



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Wednesday, September 16, 2020

COMMITTEE MEETING NOTICE

AD 12

MOHAMMED, Bilal, Agent  
Rayan Auto Sales LLC  
421 W VIRGINIA St

Milwaukee, WI 53204

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

**Tuesday, September 29, 2020 at 09:50 AM**

**Regarding:** Your Secondhand Motor Vehicle Dealer's License Transfer Application with Change of Location as agent for "Rayan Auto Sales LLC" for "Rayan Auto Sales" at 421 W VIRGINIA

This meeting will be held via GoToMeeting. Please see the enclosed best practices document for further instructions. The access code is <https://global.gotomeeting.com/join/945944877>. If you wish to call in, please call +1 (872) 240-3412 and use Access Code: 945-944-877.

There is a possibility that your application may be denied for one or more of the following reasons: Neighborhood Objections to the granting of such a license due to the creation of undesirable neighborhood problems, such as: parking and traffic problems which cause the normal flow of traffic on roadways and alleys to be impeded, loitering, littering, noise, loud music, and conduct which will have an adverse impact on the public health, safety and welfare of the community. Additionally, the over concentration of secondhand motor vehicle dealers in the neighborhood such that the concentration will have an adverse impact on the public health, safety and welfare of the neighborhood. you do not meet the statutory and municipal requirements; the appropriateness of the location to be licensed and whether the location will create undesirable neighborhood problems, whether or not you have been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the licensed activity; and any other factors which reasonably relate to the public health, safety and welfare. Please be advised the public will be able to provide information to the committee in person or in writing. The committee will receive and consider evidence regarding the above mentioned criteria.

**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](mailto:molly.kuether-steele@milwaukee.gov).



CITY OF MILWAUKEE  
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AD 12

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Rayan Auto Sales LLC  
PO Box 210203

Milwaukee, WI 53221

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Wednesday, September 16, 2020



# Notice of Public Hearing

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notice

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MOHAMMED, Bilal, Agent  
Rayan Auto Sales at 421 W VIRGINIA St  
Secondhand Motor Vehicle Dealer's License Transfer Application with Change of Location

**Tuesday, September 29, 2020 at 9:50 AM**

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place virtually on 9/29/2020 at 9:50 AM. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony will be asked to do so by phone or internet and are asked to contact the staff assistant, Molly Kuether-Steele at (414) 286-2775 or [molly.kuether-steele@milwaukee.gov](mailto: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.

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## 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	522 S 6TH ST 13	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 26	MILWAUKEE, WI 53204
CURRENT OCCUPANT	626 S 5TH ST 1	MILWAUKEE, WI 53204
CURRENT OCCUPANT	600 S 6TH ST B	MILWAUKEE, WI 53204
CURRENT OCCUPANT	517 W BRUCE ST 1	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 W BRUCE ST	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522A W BRUCE ST	MILWAUKEE, WI 53204
CURRENT OCCUPANT	600 S 6TH ST A	MILWAUKEE, WI 53204
CURRENT OCCUPANT	509 W BRUCE ST 4	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 11	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 15	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 23	MILWAUKEE, WI 53204
CURRENT OCCUPANT	518 S 6TH ST	MILWAUKEE, WI 53204
CURRENT OCCUPANT	525 W VIRGINIA ST A	MILWAUKEE, WI 53204
CURRENT OCCUPANT	626 S 5TH ST 2	MILWAUKEE, WI 53204
CURRENT OCCUPANT	509 W BRUCE ST 2	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 12	MILWAUKEE, WI 53204
CURRENT OCCUPANT	509 W BRUCE ST 1	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 22	MILWAUKEE, WI 53204
CURRENT OCCUPANT	525 W VIRGINIA ST	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 24	MILWAUKEE, WI 53204
CURRENT OCCUPANT	608 S 5TH ST 3	MILWAUKEE, WI 53204
CURRENT OCCUPANT	503 W BRUCE ST 2	MILWAUKEE, WI 53204
CURRENT OCCUPANT	517 W BRUCE ST 4	MILWAUKEE, WI 53204
CURRENT OCCUPANT	608 S 5TH ST 1	MILWAUKEE, WI 53204
CURRENT OCCUPANT	603 S 5TH ST 2	MILWAUKEE, WI 53204
CURRENT OCCUPANT	603 S 5TH ST 3	MILWAUKEE, WI 53204
CURRENT OCCUPANT	509 W BRUCE ST 3	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 14	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 16	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 21	MILWAUKEE, WI 53204
CURRENT OCCUPANT	522 S 6TH ST 25	MILWAUKEE, WI 53204
CURRENT OCCUPANT	608 S 5TH ST 2	MILWAUKEE, WI 53204
CURRENT OCCUPANT	603 S 5TH ST 1	MILWAUKEE, WI 53204
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Total Records: 34

Radius: 250.0 feet and Center of Circle: 421 W Virginia St

**SECTION 7 PLAN OF OPERATION & FLOOR PLAN**

Are you requesting changes to the current plan of operation or floor plan?

