



**CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK**

Tuesday, November 19, 2024

**COMMITTEE MEETING NOTICE**

AD 03

KASHEVAROF, Robbin V, Agent  
VALENTINE COFFEE ROASTERS DOWNER AVENUE, LLC  
3126 N DOWNER Av  
Milwaukee, WI 53211

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.

**Tuesday, December 03, 2024 at 10:35 AM**

The access code is <https://meet.goto.com/904159581>. Please see the enclosed best practices document for further instructions.

**Regarding:** Your Class B Tavern License Application as agent for "VALENTINE COFFEE ROASTERS DOWNER AVENUE, LLC" for "VALENTINE COFFEE ROASTERS- DOWNER AVENUE" at 3126 N DOWNER Av.

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





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KASHEVAROF, Robbin V, Agent  
VALENTINE COFFEE ROASTERS DOWNER AVENUE, LLC  
244 FOUR WINDS CT  
Hartland, WI 53029

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JIM OWCZARSKI, CITY CLERK

BY: \_\_\_\_\_

Jim Cooney  
License Division Manager

**If you have questions regarding this notice, please contact the License Division at (414) 286-2238.**

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)

Date:10-28-2024  
Officer: PO MUSTAFA

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

Name of Premise: Valentine Coffee  
Address: 3126 N. Downer Av  
Phone: Not Installed yet

Owner: Robbin KASHEVAROF  
Owner address: 244 Fourwinds Ct.  
City State Zip: Heartland, WI  
Owner Phone: 414.732.6860  
Owner email: Robb@ValentiecoffeeCo.com

Licensee/Agent: Robbin KASHEVAROF  
Home Address: 244 Fourwinds Ct.  
City State Zip: Heartland, Wi 53029  
Phone: 414.732.6860  
Email: Robb@ValentiecoffeeCo.com

Preferred contact: Robbin KASHEVAROF

Location currently open:  YES  NO

Projected open date: January 15, 202

Day's open: S M T W Th F SA ALL

Hours of Operation: Sun: 6:00 AM- 6:00 PM  
Mon: 6:00 AM- 6:00 PM  
Tue: 6:00 AM- 6:00 PM  
Wed: 6:00 AM- 6:00 PM  
Thu: 6:00 AM- 6:00 PM  
Fri: 6:00 AM- 6:00 PM  
Sat: 6:00 AM- 6:00 PM  
24 hours Y N

Premise Type: Tavern/Bar  
Restaurant  
Other: Cafe

- c. VCR  Yes  No  
 d. Recorded  Yes  No
22. How long is footage stored for later viewing: 30 days  
 23. Are there exterior cameras  Yes  No How many: 5  
 24. Are there interior cameras  Yes  No How many: 4  
 25. Do all employees know how to retrieve recorded digital images/footage?  Yes  No  
 26. Cameras located in parking lot  Yes  No  N/A How many: 5, exterior, 2 interior  
 cameras NOT INSTALLED YET

Camera Survey Comments:

**Interior Survey:**

27. What is the planned/posted capacity 49  
 28. What is the minimum number of employees that will be on premise 2  
 29. Is the storeowner willing to be a standing complainant regarding loitering?  Yes  No  
 a. If yes have them fill out the standing complaint form and give them two of the  
 commercial signs  Yes  No  
 30. Is the interior of the location neat and clean?  Yes  No  
 31. Does an interior camera face the entrance/exit?  Yes  No  
 32. Are emergency and non-emergency numbers posted near the phone?  Yes  No  
 33. Does the owner know how to contact their police district directly?  Yes  No  
 a. Did you provide a district contact guide to the owner?  Yes  No

Interior Comments:

**Security**

34. How many security personnel are going to be employed: 0  N/A  
 35. How will they be deployed: Interior 0 Exterior 0  N/A  
 36. What days will they be deployed  Mon  Tue  Wed  Thu  Fri  Sat  Sun  ALL  
 37. Will the security be managed by business  or contracted   
 38. Will they be armed  Yes  No  N/A  
 39. What type of security measures will be used:  N/A  
 Wanding/metal detector  
 ID Scanner  
 Dress Code  
 Cover Charge  
 Age restriction  
 Other  
 40. When at capacity, how will the overflow crowd be managed? Patrons will be directed to  
 Host area, outdoor patio  
 41. Will a guard monitor the overflow crowd at all times?  Yes  No

Security Comments:

**ADDITIONAL COMMENTS/RECOMMENDATIONS:**

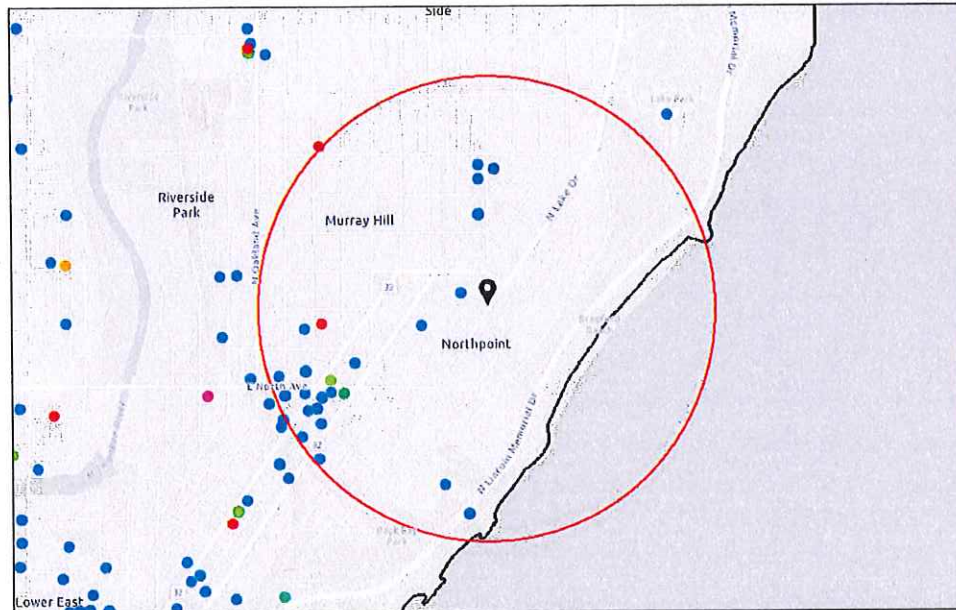


# Concentration Map for 3126 N Downer Ave

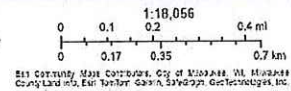
## Area of Interest (AOI) Information

Area : 21,862,585.81 ft<sup>2</sup>

Oct 24 2024 11:36:58 Central Daylight Time



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



### Summary

Name	Count	Area(ft <sup>2</sup> )	Length(mi)
Alcohol Licenses	37		

### Alcohol Licenses



#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	CAFE HOLLANDER DOWNER AVE LLC	CAFE HOLLANDER	ERIC G WAGNER, Agt	2608 N DOWNER AV	Class B Tavern License	200	11/1/2024, 7:00 PM	1
2	Door County Brewing Co, LLC	Hacienda Beer Co	James W Anderson, Agt	2018 E North AV	Class C Wine Retailer's License	240	11/24/2024, 6:00 PM	1
3	The Jazz Estate Inc	The Jazz Estate	JOHN M DYE, Agt	2423 N MURRAY AV	Class B Tavern License	62	12/14/2024, 6:00 PM	1
4	Crossroads Collective, LLC	Crossroads Collective	TIM B GOKHMAN, Agt	2238 N Farwell AV	Class B Tavern License	231	12/10/2024, 6:00 PM	1
5	MAA VERAI, INC.	Murray Pantry	Sandipkumar M Patel, Agt	2430 N MURRAY AV	Class A Malt & Class A Liquor License		1/16/2025, 6:00 PM	1
6	VIER NORTH LLC	VIER NORTH	Melanie P Petersen, Agt	1832 E NORTH AV	Class B Tavern License		12/11/2024, 6:00 PM	1
7	Mex Ave East LLC	Mex Avenue	Melissa G Escobar, Agt	2238 N FARWELL AV 6	Class B Tavern License		1/22/2025, 6:00 PM	1
8	Charles Allis and Villa Terrace Museums, Inc.	Villa Terrace Decorative Arts Museum	Jaymee Harvey Willms, Agt	2220 N TERRACE AV	Class B Tavern License	85	2/21/2025, 6:00 PM	1
9	PADDY'S PET & PUB, LLC	PADDY'S PET & PUB	ORLEN G WOOD, Agt	2339-A N MURRAY AV	Class B Tavern License	179	3/1/2025, 6:00 PM	1
10	Izzy Hops LLC	Izzy Hops	MICHAEL J VITUCCI, Agt	2311 N Murray AV	Class B Tavern License		2/6/2025, 6:00 PM	1
11	HENRY'S TAVERN, LLC	HENRY'S TAVERN	NADER H PAKROO, Agt	2523 E BELLEVIEW PL	Class B Tavern License	50	2/9/2025, 6:00 PM	1
12	Woori Wells Corp	Maru	Jongsoo Kim, Agt	2150 N Prospect AV	Class B Tavern License		2/25/2025, 6:00 PM	1
13	BOSS BABES, INC.	Downer Avenue Wine & Spirits	STEVEN J NORD, Agt	2638 N DOWNER AV	Class A Malt & Class A Liquor License		2/27/2025, 6:00 PM	1
14	Ian's Pizza Milwaukee, LLC	Ian's Pizza Milwaukee	Ryan W Donovan, Agt	2035 E NORTH AV	Class C Wine Retailer's License		3/1/2025, 6:00 PM	1
15	Ian's Pizza Milwaukee, LLC	Ian's Pizza Milwaukee	Ryan W Donovan, Agt	2035 E NORTH AV	Class B Fermented Malt Beverage Retailer's License		3/1/2025, 6:00 PM	1
16	Saz's Catering Inc	Jan Serr Studio	Stephanie L Sazama-Schneck, Agt	2155 N Prospect AV	Class B Tavern License		4/4/2025, 7:00 PM	1
17	GPJ OF MILWAUKEE, INC	MA FISCHER'S	HEIDI A PANAGIOTOP OULOS, Agt	2214 N FARWELL AV	Class B Tavern License	240	4/11/2025, 7:00 PM	1
18	PROSPECTOR PARTNERSHIP LLC	VINTAGE	REBECCA E GODFREY, Agt	2203 N PROSPECT AV	Class B Tavern License	151	4/10/2025, 7:00 PM	1

