



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Monday, March 23, 2026

COMMITTEE MEETING NOTICE

AD 12

KANGAS, Jesse, Agent
IHWI ASSOCIATES LLC
1628 JFK BL #SUITE 2300
PHILADELPHIA, PA 19103

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 09:25 AM

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

Regarding: Your Class B Tavern, Public Entertainment Premises, Food Dealer and Hotel/Motel Licenses Application Requesting Instrumental Musicians, Bands, Disc Jockey, Bands, Karaoke, Dancing by Performers, Patrons Dancing and 1 Pool Table as agent for "IHWI ASSOCIATES LLC" of "THE IRON HORSE HOTEL" at 500 W FLORIDA 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 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
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov



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OFFICE OF THE CITY CLERK**

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AD 12

KANGAS, Jesse, Agent
IHWI ASSOCIATES LLC
N6101 8TH CT
WESTFIELD, WI 53964

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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 Cooney
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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

MILWAUKEE POLICE DEPARTMENT LICENSING

CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 02/06/26

LICENSE TYPE: Class B Tavern

NEW:

RENEWAL:

No. 389356

Application Date:

License Location: 500 W Florida

Business Name: Iron Horse Hotel

Licensee/Applicant: Dixon, Timothy J
(Last Name, First Name, MI)

Date of Birth: 10/06/61

Home Address: 215 E Vine

City: Milwaukee

State:

Zip Code: 53212

Home Phone:

This report is written by Police Officer Penny Monreal, assigned to the License Investigation Unit, Days.

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

1. On 05/01/25 at 12:47a.m., Milwaukee Police were dispatched to a Subject with Weapon. Investigation revealed this was a domestic incident that took place in a hotel room. The business was cooperative and called the police for the victim.
2. On 11/18/25 at 9:00a.m., Milwaukee Police responded to the business to check for a Subject Wanted. Initially the manager was uncooperative and told officers they needed a search warrant, however, eventually complied and allowed officers into the room. The wanted subject and a drum style firearm was located.
3. On 11/19/25 at 12:33p.m., Milwaukee Police conducted follow up regarding Item 2 in which they were requesting video surveillance. The same manager was on scene and cooperative.

=====
Items 1-3 added as Previous Premise

Date: 02/18/26

Officer: Monreal

City of Milwaukee Police Department

90-5-1.5 Crime Prevention Survey

Name of Premise: The Iron Horse Hotel
Address: 500 W Florida
Phone: 414-374-4766

Owner: IHWI Associates LLC
Address: 1628 JFK Blvd
Address2: Philadelphia, PA 19103
Phone:
Email:

Licensee/Agent: Jesse A Kangas
Address: N6101 8th Court
Address 2: Westfield, WI 53964
Phone: 608-369-2588
Email: kangasj@gfhotels.com

Preferred Contact: Jakob Wickert 414-831-4629

Location Currently Open: Yes No

Projected Open Date:

Days Open: S M T W TH F SA ALL

Hours: Sun: 6A-2A 24hrs Y N
Mon: "
Tues: "
Wed: "
Thur: "
Fri: 6a-2:30A
Sat: 6a-2:30A
Sun:

Premise Type: Tavern/Bar
 Restaurant
 Other:

License Currently Held:

- Alcohol
- Tobacco
- Food
- Extended Hours
- Other: PEP / Hotel/Motel

Exterior Survey:

1. Is the area around the location neat and clean Y N
2. What surrounds the location:
 - a. Park
 - b. School
 - c. Youth Center
 - d. Tavern
 - e. Residential
 - f. Other Businesses
3. Can you see interior of business from outside Y N
4. Can you see employees from outside Y N
5. Are exterior windows free of signage Y N
6. Parking lot? Y N Well Lit Y N
7. Valet Parking Y N
 - a. Guard Y N
 - b. Cameras Y N How many? 6
8. Areas where a person could conceal themselves Y N
9. Exterior Lighting Y N Adequate Y N
10. No Loitering signs Posted Y N
11. Address easy to see Y N

Camera Survey:

15. Do they have security cameras: Y N
 - a. color
 - b. digital
 - c. recorded
16. How long is video stored: 90 days

17. Exterior Cameras Y N How many: 3
18. Interior Cameras Y N How many: 3
19. Does a camera face entrance/exit Y N
20. Do all employees know how to retrieve video Y N

Interior Survey

21. Planned Capacity: 550
22. Minimum number of employees on Premise:15
23. Willing to be a complainant regarding Loitering Y N
24. Interior neat and clean Y N
25. Emergency/Non-Emergency Numbers near phone Y N
26. Owner knows how to contact District Directly Y N

Security

27. How many security personnel will be deployed:
Interior: Exterior:
28. Days deployed: S M T W TH F SA
29. Managed by business or contracted
30. Armed Y N
31. Types of security measures:
 Wanding/metal detector
 ID Scanner
 Dress Code
 Cover Charge
 Age Restriction
 Checking ID's

Additional comments/recommendations:



Summary

Name	Count	Area(ft ²)	Length(mi)
Alcohol Licenses	75		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	Bhatia Corp	Fine Vineyard	VARINDER P BHATIA, Agt	601-B S 1st ST	Class A Malt & Class A Liquor License		2/8/2026, 6:00 PM	1
2	LA Tropicana Foods LLC	LA Tropicana Foods	SALWA B TALEB, Agt	1011 S 5TH ST	Class A Malt & Class A Liquor License		2/9/2026, 6:00 PM	1
3	STRAIGHT AHEAD, INC	CAROLINE'S	CAROL R RUBITSKY, Agt	401 S 2ND ST	Class B Tavern License	136	2/6/2026, 6:00 PM	1
4	CIELITO LINDO, LLC	CIELITO LINDO	LORENZO R LOPEZ, Agt	733-39 S 2ND ST	Class B Tavern License	198	3/3/2026, 6:00 PM	1
5	RADBAT LLC	Odd Duck	ROSS M BACHHUBER, Agt	939 S 2nd ST	Class B Tavern License		2/26/2026, 6:00 PM	1
6	THE LAST ONE LLC	CATRINA CAFE	Rosa Marquez, Agt	606 & 610 S 5TH ST	Class B Tavern License		2/11/2026, 6:00 PM	1
7	JD Commercial LLC	Fixture Pizza Pub	Joshua D Taylor, Agt	623 S 2nd ST	Class B Tavern License		2/9/2026, 6:00 PM	1
8	NORTHERN LIGHTS PHOTO STUDIO AND EVENTS LLC	NORTHERN LIGHTS PHOTO STUDIO AND EVENTS	Anthony J Ralston, Agt	106 W SEEBOTH ST 103	Class B Tavern License		3/19/2026, 7:00 PM	1
9	Saz's Catering Inc	South Second: A Saz's Hospitality Group Property	Stephanie L Sazama-Schneck, Agt	838 S 2nd ST	Class B Tavern License	240	4/4/2026, 7:00 PM	1
10	Saz's Catering, Inc.	Saz's Hospitality Group	Stephanie L Sazama-Schneck, Agt	201 W Walker ST	Class B Tavern License		4/4/2026, 7:00 PM	1
11	Saz's Catering, INC	The National Block -The George and Mad Cap Lounge	Stephanie L Sazama-Schneck, Agt	429 W NATIONAL AV	Class B Tavern License		4/4/2026, 7:00 PM	1
12	FREIGHT38 LLC	FREIGHT 38	ADAM L SMITH, Agt	838 S 1ST ST	Class B Tavern License	80	3/2/2026, 6:00 PM	1
13	La Dama, LLC	La Dama	Emmanuel Corona Melendez, Agt	839 S 2ND ST	Class B Tavern License		3/8/2026, 7:00 PM	1
14	ABSOLUTE SYNERGY HOSPITALITY, LLC	TOAST MILWAUKEE	Joseph A Sanchez, Agt	231 S 2ND ST	Class B Tavern License		3/2/2026, 6:00 PM	1
15	THE V BAR, LLC	The Tin Widow	SAMUEL L BERMAN, Agt	703 S 2ND ST	Class B Tavern License	49	4/15/2026, 7:00 PM	1
16	Discourse at Radio Milwaukee LLC	Discourse Coffee Workshop	Ryan S Castelaz, Agt	158 S BARCLAY ST	Class B Tavern License		4/20/2026, 7:00 PM	1
17	Wunderjak Enterprises, LLC	Fat Daddy's	STEFANI I JAKSIC, Agt	120 W National AV	Class B Tavern License	270	4/9/2026, 7:00 PM	1

