LAW OFFICES OF KOPP, ARENA & BISHOP, S.C.

I I I O NORTH OLD WORLD THIRD STREET RIVERFRONT PLAZA, SUITE 5 I 5 MILWAUKEE, WISCONSIN 53203

ANDREW P. ARENA MICHAEL F. BISHOP MICHAEL H. KOPP JENNIFER A. BISHOP

(414) 645-6100 FAX (414) 645-3500

September 13, 2002

Mr. Ronald D. Leonhardt City Clerk room 205, City Hall 200 E. Wells Street Milwaukee, WI 53202-3570

Dear Mr. Leonhardt:

Please be advised that I represent Linda Flynn, the owner of the building located at 1000 East North Avenue, which is in the Fifth District. My client has applied for a Show and Exhibit Permit for her business, Closet Classics Caffeine & Clothing.

My client operated a clothing store specializing in vintage clothing and shoes on Farwell Street for nearly twenty years. Recently, at the end of her lease, she was forced out of her location. It was determined by her at that time that it would be best for her to buy a building. Subsequently, she purchased the building at issue, which was previously a bar with a Class B liquor license.

Given the nature of the existing structure, my client decided to use the first floor bar area as a coffee shop. She purchased a \$10,000.00 coffee machine and invested in other equipment to open her coffee shop. She put most of her merchandise and display cases on the second floor. Currently, there is about \$80,000.00 in merchandise on this floor. The items sold range from jewelry, signs and posters to shoes and clothes. Vintage Clothing can be described as new clothes made from styles that were popular in the 40's, 50's, 60's and 70's.

To enhance awareness of her business, and to promote her coffee shop, Ms. Flynn has applied for the permit at issue. It is my client's intention to have poetry readings, open microphone sessions, and some music.

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As to the poetry readings, there will be times when my client may bring in published poems or may have patrons volunteer to perform their poems.

Concerning the open microphone sessions, my client intends to provide a forum free from alcohol and harassment where individuals may artistically express themselves. This may consist of solo singers, musicians, comedians, actors, or small troups performing skits. There will be no nudity allowed, and things will only be allowed if they are in good taste; in other words, within the reasonable guidelines created by Community Standards.

My client may also have people playing recorded music. The type of music will be jazz and light contemporary music. There will be no rap or hard rock, as this would not be compatible with a coffee shop. Additionally, a Japanimation film club will use the location to exhibit Japanese films and animation. Other films may also be exhibited to show alternative art forms and allow for open and free discussion.

Enclosed is a recent article that appeared in the Riverwest paper and a letter of endorsement from Community Development Specialist Janice Christensen.

The reality in this case is that my client is a mature, middle-aged woman. She does not smoke or drink, and has earned a living selling clothes for nearly twenty years. She has made the investment of purchasing the building at issue, which says something about her past success. She has no intention of applying for a liquor license. Frankly, until my client came along the only use for the building would have been a tavern, but thanks to the creativity of my client a new use is being developed. This could be a model for others to follow in neighborhoods where old bars are no longer compatible with the neighborhood.

At this time I would like to direct you to 84.40 of the City Ordinances, and pursuant to that section, I hereby demand that the permit be issued by the City Clerk. My client has met all the requirements of the ordinance, and is entitled to a permit at this time. In fact, 84.405 states that the clerk shall issue the permit upon a request made by the proper application process as stated in Paragraph 84.40 4.A-C. The Common Council may revoke this permit if it finds that there is fraud, misrepresentation or that false statements have been made by the applicant in regards to the shows or exhibits which are presented at the location. The ordinance

Mr. Ronald D. Leonhardt September 13, 2002 Page three

does not state that the location must be found to be fit or that the neighborhood must approve. Therefore, it is my opinion that there is no need for a hearing on this matter until an event is presented to the Council as being fraudulent pursuant to 84.40 6. Therefore, there is no reason that the permit should not be issued immediately.

If you have any questions, please contact me.

Very /truly yours,

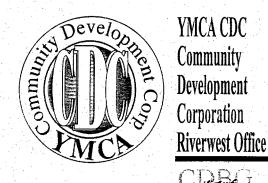
ndrew P. Arena

Encl.

