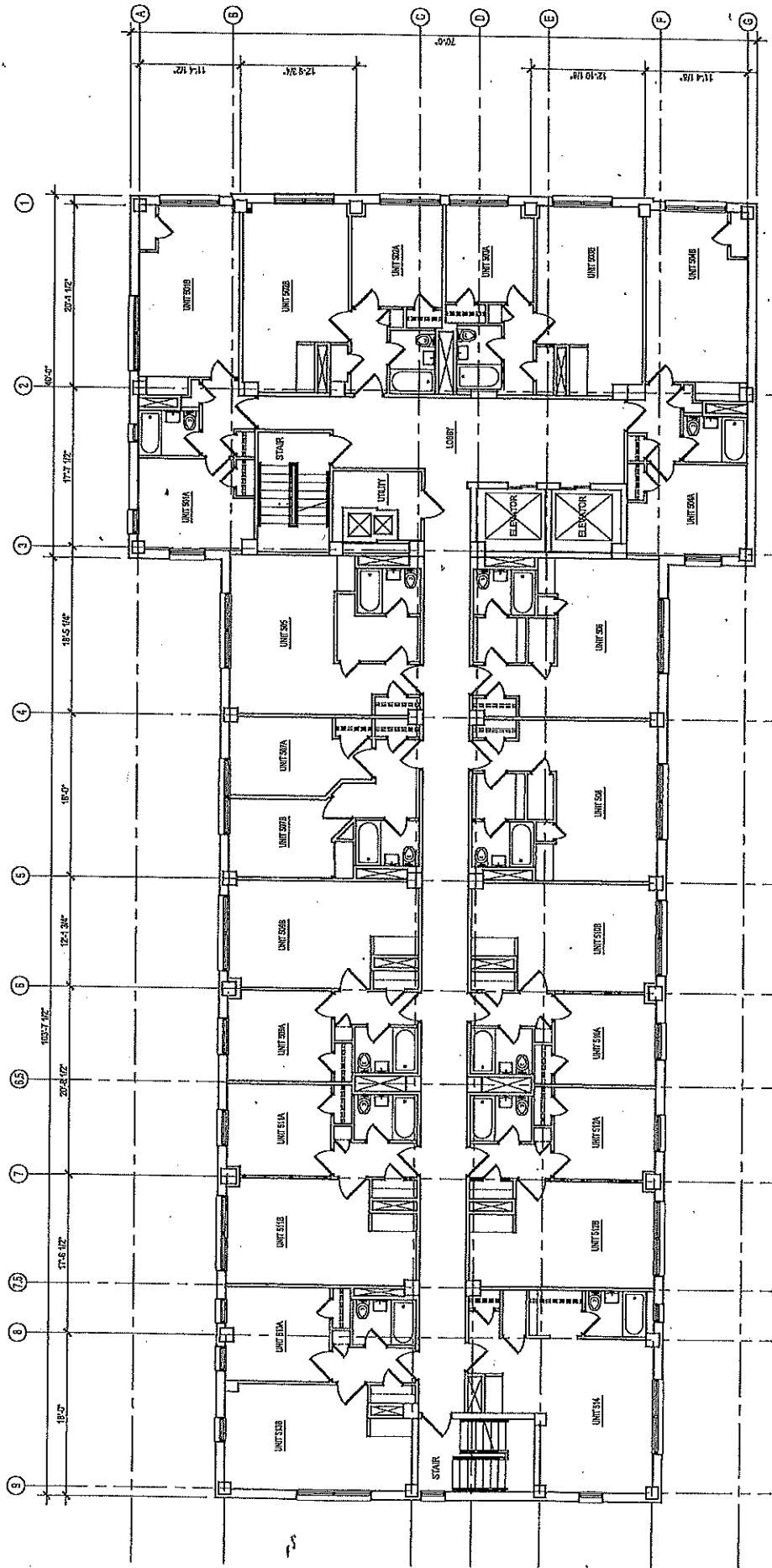


1 FLOOR PLAN - LEVEL 4  
1/8" = 1'-0"

64,000 Sq ft

St. Catherine's of Hope, LLC  
1032 E Knapp  
