

CITY OF MILWAUKEE OFFICE OF THE CITY CLERK

Friday, May 20, 2022

COMMITTEE MEETING NOTICE

AD 04

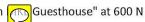
DIETRICH, Michael, Agent Kinn GH LL LLC 600 N BROADWAY Milwaukee, WI 53202

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

Tuesday, June 07, 2022 at 09:25 AM

Regarding:

Your Loading Zone License Application as agent for "Kinn GH LL LLC" for "Kinn Tigh Guesthouse" at 600 N



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/127717645. If you wish to call in, please call +1 (872) 240-3212 and use Access Code: 127-717-645.

There is a possibility that your application may be denied for one or more of the following reasons: Objections to the granting this loading zone due to land use and parking availability in the block where the loading zone is requested, the roadway geometrics in the block in which the loading and unloading zone is requested, the requested hours of the loading zone and the impact of the loading zone on the surrounding neighborhood.

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



CITY OF MILWAUKEE OFFICE OF THE CITY CLERK

Friday, May 20, 2022

COMMITTEE MEETING NOTICE

AD 04

DIETRICH, Michael, Agent Kinn GH LL LLC S69 W13442 HALE PARK CT Muskego, WI 53150

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BY

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MALLERYSC

A LIMITED LIABILITY SERVICE CORPORATION

Andrew Robinson arobinson@mallerysc.com 414-727-6263

April 1, 2022

Licenses Committee of the Common Council License Division Milwaukee City Hall, Room 105 200 East Wells Street Milwaukee, Wisconsin 53202

Ladies and Gentlemen:

RE: Appeal of Loading Zone Permit License Application for 604 North Broadway and 306 East Michigan Street

I represent Kinn GH LL LLC ("Kinn GH"). This letter constitutes a written appeal to the objection submitted by Local Alderperson to the Loading Zone Permit applications filed by Kinn for 604 North Broadway and 306 East Michigan Street (collectively, the "Loading Zone Applications"). A copy of the Loading Zone Applications are included with this letter for your reference.

Kinn GH has spent millions of dollars renovating the property located at the corner of Broadway and Michigan (the "Property") to operate a 32-room hotel and event space. Kinn GH also plans to eventually have a restaurant operate out of the Property. As part of the hotel, event space, and restaurant operations, Kinn GH filed the Loading Zone Applications with the City of Milwaukee (the "City"). Kinn GH desires to have one 40-foot loading zone along Broadway, which will allow guests to be picked up, dropped off, and check-in with relative ease, just as all other hotels in the downtown area have been allowed by the City. Kinn GH also seeks a second loading zone along 100 feet of Michigan Street.

The Loading Zone Applications were objected to on the basis of lack of available parking. This objection is unsubstantiated. First, if the Loading Zone Applications are approved, only <u>seven</u> parking spots will be eliminated. The removal of seven parking spots is not significant considering

For reference, other hotels within a 4-block area include Holiday Inn Express Milwaukee, True by Hilton Milwaukee Downtown, Homewood Suites, Hilton Garden Inn, The Pfister, Drury Plaza Hotel; and the Milwaukee Downtown Marriott. <u>ALL</u> of these hotels have been allowed loading zones in front of their respective buildings

License Committee of the Common Council Page 2 April 1, 2022

there are at least <u>four parking lots/structures</u> within one block of the Property. These parking lots/structures have hundreds, if not thousands, of parking spaces within a stone's throw of the Property.

Second, the Loading Zone Applications were submitted in order to ease traffic congestion on the neighborhood once the hotel opens. The hotel will have guests arriving, leaving, getting picked up, valet parking, hotel deliveries, catering trucks, floral deliveries, DJs, table/chair rentals, bakeries/wedding cakes, garbage removal, etc. If there is no designated loading zone, or the load zone is insufficient to meet the business needs of the hotel, delivery trucks will likely double park their trucks along either Broadway or Michigan, or both (just as they do along Prospect and Farwell). Surely the neighborhood does not want double parking along street corridors that are already narrowed to one lane due to the recent addition of the streetcar (unlike Prospect and Farwell, which have multiple lanes to allow traffic to flow). Dale Dietze, who physically inspected the Property, agreed that these business and traffic concerns warranted granting the Loading Zone Applications.

Again, the Loading Zone Permit applications were submitted to the City to meet the legitimate business concerns of Kinn GH, with the hopes that its business operations will not negatively impact the neighborhood. By eliminating seven parking spots (when hundreds to thousands of parking spots remain available within the immediate area), Kinn GH will seamlessly integrate itself into the neighborhood. If the Loading Zone Applications are not approved, then the business operations of the hotel will likely cause traffic congestion and a negative impact on the neighborhood. For these reasons, Kinn GH asks the City approve the Loading Zone Applications.

