



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Monday, September 14, 2015

COMMITTEE MEETING NOTICE

AD 04

KRAHN, Scott A, Agent
Simplified Investments LLC
11400 W Silver Spring DR
Milwaukee, WI 53225

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall on:

Thursday, September 17, 2015 at 10:00 AM

Regarding: Your Class B Tavern, Public Entertainment Premises, and Food Dealers License Applications, Requesting Adult Entertainment/Strippers/Erotic Dancing, Dancing by Performers, Patrons Dancing, Patron Contests, Disc Jockey, Bands, Instrumental Musicians, and 5 Amusement Machines as agent for "Simplified Investments LLC" for "Silk Exotic" at 804 N Milwaukee St #4th Floor.

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 appear at this meeting may result in the denial of your license. Individual applicants must appear only in person or by an attorney. Corporate or Limited Liability applicants must appear only by the agent designated on the application or by an attorney. Partnership applicants must appear by a partner listed on the application or by an attorney. 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 are present at the committee hearing and 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 bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

You may examine the application file at this office during regular business hours prior to the hearing date. Inquiries regarding this matter may be directed to the person whose signature appears below.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

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 OW CZARSKI, CITY CLERK

BY:

Jason Schunk

License Division Manager

If you have questions regarding this notice, please contact the License Division at (414) 286-2238.

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

Date: 09/15/2015
Officer: Thomas Kline

City of Milwaukee Police Department
90-5-1.5 Crime Prevention Survey
Tavern Inspection

Name of Premise: Silk
Address: 804 N Milwaukee Street
Phone: 414 732 1100

Owner:
Owner address:
City State Zip:
Owner Phone:
Owner email:

Licensee/Agent: Krahn, Scott A
Home Address: 1143 Mary Hill Circle
City State Zip: Hartland WI 53029
Phone: 414 732 1100
Email: skrahn3@gmail.com

Preferred contact: Agent

Location currently open: ☐ YES ☒ NO

Projected open date:

Day's open: ☐S ☐M ☐T ☐W ☐Th ☐F ☐SA ☒ALL

Hours of Operation: Sun: 11 am-2 am 24 hours ☐Y ☒N
Mon: 11 am - 2 am
Tue: 11 am - 2 am
Wed: 11 am - 2 am
Thu: 11 am - 2 am
Fri: 11 am - 2:30 am
Sat: 11 am - 2:30 am

Premise Type: ☒Tavern/Bar
☒Restaurant
☐Other:

Licenses currently held:

Alcohol: ☒ Yes ☐ No Class: #:
Tobacco: ☐ Yes ☐ No #:
Food: ☒ Yes ☐ No #:
Other: ☒ Yes ☐ No Type: PEP #:
Other: ☐ Yes ☐ No Type: #:

Exterior Survey:

1. Is the area around the location clean? ☒ Yes ☐ No
2. What surrounds the location? (Check all the apply)
 - a. ☐ Park
 - b. ☒ School
 - c. ☐ Youth Center
 - d. ☒ Church
 - e. ☒ Tavern(s) If so, how many 6
 - f. ☒ Residential
 - g. ☒ Other businesses
 - h. ☐ Other:
3. Can you see from the outside of the location into the interior ☐ Yes ☒ No
4. Can you see the employees inside of the location from the outside ☒ Yes ☐ No
5. Are exterior windows free of signage ☐ Yes ☒ No
6. Street parking ☒ Yes ☐ No
7. Is there a parking lot ☐ Yes ☒ No
8. Is the parking lot clean? ☐ Yes ☐ No
9. Is the parking lot well lit? ☐ Yes ☐ No
10. Valet Parking ☒ Yes ☐ No
 - a. Will this lot have a guard? ☐ Yes ☒ No
 - b. Will this lot have cameras? ☒ Yes ☐ No
11. Are there areas where a person could conceal themselves ☒ Yes ☐ No
12. Is there exterior lighting? ☒ Yes ☐ No. Does it appears to be adequate ☐ Yes ☐ No
13. Exterior Payphone? ☐ Yes ☒ No
14. Are there No Loitering Signs posted? ☒ Yes ☐ No
15. Are there exterior security cameras ☐ Yes ☒ No How Many:
16. Are the address numbers prominently displayed and easy to see ☐ Yes ☒ No

Camera Survey:

17. Does this location have security cameras? ☒ Yes ☐ No
18. Are they in working order? ☐ Yes ☒ No
19. What format are the cameras?
 - a. Color ☒ Yes ☐ No
 - b. Digital ☒ Yes ☐ No
 - c. VCR ☐ Yes ☐ No
 - d. Recorded ☒ Yes ☐ No
20. How long is footage stored for later viewing: 30 days
21. Are there exterior cameras ☐ Yes ☒ No How many: Going to install 4-8
22. Are there interior cameras ☐ Yes ☒ No How many: Going to install 64-68

23. Do all employees know how to retrieve recorded digital images/footage? ☐ Yes ☒ No
24. Cameras located in parking lot ☐ Yes ☒ No How many

Interior Survey:

25. What is the planned/posted capacity 500
26. What is the minimum number of employees that will be on premise 10
27. Is the storeowner willing to be a standing complainant regarding loitering? ☒ Yes ☐ No
a. If yes have them fill out the standing complaint form and give them two of the commercial signs ☒ Yes ☐ No
28. Is the interior of the location neat and clean? ☒ Yes ☐ No
29. Does an interior camera face the entrance/exit? ☒ Yes ☐ No
30. Are emergency and non-emergency numbers posted near the phone? ☒ Yes ☐ No
31. Does the owner know how to contact their police district directly? ☒ Yes ☐ No
a. Did you provide a district contact guide to the owner? ☒ Yes ☐ No

Security

32. How many security personnel are going to be employed: 14 employed, 8 staffed on busy night
33. How will they be deployed: Interior 6 Exterior 2
34. What days will they be deployed ☒ Mon ☒ Tue ☒ Wed ☒ Thu ☒ Fri ☒ Sat ☒ Sun
35. Will the security be managed by business ☒ or contracted ☐
36. Will they be armed ☒ Yes ☐ No
37. What type of security measures will be used:
☒ Wanding/metal detector
☒ ID Scanner
☒ Dress Code
☒ Cover Charge
☒ Age restriction
☒ Other Pat people down
38. When at capacity, how will the overflow crowd be managed? line outside
39. Will a guard monitor the overflow crowd at all times? ☒ Yes ☐ No

ADDITIONAL COMMENTS/RECOMMENDATIONS:

- square footage: 13,712

- Renovation: \$1, 200, 000.00

-Applicant was advised he incorrectly posted the wrong form on the outside of the building. The applicant posted the Affidavit of Notice of Public Interest (ccl-not2) and should have posted the Notice of Public Interest (ccl-not1). He was also advised to post the form inside of the buildings windows, facing out.

Case : 101001314947

Client Info:

Name:

Address:

Phone Number: '

Email:

Confidential?: N

Issue: City Clerk License Object/Support Web

Status: open

Address: 804 N MILWAUKEE ST

REDACTED RECORD

Date Submitted: 09/11/2015

Date Completed:

Due Date: 10/11/2015

Reason for request:

Object to License| The liquor and entertainment license applications by Simplified Investments should be rejected on the grounds that it is a nuisance to the many minors and children at the college campus one block away

Case notes:

1. entered address: 804 N MILWAUKEE ST

Staff comments:

Agent Created Case

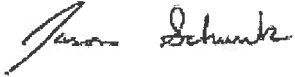
[Click here to view map and/or images](#)

Koberstein, Jonathan

From: Schunk, Jason
Sent: Friday, September 11, 2015 4:34 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: FW: silk exotic

Please add

REDACTED RECORD



Jason Schunk, License Division Manager, CPM
200 E. Wells Street Room 105, Milwaukee, WI 53202
(414) 286-2238 (p)
(414) 286-3057 (f)



From: Huertas, Edwin
Sent: Friday, September 11, 2015 4:33 PM
To: Schunk, Jason; Celella, Jessica
Subject: FW: silk exotic

FYI.

-Edwin

From:
Sent: Friday, September 11, 2015 3:52 PM
To: Kovac, Nik; Donovan, Robert; Witkowski, Terry; Bauman, Robert; Puente, Robert; Zielinski, Tony; Bohl, James; Murphy, Michael (Alderman); Hamilton, Ashanti; Coggs, Milele; mborko@milwaukee.gov; Davis Sr., Joe; Wade, Willie; Perez, Jose; Stamper II, Russell
Subject: silk exotic

Dear Milwaukee Alderman:

I am emailing you to express my opposition to the Silk Exotic – a Gentlemen's Club at 804 Milwaukee Street. This location is one block from Old St. Mary's Church and is quite inappropriate for the neighborhood.

I believe it reflects a destabilization of community character and should not be present on this street.

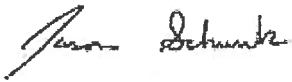
Please reconsider your approval of this Gentlemen's Club. This area of downtown Milwaukee is not the kind of neighborhood that should have this club.

Sincerely

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 14, 2015 8:30 AM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: FW: Simplified Investments

Please add



Jason Schunk, License Division Manager, CPM
200 E. Wells Street Room 105, Milwaukee, WI 53202
(414) 286-2238 (p)
(414) 286-3057 (f)



REDACTED RECORD

From: Murphy, Michael (Alderman)
Sent: Monday, September 14, 2015 8:16 AM
To:
Cc: Huertas, Edwin; Schunk, Jason; Celella, Jessica
Subject: RE: Simplified Investments

Good morning

Thank you for your thoughts on this matter. I have copied Licenses on this email so they are aware of your objection.

Sincerely,

Michael J. Murphy | Common Council President
Alderman, 10th District
200 East Wells Street – 2nd Floor | Milwaukee, WI 53202
414.286.3763 414.286.3456 (fax)
mmurph@milwaukee.gov

From: :
Sent: Sunday, September 13, 2015 5:13 PM
To: Murphy, Michael (Alderman)
Subject: Simplified Investments

Alderman Michael Murphy
Milwaukee City Hall
200 E. Wells St.
Milwaukee, WI 53213

Dear Alderman Murphy,

As the city prepares to welcome a new sports complex to our Downtown in hopes of not only retaining the Milwaukee Bucks, but also to enhance Milwaukee's reputation as a wonderful venue for our residents and out-of-town guests, it seems incomprehensible and unconscionable that the Common Council could possibly support the addition of a business in the Downtown that might jeopardize those very goals. To allow the Silk Exotic's Gentlemen's Club to open its doors at 804 N. Milwaukee Street has the potential to lead to that section of Downtown becoming a harbor for seamy activities, increased crime, and the aversion of customers and visitors to all of the surrounding businesses and places of interest. I would urge you vote against the granting of licenses to the Silk Club. We need to build up and maintain a vibrant Downtown after so many years of increased decline in its use. You have the potential to restore our beautiful and growing Downtown to the status it enjoyed many years ago. Please do so by voting "no" to the establishment of a prospective negative element – the Gentlemen's Club - in our city's future.

Sincerely,

REDACTED RECORD

September 11, 2015

SENT VIA EMAIL

Mayor Tom Barrett
Alderman Robert Bauman
Alderman Anthony Zielinski
Grant Langley, City Attorney
City Hall
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Re: Objection to Silk Exotic License

Gentlemen:

is strongly opposed to the issuance of licenses to Simplified Investments LLC d/b/a Silk Exotic at 804 North Milwaukee Street.

Putting our moral objections (which are significant) aside, Silk's proposed operation will have significant negative secondary impacts on our Parish.

will occur during Silk's proposed open hours. Since most of our attendees walk to they will be forced to walk past Silk.

provides a number of services to the most vulnerable in society. These individuals are particularly susceptible to adverse impacts from interacting with Silk's patrons. Unfortunately, we see firsthand, every day, how operations such as Silk create negative influences. We strive to create a positive environment--which will be undermined by Silk.

In addition to our overarching concerns about the mixing of with Silk's patrons, we question how Silk is eligible to obtain a Class B liquor license at all. We believe the main entrance of the proposed Silk operation lies within 300 feet of our church. The main entrance of the proposed Silk operation is right across the street from 833 North Milwaukee Street. where daily religious formation classes. Silk's proposal to locate so close to the location church and religious formation seems to violate Milwaukee Code section 90-14 and Wisconsin Statutes section 125.68(3).

We appreciate your consideration of our concerns and urge the City to deny Silk the licenses it seeks.

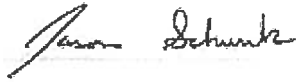
Yours very truly,

cc Alderman James A. Bohl, Jr.
Alderman Mark Borkowski
Alderwoman Milele Coggs
Alderman Joe Davis, Sr.
Alderman Robert Donovan
Alderman Ashanti Hamilton
Alderman Nic Kovac
Alderman Michael Murphy
Alderman Jose Perez
Alderman Robert Puente
Alderman Russell Stamper, II
Alderman Willie Wade
Alderman Terry Witkowski
Adam Stephens, Esq.

Koberstein, Jonathan

From: Schunk, Jason
Sent: Friday, September 11, 2015 2:49 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: FW: say "NO" to Gentlemen's Club! please!!!

Please add



Jason Schunk, License Division Manager, CPM
200 E. Wells Street Room 105, Milwaukee, WI 53202
(414) 286-2238 (p)
(414) 286-3057 (f)



REDACTED RECORD

From: Huertas, Edwin
Sent: Friday, September 11, 2015 2:09 PM
To: Celella, Jessica; Schunk, Jason
Subject: FW: say "NO" to Gentlemen's Club! please!!!

FYI.

-Edwin

From:
Sent: Friday, September 11, 2015 2:06 PM
To: ahamil@milwaukee.vog; mcogg@milwaukee.gov; mborko@milwaukee.gov; Davis Sr., Joe; Wade, Willie;
joseTG.Perez@milwaukee.gov; Kovac, Nik; Donovan, Robert; Witkowski, Terry; Bauman, Robert; Puente, Robert;
Zielinski, Tony; Bohl, James; Murphy, Michael (Alderman); Stamper II, Russell
Subject: say "NO" to Gentlemen's Club! please!!!

Ladies & Gentlemen:

Please vote no to the quest from Silk to open & operate a Club at 804 N. Milwaukee St.

The proximity to our beautiful landmark church, Old St. Mary's, makes that project particularly objectionable. However, I am of the opinion that such a club doesn't fit in at all in any location of downtown Milwaukee.

Hoping you will do your best this this endeavor, I am,

Respectfully yours,

--

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Koberstein, Jonathan

From: Schunk, Jason
Sent: Thursday, July 30, 2015 7:01 AM
To: Koberstein, Jonathan
Subject: Fwd: Silk Exotic

Please add to the file as an objection for new Silk application

Sent from my iPhone

Begin forwarded message:

REDACTED RECORD

From: "Bauman, Robert" <rjbauma@milwaukee.gov>
Date: July 29, 2015 at 10:55:48 PM CDT
To:
Cc: "Schunk, Jason" <LICMGR@milwaukee.gov>, "Celella, Jessica" <Jessica.Celella@milwaukee.gov>
Subject: Re: Silk Exotic

Your points are precisely the "adverse secondary impacts" I mentioned are still relevant. There will be a hearing for public testimony however it will be during the day. I hope you will be able to testify since you present the negatives very eloquently.

Sent from my iPhone

On Jul 29, 2015, at 10:44 PM,

wrote:

My issues are not related to the attempt to stifle free speech....my issues are the side effects that this type of "entertainment" may bring to the area. I am aware of Silk Exotic's location on the far NW side. The area surrounding the venue is primarily industrial, not residential, not commercial. Any noise emanating from the business does not disturb anyone as the area is primarily deserted after 5:00. It is far off the street and has its own parking lot. The lot is secured and monitored by security along with security cameras outside the building recording activities.

The location downtown will not be able to have secured parking or the comings and goings of clientele monitored and kept in check. Yes, there will probably be security cameras outside, so what? To record illegal behavior and rowdiness as it happens?, I hope it is high resolution cameras so that accurate pictures of trouble makers are recorded.

The police already have their hands full controlling the activities on Water Street and Milwaukee Street after hours, especially during the summer. Will Silk Exotic pay for police overtime expenditures that are sure to crop up around their establishment?

Having this type of business will certainly negatively affect the value of local real estate, both residential and commercial tenants. I would not want to live next to a strip joint (you can dress it up and call it a "gentleman's club" but it is still a strip joint).

Well, I could go on and on, and already have. It is my hope that when this matter comes up for evaluation, it will be an open meeting that local residents can come and express their displeasure (I can't imagine that anyone could possibly support this issue).

I hope that we will be kept informed about this matter.
Regards,

On Wednesday, July 29, 2015 8:36 AM, "Bauman, Robert" <rjbauma@milwaukee.gov> wrote:

Thank you for your comments. I have not supported previous efforts to open gentlemen's clubs in downtown.

This time there are some new facts that may result in a different outcome. The central problem is that exotic dancing is considered protected speech under the First Amendment to the U. S. Constitution. Many federal court decisions have reached this conclusion. This means that opposition to gentlemen's clubs based on the form of entertainment, in other words the type of speech, raises constitutional issues that can lead to litigation. Several such law suits are now pending and one suit has already gone to trial and a jury returned a verdict against the city of some \$450K. Combined with attorney fees, interest and costs the total cost of the judgment in that case is approximately \$950,000. If not reversed on appeal or settled in some way, the city will have to use property tax funds to pay this judgment. That is a lot of money. It would fund several hundred hours of police overtime or cover the cost of reconstructing one mile of deteriorated street.

Our city attorney has warned us that continued resistance to gentlemen's clubs anywhere in downtown will result in similar damage awards and possibly a court injunction requiring the city to issue a license. Interestingly, every club Silk that has opened across the state has been as a result of a court order following litigation. In other words they end up opening anyway but after the public has spent tax dollars on litigation costs and damage awards.

The applicant in this case still has to apply for a license and there will be a hearing before the Licensing Committee. Citizens can still testify about "adverse secondary effects" of the type you outline in your message. The committee will make a recommendation to the full council which would ultimately act on the issue. Frankly, the existence of this judgment and additional litigation is weighing heavily on this issue. We have to ask ourselves is it worth paying out property tax dollars to satisfy court judgments involving gentlemen's club when a court will eventually order that a club open somewhere in downtown anyway.

From all indications, Silk's other establishments do not generate crime or disorder and are well run. They have a club on the Northwest side of Milwaukee and there is no record of crime or disorder and the alderman for that location reports that there have been no issues with neighbors. Of course this does not mean there will not be issues at a downtown location and you and others are free to testify about the very legitimate concerns you have raised. No hearing date has been established but it will probably be in September. I might also mention that a second application for a gentlemen's club is presently pending before the license committee. It is proposed for 730 N. Third St. The hearing on this application has been adjourned several times.

From:

Sent: Tuesday, July 28, 2015 11:44 PM

To: Bauman, Robert

Subject: Silk Exotic

Mr. Bauman:

I saw on the news this evening that Silk Exotic has once again filed to be allowed to open a strip club in downtown Milwaukee, on Wells Street in an office building ?! (I wonder how the tenants of the building feel about that?)

What is the procedure their organization needs to be through to attempt to get a license? Will the public be allowed to weigh in on the matter?

I would STRONGLY disagree that such an establishment being allowed to set up business downtown. I don't really think this is something that would enhance the view of downtown

Milwaukee. There is already a perception of crime (untrue) that discourages people from coming downtown, a strip club would simply serve to reinforce this reputation.

I would also be concerned about drunkenness, rowdiness, crime (theft, assault, etc) and drug dealing occurring both inside and outside the venue. I know the owners would say they have a way to combat activity inside the club, but what happens when those patrons are thrown out? They go outside and continue their behavior on the street or at another bar. Yes, I know that some of the activity that I mentioned can happen inside or outside any bar on Water Street, Milwaukee Street, etc., but I believe that combining strippers, lap dances, naked women (or almost naked) and alcohol is just a recipe for disaster.

I am also concerned about the ability for concealed carry people to get into these clubs and have something disastrous occur (yes, I know the same thing could happen at any bar, but this type of establishment would not be "any bar"). So, they have a "no guns" policy and everyone gets wanded when entering--the gun is then taken back outside and stored in someone's car, the car gets broken into, another gun is on the street, another murder potentially committed. We already have a serious problem with

gun crime, we do not need to be added fuel to the fire by opening an establishment that is just a magnet for unsavory behavior.

As Downtown Milwaukee continues to see a resurgence of residents, I can see anyone in this area being concerned about the value of the expensive condo they just purchased diminishing. It will make the surrounding area difficult to develop, difficult to lure residents to live, and difficult for businesses to open (yes, I know, the "not in my neighborhood" syndrome but it is sometime a good syndrome.)

I also do not see this type of business adding anything to the work being done to revitalize the Park East area (yes, I know it is not quite in that area, but close enough). The new Bucks Arena is going to be a divisive issue, even with the funding approval that happened at the State level today, I don't think that anyone (except the owner's of Silk Exotic) would see a strip club as a positive addition to this area. I also don't see how the people who run "Visit Milwaukee" and other organizations to encourage tourism will feel about Milwaukee being known as having a great strip joint just down the street from the Pfister Hotel and Hotel Metro.

I see too many negatives to this endeavor and absolutely no positives. It is my hope that you will stand against such a business opening up in Downtown Milwaukee. It is bad for Milwaukee, bad for Downtown and bad for revitalizing the neighborhood it would be in and surrounding neighborhoods.

Respectfully,

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

Koberstein, Jonathan

From: License
Sent: Thursday, July 30, 2015 9:27 AM
To: Koberstein, Jonathan
Subject: FW: The possibility of Silk Exotic at Milwaukee and Wells



Jonathan Koberstein
License Specialist III
City Clerk's Office – License Division
City Hall Rm 105
200 E Wells St
Milwaukee, WI 53202
(414)286-2238 Office
(414)286-3057 Fax

REDACTED RECORD

From: Murphy, Michael (Alderman)
Sent: Thursday, July 30, 2015 9:23 AM
To:
Cc: Huertas, Edwin; License
Subject: RE: The possibility of Silk Exotic at Milwaukee and Wells

Good morning

Thank you for your email. I have copied Licenses on this email to have your opposition recorded. They will also notify you when the hearing will be coming up, which should be in the near future.

Please let me know if you need anything else.

Thank you again and enjoy the upcoming weekend.

Sincerely,

Michael J. Murphy | Common Council President
Alderman, 10th District
200 East Wells Street – 2nd Floor | Milwaukee, WI 53202
414.286.3763 414.286.3456 (fax)
mmurph@milwaukee.gov

From:
Sent: Wednesday, July 29, 2015 10:29 PM
To: Murphy, Michael (Alderman)
Subject: The possibility of Silk Exotic at Milwaukee and Wells

Dear Mr. Murphy -

I am appalled at the possibility of the stripper club Silk Exotic getting a downtown location (as reported by the Milwaukee Journal Sentinel).

This would turn Easttown into a sleaze district.

I would feel badly for any woman who works or visits the other three floors of that building. Many would be harassed by "the clientele" that would go to the fourth floor club. Women would also be harassed as they just walked past the building.

Strip clubs have no place in the heart of downtown. We are trying to get local residents and tourists to our wholesome parks, museum and lakefront. A strip club in Easttown would drive people and foot traffic away. It's bad enough we have Art's Performing Center on the edge of downtown.

Thank you,



July 28, 2015

REDACTED RECORD

Office of the City Clerk – License Division
City Hall, Room 105
200 E. Wells Street
Milwaukee, WI 53202

Re: Silk Exotic Class B Tavern – 804 N. Milwaukee Street, Milwaukee, WI 53202

Dear City Clerk, Alderman and involved others:

I am opposed to the issuance of a license for a strip club very close to my office and place of business. This is an inappropriate use for this higher end office and business district. It does not fit in this area and would draw a bad element to the area.

This type of tavern/strip club is typically found in a tougher more distressed part of town instead of in the middle of the office/business district in downtown Milwaukee, east of the river. This location is inappropriate for this type of use. Please reject the application.

Sincerely,

cc: Alderman Bob Bauman

REDACTED RECORD

6 August, 2015

CITY OF MILWAUKEE
2015 AUG 10 P 12:54
CITY CLERK'S OFFICE

Mr. James Owezarski
City Clerk's Office
City of Milwaukee
200 East Wells Street, Room 105
Milwaukee, WI 53202

RE: License Application / Silk Exotic

Dear Mr. Owezarski:

I was quite taken aback last Wednesday to open the morning edition of the **Milwaukee Journal Sentinel** (*July 29, 2015*) and to discover the report of a license application for the Silk Exotic club proposed for the location of 804 North Milwaukee Street!

For the past nine years I have resided at _____ offices are located at _____. In that context I have witnessed the gradual development and the welcomed gentrification of the entire neighborhood. The building of nearby upper scale condos and lake shore properties along East Kilbourn have made the area very attractive for families and older couples choosing to return to the lower East side of Milwaukee.

The location of such a facility would be a very serious negative challenge to the entire neighborhood. Moreover, consider the fact that 1) the parish offices of historic Old Saint Mary's would only be half a block away from the proposed club's location (on the same street!), and that 2) Saint John's Cathedral, 3) the Cathedral Park with its weekly summer *Jazz in the Park* programs, 4) Tenor High School and 5) the entire campus of the Milwaukee School of Engineering (MSOE) would be in the immediate vicinity of such an establishment! I hardly need to mention the fact that 6) City Hall itself would only be a block away from the Club's proposed site! The mission of these six different entities (not even to mention the location of your own office) would each be severely impacted and compromised by the granting of the license, and the entire neighborhood poised for economic decline by such a decision. This is a serious economic as well as a moral issue.

It seems clear that any formal licensing of the Club would be contrary and detrimental to the years of hard work already invested in neighborhood's development. I urge you to do everything possible to make sure that the plan does not go forward and is stopped immediately and permanently!

Sincerely,

Copy: Alderman Robert Bauman

REDACTED RECORD

August 5, 2015

Mr. Jim Owczarski
City Clerk
City of Milwaukee
200 East Wells Street, Room 105
Milwaukee, WI 53202

Re: License Application – Silk Exotic

Dear Mr. Owczarski,

We vigorously object to the granting of various licenses to Silk Exotic for a strip club to be opened across the street from our church. We feel Silk Exotic is in direct contradiction to not only our mission in the area but also the missions of a number of other nearby organizations.

As part of our mission, provides not only weekend but also weekday liturgies for the spiritual health of and others that work and live in downtown Milwaukee. Through our we teach to almost 50 young children. Our Adult Formation and Pastoral Care programs serve countless adults in the area.

Around the corner from this proposed site, the Cathedral of Saint John the Evangelist does all do and more. The Cathedral's Open Door Café serves almost 200 meals per day to the poor and homeless men, women and children of our city. Almost 57,000 meals were served last year. Next to the Cathedral is the Cathedral Center, an organization for homeless women and children, serving 8 families and 35 women in programs of rehabilitation to get them into homes.

Also around the corner from the proposed site is Tenor High School, one of the top schools in the city serving Milwaukee's teens.

The Opening of Silk Exotic in our neighborhood is a direct and dramatic contradiction to all the organizations listed above and all the good work we and they do. It is with great passion and sincerity that we implore the City of Milwaukee to deny licensing to Silk Exotic.

REDACTED RECORD

August 5, 2015

Mr. Jim Owczarski
City Clerk
City of Milwaukee
200 East Wells Street, Room 105
Milwaukee, WI 53202

Re: License Application – Silk Exotic

Dear Mr. Owczarski,

As the _____ I am writing this letter to strongly object to the granting of various licenses to Silk Exotic for a strip club to be opened in our neighborhood. I believe that Silk Exotic is in direct contradiction to not only our mission in the area but also be detrimental to the well-being of the city of Milwaukee.

As you know, _____ we serve as the spiritual center for close to 200 parishes in the ten counties of southeastern Wisconsin. There are more than 600,000 Catholics in the Archdiocese who are potential visitors to this segment of the city of Milwaukee for participation in our Liturgical events or for a historic tour of our iconic Church. The presence of these visitors is beneficial to our parish but also to the wider community.

_____. Although not immensely distant from the city of Milwaukee, a significant number of residents were anxious about making a trip to a large urban center like ours. I can assure you that news of the opening of a club like Silk Exotic would play an adverse role in diminishing the desire and willingness of the citizens of West Bend to make a trip to our portion of the downtown. The perception of the area would be that it is not safe or wholesome. I suspect that the residents of other cities, towns and villages similar to the population of West Bend would feel the same way. Thus, _____ and the surrounding area of our city would be deprived of many visitors.

The Opening of Silk Exotic in our neighborhood would send a very negative message to the residents of southeastern Wisconsin and contribute to the creation of a perception that this portion of the city is becoming sordid and disreputable. I urge the City of Milwaukee to deny licensing to Silk Exotic.

CITY OF MILWAUKEE
LICENSE DIVISION

2015 AUG 10 P 12:34

August 6, 2015

Mr. Jim Owczarski
City Clerk
City of Milwaukee
200 East Wells Street, Room 105
Milwaukee, WI 53202

REDACTED RECORD

Re: License Application -- Silk Exotic

Dear Mr. Owczarski,

I am writing on behalf of _____ to vehemently object to the granting of various licenses to Silk Exotic for a strip club to be opened in such close proximity to _____ represent more than 1,000 Milwaukee area families, taxpaying and voting citizens of this city. We have three key reasons for our opposition.