19	EASTCASTLE PLACE, INC	Eastcastle Place	Majarka M B Ford-Ziegelbauer, Agt	2505 E BRADFORD AV	Class B Tavern License		4/7/2025, 7:00 PM	1
20	LANDMARK BARS, INC	LANDMARK LANES	SLAVA TUZHILKOV, Agt	2220 N FARWELL AV	Class B Tavern License	240	4/11/2025, 7:00 PM	1
21	INCONTRO GROUP LLC	L'INCONTRO	Paul J Piotrowski, Agt	2315 N MURRAY AV	Class B Tavern License		4/7/2025, 7:00 PM	1
22	IFM Farwell LLC	Downer Theatre	Kristen C Heller, Agt	2589 N DOWNER AV	Class B Tavern License		4/10/2025, 7:00 PM	1
23	Axe MKE, Inc	Axe MKE	Marla R Poytinger, Agt	1924 E KENILWORTH PL	Class B Tavern License		5/30/2025, 7:00 PM	1
24	WHOLE FOODS MARKET GROUP, INC	WHOLE FOODS MARKET	Brooke M Remitz, Agt	2305 N PROSPECT AV	Class B Tavern License		6/13/2025, 7:00 PM	1
25	Nine Below Inc	Nine Below	Marla R Poytinger, Agt	1905 E North AV	Class B Tavern License	270	5/30/2025, 7:00 PM	1
26	Black Gate LLC	Von Trier	MARK A ZIERATH, Agt	2235 N Farwell AV	Class B Tavern License	153	6/13/2025, 7:00 PM	1
27	Dock Bradford, LLC	The Dock at Bradford Beach	BRIAN C RANDALL, Agt	2400 N Lincoln Memorial DR	Class B Tavern License		7/29/2025, 7:00 PM	1
28	HOOLIGAN'S SUPER IRISH DELI & BAR, INC	HOOLIGAN'S	MARK B BUESING, Agt	2017 E NORTH AV	Class B Tavern License	118	6/29/2025, 7:00 PM	1
29	BEANS & BARLEY, INC	BEANS & BARLEY	JAMES C NEUMEYER, Agt	1901 E NORTH AV	Class B Tavern License	180	8/30/2025, 7:00 PM	1
30	MOOSA BURGER, INC.	Moosa's	ALAA I MUSA, Agt	2272 N LINCOLN MEMORIAL DR	Class B Tavern License		8/4/2025, 7:00 PM	1
31	IFM Farwell LLC	Oriental Theatre	Kristen C Heller, Agt	2230 N FARWELL AV	Class B Tavern License	1,834	8/19/2025, 7:00 PM	1
32	Kawa Ramen & Sushi Inc	Kawa	LinJin Xiao, Agt	2321-23 N Murray AV	Class B Tavern License		9/12/2025, 7:00 PM	1
33	Milwaukee Catholic Home Inc	Milwaukee Catholic Home	Christopher A Reinheimer, Agt	2462 N PROSPECT AV	Class B Tavern License		9/18/2025, 7:00 PM	1
34	2597 LLC	Pizza Man Milwaukee	Michael B Behrens, Agt	2597 N Downer AV	Class B Tavern License		9/21/2025, 7:00 PM	1
35	BelAir Cantina Downer Inc	BelAir Cantina Downer	KRISTYN A Eitel, Agt	2625 N DOWNER AV	Class B Tavern License	150	9/27/2025, 7:00 PM	1
36	Nehring's Sendik's on Downer, LLC	Nehring's Sendik's on Downer	ANNE C FINCH-NEHRING, Agt	2643 N Downer AV	Class B Tavern License		10/13/2025, 7:00 PM	1



37	CAFE HOLLANDER DOWNER AVE LLC	CAFE HOLLANDER	ERIC G WAGNER, Agt	2608 N DOWNER AV	Class B Tavern License	200	11/1/2025, 7:00 PM	1
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Establishments within a 0.5 miles radius centered on area of interest.



