



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Thursday, October 06, 2022

COMMITTEE MEETING NOTICE

AD 04

AMANDAH, Iran D, Agent  
BOILER HOUSE CAFE LLC  
1259 N 10th St  
Milwaukee, WI 53205

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. The hearing will be held at:

**Tuesday, October 18, 2022 at 11:10 AM**

The access code is <https://meet.goto.com/763126797>. If you wish to call in, please call +1 (646) 749-3122 and use Access Code: 763-126-797. Please see the enclosed best practices document for further instructions.

**Regarding:** Your Class B Tavern License Application as agent for "BOILER HOUSE CAFE LLC " for "Boiler House Cafe" at 1259 N 10th 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.**





CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Thursday, October 06, 2022

COMMITTEE MEETING NOTICE

AD 04

AMANDAH, Iran D, Agent  
BOILER HOUSE CAFE LLC  
1320 GREENWAY TER  
Brookfield, WI 53005

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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.

# MILWAUKEE POLICE DEPARTMENT LICENSING

## CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

**DATE:** 08/29/22  
**LICENSE TYPE:** BTAVN  
**NEW:**   
**RENEWAL:**

**No. 341741**  
**Application Date:** 05/20/2022

**License Location:** 1259 N 10<sup>th</sup> St  
**Business Name:** Boiler House Cafe

**Licensee/Applicant:** AMANDAH, Iran D  
(Last Name, First Name, MI)  
**Date of Birth:** 06/30/1979

**Home Address:** 1320 Greenway Ter #4  
**City:** Brookfield  
**Home Phone:** 262-794-1229  
**State:** WI **Zip Code:** 53005

This report is written by Police Officer Corstan D. COURT, assigned to the License Investigation Unit, Days.

The Milwaukee Police Department's investigation regarding this application revealed the following:

1. On 08/13/2012 the applicant was cited for Operating while Intoxicated. He was convicted on 08/14/2012 and his license was revoked for 7 months.
2. On 04/26/2021 the applicant was cited for Operating while Intoxicated (2<sup>nd</sup>). He was convicted on 12/28/2021 and his license was revoked for 1 year and 45 days local jail.

Date: 9/7/2022  
Officer: PLUMLEY

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

Name of Premise: Boiler House Cafe  
Address: 1259 N 10<sup>th</sup> St  
Phone: 262-794-1229

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

Licensee/Agent: Iran D AMANDAH  
Home Address: 1320 Greeway Ter #4  
City State Zip: Brookfield WI 53005  
Phone: 262-794-1229  
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: 8A-4P 24 hours Y N  
Mon: 7A-5P  
Tue: 7A-5P  
Wed: 7A-5P  
Thu: 7A-5P  
Fri: 7A-5P  
Sat: 8A-4P

Premise Type:  Tavern/Bar  
 Restaurant  
 Other: Coffee Shop

Licenses currently held:

Alcohol:  Yes  No Class: #:  
 Tobacco:  Yes  No #:  
 Food:  Yes  No #: 13150  
 Extended Hours:  Yes  No #:  
 Secondhand Dealer:  Yes  No Type: #:  
 Other:  Yes  No Type: Sidewalk #: 1672  
 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:
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 25

26. What is the minimum number of employees That will be on premise 1

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:**

Looking to have a liquor license to serve alcohol/coffee base drinks. Currently looking to install security cameras.



