



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Thursday, April 16, 2015

COMMITTEE MEETING NOTICE

AD 04

SAYAVONGSA, Soukvilay, Agent
Black Tuna LLC
221 N Water St

Milwaukee, WI 53202

You are requested to attend a hearing which is to be held in Common Council Chambers, Third Floor, City Hall on:

Tuesday, April 21, 2015 at 08:45 AM

Regarding: Your Class B Tavern License Application as agent for "Black Tuna LLC" for "Lucky Ginger" at 221 N Water 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.

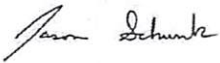
You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition are present at the committee hearing and willing to testify. You may 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 in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

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 OW CZARSKI, CITY CLERK

BY: 

Jason Schunk
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



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

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COMMITTEE MEETING NOTICE

AD 04

SAYAVONGSA, Soukvilay, Agent
Black Tuna LLC
6622 S 46th St

Franklin, WI 53132

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Tuesday, April 21, 2015 at 08:45 AM

Regarding: Your Class B Tavern License Application as agent for "Black Tuna LLC" for "Lucky Ginger" at 221 N Water St.

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JIM OWCZARSKI, CITY CLERK

BY: _____

Jason Schunk
License Division Manager

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

Date:03/25/15
Officer: J. Alba 006448

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

Name of Premise: Lucky Ginger
Address: 221 N. Water St.
Phone: 414-331-2523

Owner: Soukvilay J. Sayavongsa A/M 10-19-79
Owner address: 6622 S. 46th St.
City State Zip: Franklin , WI 53132
Owner Phone:
Owner email:

Licensee/Agent: Owner
Home Address:
City State Zip:
Phone:
Email:

Preferred contact: Agent/ Owner

Location currently open: YES NO

Projected open date: 05/01/15

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

Hours of Operation: Sun: 11am-12am 24 hours Y N
Mon:
Tue: 11am-12am
Wed: 11am-12am
Thu: 11am-12am
Fri: 11am-12am
Sat: 11am-12am

Premise Type: Tavern/Bar
Restaurant
Other:

Licenses currently held:

Alcohol: Yes No Class: #:
Tobacco: Yes No #:
Food: Yes No #:
Other: Yes No Type: #:
Other: Yes No Type: #:

Exterior Survey:

1. Is the area around the location clean? Yes No
2. What surrounds the location? (Check all the apply)
 - a. Park
 - b. School
 - c. Youth Center
 - d. Church
 - e. Tavern(s) If so, how many
 - f. Residential
 - g. Other businesses
 - h. Other:
3. Can you see from the outside of the location into the interior Yes No
4. Can you see the employees inside of the location from the outside Yes No
5. Are exterior windows free of signage Yes No
6. Street parking Yes No
7. Is there a parking lot Yes No
8. Is the parking lot clean? Yes No
9. Is the parking lot well lit? Yes No
10. Valet Parking Yes No
 - a. Will this lot have a guard? Yes No
 - b. Will this lot have cameras? Yes No
11. Are there areas where a person could conceal themselves Yes No
12. Is there exterior lighting? Yes No. Does it appears to be adequate Yes No
13. Exterior Payphone? Yes No
14. Are there No Loitering Signs posted? Yes No
15. Are there exterior security cameras Yes No How Many: 2 planned
16. Are the address numbers prominently displayed and easy to see Yes No

Camera Survey:

17. Does this location have security cameras? Yes No
18. Are they in working order? Yes No
19. What format are the cameras?
 - a. Color Yes No
 - b. Digital Yes No
 - c. VCR Yes No
 - d. Recorded Yes No
20. How long is footage stored for later viewing: 30 days
21. Are there exterior cameras Yes No How many: 2 planned
22. Are there interior cameras Yes No How many: 4 planned

23. Do all employees know how to retrieve recorded digital images/footage? Yes No
 24. Cameras located in parking lot Yes No How manyN/A

Interior Survey:

25. What is the planned/posted capacity 80, 2100 Sqr. Ft.
 26. What is the minimum number of employees that will be on premise 6
 27. 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
 28. Is the interior of the location neat and clean? Yes No
 29. Does an interior camera face the entrance/exit? Yes No
 30. Are emergency and non-emergency numbers posted near the phone? Yes No
 31. 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

Security

32. How many security personnel are going to be employed: 0
 33. How will they be deployed: Interior Exterior
 34. What days will they be deployed MonTueWedThuFriSatSun
 35. Will the security be managed by business or contracted
 36. Will they be armed Yes No
 37. What type of security measures will be used:
Wanding/metal detector
ID Scanner
Dress Code
Cover Charge
Age restriction
Other ID at service
 38. When at capacity, how will the overflow crowd be managed? N/A
 39. Will a guard monitor the overflow crowd at all times? Yes No

ADDITIONAL COMMENTS/RECOMMENDATIONS:

- Applicant has never held an alcohol license.
- Primarily a restaurant serving some beer, wine, and hard liquor to compliment asian pop entrees.
- \$75K budget to renovate existing business space.