Tuesday, November 19, 2024



# Notice of Public Hearing

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KASHEVAROF, Robbin V, Agent  
VALENTINE COFFEE ROASTERS- DOWNER AVENUE at 3126 N DOWNER Av  
Class B Tavern License Application

**Tuesday, December 03, 2024 at 10:35 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 12/3/2024 at 10:35 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.**

OCCUPANT	MAIL ADDRESS	CITY STATE ZIP
CURRENT OCCUPANT	2602 E HAMPSHIRE ST	MILWAUKEE, WI 53211-3108
CURRENT OCCUPANT	2602A E HAMPSHIRE ST	MILWAUKEE, WI 53211-3108
CURRENT OCCUPANT	2612 E HAMPSHIRE ST	MILWAUKEE, WI 53211-3108
CURRENT OCCUPANT	2612 E KENWOOD BLVD	MILWAUKEE, WI 53211-3447
CURRENT OCCUPANT	2613A E HAMPSHIRE ST	MILWAUKEE, WI 53211-3109
CURRENT OCCUPANT	2620 E KENWOOD BLVD	MILWAUKEE, WI 53211-3447
CURRENT OCCUPANT	2622 E KENWOOD BLVD	MILWAUKEE, WI 53211-3447
CURRENT OCCUPANT	2708 E HAMPSHIRE ST	MILWAUKEE, WI 53211-3141
CURRENT OCCUPANT	3102 N HACKETT AVE	MILWAUKEE, WI 53211-3106
CURRENT OCCUPANT	3107 N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3116 N HACKETT AVE	MILWAUKEE, WI 53211-3106
CURRENT OCCUPANT	3118 N DOWNER AVE# 1	MILWAUKEE, WI 53211-3104
CURRENT OCCUPANT	3118 N DOWNER AVE# 2	MILWAUKEE, WI 53211-3104
CURRENT OCCUPANT	3118 N DOWNER AVE# 3	MILWAUKEE, WI 53211-3104
CURRENT OCCUPANT	3118 N DOWNER AVE# 4	MILWAUKEE, WI 53211-3104
CURRENT OCCUPANT	3118 N HACKETT AVE	MILWAUKEE, WI 53211-3106
CURRENT OCCUPANT	3121 N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3123 N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3123A N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3124 N DOWNER AVE# 1	MILWAUKEE, WI 53211-0000
CURRENT OCCUPANT	3124 N DOWNER AVE# 2	MILWAUKEE, WI 53211-0000
CURRENT OCCUPANT	3124 N HACKETT AVE	MILWAUKEE, WI 53211-3106
CURRENT OCCUPANT	3125 N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3129 N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3130 N DOWNER AVE# 3	MILWAUKEE, WI 53211-0000
CURRENT OCCUPANT	3130 N DOWNER AVE# 4	MILWAUKEE, WI 53211-3103
CURRENT OCCUPANT	3133 N HACKETT AVE	MILWAUKEE, WI 53211-3107
CURRENT OCCUPANT	3134 N DOWNER AVE# 5	MILWAUKEE, WI 53211-0000
CURRENT OCCUPANT	3134 N DOWNER AVE# 6	MILWAUKEE, WI 53211-0000
CURRENT OCCUPANT	3207A N HACKETT AVE	MILWAUKEE, WI 53211-3140
CURRENT OCCUPANT	3212 N DOWNER AVE	MILWAUKEE, WI 53211-3105
CURRENT OCCUPANT	3215 N HACKETT AVE	MILWAUKEE, WI 53211-3140
CURRENT OCCUPANT	3216 N DOWNER AVE	MILWAUKEE, WI 53211-3105
CURRENT OCCUPANT	3218 N DOWNER AVE	MILWAUKEE, WI 53211-3105
CURRENT OCCUPANT	3222 N DOWNER AVE	MILWAUKEE, WI 53211-3105
CURRENT OCCUPANT	3224 N DOWNER AVE	MILWAUKEE, WI 53211-3105