Milwaukee, WI 53202

Wendy Wecker  
Hope House



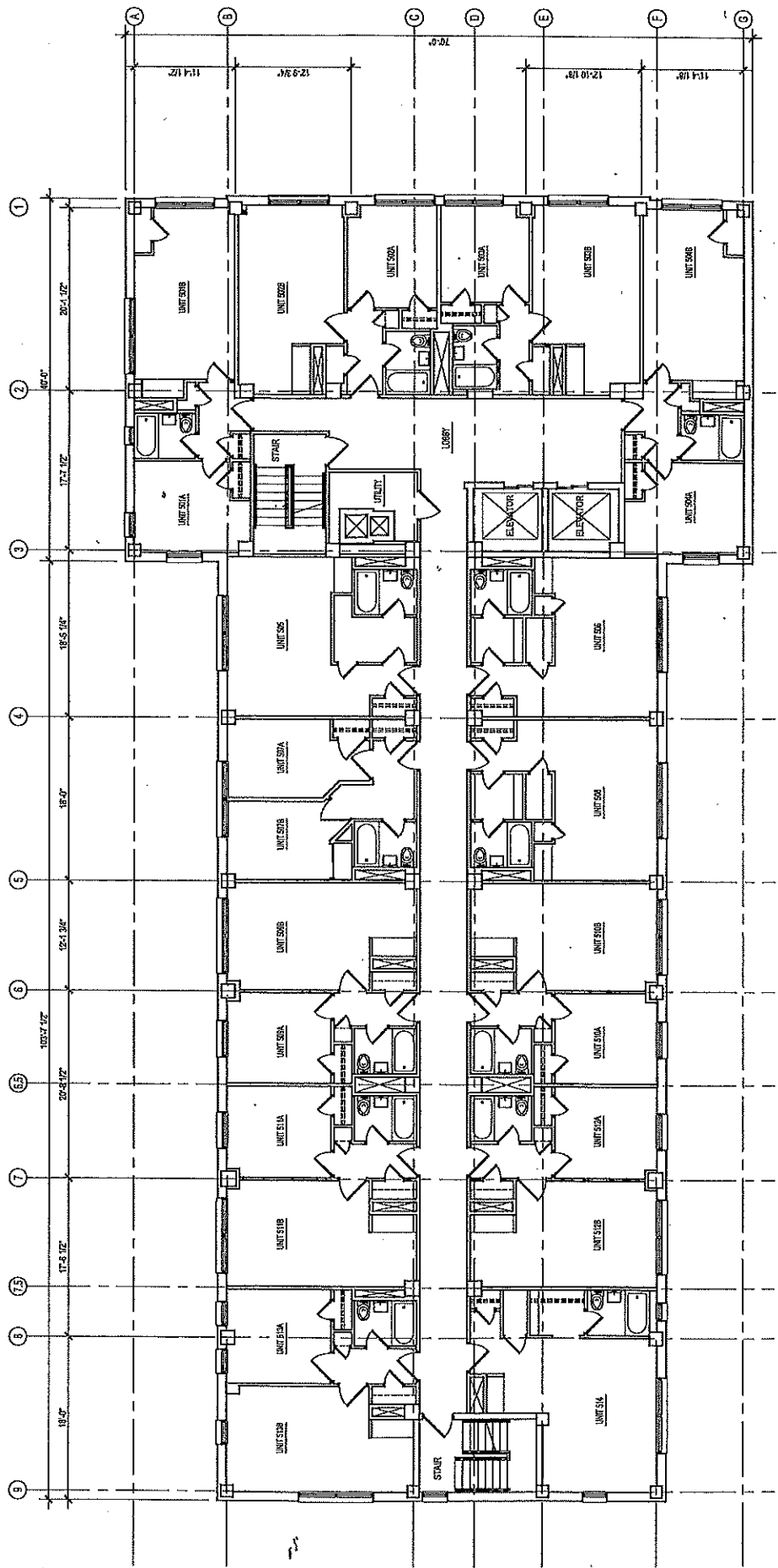
1 FLOOR PLAN - LEVEL 5  
1/8" = 1'-0"