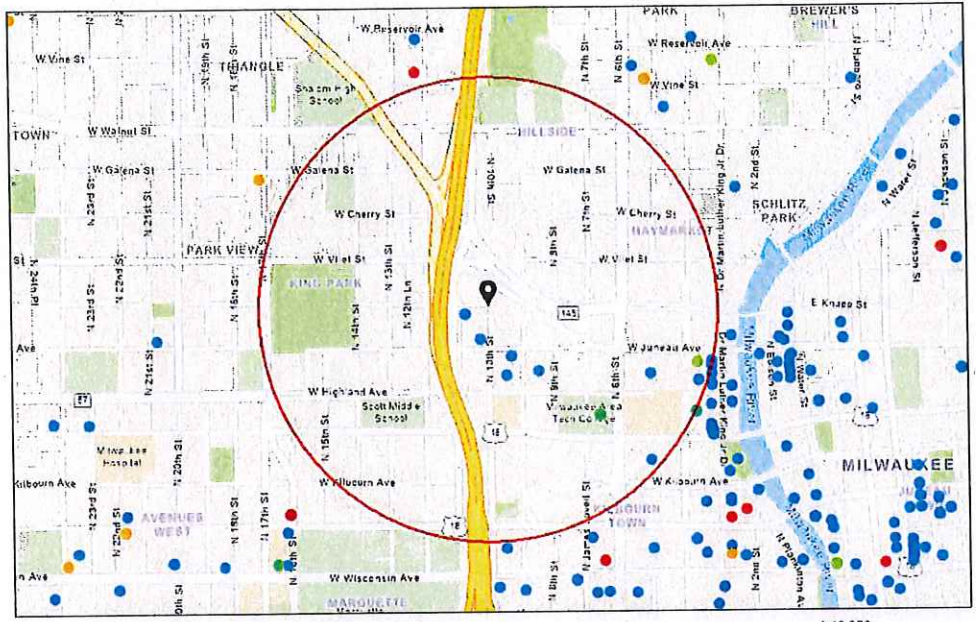


# Concentration Map for 1259 N 10th St

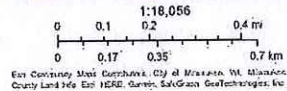
## Area of Interest (AOI) Information

Area : 21,862,585.68 ft<sup>2</sup>

Aug 25 2022 11:05:18 Central Daylight Time



- Alcohol Licenses (active)
- Class A Intoxicating Liquor
- Class A Fermented Malt Beverage
- Class A Liquor and Mall
- Class B Fermented Malt Beverage
- Class B Tavern
- Class C Wine Retailer



## Summary

Name	Count	Area(ft <sup>2</sup> )	Length(mi)
Alcohol Licenses	14		

## Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	Good City Brewing LLC	Good City Brewing	David C Dupee, Agt	333 W JUNEAU AV	Class C Wine Retailer's License		1/21/2022, 6:00 PM	1
2	Wisconsinbly Holdings, LLC	Drink Wisconsinbly Pub	John R Casanova, Agt	320 W Highland AV	Class B Tavern License		3/26/2022, 7:00 PM	1
3	Milwaukee Area Technical College	MATC Cuisine Restaurant	RICHARD A BUSALACCHI, Agt	1015 N 6th ST	Class C Wine Retailer's License		4/11/2022, 7:00 PM	1
4	Milwaukee Area Technical College	MATC Cuisine Restaurant	RICHARD A BUSALACCHI, Agt	1015 N 6th ST	Class B Fermented Malt Beverage Retailer's License		4/11/2022, 7:00 PM	1
5	Ridley IPCO LLC	No Studios (rooftop)	Elizabeth L Ridley, Agt	1037 W MC KINLEY AV	Class B Tavern License	49	4/11/2022, 7:00 PM	1
6	Carson's Ribs of Milwaukee, LLC	Carson's	RICHARD J BARRETT, Agt	301 W Juneau AV	Class B Tavern License	150	5/23/2022, 7:00 PM	1
7	Best Place at Pabst LTD	Best Place at the Pabst	JAMES C HAERTEL, Agt	915 W Juneau AV	Class B Tavern License	868	9/22/2022, 7:00 PM	1
8	Bull & A Boy LLC	Bottle House 42	Kaelyn M Cervero, Agt	1130 N 9TH ST	Class B Tavern License	450	8/30/2022, 7:00 PM	1
9	Levy Restaurants at Wisconsin Center District	Levy Restaurants at Wisconsin Center District	Nikki L Dewey, Agt	420-500 W Kilbourn AV	Class B Tavern License		9/26/2022, 7:00 PM	1
10	Coaches Restaurant & Bar LLC	Coaches	CHARLES E FOWLKES, Agt	1125 N 9TH ST	Class B Tavern License	250	10/11/2022, 7:00 PM	1
11	Brewery House LLC	On Tap	Dennis L Clark, Agt	1203 N 10TH ST	Class B Tavern License	360	10/12/2022, 7:00 PM	1
12	New Punch Bowl Milwaukee LLC	Punch Bowl Social	Andrea Cornog Kenealey, Agt	1122 N VEL R PHILLIPS AV	Class B Tavern License		10/23/2022, 7:00 PM	1
13	Levy at Bucks Arena	Levy at Bucks Arena	Jamie L Waters, Agt	1111 N Vel R Phillips AV	Class B Tavern License		7/17/2022, 7:00 PM	1
14	Ridley IPCO LLC	No Studios (1st floor)	Elizabeth L Ridley, Agt	1037 W MC KINLEY AV	Class B Tavern License	48	10/31/2022, 7:00 PM	1

