

ADDENDUM TO BUSINESS LICENSE PLAN OF OPERATION

“District 4 Social LLC”- 233 E. Chicago Street

Adopted November 1, 2022

1) Loading area

A) The owner will paint hash stripes in the alley to delineate the no stop areas, or the appropriate loading areas.

B) Owner will erect a “DO NOT BLOCK DRIVEWAY” and “Delivery Drivers MUST YIELD to RESIDENTS” sign in designated areas (or similar signage). PLEASE SEE EXHIBIT 1.

C) Owner will inform the necessary parties that all deliveries must enter the alley from the south, and park north of the dock platform.

2) Linen Cart

A) The linen cart fire issue was an isolated incident. The cart has been moved to remove any fire danger.

B) All linen carts and grease containers will always remain closed and secured.

C) All linen carts and grease containers will be placed to avoid ignition sources inclusive of cigarettes thrown from nearby buildings and smoking areas whether designated or not. Flammable/No Smoking signs will be posted in visible proximity to the linen and grease containers. PLEASE SEE EXHIBIT 2.

3) Garbage carts

A) The garbage cart capacity will be doubled immediately and moved to the south side of the private alley. (Opposite side from current location). Additional containers will be added if needed to sufficiently mitigate neighborhood litter.

B) Garbage carts will be washed in a manner that will reduce the problem of grease, other liquids, or food waste running into the garage, alley, or sewer at that location. In addition, restaurant staff will wash parking ramp on a regular basis.

C) Garbage carts will be latched at all times. Broken latches will be replaced immediately.

D) In the case of the sump pump being down causing the grease trap to back up into the garage, the garage will be cleaned immediately at restaurant expense, to avoid any smell or grease on the floor. Sump pumps will routinely be checked for proper operation.

E) The concerned tenants are invited to meet with the owner of the restaurant and waste management to explore ideas/services that would minimize any trash problem.

F) Grease container will be moved from its present location along the parking ramp railing to behind the 233 E. Chicago building.

G) Restaurant staff (at restaurant expense, not condo expense) will monitor and clean the alley and parking ramp several times daily.

4) Lobby

A) Continued efforts will be made to keep Sweet Diner customers out of the residential lobby. New signage will be erected on the inside door of SWEET indicating that this is NOT the entrance or exit to SWEET (emergency only). A sandwich board will be placed at the SWEET street entrance (west of the residential lobby) indicating that this IS the entrance to SWEET.

B) The “District Fore” entrance location, which is west of the residential entrance, has the potential to reduce the number of restaurant/bar customers using residential lobby and entrance. However, if commercial traffic increases in the residential lobby, additional signage or other options will be discussed with residents and added to mitigate this issue.

5) Sidewalk Café

A) Sidewalk cafés are encouraged by the City of Milwaukee, the Historic Third Ward Association and Business Improvement District. They add to the vitality and safety on the street. However, they should be implemented in a way that they are aesthetically pleasing and allow for safe passage for all people. The owner will work with concerned residents on a sidewalk café plan that meets those principles.

B) Owner will immediately remove planters now in place. A new design will be implemented in Spring 2023 in coordination with Cityside Plaza residents.

C) Restaurant staff (at restaurant expense, not condo expense) will monitor and clean the sidewalk, curb, and gutter several times daily.

6) Hours of Operation

A) In deference to resident concerns and because many sporting events run past 11:00 in the evening (Monday Night Football, West Coast baseball and basketball games, etc.), the proposed closing time will be midnight. Opening time will be no earlier than 7:00 AM on weekends, and 9:00 AM on weekdays.

7) Shared Services

A) Water will be separately metered between residential and commercial use (per the current meter arrangement).

B) Garbage service will be separately billed, contracted and paid between commercial and residential.

EXHIBIT 1



EXHIBIT 2