18	Clutch Corp	Anodyne Coffee Roasting Co.	Erica C Karls, Agt	224 W Bruce ST	Class B Tavern License		3/31/2026, 7:00 PM	1
19	KARAMELAS INVESTMENTS INC	GYRO PALACE	NICK A KARAMELAS, Agt	602 S 2ND ST	Class B Fermented Malt Beverage Retailer's License	75	5/7/2026, 7:00 PM	1
20	ALLIE BOY'S BAGELRY & LUNCHEONETTE, LLC	Allie Boy's Bagelry & Luncheonette	Staci Lopez, Agt	135 E National AV	Class B Tavern License		5/4/2026, 7:00 PM	1
21	FLUID, INC	Fluid	WILLIAM M WARDLOW, Agt	819 S 2ND ST	Class B Tavern License	106	5/11/2026, 7:00 PM	1
22	LA BARBUE LLC	Giving Tree Garage	Nathaniel A Davauer, Agt	902 S 2ND ST	Class B Tavern License		5/29/2026, 7:00 PM	1
23	MC ZAR'S, LLC	O'Lydia's Bar & Grill	Linda M Sackett, Agt	338 S 1ST ST	Class B Tavern License	150	6/4/2026, 7:00 PM	1
24	The North/South Club, Inc	North South Club	Marla R Poytinger, Agt	175 S Water ST	Class B Tavern License	299	5/30/2026, 7:00 PM	1
25	The Chef's Table LLC	The Chef's Table	David P Magnasco, Agt	500 S 3rd ST	Class B Tavern License		5/25/2026, 7:00 PM	1
26	Dream Lab LLC	Dream Lab	Shawn A Kazubowski, Agt	738 S 3RD ST	Class B Tavern License		5/19/2026, 7:00 PM	1
27	SCREAMING TUNA RESTAURANT, LLC	SCREAMING TUNA	Jeff T Bronstad, Agt	106 W SEEBOTH ST 102	Class B Tavern License	174	6/13/2026, 7:00 PM	1
28	LOLA'S, LLC	Walker's Pint	ELIZABETH A BOENNING, Agt	818 S 2ND ST	Class B Tavern License	150	6/27/2026, 7:00 PM	1
29	Thelma Carol Wine Merchants LLC	Thelma Carol Wine Merchants	Jerel W Hall, Agt	605 W VIRGINIA ST	Class B Tavern License		6/26/2026, 7:00 PM	1
30	WALL ST. STOCK BAR LLC	Wall Street Stock Bar	Charese A Gardner, Agt	219 S 2ND ST	Class B Tavern License		6/1/2026, 7:00 PM	1
31	LaCage, LLC	LaCage Nite Club	DAVID G WOLZ, Agt	801 S 2ND ST	Class B Tavern License		6/15/2026, 7:00 PM	1
32	TAQUERIA EL TORO LLC	TAQUERIA EL TORO	Toribio Perez Martinez, Agt	625-631 W NATIONAL AV	Class B Tavern License	95	6/30/2026, 7:00 PM	1
33	STATION 1846 LLC	STATION 1846	Meghan M Miles, Agt	215 W BRUCE ST	Class B Tavern License		7/3/2026, 7:00 PM	1
34	CONEJITO'S PLACE, INC	CONEJITO'S PLACE	THOMAS A MILLER, Agt	539 W VIRGINIA ST	Class B Tavern License	144	6/29/2026, 7:00 PM	1
35	Greige, LLC	Greige	Jessica A Reinhardtson, Agt	408 W Florida ST 104	Class B Tavern License		7/11/2026, 7:00 PM	1

36	THE SALOON, LTD	JUSTART'S SALOON	ARTHUR R GUENTHER, Agt	181 S 2ND ST	Class B Tavern License	70	6/29/2026, 7:00 PM	1
37	Zocalo Tavern LLC	Zocalo Tavern LLC	Jesus O Gonzalez, Agt	620-636 S 6TH ST	Class B Tavern License		7/9/2026, 7:00 PM	1
38	Kaizenmke, LLC	Cute Robot Japanese Kitchen	Janet L Boettner, Agt	704 S 2ND ST	Class B Tavern License		7/28/2026, 7:00 PM	1
39	Fivebirds LLC	The Starling	Tyler T Curran, Agt	102 N WATER ST	Class B Tavern License		7/26/2026, 7:00 PM	1
40	BANDERAS 408, LLC	Banderas	MICHAEL J EITEL, Agt	408 W FLORIDA ST 102	Class B Tavern License		7/14/2026, 7:00 PM	1
41	Camacho's Bar, LLC	Camacho's Bar	JESUS M CAMACHO, Agt	631 S 6TH ST	Class B Tavern License	49	7/19/2026, 7:00 PM	1
42	LE CABARET, INC	Texas J's	JOHN A URBAN, Agt	813 S 1ST ST	Class B Tavern License	360	7/21/2026, 7:00 PM	1
43	Levy Restaurants at Harley Davidson	Levy Restaurants at Harley Davidson	Cari C Mansfield, Agt	401 W CANAL ST	Class B Tavern License	690	7/28/2026, 7:00 PM	1
44	THE NATIONAL, LLC	THE NATIONAL	Amy R Plennes, Agt	839 W NATIONAL AV	Class B Tavern License		9/1/2026, 7:00 PM	1
45	POP MKE, LLC	POP	Marcus L Wise, Agt	124 W NATIONAL AV	Class B Tavern License		9/22/2026, 7:00 PM	1
46	MILWAUKEE CANDLE COMPANY, LLC	Glassnote Candle Bar	Kevin J Goudzwaard, Agt	524 S 2ND ST 2	Class B Tavern License		9/28/2026, 7:00 PM	1
47	Morel Restaurant LLC	Morel Restaurant	Jonathan S Manyo, Agt	430 S 2nd ST	Class B Tavern License		8/31/2026, 7:00 PM	1
48	Vendetta Coffee Bar LLC	Vendetta Coffee Bar	William J Haley, Agt	524 S 2ND ST	Class B Tavern License	49	9/22/2026, 7:00 PM	1
49	Next Act Theatre, Inc.	Next Act Theatre	Elizabeth F Amato, Agt	255 S Water ST	Class B Tavern License	417	9/18/2026, 7:00 PM	1
50	REMS LLC	MobCraft Beer	Sarah J Halstead, Agt	505 S 5TH ST	Class B Tavern License		9/3/2026, 7:00 PM	1
51	Midwest Sad, LLC	Midwest Sad	Samantha M Sandrin, Agt	601 S 6TH ST	Class B Tavern License		9/23/2026, 7:00 PM	1
52	HILL VALLEY DAIRY LLC	Hill Valley Dairy and Milwaukee Cheese Bar	Josie M Henningfeld, Agt	138 W BRUCE ST	Class B Tavern License		10/15/2026, 7:00 PM	1
53	ECN3 Inc	Engine Co No 3	AUGUSTO P SANDRONI, JR, Agt	217 W National AV	Class B Tavern License		10/8/2026, 7:00 PM	1
54	Merriment Social LLC	Merriment Social	Andrew H Miller, Agt	240 E Pittsburgh AV	Class B Tavern License		9/21/2026, 7:00 PM	1

55	RAP US Corp.	Cafe India	RAKESH REHAN, Agt	605 S 1ST ST	Class B Tavern License		10/2/2026, 7:00 PM	1
56	Canni LLC	Canni	Colin J Gazinski, Agt	810 S 5TH ST	Class B Tavern License		10/1/2026, 7:00 PM	1
57	LL Associates, LLC	La Casa de Alberto	Luis A Gonzalez, Agt	624 W NATIONAL AV	Class B Tavern License	49	11/3/2026, 6:00 PM	1
58	RESTAURANTE GUELAGUET ZA LLC	RESTAURANTE GUELAGUET ZA	Lucia Antonio Perez, Agt	1039 W National AV	Class B Fermented Malt Beverage Retailer's License		10/22/2026, 7:00 PM	1
59	Caminobar LLC	Camino	CASEY A RATA CZAK, Agt	434 S 2nd ST	Class B Tavern License	48	10/29/2026, 7:00 PM	1
60	LA BARBUE LLC	Pomeroy	Nathaniel A Davauer, Agt	723 S 2ND ST	Class B Tavern License		10/23/2026, 7:00 PM	1
61	THE TRIPLE BELT CORPORATION	D.I.X.	ELIZABETH J KUJAWA, Agt	739 S 1ST ST	Class B Tavern License	180	10/21/2026, 7:00 PM	1
62	Shakersmilwaukee Inc	Shakers Cigar Bar and World Cafe	ROBERT G WEISS, Agt	422 S 2nd ST	Class B Tavern License	144	10/12/2026, 7:00 PM	1
63	LA MERENDA, INC	LA MERENDA	AUGUSTO P SANDRONI, JR, Agt	125 E NATIONAL AV	Class B Tavern License	146	11/12/2026, 6:00 PM	1
64	625S6THBAR LLC	Last Rites	James Rice, Agt	625 S 6TH ST	Class B Tavern License	49	11/21/2026, 6:00 PM	1
65	Botanas LLC	Botanas	Jaime A Gonzalez, Agt	816 S 5th ST	Class B Tavern License	373	12/9/2026, 6:00 PM	1
66	STENY'S, INC	STENY'S	JEROME L STENSTRUP, Agt	800 S 2ND ST	Class B Tavern License	160	11/23/2026, 6:00 PM	1
67	VIRELLA LLC	El Batey	Carolin Rosario Virella, Agt	1003 W NATIONAL AV	Class B Tavern License		11/23/2026, 6:00 PM	1
68	El Bodegon LLC	Movida at Hotel Madrid	Aaron R Gersonde, Agt	600 S 6TH ST	Class B Tavern License		12/8/2026, 6:00 PM	1
69	CORK MKE LLC	CORK MKE	Christopher M Homayouni, Agt	1039 S 5TH ST	Class B Tavern License		1/21/2027, 6:00 PM	1
70	Chivas Bar LLC	Chivas Bar	SANTIAGO S MERCADO, JR, Agt	644 S 9th ST	Class B Tavern License	80	1/6/2027, 6:00 PM	1
71	SHULLY CATERING, INC.	Shully's Cuisine and Events	Jacob C Shully, Agt	429 W NATIONAL AV	Class B Tavern License	396	1/6/2027, 6:00 PM	1
72	700 CLUB, LLC	SABBATIC	JAY K STAMATES, Agt	700 S 2ND ST	Class B Tavern License	80	1/17/2027, 6:00 PM	1
73	S&S Hospitality Concepts, LLC	Black Sheep	MICHAEL R SORGE, Agt	216 S 2nd ST	Class B Tavern License	160	1/19/2027, 6:00 PM	1

