

Melendez-Hagedorn, Yadira

From: Richard W. Donner <rdonner@reinhartlaw.com>
Sent: Friday, June 24, 2022 1:49 PM
To: Coggs, Milele; Borkowski, Mark; Dodd, Nikiya; Hamilton, Ashanti; Spiker, Scott
Cc: Melendez-Hagedorn, Yadira; Cooney, Jim; Byrd, Yashica; consigliere@wi.rr.com; Tracy Jacobs
Subject: RE: Notice for Little Caesars #305 at 2831 N Oakland Av.
Attachments: Photo of New Fence at 2931 N Oakland Avenue.pdf; Emails with 1724 E Geneva Place Property Owner re Fence Repair at 2831 N Oakland Ave.pdf; 305-Snow records 2020-2022.pdf

Ald. Milele A. Coggs, Chair
City of Milwaukee Licenses Committee

Re: Licenses Committee – 6/28/2022 at 1:45 pm
Little Caesars at 2831 North Oakland Avenue

Dear Alderwoman Coggs:

This firm represents Little Caesars Enterprises, Inc. (“LCE”) in its Food Dealer License Renewal Application for its restaurant located at 2831 North Oakland Avenue, between East Locust Street and East Geneva Place, immediately north of Riverside Park. Little Caesars shares this block on the west side of Oakland Avenue with Shahrazad Restaurant, Thai A Kitchen, Gilbert’s Liquor, Axel’s Tavern and Oakland Gyros. Good Will and Miramar Theatre are located directly across the street. Little Caesars has proudly operated at this location and served this neighborhood for 37 years.

In preparation for the June 28th hearing, LCE presents the following:

1. A new wood fence has been installed along the property’s western boundary line (please see attached photo). LCE worked collaboratively (via telephone and email) with the adjacent property owner at 1724 East Geneva Place and with Andrea Solomon at DNS on resolving the fencing issues (please see attached email thread). The original vinyl fence was installed in 2019 in collaboration with the prior property owner at 1724 East Geneva Place and was damaged during a wind storm. Unfortunately, replacement of the fence took longer than anticipated due to pandemic-related supply chain issues.
2. LCE has been in discussions with representatives of BID #13 regarding the issues raised in its email of May 16, 2022. As a member of BID #13 since its inception, LCE looks forward to working directly with the BID regarding any future concerns it may have regarding LCE’s operations. LCE further notes the following:
 - a. *Cardboard pizza cartons in and around the Property.* LCE does regular checks of the parking lot (including emptying trash cans) throughout the day. LCE has noticed students tend to get out of school, come get pizza, go to the park and leave their mess. LCE is working on solutions to resolve this. An additional issue is people entering the parking lot after hours and tearing open the trash cans. Locks have been placed on the individual dumpsters and the gates of the dumpster enclosure. Parking lot lights and bollards with chains have been installed to secure the parking lot. These have been replaced as people damage the bollards/chains afterhours. Securing the parking lot after hours is an important policy for both Little Caesars and the neighborhood and Little Caesars is committed to finding prompt solutions as these issues arise.

- b. *Sidewalks and Lot not timely cleared of snow.* LCE has used the same snow removal vendor, Imageone, for a few years, spending \$19,073 on snow removal at the Property between 2020 – April 2022 (please see attached spread sheet). As is typical of most snow removal services, the Property is serviced as snow and the vendor's route dictate. To LCE's knowledge, snow removal has not been a concern for this Property but it will examine the issue this winter and will look into replacing the vendor if it is an ongoing issue.

- c. *Sewer in lot overfilled and a hazard.* The parking lot was replaced in 2018 and to LCE's knowledge no drainage issues have occurred. Having a clear and safe parking lot is obviously essential to LCE's business plan and it will promptly address any drainage issues if and when they arise.

We look forward to speaking with the Committee on June 28, 2022.