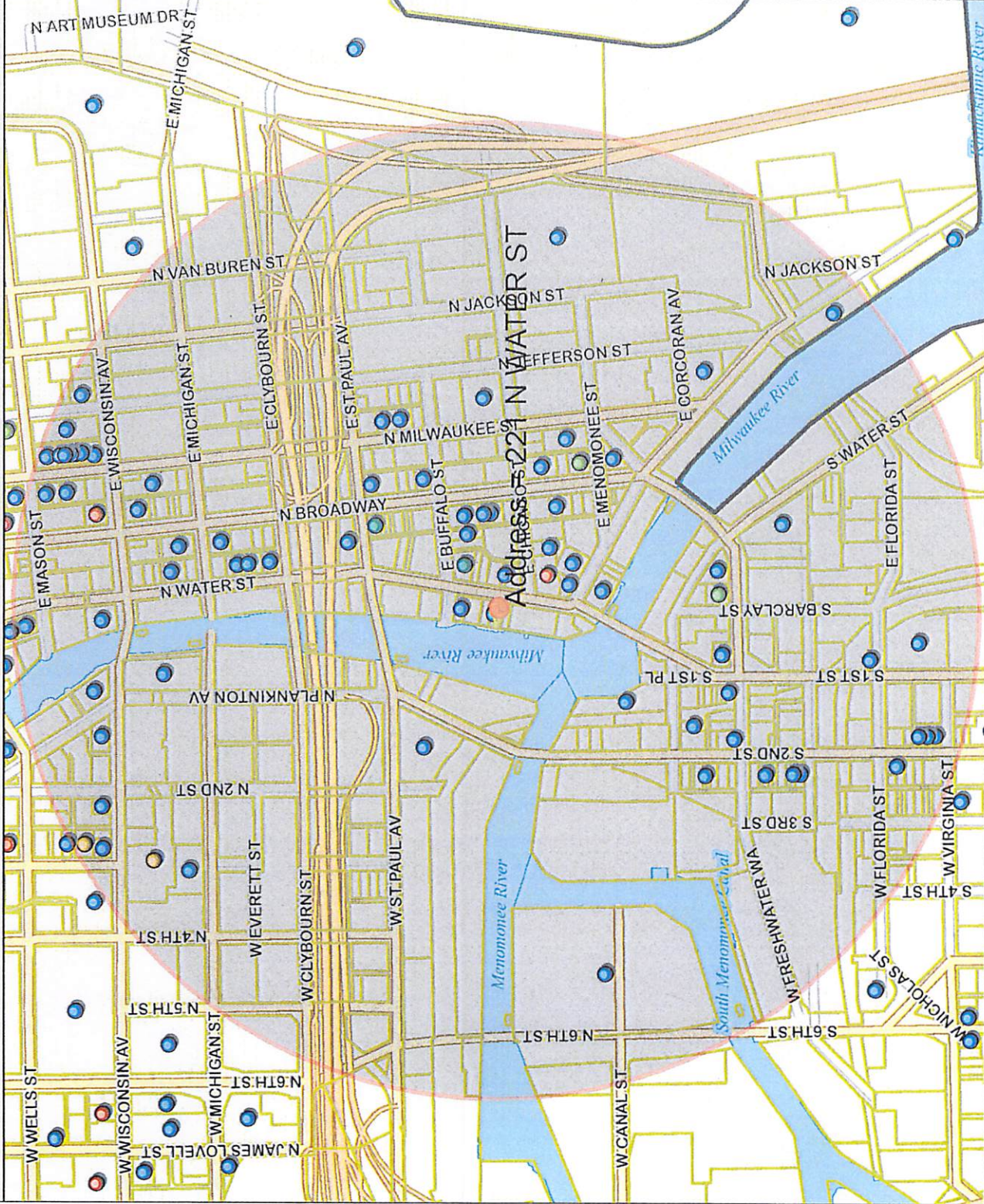
License Summary:	Trade name	Licensee	Address	License type name	Total capacity	Room capacity	Expiration date
Licensed Alcohol Beverage Establishments within a 5 Mile Radius Centered on 221 N Water St. 03/17/2015							
Class A Fermented Malt Beverage Retailer's License	BREW CITY BEER GEAR, INC	FRANK R KEPLER, Agt	275 W WISCONSIN AV 2100	Class A Fermented Malt Beverage Retailer's License			7/12/2015
Class A Malt & Class A Liquor License	GRAND CONVENIENT STORE	AHMED KYAFAI, Agt	724 N OLD WORLD THIRD ST	Class A Fermented Malt Beverage Retailer's License			6/14/2015
Class B Fermented Malt Beverage Retailer's License	CIRCLE K PANTRY	ZIAD W KAAD, Agt	130 N WATER ST	Class A Malt & Class A Liquor License			12/10/2015
Class C Wine Retailer's License	Olive Tree LLC	Jamal T Shawar, Agt	308 E Wisconsin AV	Class A Malt & Class A Liquor License			5/20/2015
	WALGREENS #1200	Angela M Gunkel, Agt	275 W WISCONSIN AV 1108	Class A Malt & Class A Liquor License			7/27/2015
	Collective Coffee Roasters, Inc	William D Suskev, Agt	225 E ST PAUL AV	Class B Fermented Malt Beverage Retailer's License			4/1/2016
	Stone Creek Coffee	Eric A Resch, Agt	158 S Barclay ST	Class B Fermented Malt Beverage Retailer's License			7/23/2015
	JING'S COOPERATION	JING WANG, Agt	207 E BUFFALO ST 168	Class B Fermented Malt Beverage Retailer's License	45		7/30/2015
	Skylight Music Theatre Corp	AMN S JENSEN, Agt	158 N Broadway	Class B Fermented Malt Beverage Retailer's License			2/6/2016
	106 W Seebath, LLC	Debra A Bertrand, Agt	106 W Seebath ST 103	Class B Tavern License	124		7/25/2015
	223 N Broadway LLC	JOSEPH J SORGE, JR, Agt	221-223 N Broadway	Class B Tavern License	288		7/31/2015
	5 Pirates LLC	BRIAN J WARD, Agt	100 E WISCONSIN AV	Class B Tavern License	266		7/25/2015
	ALEM ETHIOPIAN RESTAURANT, LLC	MULU H HARBESILASSIE, Agt	307 E WISCONSIN AV	Class B Tavern License	98		12/10/2015
	APARTMENT 720, LLC	Tony T Skoufis, Agt	720 N MILWAUKEE ST	Class B Tavern License	150		4/8/2015
	Apple Hospitality Group, LLC	Keith Heins, Agt	275 W Wisconsin AV 1040	Class B Tavern License		231 on first floor	7/76/2015
	ARBED, LLC	JAMES A VASSALLO, Agt	142-44 W Wisconsin AV	Class B Tavern License	480	249 on second floor	6/23/2015
	BAM RESOURCES, LLC	JULIE M Meeuen-Deblack, Agt	518 N WATER ST	Class B Tavern License	156		10/12/2015
	BARTOLOTTA CATERING - GRAIN EXCHANGE LLC	JOHN M WISE, Agt	225 E MICHIGAN ST	Class B Tavern License	299		9/22/2015
	BeneLux Third Ward, LLC	MICHAEL J EITEL, Agt	346 N Broadway	Class B Tavern License	455		5/2/2015
	CARNAL LLC	GRAIG M BLOOMFIELD, Agt	320 E MEMOMONEE ST	Class B Tavern License	128		12/15/2015
	CARNIVORAS, INC	OMAR L SHAIKH, Agt	724 N MILWAUKEE ST	Class B Tavern License	160		12/12/2015
	CENTANNI, LLC	OMAR L SHAIKH, Agt	218 N WATER ST	Class B Tavern License	160		7/15/2015
	Charro Latino, LLC	OMAR L SHAIKH, Agt	725-729 N Milwaukee ST	Class B Tavern License		160 1st floor and patio	12/28/2015
	COLGAN, LLC	REBECCA GOLDBERGER, Agt	124 N WATER ST	Class B Tavern License	210	50 2nd floor	7/30/2015
	COMPROV, INC	Jason Klenske, Agt	420 S 1ST ST	Class B Tavern License	320		12/12/2015
	Copper Penguin Management Group, LLC	Jared D Stiemers, Agt	231 E BUFFALO ST	Class B Tavern License	170		3/19/2015
	COQUETTE CAFE, INC	NICHOLAS A BURK, Agt	316 N MILWAUKEE ST	Class B Tavern License	150		11/12/2015
	COURTARD MANAGEMENT CORPORATION	ANTHONY S BEER, Agt	300 W MICHIGAN ST	Class B Tavern License			7/12/2015