74	Bhatia Corp	Fine Vineyard	VARINDER P BHATIA, Agt	601-B S 1st ST	Class A Malt & Class A Liquor License		2/8/2027, 6:00 PM	1
75	LA Tropicana Foods LLC	LA Tropicana Foods	SALWA B TALEB, Agt	1011 S 5TH ST	Class A Malt & Class A Liquor License		2/9/2027, 6:00 PM	1

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



Monday, March 23, 2026



Notice of Public Hearing

Blank Notice

KANGAS, Jesse, Agent

The Iron Horse Hotel at 500 W Florida St

Class B Tavern, Public Entertainment Premises, Food Dealer and Hotel/Motel Licenses
Application Requesting Instrumental Musicians, Bands, Disc Jockey, Bands, Karaoke, Dancing by
Performers, Patrons Dancing and 1 Pool Table

Wednesday, April 08, 2026 at 9:25 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 9:25 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 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 408 W FLORIDA ST# 716 MILWAUKEE, WI 53204-1568
CURRENT OCCUPANT 408 W FLORIDA ST# 717 MILWAUKEE, WI 53204-1568
CURRENT OCCUPANT 408 W FLORIDA ST# 718 MILWAUKEE, WI 53204-1568
CURRENT OCCUPANT 408 W FLORIDA ST# 719 MILWAUKEE, WI 53204-1568
CURRENT OCCUPANT 408 W FLORIDA ST# 720 MILWAUKEE, WI 53204-1568

Blank Notice

Total Records: 98

Radius 250 feet and Center of the Circle: 500 W Florida 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:
hotel

Do you have any experience operating this type of business? No Yes If yes, explain: operates various hotels throughout the US

2. Business Operations

- a. Proposed Opening Date: currently open
- 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: Class B Tavern, Hotel/Motel, Food Dealer Restaurant, Cigarette and Tobacco, Public Entertainment, Additional Site (Food), Premises
- e. Is the current licensee operating? No Yes If no, list date closed: currently open under receivership
- 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): current address
- h. Are other businesses operating in the same building? No Yes If yes, describe: massages, boulique

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: In house stereo system

4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas? No Yes If yes, describe: along side of building by train tracks
- b. Number of Garbage Cans: Inside: 20 Locations: throughout property
Outside: 87 Locations: bar and parking lot 3 DUMPSTERS ON LOADING DOCK
- c. Is a crowd control barrier used? No Yes If yes, describe: _____
- d. How many restrooms are on the premises? 11
- e. Name of solid waste contractor: Advanced Disposal Waste Management Other: Eagle Disposal

5. Security

- a. Are there onsite parking spaces? No Yes If yes, how many? 25 and describe the parking security plan: Valet to patrol during shift. Engineering patrol during shift.
- b. Is there a loading zone? No Yes If yes, describe the loading area security plan: Must be let in by team member
- c. Will you have licensed security on premise? No Yes If yes, how many? _____ and answer the following:
 What are their responsibilities? _____
 Describe equipment used _____
 List their License Number (s) _____
- d. Will there be security cameras? No Yes If yes, how many? 6 and list locations: front desk, back office, Branded Bar, outside at The Yard, two external guest entrance and staff entrance
- e. Will searches/identification checks be done upon entry? No Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>40</u> %	Food <u>50</u> % Cigarettes, Electronic Vape Devices, Tobacco Products <u>5</u> %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment <u>5</u> %	Salvaged Materials _____ % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____ %	Other _____ % Describe: _____
Pawnbroker Activity _____ %			

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: 6 Rooming House: Number of Floors: _____
 Number of Rooms: 100 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, Electronic Vape Products Gas Station Extended Hours Class "B" Tavern Weights & Measures
- Secondhand Dealer Precious Metal & Gem Other: _____

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: South Sixth Street
- d. Describe Building: Free Standing Building Strip Mall Other: _____
- e. Describe Premises Structure: Single Story Multi-Story - # of Stories 6 guest Other: 1 basement; 1 subbasement
- f. Describe Surrounding Area: Commercial Residential Industrial Other: _____
- g. Building Owner Name: RSS GSMS2015-GC28-WI RH, LLC Phone Number: 215.972.2707
 Building Owner Address: 200 S Biscayne Blvd., Suite 3550, Miami, FL 33131

10. Hours of Operation & Customers

Will customers be entering the premises? No Yes **Alcohol**


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	6a	2a	150	+21 (32 - 60)	NA
Monday	6a	2a	150	+21 (32 - 60)	NA
Tuesday	6a	2a	150	+21 (32 - 60)	NA
Wednesday	6a	2a	170	+21 (32 - 60)	NA
Thursday	6a	2a	190	+21 (32 - 60)	NA
Friday	6a	2:30a	300	+21 (32 - 60)	NA
Saturday	6a	2:30a	300	+21 (32 - 60)	NA

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)

 Jeffrey Kolessar, Member
 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)

 Joseph Wellenbusher, Member
 Signature of additional partner or 20% or more shareholder

See Application Information for a complete list of all required application forms.

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: _____
- d. Describe Building: Free Standing Building Strip Mall Other: _____
- e. Describe Premises Structure: Single Story Multi-Story - # of Stories _____ Other: _____
- f. Describe Surrounding Area: Commercial Residential Industrial Other: _____
- g. Building Owner Name: _____ Phone Number: _____
 Building Owner Address: _____

10. Hours of Operation & Customers

Will customers be entering the premises? No Yes

RESTAURANT

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	6 AM	10 PM			
Monday	6 AM	10 PM			
Tuesday	6 AM	10 PM			
Wednesday	6 AM	10 PM			
Thursday	6 AM	10 PM			
Friday	6 AM	10 PM			
Saturday	6 AM	10 PM			

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)

 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: IHWI Associates LLC

Premise Address: 500 W Florida Street, Milwaukee, WI 53204

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: _____

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 Hotel Management Agreement

b) Who owns the fixtures (for example, coolers, etc.)? owner

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

d) Total amount paid for business \$ 0.00

e) Total amount paid for goodwill of the business \$ 0.00

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.

Form Continues on next page →

See Application Information for a list of all required application forms.

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

- a) Date lease begins _____ Ends _____ Please see Hotel Management Agreement
- b) Monthly rental \$ _____
- 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)? _____
- 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 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): _____

Responsible Beverage Server Training

- a) Within the last 2 years have you held a bartender's license in the state of Wisconsin? No Yes
- b) Within the last 2 years have you held a Class "A" or Class "B" alcohol beverage license, or a Class "B" manager's license in the state of Wisconsin? No Yes
- c) Within the last 2 years have you completed a Responsible Beverage Server Training Course in the state of Wisconsin? No Yes

If you answered no to all the above questions, proof of course completion must be provided by submitting your course certificate to the License Division.

For Course enrollment information, contact MATC at (414) 297-8370 or for similar approved courses see "Training" on the Wisconsin Department of Revenue's Website (<https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx>)


I understand that a license will not be issued without a copy of the course certificate or proof of the license held within the last two years being submitted to the License Division.