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Total Records: 36

Radius 250 feet and Center of the Circle: 3126 N Downer Av



# 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:  
Coffee Cafe

Do you have any experience operating this type of business?  No  Yes If yes, explain: 2 Cafes in Milwaukee

## 2. Business Operations

- a. Proposed Opening Date: November 1, 2024
- b. Is this premise under construction?  No  Yes If yes, list estimated completion date: October 28, 2024
- c. Is this a franchise?  No  Yes
- d. Is this premises currently licensed?  No  Yes If yes, list type of license: Food, Occupancy
- e. Is the current licensee operating?  No  Yes If no, list date closed: \_\_\_\_\_
- f. Do you have future plans for other businesses, licenses or permits at this location?  No  Yes  
If yes, explain: Sidewalk
- g. Have you previously held an Extended Hours License in Milwaukee?  No  Yes  
If yes, list address(es): \_\_\_\_\_
- h. Are other businesses operating in the same building?  No  Yes If yes, describe: Old Guard Games

## 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: \_\_\_\_\_

## 4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas?  No  Yes If yes, describe: N/A
- b. Number of Garbage Cans: Inside: 5 Locations: 2 in seating area, 3 in service area  
Outside: 1 Locations: dumpster managed by building owner
- c. Is a crowd control barrier used?  No  Yes If yes, describe: \_\_\_\_\_
- d. How many restrooms are on the premises? 2
- e. Name of solid waste contractor:  Advanced Disposal  Waste Management  Other: \_\_\_\_\_



## 5. Security

- a. Are there onsite parking spaces?  No  Yes If yes, how many? \_\_\_\_\_ and describe the parking security plan: \_\_\_\_\_
- b. Is there a loading zone?  No  Yes If yes, describe the loading area security plan: \_\_\_\_\_
- 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? 4 and list locations: cafe and service areas
- e. Will searches/identification checks be done upon entry?  No  Yes If yes, describe \_\_\_\_\_

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

Alcohol <u>5</u> %	Food <u>93</u> % Cigarettes, Electronic Vape Devices, Tobacco Products _____ %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment _____ %	Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____ %
			Other <u>2</u> % Describe: <u>MERCH</u>

## 7. Businesses/Licenses on the Premises (check all that apply):

### Type 1

- Full Service Restaurant  Cafe/Coffee Shop  Deli or Fast Food Restaurant  Private/Fraternal/Veterans Club
- Night Club  Tavern  Cocktail Lounge  Teen Club
- Banquet Hall  Sports Facility  Bowling Alley
- Hotel/Motel : Number of Floors: \_\_\_\_\_ Number of Rooms: \_\_\_\_\_  
 Rooming House: Number of Floors: \_\_\_\_\_ Number of Rooms: \_\_\_\_\_

### Type 2

- Liquor Store  Corner Store  Supermarket  Convenience Store
- Gas Station  Amusement/Phonograph Distributor  Recycling, Salvage or Towing
- Used Car Dealer  Personal Service Establishment (such as tattoo business, hair salon, tailor, etc.)  Recording Studio

What other licenses/permits will you hold at this location? (check all that apply)

- Occupancy Permit  Cigarette, Tobacco, Electronic Vape Products  Gas Station  Extended Hours  Class "B" Tavern  Weights & Measures
- Secondhand Dealer  Precious Metal & Gem  Other: Food

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

Capacity 49 (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):  
 1<sup>st</sup> Floor  2<sup>nd</sup> Floor  Basement Storage  Patio  Beer Garden  Sidewalk Café  Deck  Rooftop  
 Other: Describe: \_\_\_\_\_
- b. Describe Location:  Major Thoroughfare  Secondary Street  Other: \_\_\_\_\_
- c. Nearest Major Cross Street: Kenwood
- d. Describe Building:  Free Standing Building  Strip Mall  Other: mixed use
- e. Describe Premises Structure:  Single Story  Multi-Story - # of Stories 2  Other: \_\_\_\_\_
- f. Describe Surrounding Area:  Commercial  Residential  Industrial  Other: University
- g. Building Owner Name: Dowth LLC Phone Number: 414-232-6409  
 Building Owner Address: 3224 E Hampshire St. Milwaukee, WI 53211

## 10. Hours of Operation & Customers

Will customers be entering the premises?  No  Yes

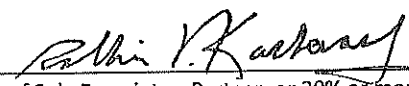
Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	6am	6pm	400	0-100	none
Monday	6am	6pm	300	0-100	none
Tuesday	6am	6pm	320	0-100	none
Wednesday	6am	6pm	350	0-100	none
Thursday	6am	6pm	360	0-100	none
Friday	6am	6pm	370	0-100	none
Saturday	6am	6pm	400	0-100	none

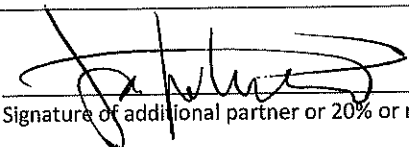
An Extended Hours Establishment License is required for any convenience store, filling station, personal service establishment (such as tattoo, body piercing, salon, tailor, tanning, etc.), recording studio or restaurant which is open between the hours of 12:00 a.m. and 5:00 a.m.