First, we care about the image and reputation of our city and its neighborhoods. As the taxpayers who fund this city and neighborhood, we believe Silk Exotic is not consistent with the vision we have for our neighborhood.

Second, Silk Exotica has the potential to diminish or eliminate critically needed programs that provide basic human needs and educational support to members of the Milwaukee community. _____ and several other area nonprofit organizations have programs that provide our community residents with hot meals, support to find housing, and educational opportunities. The existence of a business such as Silk Exotica's could be distasteful enough to drive away clients of these programs. If the organizations have to shut down these programs, who will take care of these people? Does the city of Milwaukee want to accept responsibility for leaving people without help?

Third, the Milwaukee City Council has denied licensing to Silk Exotic on at least four other occasions over the past several years. Clearly the City Council has shown, and rightly so, that it does not want such a business in our community. What could have possibly changed now?

In closing, on behalf of _____ and the more than 1,000 taxpayers and voters in our _____ we implore the City of Milwaukee to deny licensing to Silk Exotic.

Sincerely,

August 10, 2015

REDACTED RECORD

Office of the City Clerk -- License Division
City Hall, Room 105
200 East Wells Street
Milwaukee, WI 53202

RE: Silk Exotic License Application

Attn: License Division

Concerning the Public Entertainment Premises license application of Silk Exotic for the address 804 N. Milwaukee Street.

writing to submit their objection to the approval of this license. We believe the establishment would have an adverse impact on the health, safety and welfare of the public and businesses in the neighborhood.

has been located at or over 23 years. We chose this area because of its' professional business environment. We have clients come to our office on a daily basis. Many walk to our facility from their nearby offices. The opening of this establishment right around the corner from our office is of great concern. We are worried about increased crime, noise and litter as well as a possible destabilizing effect on the image and property values of our neighborhood.

The proposed address for Silk Exotic is next door to a MSOE building (to the north), MSOE dorms down the street and Tenor High School (to the east). We don't believe minors should be exposed to this type of business daily while simply going from class to class.

In view of the above, we would strongly suggest that the Licensing Authority refuse this application.

Sincerely,

August 10, 2015

REDACTED RECORD

Office of the City Clerk - License Division
City Hall, Room 105
200 East Wells Street
Milwaukee, WI 53202

RE: Silk Exotic License Application

Attn: License Division

At issue is the Public Entertainment Premises license application for Silk Exotic for the address 804 N. Milwaukee Street.

writing to submit their objection to the approval of this license. We believe the establishment would have an adverse impact on the health, safety and welfare of the public and businesses in the neighborhood.

for over 20 years. We have clients come to our office on a daily basis. Many of these clients walk to our office from their offices.

The opening of this establishment around the corner from our office is of great concern. We have concerns with regard to crime, noise and litter as well as safety concerns for those that work here and for our clients.

The proposed address for Silk Exotic is within one block of MSOE (to the north), MSOE dorms further down the street and one block of Tenor High School (to the east). There are safety concerns for the minors in the area as well as other residents located nearby.

In view of the above, we would strongly suggest that the Licensing Authority refuse this application.

Sincerely,

Koberstein, Jonathan

From: License
Sent: Monday, August 17, 2015 10:56 AM
To: Koberstein, Jonathan
Subject: FW: Citizen Objection to Gentlemen's Club

Jonathan Koberstein
License Specialist III
City Clerk's Office – License Division
City Hall Rm 105
200 E Wells St
Milwaukee, WI 53202
(414)286-2238 Office
(414)286-3057 Fax

REDACTED RECORD

-----Original Message-----

From: Shapera, Ann Elizabeth
Sent: Monday, August 17, 2015 10:44 AM
To: License
Subject: Citizen Objection to Gentlemen's Club

Good morning! I am the Day Shift Supervisor for the Unified Call Center.

We received the message below via the WebHelp portal. Could you kindly attach it to the appropriate file?

Thank you! I hope you have an excellent day!

Ann-Elizabeth Shapera | Unified Call Center | City of Milwaukee

-----Original Message-----

From:
Sent: Sunday, August 16, 2015 2:52 PM
To: Webhelp <webhelp@milwaukee.gov>
Subject: City of Milwaukee Website Inquiry

I want to ask the members of the Common Council to please no allow a strip club in the MSOE, Old St Mary's, Cathedral Square area.

How anyone can propose such a thing is unbelievable? Even if it is on the 4th floor it would be very disruptive to the area. With more and more people moving into the downtown area in luxury apartments and condos a strip or gentleman's club it does not fit.

Please reconsider this club and its desire to be downtown, when they wanted to be on Water Street the merchants rebelled, now it is

us - the residents of Milwaukee East Side and downtown who say "please not in our neighborhood."

Koberstein, Jonathan

From: License
Sent: Wednesday, August 19, 2015 4:12 PM
To: Koberstein, Jonathan
Subject: FW: Silk Exotic Night Club License

REDACTED RECORD

From:
Sent: Wednesday, August 19, 2015 3:45 PM
To: License
Subject: Silk Exotic Night Club License

I am writing on behalf of the
Exotic night club to open at 804 N. Milwaukee St. Please notify me when this item is scheduled for a meeting with the Licenses Committee.

We have been made aware of the potential Silk

Thank you,

--

Koberstein, Jonathan

From: License
Sent: Monday, August 24, 2015 8:00 AM
To: Koberstein, Jonathan
Subject: FW: Class B Tavern license, Silk Exotic, 804 N. Milwaukee Street



Jonathan Koberstein
License Specialist III
City Clerk's Office – License Division
City Hall Rm 105
200 E Wells St
Milwaukee, WI 53202
(414)286-2238 Office
(414)286-3057 Fax

REDACTED RECORD

From:
Sent: Friday, August 21, 2015 5:01 PM
To: License
Subject: Class B Tavern license, Silk Exotic, 804 N. Milwaukee Street

objects to the granting
of the tavern license to Silk Exotic to operate at 804 N. Milwaukee Street. ' currently deals with significant street trash and litter from customers of existing tavern operations in the neighborhood. The proposed Silk operation and would only add to the complications in the neighborhood and most significantly in the adjoining alley behind our building and 804 N. Milwaukee. This area is a commercial office district which is converting more and more to a bar district. We also have concerns about the already limited street and structure parking in the neighborhood.

August 30, 2015

Mr. James Owczarski
City Clerk
City of Milwaukee
200 East Wells Street, Room 105
Milwaukee, WI 53202

REDACTED RECORD

RE: License Application: Silk Exotic

Dear Mr. Owczarski:

It has recently come to our attention that the adult entertainment business known as Silk Exotic may seek a license or licenses to operate a strip club.

I wish to register the adamant opposition to such a license application should one materialize.

is opposed primarily because an establishment such as Silk is inconsistent with the established uses of the many fine business in and around the Cathedral Square area.

in conjunction with the East Town Association and the Business Improvement District 21 have invested a great deal of time, effort and money into establishing and promoting the East Town/Cathedral Square area as a destination for fine restaurants, shopping, entertainment and spiritual renewal. The businesses and organizations promoting these efforts, though diverse in nature and purpose, have worked extremely well together and expended a great deal of effort in the common cause of protecting and promoting the Cathedral Square/East Town neighborhood and area.

The reputation and image of an establishment such as Silk is necessarily inconsistent with and contrary to the image and reputation that many have worked so hard and so long to cultivate for the Cathedral Square/East Town area. This area benefits the entire downtown and could be considered an anchor for this part of downtown. To allow any questionable business to jeopardize these efforts is contrary to the best efforts of the entire City and particularly the Cathedral Square/East Town area. Too much time and effort and positive results have been achieved to even risk such an outcome.

In addition to the commercial enterprises I have referenced above, has also worked extremely hard to continue to be a beacon for the Cathedral Square/East Town area.

Mr. James Owczarski

August 30, 2015

Page 2

The Cathedral Square/East Town area is fragile and the stakeholders in the area, recognize that all of the hard work and commitment could quickly vanish and the substantial progress quickly recede if they are not nurtured and protected. Allowing a business such as Silk that attracts a clientele and activities inconsistent with the area could be just the sort of negative influence that could begin a downward spiral and undo the tremendous progress of the past several years.

I urge you, , to protect this precious area and deny any applications submitted by Silk or a similar establishment.

Thank you for your consideration.

REDACTED RECORD

August 25, 2015

The Honorable Robert J. Bauman
The Honorable Anthony Zielinski
City Hall
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Gentlemen:

Re: Proposed Silk Exotic at 804 North
Milwaukee Street

opposes the application of Silk Exotic to license adult entertainment at 804 North Milwaukee Street. Please add this letter to the appropriate files of the Licenses Committee and share it with your colleagues.

has provided quality health care in Downtown Milwaukee since 1903—first at and, since the 1970s, at its current location. Today, at its Downtown location, employs 75 staff and hosts 33,000 annual patient visits. Nearly one-half of our Downtown staff reside in the City of Milwaukee. also attracts a significant suburban patient base to its Downtown location—many of whom are motivated to traverse Downtown to visit our providers.

is a proud promoter of Downtown. pays nearly one hundred thousand dollars in annual property taxes. More importantly, voluntarily sponsors and contributes to untold Downtown initiatives. Executive Director currently serves as and on the has donated hundreds of thousands of dollars to Downtown organizations and events, ranging from the Cathedral Center to Jazz in the Park to the Holiday Lights Festival. We hope to remain Downtown for years to come and plan to continue to support Downtown consistent with our past practices.

Unfortunately, is facing increasing challenges in attracting and retaining providers and patients for its Downtown location.

The Honorable Robert J. Bauman
The Honorable Anthony Zielinski
August 25, 2015
Page 2

REDACTED RECORD

Parking, crime, panhandling and perceptions of lack of safety and cleanliness make Downtown seem, to some, to be an inferior location to the suburbs. One physician specialty group which affiliated with _____ recently refused to locate Downtown due to insufficient convenient and affordable parking. Incidents of broken windows and stolen purses at our Downtown location are discussed, by some, as reasons to flee to the suburbs.

As suburban medical facilities become increasingly competitive and prevalent, _____ fears that the addition of a strip club virtually on our front door would put our Downtown location past the tipping point.

The current term of the lease of _____ Downtown location expires at the end of June of 2017. Our strong preference is to renew our lease at 788 North Jefferson. However, _____ will not renew its Downtown lease if the City licenses a strip club at 804 North Milwaukee. In our judgment, location of a strip club one block from our front door will make it too difficult to attract and retain staff and patients Downtown.

Our perception is that if the City Council will license a strip club less than one block from our professional office, other noxious uses are sure to follow. See the enclosed National Law Center Study which explains the links between sexually oriented businesses and detrimental activities such as crime and drugs.

We cannot sit idly by while our neighborhood deteriorates. _____ actively opposes adult entertainment at 804 North Milwaukee. We implore you to reject the license application for Silk Exotic to sponsor adult entertainment.

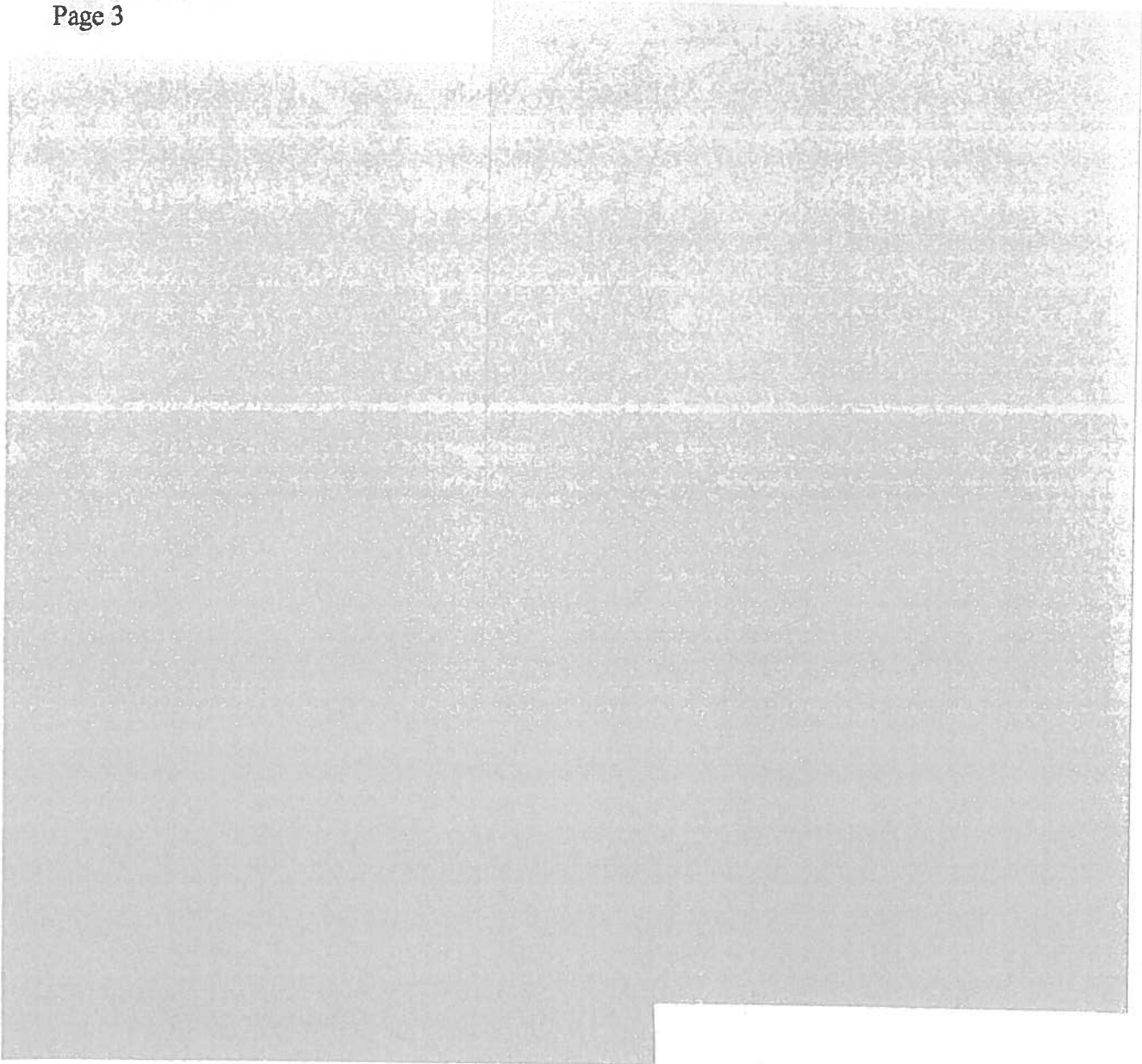
Yours very truly,

BY _____

BY _____

The Honorable Robert J. Bauman
The Honorable Anthony Zielinski
August 25, 2015
Page 3

REDACTED RECORD



32556436

REDACTED RECORD

August 26, 2015

The Honorable Robert Bauman and
The Honorable Anthony Zielinski
City Hall
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Gentlemen:

Re: Objection to Silk Exotic License

_____ has voted to object to and oppose the application of Simplified Investments LLC d/b/a Silk Exotic ("Silk") for Class B tavern and/or public entertainment premises licenses at 804 North Milwaukee Street (the "Premises"). _____ opposes Silk's license applications because its proposed operations undermine the mission of _____ to cultivate a vibrant community experience, enhancing the neighborhood image and appeal and preserving and celebrating our rich heritage.

_____ 200 business and 100 individual members are committed to the economic growth and vitality of Downtown Milwaukee. _____ members range from major office towers to large residential condominiums to upscale restaurants and shops. Among other activities, _____ Jazz in the Park and the Farmers Market throughout the summer, peaking with Bastille Days over the second week in July. Our events aim to draw positive business and social activity, most of which is family-friendly. For instance, Jazz in the Park draws 6-8,000 attendees each night, and approximately 100,000 people visit Bastille Days over its 4-day run.

The Premises would be in the heart of East Town—just one block from _____ and just one-half block from Cathedral Square, the public park at which most events are sponsored. We cannot imagine a less appropriate location for a gentlemen's club than walking distance from our events.

We are concerned how patrons of East Town events may interact with Silk patrons and staff. In particular, we are concerned how families with small children, a significant

The Honorable Robert Bauman and
The Honorable Anthony Zielinski
Page 2
August 26, 2015

REDACTED RECORD

customer base will have to walk past patrons and staff of Silk, including security personnel. We are concerned about further strain on already stressed area parking. We also are concerned about depreciation in property values documented in various studies about establishments such as Silk.

Uniquely serves, not just its businesses, but also area residents. And, our resident members have expressed particular concerns about having to interact with Silk. Residents obviously 24/7 and will be particularly adversely impacted. Residents will not be able to get away from nuisance activities including public urination, noise, parking and traffic congestion, crime and lewd behavior that studies have shown are often associated with establishments such as Silk.

We understand that the Licenses Committee will hold a hearing regarding Silk's licenses on September 17, 2015. Please provide us all materials relative to that hearing and/or Silk's license applications. Please also weigh heavily the concerns and opposition of our Board, our businesses and our residents. Silk is simply the wrong type of establishment to locate in the heart of East Town.

Thank you for your time and attention to this matter.

Sincerely,

cc Adam Stephens, Esq. (via email)

32611646

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 07, 2015 8:54 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: Silk proposal

Please add

Sent from my iPhone

Begin forwarded message:

REDACTED RECORD

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 7, 2015 at 8:30:43 PM CDT
To: "Schunk, Jason" <LICMGR@milwaukee.gov>, "Celella, Jessica" <Jessica.Celella@milwaukee.gov>
Subject: FW: Silk proposal

FYI.

-Edwin

On 9/7/15, 6:28 PM,

Common Council members:

I live on the East Side of Milwaukee. Please reject Silk Exotic's proposal for a club on N. Milwaukee St. This is not the area for such a club. It will bring increased crime, decrease property values, contribute to urban blight and destabilize the community character. Thank you.

--

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 07, 2015 8:54 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: Silk Exotic

Please add

Sent from my iPhone

Begin forwarded message:

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 7, 2015 at 7:41:45 PM CDT
To: "Schunk, Jason" <LICMGR@milwaukee.gov>, "Celella, Jessica" <Jessica.Celella@milwaukee.gov>
Subject: FW: Silk Exotic

FYI.

-Edwin

On 9/6/15, 12:49 AM,

Expressing my strong opposition to the opening of Silk. This will create a very negative impact on the community and neighborhood. Do the right thing: do not approve the licenses. Thanks for your attention to this important issue for all of us in Milwaukee.

Sent from my iPhone

REDACTED RECORD

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 07, 2015 7:35 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: Opposition to Silk Exotic

REDACTED RECORD

Please add

Sent from my iPhone

Begin forwarded message:

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 7, 2015 at 7:30:23 PM CDT
To: "Celella, Jessica" <Jessica.Celella@milwaukee.gov>, "Schunk, Jason" <LICMGR@milwaukee.gov>
Subject: FW: Opposition to Silk Exotic

FYI.

-Edwin

From:
Date: Sunday, September 6, 2015 at 12:30 PM
To: Ashanti Hamilton <ahamil@milwaukee.gov>, "Joe Davis Sr." <jldavis@milwaukee.gov>, Nik Kovac <nkovac@milwaukee.gov>, Robert Bauman <rjbauma@milwaukee.gov>, James Bohl <jbohl@milwaukee.gov>, Milele Coggs <mcoggs@milwaukee.gov>, Willie Wade <wwade@milwaukee.gov>, Robert Donovan <rdonov@milwaukee.gov>, Robert Puente <rpuent@milwaukee.gov>, Edwin Huertas <mmurph@milwaukee.gov>, "mborko@milwaukee.gov" <mborko@milwaukee.gov>, Jose Perez <JoseG.Perez@milwaukee.gov>, Terry Witkowski <twitko@milwaukee.gov>, Tony Zielinski <tzieli@milwaukee.gov>, Russell Stamper II <Russell.Stamper@milwaukee.gov>
Subject: Opposition to Silk Exotic

Dear City of Milwaukee Aldermen,

I am writing today to express my opposition to Silk Exotic at 804 North Milwaukee Street, and to ask you to join me in opposing the opening of a business that would degrade the economy, culture, and safety of the downtown community. I would also be attending the Licenses Committee hearing on September 17, were it not for the fact that _____ will be working at that time,

As someone who has lived downtown, only blocks away from N Milwaukee Street, I know that what draws so many people downtown is the culture. The proposed location for the strip club would place it between theaters and museums, near the location for festivals such as Bastille Days and Jazz in the Park. I know that I would no longer feel comfortable or safe going out to restaurants, bars, or events, so near a location that will draw

crime and degrade the morals of our community. Having attended Old St. Mary Church, one of so many beautiful, historical houses of worship in downtown Milwaukee, and a church only one block away from the proposed location for the strip club, I am sad to think that families with young children could be leaving church with their families on a Sunday, and have to pass by a strip club that is open seven days a week, starting at 11:00 AM.

Like so many others my age, I am drawn to downtown Milwaukee because of all of the culture that downtown offers. However, I know there are other places I can go if downtown Milwaukee is no longer a place where I can find wholesome, safe recreation that lifts up, rather than exploits Milwaukee residents. I hope that you will make a decision that all of Milwaukee will be proud of.

Thank you all for your continued service to our city.

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 07, 2015 7:33 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: Please do NOT issue licences to SILK EXOTIC for 804 N. Milwaukee St.

Please add

Sent from my iPhone

Begin forwarded message:

REDACTED RECORD

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 7, 2015 at 7:19:01 PM CDT
To: "Celella, Jessica" <Jessica.Celella@milwaukee.gov>, "Schunk, Jason" <LICMGR@milwaukee.gov>
Subject: FW: Please do NOT issue licences to SILK EXOTIC for 804 N. Milwaukee St.

FYI.

-Edwin

From:
Date: Monday, September 7, 2015 at 11:51 AM
To: Edwin Huertas <mmurph@milwaukee.gov>
Subject: Please do NOT issue licences to SILK EXOTIC for 804 N. Milwaukee St.

Dear Alderman Murphy,

I was appalled to learn that SILK Exotic is seeking to expand its presence within a block of a revered Milwaukee institution, the Old Saint Mary's Parish, which has been serving the Milwaukee Community, Catholics and non-Catholics alike, for well over 150 years!

The impact of such a strip club on the parish and those it serves would be totally negative and extremely harmful.

It would lead to increased crime in what is now a peaceful and attractive neighborhood. It would lead to increased loitering and decreased property values.

Most importantly, it would destabilize the character of the Old St. Mary's Community to cater to tastes which are already being served in other parts of the city.

The SILK Exotic dehumanizes the women and men who "perform" for its patrons. This is clear from reading their own website: <http://www.silkexotic.com/>

I urge you and your colleagues to refuse the Licenses for a facility at 804 N. Milwaukee Street, which SILK Exotic is seeking.

Thank you for your consideration of my message.

Sincerely,

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 07, 2015 7:13 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: Silk Exotic Club

Please add to file

Sent from my iPhone

REDACTED RECORD

Begin forwarded message:

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 7, 2015 at 7:10:38 PM CDT
To: "Celella, Jessica" <Jessica.Celella@milwaukee.gov>, "Schunk, Jason" <LICMGR@milwaukee.gov>
Subject: FW: Silk Exotic Club

FYI.

-Edwin

From:
Date: Monday, September 7, 2015 at 7:01 PM
To: Ashanti Hamilton <ahamil@milwaukee.gov>, "Joe Davis Sr." <jldavis@milwaukee.gov>, Nik Kovac <nkovac@milwaukee.gov>, Robert Bauman <rjbauma@milwaukee.gov>, "jbohl@miklwauke.gov" <jbohl@miklwauke.gov>, Milele Coggs <mcoggs@milwaukee.gov>, Willie Wade <wwade@milwaukee.gov>, "rdonov@miklwaukk.gov" <rdonov@miklwaukk.gov>, "rpuente@milwaukee.gov" <rpuente@milwaukee.gov>, Edwin Huertas <mmurph@milwaukee.gov>, "mborko@milwaukee.gov" <mborko@milwaukee.gov>, Jose Perez <JoseG.Perez@milwaukee.gov>, Terry Witkowski <twitko@milwaukee.gov>, Tony Zielinski <tzieli@milwaukee.gov>, Russell Stamper II <Russell.Stamper@milwaukee.gov>,
Subject: Silk Exotic Club

Dear Alderperson,

I am writing to urge you to vote against allowing Silk Exotic Club to locate on North Milwaukee Street (804 n.) I think this location is too close to Old St. Mary's, St. John Cathedral, and Cathedral Square. Both of those parishes provide outreach services to people and families of all ages, including children and Cathedral Square is home to the Summer concert series, and the farmer's market, both events which include children.

Their plans call for long hours of operation and a hope for a large number of customers, contributing to area congestion, parking problems, and potential irritants for area residents. Certainly an establishment like this does not need to operate seven days a week for such long hours!!!

I realize the Silk Enterprise may be a legitimate business and worthy of a spot somewhere in our city, but I would urge you to work with them to find a better spot. Perhaps somewhere south of Wisconsin Avenue, or perhaps in the Menomonee valley, or somewhere where there is an adult entertainment area is already established.

Thank you for your consideration.

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 07, 2015 6:28 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: NO To Silk MEN's Club

Please add to file

Sent from my iPhone

Begin forwarded message:

REDACTED RECORD

From: "Murphy, Michael (Alderman)" <mmurph@milwaukee.gov>
Date: September 7, 2015 at 6:27:01 PM CDT
To:
Cc: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>, "Schunk, Jason" <LICMGR@milwaukee.gov>, "Celella, Jessica" <Jessica.Celella@milwaukee.gov>
Subject: Re: NO To Silk MEN's Club

Good evening

Thank you for your email. I have forwarded your objection to the License Division.

Sincerely,

Michael J. Murphy | Common Council President
Alderman, 10th District
200 East Wells Street 2nd Floor | Milwaukee, WI 53202
414.286.3763 414.286.3456 (fax)
mmurph@milwaukee.gov <<mailto:tperry@milwaukee.gov>>

On 9/7/15, 5:07 PM,

Dear Aldermen Murphy

I am emailing you because I hear that the Silk Exotic mens club is attempting to open at 804 North Milwaukee Street. We were able to keep them out of the Third Ward and now they are attempting to infest another decent neighborhood.

A neighborhood of schools, churches, municipal building and city hall.

Please do not let this to happen.

Thank you.

Koberstein, Jonathan

From: Celella, Jessica
Sent: Wednesday, September 09, 2015 11:49 AM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Opposition

Please add.

REDACTED RECORD

From: Huertas, Edwin
Sent: Wednesday, September 09, 2015 11:38 AM
To: Celella, Jessica; Schunk, Jason
Subject: FW: Opposition

FYI.

-Edwin

From:
Sent: Tuesday, September 08, 2015 11:35 AM
To: Murphy, Michael (Alderman)
Subject: Opposition

Dear Mr. Murphy:

I am sending this e-mail to express my opposition to the proposed Gentlemen's Club at 804 N Milwaukee Street. I live and work in this neighborhood, and I believe it would make a negative impact on the residents and property owners.

Kindly do not allow Silk Exotic to open this kind of business in this location.

Thank you.

Koberstein, Jonathan

From: Celella, Jessica
Sent: Wednesday, September 09, 2015 10:01 AM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Simplified Investments LLC / Silk Exotic License Applications

Please add.

From: Huertas, Edwin
Sent: Wednesday, September 09, 2015 9:47 AM
To: Schunk, Jason; Celella, Jessica
Subject: FW: Simplified Investments LLC / Silk Exotic License Applications

REDACTED RECORD

FYI.

-Edwin

From:
Sent: Tuesday, September 08, 2015 2:00 PM
To: Murphy, Michael (Alderman)
Subject: Simplified Investments LLC / Silk Exotic License Applications

The Honorable Michael Murphy

Dear Alderman Murphy,

We strongly object to the proposal to open a "gentlemen's club" at 804 N. Milwaukee. Such an establishment is an affront to the Old St. Mary's congregation as well as to the professional business community in the area. In fact, that kind of establishment is undesirable anytime, anywhere.

We strongly urge a "No" vote on Simplified Investments LLC's license applications.

Koberstein, Jonathan

From: Celella, Jessica
Sent: Wednesday, September 09, 2015 10:11 AM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: SILK EXOTIC - "NO"

Please add.

From: Huertas, Edwin
Sent: Wednesday, September 09, 2015 10:08 AM
To: Schunk, Jason; Celella, Jessica
Subject: FW: SILK EXOTIC - "NO"

REDACTED RECORD

FYI.

