



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Tuesday, March 24, 2026

COMMITTEE MEETING NOTICE

AD 11

GATES, Rick, Agent  
WALGREEN CO  
PO BOX 901  
DEERFIELD, IL 60015

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.

**Wednesday, April 08, 2026 at 11:10 AM**

The access code is <https://meet.goto.com/459501549>. Please see the enclosed best practices document for further instructions.

**Regarding:** Your Food Dealer License Renewal Application with Change of Agent as agent for "WALGREEN CO" for "WALGREENS #03394" at 9100 W BELOIT Rd.

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 85-4-4, unless otherwise specified in the code, probative evidence concerning non-renewal, suspension or revocation may include evidence of the following: failure of the applicant to meet municipal qualifications, pending charges against or the conviction of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the circumstances of the particular licensed or permitted activity, by the applicant or by any employee or other agent of the applicant. If the activities of the applicant involve a licensed premises, whether the premises tends to facilitate a public or private nuisance or has been the source of congregations of persons which have resulted in any of the following: disturbance of the peace; illegal drug activity; public drunkenness; drinking in public; harassment of passers-by; gambling; prostitution; sale of stolen goods; public urination; theft; assaults; battery; acts of vandalism including graffiti, excessive littering, loitering, illegal parking, loud noise at times when the licensed premise is open for business; traffic violations; curfew violations; lewd conduct; display of materials harmful to minors, pursuant to s. 106-9.6; or any other factor which reasonably relates to the public health, safety and welfare, or failure to comply with the approved plan of operation. 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 during normal business hours is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of Kilbourn Avenue and Water Street. You must present a copy of the meeting notice to the parking cashier.

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](http://www.milwaukee.gov/license)  
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: [License@milwaukee.gov](mailto:License@milwaukee.gov)



Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

Inspection Date  
03/09/2026  
ORD-26-03420

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

**Re: 9100 W BELOIT RD**

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Taxkey #: 526-9938-111

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

**Correct By Date: 04/16/2026**

1 ) 295-303.

Pursuant to s.200-42, it shall be unlawful to occupy or use any building, structure or premises unless a certificate of occupancy or certificate of zoning has been issued. No such certificate for A Heavy Motor Vehicle Outdoor Storage use has been found for this location.

-YOU ARE THEREFORE ORDERED TO IMMEDIATELY CEASE THE ILLEGAL USE OR VACATE THE PREMISES UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING HAS BEEN ISSUED. (A HEAVY MOTOR VEHICLE OUTDOOR STORAGE USE WOULD REQUIRE A CERTIFICATE OF OCCUPANCY AND BOZA APPROVAL FOR A VARIANCE).

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A Heavy Motor Vehicle Outdoor Storage use in a LB1 Commercial Zoning District is not a permitted use and requires a variance, which will require approval from the Board of Zoning Appeals.

-YOU MUST APPLY FOR A CERTIFICATE OF OCCUPANCY AT THE PERMIT DESK AND SUBMIT A COMPLETE APPLICATION FOR YOUR VARIANCE TO THE BOARD OF ZONING APPEALS OFFICE OR DISCONTINUE THE NON-PERMITTED USE. (A HEAVY MOTOR VEHICLE OUTDOOR STORAGE USE WOULD REQUIRE A CERTIFICATE OF OCCUPANCY AND BOZA APPROVAL FOR A VARIANCE).

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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Per Commissioner of Neighborhood Services By -  
*Gary Armstrong*  
Inspector

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MICHAEL R GOETZ, 11800 W RIPLEY AVE (OPERATOR), WAUWATOSA, WI 53226  
LANCE J LAZARUS, 3203 KIRK STREET (PREFERRED CONTACT), MIAMI, FL 33133  
LL HOLDINGS OHIO LLC, 9435 WATERSTONE BVD, STE 140 INCORP SERVICES (RA), CINCINNATI, OH 45249

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

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Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

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Milwaukee, WI 53202

Inspection Date  
03/09/2026  
ORD-26-03420

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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LANCE J LAZARUS  
(PREFERRED CONTACT)  
3203 KIRK STREET  
MIAMI FL 33133

Re: 9100 W BELOIT RD

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Taxkey #: 526-9938-111

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

**Correct By Date: 04/16/2026**

1 ) 295-303.