	CSM Milwaukee Downtown LLC	Keith E Kramar, Agt	101 W Wisconsin AV 3	Class B Tavern License			9/16/2015
	Cuvee Champagne LLC	KRIS H GORSKI, Agt	177 N BROADWAY	Class B Tavern License	244		2/6/2016
	DICK'S PIZZA, LLC	ADAM D MIRCHNER, Agt	730 N MILWAUKEE ST	Class B Tavern License	330		7/29/2015
	DISTIL MILWAUKEE, LLC	OMAR L SHAIKH, Agt	722 N MILWAUKEE ST	Class B Tavern License	213		10/12/2015
	DOS DONITAS, LLC	MARIA C BIANCHINI, Agt	728 N MILWAUKEE ST	Class B Tavern License	50		7/14/2015
	First MKD, LLC	Lisa M Farrell, Agt	611 N BROADWAY	Class B Tavern License			6/11/2015
	Gravity Marketing, LLC	MICHAEL J KUHARSKA, Agt	131 W Seebath ST	Class B Tavern License	240		4/8/2015
	HOTEL METRO, LLC	JAMES D HUMMERT, Agt	411 E MASON ST	Class B Tavern License			4/19/2015
	HTWA - Catalano Square	MICHAEL GARDNER, Agt	138 N Broadway	Class B Tavern License			6/13/2015
	HTWA MARKET PROJECT, LLC	MICHAEL GARDNER, Agt	400 N WATER ST	Class B Tavern License	320		5/29/2015
	Indulge Wine Rooms LLC	MARC R BIANCHINI, Agt	158 N Broadway	Class B Tavern License	156		1/27/2016
	INDULGE WINE ROOMS, LLC	MARC R BIANCHINI, Agt	708 N MILWAUKEE ST	Class B Tavern License	60		7/30/2015
	Indulgence Chocolatiers LLC	Julie A Waterman, Agt	211 S 2nd ST	Class B Tavern License			7/22/2015
	Instate Management Company, LLC	Amanda R Wommaerts, Agt	101 W WISCONSIN AV	Class B Tavern License	480		5/20/2015
	ITALIAN CONFERENCE CENTER INC	LAURIE J BISSI, Agt	631 E CHICAGO ST	Class B Tavern License			1/27/2016
	KIKU LLC	MAN F ZHANG, Agt	200 W WISCONSIN AV	Class B Tavern License	156		3/5/2016
	Kipper LLC	Timothy M Grogan, Agt	530 N Water ST	Class B Tavern License	99		4/11/2015
	Konzak Enterprises, LLC	Douglas R Konzak, Agt	231 S 2nd ST	Class B Tavern License	480		12/20/2015
	LADYBUG CLUB/618 LIVE ON WATER	HABIB MANIEE, Agt	622 N WATER ST	Class B Tavern License	690	250 - Restaurant, 440 - Special Events Room	5/19/2015
	Lewy Restaurants at Harley Davidson	ANNIE M CHAMPEAU, Agt	401 W CANAL ST	Class B Tavern License	150		5/21/2015
	Love Goat, LLC	Christopher Surges, Agt	161 S 1ST ST	Class B Tavern License			6/20/2015
	Luvor Food Group, LLC	GUY W LAMBERG, Agt	240 E Pittsburgh AV	Class B Tavern License	419		6/29/2015
	MARGARITA PARADISE 2	Margaret E Williams-Smith, Agt	424 E WISCONSIN AV	Class B Tavern License	320	42	6/15/2015
	MC ZAR'S, LLC	Linda M Sackett, Agt	338 S 1ST ST	Class B Tavern License	150		6/5/2015
	Memento LLC	Karen E Bell, Agt	330 E Menomonee ST	Class B Tavern License	480		5/20/2015
	MHF Milwaukee Operating III LLC	Eric J Zimmerman, Agt	710 N Old World Third ST	Class B Tavern License			6/2/2015
	MILWAUKEE TABLE TENNIS, INC	SUSANNE M MAYER, Agt	233-39 E CHICAGO ST	Class B Tavern License			7/26/2015
	MILWAUKEE WATERFRONT DELI, INC	FEREMAH D PANDL, Agt	761 N WATER ST	Class B Tavern License			2/27/2016
	Morel Restaurant LLC	Jonathan S Manvo, Agt	430 S 2nd ST	Class B Tavern License			7/17/2015
	Nehring's Family Market LLC	ANNE C FRIEG-HEHRING, Agt	400 N Water ST 6	Class B Tavern License			6/11/2015
	Next Act Theatre, Inc.	David A Cecsanni, Agt	255 S Water ST	Class B Tavern License	480		9/19/2015
	NORTH WATER 500, LLC	JEFFERY E WHITEMAN, Agt	500 N WATER ST	Class B Tavern License			5/29/2015
	Pritzlaff Redevelopment, LLC	Kendall G Breunig, Agt	325-33 N Plankinton AV	Class B Tavern License	915	325 N Plankinton - 315, 333 N Plankinton - 600	5/21/2015