-Edwin

From:
Sent: Wednesday, September 09, 2015 9:39 AM
To: Hamilton, Ashanti; mcoggs@milwaukee.gov; mborko@milwaukee.gov; Davis Sr., Joe; Wade, Willie; Perez, Jose; Kovac, Nik; Donovan, Robert; Witkowski, Terry; Bauman, Robert; Puente, Robert; Zielinski, Tony; jgbohl@milwaukee.gov; Murphy, Michael (Alderman); Stamper II, Russell
Subject: SILK EXOTIC - "NO"

Seriously, do we really need to address this! A Gentlemen's Club a block from Old St. Mary's church and in the middle of the Milwaukee business district. I implore you to vote NO!!

Koberstein, Jonathan

From: Schunk, Jason
Sent: Wednesday, September 09, 2015 6:13 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: No to Silk

Please add

Sent from my iPhone

Begin forwarded message:

REDACTED RECORD

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 9, 2015 at 5:49:35 PM CDT
To: "Celella, Jessica" <Jessica.Celella@milwaukee.gov>, "Schunk, Jason" <LICMGR@milwaukee.gov>
Subject: FW: No to Silk

FYI.

-Edwin

From:
Sent: Wednesday, September 09, 2015 5:37 PM
To: Hamilton, Ashanti; Coggs, Milele; mborko@milwaukee.gov; Davis Sr., Joe; Wade, Willie; Perez, Jose; Kovac, Nik; Donovan, Robert; Witkowski, Terry; Bauman, Robert; Puente, Robert; Zielinski, Tony; Bohl, James; Murphy, Michael (Alderman); Stamper II, Russell
Subject: No to Silk

Dear members of the Common Council,

Please do **not** give Silk "Gentlemen's Club" licenses. It is not gentle. This would be a terrible and creepy addition to the downtown. It is obvious that this would increase crime and be a sign of urban blight. I would feel uncomfortable walking around such a place and would be concerned for the safety of women in the area. This business will decrease the value of other businesses and destroy community character. It reminds me that the area near city hall was once known for prostitution. I spend a lot of time downtown and enjoy being downtown. I do not wish feel intimidated by such a place.

Sincerely,

Koberstein, Jonathan

From: Schunk, Jason
Sent: Wednesday, September 09, 2015 6:13 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: Fwd: No! to an Exotic Silk Gentlemen's Club!

Please add

Sent from my iPhone

REDACTED RECORD

Begin forwarded message:

From: "Huertas, Edwin" <Edwin.Huertas@milwaukee.gov>
Date: September 9, 2015 at 5:01:08 PM CDT
To: "Schunk, Jason" <LICMGR@milwaukee.gov>, "Celella, Jessica" <Jessica.Celella@milwaukee.gov>
Subject: FW: No! to an Exotic Silk Gentlemen's Club!

FYI.

-Edwin

From:
Sent: Wednesday, September 09, 2015 4:35 PM
To: Hamilton, Ashanti; Davis Sr., Joe; Kovac, Nik; Bauman, Robert; Bohl, James; Coggs, Milele; Wade, Willie; Donovan, Robert; Puente, Robert; Murphy, Michael (Alderman); Perez, Jose; Witkowski, Terry; Zielinski, Tony; Stamper II, Russell
Subject: No! to an Exotic Silk Gentlemen's Club!

DearMilwaukee Aldermen,

Opening a Gentlemen's Club in our city would be a wrong move at this time. Increased crime and destabilization of the local community result from Gentlemen's clubs. In these locations women are treated as objects and are not respected, resulting in increased illegal trafficking and prostitution of women and young girls.

I know you don't want this situation to exist, taxing our police forces and endangering our young women. Imagine if it was your own daughter out there, I know I would be both angry and sad, and we have in our hands the means to stop this menace!

Thank you very much for listening to my heart-felt opinion.

Koberstein, Jonathan

From: License
Sent: Friday, September 11, 2015 7:41 AM
To: Koberstein, Jonathan
Subject: FW: Class B Tavern License application Complaint
Attachments: IMG_0395.JPG; 20150910203043.pdf; 20150910203029.pdf

Jonathan Koberstein
License Specialist III
City Clerk's Office – License Division
City Hall Rm 105
200 E Wells St
Milwaukee, WI 53202
(414)286-2238 Office

REDACTED RECORD

-----Original Message-----

From:
Sent: Thursday, September 10, 2015 8:23 PM
To: License
Cc: Bauman, Robert
Subject: Class B Tavern License application Complaint

To: Jonathan Koberstein
License Specialists
City of Milwaukee License Division

Re: Class B Tavern License Application
Simplified Investments, LLC
for 804 N. Milwaukee St.

Dear Johnathan;

I wish to register a complaint about the pending liquor license hearing for 804 N. Milwaukee. A License applicant is required to post a "Notice of Public Interest" in a conspicuous place viewable to members of the public from the outside of the proposed licensed premises. It must remain posted until the Licenses Committee recommends granting or denial of the application.

I visited the premises several weeks ago, and no posting existed. I took a picture of the entrance doors of the premises today and have attached a copy. I then stopped at the license bureau on 9/10/15 at 3:30pm and notified David Harris. I then revisited the premises to inspect every exterior window including those not conspicuous or viewable, including the 4th floor where the applicant plans to lease, and no "Notice of Public Interest" is posted.

Notice to the public is the very minimum requirement for granting of a license. Without the proper posting of the notice, the license application is not valid and it should not be allowed to be heard at the License Committee. I request that you walk the 2 blocks to the property to verify

yourself before notifying the applicant and giving him the opportunity to try to right his error and say it was an honest mistake. The building has no occupants and is locked so it is not possible that someone removed it after it had been posted. This should not be a curable oversight. The public has the right to receive the minimum required public notice. It has been missing for at least the last three weeks.

I would also like to be provided with a copy of who provided the "Sworn Assurance of Posting".



Koberstein, Jonathan

From: Celella, Jessica
Sent: Thursday, September 10, 2015 4:44 PM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Silk Gentleman's club

Please add

REDACTED RECORD

From: Huertas, Edwin
Sent: Thursday, September 10, 2015 4:43 PM
To: Celella, Jessica; Schunk, Jason
Subject: FW: Silk Gentleman's club

FYI.

-Edwin

From: .
Sent: Thursday, September 10, 2015 4:33 PM
To: Hamilton, Ashanti; Coggs, Milele; mborko@milwaukee.gov; Davis Sr., Joe; Wade, Willie; Perez, Jose; Kovac, Nik; Donovan, Robert; Witkowski, Terry; Bauman, Robert; Puente, Robert; Zielinski, Tony; Bohl, James; Murphy, Michael (Alderman); Stamper II, Russell
Subject: Silk Gentleman's club

I discussed our issue with this club with Nik Kovac last night. We are very concerned about the potential opening of a gentleman's club within a block from historic Old St. Mary's church. four parish cluster that includes Old St. Mary's and believe that a gentleman's club is not acceptable in this neighborhood.

Best Regards,

Case : 101001317611

[Close Case](#)

Client Info:

Name:

Address:

Phone Number:

Email:

Confidential?: N

Issue: City Clerk License Object/Support Web

Date Submitted: 09/15/2015

Status: open

Date Completed:

Address:

Due Date: 10/15/2015 [Edit](#)

Reason for request:

Object to License| I have been a condo resident in downtown Milwaukee for the past 10 years. I object to this type of business (Silk Exotic) being allowed in MY neighbourhood; it is clearly NOT a family friendly.

Case notes: [Add Note](#)

1. entered address: 804 N MILWAUKEE ST

Staff comments:

Agent Created Case

[Click here to view map and/or images](#)

SEPTEMBER 15, 2015

RECEIVED
R19/75/10

Alderman Michael J. Murphy

President, Common Council

REDACTED RECORD

I am opposed to granting a license to the Strip Club, Silk at
the proposed location of 804 North Milwaukee Street.

Koberstein, Jonathan

From: License
Sent: Tuesday, September 15, 2015 12:59 PM
To: Koberstein, Jonathan
Subject: FW: Proposed strip clubs-Sept 17 response



Jonathan Koberstein
License Specialist III
City Clerk's Office – License Division
City Hall Rm 105
200 E Wells St
Milwaukee, WI 53202
(414)286-2238 Office

REDACTED RECORD

From:
Sent: Tuesday, September 15, 2015 12:51 PM
To: License; Bauman, Robert
Cc: Mayor Tom Barrett; Kovac, Nik
Subject: Proposed strip clubs-Sept 17 response

To the City Council, Mayor Barrett, Ald. Robert Bauman, and City of Milwaukee License Division,

I would like to register my strong opposition to the proposed licensing of strip club establishments on Milwaukee St and Old World Third Street.

I find it frankly unconscionable that this is being considered in a city that is trying to improve itself, its downtown business and recreation climate and reputation. To take us down this path of seediness (however dressed up), would demonstrate a complete lack of leadership resulting in deteriorating property conditions and then values, not to mention the messages sent to the families, MSOE and other students, and residents of the area. Neither site should be granted a license for this use to practice this degrading activity. Even if it means a financial fight, please exhibit the strong leadership required and say no, not in Milwaukee. You will be supported for doing so. Also please consider passing a City-wide ordinance against this property use to prevent this from happening in the future.

Sincerely,

Koberstein, Jonathan

From: Celella, Jessica
Sent: Tuesday, September 15, 2015 1:02 PM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Silk Objection

REDACTED RECORD

Please add.

From: Huertas, Edwin
Sent: Tuesday, September 15, 2015 1:01 PM
To: Schunk, Jason; Celella, Jessica
Subject: Silk Objection

9/11								Opposed to Silk, doesn't want to see it near homes or churches, says meeting is scheduled at 9AM, have posted in bulletins.
------	--	--	--	--	--	--	--	---

Case : 101001317170

Client Info:

Name:

Address:

Phone Number:

Email:

Confidential?: N

Issue: City Clerk License Object/Support Web

Status: open

Address: 804 N MILWAUKEE ST

Reason for request:

Object to License|

homeowner I strongly object to licensing of Silk.It will decrease property values as such clubs have done in other cities and is not a good fit for East Town

Case notes:

1. entered address: 804 N MILWAUKEE ST

Staff comments:

Agent Created Case

REDACTED RECORD

Date Submitted: 09/15/2015

Date Completed:

Due Date: 10/15/2015 [Click here to view map and/or images](#)

Koberstein, Jonathan

From: Celella, Jessica
Sent: Tuesday, September 15, 2015 7:56 AM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Reject Silk Exotic

Please add.

From: Huertas, Edwin
Sent: Tuesday, September 15, 2015 7:56 AM
To: Celella, Jessica; Schunk, Jason
Subject: FW: Reject Silk Exotic

FYI.

-Edwin

REDACTED RECORD

From: '
Sent: Monday, September 14, 2015 11:26 PM
To: Murphy, Michael (Alderman)
Subject: Reject Silk Exotic

Dear Alderman Murphy:

My name is '

the site in which Silk Exotic has proposed a new development. I understand that Silk has made multiple attempts to open a club in downtown Milwaukee, and I am extremely appreciative the corporation has been consistently denied a home in our downtown.

In addition to measurable negative impacts such as decreased property values, increased crime rates, and higher turnover rates of adjacent properties, I believe the presence of a Gentleman's Club in downtown Milwaukee would have a far worse effect on the unmeasurable aspects: the culture and character of our city. It disturbs me to think of a parent having to explain a strip club to their child. There have been great efforts made to keep downtown Milwaukee a family-friendly city, and the integration of such an establishment would, in my opinion, be toxic.

Please reject Silk Exotic's license applications on Thursday. I greatly appreciate your time and consideration.

Best Regards,

August 31, 2015

The Honorable Robert Bauman and
The Honorable Anthony Zielinski
City Hall
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

REDACTED RECORD

Gentlemen:

Re: Objection to Silk Exotic License

_____ object to and oppose the application of Simplified Investments LLC d/b/a Silk Exotic ("Silk") for Class B tavern and/or public entertainment premises licenses at 804 North Milwaukee Street (the "Premises"). _____ opposes Silk's license applications because its proposed operations undermine the mission of the _____ *to provide a safe environment for women and families, while working to end homelessness one life at a time.*

_____ serves over 600 women and children annually at our emergency shelter located at _____. In fact, directly in the middle _____ is a public park where many of the 150+ children _____ play after school and on weekends. Of even more significant note is the newly formed partnership the _____ has developed with local hotels who employ the women _____ – helping them to overcome barriers to housing by providing jobs that these women can easily walk to. Again – the Premises would be en route to future employment opportunities _____ is also a downtown employer to 25 part and full time professionals who work all shifts and all days of the week. We cannot imagine a less appropriate location for a gentlemen's club than directly in the middle of routes our guests walk to get to work, play and live and where our employees park and even dine before or after work.

We are concerned with how vulnerable guests served by _____ may be affected by SILK patrons and staff. _____ women and families who have become homeless as a result of illness, extreme poverty, generational poverty, disabilities and histories of violence and trauma. _____ after all other resources available to them have been exhausted – many have slept outside and many have experience sexual harassment and assault during their homelessness.

_____ the women and children we serve begin to heal through the relief of having someplace safe to sleep and supportive services. _____ deserve the freedom to also pursue their new lives of independence free from environments which exploit women.

The Honorable Robert Bauman and
The Honorable Anthony Zielinski
Page 2
August 26, 2015

a social service provider to vulnerable populations in Milwaukee and an employer who invests in our community. and the over 1,300 volunteers who donate their time and resources annually will be unable to avoid nuisance activities including public urination, noise, parking and traffic congestion, crime and lewd behavior that studies have shown are often associated with establishments such as Silk. In fact, we will undoubtedly see a decrease in volunteers serving who will also then spend less time frequenting local restaurants and entertainment venues in the downtown area.

We understand that the Licenses Committee will hold a hearing regarding Silk's licenses on September 17, 2015. Please provide us all materials relative to that hearing and/or Silk's license applications. Please also weigh heavily the concerns and opposition Silk is simply the wrong type of establishment to locate in the heart of East Town.

Thank you for your time and attention to this matter.

Sincerely,

Koberstein, Jonathan

From: License
Sent: Monday, September 14, 2015 3:31 PM
To: Koberstein, Jonathan
Subject: FW: Silk license request
Attachments: letter re SILK.doc



Jonathan Koberstein
License Specialist III
City Clerk's Office – License Division
City Hall Rm 105
200 E Wells St
Milwaukee, WI 53202
(414)286-2238 Office

From:
Sent: Monday, September 14, 2015 3:14 PM
To: License
Subject: Silk license request

Members of the licensing committee:

I am aware that the City Licensing committee will hear public opinion on the matter of the licensing of a gentleman's club on Thursday September 17th. I have sent letters opposing the application via standard mail, I wanted to ensure our opinion is heard by also providing the letter via email. Unfortunately, I will be unable to present on September 17th as I will be out of state.

Were I available to present, please know that I would certainly underscore how inappropriate it is to locate a business who's primary profit is derived from the exploitation of women – within blocks of a shelter that serves vulnerable women and children, a public park where children play and a highschool. The attached letter further explains our position and circumstances critical to the matter before us.

Thank you for your consideration -

August 31, 2015

The Honorable Robert Bauman and
The Honorable Anthony Zielinski
City Hall
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Gentlemen:

Re: Objection to Silk Exotic License

The Board of The Cathedral Center, Inc. has voted to object to and oppose the application of Simplified Investments LLC d/b/a Silk Exotic ("Silk") for Class B tavern and/or public entertainment premises licenses at 804 North Milwaukee Street (the "Premises"). The Board opposes Silk's license applications because its proposed operations undermine the mission of the Cathedral Center: *to provide a safe environment for women and families, while working to end homelessness one life at a time.*

The Cathedral Center serves over 600 women and children annually at our emergency shelter located at 845 N. VanBuren Street – just 3 blocks from the Premises. In fact, directly in the middle of this 3 block span is a public park where many of the 150+ children we serve play after school and on weekends. Of even more significant note is the newly formed partnership the Cathedral Center has developed with local hotels who employ the women we serve – helping them to overcome barriers to housing by providing jobs that these women can easily walk to. Again – the Premises would be en route to future employment opportunities for our guests. The Cathedral Center is also a downtown employer to 25 part and full time professionals who work all shifts and all days of the week. We cannot imagine a less appropriate location for a gentlemen's club than directly in the middle of routes our guests walk to get to work, play and live and where our employees park and even dine before or after work.

We are concerned with how vulnerable guests served by the Cathedral Center may be affected by SILK patrons and staff. We serve women and families who have become homeless as a result of illness, extreme poverty, generational poverty, disabilities and histories of violence and trauma. Our shelter guests come to us after all other resources available to them have been exhausted – many have slept outside and many have experience sexual harassment and assault during their homelessness. As residents in our shelter, the women and children we serve begin to heal through the relief of having someplace safe to sleep and supportive services. Our guests deserve the freedom to also pursue their new lives of independence free from environments which exploit women.

The Honorable Robert Bauman and
The Honorable Anthony Zielinski
Page 2
August 26, 2015

The Cathedral Center is a social service provider to vulnerable populations in Milwaukee and an employer who invests in our community. Our residents, employees and the over 1,300 volunteers who donate their time and resources annually will be unable to avoid nuisance activities including public urination, noise, parking and traffic congestion, crime and lewd behavior that studies have shown are often associated with establishments such as Silk. In fact, we will undoubtedly see a decrease in volunteers serving in our shelter – who will also then spend less time frequenting local restaurants and entertainment venues in the downtown area.

We understand that the Licenses Committee will hold a hearing regarding Silk's licenses on September 17, 2015. Please provide us all materials relative to that hearing and/or Silk's license applications. Please also weigh heavily the concerns and opposition of our Board, our businesses and our residents. Silk is simply the wrong type of establishment to locate in the heart of East Town.

Thank you for your time and attention to this matter.

Sincerely,

Donna Rongholt-Migan, Executive Director

Dan McCarthy, President

Chris Banaszak, Vice President

Elizabeth Sellars, Secretary

Kevin O'Leary, Treasurer

Don Ellingsen, At Large Executive Member

Koberstein, Jonathan

From: Celella, Jessica
Sent: Monday, September 14, 2015 12:58 PM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Silk

Please add

From: Huertas, Edwin
Sent: Monday, September 14, 2015 10:44 AM
To: Schunk, Jason; Celella, Jessica
Cc: Kovac, Nik; Cervantes, Amanda
Subject: Silk

REDACTED RECORD

Good morning Jason and Jessica,

Please see the information below and handle accordingly:

			N/A					Opposed to Silk, proposed location is between 2 catholic churches, thinks this is appalling.

Thank you.

-Edwin

Edwin Huertas | Office of Common Council President
Legislative Assistant to President Michael J. Murphy
10th District
200 East Wells Street -- 2nd Floor | Milwaukee, WI 53202
414.286.2074 (office) | 414.286.3456 (fax)
edwin.huertas@milwaukee.gov (email)



*Click the logo for more information!

Koberstein, Jonathan

From: Celella, Jessica
Sent: Monday, September 14, 2015 12:58 PM
To: Koberstein, Jonathan
Cc: Schunk, Jason
Subject: FW: Silk

REDACTED RECORD

Please add

From: Huertas, Edwin
Sent: Monday, September 14, 2015 10:44 AM
To: Schunk, Jason; Celella, Jessica
Cc: Kovac, Nik; Cervantes, Amanda
Subject: Silk

Good morning Jason and Jessica,

Please see the information below and handle accordingly:

9/14								Opposed to Silk, neighborhood would go downhill.

Thank you.

-Edwin

Edwin Huertas | Office of Common Council President
Legislative Assistant to President Michael J. Murphy
10th District
200 East Wells Street – 2nd Floor | Milwaukee, WI 53202
414.286.2074 (office) | 414.286.3456 (fax)
edwin.huertas@milwaukee.gov (email)

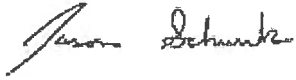


**Click the logo for more information!*

Koberstein, Jonathan

From: Schunk, Jason
Sent: Monday, September 14, 2015 12:20 PM
To: Koberstein, Jonathan
Cc: Celella, Jessica
Subject: FW: Gentlemen's Club in downtown Milwaukee

Please add



Jason Schunk, License Division Manager, CPM
200 E. Wells Street Room 105, Milwaukee, WI 53202
(414) 286-2238 (p)
(414) 286-3057 (f)



REDACTED RECORD

From: Huertas, Edwin
Sent: Monday, September 14, 2015 12:13 PM
To: Schunk, Jason; Celella, Jessica
Subject: FW: Gentlemen's Club in downtown Milwaukee

FYI.

-Edwin

From: 1.
Sent: Monday, September 14, 2015 11:10 AM
To: Murphy, Michael (Alderman)
Subject: Fwd: Gentlemen's Club in downtown Milwaukee

Dear Alderperson Murphy,

Thank you for considering the many voices of the downtown Milwaukee community in opposition to the license application for Silk Exotic. As a downtown resident/employee and person of faith, I am writing to express my concern that the opening of a "Gentleman's Club" in downtown Milwaukee sends the wrong message about the strong, vibrant economy that the city hopes to create. How can we attract thoughtful and healthy businesses to the downtown area and encourage young families and tourists to enjoy downtown amenities when the heart of the city welcomes a club that will likely bring with it turnover of adjacent properties, increased crime and unsavory images and activities. Please oppose this license and work to create an economy and nightlife that reflects the commitment Milwaukee has to being an attractive and world-class Midwestern city.

Koberstein, Jonathan

From: License
Sent: Monday, September 14, 2015 11:18 AM
To: Koberstein, Jonathan
Subject: FW: Simplified Investments LLC d/b/a Silk Exotic

Jim Cooney
License Specialist III
City of Milwaukee, License Division
200 E Wells St #105 Milwaukee, WI 53202
414-286-2238



REDACTED RECORD

From: Coggs, Milele
Sent: Monday, September 14, 2015 11:07 AM
To: License
Subject: Fwd: Simplified Investments LLC d/b/a Silk Exotic

Sent from my iPhone

Begin forwarded message:

From:
Date: September 14, 2015 at 10:52:17 AM CDT
To: ahamil@milwaukee.gov, jldavis@milwaukee.gov,
nkovac@milwaukee.gov, rjbauma@milwaukee.gov, jbohl@milwaukee.gov,
mcoggs@milwaukee.gov, wwade@milwaukee.gov, rdonov@milwaukee.gov,
rpuent@milwaukee.gov, mmruph@milwaukee.gov, mborko@milwaukee.gov,
josegperez@milwaukee.gov, twitko@milwaukee.gov,
tziel@milwaukee.gov, russell.stamper@milwaukee.gov
Cc: <jeffhaines@stjohncathedral.org>
Subject: Simplified Investments LLC d/b/a Silk Exotic

Greetings City of Milwaukee Aldermen:

proposed by Silk Exotic Gentleman's Club as the site for their operation. being

Indeed, the invasion of such an operation into a neighborhood is often associated with:

- Loitering, in this case on sidewalks I use almost daily.
- Decreased property values, leading ultimately to degeneration of the atmosphere which has prevailed for decades in this living area where
 - I and hundreds of other elders;
 - many, many students;
 - many, many young professional women;

many, many respectable young men;
have for years, and currently do, consider home.

Thank you for your hoped for vigorous opposition to the plantation of a "Gentleman's Club" in our neighborhood.

Koberstein, Jonathan

From: Cooney, James
Sent: Tuesday, September 15, 2015 9:30 AM
To: Koberstein, Jonathan
Subject: FW: 804 N Milwaukee St and 730 N Old World Third St Files
Attachments: Land Use summary 2005.pdf

Jim Cooney
License Specialist III
City of Milwaukee, License Division
200 E Wells St #105 Milwaukee, WI 53202
414-286-2238



REDACTED RECORD

From:
Sent: Tuesday, September 15, 2015 9:21 AM
To: Cooney, James
Subject: RE: 804 N Milwaukee St and 730 N Old World Third St Files

Jim:

Thank you for forwarding this information. Attached is the National Law Center Study that is referenced in the Madison Medical Affiliates letter; please be sure that this study is added to the files.

I still have not been able to find an agenda for Thursday's meeting. Can you provide any insights into the plans for the meeting?

Thanks,

From: Cooney, James [<mailto:jcoone@milwaukee.gov>]
Sent: Friday, September 11, 2015 4:17 PM
To:
Subject: 804 N Milwaukee St and 730 N Old World Third St Files

Please find attached the files you requested. There are several pending applications for Boardroom Entertainment MKE, LLC that will be heard September 17 at 1:00PM. Included is a transfer filed to change the entertainment, a transfer filed by Dusanka Buzdum to succeed Robert Smith as the agent and a renewal application.

The Simplified Investments, LLC application is tentatively scheduled for 10:00AM on the 17th provided the applicant completes the police requirements.

Please feel free to contact us if you have any further questions

Best,

Jim Cooney
License Specialist III
City of Milwaukee, License Division
200 E Wells St #105 Milwaukee, WI 53202
414-286-2238



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

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NATIONAL LAW CENTER FOR CHILDREN AND FAMILIES®

NLC SUMMARIES OF "SOB LAND USE" STUDIES

CRIME IMPACT STUDIES BY MUNICIPAL AND STATE GOVERNMENTS
ON HARMFUL SECONDARY EFFECTS OF
SEXUALLY-ORIENTED BUSINESSES

1. American Center for Law and Justice
2. Phoenix, Arizona
3. Tucson, Arizona
4. Garden Grove, California
5. Los Angeles, California
6. Whittier, California
7. Adams Co., Colorado
8. Manatee Co., Florida
9. Indianapolis, Indiana
10. Minneapolis, Minnesota
11. Saint Paul, Minnesota
12. Las Vegas, Nevada
13. Ellicottville, New York
14. Islip, New York
15. New York, New York
16. Times Square, New York
17. New Hanover Co., North Carolina
18. Cleveland, Ohio
19. Oklahoma City, Oklahoma
20. Oklahoma City, Oklahoma II
21. Hamilton County, Tennessee
22. Amarillo, Texas
23. Austin, Texas
24. Beaumont, Texas
25. Cleburne, Texas
26. Dallas, Texas
27. El Paso, Texas
28. Houston, Texas 1983
- 29....Houston, Texas 1986
- 30....Houston, Texas 1991
- 31....Houston, Texas 1997
32. Newport News, Virginia
33. Bellevue, Washington
34. Des Moines, Washington
35. Seattle, Washington
36. St. Croix Co., Wisconsin
37. Rome, Georgia
38. Saint Marys, Georgia
39. Adams County, Colorado
- 40....Saint Paul, Minnesota
41. The State of Minnesota, Attorney General's working group
42. Kennedale, Texas
43. Effingham County, Effingham, Illinois



National Law Center Summary of the
AMERICAN CENTER FOR LAW AND JUSTICE
LAND USE STUDY
DATED MARCH 31, 1996

OVERVIEW: This report, compiled by the Environmental Research Group for the American Center for Law and Justice in 1996, reviews the current state of knowledge about the impact of sexually-oriented businesses (SOBs) upon nearby residential and commercial areas. The study particularly notes the effect of SOBs on smaller municipalities. The study finds that SOBs support detrimental activities (i.e. personal and property crimes, prostitution, drugs, etc.) within the vicinity that are incompatible with activities occurring within residential areas. SOBs also have a negative impact on local businesses. Evidence indicates that when SOBs are located near each other or near businesses that serve alcohol, the harmful impact increases. Noting that this is not a recent problem, the study points to many municipalities that have examined the impact of SOBs on surrounding communities, thereby building an ample record of evidence in support of regulation and restriction of location and concentration of SOBs.

FINDINGS: The study gives a "Historic Overview" of the issues of SOBs and their effects, dating back to the late eighteenth century. The "tableau vivant" and "concert saloon," were the forerunners of today's "topless bar," seemingly in response to the economic pressures of the young working male of that day. The clientele of today's SOBs has not changed very much over time, being mostly young, single, transient males. In the past, when these businesses operated in a legal, far less regulated climate, it was much easier to see the link between SOBs and crime. Today, the impact of SOBs on its surroundings is less clear, but broader in scope.

The report examines the Garden Grove, CA study by McCleary and Meeker (1991) in depth, which studies 10 years worth of crime statistics in the area, pointing out the significant increase in property (burglary, theft, auto theft) and personal (assault and robbery) crimes that occur within 1,000 feet of an SOB when it is located near an establishment that sells alcohol. They also cite the City of Indianapolis study, which found a 77% higher incidence of serious crime in the area with multiple SOBs compared to the control area (matched by demographic characteristics, building types, etc.). The study indicated that SOBs help create conditions that draw outsiders to the area and provide venues for opportunistic crimes. Sex-related crimes were 4 times higher in *residential* areas near an SOB than in *commercial* areas near an SOB. Similar findings regarding significant increases in crime and arrests in areas near SOBs are referenced from studies out of Minnesota, the City of Austin, Los Angeles, and Hollywood.

Public and semi-private spaces (such as parking lots, spaces between buildings, and parks) have questionable ownership, thereby furthering the opportunity for crime. When an SOB exists, these areas become used for illicit purposes. As a result, legitimate users and residents are driven away by the illicit activity. A public area devoid of women and elderly is an indication of the relative safety in a public space. As potential patrons avoid an area, other commercial businesses suffer. The study notes that women who do walk in areas near an SOB can be subject to harassment and propositioning from assumptions that the woman is associated with the SOB. This all contributes to a "climate of fear" that intimidates people and causes them to avoid the area altogether. This may also contribute to declining property values.



