

Melendez, Yadira

From: Cooney, Jim
Sent: Tuesday, September 27, 2022 8:25 AM
To: Melendez, Yadira
Subject: FW: City Green Condos & The Fitzgerald
Attachments: Survey Responses.pdf; 0400 PM Ryan - Agreement to be included in the Plan of Operations.pdf; City Green Condo re The Fitzgerald.pdf

Can you add this too?

From: Bauman, Robert <rjbauma@milwaukee.gov>
Sent: Monday, September 26, 2022 2:20 PM
To: Cooney, Jim <Jim.Cooney@milwaukee.gov>
Subject: FW: City Green Condos & The Fitzgerald

Please make these documents part of the file.

From: Wayne Jurecki <wjurecki@264bell.com>
Sent: Monday, September 26, 2022 10:55 AM
To: Bauman, Robert <rjbauma@milwaukee.gov>
Subject: City Green Condos & The Fitzgerald

You don't often get email from wjurecki@264bell.com. [Learn why this is important](#)

Ald Bauman,

I am writing today to provide you with some information regarding the Pabst Theater Group's licensing application for The Fitzgerald at 1119 N Marshall St which is to be heard at the Licensing Committee's meeting tomorrow.

City Green Condominiums are the neighbor directly to the south of the Fitzgerald and I am the condo association's President.

Please find my letter attached as **City Green Condo re The Fitzgerald**

I hope you find the information helpful for tomorrow's licensing hearing.

Thank you,

Wayne Jurecki, President
City Green Condominium Association
1111 N Marshall St, Milwaukee, WI 53202

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

Timestamp	Provided the above provisions are included in the PTG's operational plan when heard by the City's Licensing Committee:	My unit number within City Green Condominiums	My Full Name
9/23/2022 9:10:30	I support PTG's license request	1002	Wayne A Jurecki
9/23/2022 9:15:33	I support PTG's license request	801	Ronald Orth
9/23/2022 9:17:26	I support PTG's license request	902	Susan Horn
9/23/2022 9:17:46	I support PTG's license request	603	Peter Salem
9/23/2022 9:20:26	I support PTG's license request	303	Kerri Kilbourne
9/23/2022 9:22:03	I support PTG's license request	304	Keith Schmitz
9/23/2022 9:28:57	I support PTG's license request	802	Jan Reinhart
9/23/2022 9:32:46	There should be a requirement that additional sound damping equipment is installed.	505	Avrum Lank
9/23/2022 9:37:46	I support PTG's license request	805	Rita D Sigmund
9/23/2022 9:43:42	I support PTG's license request	805	Curt Sigmund
9/23/2022 9:44:39	I support PTG's license request	604	Elizabeth Bruderle-Baran
9/23/2022 9:50:27	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 does 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!	301	Janet Arnold
9/23/2022 10:05:01	I support PTG's license request	201/202	Ronald E. Jacquart/Gary L Van Wert
9/23/2022 10:24:00	I support PTG's license request	903	Kate Freed and John Goggin
9/23/2022 10:25:50	I support PTG's license request	605	Pam Scheferman
9/23/2022 10:50:47	I support PTG's license request	404	Josie Krizek
9/23/2022 11:05:41	I support PTG's license request	904	Julie Hickey
9/23/2022 11:07:41	I support PTG's license request	402	Alwin Edakkunnathu
9/23/2022 11:31:45	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?	405	Michael J. and Renee R. Dries
9/23/2022 15:47:13	I support the above provision but would prefer music ends at 10:30 and their patrons start disbursing then.	1004	Robin Kuhns
9/23/2022 17:36:12	I support PTG's license request	203	Vaughan Harshman
9/24/2022 9:33:53	I support PTG's license request	602	Deja vishny
9/24/2022 10:37:32	I support PTG's license request	601	Kathleen Curran
9/24/2022 12:26:03	I support PTG's license request	704	Tim Brown
9/24/2022 12:27:10	I support PTG's license request	704	Cheryl Hernandez

