

Good Neighbors Report

To: PS&L Committee

From: Attorney Nhu H. Arn

RE: **Travelodge (Water's Edge Hotel), 3700 Northwestern Ave.**

Meeting date: Tuesday, December 15, 2020

PS&L agenda date: Tuesday, January 12, 2021

Departments attended: Attorney, Police, Building, Health, and City Development

License requested: Class "B" and "Class B" (beer and liquor)

Overall summary:

The agent and manager, Patrick Prabhu Kashurirangaian, appeared by phone with his attorney. City staff had some concerns regarding the application due to previous problems associated with this specific location. That said, after speaking with the agent, staff is hopeful that these nuisance issues will not re-occur under this new owner/management. Thus far, the new owners have rectified any and all violations identified by city staff in a timely manner and have been cooperative. With respect to the area to be licensed for storage, sale and consumption of alcohol, the applicant has agreed to amend the license application (as noted on page 18) because certain areas of the hotel still need to be renovated. The premises description now reads:

"Liquor will be stored/sold at the bar adjoining the lobby; registered guests may bring original packages or containers of alcohol back to their rooms."

If the committee approves the application, it should be with this amendment.

Topics Discussed:

- History of nuisance issues at the premises. Under the previous owner, the Riverside Inn was operated as a chronic nuisance premises, resulting in revocation of its liquor license in 2017. The new owners purchased this property in 2019. RPD discussed nuisance concerns with the new owner/management in the hopes of avoiding a repeat. The agent was receptive to hearing RPD's concerns and seems inclined to cooperate with RPD.
 - RPD also questioned the agent about problems associated with one of their other hotels in Milwaukee, which has had its share of chronic nuisance calls in the past according to the City of Milwaukee City Attorney's Office. The agent explained that the hotel is located in a challenging location, but that they've

responded to MPD and have abated the nuisance. At this time, the property is no longer considered a nuisance property in Milwaukee.

- Occupancy permit and restaurant license required. The owner will need a pre-packaged restaurant license to serve pizza, wings and other snacks. At the time of the meeting, a pre-package restaurant application had not been submitted with the Health Department. The owner will also need to apply for and obtain an occupancy permit from the Building Department in order to utilize the building, since many areas of the hotel require extensive renovation including updated doors and fire rated walls. The owner is now in the process of applying for and obtaining the necessary licenses from both the Building and Health Department.
 - It was noted to the agent that because the restaurant, pool and deck area of the hotel are currently not operational and/or built yet, these areas cannot be utilized to store/sell alcohol at this time. As such, any premises description for the alcohol beverage license may not include these areas.
 - The applicant has agreed to amend the “premises description” in the license application to state as follows: “Liquor will be stored/sold at the bar adjoining the lobby; registered guests may bring original packages or containers of alcohol back to their rooms.”
- Beer and liquor license application. Despite what is noted in the application, the owner is applying for both a beer and liquor license, since the latter cannot be granted without the former.
- Brief summary of local rules and ordinances. Attorney Arn briefly summarized the local rules and procedures specific to Racine with respect to alcohol beverage regulations. The agent has also been informed that due to the current Safer Racine Order, the current maximum capacity limit for all bars and restaurants in the city is 25%.