Jesse Kangas, Agent

Print Name of Individual/Partner/Agent

Signature of Individual/Partner/Agent

Signature

 Jeffrey Kolessar, Member

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



PUBLIC ENTERTAINMENT PREMISES LICENSE SUPPLEMENTAL APPLICATION

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

PREMISES ADDRESS: 500 W Florida Street, Milwaukee, WI 53204

TYPES OF ENTERTAINMENT (CHECK ALL THAT APPLY)

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Instrumental Musicians | <input type="checkbox"/> Battle of the Bands | <input checked="" type="checkbox"/> Dancing by Performers | <input type="checkbox"/> Amusement Machines
How many? _____ |
| <input checked="" type="checkbox"/> Bands | <input type="checkbox"/> Comedy Acts | <input type="checkbox"/> Adult Entertainment/
Strippers/Erotic Dance | <input type="checkbox"/> Concerts
Approx. # per year? _____ |
| <input type="checkbox"/> Bowling Alley
How many? _____ | <input checked="" type="checkbox"/> Disc Jockey | <input type="checkbox"/> Wrestling | <input type="checkbox"/> Theatrical Performances
Approx. # per year? _____ |
| <input checked="" type="checkbox"/> Pool Tables
How many? <u>1</u> | <input type="checkbox"/> Magic Shows | <input type="checkbox"/> Patron Contests | <input type="checkbox"/> Jukebox |
| <input type="checkbox"/> Motion Pictures (movies by
admission) - How many? _____ | <input type="checkbox"/> Poetry Readings | <input checked="" type="checkbox"/> Patrons Dancing | <input checked="" type="checkbox"/> Karaoke |
| <input type="checkbox"/> Hookah Service | <input type="checkbox"/> Other: _____ | | |

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.

PROMOTERS/SOUND AMPLIFICATION

Will promoters ever be used for any of the entertainment? No Yes If Yes, Describe:

At any time will sound amplification be used? No Yes If Yes, Describe: In house stereo system

LEGAL CAPACITY OF PREMISES

550 1st flr / w patio (Call the Development Center at 414-286-8211 with questions.) Legal capacity determines the fee for your Public Entertainment Premises License. If you would like to request the license be approved with a lower capacity than that listed above, indicate the lower capacity here: _____. If approved, this lower capacity will print on your license and override the capacity listed on your Occupancy Permit.

ACKNOWLEDGEMENT/SIGNATURE

I understand that after the license has been issued, a change to the plan of operation will require a written request to change and approval from the Common Council. I agree to inform the City Clerk within 10 days of any substantial changes in the information supplied in this application. I understand that I shall not willfully refuse to provide the services offered under this license, or add charges or require deposits not required of the general public because of race, color, sex, religion, national origin or ancestry, age, handicap, lawful source of income, marital status, sexual orientation, gender identity or expression, familial status or the fact that a person is now or has been a member of the military service, whether dressed in uniform or not; and shall not seek such information as a condition of employment, or penalize any employee or discriminate in the selection of personnel for training or promotion on the basis of such information.

I have knowledge of the City Ordinances currently regulating public entertainment, and understand that the license may be subject to suspension, non-renewal or revocation, if I violate any rule, law or regulation of the city of Milwaukee and State of Wisconsin.

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

Office Use Only:


Initials: _____ Filed: _____ App: _____

Only PEP? No Yes If Yes, Queue to MPD and Email Mgrs/Team Lead (must be heard w/in 60 days)



DWELLING FACILITIES LICENSE 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: IHWI Associates, LLC	
Premises Address: 500 W Florida Street, Milwaukee, WI 53204	
Plan of Operation	
Is the applicant (sole proprietor, partners, or agent of Corp/LLC) a resident of Milwaukee County? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If NO, a local representative (natural person) residing in Milwaukee County must be appointed. Provide the person's name and street address. P.O. Boxes are not acceptable.	
Name of Person: Jesse Kangas	Phone number: 608.369.2588
Street Address: (Include city and zip code) N6101 Court, Westfield, WI 53964	
Please describe your plans to train employees to recognize and report guest or resident behaviors that are indicative of human trafficking at the premises: All employees are required to complete a training class	
Signature	
I shall not willfully refuse to provide those services offered under this license or add charges or require deposits not required of the general public because of a person's place of residence	
 _____ Jeffrey Kolessar, Member 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)	_____ Joseph Wellenbusher, Member Signature of additional partner or 20% or more shareholder



FOOD DEALER LICENSE PLAN OF OPERATION

ccl-foodplan 2/28/19

OFFICE OF THE CITY CLERK, LICENSE DIVISION
CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202
(414) 286-2238 • license@milwaukee.gov • www.milwaukee.gov/license

Legal Entity Name: IHWI Associates, LLC
Premises Address: 500 W Florida Street, Milwaukee, WI 53204
SECTION 1 TYPE OF BUSINESS
What will be the majority of your food sales? (check one)
<input checked="" type="checkbox"/> Restaurant Items (meals): MEALS include, but are not limited to, chicken, ribs, sandwiches, roasted corn, baked potatoes, hot dogs, brats, tacos, nachos w/ cheese and meat, French fries, cooked or deep fried vegetables/fruit, cooked cheese curds, corn dogs, egg rolls, salads.
<input type="checkbox"/> Retail Items (snacks and beverages): RETAIL items include, but are not limited to, ice cream/soft serve, lemonade, snow cones, coffee, espresso, cappuccino, tea, fruit juice, smoothies, candy, dispensed soda, fruit cups, bakery, cookies, kettle corn, cotton candy, funnel cakes, fritters, tortilla chips w/ cheese.
Will it be a convenience store? <input type="checkbox"/> Yes <input type="checkbox"/> No A convenience store contains less than 7,500 square feet of retail space and has, as its primary business, the sale of basic food items and in addition, sells household products or is a filling station that sells basic food items and household products.
<input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Micro Market
All Applicants: Submit a menu or a list of food items that will be sold.
Will any wholesale business be done? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, what percentage of food sales will be wholesale? <input type="checkbox"/> Less than 25% <input type="checkbox"/> 25% or More AND: <input type="checkbox"/> Restaurant items (meals) will be sold – Complete this application and also contact DATCP. <input type="checkbox"/> NO restaurant items (meals) will be sold - Do NOT complete this application. Contact DATCP only.
SECTION 2 FOOD PROCESSING
Will any food processing be done? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Processing is defined as assembling, grinding, cutting, mixing, baking, coating, stuffing, packing, bottling, grilling, canning, extracting, fermenting, distilling, pickling, freezing, drying, smoking, or packaging.
SECTION 3 FOOD REQUIRING TEMPERATURE CONTROL
Will any food that requires temperature control be sold? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Includes dairy products such as milk, cheese, and ice cream, fish, shellfish, meat, poultry) If yes, list the types of food items: _____

SECTION 4 DETAILS OF OPERATION

Will you have seating on site for dining? No Yes

Will you be doing any catering? No Yes

Will you be doing any delivery? No Yes

Will you have outdoor activities? No Yes - Check all that apply: Bar Cooking/Grilling Dining

Will you have a drive thru window? No Yes - Are hours different from inside? No Yes
 If Yes, provide drive thru hours: _____

Will scales or barcode scanners be used? No Yes - You must also apply for a Weights & Measures License.

SECTION 5 ADDITIONAL SITES

Where will food be prepared and/or sold?

At a single site At multiple sites: How many? 3 (for example, a hotel with several dining rooms or bars)

If multiple sites, attach a Food Dealer Additional Site Addendum (ccl-foodadd) for each additional site.

SECTION 6 CONSTRUCTION OR CHANGES

Are you planning any construction, remodeling or equipment changes?

No If No, SKIP to Section 7

Yes If Yes, check all that apply: New construction of a building Renovation or remodeling
 Construction changes to existing building Equipment changes only

Provide a brief description of the changes: _____

Start date: _____

Name, Address & Phone Number of Architect: _____

Name, Address & Phone Number of Contractor: _____

SECTION 7 ALCOHOL BEVERAGES

Are you applying for an alcohol beverage license?

No If No, SKIP to Section 8

Yes If YES, if your food license is approved prior to the alcohol license, when do you want the food license issued?
 Immediately At the same time as the alcohol license

SECTION 8 ACKNOWLEDGEMENTS & SIGNATURE

You must initial each item confirming your understanding:

JK I understand the Health Department must conduct an inspection and advise the License Division of their approval before the license may be issued.

JK I understand I must obtain an occupancy permit from the Department of Neighborhood Services and an inspection may be required. Neighborhood Services must advise the License Division of their approval before the license may be issued.

JK I understand the district alderperson will review and either support or object to my application. If he/she objects, I may appeal and be scheduled to appear before the Licenses Committee. The Licenses Committee will then make a recommendation to the Common Council. The Common Council must grant the license before it may be issued.

JK I understand proof of payment for all license fees must be on file in the License Division before the license may be issued and the license must be issued and posted in my establishment prior to opening for business.

JK I will not operate my food business until the license has been issued and posted in the establishment.