Pursuant to s.200-42, it shall be unlawful to occupy or use any building, structure or premises unless a certificate of occupancy or certificate of zoning has been issued. No such certificate for A Heavy Motor Vehicle Outdoor Storage use has been found for this location.

-YOU ARE THEREFORE ORDERED TO IMMEDIATELY CEASE THE ILLEGAL USE OR VACATE THE PREMISES UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING HAS BEEN ISSUED. (A HEAVY MOTOR VEHICLE OUTDOOR STORAGE USE WOULD REQUIRE A CERTIFICATE OF OCCUPANCY AND BOZA APPROVAL FOR A VARIANCE).

**Correct By Date: 04/16/2026**

2 ) 295-603-1.

A Heavy Motor Vehicle Outdoor Storage use in a LB1 Commercial Zoning District is not a permitted use and requires a variance, which will require approval from the Board of Zoning Appeals.

-YOU MUST APPLY FOR A CERTIFICATE OF OCCUPANCY AT THE PERMIT DESK AND SUBMIT A COMPLETE APPLICATION FOR YOUR VARIANCE TO THE BOARD OF ZONING APPEALS OFFICE OR DISCONTINUE THE NON-PERMITTED USE. (A HEAVY MOTOR VEHICLE OUTDOOR STORAGE USE WOULD REQUIRE A CERTIFICATE OF OCCUPANCY AND BOZA APPROVAL FOR A VARIANCE).

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OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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For any additional information, please phone Inspector Gary Armstrong at 414-286-2549 or [garmst@milwaukee.gov](mailto:garmst@milwaukee.gov) between the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -  
*Gary Armstrong*  
Inspector

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**Recipients:**

LL HOLDINGS OHIO LLC, PO BOX 1159 C/O WALGREENS, DEERFIELD, IL 60015  
LL HOLDINGS OHIO LLC, 100 WILBURN RD, SUITE 100 COGENCY GLOBAL INC., REG. AGT., SUN PRAIRIE, WI 53590  
MICHAEL R GOETZ, 11800 W RIPLEY AVE (OPERATOR), WAUWATOSA, WI 53226  
LANCE J LAZARUS, 3203 KIRK STREET (PREFERRED CONTACT), MIAMI, FL 33133  
LL HOLDINGS OHIO LLC, 9435 WATERSTONE BVD, STE 140 INCORP SERVICES (RA), CINCINNATI, OH 45249

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

**Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.**

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

**If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.**

**TENANT RENT WITHHOLDING**

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$254.00 for the first reinspection, \$508.00 for the**

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**second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204.  
Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

Inspection Date  
03/09/2026  
ORD-26-03420

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INCORP SERVICES (RA)  
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## Collins, Rolanda

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**From:** License  
**Sent:** Tuesday, January 20, 2026 5:01 PM  
**To:** Collins, Rolanda  
**Cc:** Lopez, Faviola; Milano, Marissa  
**Subject:** FW: WALGREENS #03394 Re: Daily License Summary for Jan 20, 2026, Aldermanic District #11

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please add as possible objection from Ald. Burgelis

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**From:** Burgelis, Peter <Peter.Burgelis@milwaukee.gov>  
**Sent:** Tuesday, January 20, 2026 10:48 AM  
**To:** Amy.drumm@walgreens.com  
**Cc:** License <LICENSE@milwaukee.gov>; Prochaska, S L <SLProchaska@milwaukee.gov>; Cooney, Jim <Jim.Cooney@milwaukee.gov>  
**Subject:** WALGREENS #03394 Re: Daily License Summary for Jan 20, 2026, Aldermanic District #11

Hi Amy!

The license renewal for this location is up for renewal. Have you changed your policy to allow extended semi truck parking in the lot? Does Walgreens own the lot or is that part of a lease?