Kinn GH thanks you for your consideration, and asks you to reach out to Kinn GH general manger Michael Dietrich at 414-305-3658, or myself, if you have any further questions or comments. Thanks again.

Sincerely,

Andrew Robinson

FW: Kinn Guesthouse -- Loading Zone Permits

Cooney, Jim <Jim.Cooney@milwaukee.gov>

Wed 3/23/2022 3:24 PM

To: Roman, Carmen < Carmen.Roman@milwaukee.gov>

Cc: Martin, Faviola <Faviola.Martin@milwaukee.gov>; Byrd, Yashica <Yashica.Byrd@milwaukee.gov>

These applications are administratively denied based on the lack of available parking. Can you send administratively denied letters please?

Tomorrow during dashboard would be perfect.

From: Bauman, Robert <rjbauma@milwaukee.gov>

Sent: Tuesday, March 22, 2022 5:37 PM

To: Cooney, Jim < Jim.Cooney@milwaukee.gov>

Cc: Bockhorst, Tammy < Tammy. Bockhorst@milwaukee.gov>

Subject: Re: Kinn Guesthouse -- Loading Zone Permits

That is way too much. Especially on Michigan.

So we object.

Sent from my iPhone

On Mar 22, 2022, at 4:35 PM, Cooney, Jim < <u>Jim.Cooney@milwaukee.gov</u>> wrote:

Good afternoon,

These applications were filed just yesterday. They are requesting 40 feet at 604 N Broadway and 100 feet at 306 E Michigan. If you have no objections these can go on the agenda for April 19th.

Jim Cooney
License Division Manager
City Clerk-License Division
200 E Wells St #105
414-286-2365
www.milwaukee.gov/license



From: Bockhorst, Tammy < Tammy.Bockhorst@milwaukee.gov >

Sent: Tuesday, March 22, 2022 11:44 AM

To: Michael Dietrich <michael@kinnguesthouse.com>

Cc: Bauman, Robert <ribauma@milwaukee.gov>; Cooney, Jim

<Jim.Cooney@milwaukee.gov>

Subject: RE: Kinn Guesthouse -- Loading Zone Permits

Hi, Michael,

Glad the Kinn is progressing. Looks nice from the outside! We are waiting to hear from licensing on the request.

Best,

Tammy Bockhorst

Pronouns: She • Her • Hers
Legislative Assistant
Alderman Robert Bauman | 4th District
Milwaukee Common Council
200 East Wells Street — Room 205 | Milwaukee, WI 53202
(414) 286-2886 (O)
(414) 708-0590 (M)
(414) 286-3456 (F)
Tammy.Bockhorst@milwaukee.gov

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. See City of Milwaukee full e-mail disclaimer at www.milwaukee.gov/email-disclaimer

From: Michael Dietrich < michael@kinnguesthouse.com>

Sent: Tuesday, March 22, 2022 8:12 AM

To: Bockhorst, Tammy < Tammy. Bockhorst@milwaukee.gov >

Subject: Kinn Guesthouse -- Loading Zone Permits

You don't often get email from <u>michael@kinnguesthouse.com</u>. <u>Learn why this is important</u>

Tammy:

Thanks for your assistance yesterday regarding our loading zone applications.

And as we joked......yes, their office did stress a phone call to you following our filing and payments!!!

With your question on our application request, agreed upon also by Dale Dietzie on his walk-through of our Hotel, for the dual corners?

We look to professionally and conveniently accommodate a variety of "vehicle" issues and typical "hotel" protocols for our property, while being courteous to both the City and our neighbors.

This includes the obvious request to accommodate guest arrivals/check-ins to our hotel via their autos/cabs/Ubers.

But also other potential needs involving, but not limited to, issues of larger vehicles and motor coaches (as shown last week by the Hilton Garden Inn across the street from us during the NCAAs), catering trucks unloading for our event space (the back alley obviously is not feasible), valet parking (we will feature that option via Interstate Parking for our major events and guests), standard hotel deliveries for our bulk products and supplies, and ancillary needs such as bakeries for wedding cakes, DJs for these same functions, businesses bringing meeting materials for their sessions in our meeting spaces, etc.

We look forward to your office's approval of our requests, as we progress to a wonderful opening soon!

(Invites to you and Mr. Bauman for the traditional ribbon cutting festivities to follow!!!!!)

Please let me know if you have any further questions or requests for clarifications.