Signature of Sole Proprietor, Partner, or 20% Shareholder: J. K. [Signature]

Signature of Additional Partner: _____



FOOD DEALER LICENSE PLAN OF OPERATION

ccl-foodplan 2/28/19

OFFICE OF THE CITY CLERK, LICENSE DIVISION
CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202
(414) 286-2238 ▪ license@milwaukee.gov ▪ www.milwaukee.gov/license

Legal Entity Name: IHWI Associates, LLC (ASH)

Premises Address: 500 W Florida Street, Milwaukee, WI 53204

SECTION 1 TYPE OF BUSINESS

What will be the majority of your food sales? (check one)

Restaurant Items (meals):

MEALS include, but are not limited to, chicken, ribs, sandwiches, roasted corn, baked potatoes, hot dogs, brats, tacos, nachos w/ cheese and meat, French fries, cooked or deep fried vegetables/fruit, cooked cheese curds, corn dogs, egg rolls, salads.

Retail Items (snacks and beverages):

RETAIL items include, but are not limited to, ice cream/soft serve, lemonade, snow cones, coffee, espresso, cappuccino, tea, fruit juice, smoothies, candy, dispensed soda, fruit cups, bakery, cookies, kettle corn, cotton candy, funnel cakes, fritters, tortilla chips w/ cheese.

Will it be a convenience store? Yes No

A convenience store contains less than 7,500 square feet of retail space and has, as its primary business, the sale of basic food items and in addition, sells household products or is a filling station that sells basic food items and household products.

Bed & Breakfast

Micro Market

All Applicants: Submit a menu or a list of food items that will be sold.

Will any wholesale business be done? No Yes If yes, what percentage of food sales will be wholesale?

Less than 25%

25% or More AND:

Restaurant items (meals) will be sold – Complete this application and also contact DATCP.

NO restaurant items (meals) will be sold - Do NOT complete this application. Contact DATCP only.

SECTION 2 FOOD PROCESSING

Will any food processing be done? No Yes

Processing is defined as assembling, grinding, cutting, mixing, baking, coating, stuffing, packing, bottling, grilling, canning, extracting, fermenting, distilling, pickling, freezing, drying, smoking, or packaging.

SECTION 3 FOOD REQUIRING TEMPERATURE CONTROL

Will any food that requires temperature control be sold? No Yes
(includes dairy products such as milk, cheese, and ice cream, fish, shellfish, meat, poultry)

If yes, list the types of food items: Please see attached menu

SECTION 4 DETAILS OF OPERATION

- Will you have seating on site for dining? No Yes
- Will you be doing any catering? No Yes
- Will you be doing any delivery? No Yes
- Will you have outdoor activities? No Yes - Check all that apply: Bar Cooking/Grilling Dining
- Will you have a drive thru window? No Yes - Are hours different from inside? No Yes
 If Yes, provide drive thru hours: _____
- Will scales or barcode scanners be used? No Yes - You must also apply for a Weights & Measures License.

SECTION 5 ADDITIONAL SITES

Where will food be prepared and/or sold?
 At a single site At multiple sites: How many? ^{3 total (ash, Yard, Branded)} _____ (for example, a hotel with several dining rooms or bars)
 If multiple sites, attach a Food Dealer Additional Site Addendum (ccl-foodadd) for each additional site.

SECTION 6 CONSTRUCTION OR CHANGES

Are you planning any construction, remodeling or equipment changes?
 No If No, SKIP to Section 7
 Yes If Yes, check all that apply: New construction of a building Renovation or remodeling
 Construction changes to existing building Equipment changes only

Provide a brief description of the changes: _____

Start date: _____

Name, Address & Phone Number of Architect: _____

Name, Address & Phone Number of Contractor: _____

SECTION 7 ALCOHOL BEVERAGES

Are you applying for an alcohol beverage license?
 No If No, SKIP to Section 8
 Yes IF YES, if your food license is approved prior to the alcohol license, when do you want the food license issued?
 Immediately At the same time as the alcohol license

SECTION 8 ACKNOWLEDGEMENTS & SIGNATURE

You must initial each item confirming your understanding:

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JK I understand proof of payment for all license fees must be on file in the License Division before the license may be issued and the license must be issued and posted in my establishment prior to opening for business.

JK I will not operate my food business until the license has been issued and posted in the establishment.

Signature of Sole Proprietor, Partner, or 20% Shareholder: J. Volz

Signature of Additional Partner: _____



FOOD DEALER LICENSE PLAN OF OPERATION

ccl-foodplan 2/28/19

OFFICE OF THE CITY CLERK, LICENSE DIVISION
CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202
(414) 286-2238 • license@milwaukee.gov • www.milwaukee.gov/license

Legal Entity Name: IHWI Associates, LLC (Branded)	
Premises Address: 500 W Florida Street, Milwaukee, WI 53204	
SECTION 1 TYPE OF BUSINESS	
What will be the majority of your food sales? (check one)	
<input checked="" type="checkbox"/> Restaurant Items (meals): MEALS include, but are not limited to, chicken, ribs, sandwiches, roasted corn, baked potatoes, hot dogs, brats, tacos, nachos w/ cheese and meat, French fries, cooked or deep fried vegetables/fruit, cooked cheese curds, corn dogs, egg rolls, salads.	
<input type="checkbox"/> Retail Items (snacks and beverages): RETAIL items include, but are not limited to, ice cream/soft serve, lemonade, snow cones, coffee, espresso, cappuccino, tea, fruit juice, smoothies, candy, dispensed soda, fruit cups, bakery, cookies, kettle corn, cotton candy, funnel cakes, fritters, tortilla chips w/ cheese.	
Will it be a convenience store? <input type="checkbox"/> Yes <input type="checkbox"/> No A convenience store contains less than 7,500 square feet of retail space and has, as its primary business, the sale of basic food items and in addition, sells household products or is a filling station that sells basic food items and household products.	
<input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Micro Market	
All Applicants: Submit a menu or a list of food items that will be sold.	
Will any wholesale business be done? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, what percentage of food sales will be wholesale?	
<input type="checkbox"/> Less than 25%	
<input type="checkbox"/> 25% or More AND:	
<input type="checkbox"/> Restaurant items (meals) will be sold – Complete this application and also contact DATCP.	
<input type="checkbox"/> NO restaurant items (meals) will be sold - Do NOT complete this application. Contact DATCP only.	
SECTION 2 FOOD PROCESSING	
Will any food processing be done? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Processing is defined as assembling, grinding, cutting, mixing, baking, coating, stuffing, packing, bottling, grilling, canning, extracting, fermenting, distilling, pickling, freezing, drying, smoking, or packaging.	
SECTION 3 FOOD REQUIRING TEMPERATURE CONTROL	
Will any food that requires temperature control be sold? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (includes dairy products such as milk, cheese, and ice cream, fish, shellfish, meat, poultry)	
If yes, list the types of food items: <u>Please see attached menu</u>	

SECTION 4 DETAILS OF OPERATION

Will you have seating on site for dining? No Yes
 Will you be doing any catering? No Yes
 Will you be doing any delivery? No Yes
 Will you have outdoor activities? No Yes - Check all that apply: Bar Cooking/Grilling Dining
 Will you have a drive thru window? No Yes - Are hours different from inside? No Yes
 If Yes, provide drive thru hours: _____
 Will scales or barcode scanners be used? No Yes - You must also apply for a Weights & Measures License.

SECTION 5 ADDITIONAL SITES

Where will food be prepared and/or sold?
 At a single site At multiple sites: How many? ^{3 total (ash, Yard, Branded)} _____ (for example, a hotel with several dining rooms or bars)
 If multiple sites, attach a Food Dealer Additional Site Addendum (ccl-foodadd) for each additional site.

SECTION 6 CONSTRUCTION OR CHANGES

Are you planning any construction, remodeling or equipment changes?
 No If No, SKIP to Section 7
 Yes If Yes, check all that apply: New construction of a building Renovation or remodeling
 Construction changes to existing building Equipment changes only
 Provide a brief description of the changes: _____
 Start date: _____
 Name, Address & Phone Number of Architect: _____
 Name, Address & Phone Number of Contractor: _____

SECTION 7 ALCOHOL BEVERAGES

Are you applying for an alcohol beverage license?
 No If No, SKIP to Section 8
 Yes If YES, if your food license is approved prior to the alcohol license, when do you want the food license issued?
 Immediately At the same time as the alcohol license

SECTION 8 ACKNOWLEDGEMENTS & SIGNATURE

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Signature of Sole Proprietor, Partner, or 20% Shareholder: J. Volkmann
 Signature of Additional Partner: _____



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ccl-foodplan 2/28/19

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CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202
(414) 286-2238 • license@milwaukee.gov • www.milwaukee.gov/license

Legal Entity Name: IHWI Associates, LLC (The Yard)

Premises Address: 500 W Florida Street, Milwaukee, WI 53204

SECTION 1 TYPE OF BUSINESS

What will be the majority of your food sales? (check one)

Restaurant Items (meals):

MEALS include, but are not limited to, chicken, ribs, sandwiches, roasted corn, baked potatoes, hot dogs, brats, tacos, nachos w/ cheese and meat, French fries, cooked or deep fried vegetables/fruit, cooked cheese curds, corn dogs, egg rolls, salads.

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A convenience store contains less than 7,500 square feet of retail space and has, as its primary business, the sale of basic food items and in addition, sells household products or is a filling station that sells basic food items and household products.