66,000  
sq ft

St. Catherine's of Hope, LLC 1711022  
1032 E Knapp  
Milwaukee, WI 53202

Wendy Weckler  
Hope House



66,000 sq ft

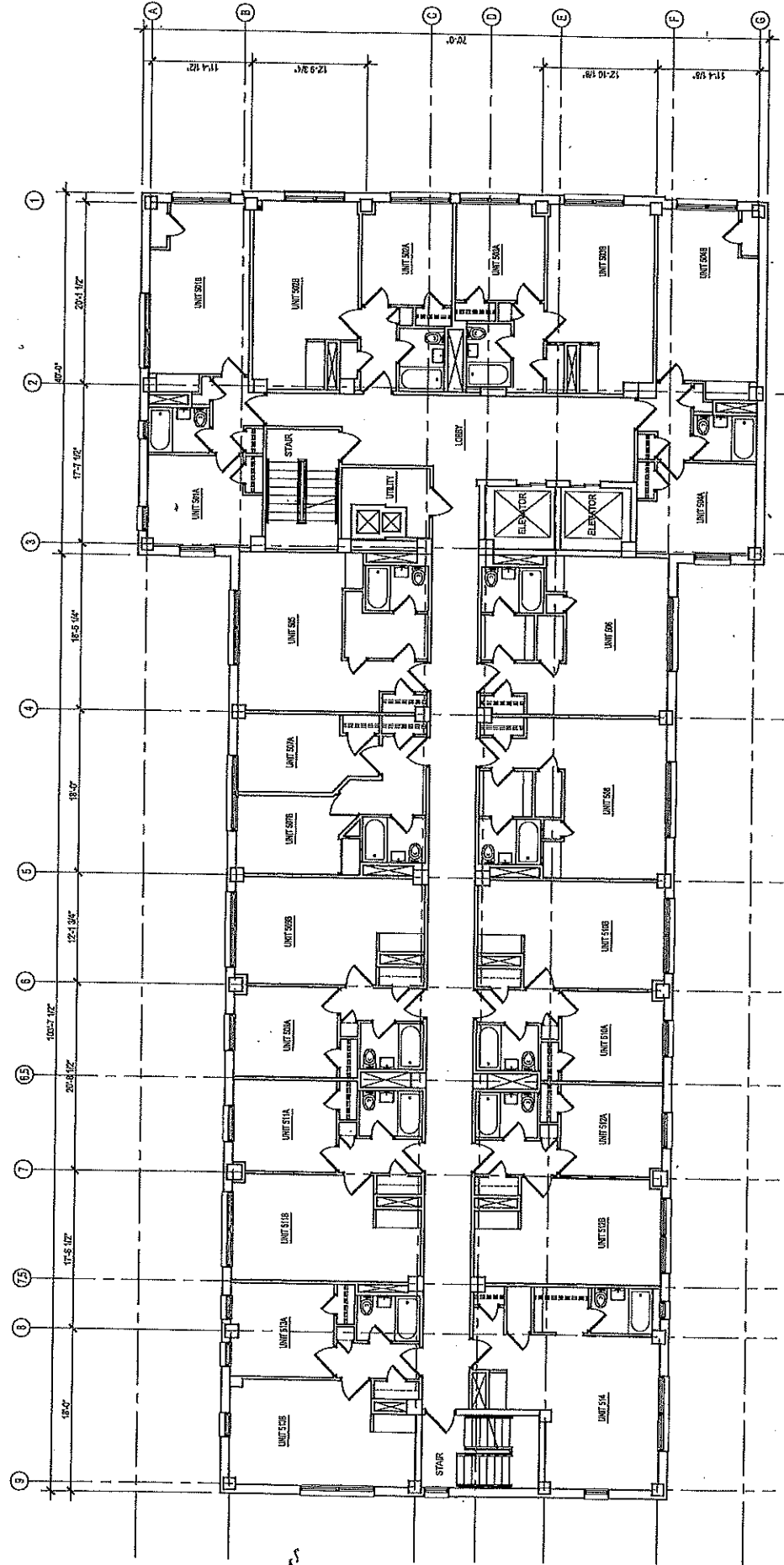
St. Catherine's of Here, LLC

1032 E. Krapp

Milwaukee, WI 53202

7/1/02