Total

Prizdalf Redevelopment, LLC	Prizdalf	Kendall G Breunig, Agt	143 W 51 St Paul AV	Class B Tavern License		5/21/2015
RELO CORPORATION	RIVERFRONT PIZZERIA BAR AND GRILL	BRENDA A. REGENFELDER, Agt	509 E ERIE ST	Class B Tavern License	300	9/5/2015
ROJU, INC	GINGER	ROSE A BILLINGSLEY, Agt	235 S 2ND ST	Class B Tavern License	150	7/29/2015
Romp LLC	Kasara	Ana C Docta, Agt	241 N BROADWAY 1	Class B Tavern License		11/26/2015
SAKE, INC	SAKETUMI JAPANESE RESTAURANT	SUNSOOK LEE, Agt	714 N MILWAUKEE ST	Class B Tavern License	275	5/12/2015
SCREAMING TUNA RESTAURANT, LLC	SCREAMING TUNA	Jeff T Bromstad, Agt	106 W SEEBOTH ST 102	Class B Tavern License	174	6/14/2015
SHAKERS, INC	SHAKERS CIGAR BAR & WORLD CAFE	ROBERT G WEISS, Agt	422 S 2ND ST	Class B Tavern License	144	10/13/2015
SINGRESWAN, LLC	SWINGIN DOOR EXCHANGE	MICHELLE M SINCERE, Agt	219 E MICHIGAN ST	Class B Tavern License	80	10/11/2015
Silk Steak LLC	Mo's A Place for Steaks	JAMES A VASSALLO, Agt	720 N Plankinton AV	Class B Tavern License		9/5/2015
Smoke Shack Mke, LLC	Smoke Shack	JOSEPH J SORGE, JR, Agt	184 N Milwaukee ST	Class B Tavern License	150	2/27/2016
Splash Studio Inc	Splash Studio	Maria R Poytinger, Agt	400 N WATER ST	Class B Tavern License		6/23/2015
ST. PAUL SEAFOOD, LLC	ST. PAUL FISH CO.	TIMOTHY J DIXON, Agt	170 S 1ST ST	Class B Tavern License	249	6/28/2015
STACKED MILWAUKEE, LLC	STACKED BURGER BAR	CAROL R RUBITSKY, Agt	401 S 2ND ST	Class B Tavern License	136	2/7/2016
STRAIGHT AHEAD, INC	CAROLINE'S	OMAR L SHAIKH, Agt	102 N WATER ST	Class B Tavern License	290	3/22/2016
SURF Waterfront, LLC	SURF On The Water	JOSEPH J SORGE, JR, Agt	217 N BROADWAY	Class B Tavern License	100	5/8/2015
SWIG MKE, LLC	SWIG	JEROME P WALSH, Agt	112 W WISCONSIN AV 101	Class B Tavern License	80	5/8/2015
TECK STR, LLC	STR	Barbara M DeMeulenaere, Agt	310 E Buffalo ST	Class B Tavern License		10/14/2015
The Hudson Business Lounge LLC	The Hudson Business Lounge	RICHARD H ROEBBORN, Agt	706 N JEFFERSON ST	Class B Tavern License	180	6/30/2015
THE MILWAUKEE CLUB	THE MILWAUKEE CLUB	BRYAN A CONTI, Agt	116 W WISCONSIN AV	Class B Tavern License	2480	7/30/2015
THE RIVERSIDE THEATER FOUNDATION INC	RIVERSIDE THEATER	ARTHUR R GUENTHER, Agt	181 S 2ND ST	Class B Tavern License	70	6/30/2015
THE SALOON, LTD	JUST ART'S SALOON	MILES E O'NEIL, Agt	343-45 N BROADWAY	Class B Tavern License	160	3/1/2016
THE WICKED HOP, LLC	THE WICKED HOP	PHILIP M BILLODEAU, Agt	400 N WATER ST	Class B Tavern License	42	6/30/2015
THIEF WINE, LLC	THIEF WINE SHOP & BAR	WILLIAM K TRESSLER, Agt	222 E ERIE ST 100	Class B Tavern License	300	4/16/2015
TRESSLER THRD WARD, LLC	Hinterland Erie Street Gastropub	KORKUT B CODAKOGLU, Agt	117 N JEFFERSON ST	Class B Tavern License	165	9/1/2016
TULIP RESTAURANT, LLC	TULIP	Leeland T Guik, Agt	196 S 2nd ST	Class B Tavern License	80	8/4/2015
Two Neighbors One Uncle, LLC	Lucky Joe's Tiki Room	OMAR L SHAIKH, Agt	718 N MILWAUKEE ST	Class B Tavern License	99	12/10/2015
UMAMI MOTO MILWAUKEE, LLC	UMAMI MOTO	PAUL J MONGAL, Agt	102C N WATER ST	Class B Tavern License	41	11/7/2015
VINO THIRD WARD, LLC	VINO 100 MILWAUKEE THIRD WARD	JOSEPH J SORGE, JR, Agt	249 N WATER ST	Class B Tavern License	240	2/7/2016
Water Buffalo MKE, LLC	Water Buffalo	Jeffrey S Hess, Agt	323 E Wisconsin AV	Class B Tavern License	312	4/29/2015
Wisconsin & Milwaukee Hotel, LLC	Milwaukee Marriott Downtown/Starbucks	Tai K Park, Agt	408 E Chicago ST	Class B Tavern License	99	9/4/2015
Woorl Corp	Kanpai	TERRY M ZADRA, Agt	436-38 S 2ND ST	Class B Tavern License	160	2/13/2016
ZAD'S, INC	ZAD'S	BRIAN C ZARLETTI, Agt	741 N MILWAUKEE ST 1	Class B Tavern License	160	6/14/2015
ZARLETTI, LLC	ZARLETTI	BRIAN C ZARLETTI, Agt	223 N WATER ST	Class B Tavern License	160	4/8/2015
ZARLETTI2, LLC	RUSTICO	BRIAN C ZARLETTI, Agt	225 E ST PAUL AV	Class C Wine Retailer's License		4/17/2016
Collectivo Coffee Roasters, Inc	Collectivo Coffee Roasters, Inc	William D Suskey, Agt	158 S Barclay ST	Class C Wine Retailer's License		7/27/2015
Girl Corporation	Stone Creek Coffee	JING WANG, Agt	207 E BUFFALO ST 168	Class C Wine Retailer's License	45	7/30/2015
JING'S CORPORATION	JING'S	AMY S JENSEN, Agt	158 N Broadway	Class C Wine Retailer's License		2/16/2016
Skylight Music Theatre Corp	Skylight Music Theatre					