Thanks,

-Peter

Food Dealer Retail  
Renewal

Application Date: 01/16/2026

Effective Date: 03/21/2026

Expiration Date: 03/20/2027

Licensee: GATES, Rick, Agent WALGREEN CO

Business Name: WALGREENS #03394 Corporation Name: WALGREEN CO

Location: 9100 W BELOIT Rd

MILWAUKEE, WI 8475272119

[carol.woosley@walgreens.com](mailto:carol.woosley@walgreens.com)

Vehicle Make:

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**Peter Burgelis** (*he/him*) | Alderman District 11  
City of Milwaukee Common Council  
200 E Wells Street, Milwaukee, WI 53202  
Office 414-286-3768  
Legislative Aide [Sherry Prochaska](#)

**From:** [lira-bounceback@milwaukee.gov](mailto:lira-bounceback@milwaukee.gov) <[lira-bounceback@milwaukee.gov](mailto:lira-bounceback@milwaukee.gov)>

**Sent:** Tuesday, January 20, 2026 8:27:00 AM

**To:** Burgelis, Peter <[Peter.Burgelis@milwaukee.gov](mailto:Peter.Burgelis@milwaukee.gov)>

**Subject:** Daily License Summary for Jan 20, 2026, Aldermanic District #11

Peter Burgelis, attached is your daily report of licenses applied for within your district.

The license applications listed [here](#) require your approval before moving forward. Please go to that link and respond to each application in a timely manner.

The license applications listed [here](#) are for your information only and do not require a response. You may enter comments or objections as you see fit.

Thank you for your attention to this matter,

License Division QID:104626;SERVER:2



Tuesday, March 24, 2026



# Notice of Public Hearing

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GATES, Rick, Agent  
WALGREENS #03394 at 9100 W BELOIT Rd  
Food Dealer License Renewal Application with Change of Agent

**Wednesday, April 08, 2026 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 4/8/2026 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 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	9019 W BELOIT RD# 3	MILWAUKEE# WI 53227-4419
CURRENT OCCUPANT	9019 W BELOIT RD# 4	MILWAUKEE# WI 53227-4419
CURRENT OCCUPANT	9025 W BELOIT RD	MILWAUKEE# WI 53227-4419
CURRENT OCCUPANT	9025 W BELOIT RD# A	MILWAUKEE# WI 53227-4419
CURRENT OCCUPANT	9215A W OKLAHOMA AVE	MILWAUKEE# WI 53227-4316

Blank Notice

Total Records: 239

Radius 250 feet and Center of the Circle: 9100 W Beloit Rd



# BUSINESS LICENSE RENEWAL PLAN OF OPERATION

Office of the City Clerk License Division  
200 E. Wells St. Room 105, Milwaukee, WI 53202

Licenses to be Renewed	Renewal Fee(s)	
Food Dealer - FOOD 16035	\$1,325.00	Expiration Date: <b>3/20/2026</b> File By Date: <b>1/2/2026</b> Date Late Fee Begins: <b>1/3/2026</b> Late Fee Amount: <b>\$75.00</b>
Extended Hours -		
Filling Station -		
Cigarette & Tobacco - CIG 1033585	\$100.00	
Weights & Measures -		
Sidewalk Dining -		
<b>TOTAL DUE</b>	<b>\$1425</b>	

Legal Entity Name: **WALGREEN CO**

Premises Address: **9100 W BELOIT RD**

### Changes Since Last Application?

Are there any changes in your plans to address litter, noise, and/or security?  No  Yes If yes, describe: \_\_\_\_\_

Are there any changes to the hours of operation (as listed on your current license)?  No  Yes If yes, describe: \_\_\_\_\_

Are there any changes to your current plan of operation or floor plan\*?  No  Yes If yes, describe: \_\_\_\_\_

\*If there are changes to the floor plan, a new floor plan must be submitted with this renewal application. A sample plan can be found online at [www.milwaukee.gov/licenses](http://www.milwaukee.gov/licenses) under License Forms and Related Information.

Weights & Measures Licensees Only	Sidewalk Dining
Number/Type of Devices: Are there any changes to the number or types of devices? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, contact our office for further instructions.	Are there any changes to the sidewalk dining site plan? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, submit an updated site plan with this application.

### Food Dealer Licensees Only

Your current food license includes the following business operations: **Processing, Hazardous Foods, Sales \$200,001 - \$2,000,000, Food Store**  
 Are there any changes to your plan of operation (for example, adding processing, changing sales amount or complexity, etc.)?  No  Yes  
 If yes, you must complete a "Request to Modify Food Establishment/Food Operation Plan" which can be obtained at [www.milwaukee.gov/licenses](http://www.milwaukee.gov/licenses) under "Forms and Related Information" or by contacting our office.

### All Applicants: Signature

*X Rhee Paul Glat*  
 Signature of Sole Proprietor; a Partner; or if a Corporation or LLC, the Agent must sign