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





Thursday, October 06, 2022



# Notice of Public Hearing

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AMANDAH, Iran D, Agent  
Boiler House Cafe at 1259 N 10th St  
Class B Tavern License Application

**Tuesday, October 18, 2022 at 11:10 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 10/18/2022 at 11:10 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](mailto: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.

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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 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	901 W WINNEBAGO ST# 307	MILWAUKEE, WI 53205-2563
CURRENT OCCUPANT	901 W WINNEBAGO ST# 308	MILWAUKEE, WI 53205-2563
CURRENT OCCUPANT	901 W WINNEBAGO ST# 309	MILWAUKEE, WI 53205-2563
CURRENT OCCUPANT	901 W WINNEBAGO ST# 310	MILWAUKEE, WI 53205-2563
CURRENT OCCUPANT	901 W WINNEBAGO ST# 311	MILWAUKEE, WI 53205-2563
CURRENT OCCUPANT	901 W WINNEBAGO ST# 312	MILWAUKEE, WI 53205-2563
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CURRENT OCCUPANT	901 W WINNEBAGO ST# 314	MILWAUKEE, WI 53205-2564
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CURRENT OCCUPANT	901 W WINNEBAGO ST# 339	MILWAUKEE, WI 53205-2565
CURRENT OCCUPANT	901 W WINNEBAGO ST# LL01	MILWAUKEE, WI 53205-2561
CURRENT OCCUPANT	901 W WINNEBAGO ST# LL02	MILWAUKEE, WI 53205-2561

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Total Records: 363

Radius 250.0 feet and Center of Circle: 1259 N 10th St



X Updated 8.23.22



# 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:

Cafe - primarily coffee and baked goods, and alcohol.

Do you have any experience operating this type of business?  No  Yes If yes, explain: Hired experience

## 2. Business Operations

- a. Proposed Opening Date: ~~5-30-22~~ Updated 8.23.22
- b. Is this premise under construction?  No  Yes If yes, list estimated completion date: ~~5-22-22~~
- c. Is this a franchise?  No  Yes
- d. Is this premises currently licensed?  No  Yes If yes, list type of license: Food, Sidewalk
- e. Is the current licensee operating?  No  Yes If no, list date closed: ~~NA~~
- f. Do you have future plans for other businesses, licenses or permits at this location?  No  Yes (Concurrent) If yes, explain: Food & Sidewalk permit licenses.
- 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:

## 3. Litter & Noise

- a. How are grounds kept clean?  Sweep  Pressure Wash  Pick Up Litter  Other: Building Management
- 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: 3 Locations: 1259 near front entrance  
Outside: 2 Locations: Parking lot behind building/garage
- 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:

**5. Security**

- a. Are there onsite parking spaces?  No  Yes If yes, how many? 2 and describe the parking security plan: Building Management Contracts with Security Company - No Customer Parking.
- 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 I.D. Checks

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

Alcohol <u>10</u> %	Food <u>25</u> %	Secondhand Merchandise _____ %	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>50</u> % <u>(26)</u> 5% Coffee Retail Items
Pawnbroker Activity <u>0</u> %	Salvaged Materials (such as scrap metal) <u>0</u> %	Describe: <u>Coffee</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: 2 (26) 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:  sidewalk, Food Dealer License