- Yes If Yes, you must submit a new Plan of Operation and Floor Plan. Required for all changes of location.  
 No

**SECTION 8 SIGNATURE(S)**

I/we understand that I am/we are required to inform the City Clerk within 10 days of any substantial changes in any of the information supplied in this application.

I/we have knowledge of the City Ordinances currently regulating the license applied for herein, and understand that the license may be subject to suspension, non-renewal or revocation, if I/we violate any rule or regulation relating to this license.

I/we understand that I/we shall not willfully refuse to provide the services offered under this license, or add charges or require deposits not required of the general public because of race, color, sex, religion, national origin or ancestry, age, handicap, lawful source of income, marital status, sexual orientation, gender identity or expression, familial status or the fact that a person is now or has been a member of the military service, whether dressed in uniform or not; and shall not seek such information as a condition of employment, or penalize any employee or discriminate in the selection of personnel for training or promotion on the basis of such information.

I/we certify that I am/we are the applicant and all statements are true and correct.



Signature of Agent or 20%+ Owner



# BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 5/12/2020

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 (12AM to 5AM) - If a food establishment, check all that apply:  Delivery  Drive Thru  Dining Room  
 Self Service Laundry  Massage Establishment  Filling Station  
 Other (supplemental application for specific license also required)

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

Do you have any experience operating this type of business?  No  Yes If yes, explain: i have a license 0199002

## 2. Business Operations

- a. Proposed Opening Date: 3/1/2020
- 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: machine shop
- 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): \_\_\_\_\_
- h. Are other businesses operating in the same building?  No  Yes If yes, describe: Jordan machinery/ Higley motor

## 3. Litter & Noise

- a. How are grounds kept clean?  Sweep  Pressure Wash  Pick Up Litter.  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: \_\_\_\_\_
- e. Will a sound amplification system be used?  No  Yes If yes, describe: \_\_\_\_\_

## 4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas?  No  Yes If yes, describe: \_\_\_\_\_
- b. Number of Garbage Cans: Inside: 1 Locations: north side by front door  
Outside: 0 Locations: \_\_\_\_\_
- c. Is a crowd control barrier used?  No  Yes If yes, describe: \_\_\_\_\_
- d. How many restrooms are on the premises? 1
- e. Name of solid waste contractor:  Advanced Disposal  Waste Management  Other: none

### 5. Security

- a. Are there onsite parking spaces?  No  Yes If yes, how many? 0-12 and describe the parking security plan: \_\_\_\_\_
- b. Is there a loading zone?  No  Yes If yes, describe the loading area security plan: \_\_\_\_\_
- c. Will you have security personnel on premise?  No  Yes If yes, how many? \_\_\_\_\_ and answer the following:  
 What are their responsibilities? \_\_\_\_\_  
 Is security equipment used?  No  Yes If yes, describe \_\_\_\_\_  
 List their licensing, certification, or training credentials \_\_\_\_\_
- d. Will there be security cameras?  No  Yes If yes, how many? \_\_\_\_\_ and list locations: \_\_\_\_\_
- e. Will searches/identification checks be done upon entry?  No  Yes If yes, describe \_\_\_\_\_

### 6. Percentage of Sales (must total 100%)

Alcohol <u>0</u> %	Food <u>0</u> %	Secondhand Merchandise <u>0</u> %	Precious Metals & Gems <u>0</u> %
Entertainment <u>0</u> %	Cigarettes <u>0</u> %		
Pawnbroker Activity <u>0</u> %	Salvaged Materials <u>0</u> % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) <u>0</u> %	Other <u>0</u> % Describe: <u>0</u>

### 7. 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
- Banquet Hall       Sports Facility       Bowling Alley
- Hotel/Motel: Number of Floors: \_\_\_\_\_ Number of Rooms: \_\_\_\_\_  
 Rooming House: Number of Floors: \_\_\_\_\_ Number of Rooms: \_\_\_\_\_

- Type 2**
- Liquor Store       Corner Store       Supermarket       Convenience Store
- Gas Station       Amusement/Phonograph Distributor       Recycling, Salvage or Towing
- Used Car Dealer       Personal Service Establishment  
(such as tattoo business, hair salon, tailor, etc.)       Recording Studio
- What other 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: \_\_\_\_\_

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

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

## 9. Premises Description

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

1<sup>st</sup> Floor  2<sup>nd</sup> Floor  Basement Storage  Patio  Beer Garden  Sidewalk Café  Deck  Rooftop

