



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Friday, October 09, 2020

COMMITTEE MEETING NOTICE

AD 05


CATALDO, Maria E, Agent
Monona Lodging Inc
10831 W PARK PI

Milwaukee, WI 53224

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

Tuesday, October 20, 2020 at 03:05 PM

Regarding: Your Hotel/Motel License Renewal Application as agent for "Monona Lodging Inc" for "Comfort Suites Park Place" at 10831 W PARK PI.

This meeting will be held via GoToMeeting. Please see the enclosed  practices document for further instructions. The access code is <https://global.gotomeeting.com/join/675254709>. If you wish to call in, please call +1 (646) 749-3122 and use Access Code: 675-254-709.

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 85-4-4, unless otherwise specified in the code, probative evidence concerning non-renewal, suspension or revocation may include evidence of the following: failure of the applicant to meet municipal qualifications, pending charges against or the conviction of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the circumstances of the particular licensed or permitted activity, by the applicant or by any employee or other agent of the applicant. If the activities of the applicant involve a licensed premises, whether the premises tends to facilitate a public or private nuisance or has been the source of congregations of persons which have resulted in any of the following: disturbance of the peace; illegal drug activity; public drunkenness; drinking in public; harassment of passers-by; gambling; prostitution; sale of stolen goods; public urination; theft; assaults; battery; acts of vandalism including graffiti, excessive littering, loitering, illegal parking, loud noise at times when the licensed premise is open for business; traffic violations; curfew violations; lewd conduct; display of materials harmful to minors, pursuant to s. 106-9.6; or any other factor which reasonably relates to the public health, safety and welfare, or failure to comply with the approved plan of operation. 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 attend this meeting may result in the denial of your license. Individual applicants and partnership applicants must attend or attend by an attorney. The agent or attorney for corporate or limited liability applicants must attend. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition attend the virtual hearing and are willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should request an interpreter attend the meeting with you, at your expense, so that you can answer questions and participate in your hearing.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

BY: _____
Jessica Celella
License Division Manager

If you have questions regarding this meeting, please contact the staff assistant, Molly Kuether-Steele at (414) 286-2775 or molly.kuether-steele@milwaukee.gov.

Martin, Faviola

From: Ceella, Jessica
Sent: Thursday, December 12, 2019 11:26 AM
To: Martin, Faviola
Cc: Byrd, Yashica
Subject: FW: Comfort Suites @ Park Place 10831 W. Park Place

Follow Up Flag: Follow up
Flag Status: Flagged

Please add the article to the file as possible objection to renewal.

Jessica Ceella
License Division Manager
200 E Wells St Room 105, Milwaukee, WI 53202
(414) 286-2365



From: Dodd, Nikiya <ALD05@milwaukee.gov>
Sent: Thursday, December 12, 2019 11:14 AM
To: Ceella, Jessica <Jessica.Ceella@milwaukee.gov>; Byrd, Yashica <Yashica.Byrd@milwaukee.gov>
Cc: Koster, Vanessa <Vanessa.Koster@milwaukee.gov>; Jones, Tomeika <Tomeika.Jones@milwaukee.gov>
Subject: Comfort Suites @ Park Place 10831 W. Park Place

Hi Jessica and Yashica,

I thought you should add this to the Licensing record for Confort Suites. Article of the sale in Milwaukee Biz Times by Alex Zank on March 4, 2019, Link to article: <https://biztimes.com/park-place-hotel-sold-to-illinois-investor-for-3-9-million/>.

Nikiya Dodd
Alderman, District 5
Milwaukee Common Council
200 East Wells Street, Room 205
Milwaukee, WI 53202
Office: 414-286-3870
Email: nikiya.dodd@milwaukee.gov



<https://city.milwaukee.gov>

<https://twitter.com/cityofmilwaukee>

Park Place office park hotel sold to Illinois investor for \$3.9 million

Property was purchased for well under \$6.6 million assessed value

By Alex Zank - Mar 4, 2019 12:00 am

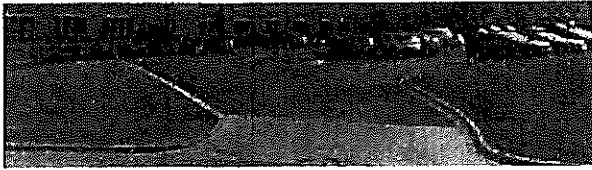


Comfort Suites Milwaukee-Park Place. (Credit: Google)

Last updated on May 15th, 2019 at 04:47 pm

A hotel at the Park Place office park on the far northwest side of Milwaukee has been sold to an Illinois investor.





Comfort Suites Milwaukee-Park Place. (Credit: Google)

State records show the Comfort Suites Milwaukee-Park Place, located at 10831 W. Park Place, was sold to Schaumburg, Illinois-based Monona Lodging Inc. for \$3.9 million. The seller's agent in the transaction was Anup Patel, whose listed address was the same as Monona Lodging's.

The hotel was sold well under its assessed value of roughly \$6.6 million.

Attempts to reach the buyer were unsuccessful.