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

Capacity 22 (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

Updated 8.23.22

**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: Juneau Avenue
- d. Describe Building:  Free Standing Building  Strip Mall  Other: attached to 1243 N. 10th St.
- e. Describe Premises Structure:  Single Story  Multi-Story - # of Stories \_\_\_\_\_  Other: \_\_\_\_\_
- f. Describe Surrounding Area:  Commercial  Residential  Industrial  Other: \_\_\_\_\_
- g. Building Owner Name: J. Vollrath & Colliers Inc. Phone Number: 612-770-5845  
 Building Owner Address: 833 E. Michigan (Ste. 500); Milwaukee, WI 53202

**10. Hours of Operation & Customers**

Will customers be entering the premises?  No  Yes \* Serve Food til 9pm / Alcohol til 11pm

Day of the Week	Proposed Hours of Operation: <input checked="" type="checkbox"/>		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	6 am	9 pm / 11 pm <sup>alcohol only</sup>	75-100	18-75	21 and up
Monday	6 am	9 pm / 11 pm	75-100	18-75	21 and up
Tuesday	6 am	9 pm / 11 pm	75-100	18-75	21 and up
Wednesday	6 am	9 pm / 11 pm	75-100	18-75	21 and up
Thursday	6 am	9 pm / 11 pm	75-100	18-75	21 and up
Friday	6 am	9 pm / 11 pm	75-100	18-75	21 and up
Saturday	6 am	9 pm / 11 pm	75-100	18-75	21 and up

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 Permitted Hours of Operation: Class A: 8:00 am to 9:00 pm Sunday thru Saturday  
 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)**

Oran D. Amundson  
 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](http://www.milwaukee.gov/license)

Legal Entity Name: Boiler House Cafe, LLC

Premise Address: 1259 N. 10<sup>th</sup> Street; Milwaukee, WI 53205

**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 UWM Zilber School

**"Service Bar Only" Designation**

If applying for Class B or C license, are you applying for "Service Bar Only"?  No  Yes I.D. Amanda  
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: Brittiany Matthews  
3434 S Pine Ave.; Milwaukee, WI 53207

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: J. Vollrath, c/o Colliers Intl., 833 E. Michigan St.

**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.)? Boiler House Cafe, LLC

c) Are you purchasing the stock and/or fixtures?  No  Yes If yes, amount paid \$ 45,000.<sup>00</sup>

d) Total amount paid for business \$ 275,000.<sup>00</sup>

e) Total amount paid for goodwill of the business \$ 0

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 6/1/22 Ends 5/31/29

b) Monthly rental \$ 1444

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)? 7

### 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 Common Area Maintenance (CAM) Fees.
- 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):  
\_\_\_\_\_

### Signature

*Ryan D. Amundel*  
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

Cafe

# ① Variety of Coffees / Teas

- Lattés
- Frapuchinos
- Teas

Boiler House  
Cafe, LLC

Agent 6  
Iran Amandah

# ② Baked Goods

- Donuts
- Brownies
- Cookies
- Banana / Pumpkin Bread

# TENTATIVE MENU

\* Updated  
8.23.22

# ③ Alcohol-Based Coffee Drinks

- Baileys
- Kahlua
- Amaretto

# ④ Alcoholic Drinks (Mixed)

- Jack & Coke
- Rum and Coke
- Vodka Cranberry

X Updated D.A.S. 22 X

Boiler House Cafe, LLC → Agent: Iron Architects  
1259 N. 10th St., 53205



NO.	DATE	DESCRIPTION	BY
1	11/15/22	ISSUE FOR PERMITS	DR
2	11/15/22	ISSUE FOR PERMITS	DR
3	11/15/22	ISSUE FOR PERMITS	DR
4	11/15/22	ISSUE FOR PERMITS	DR
5	11/15/22	ISSUE FOR PERMITS	DR
6	11/15/22	ISSUE FOR PERMITS	DR
7	11/15/22	ISSUE FOR PERMITS	DR
8	11/15/22	ISSUE FOR PERMITS	DR
9	11/15/22	ISSUE FOR PERMITS	DR
10	11/15/22	ISSUE FOR PERMITS	DR
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16	11/15/22	ISSUE FOR PERMITS	DR
17	11/15/22	ISSUE FOR PERMITS	DR
18	11/15/22	ISSUE FOR PERMITS	DR
19	11/15/22	ISSUE FOR PERMITS	DR
20	11/15/22	ISSUE FOR PERMITS	DR