Alcohol Establishments Class A: 8:00 am to 9:00 pm Sunday thru Saturday  
 Permitted Hours of Operation: 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](http://www.milwaukee.gov/license)

Legal Entity Name: Valentine Coffee Roasters Downer Avenue LLC

Premise Address: 3126 N Downer Ave. Milwaukee, WI 53211

### 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: N/A

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: N/A

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: N/A

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: N/A

### Property Information (New & Transfer Applicants Only)

a) Do you own or lease the building?  Own  Lease

b) Who owns the fixtures (for example, coolers, etc.)? Valentine Coffee Roasters

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

d) Total amount paid for business \$ N/A

e) Total amount paid for goodwill of the business \$ N/A

Goodwill comprises the reputation and customer relationships of an existing business. If the price you pay for the business exceeds the fair market value of all of the rest of the assets of the business, the excess may be considered goodwill.

f) Have you made arrangements with the seller for payment of personal property taxes?  No  Yes

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

a) Date lease begins TBD Ends 5 years

b) Monthly rental \$ 1,500

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)? 5 years

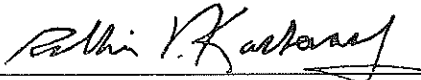
## Lease Information (Continued)

- f) In addition to paying the monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease?  No  Yes If yes, explain N/A
- g) Does the present owner or occupant object to the granting of your license?  No  Yes  
If yes, explain N/A

## Change of Agent Applicants Only

Have there been any changes to the floor plan since the last application was submitted?  No  Yes  
If no, a new floor plan is not required. If yes, submit a new floor plan and explain the change(s):  
\_\_\_\_\_

## Signature



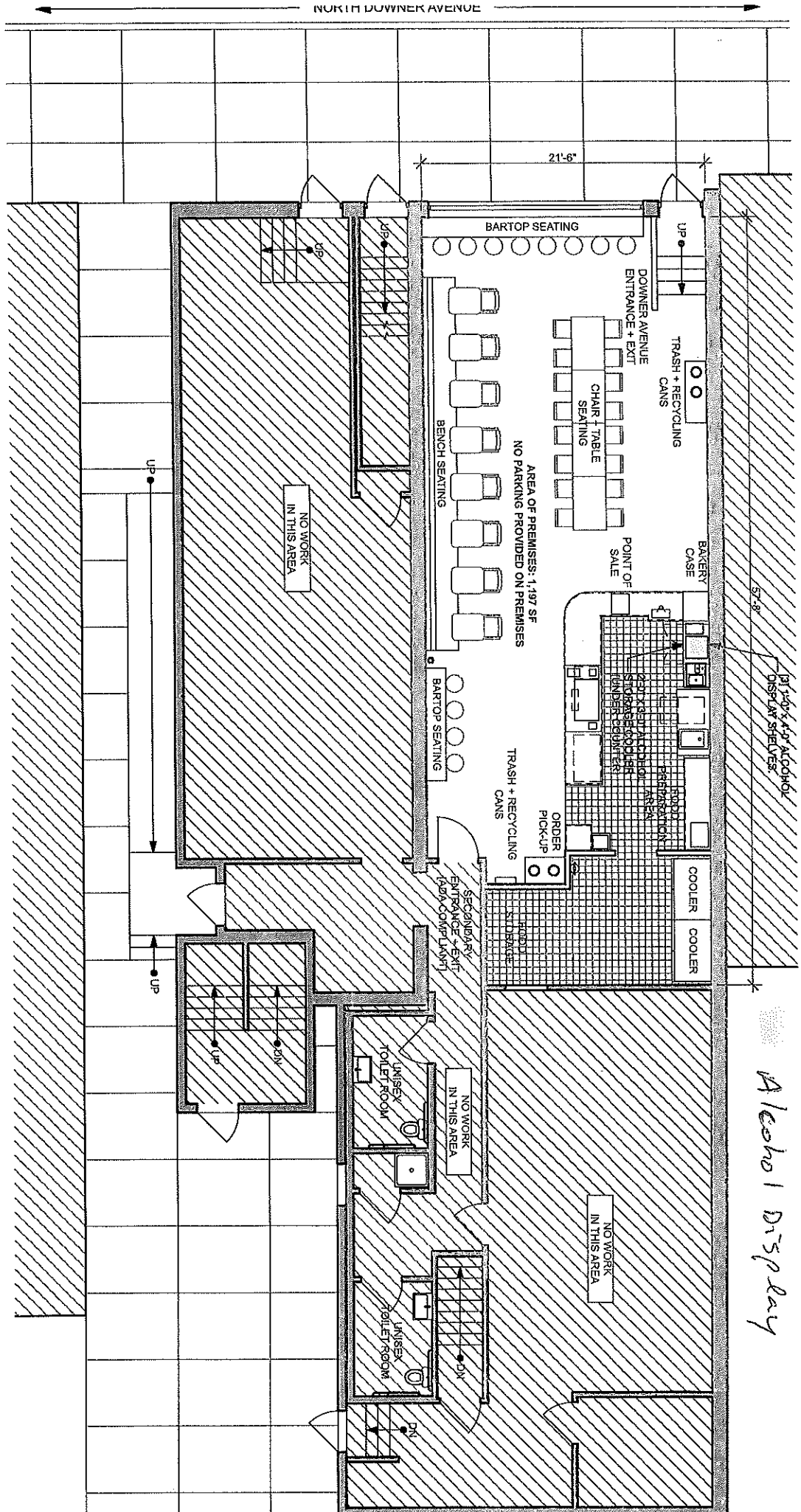
Signature of Sole Proprietor, Partner or 20% or More Shareholder  
(If no 20% or more Shareholder, Corporate Officer - print name/title and sign)