Alcohol License Concentration for 221 N Water St

City of Milwaukee, Wisconsin



- Legend -

- City limits
- Parcels
- Freeways
- Exit ramps
- Entry ramps
- Ramps
- Major streets
- Streets
- Waterways
- Alcohol licenses
 - Class A intoxicating liquor
 - Class A fermented malt beverage
 - Class A liquor and malt
 - Class B fermented malt beverage
 - Class B tavern
 - Class C wine retailer

- Notes -

Alcohol Beverage Establishments within a .5 mile radius centered on 221 N Water St on 03/17/2015



Department of Administration - ITMD



Map Scale: 1: 9,276

© City of Milwaukee, Wisconsin
 Map Milwaukee: Property Information
 Disclaimer 3/17/2015



Thursday, April 16, 2015

Licenses Committee Notice of Hearing

HARRI HOFFMANN CO
P O BOX 510856

MILWAUKEE, WI 53203

Date: 4/21/2015
Time: 08:45 AM
Location: Common Council Chambers, Third Floor, City Hall

The Licenses Committee will consider the following license application:

Class B Tavern License Application
SAYAVONGSA, Soukvilay, Agent
Lucky Ginger at 221 N Water St

Please note this application may be recommended for denial based on fitness of the location due to concentration of alcohol beverage outlets in the area. If the application is denied for this reason, no other application for an alcohol beverage license for this location shall be recommended for approval by the Licenses Committee within three years of the date of denial unless the applicant has demonstrated a change of circumstances since the prior denial.

If you have any questions, please call (414) 286-2238.





Thursday, April 16, 2015

Licenses Committee Notice of Hearing

HARRI HOFFMANN CO
125 N Water St

MILWAUKEE, WI 53202

Date: 4/21/2015
Time: 08:45 AM
Location: Common Council Chambers, Third Floor, City Hall

The Licenses Committee will consider the following license application:

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If you have any questions, please call (414) 286-2238.





**ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES
SUPPLEMENTAL PLAN OF OPERATION**

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: <u>BLACK FUNA LLC.</u>
Premise Address: <u>221 N. WATER ST.</u>
Proximity of Premises to Church, School, Daycare Center or Hospital
Is there at least 300 feet between the building and any church, school, daycare center or hospital? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
"Service Bar Only" Designation
If applying for Class B or C license, are you applying for "Service Bar Only"? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Service Bar Only means customers cannot sit at the bar. Alcohol is served to 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? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, list name and address: _____
b) Will the agent, a partner or the individual licensee be conducting the day-to-day operations of the business? <input type="checkbox"/> No <input checked="" type="checkbox"/> 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? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, explain: <u>KOSOL SAENLATHAPHAT, SHAREHOLDER, MEMBER</u>
d) Have you made an agreement with anyone to repay any loan or any other payments based upon income from the business? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, list name and address: <u>LINCOLN OPPORTUNITY FUNDS, 1301 W. CANAL ST</u>
Proof of Ownership, Lease, or Offer to Purchase (new & transfer applicants only)
Submit proof of ownership, lease, or offer to purchase the building with this application. A lease or offer to purchase must: a) Be in the same legal entity name as that apply for the license b) Reflect the same address as the premises address on this application c) Reflect current dates and d) Be signed by the lessor/seller and lessee/buyer
Property Information (new & transfer applicants only)
a) Do you own or lease the building? <input type="checkbox"/> Own <input checked="" type="checkbox"/> Lease
b) Who owns the fixtures (for example, coolers, etc.)? <u>TENANT</u>
c) Are you purchasing the stock and/or fixtures? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, amount paid \$ <u>50,000</u>
d) Total amount paid for business \$ <u>75,000</u>
e) Total amount paid for goodwill of the business \$ <u>0</u>
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? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

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 11/1/15 Ends 10/31/20
- b) Monthly rental \$ 3500
- 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
- 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 TRIPLE NET
- 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): _____

Notarized Signatures of Applicants

SUBSCRIBED AND SWORN TO BEFORE ME
This 11 day of March, 2015

Michele Repischak
(Clerk/Notary Public)

My Commission Expires 11/10/17
*Notary Seal must be affixed.

