



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Wednesday, February 22, 2023

COMMITTEE MEETING NOTICE

AD 04

WAIS, Joseph A, Agent
PILOT PROJECT BREWING MILWAUKEE, LLC
1128 N 9th St
Milwaukee, WI 53233

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall or you may attend virtually using the link below.

Tuesday, March 07, 2023 at 10:10 AM

The access code is <https://meet.goto.com/446591181>. If you wish to call in: +1 (571) 317-3122 and use Access Code: 446-591-181
Please see the enclosed best practices document for further instructions.

Regarding: Your Class B Tavern for Wine Only and Food Permanent Extension License Applications as agent for "PILOT PROJECT BREWING MILWAUKEE, LLC" for "PILOT PROJECT BREWING" at 1128 N 9th St.

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 OWCZARSKI, CITY CLERK

BY: _____

Jim Cooney
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



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WAIS, Joseph A, Agent
PILOT PROJECT BREWING MILWAUKEE, LLC
724 E BURLEIGH ST #A
Milwaukee, WI 53212

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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.

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JIM OWCZARSKI, CITY CLERK

BY: _____

Jim Cooney
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: 2/2/23
Officer: PLUMLEY

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

Name of Premise: Pilot Project Brewing
Address: 1128 N. 9th St
Phone: 414-395-1070

Owner: ABEL, Daniel M
Owner address: 2255 Tennyson LN
City State Zip: Highland Park IL 60036
Owner Phone: 651-307-7829
Owner email:

Licensee/Agent: WAIS, Joseph A
Home Address: 724 E Burleigh Av #A
City State Zip: Milwaukee WI 53215
Phone: 630-967-8996
Email:

Preferred contact: Phone

Location currently open: YES NO

Projected open date:

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

Hours of Operation: Sun: 11A-8P 24 hours Y N
Mon: 11A-10P
Tue: 11A-10P
Wed: 11A-10P
Thu: 11A-10P
Fri: 11A-12A
Sat: 11A-12A

Premise Type: Tavern/Bar
Restaurant
Other: Brewery / Event Space

Licenses currently held:

- Alcohol: Yes No Class: #:
- Tobacco: Yes No #:
- Food: Yes No #:
- Extended Hours: Yes No #:
- Secondhand Dealer: Yes No Type: #:
- Other: Yes No Type: #:
- 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
 - 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. Is there a parking lot Yes No
7. Is the parking lot clean? Yes No
8. Off-Street parking 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. Recorded Yes No
20. How long is footage stored for later viewing: 30 Days
21. Are there exterior cameras Yes No How many:
22. Are there interior cameras Yes No How many:
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 capacity 550
- 26. What is the minimum number of employees That will be on premise 20
- 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. Is there a lockable area that separates employees from customers? Yes No
- 31. Are emergency and non-emergency numbers posted near the phone? Yes No
- 32. 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

- 33. How many security personnel are going to be employed: 0
- 34. How ill they be deployed: Interior Exterior
- 35. What days will they be deployed MonTueWedThuFriSatSun
- 36. Will the security be managed by business or contracted
- 37. Will they be armed Yes No
- 38. What type of security measures to be used:
 - Wanding/metal detector
 - ID Scanner
 - Dress Code
 - Cover Charge
 - Age restriction
 - Other

ADDITIONAL COMMENTS/RECOMMENDATIONS:

Owner believes there area approximately 52 surveillance cameras on the property. The owner of the building also has access to the surveillance cameras. Agent will consider security for special events and evaluate the need for security as more events are booked at the location.

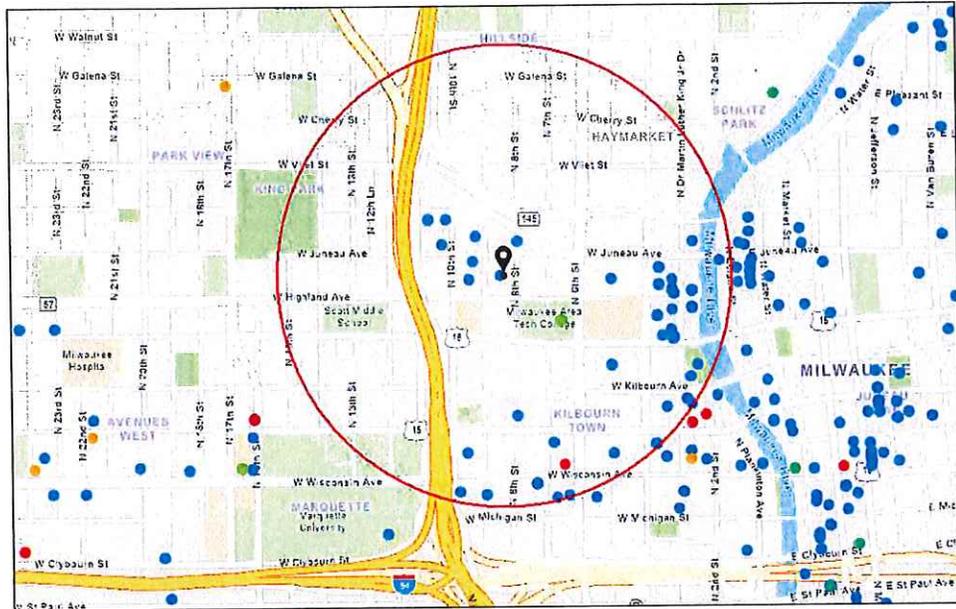


1128 N 9th St

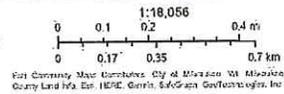
Area of Interest (AOI) Information

Area : 21,862,585.76 ft²

Jan 5 2023 12:16:27 Central Standard Time



- Alcohol Licenses (active)
- 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
- ▭ City Limits