National Law Center Summary of the
AMERICAN CENTER FOR LAW AND JUSTICE
LAND USE STUDY
(CONTINUED)

The study points to evidence that the presence of SOBs effects perceived reductions in the value of residential and commercial property. The City of Indianapolis conducted the most detailed survey, doing a 20% sample national survey of real estate appraisers and a 100% survey of appraisers in similarly-sized cities with a response rate of 33%. Seventy-five percent of those responding indicated that there was a significant negative impact on residential and commercial property values when SOBs are located nearby. In fact, no other type of facility (including drug rehab centers), have such a significant negative impact on property values. A City of Austin study stated that the presence of SOBs in a neighborhood leads mortgage lenders to the conclusion that it is in decline. Similar results have been found in other studies.

The study references trade area studies that indicate SOBs are regional facilities that primarily attract people from outside the neighborhood. A license plate study in Bothell, Washington showed that out of 321 cars in the parking lot of an SOB, only 8 (2.5%) were registered in Bothell. A regional customer base, as opposed to a neighborhood customer base makes SOB owners less responsive to neighborhood problems, decreases the informal social control of behavior, and increases the potential for opportunistic crime.

Finally, the study indicates that the negative effects of an SOB in a small town will likely be more magnified than in a bigger city. First, the compact nature of surrounding residential areas to the downtown area increases the reach that harmful, negative effects would have in the town. Also, smaller populations and shorter commercial business hours result in much lighter use of public, semi-private, uncontrolled spaces (i.e. parks, parking lots and recessed storefronts), thereby providing much greater potential for illicit activity in areas surrounding SOBs. Small towns typically experience more economic stress than larger cities. This is aggravated when SOBs locate in the downtown business district of a small town.



National Law Center Summary of the

PHOENIX, ARIZONA

LAND USE STUDY

DATED MAY 25, 1979

The study examines crime statistics for 1978 comparing areas which have sexually-oriented businesses with those that do not. The results showed a marked increase in sex offenses in neighborhoods with sexually-oriented businesses, and also proved increases in property and violent crimes as well. This study is not unique but is unusually significant, in covering the issue of property crimes more extensively.

Three study areas (near locations of sexually-oriented businesses) and three control areas (with no sexually-oriented businesses) were selected. The study and control areas were paired according to the number of residents, median family income, percentage of non-white population, median age of population, percentage of dwelling units built since 1950, and percentage of acreage used for residential and non-residential purposes.

Three categories of criminal activity were included in the study: property crimes (burglary, larceny, auto theft), violent crimes (rape, murder, robbery, assault), and sex crimes (rape, indecent exposure, lewd and lascivious behavior, child molestation).

On average, the number of sex offenses was 506% greater in neighborhoods where sexually-oriented businesses were located. In one of the neighborhoods the number was 1,000% above the corresponding control area. Of the sex offenses, indecent exposure was the most common offense and the largest contributor to the increase of crimes in areas where sexually-oriented businesses were located. Even without considering the crime of indecent exposure, the number of other sex crimes, such as rape, lewd and lascivious behavior, and child molestation, was 132% greater than in control areas without sexually-oriented businesses.

On average the number of property crimes was 43% greater in neighborhoods where sexually-oriented businesses were located, and the number of violent crimes was 4% higher in those areas.

The Phoenix ordinance requires sexually-oriented businesses to locate at least 1,000 feet from another sexually-oriented business and 500 feet from a school or residential zone. Approval by the City Council and area residents can waive the 500 foot requirement. A petition signed by 51% of the residents in the 500 foot radius who do not object must be filed and be verified by the Planning Director.



National Law Center Summary of the
TUCSON, ARIZONA
LAND USE STUDY
DATED MAY 1, 1990

OVERVIEW: This report is a memorandum from Police Department Investigative Services to the City Prosecutor describing events and activities at "adult entertainment bookstores and establishments" that demonstrate the need for stronger ordinances. Investigations had been in progress since 1986 following numerous complaints of illegal sexual activity and unsanitary conditions.

FINDINGS: Officers found a wide variety of illegal sexual conduct at all adult businesses. At virtually every such business, employees were arrested for prostitution or obscene sex shows. Dancers were usually prostitutes where, for a price, customers could observe them performing live sex acts. At several businesses, customers were allowed inside booths with dancers and encouraged to disrobe and masturbate. Many times, dancers would require customers to expose themselves before they would perform. Underage dancers were found, the youngest being a 15 year old female.

Within peep booths, officers found puddles of semen on the floor and walls. If customers had used tissues, these were commonly on the floor or in the hallway. On two occasions, fluid samples were collected from the booths. In the first instance, 21 of 26 samples (81%) tested positive for semen. In the second sampling, 26 of 27 fluid samples (96%) tested positive for semen. "Glory holes" in the walls between adjoining booths facilitated anonymous sex acts between men.

RECOMMENDATIONS: (1) The bottom of the door in peep booths must be at least 30 inches from the floor so that an occupant can be seen from the waist down when seated. (2) The booth cannot be modified nor can a chair be used to circumvent the visibility of the client. (3) Employee licensing procedures that include a police department background check should be put in effect. (4) In the event of a denied or revoked license, the requirement of a hearing before any action is taken.



National Law Center Summary of the **GARDEN GROVE, CALIFORNIA**

LAND USE STUDY

DATED SEPTEMBER 12, 1991

OVERVIEW: This report by independent consultants summarizes statistics to determine whether adult businesses should be regulated because of their impact on the community in terms of crime, decreased property values and diminished quality of life. Statistics were measured from 1981 to 1990, and included crime data and surveys with real estate professionals and city residents. Garden Grove Boulevard, which has seven adult businesses, was selected as the study area. The study incorporated many control factors to insure accurate results. The report includes a brief legal history of adult business regulation and an extensive appendix with sample materials and a proposed statute.

CRIME: Crime increased significantly with the opening of an adult business, or with the expansion of an existing business or the addition of a bar nearby. The rise was greatest in "serious" offenses (termed "Part I" crimes: homicide, rape, robbery, assault, burglary, theft and auto theft). On Garden Grove Boulevard, the adult businesses accounted for 36% of all crime in the area. In one case, a bar opened less than 500 feet from an adult business, and serious crime within 1,000 feet of that business rose more than 300% the next year.

REAL ESTATE: Overwhelmingly, respondents said that an adult business within 200-500 feet of residential and commercial property depreciates that property value. The greatest impact was on single family homes. The chief factor cited for the depreciation was the increased crime associated with adult businesses.

HOUSEHOLD SURVEYS: 118 calls were completed in a random sample of households in the Garden Grove Boulevard vicinity. The public consensus was that adult businesses in that area were a serious problem. Nearly 25% of the surveyed individuals lived within 1,000 feet of an adult business. More than 21% cited specific personal experiences of problems relating to these businesses, including crime, noise, litter, and general quality of life. 80% said they would want to move if an adult business opened in their neighborhood, with 60% saying they "would move" or "probably would move." 85% supported city regulation of the locations of adult businesses, with 78% strongly advocating the prohibition of adult businesses within 500 feet of a residential area, school or church. Women commonly expressed fear for themselves and their children because of adult businesses.

RECOMMENDATIONS: The report concludes that adult businesses have a "real impact" on everyday life through harmful secondary effects and makes four recommendations: (1) Keep current requirement of 1,000 feet separation between adult businesses; (2) Prohibit adult establishments within 1,000 feet of residential areas; (3) Enact a system of conditional use permits for adult businesses with police department involvement in every aspect of the process; and (4) Prohibit bars or taverns within 1,000 feet of an adult business.



National Law Center Summary of the
LOS ANGELES, CALIFORNIA
LAND USE STUDY
DATED JUNE, 1977

OVERVIEW: The Department of City Planning studied the effects of the concentration of sexually-oriented businesses on surrounding properties for the years 1969-75 (a time of proliferation for such businesses). The report focuses on five areas with the greatest concentration of these businesses (compared to five "control" areas free of them), and cites data from property assessments/sales, public meeting testimony, and responses from two questionnaires (one to business/residential owners within a 500 foot radius of the five study areas and a second to realtors/real estate appraisers and lenders). Crime statistics in the study areas were compared to the city as a whole. Also included: a chart of sexually-oriented business regulations in eleven major cities, details of current regulations available under state/municipal law, and appendices with samples of questionnaires, letters, and other study materials.

PROPERTY: While empirical data for 1969-75 did not conclusively show the relation of property valuations to the concentration of sexually-oriented businesses, more than 90% of realtors, real estate appraisers and lenders responding to city questionnaires said that a grouping of such businesses within 500-1,000 feet of residential property decreases the market value of the homes. Also, testimony from residents and business people at two public meetings spoke overwhelmingly against the presence of sexually-oriented businesses citing fear, concern for children, loss of customers and difficulty in hiring employees at non-adult businesses, and the necessity for churches to provide guards for their parking lots.

CRIME: More crime occurred in areas of sexually-oriented business concentration. Compared to city-wide statistics for 1969-75, areas with several such businesses experienced greater increases in pandering (340%), murder (42.3%), aggravated assault (45.2%), robbery (52.6%), and purse snatching (17%). Street robberies, where the criminal has face to face contact with his victim, increased almost 70% more in the study areas. A second category of crime, including other assaults, forgery, fraud, counterfeiting, embezzlement, stolen property, prostitution, narcotics, liquor laws, and gambling increased 42% more in the study areas over the city as a whole.

RECOMMENDATIONS: The study recommended distances of more than a 1,000 feet separating sexually-oriented businesses from each other, and a minimum of 500 feet separation of such businesses from schools, parks churches and residential areas.



National Law Center Summary of the
WHITTIER, CALIFORNIA
LAND USE STUDY
DATED JANUARY 9, 1978

OVERVIEW: After experiencing a rapid growth of sexually-oriented businesses since 1969, the Whittier City Council commissioned a study of the effects of the businesses on the adjacent residential and commercial areas. At the time of the study, Whittier had 13 "adult" businesses: 6 model studios, 4 massage parlors, 2 bookstores, and 1 theater. Utilizing statistics, testimonies, and agency reports, the study compared two residential areas and four business areas over a span of 10 years (1968-1977). One residential area was near the largest concentration of adult businesses, the other had no commercial frontage but was chosen because of similar street patterns, lot sizes and number of homes. For businesses, Area 1 had six adult businesses, Area 2 had one, Area 3 had three, and Area 4 had none. 1973 was selected as the year to compare before and after effects of the adult businesses. Two chief concerns cited in the report are residential and business occupancy turnovers and increased crime.

OCCUPANCY TURNOVER: After 1973, 57% of the homes in the adult business area had changes of occupancy, compared to only 19% for the non-adult business area. Residents complained of "excessive noise, pornographic material left laying about, and sexual offenders (such as exhibitionist) venting their frustrations in the adjoining neighborhood." Citizens also expressed concern about drunk drivers coming into the area. Business Area 1, with the most concentration of adult businesses (6), experienced a 134% increase in annual turnover rate. Area 3, with three adult businesses at one location, showed a 107% turnover rate. Area 2 (with 1 adult business) had no measurable change and Area 4 (with no commercial or adult businesses) experienced a 45% decrease in turnover from similar periods.

CRIME: The City Council looked at the two residential areas for the time periods of 1970-73 (before adult businesses) and 1974-77 (after adult businesses). In the adult business area, criminal activity increased 102% (the entire city had only an 8.3% increase). Certain crimes skyrocketed (malicious mischief up 700%; all assaults up 387%; prostitution up 300%). All types of theft (petty, grand, and auto) increased more than 120% each. Ten types of crime were reported for the first time ever in the 1974-77 period.

RECOMMENDATIONS: The Council's report recommended a dispersal type ordinance that prohibits adult businesses closer than 500 feet to residential areas, churches and schools. Distances between adult businesses was recommended at 1,000 feet. In addition, the study proposed a 1,000 foot separation from parks because of their use by citizens after normal working hours. Adult businesses would be given an 18-36 month amortization period (if the change involved only stock in trade, a 90 day period was recommended).



National Law Center Summary of the
ADAMS CO., COLORADO
LAND USE STUDY
DATED APRIL, 1988

OVERVIEW: This report, authored by Sgt. J.J. Long of the Adams County Sheriffs Department, was designed to accompany a new Nude Entertainment Ordinance. The report covers two parts: first, an April 1988 study of six representative locations in Adams County was undertaken to determine the transiency of adult business customers. Second, crime statistics in two Adams County areas featuring adult businesses were gathered for the years of 1986 and 1987. The study concluded that there was a clearly demonstrated rise in crime and violence, and an increase in the attraction to transients to the area as a result of nude entertainment establishments. This caused a danger to residents and an undesirable model for youth and the community at large.

FINDINGS: Adams County features 6 adult bookstores (all but one featuring nude entertainment), 1 all nude "pop shoppe," 7 massage parlors, 8 topless nightclubs (with liquor licenses), and 6 nude "rap," lingerie, and modeling-type studios (28 locations in all). An April 1988 study of six adult business locations in Adams County, revealed that 76% of patrons were transient. During the time when no adult ordinance was in effect in Adams County (1986 and 1987), 24 crimes were reported in one area featuring two adult businesses. Eighty-three percent of these crimes were linked to the adult businesses. Forty-two percent of these crimes occurred at the location of an all-nude establishment, and sixty-four percent occurred outside the hours of 4:00 p.m. to midnight. During 1987, 28 crimes were reported, 93% of which were linked to the adult businesses, 50% were alcohol-related offenses, and 77% occurred at a single establishment. Finally, 61% of those crimes occurred during hours other than those between 4:00 p.m. and midnight. Crime rates between 1986 and 1987 for another Adams County area featuring three adult bookstores, two topless nightclubs, a bar, a liquor store, and a beer outlet revealed a 15% increase in crime, (i.e., 55 crimes in 1986 as opposed to 63 in 1987). In 1986, 29 of those crimes involved alcohol, while in 1987, 41 were linked to alcohol (a 41% increase). A rural area of Adams County with a single topless nightclub experienced a 39% increase in crime between 1986 and 1987. There was a marked increase in the number of adult entertainment locations opening for business during 1986 and 1987. Further, a check of criminal histories of some of the offenders showed arrests for morals crimes, sexual assaults, alcohol-related offenses, and crimes of violence. A study of armed robbery in one area during the same time period revealed that 66% of all reported armed robberies occurred at the adult bookstores. Finally, seven homicides from 1977 to 1987 were directly linked to adult bookstores and nude entertainment businesses.

The 1988 enactment of the Nude Entertainment Ordinance, which was upheld by the Colorado Supreme Court, reduced the number of adult businesses in Adams County to only 14. The Adams County ordinance included the following provisions: 1) restricting hours of operation from 4:00 p.m. to midnight, Monday to Saturday; 2) restricting location of SOB's to 500 feet from sensitive uses; 3) an amortization clause requiring compliance within a six month period; and 4) a public nuisance provision for repeated or continuing violation of the ordinance.



National Law Center Summary of the
MANATEE CO., FLORIDA
LAND USE STUDY
DATED JUNE, 1987

OVERVIEW: This report, conducted by the Manatee County Planning and Development Department, examines the ramifications of a proposed adult entertainment ordinance. It depends upon the findings of other jurisdictions to forecast the effects of adult businesses in Manatee County. It also examines other land use studies in order to determine appropriate land use controls for Manatee County.

FINDINGS: The **Boston Model** of concentrating adult businesses into on "combat zone" has the following advantages: 1) like uses are treated alike; 2) lower administrative costs; 3) control over growth of pornographic uses and the development of specific new uses; 4) no definitional vagueness; 5) apparent constitutionality; and 6) easier evaluation of total public services impact of pornographic uses (traffic, limited parking, higher police costs and other effects). Disadvantages of this model center on the blighting effect when a central zone is created. It may also attract "undesirables" to one area. The **Detroit Model** has these advantages: 1) apparent constitutionality (withstood challenge in *Young v. American Mini Theatres*); and 2) creates a separation zone between other adult businesses and residential areas. However, it suffers from definitional weaknesses. Most jurisdictions have adopted some form of the Detroit model. Other cities have added additional buffer requirements.

Studies of secondary effects in other cities (Austin, TX, Indianapolis, IN, Los Angeles, CA, and St. Paul, MN) have examined the impact of adult businesses on property value, crime rates, and incidences of blighting. Based upon the negative findings in these areas, cities have recommended zoning and other land use regulations.

There are five adult businesses currently in the County. All five are separated from one another by more than 1,000 feet. None meet the minimum residential buffer distance of 500 feet.

RECOMMENDATIONS: The dispersal model ordinance should be considered. The present zoning ordinance should be amended to add buffer requirements to provide distance from 1) residential districts, 2) churches, schools, child care facilities, and public recreation areas, and 3) other established adult businesses. There should be at least 500 feet of separation between an adult business and the nearest residential zone. A 2000 foot buffer should be established for churches, schools, child care facilities, and recreation areas. Adult businesses should be separated from one another by at least 1000'. A one year amortization period for compliance should be considered (as provided in the draft ordinance). "Sign controls should be considered which still protect a business's freedom to advertise, but also minimize public's exposure to such uses."

INDIANAPOLIS, INDIANA



National Law Center Summary of the

LAND USE STUDY

DATED FEBRUARY, 1984

OVERVIEW: After a 10 year growth in the number of sexually-oriented businesses (to a total of 68 on 43 sites) and numerous citizen complaints of decreasing property values and rising crime, the city compared 6 sexually-oriented business "study" areas and 6 "control" locations with each other and with the city as a whole. The study and control areas had high population, low income and older residences. In order to develop a "best professional opinion," the city collaborated with Indiana University on a national survey of real estate appraisers to determine valuation effects of sexually-oriented businesses on adjacent properties.

CRIME: From 1978-82, crime increases in the study areas were 23% higher than the control areas (46% higher than the city as a whole). Sex related crimes in the study areas increased more than 20% over the control areas. Residential locations in the study areas had a 56% greater crime increase than commercial study areas. Sex related crimes were 4 times more common in residential study areas than commercial study areas with sexually-oriented businesses.

REAL ESTATE: Homes in the study areas appreciated at only 1/2 the rate of homes in the control areas, and 1/3 the rate of the city. "Pressures within the study areas" caused a slight increase in real estate listings, while the city as a whole had a 50% decrease, denoting high occupancy turnover. Appraisers responding to the survey said one sexually-oriented business within 1 block of residences and businesses decreased their value and half of the respondents said the immediate depreciation exceeded 10%. Appraisers also noted that value depreciation on residential areas near sexually-oriented businesses is greater than on commercial locations. The report concludes: "The best professional judgment available indicates overwhelmingly that adult entertainment businesses -- even a relatively passive use such as an adult bookstore -- have a serious negative effect on their immediate environs."

RECOMMENDATIONS: Sexually-oriented businesses locate at least 500 feet from residential areas, schools, churches or established historic areas.



National Law Center Summary of the
MINNEAPOLIS, MINNESOTA
LAND USE STUDY
DATED OCTOBER, 1980

OVERVIEW: This report is divided into two sections: the relationship of bars and crime and the impact of "adult businesses" on neighborhood deterioration. In the study, an "adult business" is one where alcohol is served (including restaurants) or a sexually-oriented business (i.e., saunas, adult theaters and bookstores, rap parlors, arcades, and bars with sexually-oriented entertainment). Census tracts were used as study areas and evaluated for housing values and crime rates. Housing values were determined by the 1970 census compared to 1979 assessments. Crime rates were compared for 1974-75 and 1979-80. The study is strictly empirical and reported in a formal statistical manner; therefore it is difficult for layman interpretation of the data.

FINDINGS: The report concludes that concentrations of sexually-oriented businesses have significant relationship to higher crime and lower property values. Other than statistical charts, no statements of actual crime reports or housing values are included in the report. thus, the lay reader has only the most generalized statements of how the committee interpreted the empirical data.

RECOMMENDATIONS: First, that adult businesses be at least 1/10 mile (about 500 feet) from residential areas. Second, that adult businesses should not be adjacent to each other or even a different type of late night business (i.e., 24-hour laundromat, movie theaters). third, that adult businesses should be in large commercial zones in various parts of the city (to aid police patrol and help separate adult businesses from residential neighborhood). The report said "policies which foster or supplement attitudes and activities that strengthen the qualities of the neighborhoods are more likely to have desired impacts on crime and housing values than simple removal or restriction of adult businesses."



National Law Center Summary of the
ST. PAUL, MINNESOTA
LAND USE STUDY

DATED ARIL, 1988 (SUPPLEMENTAL TO 1987 STUDY)

OVERVIEW: As a "result of a growing concern among St. Paul citizens that the City's existing adult entertainment zoning provisions, adopted in 1983," did not "adequately address the land use problems associated with adult entertainment", the City Council directed the Planning Commission to study possible amendments to the Zoning Code. The Commission's proposed amendment was based on findings made during public hearings. The "substitute" "Amendment", adopted by the City Council, is a result of those findings and the findings made by the Council during its public hearings. The 1988 Study includes the findings, addresses the nine key features of the "substitute" "Amendment", and gives the rationale for each.

FINDINGS, "AMENDMENT", AND RATIONALE:

- 1) "[A]dult uses are harmful to surrounding commercial establishments but that significant spacing requirements between adult uses can minimize the harm in zones reserved for the most intensive commercial activity."
- 2) The "Amendment" treats all nine defined adult uses the same. Included are: "adult bookstores", "cabarets", "conversation/rap parlors", "health/sport clubs", "massage parlors", "mini-motion picture theaters", "motion picture theatres", "steamroom/bathhouse facilities", and "other adult uses." Each is defined as providing "matter", "entertainment", or "services" which is "distinguished or characterized by an emphasis on the "depiction", "description", "display" or "presentation" of "specified sexual activities" or "specified anatomical areas." "Most, if not all, existing statistical studies of the impact of adult uses do not differentiate between different types of adult uses and do not recognize that the land use impact of various types of adult uses is significantly different." "[E]qual treatment is consistent with the emphasis on deconcentration".
- 3) The "Amendment" set spacing between adult uses at 2,640 feet outside of the downtown area and 1,320 feet downtown. A six-block goal could not be met because of the necessity to provide a "sufficient land mass". The Phoenix and Indianapolis land use studies indicate that "the negative land use impact of a single adult use extends for up to three blocks".
- 4) Distances between adult uses and residential zones were increased from 200 feet to 800 feet "outside of downtown" and from 100 to 400 feet downtown in the substitute "Amendment". The goal of 1,980 feet outside of "downtown" and 990 feet downtown could not be met because of the necessity to provide "enough land and sites for potential future adult uses."
- 5) Distances from "protected uses" outside of downtown were increased from zero to 400 feet and from 100 to 200 feet downtown. Protection for zones "other than residential or small neighborhood business zones" was "justified" because their populations are "particularly vulnerable to the negative impacts of adult uses." "Protected uses" are: day care centers; houses of worship; public libraries; schools; public parks/parkways/public recreation centers and facilities; fire stations (because of use for bicycle registration and school field trips); community residential facilities; missions; hotels/motels (which often have permanent residents).



National Law Center Summary of the
ST. PAUL, MINNESOTA
LAND USE STUDY
(CONTINUED)

6) Limiting one type of adult use per building was justified by experience with two pre-existing "multi-functional" adult businesses, numerous studies by other cities, and St. Paul's own study in 1978, which documented significantly higher crime rates associated with two adult businesses in an area, and significantly lower property values associated with three adult uses in an area. The 1987 study included statistics showing that most "prostitution arrests in the city occur within four blocks on either side of the concentration of four adult businesses." Other problems included "the propositioning" and "sexual harassment of neighborhood women mistaken for prostitutes", "discarding of hard-core pornographic literature" ("which is "most strongly associated with adult bookstores") "on residential property where it becomes available to minors", a "generally high crime rate," and "a general perception" that such an area "is an unsafe place due to the concentration of adult entertainment that exists there". Redevelopment experience in St. Paul showed that adult use areas caused a "blighting influence inhibiting development". Multi-functional adult uses will attract more customers which "increases the likelihood that such problems will occur." A "Sex for Sale Image" attracts more street prostitutes and their customers, and demoralizes other businesses and neighborhood residents".

7) Amount of land available for 24 existing adult uses (which includes split-off of two multi-functional businesses with three-four types per business) was 6.5% of the City's total land mass, for a maximum of 44 sites based on "absolute site capacity", calculated without regard for existing infrastructure, or 28 sites based on "relative site capacity" on existing street frontage calculated without regard for existing development or suitability of land for development.

8) Annual review of the "Special Condition Use Permit" was included in the "Amendment" "to ensure that no additional uses are added to the type of adult use that is permitted."

9) Prohibition of obscene works and illegal activities was included in the "Amendment" to "guard against the conclusion that the Zoning Code permits activities which the City can and should prohibit as illegal."



National Law Center Summary of the
LAS VEGAS, NEVADA
LAND USE STUDY
DATED MARCH 15, 1978

OVERVIEW: Prior to adopting a zoning ordinance for adult businesses, the City of Las Vegas conducted a survey of businesses, residences, and real estate brokers and agents. The results of the survey are included in this report. Also included in the report: minutes of the March 15, 1978, City Commission meeting on the matter of adding an adult business zoning chapter to the City code; an affidavit from Donald Saylor, Director of the Department of Community Planning and Development for Las Vegas, on the blighting effect of adult businesses; an affidavit from William Powell, Vice and Narcotics detective with the Las Vegas Metropolitan Police Department, on the link between a high concentration of adult businesses and an increase in criminal activity; and an affidavit from Donald Carns, professor of Sociology at the University of Nevada, Las Vegas, on the problems adult businesses pose for the economic well-being and vitality of a city.

FINDINGS: Among brokers and realtors, overwhelming majorities said that adult entertainment establishments had negative effects on the market value (82%), saleability/rentability (78%), and rental value (76%) of properties located near these establishments. According to 81%, there is a decrease in the annual income of businesses in the vicinity of adult establishments. Strong majorities reported that a concentration of adult businesses near other businesses (from under 500 feet to more than 1000 feet) has negative effects on market values, rental values, and rentability/saleability of residential property. Among surveyed homeowners and residents living near adult businesses, the consensus was similar: adult establishments have a negative effect on the 1) neighborhood; 2) business conditions (sales and profits) in the area (2-square block radius); and 3) value and appearance of homes in the vicinity (within 500 feet). Reportedly, 85% said that their normal living habits had been limited or hindered in some way due to the presence of adult businesses in the area. Among surveyed business owners and proprietors, the results were mixed. The majority of respondents did report that adult businesses had a negative effect on homes immediately adjacent to and in the area (500 feet or more) of adult businesses. A majority believed adult businesses had the following secondary effects: complaints from customers (66%), additional crime (58%), and deteriorated neighborhood appearance (58%). Finally, among residents living in areas not located near adult businesses, the consensus was clear: adult establishments have negative effects on neighborhoods, business conditions in the City, the value and appearance of homes, property values, the amount of crime, and resident transiency. These residents were nearly unanimous (96%) in the belief that their living habits had been limited or hindered by the operation of adult businesses.

RECOMMENDATIONS: Adult businesses should be prohibited from locating in residential areas. They should also be restricted to designated areas and dispersed throughout those designated areas. Adult businesses should be located at least 1000 feet from playgrounds, churches, schools, and parks.



National Law Center Summary of the
ELLICOTTVILLE, NEW YORK
LAND USE STUDY
DATED JANUARY, 1998

OVERVIEW: On April 28, 1997, the Ellicottville Village Board of Trustees and Town Board placed a moratorium on approvals of new sexually-oriented establishments. There were four purposes for the move: 1) to allow the community time to study the effects of adult entertainment businesses; 2) "to determine if a regulatory response was necessary;" and 3) "if stronger land use controls were warranted to draft the regulatory changes for the legislative board's consideration." As there were no adult businesses in Ellicottville at the time of the study, the report cites secondary effects studies in other jurisdictions as a means of forecasting the effects of an Ellicottville adult business. The negative secondary effects examined included: economic impacts, property values, fear of crime, and negative impact on community character.

FINDINGS: Ellicottville is a community that relies upon attracting tourists. As such, "the atmosphere and aesthetic features of the community take on an economic value." Though active land use controls have been practiced to maintain the look and vitality of the community, currently there are no differentiations made between the regulation of an adult business and, say, a juice bar. To assess potential secondary effects, studies administered in other New York jurisdictions will be helpful. The 1994 NYC Adult Entertainment study found the following: adult businesses tend to cluster in certain areas, a rise in crime is linked to clusters of adult businesses, negative reactions toward adult businesses were common among adjacent business and home owners, isolation of adult businesses limited secondary effects, real estate brokers believe property values are negatively impacted by nearby adult establishments, and adult business signs are often larger and more graphic.

Allowing adult businesses to locate within the historic business district would negatively impact Ellicottville's efforts to provide a family-friendly community. Similarly, permitting adult businesses to locate near residences would have an eroding effect on "aesthetic qualities" and property values. The type of signage typically used by adult businesses would run counter to the business district. The following uses seemed most prone to negative secondary effects: the Ellicottville historic district, places of worship (6 churches in Ellicottville), the school, the child care facility, recreation parks/areas/playgrounds and public/civic facilities, and residential neighborhoods.