MICHELE REPISCHAK
NOTARY PUBLIC
STATE OF WISCONSIN

[Signature]

Sole Proprietor, Partner, 20% or more Shareholder, or Agent - only if there are no 20% or more shareholders

[Signature]

Additional partner or 20% or more shareholder

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 premise applicants must submit the following:

- Proof of ownership, lease or offer to purchase the building
- Detailed floor plan
- If a restaurant, copy of the menu



BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 2/18/15

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: [x] Extended Hours Establishment License [] Filling Station License [x] Other (plan of operation for specific license also required)

Provide a detailed description of the type of business you plan on operating: FULL SERVICE RESTAURANT
MENU: ASIAN CONTEMPORARY
FULL BAR SERVICE

Do you have any experience operating this type of business? [] No [x] Yes

If yes, explain: 11 YEARS OF SERVICE INDUSTRY EXPERIENCE (CHEF, BAR, + SERVICE) MANAGER

2. Business Operations

- a. Proposed Opening Date: 4/15/15
b. Is this premise under construction? [] No [x] Yes If yes, list estimated completion date: 3/30/15
c. Is this a franchise? [x] No [] Yes
d. Is this premises currently licensed? [x] No [x] Yes If yes, list type of license: CLASS B TAVERN
e. Is the current licensee operating? [x] No [] Yes If no, list date closed:
f. Do you have future plans for other businesses, licenses or permits at this location? [] No [x] Yes
If yes, explain: FOOD LICENSE
g. Have you previously held an Extended Hours License in Milwaukee? [x] No [] Yes
If yes, list address(es):
h. Are other businesses operating in the same building? [x] No [] Yes If yes, describe:

3. Litter & Noise Control

- a. How are grounds kept clean? [x] Sweep [] Pressure Wash [] Pick Up Litter [] Hired Maintenance
[] Building Owner Responsibility [x] Garbage Cans Outside [] Other:
b. How often will grounds be cleaned? [x] Daily [] Weekly [] As Needed [] Monthly [] Other:
c. Grounds cleaned by: [] Licensee [] Building Owner [x] Employees [] Hired Maintenance [] Other:
d. How are noise issues prevented and/or addressed? [] Security [x] Manager approaches customer(s) [] Call Police
[] Signs Posted [] Other:
Will a sound amplification system be used? [] No [x] Yes If yes, describe: SOFT BACKGROUND MUSIC
e. Are there designated outdoor smoking areas? [x] No [] Yes If yes, describe:
f. Number of Garbage Cans: Inside: 7 Locations: BAR, KITCHEN, BATHROOM, DISH, SERVICE
Outside: 2 Locations: SIDE ALLEY
g. Is a crowd control barrier used? [x] No [] Yes If yes, describe:
h. Describe sanitation facilities (restrooms): ONE SINGLE MENS, ONE SINGLE WOMENS
i. Name of solid waste contractor: [] Advanced Disposal [x] Waste Management [] Other:

4. Parking & Security

- a. Are there off-street parking places? No Yes If yes, how many? _____
 Describe security plan for parking lot: N/A
- b. Is there a loading zone? No Yes If yes, describe security for loading zone CAMERA
- c. Will you have security personnel on premise? No Yes If yes, how many? _____
 What are their responsibilities? N/A
 Is security equipment used? No Yes If yes, describe SURVEILLANCE CAMERAS
 List their licensing, certification, or training credentials N/A
 Will there be security cameras? No Yes If yes, where? ENTRY/EXITS, BAR, DINING
 Will searches or identification checks be conducted upon entry? No Yes If yes, describe _____

5. Percentage of Sales (must total 100%)

Alcohol <u>20</u> %	Food <u>80</u> %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment _____ %	Cigarettes _____ %		
Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)	Other _____ % Describe: _____	

6. 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
 Bowling Alley Hotel Banquet Hall Sports Facility

Type 2

- Liquor Store Corner Store Supermarket Convenience Store
 Gas Station Amusement/Phonograph Distributor Auto Wrecker
 Used Car Dealer Used Auto Parts Personal Service Establishment Recording Studio

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

- Occupancy Permit Cigarette & Tobacco Gas Station Extended Hours Class "B" Tavern Weights & Measures
 Secondhand Dealer Precious Metal & Gem Other: _____

7. Legal Capacity (only if a Type 1 premises in #4 above)

Capacity 80 (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

8. Premises Description

d. 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: _____

e. Describe Location: Major Thoroughfare Secondary Street Other: WATER ST.

f. Nearest Major Cross Street: BUFFALO ST

g. Describe Building: Free Standing Building Strip Mall Other: _____

h. Describe Premises Structure: Single Story Multi-Story - # of Stories 3 Other: _____

i. Describe Surrounding Area: Commercial Residential Industrial Other: _____

j. Property Owner's Name: HOFFMANN PROPERTIES INC. Phone Number: (414) 276-6190

Address: 125 N. WATER ST. MILWAUKEE, WI 53202

9. Hours of Operation & Customers

Will customers be entering the premises? No Yes

Day of the Week	Proposed Hours of Operation:		Number of Customers expected each day	Potential Age Range of Customers	Class B Applicants: Age Restriction (If none, write 'None')
	Open (include a.m. or p.m.)	Close (include a.m. or p.m.)			
Sunday	11 AM	9 PM	100	18-65	NONE
Monday	11 AM	10 PM	80	18-65	NONE
Tuesday	11 AM	10 PM	85	18-65	NONE
Wednesday	11 AM	10 PM	90	18-65	NONE
Thursday	11 AM	10 PM	95	18-65	NONE
Friday	11 AM	11 PM	110	18-65	NONE
Saturday	11 AM	11 PM	110	18-65	NONE

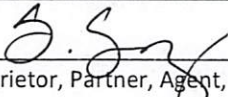
Entertainment Indoor Closing Hours - If alcohol beverage establishment, same as alcohol license hours.