NOTE: REVISIONS FOR VISUAL REFERENCE ONLY

NO.	DATE	DESCRIPTION	BY
1	11/15/22	ISSUE FOR PERMITS	DR
2	11/15/22	ISSUE FOR PERMITS	DR
3	11/15/22	ISSUE FOR PERMITS	DR
4	11/15/22	ISSUE FOR PERMITS	DR
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19	11/15/22	ISSUE FOR PERMITS	DR
20	11/15/22	ISSUE FOR PERMITS	DR

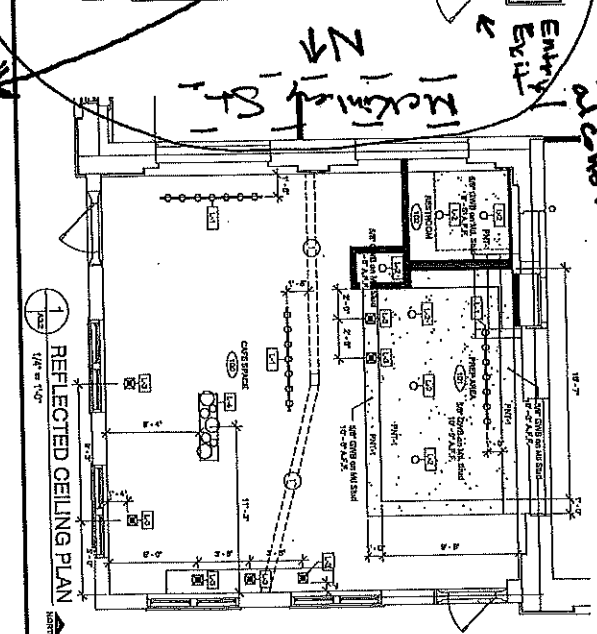
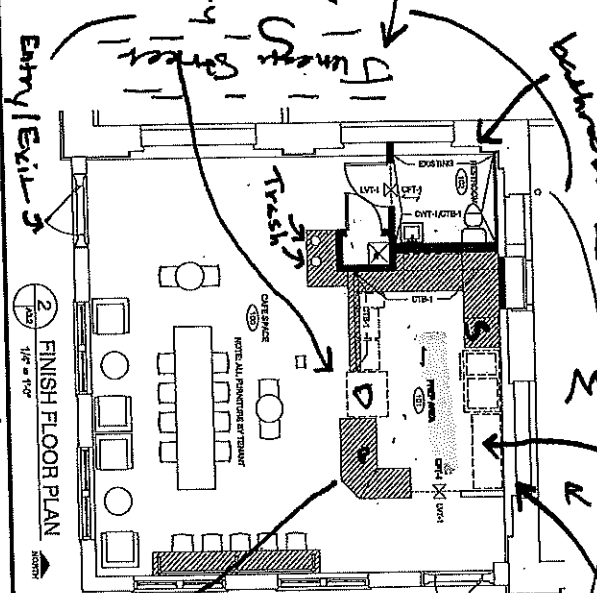
\* Current Floor Plan  
→ Updated 8.13.22

Total Sq. Feet = 1,019  
For 1259 N. 10th

33 x 33  
(L) x (W)  
Entire Space

- D = Display Case Food display case
- D2 = Trash
- = Dumpsters
- S = Sink

Sidewalk Dining



Serving Counter

Cooler = 39 1/2" x 61" x 24"

(See supplemental form)  
Parking lot = 505 sq. ft  
NO Customer Parking  
Shelving = 66" x 1.5" (D) x 18" (W)

- THIS DRAWING INDICATES THE GENERAL LOCATION OF FEATURES, APERTURES, AND FIXTURES. IT IS NOT TO BE USED FOR CONSTRUCTION.
- THE GENERAL LOCATION OF FEATURES, APERTURES, AND FIXTURES IS TO BE DETERMINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
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SHEET TITLE  
REFLECTED CEILING PLAN, FINISH FLOOR PLAN AND ROOM FINISH SCHEDULE