RECOMMENDATIONS: The Town and Village should adopt zoning regulations that create a land use category, and regulate adult establishment uses, allowing them to locate in industrial zones and the industrial-service commercial district. The establishment of adult businesses should be considered Conditional Uses (requiring approval of a special use permit). Exterior advertising, signs, and loudspeakers and sound equipment should be regulated. The following distance buffers should be set for: 500 feet (town) or 300 feet (Village) from residential areas; 1000 feet (town) or 500 feet (Village) from other adult businesses; and 500 feet (town and Village) from a church, school, day care center, park, playground, civic facility or historic resource. Definitions for adult uses should be added to existing zoning regulations.



National Law Center Summary of the
ISLIP, NEW YORK
LAND USE STUDY
DATED SEPTEMBER 23, 1980

OVERVIEW: This report, compiled by Daniel Dollmann of the Islip Department of Planning, features an analysis of studies and ordinances from other jurisdictions, a case study of an adult business in Islip, research of public outcry against the establishment of adult businesses in Islip, and a survey by hamlet of adult entertainment businesses in Islip. The study includes a lengthy appendix with news articles detailing the history of the Islip zoning ordinance, letters of complaint from local residents, a historical perspective about the Detroit ordinance, copies of ordinances from other jurisdictions, and a copy of the proposed Islip zoning ordinance, reflecting the findings in this report.

FINDINGS: The study looks at the Detroit ordinance, upheld by the U.S. Supreme Court in 1976, which restricted sexually-oriented businesses (SOBs) from locating within 1,000 feet of other SOBs, and within 500 feet of residential areas. The Islip ordinance is modeled after the Detroit ordinance's approach to disperse SOBs ("anti-skid row") as opposed to creating a "combat zone," which was unsuccessfully attempted by the Town of Islip in 1975. The study notes that the ordinance incorporates "adults-only" definitions in an attempt to avoid First Amendment issues. In determining its distance requirement between adult businesses and sensitive uses, the Town of Islip took into consideration: distance requirements used in Detroit, MI, Norwalk, CA, Dallas, TX, Prince George's Co., MD, and New Orleans, LA zoning ordinances; its own measurements on an Islip zoning map of several distance proposals; information from the local case study; and resident feedback. The study analyzes the problems unique to an area called Sunrise Highway (23% of businesses are adult) and compares the differences between Islip and Detroit, including population size and number of SOBs, to justify needs for greater distance limitations between SOBs.

One of the goals of the Town is to protect its historic downtown district and keep it from further deterioration (which occurred in the past due to an increase in multi-family dwellings, transients and bars). The Study noted that limiting SOBs to the Town's light industrial zone would be in keeping with this goal. Currently, there is a "dead zone" in one of the healthier parts of the downtown area due to two adult businesses located there.

The Study includes a case study of the Bohemia Book Store which was located extremely close to a residential area. In 1980 the store was temporarily closed down by court order, as a result of citizen picketing and subsequent violence against the picketers. The operators of this particular SOB were reported to have associations with organized crime (i.e., mob-operated national porno ring, multiple obscenity charges and convictions).

RECOMMENDATIONS: the proposed zoning ordinance requires 500 feet between an adult business and residential areas or other sensitive uses, like churches and schools, and a ½ mile distance between SOBs. The ordinance includes a waiver clause for certain conditions, and an amortization clause.



National Law Center Summary of the
NEW YORK CITY, NEW YORK
LAND USE STUDY
DATED NOVEMBER, 1994

OVERVIEW: This study of the secondary impacts of adult entertainment uses on communities in New York City (NYC), prepared by the Department of City Planning (DCP), includes: a survey of studies in other jurisdictions, a description of the adult entertainment business in NYC, a review of studies previously done in NYC, a DCP survey of the impacts on NYC communities, and maps showing SOB locations.

FINDINGS: Recent trends in sexually-oriented businesses (SOBs) in NYC show a 35% increase over the last decade (75% of which were located in zoning districts that permit residences). However, since the survey for this information focused only on XXX video and bookstores, adult live or movie theaters, and topless or nude bars, this may be an underestimate of total SOB uses. Also in the past decade the availability of pornographic material has increased, the price has decreased greatly, and the image of nude bars has become more sophisticated or "upscale", contributing to the wide-spread availability of SOBs in NYC. SOBs have continued to concentrate in specific areas, specifically in three communities within Manhattan. Between 1984 and 1993: the concentrated areas of SOBs have nearly tripled; the number of SOBs has increased from 29 to 86 (74% of which were adult video stores – not included in the 1984 survey); adult theaters declined from 48 to 23, and topless/nude bars increased from 54 to 68 (54%).

After examining studies from other jurisdictions, this study concludes that the negative secondary impacts are similar in every jurisdiction, despite size of city, variations in land use patterns, and other local conditions. The study specifically examines the negative secondary impacts documented in Islip, NY, Indianapolis, IN, Whittier, CA, Austin, TX, Phoenix, AZ, Los Angeles, CA, New Hanover Co., NC, Manatee Co., FL, and MN, which evidenced problems with "dead zones", declining property values, high turnover rates in adjacent businesses, and higher sex crime rates. Various studies done on the City of New York (including Times Square) showed that concentration of SOBs had resulted in significant negative impacts, including economic decline, decreased property values, and deterrence of customers, and significantly increased crime incidence. Business owners strongly believed their businesses were adversely affected by SOBs. The DCP did its study in NYC boroughs where there was less concentration of SOBs. The negative impacts in these areas were harder to measure, but there was a definite negative perception among residents about the presence of SOBs. It has been shown that negative perceptions related to SOBs can lead to disinvestment and tendency to avoid shopping in adjacent areas – leading to economic decline. Residents reared potential proliferation of SOBs and the resultant negative impact on traditional neighborhood-oriented shopping areas. Eighty percent of real estate brokers surveyed responded that an SOB would have a negative impact on property values (consistent with a national survey). Residents were also concerned about exposure to minors of sexual images.

The DCP concluded that it would be appropriate to regulate SOBs differently from other commercial businesses, based on the significant negative impact caused by SOBs.



National Law Center Summary of the
TIMES SQUARE, NEW YORK
LAND USE STUDY
DATED APRIL, 1994

OVERVIEW: The Times Square Business Improvement District (BID) conducted a study of the secondary effects of adult businesses on the Times Square area. Due to an increase in the number of adult use establishments from 36 in 1993¹ to 43 in 1994 the BID conducted this study to obtain evidence and documentation on the secondary effects of adult use businesses in the Times Square BID, and of their dense concentrations along 42nd Street and Eighth Avenue. The study was performed by combining available data on property values and incidence of crime, plus in-person and telephone interviews with a broad range of diverse business and real estate enterprises, including major corporations, smaller retail stores, restaurants, theatres and hotels, as well as with Community Boards, block associations, activists and advocates, churches, schools, and social service agencies.

FINDINGS: The study made the following four findings:

1) Surveys - All survey respondents voiced optimism about the future of Times Square, even as they bemoaned the increase of adult use establishments. Many respondents felt that some adult establishments could exist in the area, but their growing number and their concentration on Eighth Avenue constitute a threat to the commercial property and residential stability achieved in the past few years.

2) Crime - Although the study was unable to obtain data from before the recent increase in adult establishments and, thus, unable to show if there's been an increase in actual complaints, there were 118 complaints made to the police on Eighth Avenue between 45th and 48th compared to 50 on the control blocks on Ninth Avenue between 45th and 48th Streets. In addition, the study reveals a reduction in criminal complaints the further one goes north on Eighth Avenue away from the major concentration of these establishments.

3) Property Values - The rate of increase of total assessed values of the Eighth Avenue study blocks increased by 65% between 1985 and 1993 compared to 91% for the control blocks during the same period. Furthermore, acknowledging the many factors that lead to a property's increased value, including greater rents paid by some adult establishments, an assessment of the study blocks reveal that the rates of increases in assessed value for properties with adult establishments is greater than the increase for properties on the same blockfront without adult establishments.

4) Anecdotal evidence - Many property owners, businesses, experts, and officials provided anecdotal evidence that proximity to adult establishments hurts businesses and property values.

CONCLUSION: BID's findings support the results from other national studies and surveys. Adult use businesses in Times Square have a negative effect on property values, cause a greater number of criminal complaints, and have an overall negative impact on the quality of life for the residents and small businesses of Times Square.

¹ This number is a great deal lower than the all time high of 140 in the late 1970s. During that time the Times Square area was referred to as a "sinkhole" by the (*The Daily News*, August 1st, 1975).



National Law Center Summary of the
NEW HANOVER CO., NORTH CAROLINA
LAND USE STUDY
DATED JULY, 1989

OVERVIEW: This Planning Department report cites several studies and reports outlining adverse economic, physical, and social effects of adult businesses generally and specifically in jurisdictions across the country. While noting that New Hanover County does not currently have a noticeable problem with adult establishments, the report emphasizes the need to institute "preventative" zoning measures to protect and preserve the quality of life. It also offers an overview of common zoning approaches and the attendant constitutional issues.

FINDINGS:

- 1) Municipalities across the country have documented, both empirically and anecdotally, the adverse effects of adult businesses on property values, rental values, neighborhood conditions, and other commercial businesses in the immediate area.
- 2) Cities have documented a link between adult businesses and urban blight, increased traffic, and light and noise pollution.
- 3) Studies have linked concentrations of adult businesses to an increase in crime, specifically prostitution, drugs, assault, and other sex crimes.
- 4) Community reputations and general quality of life are also negatively impacted by the presence of adult businesses.
- 5) An adult bookstore has been closed and re-opened several times after raids by law enforcement authorities. It is also reported that a topless dancing establishment may be opened in the County.
- 6) New zoning regulations would control the establishment of adult businesses near churches, schools, and residential areas.

RECOMMENDATIONS: 1) New Hanover should adopt the dispersal (Detroit) zoning approach. 2) Adult businesses should not be permitted to locate within 1,000 feet of each other. 3) Adult businesses should not be permitted within 500 feet of any school, church, park, or residential zone. 4) Adult businesses should only be allowed to locate in designated business and industrial districts, and only by a special use permit. 5) Signs and displays used by adult businesses should be regulated to protect the public, especially teenagers and children, from exposure to obscene material ("any display, device or sign that depicts or describes sexual activities or specified anatomical areas should be out of view of the public way and surrounding property"). 6) The County Attorney's Office and Sheriff's Department should explore the viability of requiring licensing for adult businesses. 7) Definitions for "adult business establishments," "specified sexual activities," and "specified anatomical areas" should be added to the zoning ordinance.



National Law Center Summary of the
CLEVELAND, OHIO
LAND USE STUDY
DATED AUGUST 24, 1977

OVERVIEW: This is a Cleveland Police Department report from Captain Carl Delau, commander of the City's vice and obscenity enforcement units and reported by him while he participated in a panel discussion at the National Conference on the Blight of Obscenity held in Cleveland July 28-29, 1977. The topic was "The Impact of Obscenity on the Total Community." Crime statistics are included for 1976 robberies and rapes. Areas evaluated were census tracts (204 in the whole city, 15 study tracts with sexually-oriented businesses). At the time of the study, Cleveland had 26 pornography outlets (8 movie houses and 18 bookstores with peep shows). their location was not regulated by city zoning laws.

FINDINGS: For 1976, study tracts had nearly double the number of robberies as the city as a whole (40.5 per study tract compared to 20.5 for other city tracts). In one study tract with five sexually-oriented businesses and 730 people, there were 136 robberies. In the city's largest tract (13,587 people, zero pornography outlets) there were only 14 robberies. Of the three tracts with the highest incidence of rape, two had sexually-oriented businesses and the third bordered a tract with two such businesses. In these three, there were 41 rapes in 1976 (14 per tract), nearly seven times the city average of 2.4 rapes per census tract.

CONCLUSION: "Close scrutiny of the figures from the Data Processing Unit on any and every phase of the degree of crime as recorded by census tracts indicates a much higher crime rate where the pornography outlets are located."



National Law Center Summary of the
OKLAHOMA CITY, OKLAHOMA
LAND USE STUDY
DATED MARCH 3, 1986

OVERVIEW: This study contains the results of a survey of 100 Oklahoma City Real Estate Appraisers. Appraisers were given a hypothetical situation and a section to comment on the effects of sexually-oriented businesses in Oklahoma City. The hypothetical situation presented a residential neighborhood bordering an arterial street with various commercial properties which served the area. A building vacated by a hardware store was soon to be occupied by an "adult" bookstore. No other sexually-oriented businesses were in the area and no other vacant commercial space existed. With less than a one month response time, 34 completed surveys were received by the city.

FINDINGS: 32% of the respondents said that such a bookstore within one block of the residential area would decrease home values by at least 20%. Overwhelmingly, respondents said an "adult" bookstore would negatively effect other businesses within one block (76%). The level of depreciation is greater for residents than businesses. The negative effects on property values drop sharply when the sexually-oriented business is at least three blocks away. In the subjective portion, 86% of the respondents noted a negative impact of sexually-oriented businesses on Oklahoma City. Frequent problems cited by the appraisers included the attraction of undesirable clients and businesses, safety threats to residents and other shoppers (especially children), deterrence of home sales and rentals, and immediate area deterioration (trash, debris, vandalism).

CONCLUSIONS: Oklahoma City's findings supported results from other national studies and surveys. Sexually-oriented businesses have a negative effect on property values, particularly residential properties. The concentration of sexually-oriented businesses may mean large losses in property values.



National Law Center Summary of the
OKLAHOMA CITY, OKLAHOMA II
LAND USE STUDY
DATED JUNE 1992

This study, written by Jon Stephen Gustin, a retired sergeant for the Oklahoma City Police Department, examines a history of the successful abatement of sexually-oriented businesses (SOBs) in Oklahoma City between 1984 - 1989, which ultimately reduced an alarmingly high crime rate in the city, which is one of many harmful secondary effects related to the operation of SOBs in the community.

This study indicates that in the early 1980's there was a large growth of SOBs in Oklahoma City in conjunction with a boom in the oil industry resulting in a large influx of oil field workers in the area. Houses of prostitution, nude bars and adult theaters spread throughout the city. SOB promoters and entrepreneurs from around the country came to the area to compete for their share in the market. By 1984, over 150 SOBs and an estimated 200 prostitutes operated in the city. SOB owners competed by using more and more blatant signs and advertising. As a result, the city experienced epidemic proportions of crime problems associated with the SOBs. Citizens began to voice concerns over the decay of community moral standards, the increased crime rate, and decreased property values.

Although Oklahoma City had a history of unsuccessful prosecution of cases related to pornography, prostitution, and related SOBs, public pressure from citizens and elected officials ultimately resulted in support by the Chief of Police, the City Council and the city's District Attorney to prosecute SOBs that were in violation of the law. Abating prostitution and related businesses was the first priority. The media aided this effort by publishing names of arrested customers and prostitutes, and airing live coverage of arrests and raids. This bolstered citizen support of police and prosecutors.

At adult bookstores and peep booths arrests were made for customers propositioning undercover officers to engage in sex acts, for the sale and possession of pornography, the display of pornography and for health department violations (including seminal fluids on the walls and floors of peep show booths). [Note that the author uses the term "pornography" referring to illegal pornography, also known as "obscenity."]

The city next focused on prosecution for violations at nude and semi-nude dance bars, where customers engaged in sexual favors with nude employees in exchange for the purchase of expensive cocktails. Repeated arrests in these bars forced them into compliance, causing a lack of customer support. Simple arrests at escort services, which were organized fronts for prostitution, did little to abate the illegal activity. Therefore, police worked undercover, arresting solicitors of the service. Also an attempt was made to prohibit businesses that had been convicted on prostitution charges from having access to phone service.

As a result of the aggressive arrest and prosecution efforts, only a handful of the original 150 SOBs remained by early 1990. All remaining SOBs operated within statutory guidelines. It has been documented that incidents of reported rape in Oklahoma City decreased 27% during that period, while it increased 16% in the rest of the state. In 1983 nearly one-half of the rapes in Oklahoma occurred in Oklahoma City, decreasing to one-third by 1989. This is an example of the benefits of stringent enforcement and prosecution of the so called "victimless crimes" associated with SOBs.



National Law Center Summary of the
HAMILTON COUNTY AND
CITY OF CHATTANOOGA, TENNESSEE
LAND USE STUDY
DATED MAY 1997

OVERVIEW: The Community Protection Committee, established by County Resolution 794-18, undertook a 2 ½ year study of vice-related laws and law enforcement activities in Hamilton County, Tennessee. The mission of the Committee was the renewal of efforts to protect children and families, relating to public health and safety. Members of the Committee represented the Hamilton County Executive, the Board of Commissioners, the Mayor of Chattanooga, and the Chattanooga City Council. The resolution requested that all federal, state and local law enforcement agencies and legislature renew their commitments to enforcing existing vice-related laws, and enacting necessary legislation. In 1996, the Committee met bi-monthly to hear national and local experts and law enforcement officials. They finished preparing recommendations in December 1996 and presented the full report in May 1997.

SUMMARY OF THE REPORT: In preparing and researching for this report the Committee operated from the following questions: is the presence of vice related activity harmful to the community? If so, how does it harm the community? The Committee first focused on "prostitution" and "pornography" along with the corresponding "harmful effects on the community, finding that prostitution posed a danger to Chattanooga and Hamilton County.

The report found that prostitution is extremely dangerous to public health, primarily due to the spread of STDs, which currently infect one in five Americans. In Chattanooga, four people control all the escort services, which serve as a front for prostitution. The report cited statistics for Shelby County, TN, including 33% of all prostitutes jailed in 1990 tested positive for VD, and 13% of all prostitutes jailed tested positive for HIV, (all dying within 3-5 years at an estimated cost of \$500,000 per person, at tax payer expense). In one topless club 8 out of 9 female employees tested positive for VD.

Other issues researched in the report include:

- addiction to obscenity and the danger it poses to Hamilton County (i.e. promoting violence and perpetuating the "rape myth");
- victims of the sex business (Performers - often runaway, drug-using girls from abusive backgrounds that are lured into stripping by promise of more money, then abused further by patrons; and Customers - addiction to pornography can produce aggression, depression, debt, and eventually, loss of family);
- the harm of pornography on children (the 12-17 yr. old male is the largest group of consumers of pornography; early exposure to porn related to greater involvement in deviant sexual practices; pedophiles use porn to molest children; in Hamilton County there were 585 cases of child molestation reported in 1994; the cost to Hamilton County to counsel sexually abused children in 1994 was over \$1.5 Million; child molesters report from 30-60 victims each before arrested the first time);



National Law Center Summary of the
HAMILTON COUNTY AND
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(CONTINUED)

- the relationship of pornography and organized crime (organized crime has historically been involved in 95% of the adult business establishments);
- the harmful secondary effects of sex businesses on the community (including increased crime, good businesses abandoning area, reduced property values, eroded tax base, and lost revenue for law enforcement);
- a look at the what the law allows regarding the regulation of pornography and the establishing of a "Community Standard";
- an examination of the positive results from enforcement of zoning and obscenity laws (specifically looking at Oklahoma City, OK which strictly enforced obscenity during the late 1980s and experienced a 27% drop in the rape rate over 6 years);
- an assessment of law enforcement manpower and training necessary to be effective;
- analysis by Bruce Taylor (NLC) of related TN statutes that need to be amended or enacted by the State legislature to protect children and families from pornography-related vice crimes (i.e. making wholesaling a felony).

RECOMMENDATIONS: The Committee's recommendations included:

(1) Hamilton County - adopting a zoning ordinance to regulate SOB's; imposing reasonable gross receipt taxes on SOB's to fund additional enforcement; appropriating funds for a Special D.A. expert in prosecuting obscenity; developing a computer network in the Sheriff's department to track child sex abuse and obscenity cases; enforcing TN State law requiring persons arrested for prostitution to be tested for STDs; and establishing a committee to assist in the implementation of these recommendations.

(2) Hamilton County Sheriff's Department and Chattanooga Police Department - establishing a child sex abuse task force; educating the public about the relationship between child sex abuse and pornography.

(3) City of Chattanooga - strengthening zoning laws; continuing dispersment policy, which prohibits SOB's from clustering; revoking certain grandfather clause protections; hiring additional vice officers (currently only one officer); and regulating SOB's from locating within 500 feet of a business selling alcohol.

(4) Small Communities within Hamilton County - enacting SOB zoning laws to limit location of SOB's in the smaller communities; closely tracking child sex abuse and obscenity cases with Hamilton County Sheriff's Department.

(5) State of Tennessee - strengthening the State's Public Indecency and Obscenity laws; encouraging an officer exchange program to assist with local enforcement; encouraging Tennessee Bureau of Investigation to review organized crime activities and connections to the sex industry across the State; enacting legislation making it a felony for an adult to solicit sex from a minor, or to use pornography to solicit sex from a minor; enacting legislation giving local governments authority to restrict SOB operating hours; and revoking applicable licenses if an SOB sells pornography to a minor.



National Law Center Summary of the
AMARILLO, TEXAS
LAND USE STUDY
DATED SEPTEMBER 12, 1977

OVERVIEW: This Planning Department report cites several sources including national news magazines, "adult business" ordinances from other cities, an American Society of Planning Officials report and pertinent Supreme Court decisions. Lengthy explanation of the *Miller* test (with legal definitions), discussion of *Young v. American Mini Theatres*, and a comparison of the Boston and Detroit zoning models are included. The city defined "adult businesses" as taverns, lounges, lounges with semi-nude entertainment, and bookstores or theaters with publications featuring nudity and explicit sexual activities. (At the time, Amarillo had 3 such theaters and 4 bookstores with space for such publications).

FINDINGS: The police department provided an analysis showing that areas of concentrated "adult only" businesses had 2 1/2 times the street crime as the city average. The Planning Department concluded that concentrations of these businesses have detrimental effects on residential and commercial activities caused by 1) noise, lighting and traffic during late night hours 2) increased opportunity for street crimes and 3) the tendency of citizens to avoid such business areas. The study noted that lack of zoning regulations would lead to concentrations of sexually-oriented businesses (causing increased crime) or more such establishments locating near residential areas or family and juvenile oriented activity sites (churches, parks, etc.)

RECOMMENDATIONS: 1) Adult businesses locate 1,000 feet from each other. No recommended distance was specified from residential zones or family/juvenile activities. 2) City development of an amortization schedule and permit/licensing mechanism. 3) City regulation of signs and similar forms of advertising. 4) Vigorous enforcement of State Penal Code, especially relating to "Harmful to Minors." 5) City amendments prohibiting minors from viewing or purchasing sexually-oriented materials (enforced physical barriers).



National Law Center Summary of the
AUSTIN, TEXAS
LAND USE STUDY
DATED MAY 19, 1986

OVERVIEW: The report was the basis for developing an amendment to existing sexually-oriented business ordinances. At the time, 49 such businesses operated in Austin, mostly bookstores, theaters, massage parlors and topless bars. The study examined crime rates, property values, and trade area characteristics.

The report focused on sexually related crimes in four study areas (with sexually-oriented businesses) and four control areas (close to study areas and similar). Two study areas had one sexually-oriented business and the others had two such businesses. To determine the effects of these businesses on property values, the city sent surveys to 120 real estate appraising or listing firms (nearly half responded). For trade area characteristics, three businesses (a bookstore, theater and topless bar) were observed on a weekend night to determine customer addresses.

CRIME: Sexually related crime ranged from 177-482% higher in the four study areas than the city average. In the two study areas containing two sexually-oriented businesses, the rate was 66% higher than in the study areas with one such business. All control areas had crime rates near the city average.

REAL ESTATE: 88% said that a sexually-oriented business within one block of a residential area decreases the value of the homes (33% said depreciation would be at least 20%). Respondents also said such a business is a sign of neighborhood decline, making underwriters hesitant to approve the 90-95% financing most home buyers require. They said commercial property is also negatively effected by such businesses.

TRADE AREA CHARACTERISTICS: Of 81 license plates traced for owner address, only 3 lived within one mile of the sexually-oriented business. 44% were from outside Austin.

RECOMMENDATIONS: 1) Sexually-oriented businesses should be limited to highway or regionally-oriented zone districts. 2) Businesses should be dispersed to avoid concentration. 3) Conditional use permits should be required for these businesses.



National Law Center Summary of the
BEAUMONT, TEXAS
LAND USE STUDY
DATED SEPTEMBER 14, 1982

OVERVIEW: This report by the city Planning Department encourages amendments to existing "adult business" ordinances to include eating or drinking places featuring sexually-oriented entertainment (strippers, etc.). Zoning laws required "adult uses" to locate 500 ft. from residential areas; 300 ft. from any other adult bookstore, adult theater, bar, pool hall or liquor store; and 1,000 feet from a church, school, park, or recreational facility where minors congregate.

CRIME: Police verified that bars, taverns, and lounges (especially those with sexually-oriented entertainment) are frequent scenes of prostitution and the sale/use of narcotics. On the whole, all criminal activity was higher at sexually-oriented businesses.

RECOMMENDATIONS: 1) Add eating/drinking places that exclude minors (under Texas law), unless accompanied by a consenting parent, guardian or spouse. 2) Require specific permits for areas zoned as General Commercial-Multiple Family Dwelling Districts. 3) Reduce the required distance of sexually-oriented businesses from residential areas, schools, parks, and recreational facilities from 1,000 to 750 ft.



National Law Center Summary of the
CLEBURNE, TEXAS
LAND USE STUDY
DATED October 27, 1997

OVERVIEW: This is a report by Regina Atwell, City Attorney for the City of Cleburne, Texas, on how and why the city organized a joint, county-wide sexually-oriented business (SOB) task force. The purpose of this report is to educate and provide assistance to other jurisdictions on what the author considers important aspects of organizing, drafting and adopting an SOB ordinance or amendment to an SOB ordinance. In the introduction, Ms. Atwell cautions that although SOBs now appear more sophisticated and have begun to integrate into the mainstream, the secondary effects of these businesses are still harmful to the community. She offers a set of questions to help assess a local government's needs to enact or update its SOB ordinance. Also, she gives a brief legal history of zoning regulations for SOBs.

ORDINANCE ENACTMENT: The City of Cleburne decided to update its existing SOB ordinance in response to plans by Houston and Dallas to revise their SOB ordinances, as well as related concerns that Dallas-Ft. Worth SOBs might subsequently infiltrate the Cleburne area. After learning that the County did not have an SOB ordinance, county officials and officials from all cities in the county were invited to appoint task force members to join the Cleburne's SOB Task Force. Due to an excellent response from the county and many cities within the county, a Joint County-Wide SOB Task Force was formed, realizing that a united stand on this issue was imperative.

After researching the law, consulting experts, examining sample ordinances from other jurisdictions, thoroughly investigating SOBs and their negative secondary effects on the community, and deciding which time/place/manner regulations were most appropriate to protect the governmental interests of their area, the Joint Task Force presented a draft of an SOB Ordinance to their city and county officials. For all its functions, the Task Force relied on the following guidelines: (1) Drafting an ordinance is done by the city planning office, the city attorney and the ordinance review committee, in reliance on case studies discussing secondary effects of SOBs. It is important that the actual studies be presented to legislators; (2) Public hearings should be held to discuss the ordinance and a legislative record created to preserve testimony, studies, maps, and other evidence; (3) Draft a good "Preamble" indicating the council's concern with secondary effects of SOBs; (4) Keep legislative record clean from any suggestions that impermissible motives have influenced the legislative process; (5) Be sure the ordinance allows reasonable "alternative avenues of communication" for SOBs to locate, and include zoning maps with measurements and available sites for the record; and (6) If interested in enacting a licensing ordinance, be sure that it is narrowly drawn to serve legitimate state interests without restricting 1A speech of SOBs. The report also gives extensive tips for how to hold public hearings.

CONCLUSIONS: Regulation of SOBs, including licensing, was necessary to combat the detrimental effects of SOBs, including high crime rate, depreciated property values, and spread of communicable diseases. In addition, the Task Force recommended enforcement of public nuisance laws, diligent prosecution of obscenity and sexual offense cases, and specialized training for local police and sheriffs.



National Law Center Summary of the

DALLAS, TEXAS

LAND USE STUDY

DATED APRIL 29, 1997

This study, which is an update of a December 14, 1994 report prepared by The Malin Group, analyzes the effects of sexually-oriented businesses (SOBs), specifically those that offer or advertise live entertainment and operate as an adult cabaret, on the property values in the surrounding neighborhoods. The study concludes that there is a much greater impact on the surrounding neighborhoods when there is a high concentration of these businesses in one locale.

The study found that the presence of an SOB in an area can create a "dead zone" which is avoided by shoppers and families with children that do not want to be in areas that also have adult uses. Also, the late hours of operation combined with loitering by unsavory people in the area where SOBs are located, appear to lead to higher crime in the area. In fact, a look at police calls for service over a four year period (1993-1996) shows that SOBs were a major source of the calls. One area averaged more than one call to police per day, where there was a concentration of seven SOBs. In that same area there was a much higher incidence of sex crime arrests than in similar areas with none or fewer SOBs.