Bed & Breakfast

Micro Market

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25% or More AND:

Restaurant items (meals) will be sold – Complete this application and also contact DATCP.

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Signature of Sole Proprietor, Partner, or 20% Shareholder: J. K. [Signature]
 Signature of Additional Partner: _____



APPETIZERS & SHAREABLES

tuna tartare* 18

fresh tuna, cucumber, avocado, citrus yuzu, wasabi aioli, wonton chips

vroom vroom shrimp 19

fried shrimp tossed with sweet chili sauce

clock shadow creamery cheese curds 13 v

spotted cow beer batter, homemade ranch

cheese & charcuterie 22

chefs selection of two meats and cheeses, marcona almonds, olives, seasonal pickled vegetables, honeycomb

chicken wings 14

(7) bbq dry rub or buffalo tossed; choice of blue cheese or ranch

SALADS

add steak +12 or chicken +10

avocado caesar 15 v

romaine, caesar dressing, shaved sarcechio parmesan, garlic croutons, chives

walkers point wedge 14

iceberg wedge, pickled shallots, cherry tomatoes, chopped bacon, blue cheese dressing

SIDES

french fries 7 v

truffle parmesan fries 9 v

garden salad 7 v

fresh fruit 7 VG

HANDHELDS

all handhelds come with a choice of fries or seasoned chips

chicken katsu sandwich 17

breaded chicken breast, gochujang mayo, shaved romaine

iron horse smashburger* 20

two quarter-pound prime beef patties, aged cheddar, lettuce, tomato, onion, pickle, mac sauce

steak sandwich* 24

6oz prime flat iron steak, arugula, shallot, garlic aioli, chimichurri, hooks white cheddar

yard brat mke 14

grilled klement's bratwurst, sautéed sauerkraut and onions, side of stoneground mustard

turkey blt 17

shaved turkey, aged cheddar, bacon, lettuce, tomato, garlic mayo

ENTREES

everyday wisconsin fish fry 24

beer battered cod, french fries, coleslaw, tartar sauce

ny strip steak 39

grilled 12oz strip steak, crispy french fries, wine demi glace

chicken fettucini alfredo 26

creamy alfredo sauce, grilled chicken

DESSERT

chocolate mousse cake 11 v

three-layer chocolate mousse, vanilla bean ice cream, caramel drizzle

raspberry cheesecake 11 v

creamy cheesecake, donut crumble topping, raspberry coulis

V vegetarian, VG vegan, GF gluten free

*The consumption of raw or undercooked eggs, meats, and seafood greatly increases the risk of foodborne illness.

BRANDED

APPETIZERS

bavarianbaked pretzel 18
spotted cow beer cheese sauce, creole mustard

beerbattered cheese curds 14
spotted cow beer batter, sriracha southwest ranch

grazingboard 32
selection of three cheeses, two meats, nuts, fig jam, pickled veggies, honey comb

truffle fries 15
truffle salt, mixed peppercorns, shaved parmesan, sriracha lime aioli

wings 6 for 14 / 12 for 23
dry rub, crystal buffalo sauce, or honey sriracha carrots, celery, ranch or bleu cheese

SALADS

chèvre citrus beet salad 18
red and gold confit beets, whipped chevre, pistachio dust, micro arugula blend, charred citrus vinaigrette

wisconsin wedge salad 17
bourbon pork belly lardon, heirloom tomato, blue cheese crumble and dressing, chives

caesar salad 18
romaine, shaved parmesan, caesar dressing, crouton

add to any: chicken +10 salmon +12 steak +14

FRIDAYS ONLY

fish fry 20
three piece beer battered walleye or cod, asian slaw, creole tartar, rye bread, choice of fries or house chips

MAINS

strip & frites* 36
10oz grass-fed new york strip, tallow herbed butter, battered fries peppercorn sauce

salmon* 30
7oz wild caught salmon, herb fingerling potatoes, seasonal vegetables, dill bernaise sauce

HANDHELDS

served with battered fries, house chips, or side salad

iron horse smash burger* 20
two grass-fed beef patties, bourbon onions, smoked gouda, house-made pickles, iron sauce

flank steak sandwich* 22
marinated grass-fed flank steak, chimichurri, roasted garlic aioli, arugula, caramelized bourbon onions

mahi taco trio 19
blackened mahi, pickled cabbage, cilantro lime aioli

grilled chicken sandwich 20
grilled chicken breast, house-made pickles, calabrian chili aioli

turkey blt 18
smoked bacon, oven roasted turkey, swiss cheese, bibb lettuce, tomato jam, garlic aioli, buttered brioche

DESSERT

a fifeendollar brownie 15
chocolate, caramel, raspberry, ice cream, whipped cream, other stuff too!

cheesecake 10
stuff and other stuff stuffed in a crust

**consuming raw or undercooked meats, poultry, seafood, shellfish, or egg may increase your risk of foodborne illness*

BREAKFAST

MAIN

acai bowl 17 V

yogurt, banana, seasonal berries, coconut, granola, bee pollen, honey

super oats 16 VGF

goli berries, almonds, cocoa nibs, blueberries, cinnamon, maple

pecan-miso butter toast 16 V

rustic sourdough, grape jelly, granola, fresh herbs

*iron horse breakfast** 14

two eggs any style, thick cut bacon or smoked sausage, choice of toast or english muffin, smashed fingerlings

*smoked salmon** 18

everything bagel, whipped goat cheese, tomato, capers, dill

*crab cakes benedict** 28

jumbo lump crab meat, poached egg, english muffin, hollandaise, fine chive

*steak & eggs** 24

6oz prime flat iron steak, confit fingerling potatoes, two eggs any style, chili crisp, chimichurri emulsion

seasonal omelette 16 V

seasonal ingredients, smashed fingerlings, choice of toast or english muffin

HYDRATE

valentine coffee 4

regular or decaf with choice of milk

latte 5

original, vanilla, hazelnut

cappuccino 5

original, vanilla, hazelnut

espresso 4

rishi teas 5

english breakfast, earl grey, jasmine green, masala chai, ginger, chamomile medley, peppermint rooibos, blueberry rooibos, turmeric lemon

selection of juices 5

fresh-squeezed oj or grapefruit

SIDES

*two eggs** 5

cherrywood smoked bacon 6

smoked sausage 7

smashed fingerlings 7

english muffin or toast 4

everything bagel 6

waffle 7

pancake stack 10

Vvegetarian, VGvegan, GFgluten free

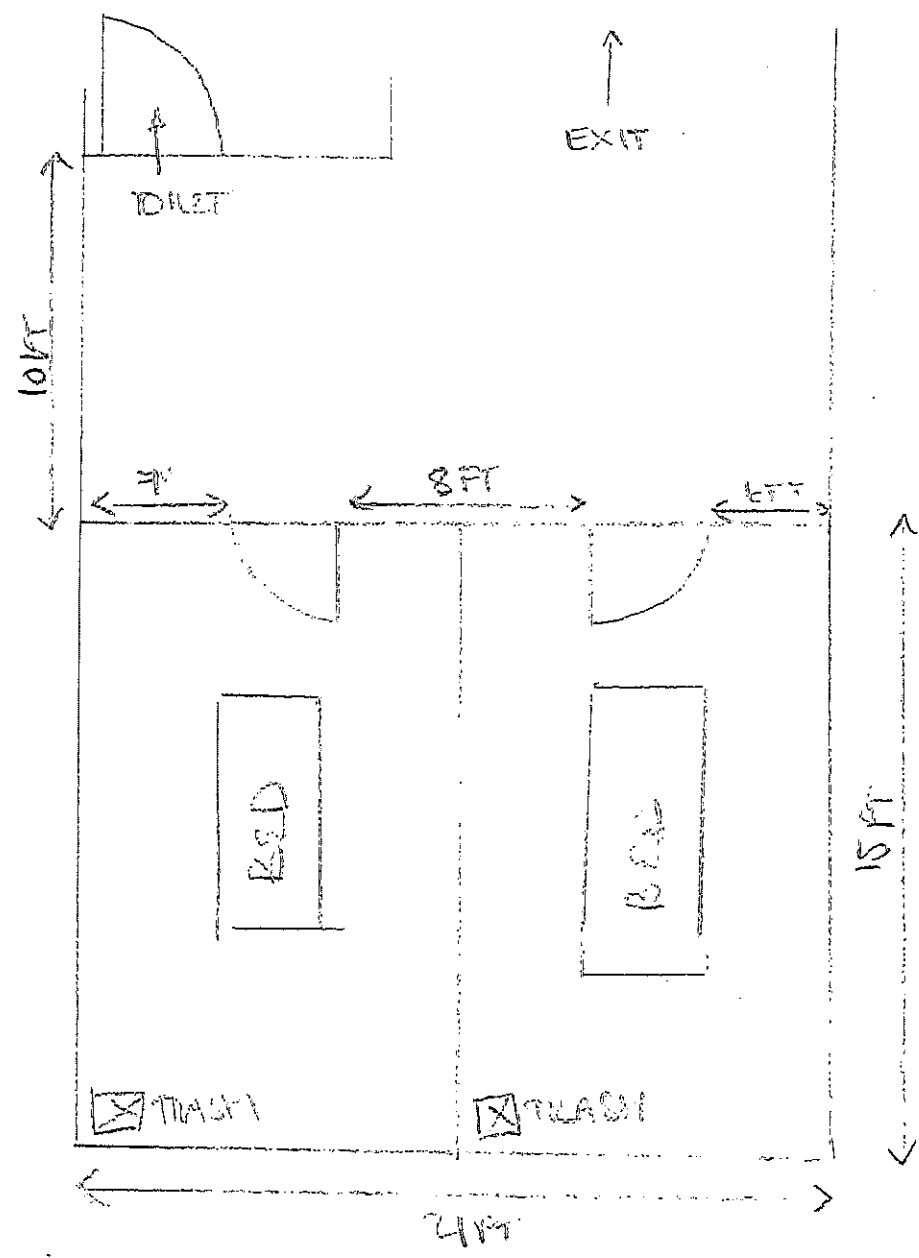
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AGENT - JESSE LANGRIS