Regards,

--- Michael



Michael J. Dietrich General Manager Kinn Guesthouse

Toll-Free Phone: (855) 546-6653

Direct / Mobile: (414) 305-3658

E-Mail: michael@kinnguesthouse.com

www.kinnmke.com







OCCUPANT	MAIL ADDRESS	CITY STATE ZIP
CURRENT OCCUPANT	225 E MICHIGAN ST, 401	MILWAUKEE, WI 53202-4912
CURRENT OCCUPANT	225 E MICHIGAN ST, 402	MILWAUKEE, WI 53202-4912
CURRENT OCCUPANT	225 E MICHIGAN ST, 403	MILWAUKEE, WI 53202-4912
CURRENT OCCUPANT	225 E MICHIGAN ST, 404	MILWAUKEE, WI 53202-4912
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Total Records: 26

Radius 250.0 feet and Center of Circle: 600 N Boradway



Friday, May 20, 2022



Notice of Public Hearing

Blank Notice

DIETRICH, Michael
Kinn MKE Guesthouse at 600 N BROADWAY
Loading Zone License Application

Tuesday, June 07, 2022 at 09:25 AM

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 06/07/2022 at 09:25 AM. 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 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.



NEW LOADING ZONE APPLICATION
OFFICE OF THE CITY CLERK LICENSE DIVISION
200 E. WELLS ST. ROOM 105, MILWAUKEE, WI 53.202
(414) 286-2238 LICENSE@MILWAUKEE.GOV

Chack the box for the loading zone type, complete that entire section, and sign below at the ▶. Loading Zones are not parking spaces,
They are areas for loading/unloading passenders and packages, and are for

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Legal Entily Type (check one): Sole Proptietor KillG Gor Legal Entily Name:	rporation [] Non-Protit [] Parthership
KINN GA LL LLC	Business Phone # 546 - 6653
Business/Trade Name:	Email Address:
Full Laga Name of Contact Person:	Contact Person's Phone #
MICHAEL DETEICH Contact Person's Address (Include City, State, Zip Gode):	1-414-305-3658
S69 W 13442 HALE MARK COURT	MULKEGO WI 53150
269 w 13443 HALE PARK COVET Business Address the loading zone will be used for (Include City, State	le, Zlp. Code):
BOD NO L'TH BROAD WAY Malling Address (if different from business address):	
minute vortees for mineratif (1.0(1) broalliess Sodiess);	Tax Exempt # (Non Profits only):
The undersigned agrees to inform the City Clerk within ten days of any substrain- The undersigned shall not willfully refuse to provide the services offered under the general public because of race, color, sex, religion, national origin or ance	antial changes in the information supplied in this application. rithis license, or add charges or require deposits not required of
The undersigned agrees to morn the only elerk within len days of any substitute undersigned shall not willfully refuse to provide the services offered under the general public because of race, color, sex, religion, national origin or ance sexual orientation, gender identity or expression, familial status of the fact that whether dressed in uniform or not; and not seek such information as a condition the selection of personnel for training or promotion on the basis of such information.	(toanour
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I have knowledge of the City-Ordinances-currently regulating the license above and that all statements made in the foregoing application are true. Signalufe of Sole Propositor, Fertner, Agent, Officer/Member.	e applied for herein, and say that I am the person named e and correct. slative of Disabled Loading Zone Applicant, list ionship (for examples spouse, guardian, etc.)
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Check the box for the loading zone type, complete that entire saction, and sign below at the ▶. Loading Zones are not parking spaces.

OFFICE	SE ONLY
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License #	

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Regular (Business) Reason(s) for Loading Zone: Non-Profit GVEST (NECK-IN) HOTEL DELIVERIES CNTERING VEHICLE Legal Entity Name: Sole Proprietor Legal Entity Name: Business Phone # LANN GH LL LL LL Business/Trade-Name: Email Address: NFO o RIPHAUEST HOUSE COM Full Legal Name of Contact Person: Contact Person's Address (Include City, State, Zip Code): Legal Contact Parson's Address (Include City, State, Zip Code): Legal Code): Legal Code Business Address (Include City, State, Zip Code): Legal Code): Legal Code Business Address (Include City, State, Zip Code): Legal Code Code Code Code Code Code Code Code				
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HINN GUEST HOUSE INFO @ KINKGUEST HOUSE. COM Full Legal Name of Contact Person! MICHAEL J. DIFTEICH Contact Person's Address (Include City, State, Zip Code): 169 WISHAL PARK COURT MUSKEGO W 53/50 Business Address the loading zone will be used for (Include City, State, Zip Code):				
Full Legal Name of Contact Person: Wildham J. Stephich J-414-363-3656 Contact Person's Address (Include City, State, Zip Code): J.G. WISHAL HALE PARK COURT MUSKEGO W J3/50 Business Address fibe loading zone will be used for (Include City, State, Zip Code):				
Confact Person's Address (Include City, State, Zip Code): 169 w 13442 PARK coveT MUSKE 60 W 13450 Business Address fibe loading zone will be used for (Include City, State, Zip Code):				
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I COD NORTH ROOKNEED AND ALLEGATIVES AND COMMO				
Mailing Address (If different from business address): Tax Exempt # (Non Profile only):				
The undersigned agrees to inform the City Clerk within ten days of any substantial changes in the information supplied in this application. The undersigned shall not willfully refuse to provide the services offered under this license, or addicharges or require deposits not required of the general public because of race, color, sex, religion, national origin or ancestry; age, handloop, lawful source of income, marital status; sexual origination, gender identity or expression, familial status; or the fact that a person is now of these seen a member of the millian saxlos, whether dressed in uniformer not and not seek such information as a condition of employment, or penaltice any employee or disagnificate in the selection of personnel for training or promotion on the basis of such information.				
I have knowledge of the City Ordinances currently regulating the license applied for herein, and say that'i am the person named above and that all statements made in the foregoing application are true and correct.				
Signature of Sole Propietor, Partner, Agent, Officer/Member, Applicant or Relative of Disabled Loading Zone Applicant relationship (for example: spouse, guardian, etc.):				
THIS SECTION IS FOR TRAFFIG ENGINEERING USE ONLY				
Location 306 E. Michigan Street Hours of use Anvitime				
Regular Loading Zone \$275				
XILoading Zone over 30 feet (\$275 per 30 feet) (x4) 1.100.00				
Non-Profit Loading 20ng \$278				
Non-Profit Loading Zone over 30 feet (\$275 per 30 feet) Rarking Meter Removal 3 X \$60 Each 180.00				
Total Fee Due: \$1,280,00				
Traffic Engineering Signature Dale Dietze				