APA/m

cc: Alderman Jeff Pawlinski, Chairman Utilities & Licenses Alderman Marlene Johnson-Odom Mr. James Copeland, Manager, License Division

Asst. City Attorney Bruce Schrimpf



Community Organizing, Housing, and Economic Development

September 9, 2002

To: Utilities and License Committee Milwaukee Common Council

From: Janice Christensen Community Development Specialist YMCA Community Development Corporation – Riverwest

Mr. Chairman and honored alderpersons, I would like to offer a brief testimony in support of awarding the business known as Closet Classics a Shows and Exhibition License.

Closet Classics is a coffee shop and vintage clothing store that recently moved into the building at 1000 E. North Ave. In the past, that building housed a tavern, under various ownership. As community organizer, a number of people have commented to me in the past several months that they are very happy that a new business is in that building, since they were uncomfortable with the noise and other problems that are often associated with living in proximity to a tavern.

Twice in the last year, Closet Classics has been written about in favorable terms in *Riverwest Currents*, the local community newspaper. *Riverwest Currents* has a policy of supporting neighborhood commerce, with the idea that small, locally-owned businesses increase trade and foot traffic in our community, which in turn add to wealth and reduce crime. Closet Classics is a prime example of this theory, since many people from the immediate neighborhood walk or ride their bicycles to the business.

I have had several occasions to visit Closet Classics, and know of several community groups that hold informal meetings there. I have had exclusively good experiences and good reports about this establishment. As the only smoke-free coffee shop in our neighborhood, it offers a unique setting that many value.

The proprietor of Closet Classics hopes to expand the shop's hours to midnight, three nights a week, and host a Japanimation film club, poetry readings, and evenings of music with a DJ. I would be in support of these activities, and have suggested this establishment to several groups of young people who are looking for an alcohol-free, smoke-free venue for various events.

Please grant Closet Classics a Shows and Exhibition License.

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Respectfully submitted,

Janice Christensen

Community Development Specialist

Attachments: 2 articles from Riverwest Currents

ខាលខាលា ខានខា SPOTLIGHT:

loset Classics Relocates to Riverwest

By Sonya Jongsma Knauss

funky clothes at the same place? a good cup of coffee and shop for Lcoffee, but what if you could get it's hard to beat a good cup of

smoke-free. coffee shops, the coffee bar is atmosphere of other neighborhood want coffee without the smoky or a costume for that 80s party. As can grab a cuppa joe then wander and Weil offers both. Customers an added bonus for those who upstairs to find some shoes, a dress, Clothing on the corner of North Closet Classics Caffeine and

clothing, clean floors, ful oak bar, with a beautiattractive, retro

The place is

walls - a sneak preview of what's waiting upstairs. bags, and posters decorating the shoes, hand-

Ovens, including their famous coffee. You can choose between vegan confections from Eastside croissants, bagels, or any of severa some friendly talk to go with your Jacob Janoska might be there with If you pick the right morning,

you spend hours scouring every

clothes she

they're all gathered under one roof. thrift shop in the city, but here There's a nice mix of new and

manager Amanda Rose.

at the new coffee bar - "I think it's because it's so new people aren't Even though business is sporadic

who prefers to keep her identity

under wraps and goes by the

cup of Alterra's Organic Blue enjoys his job, brewing up a strong sure whether it's cool yet" - Jacob out dollops of whipped cream for customers at the bar, and dishing his dad. 4-year-old Nathan who's there with Heeler blend, chatting with

up the stairs, and the scent of treat. White lights string their way clothing store, prepare for a sensory enclosed outdoor seating area. Just outside is a pleasant, As you walk upstairs to the

through the air. incense wafts store, customer, she and is perfect manages the Rose, long-time for the job. A tunky Amanda has a flair

packed

here than they intend," says store customers spend a lot more time These are items you might find if other products. shoes, wigs The store accessories, and colorful clothes, Most WITH across town school to find while in high used to drive

imports and styles from the 50s to vintage clothing, with some Asian The owner of Closet Classics, couldn't find anywhere else. gathered on her travels throughout great finds that "Retro-Diva" has pointing out novelty items and the state and country at estate sales. She's the perfect saleswoman,

ping for new and vintage prom, seniors in here the other day shop-

moniker "Retro Diva," recently moved her Milwaukee store from Noodles bar. tion at North and Weil, formerly Farwell Street to its Riverwest loca-

she says. She feels the neighborcustomers in the area. hood is improving and has many "I've always liked Riverwest,"

roots, in a sense, as her home on "Retio Diva Booth Street was the first place Closer Classics is returning to its

opened shop.