Summary

Name	Count	Area(ft ²)	Length(mi)
Alcohol Licenses	61		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	Lazo Brothers LLC	Lazo's Taco Shack	Alfonso Lazo, Agt	641 N JAMES LOVELL ST	Class B Tavern License		1/17/2023, 6:00 PM	1
2	Oak Barrel Public House LLC	Oak Barrel	ROBERT L WILTGEN, Agt	1033 N Martin L King Jr DR	Class B Tavern License		1/29/2023, 6:00 PM	1
3	Uncle Bucks Red Star on 3rd, Inc	Uncle Bucks on 3rd	MICHAEL J VITUCCI, Agt	1125 N Dr Martin L King Jr DR	Class B Tavern License		2/6/2023, 6:00 PM	1
4	Double Dragon MKE LLC	White Tail	NATHAN T TUSLER, Agt	1110 N MARTIN L KING JR DR	Class B Tavern License	80	2/6/2023, 6:00 PM	1
5	In & Out Pantry LLC	In & Out Pantry LLC	Abdalmajid Qetairi, Agt	701 W Wisconsin AV	Class A Malt & Class A Liquor License		2/12/2023, 6:00 PM	1
6	Lucille's Duelling Piano Bar, LLC	Third Street Tavern	Jack Roman, Agt	1110 N Martin L King Jr DR	Class B Tavern License	320	2/17/2023, 6:00 PM	1
7	Who's Milwaukee LLC	Who's on Third, Milwaukee's Pub	ROBERT L WILTGEN, Agt	1003&1007 N Dr Martin L King Jr DR	Class B Tavern License		3/2/2023, 6:00 PM	1
8	PABST THEATER CONCESSIONS, LLC	TURNER HALL BALLROOM	RICHARD J RYAN, Agt	1040 N VEL R PHILLIPS AV	Class B Tavern License	987	3/24/2023, 7:00 PM	1
9	Commerce Building Restaurant LLC	Doc's Commerce Smokehouse	Brian Atkinson, Agt	754 N VEL R PHILLIPS AV	Class B Tavern License		3/26/2023, 7:00 PM	1
10	Milwaukee Area Technical College	MATC Cuisine Restaurant	RICHARD A BUSALACCHI, Agt	1015 N 6th ST	Class B Fermented Malt Beverage Retailer's License		4/11/2023, 7:00 PM	1
11	Milwaukee Area Technical College	MATC Cuisine Restaurant	RICHARD A BUSALACCHI, Agt	1015 N 6th ST	Class C Wine Retailer's License		4/11/2023, 7:00 PM	1
12	Ridley IPCO LLC	No Studios (rooftop)	Elizabeth L Ridley, Agt	1037 W MC KINLEY AV	Class B Tavern License	49	4/11/2023, 7:00 PM	1
13	HOWL MILWAUKEE, LLC	Howl At The Moon	Michael A Wabiszewski, Agt	1103 N MARTIN L KING JR DR	Class B Tavern License		4/17/2023, 7:00 PM	1
14	Wisconsinbly Holdings, LLC	Drink Wisconsinbly Pub	Christine R Conrad, Agt	320 W Highland AV	Class B Tavern License		4/17/2023, 7:00 PM	1
15	Turning Tables INC	Turning Tables Tavern & Eatery	Emerald Mills, Agt	1034 N VEL R PHILLIPS AV	Class B Tavern License		4/23/2023, 7:00 PM	1
16	PTM VENTURES LLC	State Street Pizza Pub	JACOB E DEHNE, Agt	322 W STATE ST	Class B Tavern License		5/18/2023, 7:00 PM	1
17	WESTOWN ASSOCIATION OF MILW, INC	WESTOWN ASSOCIATION	STACIE J CALLIES, Agt	950 N Dr Martin L King Jr DR	Class B Tavern License		5/22/2023, 7:00 PM	1