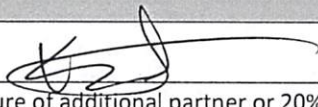
If non-alcohol establishment 1:00 am Sunday to Thursday; 1:30 am Friday and Saturday.

Entertainment Outdoor Closing Hours - 10:00 pm Sunday - Thursday; 12:00 am Friday and Saturday,

unless otherwise approved by Common Council in licensee's plan of operation.

10. Required Signature(s)

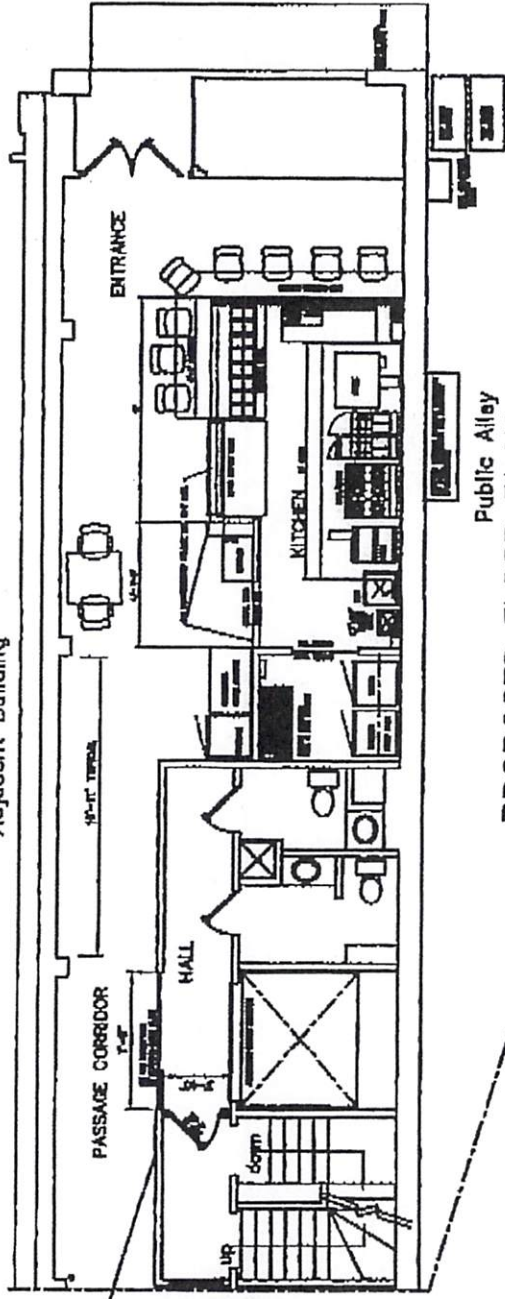

Sole Proprietor, Partner, Agent, or 20% or more Shareholder


Signature of additional partner or 20% or more Shareholder

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

4 - Typical
Single Hung
Window
placement

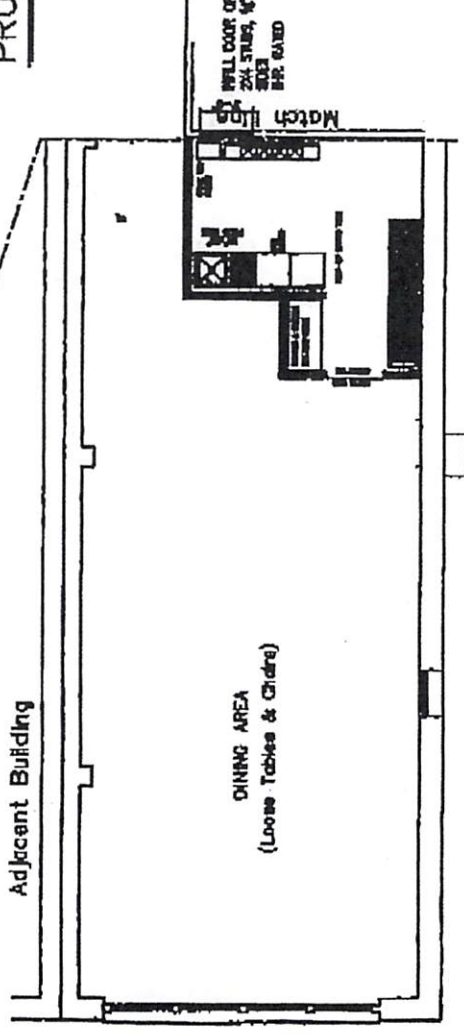
Adjacent Building



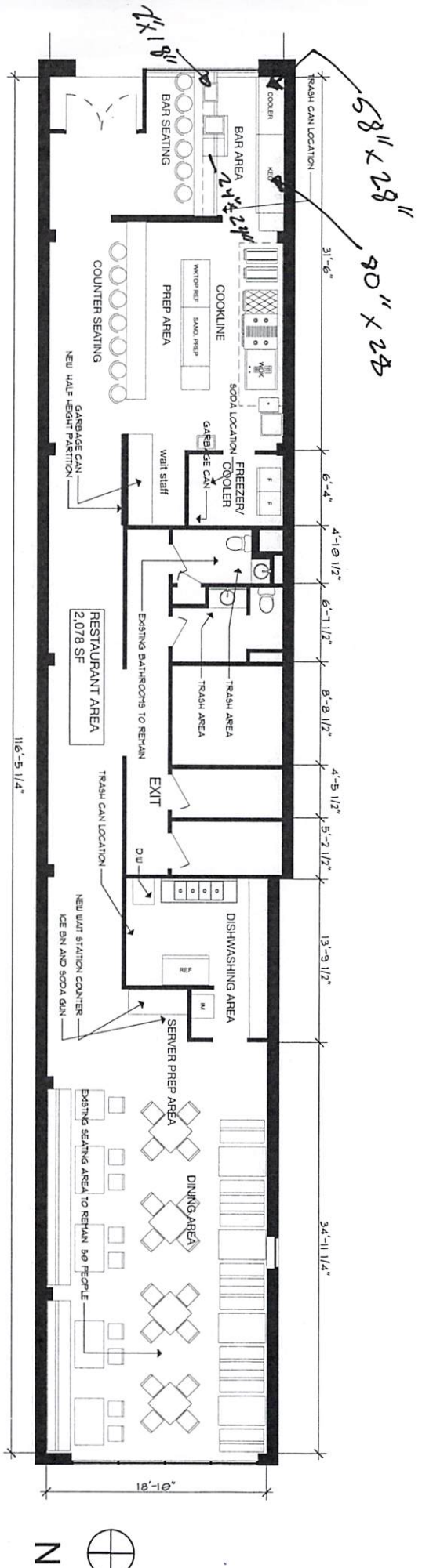
CLOSE EXISTING CORRIDOR WALLS TO INTERIOR OF THE CEILING 1/8" METALLIC SIDING

PROPOSED FLOOR PLAN

Adjacent Building

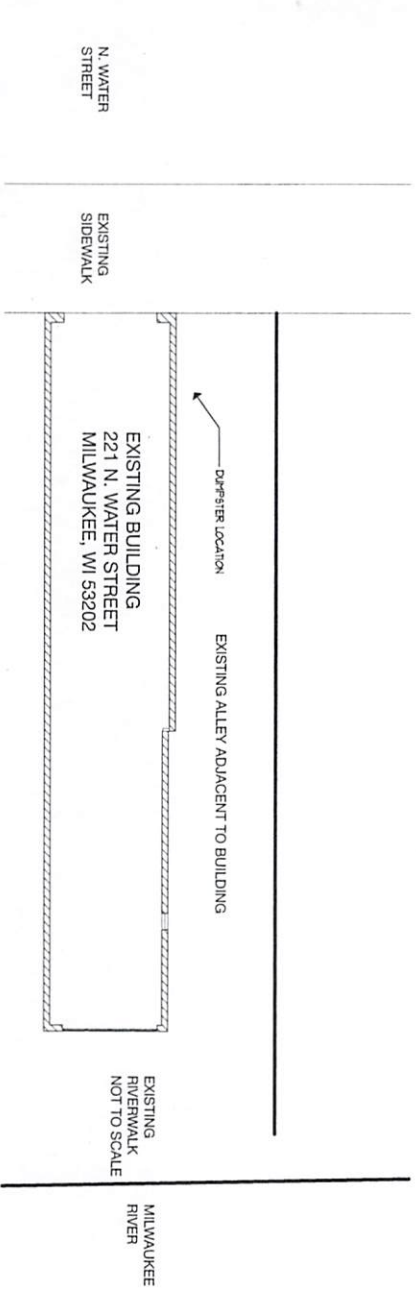


- GENERAL NOTES, HEALTH DEPT, CONTACT WORK ORDER 614-288-5789
1. COMPLETE COMPLIANCE WITH HEALTH DEPARTMENT REQUIREMENTS PER PLAN REVIEW BY THAT DEPARTMENT
 2. WALLS IN KITCHEN SINK, MOP SINK, AND PREPARATION AREA TO BE IMPACT AND CHEMICAL RESISTANT, AND IMPROVED TO MEET PROVIDE REINFORCED FIBERGLASS REEFING ON EXISTENT MATERIAL, AS REQUIRED.
 3. PROVIDE AIR-DRY MOP HANGING AREA IN TOILET ROOM.
 4. PROVIDE AN EXHAUST FAN IN THE TOILET ROOM VENTED TO OUTSIDE AIR.
 5. ALL CEILING SURFACES IN THE MEAT PREP AND EXISTING TOILET ROOMS TO BE LOCUSTURE RESISTANT FINISH