of fishnet stockings. E colors and styles
including plenty tights," there are many says, of which here just for the constantly coming the store. "I have people Amanda

"We had some high school rubber and chain-link clothing, woman costumes, vinyl dresses, you won't find anywhere else, a cases, body glitter, eyeglasses, long and schoolgirl outlits. Cigarette ing body piercing jewelry, wonder hidden flasks inside are a tew other flasks, stoles, and canes with huge assortment of jewelry, includgloves, tunky pajamas, collectibles, She points out cigarette holders

bit of everything for everyone, Amanda says. "I can honestly say there's a little

OTHER AREA RETAIL RESALE IS

dresses," she says, listing one of the reasons decided to have a yard sale. mulated so many things that she accessories. Eventually she accu-

many

clientele come to a retro clothing store. store of sorts, and decided to open here?" She realized it did look like a in, one man who did asked a ques-While not many people stopped here and there on heating pipes. into her basement, hanging clothes so she rushed to bring everything her store – "do you set up shop tion that sparked the creation of On the day of the sale it rained

years. she's been in business for the last 18 large audience for her clothes, and She soon found out there was a

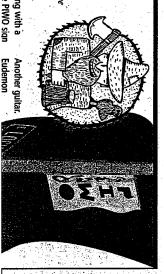
as the clothing store each day on Sunday. The coffee bar opens at Saturday, and from noon to 6 p.m. a.m. to 7 p.m. on Monday through weekends, closing at the same time Closet Classics is open from 11 a.m. on weekdays and 8 a.m.

NEIGHBORHOOD... AROUND THE

Eudemor

ordinary folk and having a good time. liminal spaces of Riverwest...meeting the (You dah mon, The mythos of Eudemon ... exploring the

Sunday evening again. Eudemon is walking with a friend down Locust Street. They spot the PIWO sign



sales. She would scour the city's for interesting vintage clothing and Divas" love for thrift and rummage items the store carries... thrift stores and estate sales looking Closet Classic grew out of "Retro

wood Commerce

ust stoke up ocks out her itest paraffin tasty suridae t textures to ed a banana wax. "I tell rmal banana

anslated her

of reading. There are a lot of different things you can add to waxes-beeswax, dyes, crystals. Everything you add changes the way a candle will burn," Kotlowski said.

She stressed the difference in quality between a massproduced candle and one of her own. "All you have to do is pick up one of my candles, and say, a Walmart candle, and you can just feel the difference. A lot of the factorybased candles do not burn consistently because the elements are not as well mixed." As Kotlowski explained, if the scent is not mixed evenly throughout the candle, the scent will not be emitted at a steady rate when the candle is burned.

To prevent this from happening, Kotlowski works with a smaller, more manageable supply of wax. She pours her candles eight at a time, and while this may be more time-consuming, she says the extra effort makes for more uniform candles.

Kotlowski caters to weddings, baptisms, bridal showers, home parties, and fundraisers. "The brides have a certain image of what they want for their weddings, and for baptisms I will often make candles in the shape of angels."

For home parties, Kotlowski fills up the back of her truck with displays of her products and sets up shop for the day in a resident's home.