18	Cheese Mart, Inc	Wisconsin Cheese Mart	KENNETH J MC NULTY, Agt	215 W Highland AV	Class B Tavern License	133	5/22/2023, 7:00 PM	1
19	Truth Lounge, LLC	Truth Lounge	Tino K Bates, Agt	1111 N Martin L King DR	Class B Tavern License	90	5/25/2023, 7:00 PM	1
20	Grandview Management Inc	Zilli Hospitality Group	ROBERT J ZILLI, Agt	910 N Martin L King Jr DR	Class B Tavern License		5/25/2023, 7:00 PM	1
21	NOBLE BEVERAGE MANAGEMENT, LLC	HYATT REGENCY MILWAUKEE	Joshua S Schoggins, Agt	333 W KILBOURN AV	Class B Tavern License	930	5/30/2023, 7:00 PM	1
22	GRANDVIEW MANAGEMENT, INC	ZILLI HOSPITALITY GROUP	ROBERT J ZILLI, Agt	800 W WELLS ST	Class B Tavern License		6/8/2023, 7:00 PM	1
23	HB Milwaukee Inc	Old German Beer Hall	HANS WEISSGERBER, III, Agt	1009 N MARTIN L KING JR DR	Class B Tavern License	120	6/13/2023, 7:00 PM	1
24	LEVY PREMIUM FOOD SERVICE, LP	LEVY RESTAURANTS at WISCONSIN CENTER DISTRICT	Nikki L Dewey, Agt	400 W WISCONSIN AV	Class B Tavern License		6/22/2023, 7:00 PM	1
25	Good City Brewing LLC	Good City Brewing	David C Dupee, Agt	333 W JUNEAU AV	Class B Tavern License		6/28/2023, 7:00 PM	1
26	BRICK 3 PIZZA, LLC	BRICK 3 PIZZA	RICHARD J BARRETT, Agt	1107 N Martin L King Jr DR	Class B Tavern License	57	7/5/2023, 7:00 PM	1
27	Wisconsin City and Country Club LLC	Wisconsin Club	BRET J CLARK, Agt	900 W Wisconsin AV	Class B Tavern License	600	7/8/2023, 7:00 PM	1
28	Levy at Bucks Arena	Levy at Bucks Arena	Jamie L Waters, Agt	1111 N Vel R Phillips AV	Class B Tavern License		7/17/2023, 7:00 PM	1
29	PTG Live Events LLC	Pabst Theater Group	RICHARD J RYAN, Agt	500 W Kilbourn AV	Class B Tavern License		7/24/2023, 7:00 PM	1
30	746JAMESLOVELLBAR LLC	Stella's	STEPHEN G GILBERTSON, Agt	746 N James Lovell ST	Class B Tavern License		7/29/2023, 7:00 PM	1
31	TACO MIKES LLC	Taco Mikes LLC	Michael P Holz, Agt	1001 N MARTIN L KING JR DR	Class B Tavern License		8/11/2023, 7:00 PM	1
32	LC MKE LLC	The Lucky Clover Pub	JACOB E DEHNE, Agt	1048 N MARTIN L KING JR DR	Class B Tavern License		8/16/2023, 7:00 PM	1
33	833 WEST WISCONSIN AVENUE, LLC	St. James 1868	Kathryn E Crowle, Agt	833 W Wisconsin AV	Class B Tavern License	606	8/30/2023, 7:00 PM	1
34	MKE Hotel, LLC	Hyatt Place - Milwaukee Downtown	Melvin Lee O'Briant, Agt	800 W Juneau AV	Class B Tavern License		8/30/2023, 7:00 PM	1
35	Bull & A Boy LLC	Bottle House 42	Kaelyn M Cervero, Agt	1130 N 9TH ST	Class B Tavern License	450	8/30/2023, 7:00 PM	1

36	AVENUE LIQUOR, INC	AVENUE LIQUOR	Mohammad S Siddique, Agt	616 W WISCONSIN AV	Class A Malt & Class A Liquor License		8/30/2023, 7:00 PM	1
37	Cairo Co LLC	BB'S	Omar Amin, Agt	633 W Wisconsin AV 105	Class B Tavern License		8/30/2023, 7:00 PM	1
38	JSWD Commerce LLC	SpringHill Suites by Marriott Milwaukee Downtown	Benjamin A Risseeuw, Agt	744 N VEL R PHILLIPS AV	Class B Tavern License	95	8/30/2023, 7:00 PM	1
39	High Note Inc	The High Note Karaoke Lounge	Evan R DuQuaine, Agt	645 N James Lovell ST	Class B Tavern License	49	9/5/2023, 7:00 PM	1
40	190 Octane Retail LLC	Fat Tuesday	Darius J Rowan, Agt	333 W JUNEAU AV C space 4	Class B Tavern License	25	9/5/2023, 7:00 PM	1
41	THE HARP IRISH PUB, INC	THE HARP	ROBERT C SCHMIDT, JR, Agt	113 E JUNEAU AV	Class B Tavern License	325	9/14/2023, 7:00 PM	1
42	MILWAUKEE BRAT HOUSE, LLC	MILWAUKEE BRAT HOUSE	SCOTT A SCHAEFER, Agt	1013 N Martin L King Jr DR	Class B Tavern License	191	9/14/2023, 7:00 PM	1
43	INTERCHANGE THEATER COOPERATIVE	Interchange Theater Co-Operative	TIMOTHY P FARLEY, Agt	628 N 10th ST	Class B Tavern License	99	9/20/2023, 7:00 PM	1
44	Best Place at Pabst LTD	Best Place at the Pabst	JAMES C HAERTEL, Agt	915 W Juneau AV	Class B Tavern License	868	9/22/2023, 7:00 PM	1
45	Levy Restaurants at Wisconsin Center District	Levy Restaurants at Wisconsin Center District	Nikki L Dewey, Agt	420 W Kilbourn AV	Class B Tavern License		9/26/2023, 7:00 PM	1
46	Coaches Restaurant & Bar LLC	Coaches	CHARLES E FOWLKES, Agt	1125 N 9TH ST	Class B Tavern License	250	10/11/2023, 7:00 PM	1
47	Brewery House LLC	On Tap	Dennis L Clark, Agt	1203 N 10TH ST	Class B Tavern License	360	10/12/2023, 7:00 PM	1
48	BOILER HOUSE CAFE LLC	Boiler House Cafe	Iran D Amandah, Agt	1259 N 10th ST	Class B Tavern License		10/30/2023, 7:00 PM	1
49	Ridley IPCO LLC	No Studios (1st floor)	Elizabeth L Ridley, Agt	1037 W MC KINLEY AV	Class B Tavern License	48	10/31/2023, 7:00 PM	1
50	MKE Events LLC	Red White and Blue	JACOB E DEHNE, Agt	1044 N MARTIN L KING JR DR	Class B Tavern License	824	11/5/2023, 6:00 PM	1
51	Amped MKE, Inc	Amped	Marla R Poytinger, Agt	910 W Juneau AV	Class B Tavern License		11/12/2023, 6:00 PM	1
52	New Punch Bowl Milwaukee LLC	Punch Bowl Social	Andrea Cornog Kenealey, Agt	1122 N VEL R PHILLIPS AV	Class B Tavern License	305	11/20/2023, 6:00 PM	1
53	CALDERONE CLUB	CALDERONE CLUB	GIORGIO G FAZZARI, SP	842 N Martin L king Jr DR	Class B Tavern License	100	11/21/2023, 6:00 PM	1