Other: Describe: \_\_\_\_\_

b. Describe Location:  Major Thoroughfare  Secondary Street  Other: \_\_\_\_\_

c. Nearest Major Cross Street: CeadeyBrothers

d. Describe Building:  Free Standing Building  Strip Mall  Other: \_\_\_\_\_

e. Describe Premises Structure:  Single Story  Multi-Story - # of Stories \_\_\_\_\_  Other: \_\_\_\_\_

f. Describe Surrounding Area:  Commercial  Residential  Industrial  Other: \_\_\_\_\_

g. Building Owner Name: Jorden A Phone Number: (414) 272-0828

Building Owner Address: 512 s 5th st milwaukee wi 53204

## 10. Hours of Operation & Customers

Will customers be entering the premises?  No  Yes

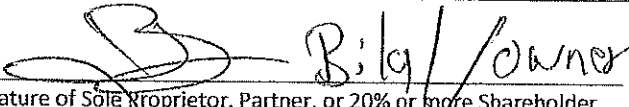
Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday					
Monday	12pm	4pm	0-5	18+	
Tuesday	12pm	4pm	0-5	18+	
Wednesday	12pm	4pm	0-5	18+	
Thursday	12pm	4pm	0-5	18+	
Friday	12pm	4pm	0-5	18+	
Saturday	12pm	2pm	0-5	18+	

An Extended Hours Establishment License is required for any convenience store, filling station, personal service establishment (such as tattoo, body piercing, salon, tailor, tanning, etc.), recording studio or restaurant which is open between the hours of 12:00 a.m. and 5:00 a.m.

Alcohol Establishments Class A: 8:00 am to 9:00 pm Sunday thru Saturday  
Permitted Hours of Operation: Class B: 6:00 am to 2:00 am Sunday thru Thursday, 6:00 am to 2:30 am Friday & Saturday

Entertainment Outdoor Closing Hours: 10:00pm Sunday-Thursday; 12:00am Friday & Saturday; unless a different time, either earlier or later, is established by the Common Council in its approval of the licensee's plan of operation.

## 11. Signature(s)

  
Signature of Sole Proprietor, Partner, or 20% or more Shareholder  
(If there are no 20% or more shareholders, Corporate Officer-print name/title and sign)

\_\_\_\_\_  
Signature of additional partner or 20% or more shareholder

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





# SECONDHAND MOTOR VEHICLE DEALER LICENSE 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](mailto:license@milwaukee.gov)

Legal Entity Name: Ryan Auto Sales LLC

Premises Address: 421 W. Virginia St Milwaukee, WI, 53204

### SECTION 1 LICENSE TYPE

What type of license are you applying for? (check one)  Retail  Wholesale

### SECTION 2

Will you also be dealing in secondhand vehicle parts?  Yes  No

If wholesale, is the premises address a residential (home) address?  Yes  No

If yes, you must obtain a Home Occupational Statement from the Department of Neighborhood Services (414) 286-3874.

No vehicles can be parked and no customers are allowed at the premises.

The following questions in Section 2 do not apply to wholesale from a residential address. Go to Section 3.

Number of parking spaces available to customers/employees in street

Number of parking spaces that will be used for display/storage of Secondhand Motor Vehicles 0-20

Do you understand that all vehicles associated with the business must be stored on the licensed premise?  Yes  No

What are your plans to ensure this requirement is met (check all that apply)?  Employee Training

Supervisor Monitoring  Fenced Lot  Keys Kept in Locked Box  Other: \_\_\_\_\_

Do you understand all maintenance/repair work to these vehicles must be confined to the licensed premise?  Yes  No

What are your plans to ensure this requirement is met (check all that apply)?  Employee Training

Supervisor Monitoring  Designated Repair Area  Other: \_\_\_\_\_

Do you understand all keys to used motor vehicles offered for sale must be kept in a secure lockbox inside the dealership building at all times when the dealership is not open for business?  Yes  No

What are your plans to ensure this requirement is met (check all that apply)?  Employee Training

Supervisor Monitoring  Other: \_\_\_\_\_

### SECTION 3 DISCLOSURE

Has any person on the application ever had a license relating to the activities licensed in Milwaukee Code of Ordinances Chapter 92 denied, not renewed, suspended, or revoked?  No  Yes

If yes, provide the circumstances and jurisdiction in which the event occurred (including a record of any actions from the State Department of Transportation and Financial Institutions relating to suspensions, revocations, forfeitures and warnings imposed by these departments relating to the operation of any automotive sales business by the applicant):

### SECTION 4 SIGNATURES

[Signature]

Sole Proprietor, Partner, or 20% or more Shareholder  
(If there are no 20% or more shareholders,  
Corporate Officer-print name/title and sign)

Additional partner or 20% or more shareholder