This study applied the conclusions of several other studies completed by New York, Phoenix, Indianapolis, Austin, and Los Angeles, finding that the methodology used was appropriate and the conclusions were sound. This study concludes that the finding in these other studies would not be any different in Dallas. The studies found that SOBs have negative secondary impacts such as increased crime rates, depreciation of property values, deterioration of community character and the quality of life. In addition, real estate brokers interviewed in the Dallas area reported that SOBs are "perceived to negatively affect nearby property values and decrease market values." There were similar results from surveys taken in New York City and a national survey completed in Indianapolis and Los Angeles. The study also showed that community residents were concerned that the business signs used by SOBs were out of keeping with neighborhood character and could expose minors to sexual images. In areas where SOBs were concentrated, the signs were larger more visible and more graphic, to compete for business.

The study shows that a concentration of SOBs has a higher negative impact on the surrounding communities than an area with one isolated SOB. When concentrated, SOBs tend to be a magnet for certain businesses such as pawn shops, gun stores, liquor stores, etc., while driving away more family-oriented businesses. It can be harder to rent or sell vacant land in areas where SOBs are located. In fact, the negative perceptions associated with these areas have a significant impact on declining property values, even where other negative effects of SOBs are difficult to measure. Interviews with owners of commercial property near SOBs confirmed that the loss of property value manifested in a variety of ways, including: increased operating costs, like additional security patrols, burglar alarms, and trash cleanup; properties selling at much lower sales prices; and extreme difficulty in leasing properties. Owners thought that if the SOBs were gone, their property values would increase.



National Law Center Summary of the

EL PASO, TEXAS

LAND USE STUDY

DATED SEPTEMBER 26, 1986

OVERVIEW: This study done by the Department of Planning, Research and Development, the City Attorney's Office, the Police Department Data Processing Division, and New Mexico State University involved one year of studying the impacts of SOBs on the El Paso area. A separate report by the New Mexico State University on perceived neighborhood problems is also included. The study is in response to resident concern about the negative impacts resulting from the significant growth in SOBs over the past ten years. The study results show that SOBs are an important variable in the deviation from normal rates for real estate market performance or crime. Also included in the study are detailed maps showing the locations of SOBs in El Paso and within the selected study areas.

FINDINGS: In studying the impacts caused by SOBs, three study areas (with SOBs located in the area) and three control areas (similar areas in size and population, but without SOBs) within El Paso were identified and studied. Using the results of the study areas and the attitudes of the residents living near SOBs, the study concluded that the following conditions existed within the study areas: (1) the housing base within the study area decreases substantially with the concentration of SOBs; (2) property values decrease for properties located within a 1-block radius of SOBs; (3) there is an increase in listings on the real estate market for properties located near SOBs; (4) the presence of SOBs results in a relative deterioration of the residential area of a neighborhood; (5) there is a significant increase in crime near SOBs; (6) the average crime rate in the study areas was 72% higher than the rate in the control areas; (7) sex-related crimes occurred more frequently in neighborhoods with even one SOB; (8) residents in the study areas perceived far greater neighborhood problems than residents in control areas; (9) residents in study areas had great fear of deterioration and crime than residents in control areas.

The study of perceived neighborhood problems done by the New Mexico State University revealed strong concern by residents of the impact of SOBs on children in the neighborhood. In addition, some respondents told survey interviewers they feared retaliation from SOBs if they gave information about problems related to SOBs. Overall, this survey showed a strong, consistent pattern of higher neighborhood crime, resident fear and resident dissatisfaction in the neighborhoods containing SOBs.

RECOMMENDATIONS: The main recommendations included that a zoning ordinance be adopted with distance requirements between SOBs and sensitive uses, that a licensing system be established, that annual inspections be required, that signage regulations be established, and that a penalty/fine section be included for violations.



National Law Center Summary of the
HOUSTON, TEXAS
LAND USE STUDY
DATED NOVEMBER 3, 1983

OVERVIEW: Report by the Committee on the Proposed Regulation of Sexually-Oriented Businesses determining the need and appropriate means of regulating such businesses. Four public hearings provided testimony from residents, business owners, realtors, appraisers, police, and psychologists. The committee and legal department then reviewed the transcripts and drafted a proposed ordinance. More hearings obtained public opinion on the proposal and the ordinance was refined for vote by the City Council.

TESTIMONY: The testimony was summarized into six broad premises: (1) The rights of individuals were affirmed. (2) Sexually-oriented businesses can exist with regulations that minimize their adverse effects. (3) The most important negative effects were on neighborhood protection, community enhancement, and property values. (4) Problems increased when these businesses were concentrated. (5) Such businesses contribute to criminal activities. (6) Enforcement of existing statutes was difficult.

ORDINANCE: (1) Required permits for sexually-oriented businesses (non-refundable \$350 application fee). (2) Distance requirements: 750 ft. from a church or school; 1,000 ft. from other such businesses; 1,000 ft. radius from an area of 75% residential concentration. (3) Amortization period of 6 months that could be extended by the city indefinitely on the basis of evidence. (4) Revocation of permit for employing minors (under 17), blighting exterior appearance or signage, chronic criminal activity (3 convictions), and false permit information. (5) Age restrictions for entry.



National Law Center Summary of the
HOUSTON, TEXAS II
LAND USE STUDY
DATED JANUARY 7, 1986

OVERVIEW: This is a Legislative Report prepared by the Committee on the Regulation of Sexually-Oriented Businesses for the Houston City Council. This report was prepared to explain to the members of City Council, and to the public, why the Committee has recommended certain amendments to the "original ordinance." History behind the ordinance includes the formation by the Mayor of a committee of Council Members to determine the need for regulation of sexually-oriented businesses in Houston. This was in response to growing community concern over the proliferation of SOBs. After public hearings, the Legal Department reviewed testimony and research on the subject. A final version of the "original ordinance" was adopted in December 1983.

The Committee reconvened in 1985 to revisit several possible changes in the SOB ordinance, including whether *SOBs licensed to sell alcohol* should be subject to the distance provisions of the ordinance. Originally it appeared that State law preempted municipalities from regulating SOBs that sold alcoholic beverages. But in 1985 the Texas Legislature enabled municipalities to regulate businesses selling alcohol. The Committee also wanted to consider amendments regarding consolidating administrative responsibility for enforcement of the ordinance, and review possible procedural changes that would expedite and strengthen enforcement.

FINDINGS & CONCLUSIONS: The Committee found that the feedback from the hearing was similar to that received when passing the "original ordinance." Therefore the Committee reaffirmed those findings, including: (a) that SOBs have a substantial negative impact on their surrounding neighborhoods by adversely affecting area security, property values, potential for economic development, general quality of life, suitability for family activities, and stability of the neighborhood environment; (b) that problems created by SOBs increase in intensity if clustered together; and that it is reasonable to restrict exterior signage and features to protect properties in the vicinity; and finally, (c) that SOBs are likely contributory factors to criminal activities in and around the premises.

Additional findings and conclusions for the current amendments included: (a) that the proliferation of SOBs selling alcohol contributed to the City's difficulties in economic development (expert testimony explained that Houston had a "bad reputation," making it difficult to persuade employees to move and live there); (b) that all SOBs have adverse impacts on stability and attractiveness for investment in neighborhoods, whether residential or mixed use; (c) that the "original ordinance" had a substantially positive impact on encouraging neighborhood stability and economic development, as well as lowering the incidents of crime (prostitution, drug sales) and substantial traffic jams related to clustering of SOBs; (Example: A 10-block span on Westheimer Road had a cluster of 14 SOBs and suffered from tremendous amounts of criminal activity associated with them. The passing of the "original ordinance" served as an impetus for the area turning around. Today only there are only 4 SOBs and new economic development is occurring.); (d) that applying the existing distance requirements to SOBs that serve alcohol would not unduly, unfairly or improperly limit the ability of SOBs to locate within Houston, according to a study and testimony by a member of the Planning and Development Department; (e) that continuing an amortization provision instead of grandfathering in the existing SOBs selling alcohol



National Law Center Summary of the **HOUSTON, TEXAS II** **(CONTINUED)**

would be more effective, since there was recourse for those businesses showing they could not reasonably recoup their investment within the allotted 6-month amortization period; and (f) that testimonies of committee members and the Police Department Vice Squad revealed inadequacies and inconsistencies within the permitting and enforcement process that needed to be addressed.

RECOMMENDATIONS: The Committee recommended that (1) SOBs selling alcohol be included under the same distance limitations of the "original ordinance"; (2) that the principal responsibility for overseeing the permitting process be transferred from the Department of Finance and Administration to the Police Department; (3) that the processes for enforcement of the amended ordinance be streamlined; and (4) that licensed day care centers be added to churches and schools as a protected category.



National Law Center Summary of the
HOUSTON, TEXAS III
LAND USE STUDY
DATED JANUARY 7, 1991

OVERVIEW: This is a Legislative Report prepared by the Committee on the Regulation of Sexually-Oriented Businesses for the Houston City Council. This report was prepared and adopted by the City Council as part of the legislative record regarding proposed legislation to include adult bookstores and movie theaters within the ambit of the Houston City SOB Ordinance and to amend certain permit procedures. This report is intended to supplement the 1986 report issued when the City adopted an amendment to regulate premises serving alcoholic beverages (i.e. topless bars). All of the above amendments were based on changes in the Texas state enabling statute. This report relies in part on evidence gathered in 1983 and 1986 relating to adult bookstores and movie theaters.

FINDINGS: The Committee held several hearings regarding the secondary effects of adult bookstores and movie theaters on surrounding communities. The committee heard from expert witnesses, including representatives from the police department, real estate appraisal experts, local political scientists, and dozens of citizens. The overwhelming consensus of the evidence received indicated that adult bookstores and movie theaters exert the same sorts of impacts upon surrounding communities as other forms of adult uses currently regulated. The impacts included: reduction in property values, dehumanizing impact upon nearby social institutions (i.e. churches, schools, etc.) de-stabilization of community character, and psychological concerns regarding exposure to children. These findings were the basis for the Committee to begin formal consideration of regulating adult bookstores and movie theaters.

CONCERNS & RECOMMENDATIONS: The Committee had concerns about whether the change to the ordinance would require a revision in existing distance limitations (750 feet from sensitive uses and 1000 feet from other SOBs). It concluded that leaving the distance requirements the same would still allow more than an adequate number of sites for SOBs to locate. A one-time grandfathering provision would be available to those existing SOBs that could not quite comply with the 1000-ft requirement from other SOBs, but complied with all other locational requirements.

The Committee considered various revisions of the permit provisions to fix minor administrative problems raised by the Police Department, including sites applied for but not used, time extensions for signage issues, appeals, relocation, subdivision of property, compliance and "use of pasties", and miscellaneous areas of conformity with court decisions and city code.

The Committee considered addressing perceived loopholes in the ordinance that seemed to allow SOBs to achieve conspicuous exterior signage and premises, negatively affecting the surrounding community. However, conflicting public response to proposed amendments resulted in the Committee delaying any amendments on this issue till a future date.

HOUSTON, TEXAS III
(CONTINUED)



National Law Center Summary of the

The Committee considered whether to add exposure of "male breasts" to the definition of "Specified Anatomical Areas", because of a Texas Supreme Court case examining this issue in light of Equal Rights. However, the Committee decided not to amend the ordinance based on expert testimony and lack of probative evidence based on actual experience in local SOB's that exposure to male breasts was considered sexually arousing.

At the second public hearing, which was poorly attended except for a few SOB business representatives, the Committee addressed various issues raised, including questions about amortization that the ordinance was being used to put SOB's out of business. The Committee maintained that the 6-month amortization was reasonable, given that extensions could be granted in certain circumstances. Also, the Committee affirmed that the ordinance does not regulate the substance of the speech, but only serves to minimize the secondary effects of adult uses on the community by addressing location, appearance, signage and related matters regarding SOB's.

CONCLUSIONS: The Committee recommended the ordinance as a logical step to complete the scope of the City's land use controls for adult uses.

HOUSTON, TEXAS IV

LAND USE STUDY

DATED JANUARY 7, 1997



National Law Center Summary of the

OVERVIEW: This is a summary of a legislative report prepared by the Sexually-Oriented Business Revision Committee for the Houston City Council, analyzing the strengths and weaknesses of the City's current SOB ordinance, and making recommendations for amendments and additions principally pertaining to employee licensing, lighting configurations, location requirements, prohibition of "glory holes," elimination of closed-off areas, public notification of SOB applications, clear lines of vision inside SOBs, and dancer "no-touch" policies. This report summary includes discussion of prior regulation efforts, testimony by HPD Vice Department, citizen correspondence, industry memos, legal research, and summaries of public testimony.

SUMMARY: This study was a result of increasing community concern over increasing proliferation of SOBs under the existing SOB ordinance and the HPD's need for better control over increasingly repetitive serious violations at numerous SOBs. The Committee made the following findings: (1) Due to criminal activity associated with SOBs, licenses should be required for all SOB employees (requiring criminal background investigations); (2) There are obstacles to successful enforcement of public lewdness, prostitution, indecent exposure, and other criminal activities (i.e. entertainers can detect when a patron is an undercover cop); (3) "Glory holes" between enclosed booths promote anonymous sex and facilitate the spread of disease, so prohibition of these openings was recommended; (4) The lack of a clear line of vision between manager's stations and booths or secluded areas (VIP rooms) encourages lewd behavior and sexual contact (also difficult to observe during inspections); (5) Multi-family tracts were being counted as one tract, so new formula devised based on homeowners' property size; (6) Inadequate lighting in SOBs makes it difficult for SOB managers and police to monitor illegal activities, so minimum requirements for "exit" signs in Uniform Building Code was suggested; (7) Locked rooms within SOBs are usually fronts for prostitution, so prohibition of enclosed rooms recommended; (8) Public and expert testimony requested the inclusion of "public parks" as a sensitive use in the zoning location ordinance; (9) Repeated testimony requested notification to public regarding pending SOB permits, so posting of a sign notifying of pending permit was required; and (10) Continuing amortization provisions was preferable to grandfathering in those SOBs not in compliance with the amended ordinance (i.e. 6 months plus extensions for recouping investment).

CONCLUSIONS: The Committee concluded that strengthening the ordinance would achieve expedited revocation process, accountability to SOB employees through licensing, aid to police investigations by improved lighting and configurations, protections to the community by increasing distance requirements, and reduction of disease from anonymous spread by eliminating "glory holes."



National Law Center Summary of the
NEWPORT NEWS, VIRGINIA
LAND USE STUDY
DATED MARCH, 1996

OVERVIEW: As of November, 1995, there were 31 "adult use" establishments: 14 "adult entertainment" establishments ("exotic dancing girls", "go-go" bars, "gentlemen's clubs", etc.); 8 "adult book/video stores" (outlets selling and renting pornographic magazines, videos, and sex devices); and 9 night clubs (music, dancing, or other live entertainment). Of the 31 uses, 17 are in the General Commercial zone, 5 in the Regional Business District zone, 7 in the Retail Commercial zone, and 2 are in the Light Industrial zone. They are dispersed along two streets with a few clusters. A proposed ordinance would require "adult uses" to be 500 feet from other "adult" uses and to locate at least 500 feet away from sensitive uses (churches, schools, homes, etc.), with no distance limits in the downtown zone.

CRIME: The Police Department researched calls for police responses to the 31 businesses, by address, for the period of January 1, 1994, to October 31, 1995, with a cross-check to assure accuracy of the calls to the correct address. The effects of concentrations of "adult uses" were also checked by comparing study areas with control areas. Study area 1, with 4 "adult" uses, had 81% more police calls than nearby control area 1. When adjusted for population differences, the study area had 57% higher police calls and 40% higher crimes than the control area. For the 31 sexually-oriented businesses, there were 425 calls of those: 65% were to strip clubs and go-go bars, averaging 23 calls per "adult entertainment" business; night clubs had 30% of the calls, averaging 14 calls per business; and "adult" bookstores and video stores had 4%, averaging 2 calls per business; . The reasons for the calls included: 25 assaults; 18 malicious destructions of property; 39 intoxications; 60 fights; and 151 disorderly conduct incidents. A selected list of restaurants with ABC licenses averaged 11 calls for service during the same period. One particular downtown "adult entertainment" establishment had 116.7 "police calls per 100 occupancy" compared to a regular restaurant, non-adult use, located across the street, with 50 calls per 100 occupancy.

MERCHANTS/REAL ESTATE: A very high percentage of realtors indicated that having "adult uses" nearby can reduce the number of people interested in occupying a property by 20 to 30%; would hurt property values and resale of adjacent residential property. Realtors expressed concern for personal safety, increased crime, noise, strangers in the neighborhood, and parking problems. Merchants associations surveyed supported strengthening the city's regulations of "adult uses" and expressed a common concern that additional "adult uses" would contribute to deterioration of their areas.



National Law Center Summary of the
BELLEVUE, WASHINGTON
LAND USE STUDY
DATED FEBRUARY, 1988

OVERVIEW: This is a compilation of materials prepared for the City Council Members of Bellevue, Washington for use in enacting an SOB zoning ordinance. The study includes general information about regulation of SOBs, secondary impacts from SOBs, experiences from nearby communities, description of Bellevue's current situation, and recommendations for appropriate forms of regulation of SOBs within Bellevue. Also included is a bibliography of land use studies, articles, correspondence and reference materials from adjacent municipalities made available for council members' use. Minutes from two public hearings about regulation of SOBs, maps showing the location of current SOBS, and memos from the planning department are also included.

FINDINGS: The study begins by explaining the legal basis history behind regulating SOBs. Existing provisions in the State and local codes relating to obscenity or licensing are mentioned. The study notes that the goal of regulating SOBs is to mitigate the secondary impacts of these uses in the communities. It concludes that the implications of the data and experience studied in other jurisdictions are significant to Bellevue. It discusses the link between crime rates and areas with concentrations of SOBs, as revealed by police research, noting the "skid row" effect that occurred in Detroit, and the higher percentages of crime documented in Cleveland (in the 1970's), and other cities. The study noted that while police crime statistics showed a strong connection between criminal activity and some adult uses, there is no clear consensus (in psychological studies) that exposure to pornography causes criminal behavior. The study also discusses the impact to property values. It notes a Kent survey of real estate appraisers that revealed an overall consensus that the impact on residential property values is probably negative. In Bellevue, the three existing SOBs are widely dispersed and centrally located in commercial areas, which have thus far not experienced deterioration in surrounding structures and areas. Based on a Puget Sound study, it was noted that SOBs are incompatible with residential, educational and religious uses. *The Northend Cinema v. Seattle* case agreed that the goal of preserving the quality of residential neighborhoods by prohibiting disruptive adult uses was a valid, substantial interest. This case also points out that residents' perceptions may be a major factor in siting SOBs. Overall the study concludes that research has shown SOBS may lead to the secondary effects mentioned above, but it is not possible to say definitely in each case. The study goes on to review regulations adopted by different jurisdictions, analyzing approaches of dispersal and concentration of SOBs. The study enumerates several sections of code showing public policy concerns to be considered when deciding Bellevue's approach to regulating SOBs. Currently, the three existing SOBs in Bellevue show no particular negative impacts on the surrounding community, and are widely dispersed from each other and other sensitive uses (residences, etc). However, there is not guarantee that future concentrations of SOBs will not occur.

RECOMMENDATIONS: The study recommended the adoption of a modified dispersal/concentration approach (i.e. dispersal within CB, OLB and CBD zones), with a 600-foot distance limitation between SOBs and other sensitive uses.



National Law Center Summary of the
DES MOINES, WASHINGTON
LAND USE STUDY
DATED AUGUST, 1984

OVERVIEW: This land use study includes an independent report prepared by R. W. Thorpe & Associates, Inc for the Des Moines City Council, and a report from the City Administration on the impacts of Sexually-Oriented Businesses (SOBs) on the area. Appendices include: a theater admission report, a 1978 Des Moines Community opinion survey, a copy of a Des Moines ordinance requiring an impact study of SOBs on the city, a list of criminal incidents related to the adult theater, a business activity chart of businesses adjacent to the adult theater, a copy of *Northend Cinema, Inc. v. City of Seattle*, 585 P.2d 1153 (1978), and transcripts of the hearing and testimonies.

FINDINGS: When the study was made, Des Moines had an adult theater operating in the Revitalization area/central business district of the city. It had been operating as such since the 1970's. The Administration report noted a 1978 Community Opinion Survey reporting that the majority of residents in the area were opposed to the theater. The Administration's report also lists several negative impacts caused by the presence of the adult theater in the community, including: decreased property values, refusal to shop in stores adjacent to the adult theatre, noticeable deterioration of the district, deferred maintenance, parking and traffic problems, attraction of transients, increased crime, and interference with parental responsibilities for children. As a result, the study noted that there had been numerous business failures and high business turnover in the commercial areas near the adult theater. Public testimony, staff studies and the independent study all concluded that the continued presence of the adult theater would nullify any investment in the revitalization efforts of downtown Des Moines. The study examined efforts to regulate SOBs in North Carolina, Detroit, Maryland, and Seattle. The Administration's study took particular note of Seattle's zoning ordinance, which restricted location of SOBs to a certain part of the city. It was upheld by that state's highest court, which said the city's important interest in regulating the use of its property for commercial purposes was sufficient justification.

The independent study submitted by R. W. Thorpe & Associates, Inc for the Des Moines City Council mostly focused on and made comparisons to studies done in cities in the western part of Washington State. However, the study also looked at other jurisdictions like Boston, and New Orleans. It looks at various negative impacts on the community including crime, decline in adjacent land uses, economic impact (decreased property values), and community impact (incompatibility with sensitive uses and areas where minors may meet collectively). It discussed differing approaches to regulating SOBs, including clustering and dispersal.

RECOMMENDATIONS: The Administration's report, based partly on the independent study, concluded that a zoning ordinance should be enacted, locating adult businesses in the CG zone along Highway 99. This would keep SOBs away from the central business district that the city was trying to revitalize and maintain a family friendly atmosphere there. Dispersal of SOBs was also recommended to minimize impact of crime potential volatile situations associated with close proximity of SOBs.



National Law Center Summary of the
SEATTLE, WASHINGTON
LAND USE STUDY
DATED MARCH 24, 1989

OVERVIEW: The report concerns a proposed amendment to add topless dance halls to existing land use regulations for "adult entertainment establishments." Seattle had eight such dance halls (termed "adult cabarets"), six established since 1987. The study relies on reports from a number of cities, including Indianapolis, Los Angeles, Phoenix, Austin and Cleveland.

FINDINGS: The increased number of cabarets resulted in citizen complaints, including phone calls, letters (from individuals and merchants associations), and several petitions with hundreds of signatures. Protests cited decreased property values; increased insurance rates; fears of burglary, vandalism, rape, assaults, drugs, and prostitution; and overall neighborhood deterioration. The report notes that patrons of these cabarets most often are not residents of nearby neighborhoods. Without community identity, behavior is less inhibited. Increased police calls to a business, sirens, and traffic hazards from police and emergency vehicles are not conducive to healthy business and residential environments.

RECOMMENDATIONS: Since city zoning policy is based on the compatibility of businesses, the report recommends that the cabarets locate in the same zones as "adult motion picture theaters." This plan allows about 130 acres for such businesses to locate throughout the city.



National Law Center Summary of the
ST. CROIX CO., WISCONSIN
LAND USE STUDY
DATED SEPTEMBER, 1993

OVERVIEW: At the time the St. Croix County Planning Department did this study, the County had two adult cabarets, but did not have a problem with concentration of sexually-oriented businesses (SOBs). The study acknowledges that SOB zoning ordinances have generally been upheld by the courts as constitutional and suggests the County consider following the lead of other communities who have enacted similar ordinances. The main concern surrounded possible growth of SOBs resulting from future plans for an interstate highway system linking St. Croix County and the great Twin Cities metro area. To preserve the County's "quality of life" the study indicates the need to take preventative vs. after-the-fact action.

SUMMARY: The study notes the continued growth of the SOB industry and analyzes the economic, physical, and social impact it has on the community. It examines documented economic impact of SOBs in Los Angeles, CA, Detroit, MI, Beaumont, TX, and Indianapolis, IN, noting that concentrations of SOBs results in decreased property values, rental values, and rentability/salability. General economic decline is also associated with concentration of SOBs. Residents surveyed in other studies perceived a less negative impact on property values of residential and commercial areas the further away SOBs were located. The study also noted that economic decline caused physical deterioration and blight. During night time operation hours, traffic congestion and noise glare could also be problems. Social impacts studied included negative effects on morality, crime, community reputation and quality of life. It noted the 1970 Commission on Obscenity and Pornography saying porn has a deleterious effect upon the individual morality of American citizens. It cites the Phoenix, AZ study reporting a tremendous increase in crime in three study areas containing SOBs (43% more property crimes, 4% more violent crimes, and over 500% more sex crimes). The study mentions Justice Powell's quote in *Young v. American Mini-Theatres* regarding using zoning to protect "quality of life."

The study analyzes different zoning techniques, including dispersal and concentration of SOBs, and their constitutionality. It also discusses the use of "special use" and "special exception" permits. Other regulatory techniques discussed include licensing ordinances, active law enforcement, sign regulations, and nuisance provisions. The study includes detailed examples of SOB definitions, a proposed zoning ordinance, and a bibliography of the sources used for this study.

RECOMMENDATIONS: The study recommended that the county adopt a zoning ordinance using the dispersal technique. It also suggested the county explore the possibility of licensing SOBs.



National Law Center Summary of the
ROME, GEORGIA CITY COMMISSION

LAND USE STUDY

DATED MARCH 6, 1995

OVERVIEW: Captain Marshall Smith, the Commander of the Detective Division of Rome (GA) City Police Department presented a report to the City Commission in respect the effects of crime rates surrounding adult entertainment and the impacts on other Georgia communities.

SUMMARY OF THE REPORT: The Captain reported several Georgia communities had sufficient increases of reported crimes in several Georgia communities. Specifically, Captain Smith reported the following:

- An investigator in La Grange, Georgia stated that after an adult entertainment business opened in this community, there was an increase in the number of calls. Specifically, the La Grange Police Department responded to 106 calls relating to one adult club in the year 1994.
- The Augusta Police Department reported that for a two-year period between January of 1993 and December 1994, the Police Department responded to 971 calls from three different adult entertainment businesses. The calls for service ranged from thefts and fights to aggravated assaults with weapons involved.
- The Whitfield County Sheriff's Office stated they have had instances involving prostitution, drugs, thefts, and aggravated assaults involving discharging of firearms.



National Law Center Summary of the
THE CITY OF SAINT MARYS, GEORGIA
DIGEST OF RESEARCH ON THE EVIDENCES OF RELATIONSHIPS BETWEEN
ADULT ORIENTATED BUSINESSES AND COMMUNITY CRIME AND DISORDER

The Police Department of Saint Marys, Georgia, was requested to gather evidence relating to the evidence of the relationship between crime and adult businesses, if any.

THE REPORT: The report summarizes studies from across the United States and specifically in the State of Georgia with respect to the adverse secondary effects of all adult oriented businesses in those communities. The report took those various studies together and other sources of evidence and found that the amount of crime and the type of crime, especially sexual related crimes, would increase at statistically significant levels with the introduction of adult oriented businesses in their community.



National Law Center Summary of the
THE ADAMS COUNTY SHERIFF'S DEPARTMENT
ADAMS COUNTY NUDE ENTERTAINMENT STUDY
DATED JUNE 20, 1991

OVERVIEW: The Adams County Sheriff's Department performed research related to a proposed nude entertainment ordinance for Adams County, Colorado. In this study six representative locations were selected at random representing six different areas in the unincorporated portions of Adams County.

SUMMARY OF THE REPORT:

- The study in April of 1988 determined that 76 percent of the patronage of adult businesses in their community were transient, coming from counties other than Adams County, Colorado.
- A one-block area of the community was selected because it contained two nude entertainment establishments, a Seven Eleven, a convenience store, a neighborhood tavern, three fast food businesses, and a gas station. In this block in 1986, 24 crimes were reported from the area of which 83 percent were attributed to the two nude entertainment establishments.
- In 1987 the same area was surveyed and 28 crimes were reported, 93 percent of which were attributed to the two adult businesses. It was also noted in this block that 61 percent of the crimes occurred between 4:00 p.m. and 12:00 p.m.
- A study of another block, which included three adult book stores, two topless night clubs, one neighborhood bar, one liquor store, and one beer outlet found that during 1986, 55 crimes were reported compared to 63 crimes in 1987, a 15 percent increase.
- In a more rural and isolated section of the county where a topless night club was located, 13 crimes were reported in 1986, compared to 18 crimes in 1987, a 39 percent increase.
- This study was updated looking at 1990 statistics and reported no significant changes in these areas with a few exceptions. One such exception was that one block in question in the original study reported crimes increased by 900 percent of which a 290 percent increase was attributed to adult businesses which offered nude entertainment and/or alcohol.



National Law Center Summary of the
**MINNESOTA ATTORNEY GENERAL'S WORKING GROUP ON
THE REGULATIONS OF SEXUALLY-ORIENTED BUSINESSES**
DATED JUNE 6, 1989

OVERVIEW: The Attorney General of the State of Minnesota created a working group with respect to the regulation of adult businesses. The working group for a testimony conducted briefings on the impact of adult businesses on crime and communities with methods available to reduce the secondary effects of adult businesses. Additional research was done to evaluate strategy use in other states and cities and the ramifications of those strategies.