54	MIDAS HOSPITALITY, LLC	Aloft Milwaukee Downtown	Mathew W Meadows, Agt	1230 N Dr Martin L King Jr DR	Class B Tavern License		11/22/2023, 6:00 PM	1
55	S'LUSH LLC	S'Lush Daiquiri Lounge & Event Space	Tiana M Razaa, Agt	1110 N MARTIN L KING JR DR Suite #100	Class B Tavern License		12/6/2023, 6:00 PM	1
56	HOJOP, INC	AVENUE BAR & GRILL	Keith F Pups, Agt	611 W WISCONSIN AV	Class B Tavern License		12/11/2023, 6:00 PM	1
57	Mader's German Restaurant, Inc	Mader's German Restaurant	DANIEL J HAZARD, Agt	1037 N Dr Martin L King Jr DR	Class B Tavern License	370	12/12/2023, 6:00 PM	1
58	TRIPLE CROWN, INC	BUCK BRADLEY'S EATERY & SALOON	WALTER PAGET, Agt	1019 N Dr Martin L King Jr DR	Class B Tavern License	599	12/16/2023, 6:00 PM	1
59	DEER CAMP, LLC	Deer Camp	Paul C Hackbarth, Agt	1023-1027 N Dr Martin L King Jr DR	Class B Tavern License		12/21/2023, 6:00 PM	1
60	Fazzari & Company, LLC	San Giorgio Pizzeria Napoletana	GIORGIO G FAZZARI, Agt	838 N Martin L King Jr DR	Class B Tavern License	99	1/1/2024, 6:00 PM	1
61	Lazo Brothers LLC	Lazo's Taco Shack	Alfonso Lazo, Agt	641 N JAMES LOVELL ST	Class B Tavern License		1/17/2024, 6:00 PM	1

Establishments within a 0.5 miles radius centered on area of interest.



Wednesday, February 22, 2023



Notice of Public Hearing

Blank Notice

WAIS, Joseph A, Agent
PILOT PROJECT BREWING at 1128 N 9th St
Class B Tavern for Wine Only and Food Permanent Extension License Applications

Tuesday, March 07, 2023 at 10:10 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 3/7/2023 at 10:10 AM in Room 301-B, Third Floor, City Hall. 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 via phone or internet are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

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

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must 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.

CURRENT OCCUPANT	840 W JUNEAU AVE# 402	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 403	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 404	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 405	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 406	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 407	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 408	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 409	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 410	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 411	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 412	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 413	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 414	MILWAUKEE, WI 53233-1457
CURRENT OCCUPANT	840 W JUNEAU AVE# 415	MILWAUKEE, WI 53233-1457

Blank Notice

Total Records: 201

Radius 250.0 feet and Center of Circle: 1128 N 9th St



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: Brewery with kitchen and seating on site. Applying for a Class B. wine only License.