MASSAGE ROOMS

126/26

4TH FLOOR



3780^{sq}



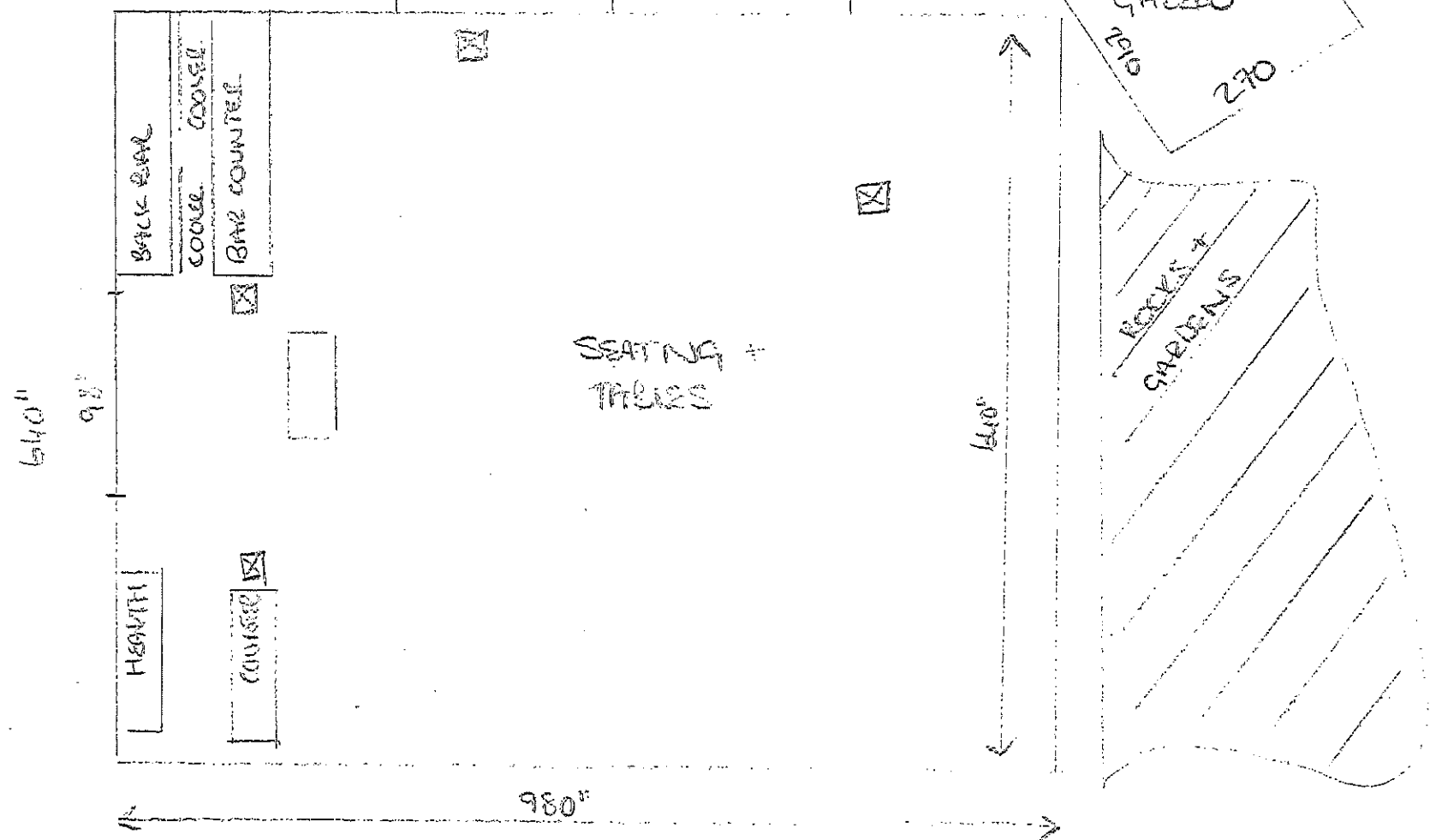
THE IRON HORSE HOTEL, IHMI ASSOCIATES, LLC, 500 WEST FORTION ST, RICH, VA

June 11, 2026

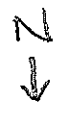
THE GATEWAY
1/26/26

N. FRODOA ST
& PARKING LOT

EXIT TO PARKING LOT EXIT TO GARDENING LOT



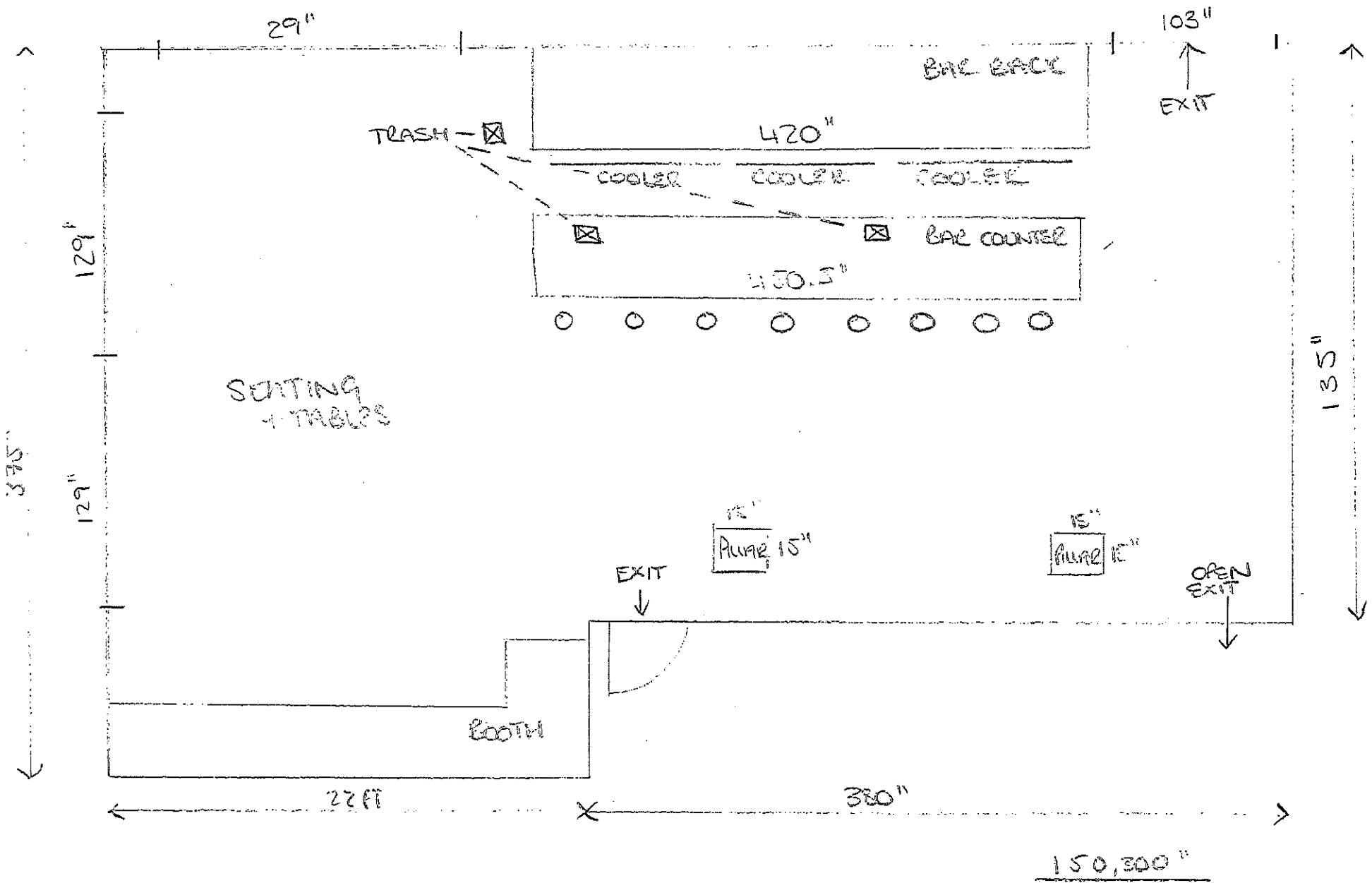
THE IRON HORSE HOTEL, HWY ASSOCIATES, LLC, 500 WEST FRODOA ST. MIKE, WI



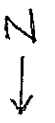
AGENT - JESSE KANGAS

WEST FLORIDA STREET
& PARKING AREA

SKANDED 11/26/26