FINDINGS RECOMMENDATIONS:

1. City and county attorneys' offices in the Twin Cities metropolitan area should designate a prosecutor to pursue obscenity prosecutions and support that prosecutor with specialized training.
2. The Legislature should consider funding a pilot program to demonstrate the efficacy of obscenity prosecution and should encourage the pooling of resources between urban and suburban prosecutor offices by making such cooperation a condition for receiving any such grant funds.
3. The Attorney General should provide informational resources for city and county attorneys who prosecute obscenity crimes.
4. Obscenity prosecutions should begin with cases involving those materials which most flagrantly offend community standards.
5. The Legislature should amend the present forfeiture statute to include as grounds for forfeiture all felonies and gross misdemeanors pertaining to solicitation, inducement, promotion, or receiving profit from prostitution and operation of a "disorderly house."
6. The Legislature should consider the potential for a RICO-like statute with an obscenity predicate.
7. Prosecutors should use the public nuisance statute to enjoin operations of sexually-oriented businesses which repeatedly violate laws pertaining to prostitution, gambling, or operating a disorderly house.
8. Communities should document findings of adverse secondary effects of sexually-oriented businesses prior to enacting zoning regulations to control these uses so that such regulations can be upheld if challenged in court.



National Law Center Summary of the
**MINNESOTA ATTORNEY GENERAL'S WORKING GROUP ON
THE REGULATIONS OF SEXUALLY-ORIENTED
BUSINESSES**

(CONTINUED)

9. To reduce the adverse effects of sexually-oriented businesses, communities should adopt zoning regulations which set distance requirements between sexually-oriented businesses and sensitive uses, including but not limited to residential areas, schools, child care facilities, churches and parks.
10. To reduce adverse impacts from concentration of these businesses, communities should adopt zoning ordinances which set distances between sexually-oriented businesses and between sexually-oriented businesses and liquor establishments, and should consider restricting sexually-oriented businesses to one use per building.
11. Communities should require existing businesses to comply with new zoning or other regulation of sexually-oriented businesses within a reasonable time so that prior uses will conform to new laws.
12. Prior to enacting licensing regulations, communities should document findings of adverse secondary effects of sexually-oriented businesses and the relationship between these effects and proposed regulations so that such regulations can be upheld if challenged in court.
13. Communities should adopt regulations which reduce the likelihood of criminal activity related to sexually-oriented businesses, including but not limited to open booth ordinances and ordinances which authorize denial or revocation of licenses when the licensee has committed offenses relevant to the operation of the business.
14. Communities should adopt regulations which reduce exposure of the community and minors to the blighting appearance of sexually-oriented businesses, including but not limited to regulations of signage and exterior design of such businesses, and should enforce state law requiring sealed wrappers and opaque covers on sexually-oriented material.



National Law Center Summary of the
**REPORT TO THE CITY OF ATTORNEY OF KENNEDALE,
TEXAS, ON CRIME-RELATED SECONDARY EFFECTS OF
ADULT BUSINESSES**

The City Attorney for Kennedale, Texas retained Professor Richard McCleary to express an opinion as to four questions relating to litigation in which the city was involved regarding sexually-oriented businesses (SOBs). Specifically, Professor McCleary reported on the crime-related secondary effects of SOBs.

The following are the questions asked and opinions rendered by Dr. McCleary:

Question 1: Do SOBs pose significant ambient public safety hazards?

Opinion 1: As a class, SOBs pose a significant ambient public safety hazards. These hazards involve not only “victimless” crimes (prostitution, e.g.) plus, also, “serious” crimes, (robbery, e.g.) and “opportunistic” crimes, (vandalism, e.g.) that are associated with vice.

Question 2: How valid is the empirical evidence that SOBs pose significant public safety hazards?

Opinion 2: The criminogenic nature of SOBs is a scientific fact. This opinion is based on two considerations. First, strong, empirically-validated criminological theory predicts that crime victimization risks will be higher around SOB sites as a consequence of the normal commercial activities at the sight. Second, this theoretically expected secondary effect has been observed in a diverse range of locations, circumstances, and times. Although the magnitude and nature of the observed crime-related secondary effect varies from case to case, every adequately designed study has observed and reported a large, significant effect.

Question 3: Do SOBs that provide material for off-premise-only use pose smaller ambient public safety hazards than other SOBs?

Opinion 3: To the extent that the on premise and off premise only SOB's draw similar patrons from similarly wide catchment areas, criminological theory predicts similar ambient crime risks. This theoretical expectation is supported by the data.

Question 4: Can the ambient public safety hazard associated with SOBs be mitigated by “hours-of-operation” regulations?

Opinion 4: The ambient public safety hazard (or crime victimization risk) can be mitigated by regulation, including hours-of-operation regulations.



National Law Center Summary of the
**REPORT OF DR. RICHARD MCCLEARY TO EFFINGHAM
COUNTY, EFFINGHAM, ILLINOIS**

OVERVIEW: Dr. McCleary was asked to review materials sent to him by the Effingham County State's Attorney's office and the empirical studies of crime-related secondary effects. Dr. McCleary provided his opinions with respect crime-related secondary effects.

FINDINGS AND OPINIONS: Dr. McCleary offered the following opinions to the stated questions and those opinions are stated herein:

Question 1: Do sexually-oriented businesses, as a general class, pose significant ambient public safety hazards?

Opinion 1: As a class, SOBs pose a significant ambient public safety hazards. These hazards involve not only "victimless" crimes (prostitution, e.g.) plus, also, "serious" crimes," (robbery, e.g.) and "opportunistic" crimes, (vandalism, e.g.) that are associated with vice. The ambient public safety hazard (for crime victimization risks) can be ameliorated by regulation.

Question 2: Given an affirmative answer to the first question, how valid is the evidence upon which this opinion is based?

Opinion 2: The criminogenic nature of SOBs is a scientific fact. This opinion is based on two considerations. First, strong, empirically-validated criminological theory predicts that crime victimization risks will be higher around sexually-oriented business sites, and as a consequence of the normal commercial activities at the site. Second, this theoretically expected secondary effect has been observed in a diverse range of locations, circumstances, and times. Although the magnitude and nature of the observed crime-related secondary effect varies from case to case, every adequately designed study has observed and reported a large, significant effect.





Monday, September 14, 2015



Notice of Public Hearing

KRAHN, Scott A, Agent

Silk Exotic at 804 N Milwaukee St #4th Floor

Class B Tavern, Public Entertainment Premises, and Food Dealers License Applications,
Requesting Adult Entertainment/Strippers/Erotic Dancing, Dancing by Performers, Patrons
Dancing, Patron Contests, Disc Jockey, Bands, Instrumental Musicians, and 5 Amusement
Machines

Thursday, September 17, 2015 at 10:00 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 on 9/17/2015 at 10:00 AM, in Room 301-B, Third Floor, City Hall. If you wish, you may provide testimony at the hearing regarding the request; see below for further information. You are not required to attend the hearing. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing. Please review the information below and if you have further questions regarding this process, please contact the License Division at (414) 286-2238.

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 appear in person and 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 present at the committee hearing and 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.

RESIDENT	MAIL ADDRESS	CITY AND ZIP CODE
CURRENT RESIDENT	769 N JEFFERSON ST 201	MILWAUKEE, WI 53202-3722
CURRENT RESIDENT	769 N JEFFERSON ST 202	MILWAUKEE, WI 53202-3722
CURRENT RESIDENT	769 N JEFFERSON ST 301	MILWAUKEE, WI 53202-3730
CURRENT RESIDENT	769 N JEFFERSON ST 302	MILWAUKEE, WI 53202-3730
CURRENT RESIDENT	773 N JEFFERSON ST 1	MILWAUKEE, WI 53202-3707
CURRENT RESIDENT	773 N JEFFERSON ST 2	MILWAUKEE, WI 53202-3707
CURRENT RESIDENT	773 N JEFFERSON ST 3	MILWAUKEE, WI 53202-3707
CURRENT RESIDENT	773 N JEFFERSON ST 4	MILWAUKEE, WI 53202-3707
CURRENT RESIDENT	773 N JEFFERSON ST 5	MILWAUKEE, WI 53202-3707
CURRENT RESIDENT	773 N JEFFERSON ST 6	MILWAUKEE, WI 53202-3707
CURRENT RESIDENT	828 N MILWAUKEE ST 1	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 10	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 11	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 12	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 14	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 15	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 16	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 17	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 2	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 3	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 4	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 5	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 6	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 7	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 8	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST 9	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST A	MILWAUKEE, WI 53202-3606
CURRENT RESIDENT	828 N MILWAUKEE ST B	MILWAUKEE, WI 53202-3606

Total Records: 29

Radius: 300.0 feet and Center of Circle: 804 N Milwaukee ST

Alcohol License Concentration for 804 N Milwaukee St

City of Milwaukee, Wisconsin



- Legend -

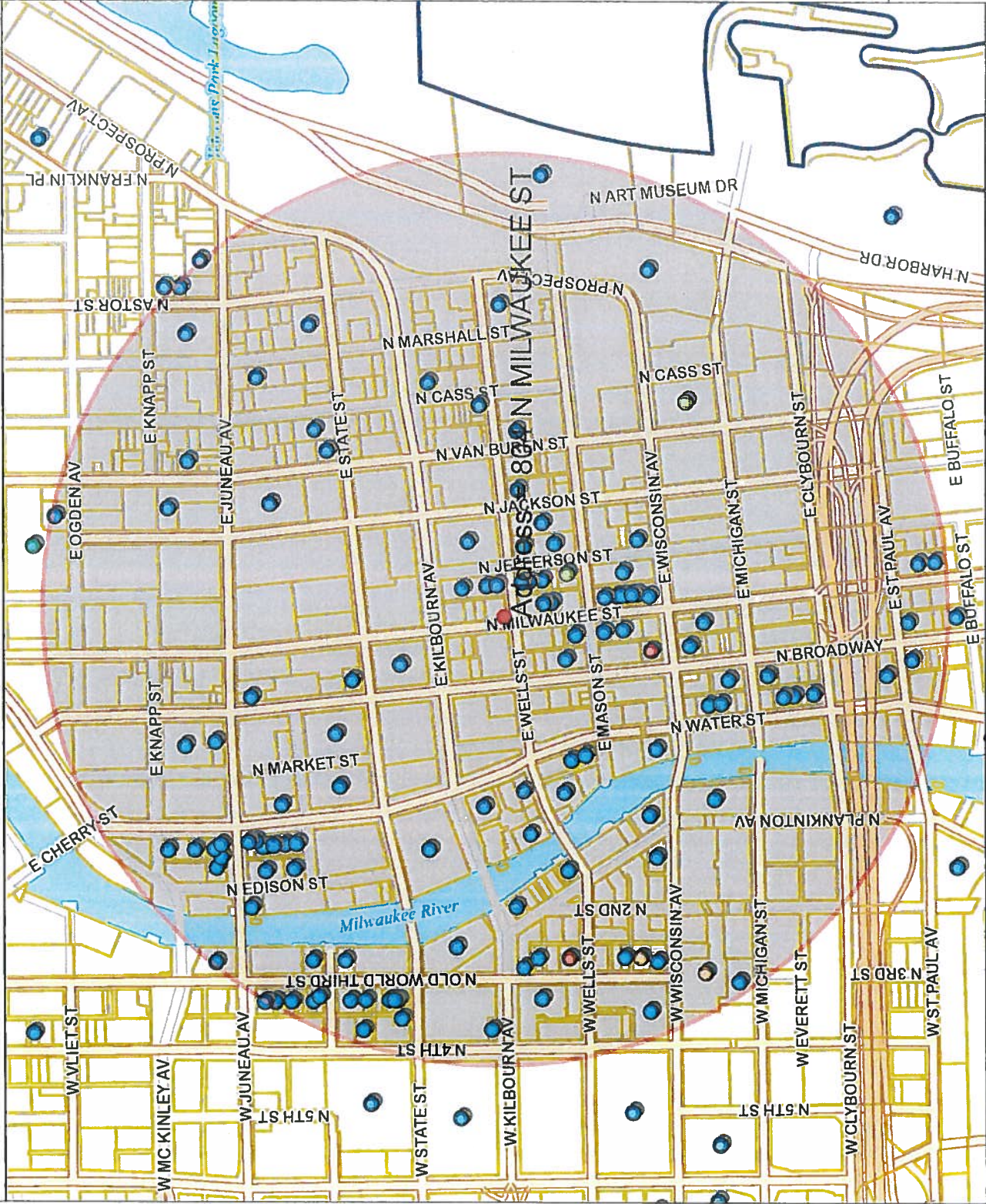
- City limits
- Parcels
- Freeways
- Exit ramps
- Entry ramps
- Ramps
- Major streets
- Streets
- Waterways
- Alcohol licenses
 - Class A intoxicating liquor
 - Class A fermented malt beverage
 - Class A liquor and malt
 - Class B fermented malt beverage
 - Class B tavern
 - Class C wine retailer

- Notes -

Licensed Alcohol Establishments Within
a .5 Mile Radius Centered on 804 N
Milwaukee St on 07/27/2015



Department of Administration - ITMD



Map Scale: 1: 9,861

© City of Milwaukee, Wisconsin
Map Milwaukee: Property Information
Disclaimer
7/27/2015

Licensed Alcohol Beverage Establishments Within a 5 Mile Radius Centered on 804 N Milwaukee St on 07/27/2015										Total
License Summary:										
Class A Fermented Malt Beverage Retailer's License	BRW CITY BEER GEAR, INC	BREW CITY BEER GEAR	FRANK R. KEPPLER, Agt	275 W WISCONSIN AV 2100	Class A Fermented Malt Beverage Retailer's License	7/27/2016	2			
Class A Malt & Class A Liquor License	GRAND CONVENIENCE STORE	GRAND CONVENIENCE STORE	ALMED K YAFAL, Agt	724 N OLD WORLD THIRD ST	Class A Fermented Malt Beverage Retailer's License	6/14/2016	4			
Class B Fermented Malt Beverage Retailer's License	MAGA MARTS, LLC	METRO MARKET #6371	John T Markowski, Agt	1123 N VAN BUREN ST	Class A Malt & Class A Liquor License	6/27/2016	2			
Class C Wine Retailer's License	Olwe Tree LLC	Convenience +	Ahmed T Shawar, Agt	308 E Wisconsin Av	Class A Malt & Class A Liquor License	5/27/2016	14			
	Walgreen Co	Walgreen's #1200	Ahmed T Shawar, Agt	240 W Wells St	Class A Malt & Class A Liquor License	7/27/2016	3			
	Collectivo Coffee Roasters, Inc	Collectivo Coffee Roasters, Inc	William M Shaker, Agt	775 W WISCONSIN AV 1108	Class A Malt & Class A Liquor License	7/27/2016				
	Collectivo Coffee Roasters, Inc	Collectivo Coffee Roasters, Inc	William M Shaker, Agt	775 W WISCONSIN AV 1108	Class A Malt & Class A Liquor License	7/27/2016				
	5 Prime LLC	5 Prime LLC	Joshua M Almerich, Agt	212 E 17th Ave, AV	Class B Fermented Malt Beverage Retailer's License	4/1/2015				
	Management Group, LLC	Management Group, LLC	MAZEN G MAUNA, Agt	1299 13th WATERS ST	Class B Fermented Malt Beverage Retailer's License	5/29/2016				
	AMBRIDGE CONCESSIONS, INC	Alot Milwaukee Downtown	Vladimir Lam, Agt	786 N Jefferson St	Class B Tavern License	7/27/2016	308			
	Al Bombardier LLC	Al Bombardier LLC	Christopher R. Varro, Agt	100 E WISCONSIN AV	Class B Tavern License	7/27/2016	266			
	ALUM ETHIOPIAN RESTAURANT, LLC	Alum Ethiopian Village	JOSEPH J. SORGE, JR., Agt	1230 N OLD WORLD THIRD ST	Class B Tavern License	11/30/2015	100			
	APARTMENT 720, LLC	APARTMENT 720	MULLU H HANTELASSIER, Agt	1245-17 N WATER ST	Class B Tavern License	7/27/2016	160			
			Tony T. Shauls, Agt	307 E WISCONSIN AV	Class B Tavern License	12/10/2015	93			
			JAMES A VASSALLO, Agt	720 N MILWAUKEE ST	Class B Tavern License	12/10/2015	150			
			LYLE E MESSINGER, SP	142-44 W Wisconsin Av	Class B Tavern License	6/13/2016	480			
			JAMES A CADD, Agt	144 E JUNEAU AV	Class B Tavern License	6/13/2016	80			
			ROBERT F KING, Agt	915-24 E JUNEAU AV	Class B Tavern License	6/14/2016	182			
			AJITE M Bessamondou, Agt	783 N JEFFERSON ST	Class B Tavern License	7/27/2016	152			
			JOHN M WISE, Agt	218 N WATER ST	Class B Tavern License	7/27/2016	298			
			JOHN M WISE, Agt	1139 N WATER ST	Class B Tavern License	7/27/2016	601			
			JOHN M WISE, Agt	1225 E MICHIGAN ST	Class B Tavern License	7/27/2016	2991			
			ERIC E WAGNER, Agt	346 N Broad St	Class B Tavern License	7/27/2016	455			
			Amanda K. Uter, Agt	1114 N WATER ST	Class B Tavern License	7/27/2016	300			
			ROBERT F SMITH, Agt	1123 N WATER ST	Class B Tavern License	7/27/2016	216			
			MANHIT SINGH, Agt	780 N Old World Third St	Class B Tavern License	10/30/2015	300			
			ANDREW C DELOSTER, Agt	1028-30 N Jackson St	Class B Tavern License	7/27/2016	833			
			ROBERT C SCHMIDT, JR., Agt	1133-37 N Water St	Class B Tavern License	11/29/2015	214			
			JOHN M WISE, Agt	125 E JUNEAU AV	Class B Tavern License	7/27/2016	214			
			JOHN M WISE, Agt	1020 N Water St	Class B Tavern License	7/27/2016	214			
			JOHN M WISE, Agt	777 E WISCONSIN AV	Class B Tavern License	7/27/2016	214			
			JOHN M WISE, Agt	1231 N VAN BUREN ST	Class B Tavern License	7/27/2016	214			
			MICHAEL V BUCKLEY, Agt	801 N Cass St	Class B Tavern License	7/27/2016	425			
			BRIAN I WARD, Agt	540 E MASON ST	Class B Tavern License	7/27/2016	661			
			GORGIO G PIZZARI, SP	842 N OLD WORLD THIRD ST	Class B Tavern License	11/27/2015	100			
			Lindsey N Finamore, Agt	310 W WISCONSIN AV 100	Class B Tavern License	6/19/2016	200			
			OMAR L SHAKU, Agt	724 N MILWAUKEE ST	Class B Tavern License	12/17/2015	160			
			KENNETH J MCNULTY, Agt	725-729 N Milwaukee St	Class B Tavern License	12/28/2015	133			
			ROBERT C TSAO, Agt	117 E WELLS ST	Class B Tavern License	5/23/2016	165			
			Brian J. Bishaw, Agt	607 E OGDEN AV	Class B Tavern License	7/27/2016	99			
			NICHOLAS A BURKE, Agt	316 N MILWAUKEE ST	Class B Tavern License	7/27/2016	150			
			ANTHONY'S BELT, Agt	300 W MICHIGAN ST	Class B Tavern License	7/27/2016	304			
			ANTHONY'S BELT, Agt	111 N WELLS ST	Class B Tavern License	7/27/2016	304			
			ADAM D VIGHER, Agt	720 N MILWAUKEE ST	Class B Tavern License	7/27/2016	304			
			DEAN ZAROS, Agt	777 N JEFFERSON ST	Class B Tavern License	7/27/2016	99			
			JOHN M GRIOL, Agt	722 N MILWAUKEE ST	Class B Tavern License	7/27/2016	213			
			MARTA C BIANCHINI, Agt	250 E JUNEAU AV	Class B Tavern License	6/18/2016	330			
			Kim I. Morris, Agt	520 E WELLS ST	Class B Tavern License	5/12/2016	501			
			DANIEL W JORGENSEN, Agt	106 W WELLS ST	Class B Tavern License	7/27/2016	170			
			KARL R LOPP, Agt	831 N JEFFERSON ST	Class B Tavern License	6/19/2016	100			
			Charles H. Stumm, Agt	611 N BROADWAY	Class B Tavern License	7/27/2016	270			
			STEVEN W SMITH, Agt	425-29 E WELLS ST	Class B Tavern License	7/27/2016	450			
			LYNN M Miller, Agt	246 E Mason St	Class B Tavern License	7/27/2016	450			
			ELLEN M TILL, Agt	910 E MICHIGAN ST	Class B Tavern License	7/27/2016	450			
			HANS WESSEBER, JR., Agt	1009 N Old World Third St	Class B Tavern License	7/27/2016	450			
			JAMES D HUMBERT, JR., Agt	411 E MASON ST	Class B Tavern License	6/13/2016	240			
			MICHAEL GARDNER, Agt	400 N WATTS ST	Class B Tavern License	5/27/2016	200			
			MARC R BRANCHINI, Agt	708 N MILWAUKEE ST	Class B Tavern License	7/27/2016	60			
			Jamie A Berger, Agt	311 E Wisconsin Av	Class B Tavern License	7/27/2016	150			
			BENJAMIN T CRIGHTON, Agt	1007 N Cass St	Class B Tavern License	11/24/2015	99			
			THOMAS C ANDREA, Agt	320 E MADISON ST	Class B Tavern License	6/20/2016	400			
			Elizabeth B. Laford, Agt	150-55 E JUNEAU AV	Class B Tavern License	11/22/2015	480			
			Timothy M. Grogan, Agt	530 N Water St	Class B Tavern License	7/27/2016	480			
			ROBERT M. FEE, Agt	800 N JEFFERSON ST	Class B Tavern License	7/27/2016	320			
			Maria A. Reheiser, Agt	1110 N Old World Third St	Class B Tavern License	5/19/2016	300			
			JEFFREY A KOVACOVICH, JR., Agt	1225 N WATER ST	Class B Tavern License	9/22/2015	1591			
			MONICA J DE PALMA, Agt	1228 N Astor St	Class B Tavern License	4/10/2016	370			
			DANIEL J HAZARD, Agt	107 N Old World Third St	Class B Tavern License	11/22/2015	400			
			PATRICK J MURPHY, Agt	1038 N 4th St	Class B Tavern License	6/20/2016	419			
			MARGARET E Williams-Smith, Agt	421 E WISCONSIN AV	Class B Tavern License	6/27/2016	419			



BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 3/17/15

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

1. Type of Business

Applying for: ☐ Extended Hours Establishment License ☐ Filling Station License ☒ Other (plan of operation for specific license also required)

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

GENTLEMEN'S CLUB

Do you have any experience operating this type of business? ☐ No ☒ Yes

If yes, explain: 1 3 OTHER SILEXOTIC LOCATIONS IN WI.

2. Business Operations

- a. Proposed Opening Date: FALL 2015
- 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): 11400 N SILVER SPRING RD MILWAUKEE WI 53225
- h. Are other businesses operating in the same building? ☒ No ☐ Yes If yes, describe: _____

3. Litter & Noise Control

- a. How are grounds kept clean? ☒ Sweep ☒ Pressure Wash ☒ Pick Up Litter ☒ Hired Maintenance
☐ Building Owner Responsibility ☒ Garbage Cans Outside ☐ 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: _____
Will a sound amplification system be used? ☐ No ☒ Yes If yes, describe: DJ USES SPEAKERS & AMPLIFIERS.
- e. Are there designated outdoor smoking areas? ☐ No ☒ Yes If yes, describe: ROOFTOP SMOKING DECK.
- f. Number of Garbage Cans: Inside: ± 30 Locations: THROUGH OUT THE ENTIRE CLUB.
Outside: ± 6 Locations: BY ALL EXTERIOR DOORS
- g. Is a crowd control barrier used? ☒ No ☐ Yes If yes, describe: _____
- h. Describe sanitation facilities (restrooms): WOMEN'S RM: MULTIPLE TOILETS + SINKS. MEN'S RM: MULTIPLE
- i. Name of solid waste contractor: ☒ Advanced Disposal ☒ Waste Management ☐ Other: TOILETS, SINKS + URINALS *

SEE ATTACHED
FLOORPLAN.

4. Parking & Security

- a. Are there off-street parking places? ☐ No ☒ Yes If yes, how many? 2 MULTI STORY PARKING STRUCTURES ACROSS STREET.
Describe security plan for parking lot: N/A.
- b. Is there a loading zone? ☐ No ☒ Yes If yes, describe security for loading zone NONE. ON MAIN STREET.
- c. Will you have security personnel on premise? ☐ No ☒ Yes If yes, how many? 6-8
What are their responsibilities? maintain peaceful environment; check IDs; diffuse trouble before it starts; ensure security of patrons, employees + neighborhood.
Is security equipment used? ☐ No ☒ Yes If yes, describe flashlights + radios.
List their licensing, certification, or training credentials in-house training.
Will there be security cameras? ☐ No ☒ Yes If yes, where? entire premise exterior + interior
Will searches or identification checks be conducted upon entry? ☐ No ☒ Yes If yes, describe floorhosts will check everyone's ID who wishes to enter.

5. Percentage of Sales (must total 100%)

Alcohol <u>41</u> %	Food <u>5</u> %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment <u>36</u> %	Cigarettes _____ %		
Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)	Other <u>18</u> % Describe: <u>ADMISSION; ATM; SERVICE FEES</u>	

6. Businesses/Licenses on the Premises (check all that apply):

Type 1

- | | | | |
|---|--|---|--|
| ☒ Full Service Restaurant | ☐ Cafe/Coffee Shop | ☐ Deli or Fast Food Restaurant | ☐ Private/Fraternal/Veterans Club |
| ☒ Night Club | ☒ Tavern | ☒ Cocktail Lounge | ☐ Teen Club |
| ☐ Bowling Alley | ☐ Hotel | ☐ Banquet Hall | ☐ Sports Facility |

Type 2

- | | | | |
|--|---|---|--|
| ☐ Liquor Store | ☐ Corner Store | ☐ Supermarket | ☐ Convenience Store |
| ☐ Gas Station | ☐ Amusement/Phonograph Distributor | | ☐ Auto Wrecker |
| ☐ Used Car Dealer | ☐ Used Auto Parts | ☐ Personal Service Establishment | ☐ Recording Studio |

What other types of licenses/permits will you hold at this location? (check all that apply)

- ☐ Occupancy Permit ☐ Cigarette & Tobacco ☐ Gas Station ☐ Extended Hours ☐ Class "B" Tavern ☐ Weights & Measures
☐ Secondhand Dealer ☐ Precious Metal & Gem ☐ Other: _____

7. Legal Capacity (only if a Type 1 premises in #6 above)

Capacity TBD (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

8. Premises Description

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

☐ 1st Floor ☐ 2nd Floor ☐ Basement Storage ☐ Patio ☐ Beer Garden ☐ Sidewalk Café ☐ Deck ☐ Rooftop

☒ Other: Describe: 4th FLOOR

e. Describe Location: ☐ Major Thoroughfare ☒ Secondary Street ☐ Other: _____

f. Nearest Major Cross Street: E WELLS ST

g. Describe Building: ☒ Free Standing Building ☐ Strip Mall ☐ Other: _____

h. Describe Premises Structure: ☐ Single Story ☒ Multi-Story - # of Stories 4 ☐ Other: _____

i. Describe Surrounding Area: ☒ Commercial ☐ Residential ☐ Industrial ☐ Other: _____

j. Property Owner's Name: CATALDO 804 LLC Phone Number: 414 737 9189

Address: 260 E HIGHLAND AVE #401 MILWAUKEE WI 53202

9. Hours of Operation & Customers

Will customers be entering the premises? ☐ No ☒ Yes

Day of the Week	Proposed Hours of Operation:		Number of Customers expected each day	Potential Age Range of Customers	Class B Applicants: Age Restriction (If none, write 'None')
	Open (include a.m. or p.m.)	Close (include a.m. or p.m.)			
Sunday	11:00 AM	2:00 AM	200	21 + OVER	NONE
Monday	11:00 AM	2:00 AM	200	21 + OVER	NONE
Tuesday	11:00 AM	2:00 AM	200	21 + OVER	NONE
Wednesday	11:00 AM	2:00 AM	250	21 + OVER	NONE
Thursday	11:00 AM	2:00 AM	300	21 + OVER	NONE
Friday	11:00 AM	2:30 AM	500	21 + OVER	NONE
Saturday	11:00 AM	2:30 AM	700	21 + OVER	NONE

Entertainment Indoor Closing Hours - If alcohol beverage establishment, same as alcohol license hours.
If non-alcohol establishment 1:00 am Sunday to Thursday; 1:30 am Friday and Saturday.

Entertainment Outdoor Closing Hours - 10:00 pm Sunday - Thursday; 12:00 am Friday and Saturday,
unless otherwise approved by Common Council in licensee's plan of operation.