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.

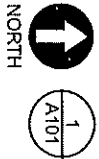
### New and transfer of premises applicants must submit the following:

- Detailed floor plan
- If a restaurant, copy of the menu





*Alcohol Display*



FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

CORPORATION NAME: VALENTINE COFFEE ROASTERS - DOWNER AVENUE, LLC  
AGENT NAME: ROBBIN V. KASHEVAROF

6404 West North Avenue  
Milwaukee, Wisconsin 53213  
(414) 291-0772 phone  
www.galbraithcarlahan.com  
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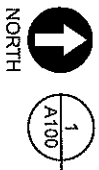
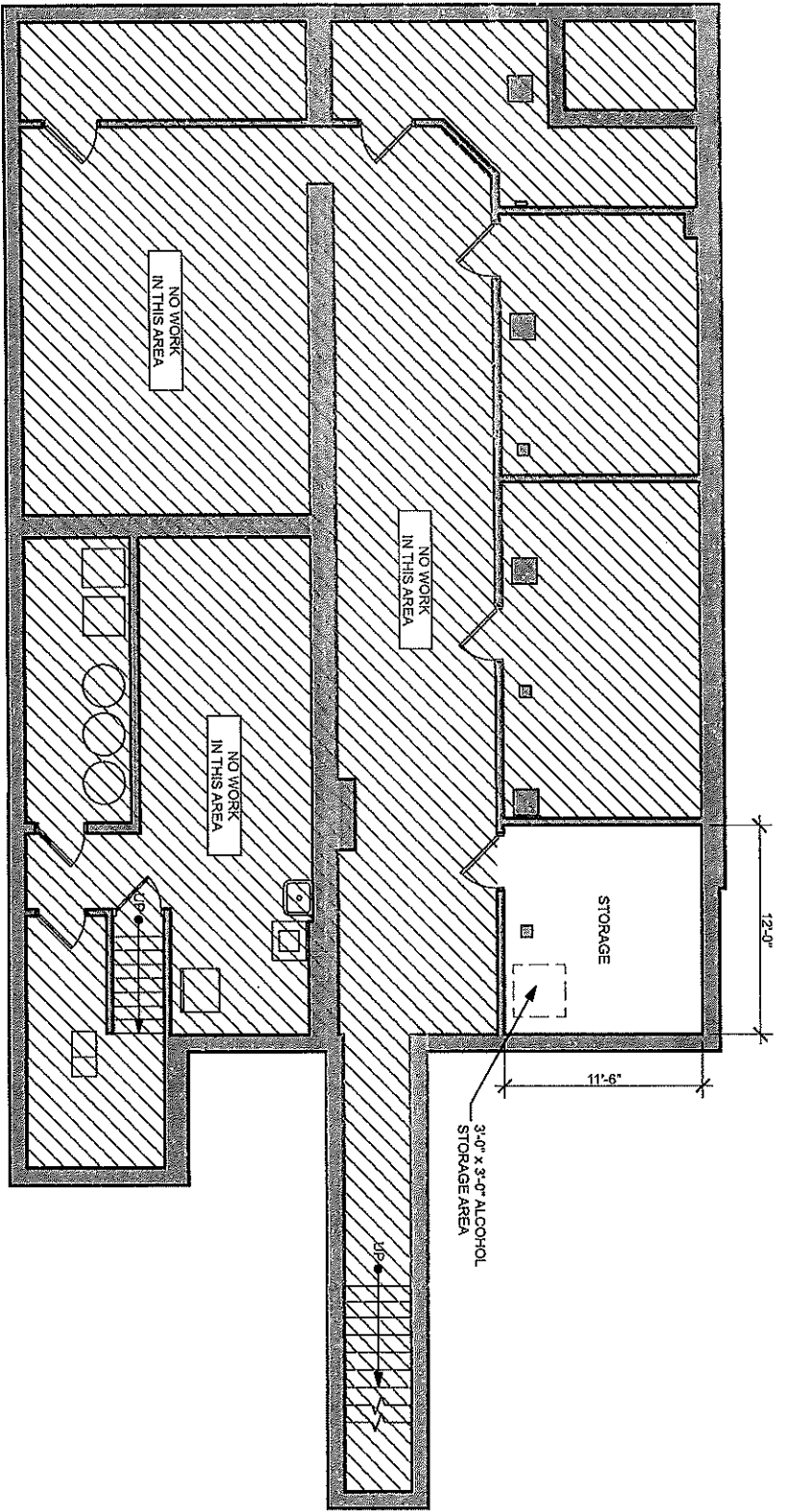
# VALENTINE - DOWNER