Do you have any experience operating this type of business? No Yes If yes, explain: Pilot Project Brewing Chicago in 8/19 and Pilot Project Brewing Milwaukee 9/22

2. Business Operations

- a. Proposed Opening Date: 11/18/22
- 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: Brewery manufacturer and Food Dealer
- 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: offices

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: 20 ft. from building
- b. Number of Garbage Cans: Inside: 4 Locations: corners and entrance
Outside: 6 Locations: front lobby, bars, doors
- c. Is a crowd control barrier used? No Yes If yes, describe: moveable barriers available
- d. How many restrooms are on the premises? 5
- e. Name of solid waste contractor: Advanced Disposal Waste Management Other: _____

5. Security

- a. Are there onsite parking spaces? No Yes If yes, how many? 7 and describe the parking security plan: Building security and cameras, employee parking
- b. Is there a loading zone? No Yes If yes, describe the loading area security plan: Check in with shipping and receiving team for authorization of pickups/drop offs
- 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? 41 and list locations: throughout space
- e. Will searches/identification checks be done upon entry? No Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>70</u> %	Food <u>30</u> %	Secondhand Merchandise <u>0</u> %	Precious Metals & Gems <u>0</u> %
Entertainment <u>0</u> %	Cigarettes <u>0</u> %	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) <u>0</u> %	Other <u>0</u> % Describe: _____
Pawnbroker Activity <u>0</u> %	Salvaged Materials <u>0</u> % (such as scrap metal)		

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: Rectifier license from WIDOR

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

Capacity 550 (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):
 1st Floor 2nd 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: 9th St. and Highland Ave.
- d. Describe Building: Free Standing Building Strip Mall Other: _____
- e. Describe Premises Structure: Single Story Multi-Story - # of Stories 3 Other: _____
- f. Describe Surrounding Area: Commercial Residential Industrial Other: _____
- g. Building Owner Name: SSL Milwaukee LLC Phone Number: _____
 Building Owner Address: 5601 W. North Ave., Milwaukee, WI 53208

10. Hours of Operation & Customers

Will customers be entering the premises? No Yes

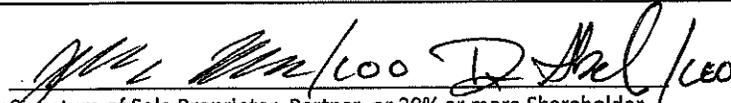
Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (Include a.m. or p.m.)	Close Time (Include a.m. or p.m.)			
Sunday	11 am	9 pm	200 +	25-45	None
Monday	11 am	10 pm	150 +	25-45	None
Tuesday	11 am	10 pm	150 +	25-45	None
Wednesday	11 am	10 pm	150 +	25-45	None
Thursday	11 am	10 pm	200 +	25-45	None
Friday	11 am	12 am	400 +	25-45	None
Saturday	11 am	12 am	500 +	25-45	None

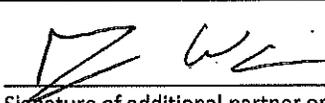
An Extended Hours Establishment License is required for any convenience store, filling station, personal service establishment (such as tattoo, body piercing, salon, tailor, tanning, etc.), recording studio or restaurant which is open between the hours of 12:00 a.m. and 5:00 a.m.

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.



ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL 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: Pilot Project Brewing Milwaukee, LLC

Premise Address: 1128 N 9th St., Milwaukee, WI 53233

Proximity of Premises to Church, School, Daycare Center or Hospital

Is the building within 300 feet of any church, school, daycare center or hospital? No Yes

"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 employees who serve 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 their 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: cap. table available with investor list

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: _____

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.)? Pilot Project Brewing Milwaukee LLC

c) Are you purchasing the stock and/or fixtures? No Yes If yes, amount paid \$ _____

d) Total amount paid for business \$ N/A

e) Total amount paid for goodwill of the business \$ N/A

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

Lease Information (New & Transfer Applicants who are leasing the premises only)

a) Date lease begins 09/23/22 Ends 09/23/32

b) Monthly rental \$ 47,995.85

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)? 10 yrs

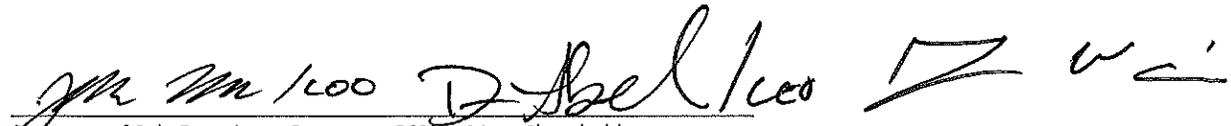
Lease Information (Continued)

- 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 _____
- g) Does the present owner or occupant 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):

Signature


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

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 premises applicants must submit the following:

- Detailed floor plan
- If a restaurant, copy of the menu



PERMANENT EXTENSION OF PREMISES APPLICATION FOOD AND ALCOHOL BEVERAGE ESTABLISHMENTS

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

Section A	Date of Application: <u>12/28/22</u>	Aldermanic District: <u>4</u>
	Licensee (Name of individual; partners, or agent, if Corp/LLC): <u>Pilot Project Brewing Milwaukee, LLC</u>	
	Corporation or LLC Name (if applicable): <u>Pilot Project Brewing Milwaukee, LLC</u>	Business Name: <u>Pilot Project Brewing</u>
	Business Address (include city, state, zip): <u>1128 N. 9th St., Milwaukee, WI 53233</u>	
	(Optional) Mailing Address (include city, state, zip):	Business Telephone Number: <u>414-395-1070</u>
Section B	This request is for the permanent extension of premises for a: <input checked="" type="checkbox"/> FOOD license <input type="checkbox"/> ALCOHOL license	
	The Current Premises Description is: <u>1st Floor, patio</u>	
	Identify the specific area(s) for which the permanent extension of premises is requested. Check all that apply and list for each the relationship of the area to the premises (example: north side, front, etc.)	
	<input type="checkbox"/> Sidewalk café (public sidewalk) at the _____ side of the premises in front of the following street address(es) _____ (area must be contiguous with licensed area and under the licensee's control) (An application for a Siding Dining Facility Permit must also be submitted with this application.)	
	<input type="checkbox"/> Patio (concrete surface) at the _____ side of the premises <input type="checkbox"/> Beer garden (soil/grass surface) at the _____ side of the premises <input type="checkbox"/> Deck (attached to building) at the _____ side of the premises <input type="checkbox"/> Addition to the: <input type="checkbox"/> 1 st floor <input type="checkbox"/> 2 nd floor <input type="checkbox"/> 3 rd floor <input type="checkbox"/> Basement <input type="checkbox"/> Other: _____ at the _____ side of the premises <input checked="" type="checkbox"/> Other: Describe area(s): <u>adding 2nd floor mezzanine and rooftop</u>	
Does extension area have an additional street address? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, list address: _____		
List all type(s) of business(es) that will operate at this location? <input checked="" type="checkbox"/> Tavern <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Other: Describe: _____		
Section C	 Signature of Sole Proprietor; a Partner; or if a Corporation or LLC, the Agent must sign	

Office Use Only:

Filed 1-5-23 Initials AC App #s: Food 316412 Alcohol _____

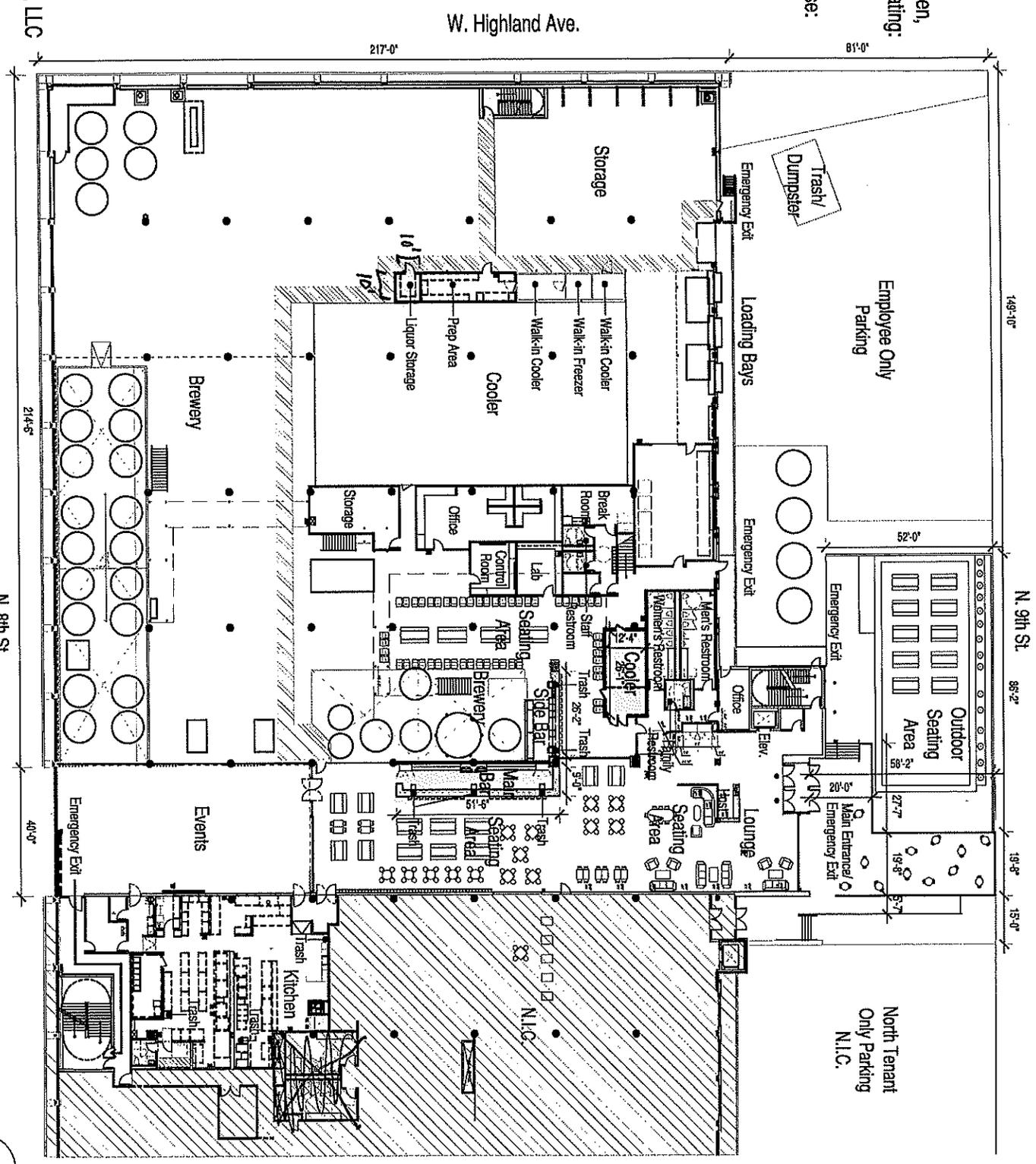
Queue to:

- | | | |
|--|-----------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> DNS (all) | <input type="checkbox"/> Approved | <input type="checkbox"/> Hold _____ |
| <input type="checkbox"/> HD (all food) | <input type="checkbox"/> Approved | <input type="checkbox"/> Hold _____ |
| <input type="checkbox"/> CC Food Only (no alcohol) | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |

Email to:

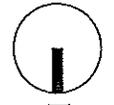
- | | | | |
|--|-----------------------------------|-------------------------------------|---|
| <input type="checkbox"/> DPW (sidewalk cafes/parklets) | <input type="checkbox"/> Approved | <input type="checkbox"/> Hold _____ | <input type="checkbox"/> Sidewalk Dining Facility Permit Issued |
| New Licenses Issued: Food _____ | Initials _____ | Alcohol _____ | Initials _____ |

First Floor
Total Square Footage:
Main Bar, Lounge, Kitchen,
Event & Side Bar w/ Seating:
 17,015 sf
Brewery & Back of House:
 40,355 sf



Agent: Joseph Wais
Pilot Project Milwaukee, LLC
Pilot Project
 1128 N 9th Street, Milwaukee, WI 53223
 December 29, 2022

First Floor Plan
 North



Mezz.

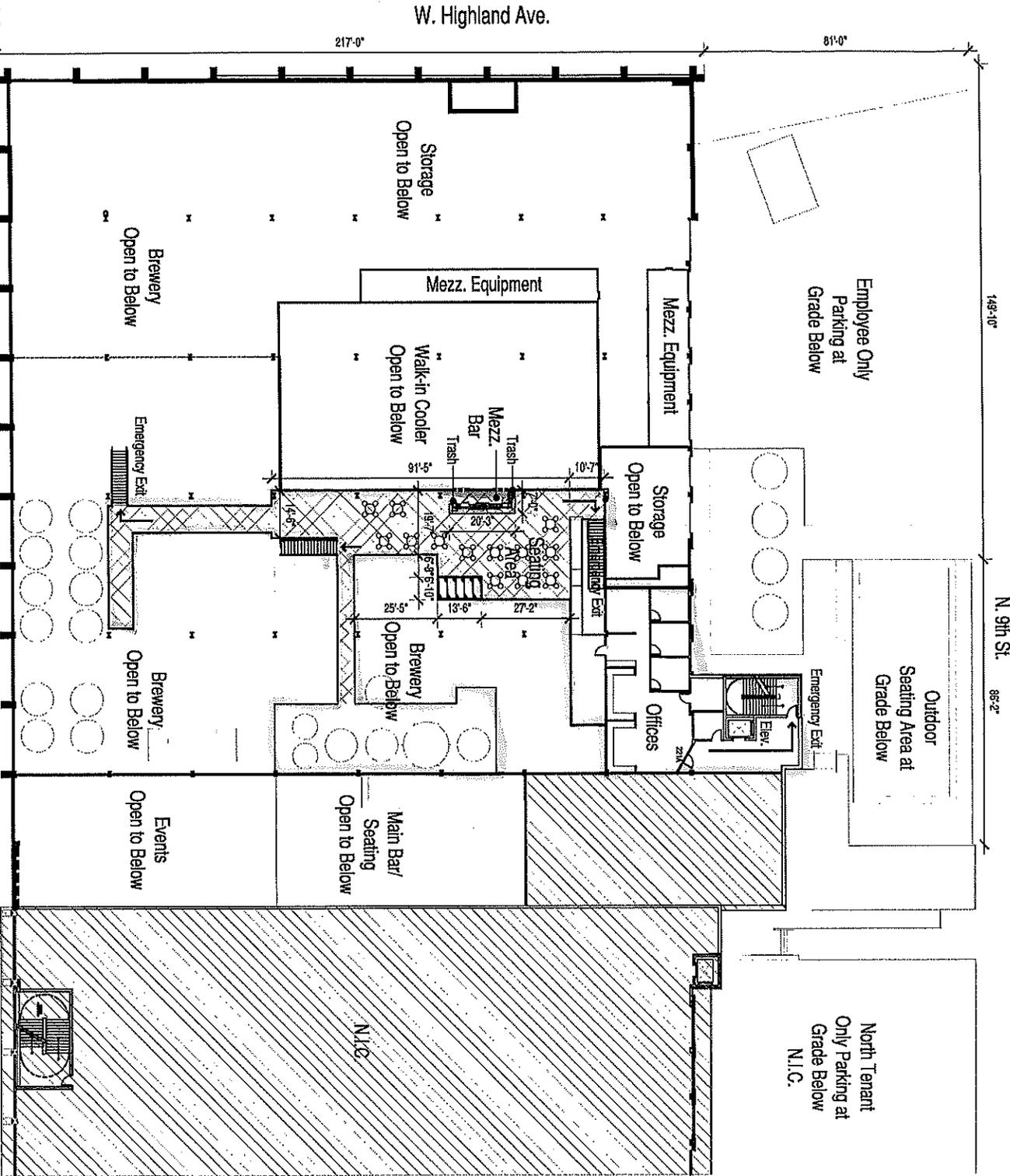
Total Square Footage:

Mezz. Bar w/ Seating:

3,182 sf (hatched)

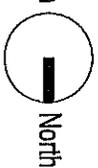
Office/Core:

3,147 sf

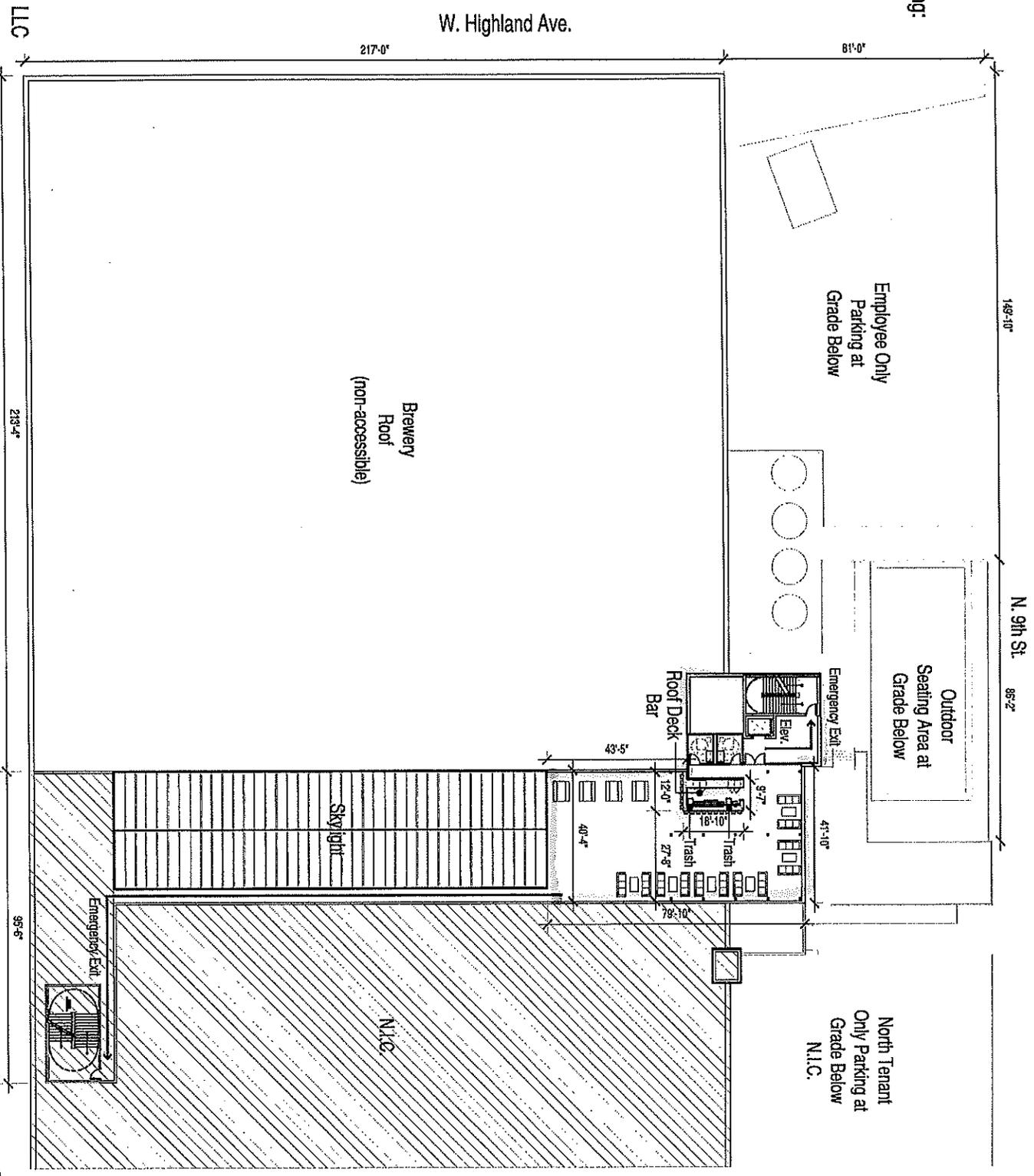


Agent: Joseph Wais
 Pilot Project Milwaukee, LLC
 Pilot Project
 1128 N 9th Street, Milwaukee, WI 53223
 December 29, 2022

Mezzanine Plan



Roof Deck
Total Square Footage:
Roof Deck Bar w/ Seating:
 3,270 sf
Restrooms/Core:
 1,163 sf



Agent: Joseph Wais
 Pilot Project Milwaukee, LLC
 Pilot Project
 1128 N 9th Street, Milwaukee, WI 53223
 December 29, 2022

Roof Deck Plan
 North