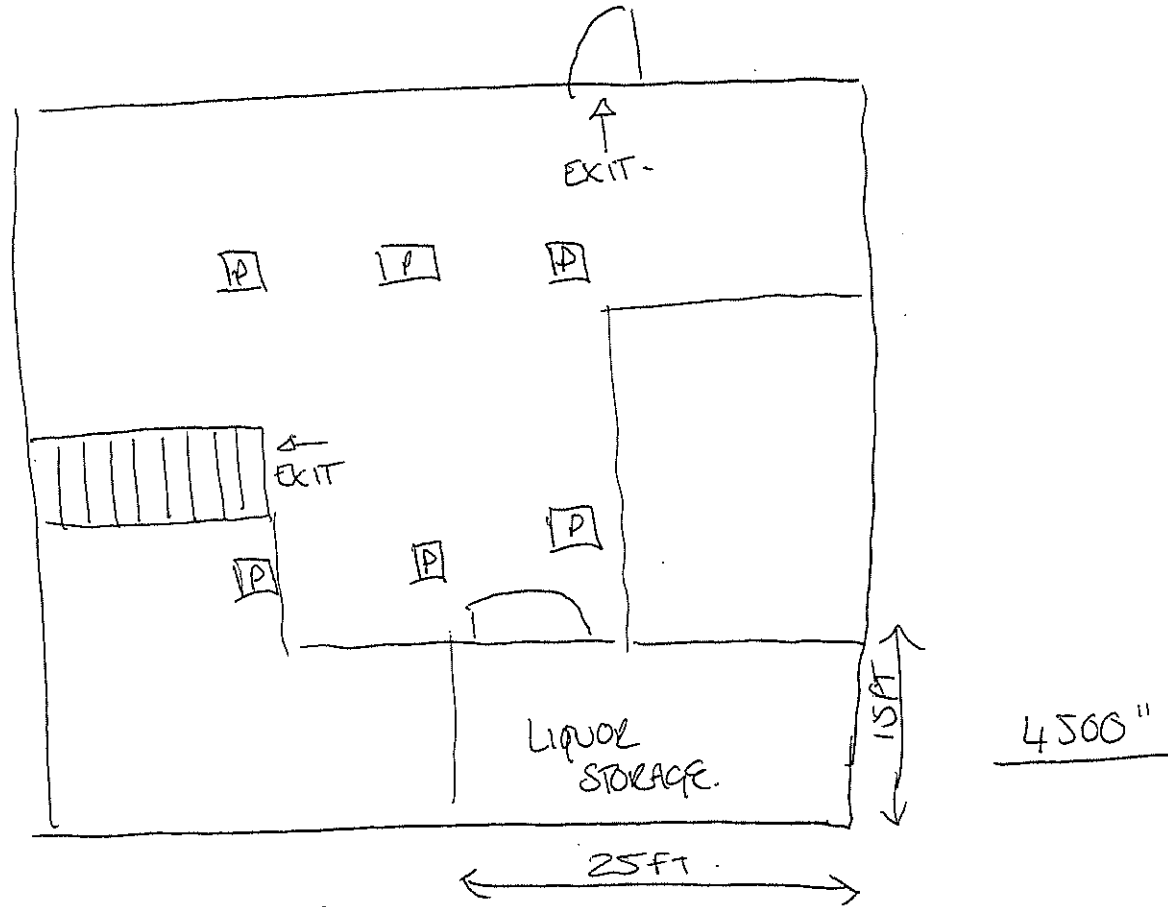


THE IRON HORSE HOTEL, HWY ASSOCIATES LLC, 500 W. FLORIDA STREET, MKE. WI



AGENT - JESSE KANGAS

BASEMENT
1/26/26



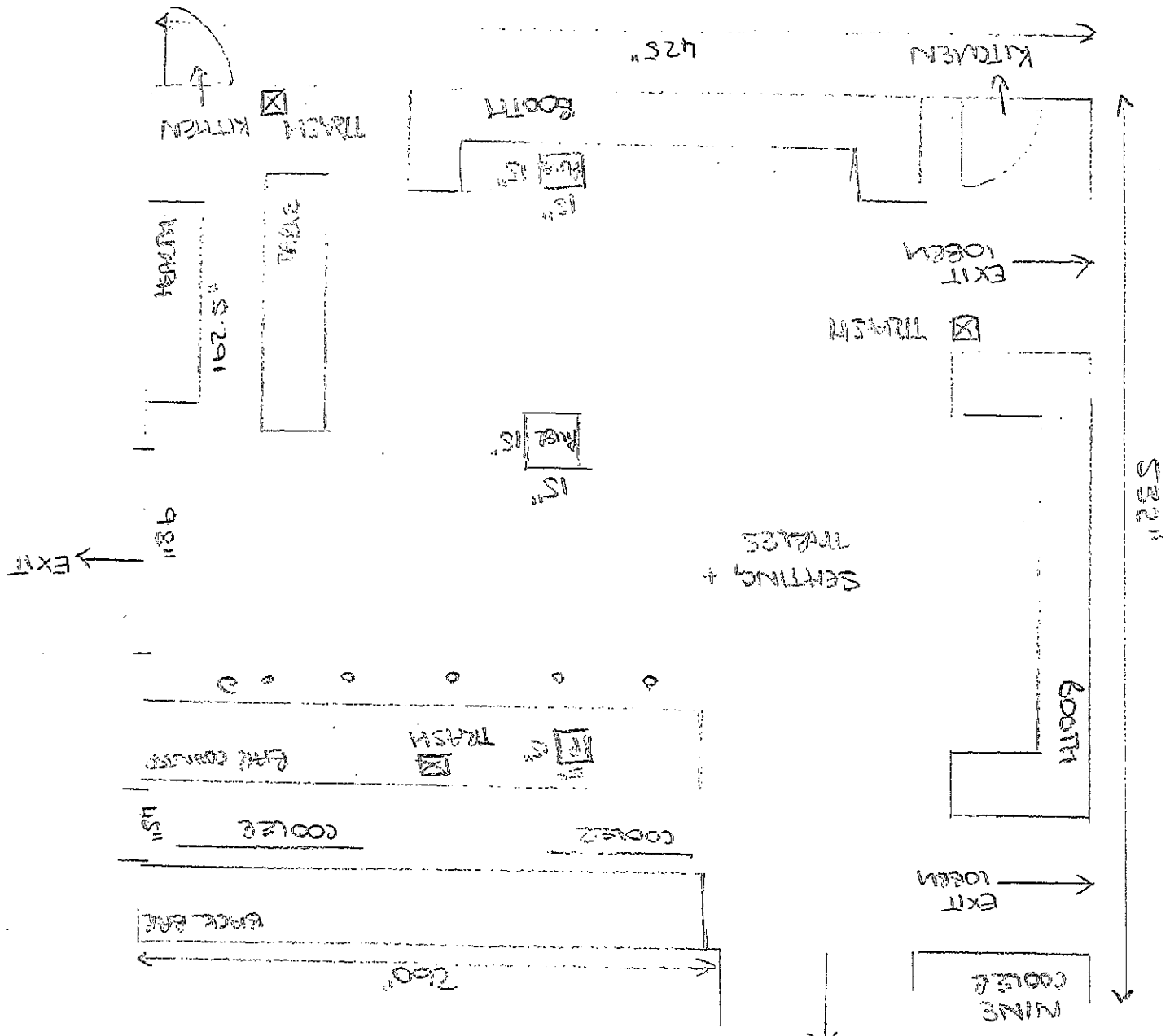
THE IRON HORSE, ITWI ASSOCIATES LLC, 500. W. FLORIDA STREET MIKE, MI

AGENT - JESSE KANGAS

ASH 1/26/26

WEST FRONT ST
& PARKING AREA

BATHROOMS



427"

532"

KITCHEN

EXIT

TRASH

BOOTH

EXIT

COOLER

SEATING + TRAYS

COOLER

260"

COOLER

TRASH

TRASH

98"

EXIT

427"

TRASH

KITCHEN

BOOTH

425"

← Z

THE IRON HORSE HOTEL, IHMI ASSOCIATES LLC, 500 W. FLORENCE ST, MIKE, MI