PROJECT INFO  
Original Issue Date: 1.17.22  
Project No.: 21124  
Drawn By: DR

REVISIONS  
NO. REVISION DESCRIPTION

FOR CONSTRUCTION

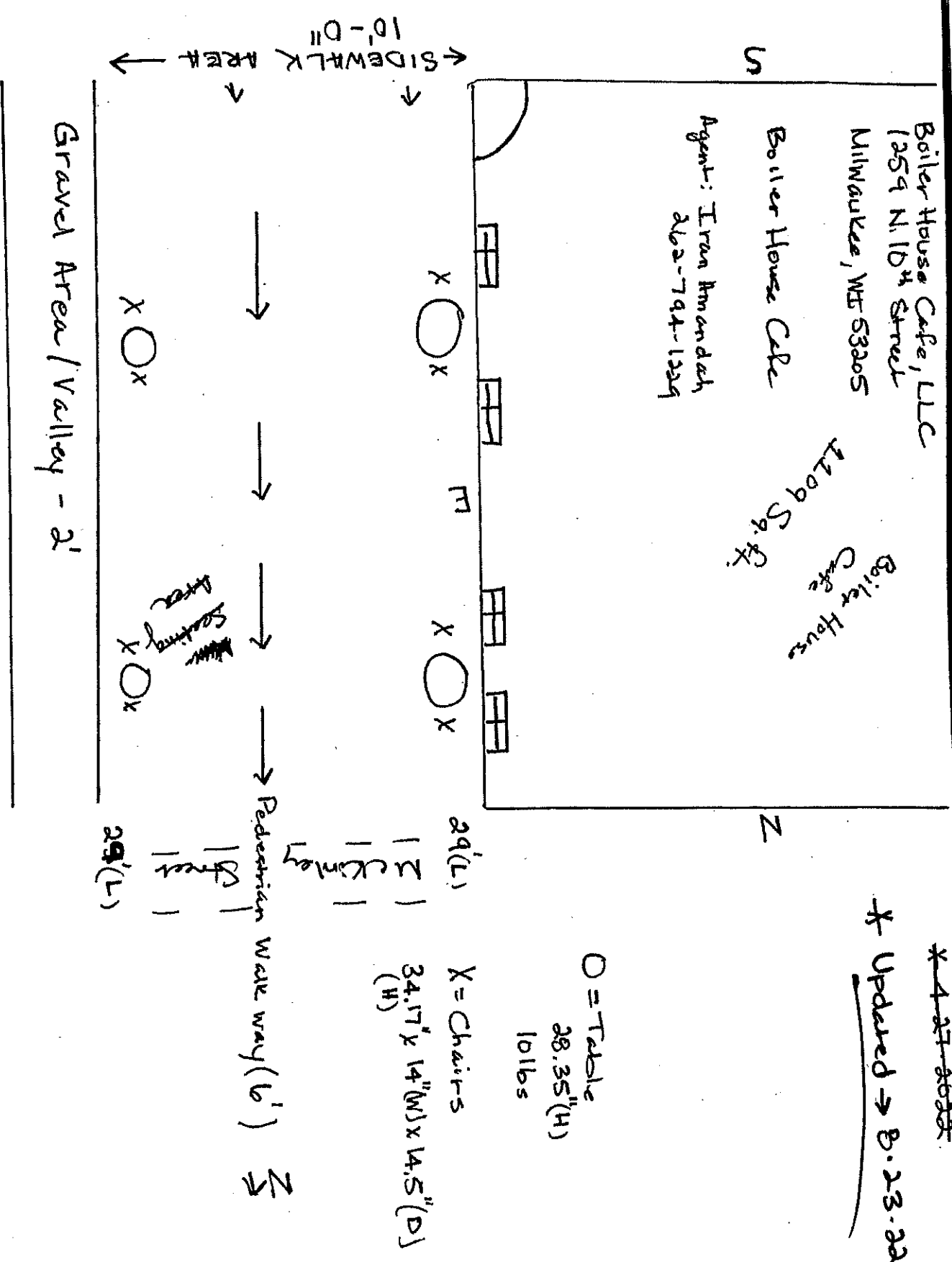
**in studio**  
architecture

033 E. Michigan St. | Suite 540 | Milwaukee, WI 53202  