NEW LOADING ZONE APPLICATION

OFFICE OF THE CITY CLERK LICENSE DIVISION 200 E. WELLS ST. ROOM 105, MILWAUKEE, WI 53202 (414) 286-2238 LICENSE@MILWAUKEE.GOV

Check the box for the loading zone type, complete that entire section, and sign below at the \blacktriangleright . Loading Zones are not parking spaces.

OFFICE	USE ONLY
App#	335378
Date	3-21-22
Paid	
AD	
Granted	
License	#

They are areas for loading/unloading passengers and packages, and are for	use by the general public.			
Disabled Reason(s) for Disabled Loading Zone: Physician Certificate Required				
Full Legal Name of Disabled Loading Zone Individual Applicant:	Phone Number:			
Address (include City, State, Zip Code):				
Regular (Business) Reason(s) for Loading Zone: Non Profit GUEST CHECK-IN HOTEL DELIVERIES (ATERING VEHICLE)				
Legal Entity Type (check one): Sole Proprietor LLC Corporation Non-Profit Partnership				
Legal Entity Name:	Business Phone # 1-855-546-6653			
Business/Trade Name:	Email Address:			
Full Legal Name of Contact Person:	Contact Person's Phone #			
MICHAEL J. DIETRICH	9205-205-414-1			
Contact Person's Address (include City, State, Zip Code):				
169 w 13442 HALE PARK COURT MUS	kE60, W 53150			
Business Address the loading zone will be used for (include City, St	ate, ZIP Code):			
Mailing Address (if different from business address):	Tax Exempt # (Non Profits only):			
	Tax Exempt " (Non Frence emy).			
1º/A				
The undersigned agrees to inform the City Clerk within ten days of any substantial changes in the information supplied in this application. The undersigned shall not willfully refuse to provide the services offered under this license, or add charges or require deposits not required of the general public because of race, color, sex, religion, national origin or ancestry, age, handicap, lawful source of income, marital status, sexual orientation, gender identity or expression, familial status or the fact that a person is now or has been a member of the military service, whether dressed in uniform or not; and not seek such information as a condition of employment, or penalize any employee or discriminate in the selection of personnel for training or promotion on the basis of such information.				
I have knowledge of the City Ordinances currently regulating the license applied for herein, and say that I am the person named above and that all statements made in the foregoing application are true and correct.				
Mile O 1(1) it is				
Signature of Sole Propretor, Partner, Agent, Officer/Member, Applicant or Relative of Disabled Loading Zone Applicant If Relative of Disabled Loading Zone Applicant, list relationship (for example: spouse, guardian, etc.)				
THE SECTION IS FOR TRAFFIC ENGINEERING LISE ONLY				
THIS SECTION IS FOR TRAFFIC ENGINEERING USE ONLY Location 306 E. Michigan Street	Hours of use <u>Anytime</u>			
Regular Loading Zone \$275	Length 100 feet			
X Loading Zone over 30 feet (\$275 per 30 feet) (x4)	00.00			
Disabled Loading Zone \$50	□Disabled Loading Zone \$50			
Non-Profit Loading Zone \$275				
	× × × × × × × × × × × × × × × × × × ×			
Non-Profit Loading Zone over 30 feet (\$275 per 30 feet)	30.00			
Non-Profit Loading Zone over 30 feet (\$275 per 30 feet)				