10. Required Signature(s)

[Signature]
Sole Proprietor, Partner, Agent, or 20% or more Shareholder

Signature of additional partner or 20% or more Shareholder

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



ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL PLAN OF OPERATION

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 www.milwaukee.gov/license

Legal Entity Name: <u>SIMPLIFIED INVESTMENTS LLC</u>
Premise Address: <u>804 N MILWAUKEE ST</u>
Proximity of Premises to Church, School, Daycare Center or Hospital
Is there at least 300 feet between the building and any church, school, daycare center or hospital? ☒ Yes ☐ No
"Service Bar Only" Designation
If applying for Class B or C license, are you applying for "Service Bar Only"? ☒ No ☐ Yes
Service Bar Only means customers cannot sit at the bar. Alcohol is served to patrons seated at tables. No stools, chairs or other articles of furniture shall be placed at the service bar for patrons to sit upon.
Business Information
a) Are you taking out this application for anyone that may not be eligible for a license? ☒ No ☐ Yes If yes, list name and address: _____
b) Will the agent, a partner or the individual licensee be conducting the day-to-day operations of the business? ☐ No ☒ Yes If no, list the name and address of the person(s) who will: _____
Class B Applicants: If the agent, a partner or the individual licensee will not be conducting the day-to-day operations of the business, the person(s) listed above must obtain a Class B Managers license.
c) Does anyone else have money invested or any other interest in this business? ☒ No ☐ Yes If yes, explain: _____
d) Have you made an agreement with anyone to repay any loan or any other payments based upon income from the business? ☒ No ☐ Yes If yes, list name and address: _____
Proof of Ownership, Lease, or Offer to Purchase (new & transfer applicants only)
Submit proof of ownership, lease, or offer to purchase the building with this application. A lease or offer to purchase must: a) Be in the same legal entity name as that apply for the license b) Reflect the same address as the premises address on this application c) Reflect current dates and d) Be signed by the lessor/seller and lessee/buyer
Property Information (new & transfer applicants only)
a) Do you own or lease the building? ☐ Own ☒ Lease
b) Who owns the fixtures (for example, coolers, etc.)? <u>N/A</u>
c) Are you purchasing the stock and/or fixtures? ☒ No ☐ Yes If yes, amount paid \$ _____
d) Total amount paid for business \$ <u>0</u>
e) Total amount paid for goodwill of the business \$ <u>0</u>
Goodwill comprises the reputation and customer relationships of an existing business. If the price you pay for the business exceeds the fair market value of all of the rest of the assets of the business, the excess may be considered goodwill.
f) Have you made arrangements with the seller for payment of personal property taxes? ☒ No ☐ Yes

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

Lease Information (new & transfer applicants who are leasing the premises only)

- a) Date lease begins 7/10/15 Ends 7/1/35
- b) Monthly rental \$ 20,000
- c) Do you have an option to renew the lease? ☐ No ☒ Yes
- d) Does your lease allow for assignment to another party without the consent of the owner? ☒ No ☐ Yes
- e) For what length of time have you been guaranteed occupancy (number of years)? 20 YRS.
- f) In addition to paying the monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease? ☐ No ☒ Yes If yes, explain NNN
- g) Does the present owner or occupancy object to the granting of your license? ☒ No ☐ Yes
If yes, explain _____

Change of Agent Applicants Only

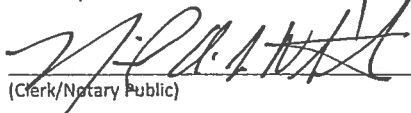
Have there been any changes to the floor plan since the last application was submitted? ☐ No ☐ Yes

If no, a new floor plan is not required. If yes, submit a new floor plan and explain the change(s): _____

Notarized Signatures of Applicants

SUBSCRIBED AND SWORN TO BEFORE ME

This 16th day of July, 2015


(Clerk/Notary Public)

My Commission Expires is permanent
*Notary Seal must be affixed.


Sole Proprietor, Partner, 20% or more Shareholder, or
Agent – only if there are no 20% or more shareholders

Additional partner or 20% or more shareholder

Note: All information contained in this application is subject to approval by the Common Council.

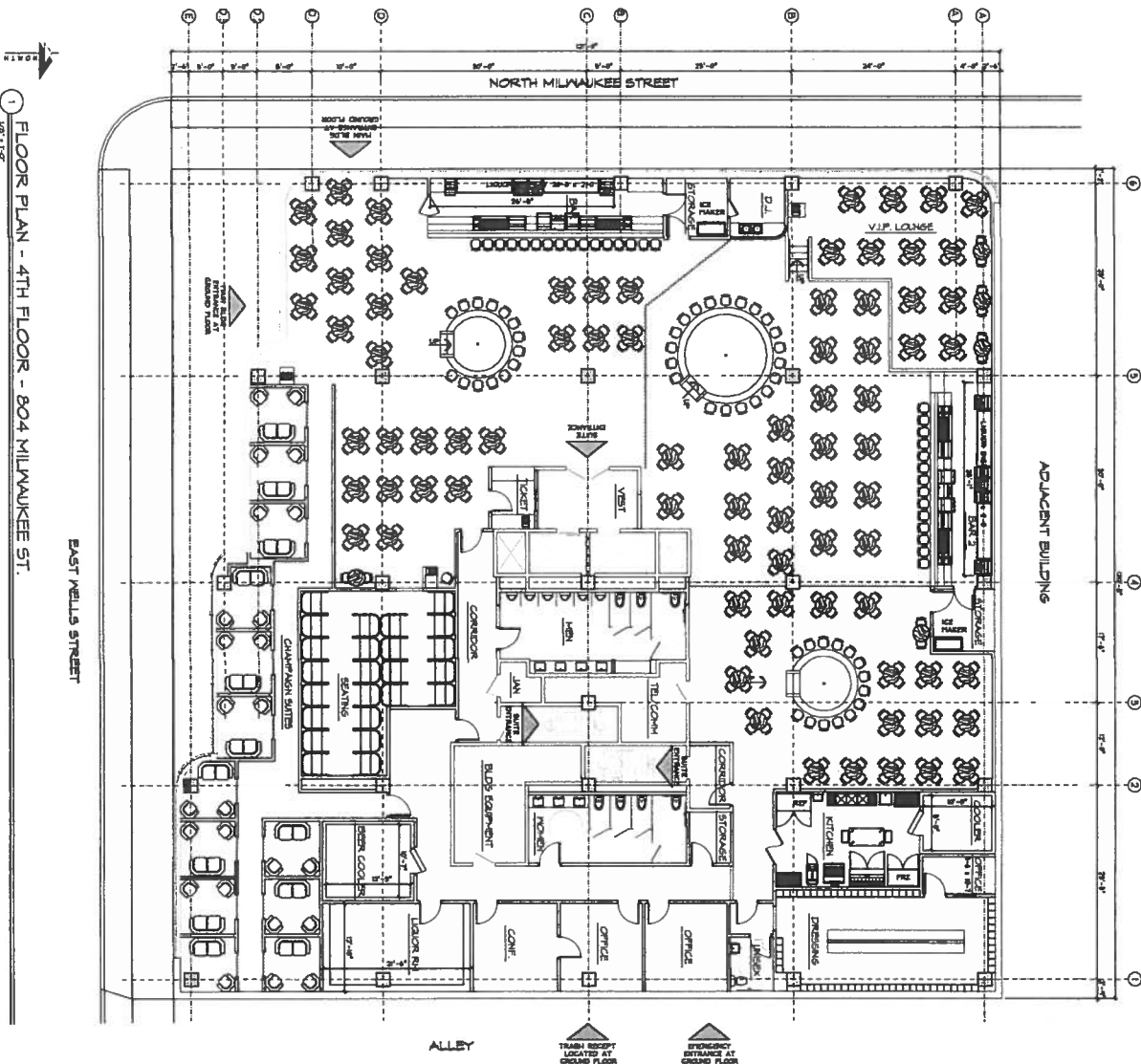
Deviating from approved plan of operation will subject licensee to citations, and/or suspension or non-renewal of the license.

Contact the License Division for information on how to request changes.

New and transfer of premise applicants must submit the following:

- ☐ Proof of ownership, lease or offer to purchase the building ☐ Detailed floor plan ☐ If a restaurant, copy of the menu

AREA CALC'S
 SILK - CLUB
 MANAGEMENT
 BUILDING CODE/EQUIP
 STORAGE
 TOTAL BLDG
 4,310 SF
 1,473 SF
 775 SF
 262 SF
 13,712 SF
 SILK EXOTIC
 SIMPLIFIED INVESTMENTS LLC
 SCOTT A KRAHN, AGENCY
 20 JULY 2015



1 FLOOR PLAN - 4TH FLOOR - 804 MILWAUKEE ST.

THE CUSTOM HOUSE LLC
 ARCHITECTURE UNLIMITED
 RESIDENTIAL
 COMMERCIAL
 1506 S. 38th STREET
 WEST ALIS, WI 53214
 PHONE (414) 674-0352

SILK - Gentlemen's Club
 4th Floor, Kennedy Place One
 804 Milwaukee Street
 Milwaukee, WI

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Revised For
 Date: 10/14/2015
 By: 20 JULY 2015

Drawn By: D6
Checked By: D6
Date: 09 JUL 2015
Job Number: 5034
Sheet Number: 1

**FOOD DEALER LICENSE PLAN OF OPERATION**

OFFICE OF THE CITY CLERK, LICENSE DIVISION
CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202 •
(414) 286-2238 • license@milwaukee.gov • www.milwaukee.gov/license

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Legal Entity Name:	SIMPLIFIED INVESTMENTS LLC
Premises Address:	804 N MILWAUKEE ST MILWAUKEE WI 53202
1. Application Type	
Is this a new food business or are you taking over a food business which is currently operating?	
☐ Taking over a currently operating, licensed food business ☒ New business (includes taking over a closed food business)	
Will you be sharing kitchen space with another food establishment?	
☐ Yes, I intend to rent space in my kitchen to other food businesses ☐ Yes, I am renting space from another food business which will also be using the kitchen* ☒ No, I will be the only food business using the space	
*If renting space in a commercial kitchen with another operator, a completed and signed Shared Kitchen Agreement is required. The form is available at www.milwaukee.gov/license	
Provide a brief description of the food establishment.	
GENTLEMEN'S CLUB THAT SERVES FOOD.	
Attach a copy of your menu or general listing of the types of food products that will be sold. Indicate what information you will be including:	
☒ Menu ☐ List of the types of products (for example: packaged foods, deli case, meat department)	
What is the anticipated opening date or date of change of ownership: FALL 2015	
2. Construction, Remodeling and Equipment	
Are any construction, remodeling or equipment changes planned? ☒ Yes ☐ No <i>If no, skip to section 3.</i>	
Scope of the planned project?	
☒ New construction or conversion of an existing structure to be used as a food establishment ☐ Renovation/remodeling of a food establishment, which may or may not include equipment changes ☐ Renovation/remodeling limited to the installation/change/replacement of food equipment	
Provide a brief summary of the proposed construction, remodeling and/or equipment change:	
KITCHEN TO BE INSTALLED.	
Note: Building permits may be required. Contact the City of Milwaukee Development Center.	
Date alterations/changes planned to begin FALL 2015	
Name, address and phone number of architect	
TBD	
Name, address and phone number of general contractor	
TBD	

3. Premises Description

Will food be prepared or sold at a single or multiple food preparation and/or sale sites (for example a hotel with multiple dining rooms or bars):

☒ Single ☐ Multiple

If multiple sites will be used, how many distinct sites will be used? _____

List all sites and briefly describe the nature of the food activities at each site:

INSIDE THE GENTLEMEN'S CLUB.

Are any outdoor operations planned? ☐ Yes ☒ No

If yes, what activities will be conducted outdoors (check all that apply):

☐ Bar ☐ Cooking/Grilling ☐ Dining – Patio ☐ Dining – Sidewalk (DPW permit required) ☐ Storage

☐ Other, specify _____

Seating provided on site for dining? ☒ Yes ☐ No

If yes, are there additional banquet facilities other than the main dining area? ☐ Yes ☒ No

Total square footage of the establishment (exclude space utilized for other purposes other than food) ± 8000 SQ. FT.

Number of Full Time Employees ± 5

Number of Part Time Employees 0

4. Business Type

Establishment Type (select the one that best describes the proposed business)

☐ Bed and Breakfast

☐ Community Food Program – free meal site or food pantry. Any site where all food is provided free of cost to those in need, or to organizations serving persons in need.

☐ Distiller or Brewer – facilities that are primarily engaged in the production of alcoholic beverages

☐ Food Distributor – a business that transports food for sale to retail and wholesale establishments and does not perform any food items

If distributor, is food stored on site? ☐ Yes ☐ No

☐ Food Manufacturer – commercial operation that produces, packages, labels, or stores food for human consumption, but primarily does not provide food directly to a consumer. Food is sold to distributors, retailers or restaurants. There may be a small store on site where only the manufacturers products are sold, but the majority of product is sold to other licensed food establishments.

If manufacturer, is there a retail store onsite? ☐ Yes ☐ No

☐ Food Store – a food establishment in which the majority of food sales consist of beverages or multi-serving food products requiring further preparation prior to consumption, examples of food stores include bakeries, grocery stores, convenience stores, coffee shops, liquor stores. Food stores include businesses whose primary business is other than food (book store, pharmacy, etc.), but offer convenience food items.

If Food store, are you considered a convenience food store (see definition below)? ☐ Yes ☐ No

A convenience food store contains less than 5,000 sq. ft. of retail sales space AND has as its primary business the sale of basic food items and in addition sells household products. Basic food items may include, but are not limited to, milk and dairy products, bread products, prepared sandwiches, frozen entrees, refrigerated food and baby food. Household products may include, but are not limited to, cleaning products, paper products, baby products and pet food

☐ School – educational institution including elementary, middle and high schools. Check type:

☐ Satellite Kitchen is a school kitchen with limited food preparation including reheating or holding of cooked food, storage of cold ready-to-eat food items and portioning and serving of bulk requiring no on-site preparation for service

☐ Production Kitchen is a school kitchen in which food preparation activities beyond reheating, portioning and hot and cold holding are performed

☐ Restaurant is a school kitchen operated by an outside entity or contractor, any school meal program not directly operated by the schools

☐ Restaurant – a food establishment in which the majority food sales consist of meals or other items ready for immediate consumption

☐ Shared Kitchen, Commissary or Base – a commercial kitchen used for the production of food to be served or sold at another location; a base of operations for a food peddler caterer or seasonal market vendor

☒ Tavern – a food establishment in which food sales are limited to beverages, primarily intoxicating beverages



**VENDING MACHINE OWNERS AND FOOD DISTRIBUTORS
USING A PRIVATE RESIDENCE AS THEIR BUSINESS ADDRESS**

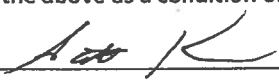
AGREEMENT RELATING TO STORAGE OF FOOD IN A PRIVATE RESIDENCE

Food storage by a vending machine owner or distributor in a private residence is limited as follows.

NOTE: No other food dealers may store food in a private residence.

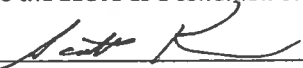
1. Prior to issuance of a license, the storage area must be inspected and in compliance with the following:
 - A. Food storage in the home must be limited to commercially packaged, non-potentially hazardous snack foods such as gums candies, and chips.
 - B. All food must be stored in its original container. There can be no storage of unwrapped bulk food products or removal of product from its original package for repackaging of any kind.
 - C. No food can be stored in any room used as living or sleeping quarters. Food storage must be in a separate room, used exclusively for food storage. No other non-food items can be stored in this room. The room must also be equipped with a tight-fitting, self-closing door. No pets are to be kept or allowed in the food storage area.
 - D. No food can be stored in a garage or other buildings outside the dwelling unit.
 - E. Foods must be stored off the floor and away from the wall in rodent/insect proof containers (i.e., plastic or metal containers with tight-fitting lids).
 - F. There shall be no sales made in or around the dwelling unit.
 - G. This approval is only applicable to vending machine owners, peddlers, and distributors without retail operations or warehouses, and storage is limited to what can be sold in a week's time.
 - H. Operator must agree to unannounced annual inspection of the storage area by the Milwaukee Health Department as a condition of licensing. Violation of any of the above requirements is grounds for denial or revocation of a license.
 - I. Operator must have a Statement of Home Occupation on file with the Department of Building Inspection.
 - J. Vehicles used in transporting foods are also subject to inspection and approval by the Health Department.
 - K. No food can be stored in an attic unless the attic is properly finished and ventilated.

I have read and agree to the above as a condition of licensing.

Operator's Signature: 

2. In lieu of storage of food in my home, I will purchase product from an approved source as I need it for same day distribution without the storing of excess product.

I have read and agree to the above as a condition of licensing.

Operator's Signature: 

Appetizers

Breaded Mushrooms

Fresh mushroom caps breaded & fried to golden brown, served with a side of ranch.

\$8.50

Cheese Curds

Fresh Wisconsin cheese curds beer battered & deep fried to golden brown perfection.

\$8.50

Mozzarella Sticks

Fresh mozzarella cheese wrapped on a wonton shell, deep fried to a golden brown, served with a side of marinara sauce.

\$9.00

Jalapeno Poppers

Breaded jalapeno peppers filled with cream cheese, cooked to a golden brown, served with a side of marinara sauce.

\$8.50

Sour Cream & Chive Fries

Thinly sliced potatoes sprinkled with sour cream & chive seasoning, fried to a golden brown, served with a side of ranch dressing.

\$6.00

Loaded Sour Cream & Chive Fries

Thinly sliced potatoes with sour cream & chive seasoning covered with real bacon pieces & nacho cheese.

\$7.00

Chili Cheese Fries

Our sour cream & chive French fries covered in our homemade chili to bring together a great taste.

\$7.00

Potato Skins

Potato halves carved out, filled with melted cheese, & topped with real bacon pieces, served with a side of sour cream.

\$9.00

Quesadillas

Your choice of grilled chicken or beef, onions, tomatoes & black olives smothered with cheddar cheese on a crispy tortilla shell, served with a side of sour cream & salsa.

\$10.50

Buffalo Wings

Deep fried chicken wings & drummies prepared plain, mild, bbq, honey bbq, hot bbq, sweet & spicy, honey mustard, Cajun, Caribbean jerk or inferno.

\$10.50

Chicken Tenders

Boneless chicken strips breaded & fried to a golden brown, served with your choice of ranch, honey mustard or bbq sauce.

\$9.50

Homemade Nachos & Cheese

Fresh corn tortillas sliced into strips, deep fried & seasoned, served with a side of cheddar cheese and jalapenos.

\$9.50

Deluxe Nacho Platter

Our famous homemade nachos covered with black olives, ground beef, cheddar cheese, onions, tomatoes, sour cream and salsa.

\$11.50

Onion Shreds

Thinly sliced onions breaded and deep fried to a golden brown.

\$8.50

Appetizers

Popcorn Shrimp

\$11.50

Baby shrimp breaded, deep fried to golden brown, served with a side of cocktail sauce.

Shrimp Cocktail

\$15.50

Jumbo shrimp served with cocktail sauce.

Strawberries n Cream

\$11.50

A mound of fresh strawberries piled high and served with a side of whipped cream.

Spinach and Artichoke Dip

\$10.50

Spinach and artichokes ground up in a cheese sauce, served with deep fried pita chips.

Garlic Bread

\$6.50

French bread with garlic butter toasted to golden brown, served with a side of marinara.

Cheese Bread

\$7.50

French bread with garlic butter topped with mozzarella cheese, then toasted to golden brown, served with a side of marinara.

Chips and Salsa

\$8.50

Homemade tortilla chips deep friend and seasoned, served with a side of salsa.

Dessert Nachos

\$8.00

Crispy flour tortillas sprinkled with cinnamon and sugar covered in caramel and chocolate syrup, and freshly cut strawberries.

Soup & Salads

Homemade Chili

Cup
Bowl

\$3.50
\$5.50

House Salad

\$9.25

Mixed greens, diced tomatoes, red onion, sliced cucumbers, dried cranberries, freshly made croutons & your choice of dressing.

Mixed Caesar Salad

\$10.25

Romaine lettuce tossed in Caesar dressing topped with shredded parmesan cheese & freshly made croutons.

Grilled Chicken Salad

\$12.25

Mixed greens, freshly grilled chicken, tomatoes, red onions, crumbled bleu cheese, & peppercorn ranch.

Raspberry Turkey Salad

\$12.25

Mixed greens, shredded carrots, fresh oven roasted turkey breast, diced tomatoes, tossed in raspberry vinaigrette dressing.

Balsamic Grilled Chicken Salad

\$12.25

Mixed greens, freshly grilled chicken breast, fresh baby spinach, diced tomatoes, tossed in balsamic vinaigrette dressing.

Strawberry Orange Salad

\$10.25

Mixed greens, freshly sliced strawberries, freshly sliced mandarin oranges, sliced cucumbers & dried cranberries.

Buffalo Chicken Salad

\$11.00

Our fried, breaded chicken breast atop a bed of mixed spring greens, tomatoes, shredded cheese, homemade croutons & ranch dressing.

Burgers

All burgers served on your choice of roll:
kaiser, pretzel or ciabatta bun.

And a choice of side: homemade chips or sour cream & chive fries.

Kobe Beef Burger

\$14.25

1/2 lb. Kobe Beef burger topped with mixed greens
& your choice of cheese served with a side of
parmesan peppercorn mayo.

* Kobe Beef burger will not be served above a med temperature.

Hamburger

\$9.25

1/2 lb. Black Angus beef cooked to perfection.

Cheeseburger

\$9.75

1/2 lb. Black Angus beef smothered in your
choice of cheese.

Mushroom and Swiss Burger

\$10.50

1/2 lb. Black Angus beef topped with sautéed
mushrooms and smothered in Swiss Cheese.

Patty Melt

\$10.25

1/2 lb. Black Angus beef topped with
sautéed onions and your choice of cheese
served between grilled rye bread.

Bacon Cheeseburger

\$10.50

1/2 lb. Black Angus beef smothered with
your choice of cheese & topped with a
hearty amount of fresh bacon strips.

Black & Bleu Burger

\$10.50

1/2 lb. Black Angus beef dredged in Cajun seasonings,
topped with crumbled blue cheese & pepper jack cheese.

Cordon Bleu Burger

\$10.50

1/2 lb. Black Angus beef topped with a serving
of grilled ham & smothered in Swiss cheese.

Heart Stopper

\$14.50

1 lb. Black Angus beef covered with sautéed mushrooms,
onions, grilled bacon & smothered in Swiss, American,
mozzarella, cheddar & pepper jack cheeses.

Chili Burger

\$10.50

1/2 lb. Black Angus beef topped with our
homemade chili & smothered with cheddar cheese.

Southwest Burger

\$10.50

1/2 lb. Black Angus burger topped with
onion shreds, crisp bacon, cheddar cheese & bbq.

Veggie Burger

\$10.50

A vegan burger with all natural ingredients
including mushrooms, onions, carrots, water chestnuts,
chives, red & yellow bell peppers, cooked brown rice,
rolled oats & bulgur wheat.
Served on an all natural vegan bun.

Sandwiches

All sandwiches served on your choice of roll: kaiser, pretzel or ciabatta bun.
And a choice of side: homemade chips or sour cream & chive fries.

Buffalo Chicken Sandwich

A deep fried, breaded chicken breast tossed in buffalo sauce & topped with mixed greens, tomato, bacon & pepper jack cheese.

\$10.50

Grilled Chicken Sandwich

Our marinated chicken breast grilled with your choice of plain, spicy, smothered with your choice of cheese & mixed greens.

\$10.50

Cajun or Caribbean Jerk

Chicken Sandwich

Freshly cooked chicken seasoned to your liking served with your choice of cheese & mixed greens.

\$10.50

Crispy Chicken Sandwich

Crispy chicken breast deep fried, topped with your choice of cheese, with mixed greens.

\$10.50

Tuna Melt

Our signature tuna salad served on your choice of bread, topped with your choice of one of our fine cheeses.

\$9.00

All American Grilled Cheese

Your choice of bread topped with cheddar, American, Swiss, mozzarella & pepper jack cheese. Served with tomatoes & bacon.

\$8.75

French Dip Sandwich

Our shaved and marinated roast beef served on a freshly baked French bread.
Served with a side of au jus.

\$10.50

Italian Beef Sandwich

Our shaved & marinated roast beef with melted mozzarella cheese over sautéed mushrooms, onions, peppers & hot marinara sauce.
Served on a freshly baked French bread.

\$12.00

Strip Club Sandwich

Our very own club with turkey, ham & roast beef with crisp lettuce, fresh tomatoes, thick bacon & mayo.

\$10.50

Rueben Sandwich

Freshly cooked corned beef served on rye bread with sauerkraut, thousand island dressing & melted Swiss cheese.

\$10.50

Chicken Parmesan Sandwich

Grilled chicken breast covered with sautéed peppers, mushrooms, onions, covered in marinara sauce & mozzarella cheese.

\$10.50

Tenderloin Steak Sandwich

8 oz. tenderloin steak grilled to your satisfaction topped with your choice of cheese.

\$11.50

Italian Sausage Sandwich

Italian sausage grilled to perfection topped with sautéed onions, mushrooms, peppers, covered in marinara sauce & mozzarella cheese.

\$10.50

Wraps

All wraps served in your choice of wrap: original flour or garlic pesto.
And a choice of side: homemade chips or sour cream & chive fries.

Buffalo Chicken Wrap

\$10.50

A deep fried, breaded chicken breast tossed in buffalo sauce & topped with mixed greens, tomato, bacon & pepper jack cheese.

Grilled Chicken Wrap

\$10.50

Our marinated chicken breast grilled with your choice of plain, spicy, Cajun or Caribbean jerk, smothered with your choice of cheese & mixed greens.

Crispy Chicken Wrap

\$10.50

Crispy chicken breast deep fried, topped with your choice of cheese, with mixed greens.

Chicken Parmesan Wrap

\$10.50

Grilled chicken breast covered with sautéed peppers, mushrooms, onions, covered in marinara sauce & mozzarella cheese.

Cajun Chicken Wrap

\$10.50

Cajun seasoned chicken breast, provolone cheese, mixed spring greens, tomato & chipotle ranch.

Chicken Caesar Wrap

\$9.25

Freshly grilled chicken breast diced & tossed in romaine lettuce, shredded parmesan cheese & Caesar salad dressing.

Strip Club Wrap

\$10.50

Our very own club with turkey, ham & roast beef with crisp lettuce, fresh tomatoes, thick bacon & mayo in your choice of tortilla wrap.

Italian Beef Wrap

\$12.00

Our shaved & marinated roast beef with melted mozzarella cheese over sautéed mushrooms, onions, peppers & hot marinara sauce.

Rueben Wrap

\$10.50

Freshly cooked corned beef served with sauerkraut, thousand island dressing & melted Swiss cheese.

Tenderloin Steak Wrap

\$11.50

8 oz. tenderloin steak grilled to your satisfaction topped with your choice of cheese wrapped in your choice of tortilla with fresh mixed greens & tomatoes.

Steak

Rib Eye Steak

\$35.00

Fresh USDA Choice Rib Eye Steak cooked to your liking with sautéed garlic mushrooms and caramelized onions. Choice of side: homemade chips or sour cream & chive fries.

Fish Fry

- Fridays only

\$13.00

Our signature Southern Style dusted fresh Icelandic cod, served with our homemade tartar sauce, coleslaw & buttered rye bread. Fish fry dinner comes with choice of a side: homemade chips, sour cream & chive fries, or baked potato.

Pizzas

All Pizzas are 12" in size.

Cheese

\$11.50

Cheese and Sausage

\$11.50

Cheese and Pepperoni

\$11.50

Cheese, Sausage, Mushroom,

Onion and Green Pepper

\$13.50

Bacon Cheeseburger

\$13.50

Two kinds of cheese, real bacon and seasoned ground beef.

The Porker

\$13.50

Italian sausage, ham, bacon, two kinds of cheese on a high rising crust.

Pound-A-Round Challenge

Showtime Submission Burger

\$30.00

Take a Shot at The Title!

You have five 5 minute rounds to go toe-to-toe with 5 lbs of the biggest and best burger in town. It comes with 12 slices of 6 different cheeses, sautéed mushrooms, sautéed onions and 10 perfectly cooked slices of bacon. All on an asiago focaccia bun.

If you beat the burger you will have your picture taken with the WEC Championship belt and be put on the Showtime Wall of Fame as well as featured on the website. You will also be invited to our monthly 'King of the Cage' VIP party with Anthony 'Showtime' Pettis and other UFC stars. And of course - the burger is on us!

Rules:

1. You have 5 five minute rounds to finish everything on your plate. The clock starts when you take your first bite.
2. You cannot leave the table once the challenge begins.
3. No sharing.
4. If you tap out, leave the table, or the final bell sounds before you are done - you lose!

Will you TKO the Showtime Submission Burger or will you Tap Out?

* Please be advised: consuming raw or undercooked meats may increase your risk of food-borne illnesses *