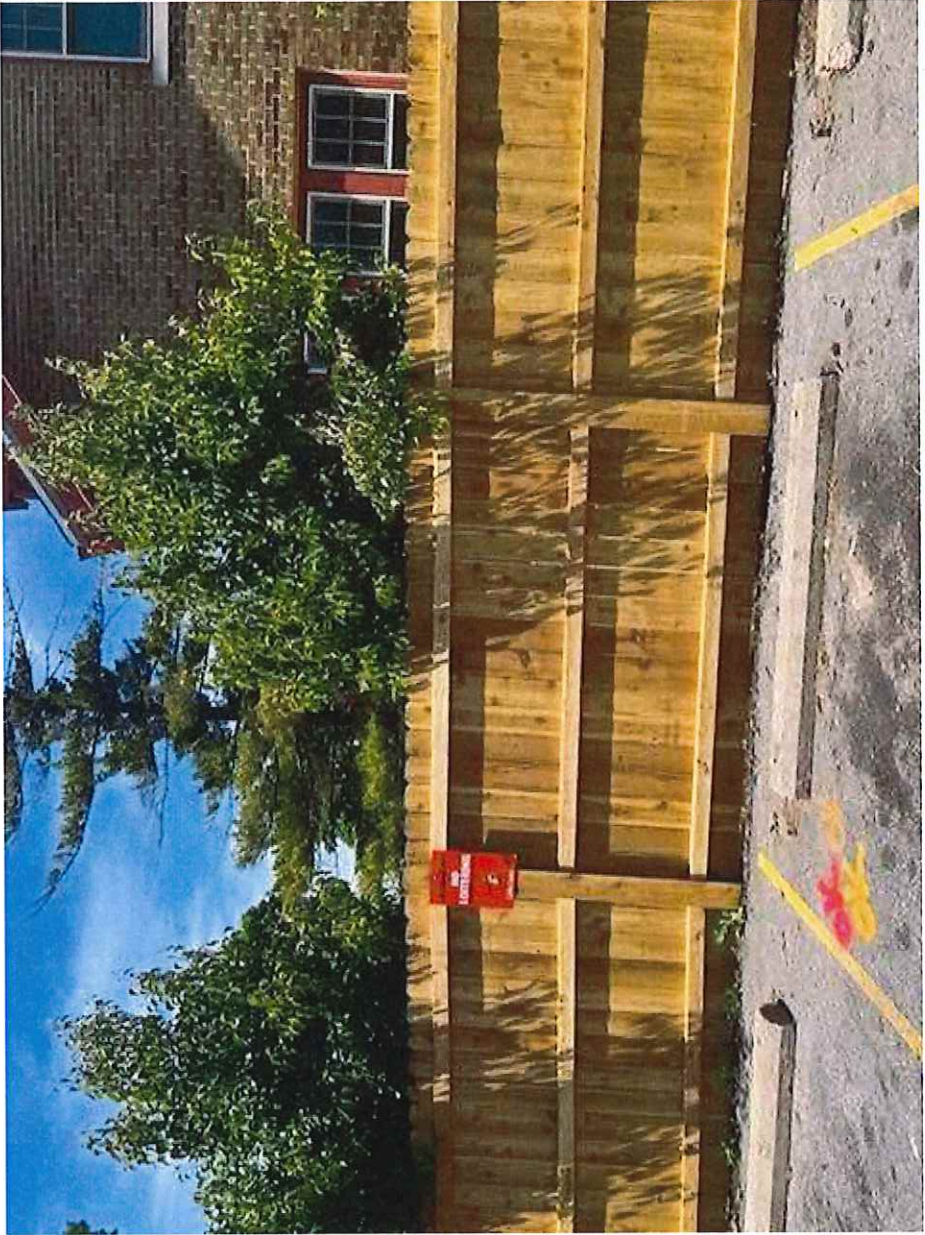
Thank you,

Richard W. Donner

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700 | Milwaukee, WI 53202
Office: 414-298-8169 | Fax: 414-298-8097
rdonner@reinhartlaw.com | [vCard](#) | reinhartlaw.com
Legal Secretary: Carol M. Wirkkula | 414-298-8405 | cwirkkula@reinhartlaw.com



This e-mail and any attachments may contain privileged or confidential information. This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any copying, distribution, dissemination or action taken in relation to the contents of this e-mail and any of its attachments is strictly prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender immediately and permanently delete the original e-mail and destroy any copies or printouts of this e-mail as well as any attachments. To the extent representations are made herein concerning matters of a client of the firm, be advised that such representations are not those of the client and do not purport to bind them.



Richard W. Donner

Subject: FW: 2831 N Oakland Ave Fence Repair

From: T. F. Doyle <tfdoyleiv@gmail.com>
Sent: Monday, June 6, 2022 5:03 PM
To: Tracy Jacobs <Tracy.Jacobs@lcecorp.com>
Cc: Dino Tatangelo <Dino.Tatangelo@lcecorp.com>
Subject: Re: 2831 N Oakland Ave Fence Repair

*** This email originated from an EXTERNAL source ***
Hello Tracy,

This week will be the 6th since I first received your notice of fence repair. Has your vendor furnished any additional details about the prospective repair since last we spoke? I acknowledge that your estimate included a ceiling of an additional 2 weeks hence. Thank you for your consideration.