While Kotlowski does do fairs, like the Locust Street Festival and the Wisconsin State Fair, she said that summertime is a "bad time for candles." Last year at the Greendale Historical Days, she lost several hundred dollars worth of candles when the wax melted from the heat. But Kotlowski said she will be doing Locust Street Festival again next year. "I live in the area and I like all." the energy and the different types of must

'My main focus is fundraisers," Kotlowski savs. She recently became involved with the Title 4E Child Welfare Grant Program, a combined program with UWM and

the Milwaukee Bureau of Child Welfare. Kotlowski provided her candles at wholesale to students at UWM, who in turn sold them benefit children in foster care in Wisconsin. The first 4E fundraiser generated funds for a picnic and gifts for the children.

Kotlowski is quick to point out the personal benefits of candlemaking. "It takes me someplace else. In my day-to-day life I work

BUSINESS BRIEFS

Riverwest resident Kris Roberts is planning to open a new bar at 701 E. Center St., in what was until recently Tony's Bar. The new establishment, The Riverhorse, will offer alcoholic and other beverages, a variety of sandwiches, and pizza. Renovations are underway, and an art deco decorating theme is planned. The licensing process is proceeding with the city, with a tentative opening date in October. Kris made a presentation to the Riverwest Neighborhood Association at their July 16 meeting, outlining his plans and providing a list of near neighbors who support his proposal. Members of the RNA thanked Kris for going through the process, and a statement in the minutes noted that the group at the meeting "knows of no objection" to the plans.

There's a bit of froth and foment around Closet Classics at 1000 North Ave. lately: If you haven't visited this fun café plus vintage clothes plus cool handbags plus dishy palm garden no smoking hang-out, you're missing a cool spot in Riverwest.

Recently, the owner of Closet Classics was approached by a group that wants to meet in her shop and watch Japanimation films. If you know anything about the young, hip kids who are into anime, you know this is not a rowdy bunch who will leave the place at bar time, hooting and hollering and frightening the horses. However, the owner has been advised that this requires a "Shows and Exhibition" License from the City. She applied for the license, and post cards were sent out to near neighbors. One of the neighbors took the post card, copied it onto a letter from Ald Johnson-Odom on City of Milwaukee letterhead, and added a note at the bottom, pointing out that this permit allows "... side shows wrestling shows 🐎 traveling carayans, vandeville acts and any trained 🐖 animals, wild animals, menagerie or other objects of curiosity, all of which are operated or exhibited for a profit. This is an unlimited yearly permit with outdoor use requested. Potential uses: Non Alcoholic Strip Club, Teen club, DJ, or live bands indoors or out." (Just for the record, no events of these descriptions are planned for Closet Classics in the foreseeable future.) This flyer was distributed to residents in a three-block radius of the coffeeshop, with the suggestion to attend the hearing at city hall.

Why not stop in for a cup of coffee at Closet Classics and see what's really going on there? The Utilities and Licensing Committee hearing is coming up Sept. 9 at 9 a.m. at City Hall, Room 301 B.



Office of the City Clerk

Ronald D. Leonhardt City Clerk

www.milwaukee.gov

September 16, 2002

Carolyn Hill Robertson Deputy City Clerk

Mr. Grant F. Langley City Attorney Room 800, City Hall

Dear Mr. Langley:

Section 84-40, Milwaukee Code of Ordinances, provides for the issuance of a Show or Exhibit permit by the City Clerk. Subsection 5 provides that the city clerk issue a permit "if the requirements of this section have been complied with upon the payment of the required fee". Other than those for filing an application and the contents thereof, there are no other requirements set forth in the ordinance for the issuance of a permit. Nor are there any conditions under which the city clerk may deny issuance of a permit.

This office has a pending application for a Show or Exhibit permit. The local council member and residents from the neighborhood near the premises involved have expressed concern about or objections to the permit being issued. I am requesting your opinion as to whether this office may consider these concerns or objections in our decision as to whether to issue a permit. If not, do the residents and council member have any recourse by which to appeal our decision?

Furthermore, if the applicant specifies particular forms of entertainment that they intend to provide, may the permit be limited to those forms of entertainment only?

Since we have a pending application, your prompt review and determination on these issues would be most appreciated. Thank you for your assistance.

Respectfully,

Ronàld D. Leonhardt

City Clerk

Cc:

Ald. Marlene Johnson-Odom

Ald. Jeff Pawlinski

Jim Copeland

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