The Comfort Suites was sold by CREFII Waramaug Milwaukee LLC, a Boca Raton, Florida-based investment group. The firm also previously owned the Holiday Inn & Suites hotel near General Mitchell International Airport. It owned that hotel for four years before selling to a local investor in July.

This is the latest property in the Park Place office park area to have changed hands. Just a couple weeks ago, Portland-area investor Felton Properties announced it had acquired an office portfolio of six buildings in the Milwaukee area, three of which were located in Park Place. Two of those buildings, located at 11100 W. Liberty Drive and 7800 N. 113th St., were together sold for about \$18 million, or nearly \$5 million more than their combined assessed value of roughly \$13.3 million.

The third building, located at 11301 W. Lake Park Drive, went for \$1.2 million, which was less than its assessed value of roughly \$3.7 million. The building is currently being leased but is not occupied.

Alex Zank

Alex Zank covers commercial and residential real estate for BizTimes. Alex previously worked for Farm Equipment magazine and also covered statewide construction news at The Daily Reporter. He graduated from the University of Wisconsin-Eau Claire, where he studied journalism, political science and economics. Having grown up in rural western Wisconsin, Alex loves all things outdoors, including camping, hiking, four-wheeling and hunting.





Friday, October 9, 2020



Notice of Public Hearing

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notice

CATALDO, Maria E, Agent
Comfort Suites Park Place at 10831 W PARK PI
Hotel/Motel License Renewal Application

Tuesday, October 20, 2020 at 3:05 PM

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place virtually on 10/20/2020 at 3:05 PM. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony will be asked to do so by phone or internet and are asked to contact the staff assistant, Molly Kuether-Steele at (414) 286-2775 or molly.kuether-steele@milwaukee.gov for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

Important details for those wishing to provide information for the Licenses Committee to consider when making its recommendation:

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must testify as to matters that you have personally experienced or seen. (You cannot provide testimony for your neighbor, parent or anyone else; this is considered hearsay and cannot be considered by the committee.)
3. No letters or petitions can be accepted by the committee (unless the person who wrote the letter or the persons who signed the petition are willing to testify).
4. Persons opposed to the license application are given the opportunity to testify first; supporters may testify after the opponents have finished.
5. When you are called to testify, you will be sworn in and asked to give your name, and address. (If your first and/or last names are uncommon please spell them.)
6. You may then provide testimony.
 - a. Include only information relating to the above license application.
 - b. Include only information you have personally witnessed or seen.
 - c. Provide concise and relevant information detailing how this business has affected or may affect the peaceful enjoyment of your neighborhood.
 - d. If by the time you have the opportunity to testify, the information you wish to share has already been provided to the committee, you may state that you agree with the previous testimony. Redundant or repetitive testimony will not assist the committee in making its recommendation.
7. After giving your testimony, the members of the Licenses Committee and the licensee may ask questions regarding the testimony you have given or other factors relating to the license application.
8. Business Competition is not a valid basis for denial or non-renewal of a license.

Please Note: If you have submitted an objection to the above application your objection cannot be considered by the committee unless you personally testify at the hearing.

OCCUPANT	MAIL ADDRESS	CITY, STATE ZIP
CURRENT OCCUPANT	10620 W GOOD HOPE RD	MILWAUKEE, WI 53224
CURRENT OCCUPANT	7328 N 107TH ST	MILWAUKEE, WI 53224
CURRENT OCCUPANT	7230 N 107TH ST	MILWAUKEE, WI 53224
CURRENT OCCUPANT	7260 N 107TH ST	MILWAUKEE, WI 53224
CURRENT OCCUPANT	7276 N 107TH ST	MILWAUKEE, WI 53224
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Total Records: 5

Radius: 250.0 feet and Center of Circle: 10831 W Park Pl



HOTEL & MOTEL LICENSE SUPPLEMENTAL RENEWAL APPLICATION

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: Monona Lodging Inc

Premises Address: 10831 W PARK PL

MILWAUKEE COUNTY REPRESENTATIVE

Is the applicant (sole proprietor, partners, or agent of Corp/LLC) a resident of Milwaukee County? Yes No
If NO, a local representative (natural person) residing in Milwaukee County must be appointed.
Provide the person's name and street address. P.O. Boxes are not acceptable.

Name of Person:
Leo Armwood

Street Address (including city and zip code):
7006 N. Lincolnshire Cir Milwaukee, WI 53223

PLAN OF OPERATION & FLOOR PLAN

Current Rooms = 120 Rooms
Are there any changes to your current plan of operation or floor plan*? No Yes If yes, describe: _____

*If there are changes to the floor plan, a new floor plan must be submitted with this renewal application. A sample plan can be found online at www.milwaukee.gov/licenses under License Forms and Related Information.

Please describe your plans to train employees to recognize and report guest or resident behaviors that are indicative of human trafficking at the premises:

HOURS OF OPERATION

Are there any changes to the current hours of operation?
 NO
 YES If Yes, describe changes: _____
Hours of operation are listed on your current license.

SIGNATURE

I shall not willfully refuse to provide those services offered under this license or add charges or require deposits not required of the general public because of a person's place of residence

Leo Armwood
Signature of Sole Proprietor; a Partner; or if a Corporation or LLC, the Agent must sign