Respectfully,
Tom Doyle

On Thu, May 12, 2022, 8:20 PM Tracy Jacobs <Tracy.Jacobs@lcecorp.com> wrote:

Hi Tom,
Initially we were told 6 to 8 weeks with no eta date given for the fence. I just asked my vendor to see if he can get any new information.

Best Regards,
Tracy Jacobs
Midwest Facilities Manager

From: T. F. Doyle <tfdoyleiv@gmail.com>
Sent: Thursday, May 12, 2022 9:17:53 PM
To: Tracy Jacobs <Tracy.Jacobs@lcecorp.com>
Cc: Dino Tatangelo <Dino.Tatangelo@lcecorp.com>
Subject: Re: 2831 N Oakland Ave Fence Repair

*** This email originated from an EXTERNAL source ***
Hello Tracy,

Is there a timeline in place for the removal and installation of the fence? If so, may I know what it is? Thank you for your consideration.

Respectfully,
Tom Doyle

On Mon, May 2, 2022 at 10:21 AM T. F. Doyle <tfdoyleiv@gmail.com> wrote:

Hello Tracy,

Thank you for the update. That is good news. If there is anything you require from me during the removal and installation process, please let me know and I will accommodate to the extent that I am able.

Respectfully,
Tom Doyle

On Fri, Apr 29, 2022, 8:54 PM Tracy Jacobs <Tracy.Jacobs@lcecorp.com> wrote:

Hi Tom,

Just want to touch base letting you know we have put in an order for the fence and have not heard from the city that we cannot have it so we will move forward. The fence will be as requested.

Tracy Jacobs | Midwest Facilities Manager | Little Caesars Enterprises, Inc.

2211 Woodward Ave, Detroit, MI 48201

C:586-563-4160 |

Tracy.Jacobs@LCEcorp.com

From: T. F. Doyle <tfdoyleiv@gmail.com>
Sent: Monday, March 14, 2022 1:30 PM
To: Tracy Jacobs <tracy.jacobs@lcecorp.com>
Cc: Dino Tatangelo <dino.tatangelo@lcecorp.com>
Subject: 2831 N Oakland Ave Fence Repair

*** This email originated from an EXTERNAL source ***

Hello,

For posterity, here is my summary of today's conversation:

- Any fence replacement options must be approved by the City of Milwaukee
- Consensus was to pursue options for a commercial-grade wooden privacy fence, contingent on aforesaid approval
- Replacement cannot begin in earnest until Spring thaw
- Durability of replacement fence remains a concern
- Parties will reconvene at a later date to discuss refined options

If there are any points that I missed, please correct me.

Once again, thank you all for your amenable candor in this morning's phone call. I realized after the fact that I called you at 11:00 a.m. CST, whereas you may have been expecting 11:00 a.m. EST. My apologies for any inconvenience that was caused. I'll be certain to note the time difference in future conversations.