ph. 414.276.6804 | www.instudioarch.com

# \* Proposed Sidewalk Dining Plan

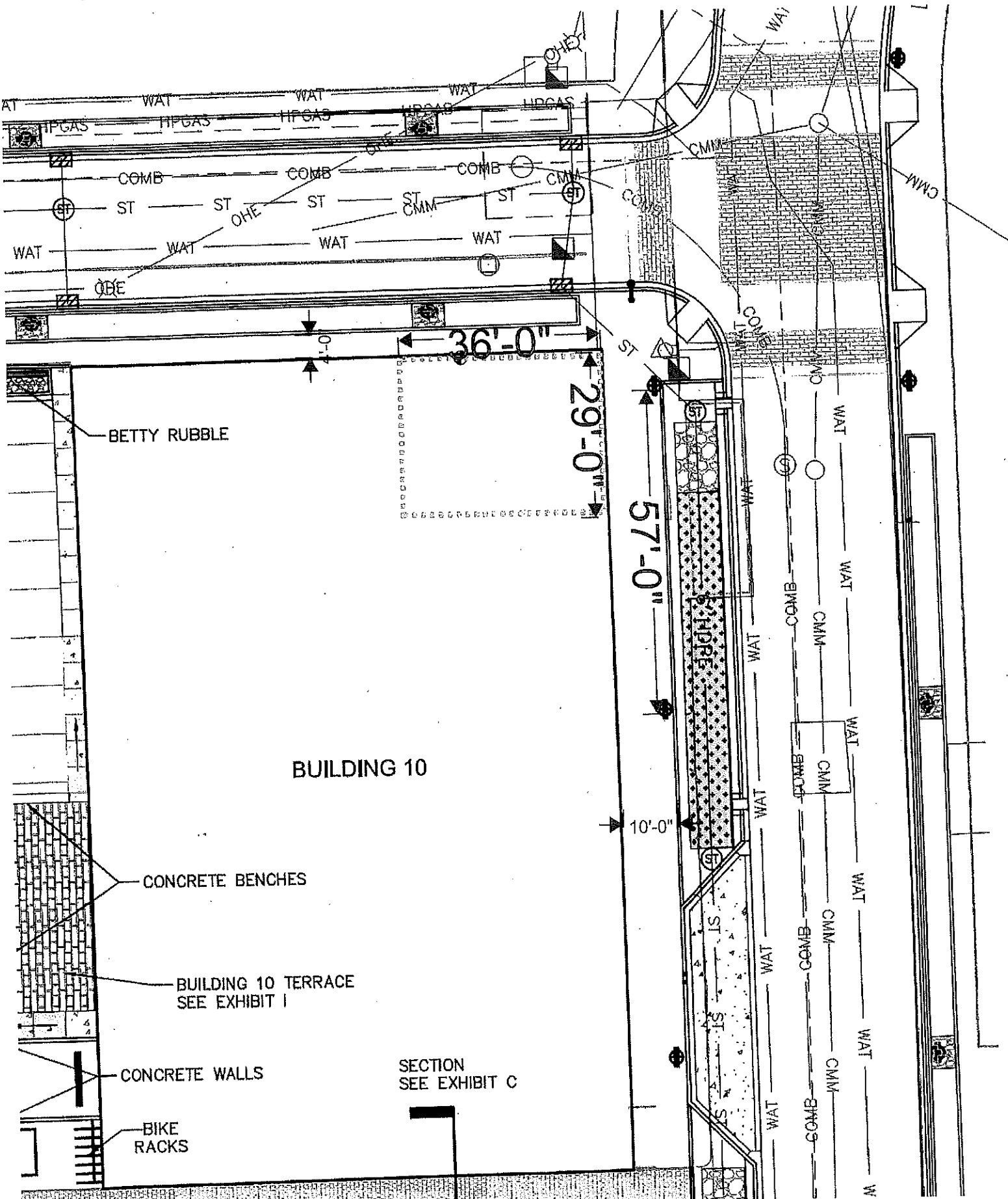
~~\* 4-27-2022~~

\* Updated  $\Rightarrow$  8.23.22



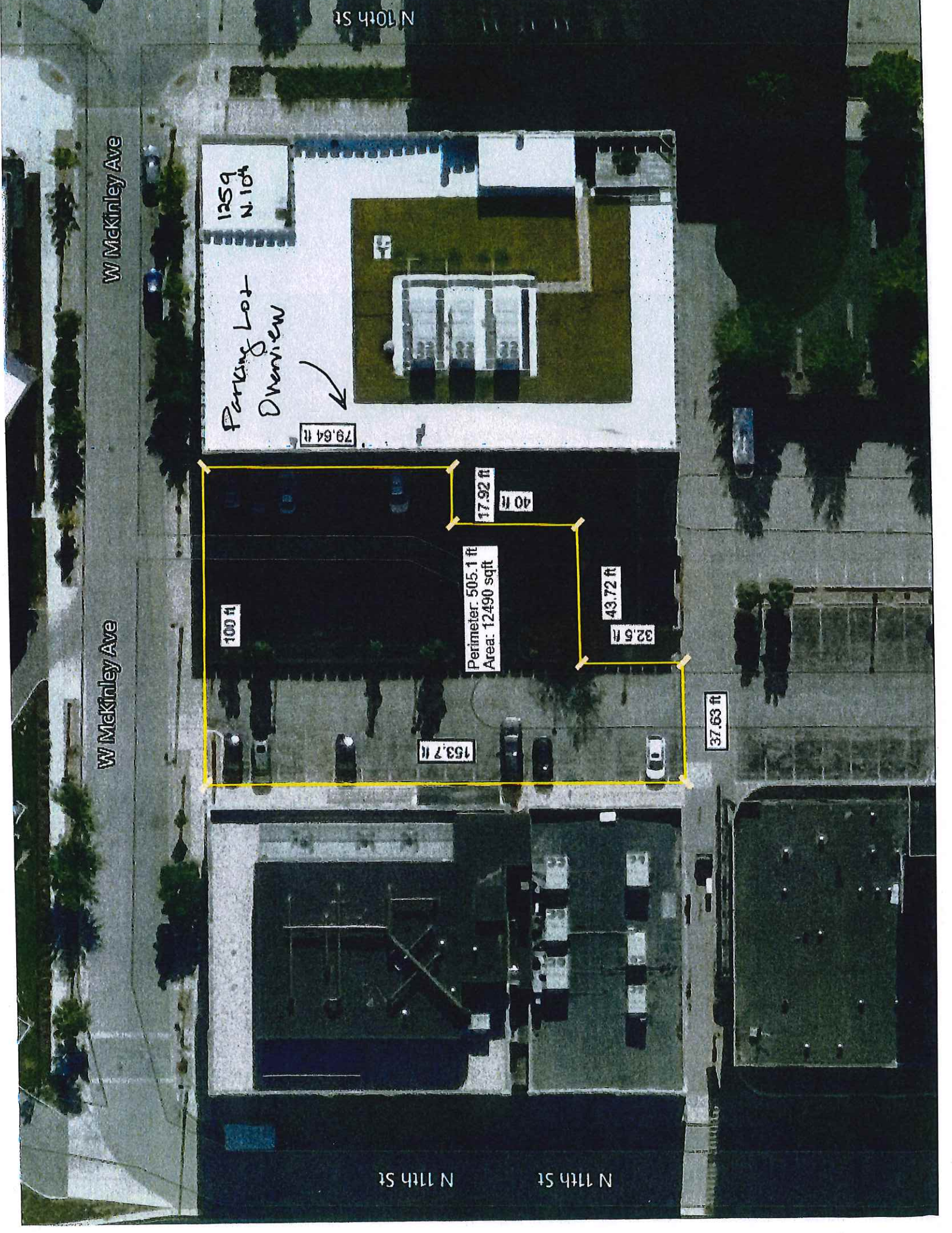


# X Sidewalk Proposal Overview









W McKinley Ave

W McKinley Ave

1259  
N. 10th

Parking Lot  
Overview

79.64 ft

100 ft

Perimeter: 505.1 ft  
Area: 12,490 sqft

17.92 ft  
40 ft

43.72 ft  
32.5 ft

153.7 ft

37.63 ft

N 11th St

N 11th St

N 10th St



