



624 North 24th Street  
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October 31, 2008

Alderman Jim Bohl, Chair  
Licenses Committee, City Hall  
200 East Wells Street  
Milwaukee, WI 53202

Re: Item 2, File 080836, November 3, 2008  
2635 West Kilbourn/848 North 27th Street/  
dba Judy's Red Hots  
Taxkey #389-0519-1000

Dear Alderman Bohl and Committee Members:

It has come to our attention that the above property has had numerous legal infractions in prior years that are within the categories listed in Chapter 68-4-11 of the Milwaukee Municipal Code. There are also numerous current Department of Neighborhood Services exterior violations. This long standing record of violations is unacceptable and very disturbing for businesses in the Avenues West neighborhood and counterproductive to improvements within the SOHI Main Street (27th St.) area. We ask that you deny the applicant a food license.

There also appears to be a question regarding appropriateness of the proposed use – Fast-food/Carry-out Restaurant – to the existing zoning. Code section 295-603-2-o states that the use shall be located in a building containing at least one other principal use listed as a permitted use in the zoning district in which it is located. 2635 W. Kilbourn/848 N. 27th Street is a free standing building so it would appear that special use approval is necessary. The business operation has been closed for a length of time that implies any non-conforming use status is lost.

The Near West Side Comprehensive Plan, Districts and Corridors, Corridor 2 - 27th Street, page 66, states that uses should "Discourage new auto-oriented uses, drive through businesses, and gas stations north of Wisconsin Avenue." and the form policy should be to "Design automobile oriented establishments with the buildings as close to the street front as possible, ..." The proposed use does not fit either of these.

To excerpt from our Articles of Incorporation, our purpose is "... to promote and encourage renovation of existing buildings; promote safety, improve the public appearance of the area ..." and our partner BID No. 10's intent is "... to continue the revitalization and improvements of a portion of Milwaukee's near west side." This has been stated by BID 10 to be accomplished through enhancing the public safety and appearance, promoting the neighborhood and attraction of businesses. These purposes are difficult to pursue if a property has significant violations.

We expect our members and other property owners and business operators to comply with all city regulations and laws. If you have any questions, please call our office at 933-0640.

Sincerely yours,

June R. Moberly  
Executive Director  
Avenues West Association  
Business Improvement District No. 10

C: Alderman Robert Bauman, District 4  
Rana Altenburg, President, Avenues West Association  
Rick Wiegand, Chair, BID No. 10