11/11/2020 10:11:11 AM

Respectfully,
Tom Doyle

Location ID	Location N Address	Region	District	Provider	Vendor ID	Trade	W.O.#	Tr.#	PO #	Category	Priority	ProblemCd	Invoice Nu	Completed Date	Inv. Date
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	132149510	132149510	132149510	MAINTENA	Planned (3)		63556	1/21/2020 15:18	1/30/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	132149510	132149510	132149510	MAINTENA	Planned (3)		63556	1/21/2020 15:18	1/30/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	134129906	134129906	134129906	REPAIR	Planned (3)		65254	3/2/2020 7:50	3/10/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	134129906	134129906	134129906	REPAIR	Planned (3)		65254	3/2/2020 7:50	3/10/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	136876675	136876675	136876675	MAINTENA	Planned (3)		67014	3/18/2020 9:52	4/6/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	136876675	136876675	136876675	MAINTENA	Planned (3)		67014	3/18/2020 9:52	4/6/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	138459440	138459440	138459440	MAINTENA	Planned (3)		67870	4/15/2020 14:33	5/1/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	138459440	138459440	138459440	MAINTENA	Planned (3)		67870	4/15/2020 14:33	5/1/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	153206488	153206488	153206488	MAINTENA	Planned (3)		76626	12/1/2020 8:46	12/30/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	153206488	153206488	153206488	MAINTENA	Planned (3)		76626	12/1/2020 8:46	12/30/2020
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	155593197	155593197	155593197	MAINTENA	Planned (3)		77600	12/31/2020 6:01	1/18/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	155593197	155593197	155593197	MAINTENA	Planned (3)		77600	12/31/2020 6:01	1/18/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	157633930	157633930	157633930	MAINTENA	Planned (3)		78890	2/15/2021 2:15	2/16/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	157633930	157633930	157633930	MAINTENA	Planned (3)		78890	2/15/2021 2:15	2/16/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	160017927	160017927	160017927	MAINTENA	Planned (3)		79130	3/3/2021 6:20	3/12/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	160017927	160017927	160017927	MAINTENA	Planned (3)		79130	3/3/2021 6:20	3/12/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	imageone	EXTERIOR	169818723	169818723	169818723	MAINTENA	Planned (3)		80480	4/15/2021 2:15	4/15/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	169818723	169818723	169818723	MAINTENA	Planned (3)		80480	4/15/2021 2:15	4/15/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	175650277	175650277	175650277	MAINTENA	Planned (3)		INV175650	5/17/2021 2:15	5/17/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	192261631	192261631	192261631	MAINTENA	Planned (3)		INV192261	12/16/2021 7:25	12/16/2021
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	194122259	194122259	194122259	MAINTENA	Planned (3)		INV194122	1/20/2022 10:04	1/20/2022
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	196304424	196304424	196304424	MAINTENA	Planned (3)		INV196304	2/15/2022 8:29	2/15/2022
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	198359340	198359340	198359340	MAINTENA	Standard 2		98801	2/23/2022 18:16	2/25/2022
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	198359340	198359340	198359340	MAINTENA	Standard 2		98801	2/23/2022 18:16	2/25/2022
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	198377875	198377875	198377875	MAINTENA	Planned (3)		INV198377	3/25/2022 15:11	3/25/2022
00305	Little Caesars 2831 N OA	Joseph Dat	Alice Cox	IMAGEONE	Imageone	EXTERIOR	200990918	200990918	200990918	MAINTENA	Planned (3)		INV200990	4/25/2022 15:27	4/25/2022

Posted Date	Posted By	Inv. Text	Inv. Status	Approved
1/30/2020 12:53	IMAGED	see attach	PAID	Tracy Jacob
1/30/2020 12:53	IMAGED	see attach	PAID	Tracy Jacob
3/10/2020 9:31	IMAGED	February 2	PAID	Tracy Jacob
3/10/2020 9:31	IMAGED	February 2	PAID	Tracy Jacob
4/6/2020 13:45	IMAGED	Snow remd	PAID	Tracy Jacob
4/6/2020 13:45	IMAGED	Snow remd	PAID	Tracy Jacob
5/1/2020 15:38	IMAGED	Snow remd	PAID	Tracy Jacob
5/1/2020 15:38	IMAGED	Snow remd	PAID	Tracy Jacob
12/30/2020 9:58	IMAGED	Snow remd	PAID	Tracy Jacob
12/30/2020 9:58	IMAGED	Snow remd	PAID	Tracy Jacob
1/18/2021 10:35	IMAGED	Completed	PAID	Tracy Jacob
1/18/2021 10:35	IMAGED	Completed	PAID	Tracy Jacob
2/16/2021 15:17	IMAGED	Little Caes	PAID	Tracy Jacob
2/16/2021 15:17	IMAGED	Little Caes	PAID	Tracy Jacob
3/12/2021 12:45	IMAGED	February 5	PAID	Tracy Jacob
3/12/2021 12:45	IMAGED	February 5	PAID	Tracy Jacob
4/15/2021 13:22	IMAGED	Little Caes	PAID	Tracy Jacob
4/15/2021 13:22	IMAGED	Little Caes	PAID	Tracy Jacob
5/18/2021 0:00	AUTOINVC	EXTERIOR	PAID	Tracy Jacob
12/21/2021 0:30	AUTOINVC	EXTERIOR	PAID	Tracy Jacob
1/25/2022 0:30	AUTOINVC	EXTERIOR	PAID	Tracy Jacob
2/20/2022 0:30	AUTOINVC	EXTERIOR	PAID	Tracy Jacob
2/25/2022 7:56	IMAGED	Little Caes	PAID	Tracy Jacob
2/25/2022 7:56	IMAGED	Little Caes	PAID	Tracy Jacob
3/30/2022 0:30	AUTOINVC	EXTERIOR	PAID	Tracy Jacob
4/30/2022 0:30	AUTOINVC	EXTERIOR	PAID	Tracy Jacob