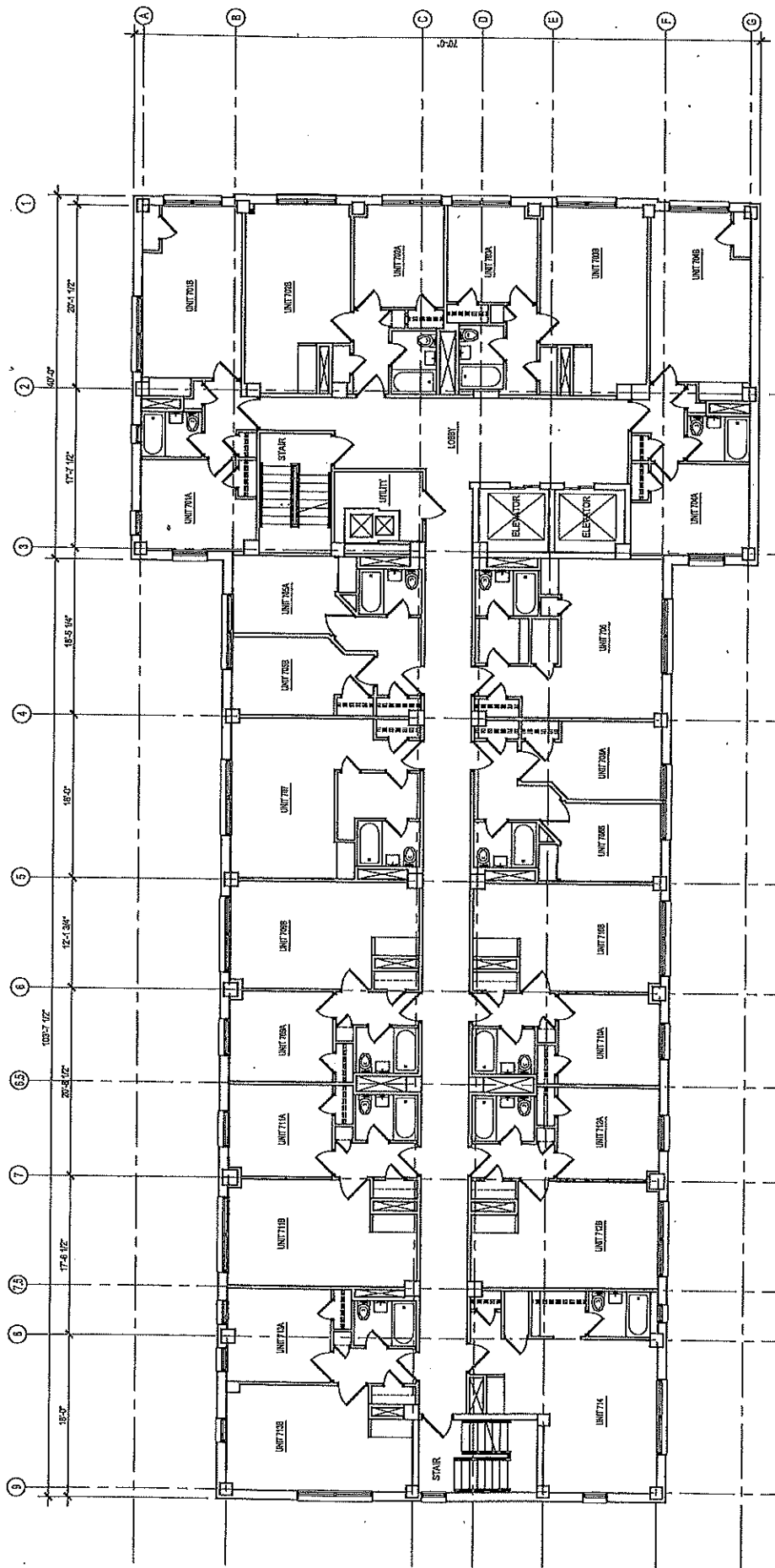
Wandy Weckler  
Hope House



1 FLOOR PLAN - LEVEL 7  
1/8" = 1'-0"

Wendy Wecker  
ITWC House

660054 St. Catherine's of Hore, LLC  
1032 E. Knapp  
Milwaukee, WI 53202



1 FLOOR PLAN - LEVEL 8  
1/8" = 1'-0"