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

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

FOR INCLUSION IN OPERATIONAL PLAN

1. Any music playing outside of the Venue must end by 6:00 p.m.
2. 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).
3. Indoor music at the Venue must be turned down to a reasonable level at 10:00 pm, so as not to be unreasonably heard outside. All indoor music at the Venue must end by 11:00 p.m.
4. Noise levels at the Venue shall not exceed limits established in Milwaukee City Ordinance Sections 80-64 and 80-65.
5. 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 "other cultural events" (such as dance events and plays) will not exceed 10 per calendar year. The Venue will not be used as a concert hall.
6. 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. PTG will ensure that security and management personnel will supervise and monitor any such outside activity. PTG will further ensure that signs will be posted instructing guests to respect the Venue's neighbors.
7. 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.
8. 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.
9. 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.
10. 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.).
11. All ticketed events must end at or before 10:30 p.m.
12. In furtherance of the foregoing, PTG will provide to City Green 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:"

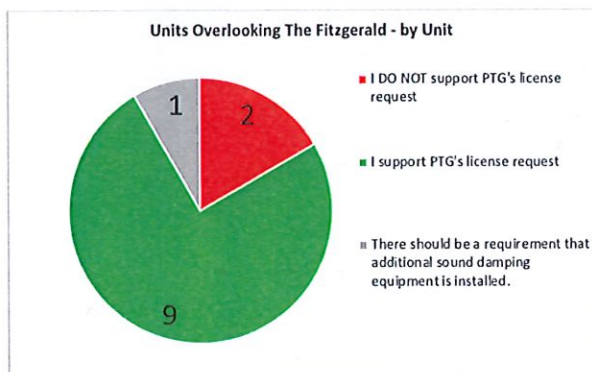


Figure 1

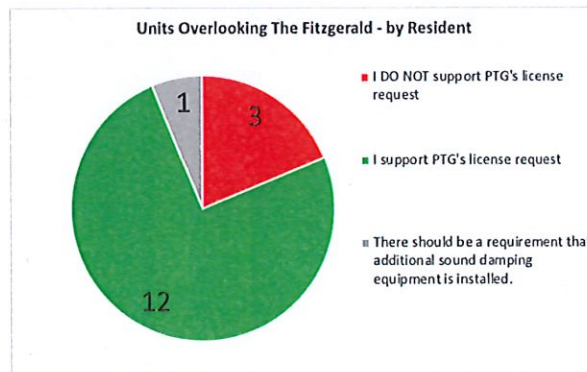


Figure 2

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.

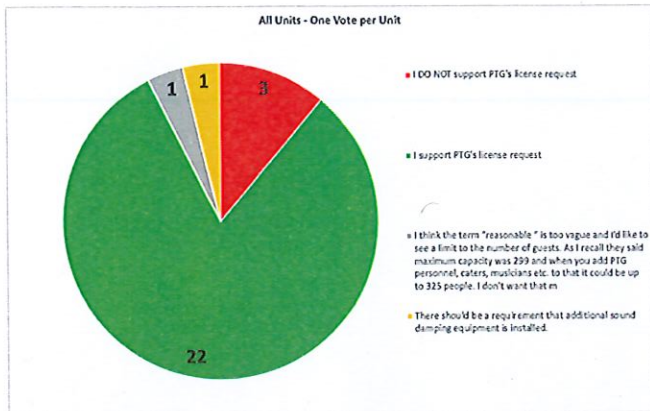


Figure 3

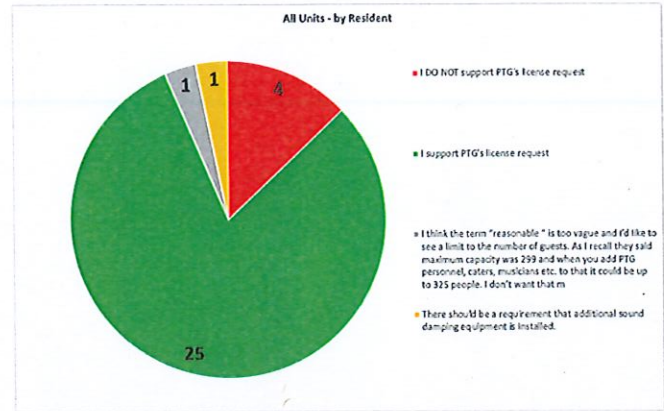


Figure 4

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