 6. FLOOR OF KITCHEN AREA TO BE 6" OF CLAY TILE WITH 6" CONCRETE SLAB
 7. PROVIDE LIGHT FIXTURES IN KITCHEN WORK AREA PER OWNER'S REQUEST
 8. ALL EQUIPMENT TO BE APPROX/PER ON EQUIPMENT SPECIFICATION LISTING
 9. DRAINAGE CHANNEL WITH SINK AND DOD SHIELDS ON ALL COUNTER TOPS, SELF SERVICE UNITS PER HEALTH/DEPT 3
 10. ALL OVERLAY GAMES SHALL HAVE 6" WHEELS ON LEGS
 11. WIND HEATER SHALL PROVIDE 30 GALLONS PER HOUR DELIVERY WITH MIN 35 MPH RECOVERIES, AND HOT WATER SHALL REACH ALL FIXTURES WITHIN 30 SECONDS OF ACTIVATION
 12. HAND WASH SINK SHALL BE HAND OPERATED WITH BLADE STYLE HANDLES
 13. WINDWASH SINK FLOW SHALL BE FROM LEFT TO RIGHT IN SOLIDITY AREA
 14. PROVIDE FLIGHT AT PREHEAT SINK WITH WASH BLADE HANDLES ON THE HOT AND COLD FIXTURES, AND SOAP WITH BRUSH SERVICE PARTS TO BE COMPROMISED TO PROVIDE THE REQUIRED HAND WASH FOR THE WINDWASH SINK AREA.



② 1st Floor Furniture Layout
SCALE: 1/8" = 1'-0"

① Site Plan
SCALE: 1" = 20'



SHEET INDEX	
ID	Name
A1.1	FURNITURE LAYOUT
A1.2	FIRST FLOOR PLAN
A1.3	ENLARGED KITCHEN/BAR AREA

USERS:67741UL/A/ASPIRE-CAD/06-039 HKE RESTAURANT-PERMIT SET PLAN 2/11/15 4:13:53 PM

RESTAURANT ALTERATION for:
BLACK TUNA LLC /LUCKY GINGER RESTAURANT
 Agent: **KOSON SAENGPAPHAT**
 221 N. WATER STREET MILWAUKEE WI 53202
 ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com
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