3126 NORTH DOWNER AVENUE  
MILWAUKEE, WI 53211

FIRST FLOOR PLAN

DATE: 10.07.24  
PROJECT #: 24.19





LOWER LEVEL PLAN  
 SCALE: 3/32" = 1'-0"

CORPORATION NAME: VALENTINE COFFEE ROASTERS - DOWNER AVENUE, LLC  
 AGENT NAME: ROBBIN V. KASHEVAROF

6404 West North Avenue  
 Milwaukee, Wisconsin 53213  
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 www.galbraithcarlahan.com  
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 ARCHITECTS LLC

**VALENTINE - DOWNER**  
 3126 NORTH DOWNER AVENUE  
 MILWAUKEE, WI 53211

LOWER LEVEL PLAN

DATE: 10.07.24  
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GALBRAITH CARLAHAN ARCHITECTS

# Valentine

MILWAUKEE • COFFEE ROASTERS

Ask About our **Seasonal Specialty Toast** \$7

Ask About our **Special Seasonal Wrap** \$10

## Veggie Breakfast Burrito \$10

Veggie chorizo, egg, cheddar cheese & sweet potato hash in a flour tortilla served with salsa verde.

## Chorizo Breakfast Burrito \$10

Chorizo, egg, cheddar cheese & sweet potato hash in a flour tortilla served with salsa verde.

## Egg Sandwich \$5

Toasted English muffin with egg. Your choice of:

**Cheese Options :** Cheddar, Gouda, or swiss

**Sauce Options :** Sriracha mayo, pesto mayo, or rosemary-garlic mayo

**\$2 Add :** Bacon, ham, turkey sausage, vegan sausage

**\$2 Add :** Gluten free English muffin

## Turkey Club \$12

Roasted turkey breast with arugula, red onion, tomato & bacon on sourdough. Served with a pickle spear or kettle chips.

**Sauce Options :** Sriracha mayo, pesto mayo, or rosemary-garlic mayo

## Valentine BLT \$12

Bacon, herbed cheese spread, zesty tomato jam, & arugula on toasted sourdough. Served with a pickle spear or kettle chips.

**\$4 Add :** Turkey | **\$3.5 Add :** Substitute side salad for chips

## Toasted Three Cheese \$10

Creamy cheese spread, Boars Head Cheddar and swiss cheese on sourdough. Served with a pickle spear or kettle chips.

**.50¢ Each Add :** Tomato, fresh greens, pickled red onions, red onions, fried onions

**\$4 Add :** Turkey, Ham, or Bacon | **\$3.5 Add :** Substitute side salad for chips

## Side Salad \$6

Fresh greens tossed with tomatoes and cucumbers, topped with fried onions & served with a light drizzle of house-made vinaigrette.

## Bagel & Lox \$10

Toasted "everything" bagel with herbed cream cheese, sliced red onion, capers, & salmon lox.

## Bagel \$4

Choice of plain or everything bagel, served with a side of butter.

**\$1 Add :** Side of cream cheese

## Yogurt Parfait \$6

Vanilla yogurt layered with house-made compote & pistachio granola.

## Muffin

## Scone

## Grebe's Donut