



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

Wednesday, November 19, 2025

COMMITTEE MEETING NOTICE

AD 06

MANHANI, Navpreet S, Agent
TEUTONIA EXPRESS LIQUOR INC.
3833 N TEUTONIA AV
MILWAUKEE, WI 53206

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 02, 2025 at 02:25 PM

The access code is <https://meet.goto.com/598621565>. Please see the enclosed best practices document for further instructions.

Regarding: Your Class A Malt & Class A Liquor, Food Dealer and Weights & Measures Licenses Application as agent for "TEUTONIA EXPRESS LIQUOR INC." for "EXPRESS LIQUOR" at 3833 N TEUTONIA 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, MCO 85-2.7-4, probative evidence concerning whether or not a new license should be granted or 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



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

Wednesday, November 19, 2025

COMMITTEE MEETING NOTICE

AD 06

MANHANI, Navpreet S, Agent
TEUTONIA EXPRESS LIQUOR INC.
1317 E OKLAHOMA AV
MILWAUKEE, WI 53207

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 02, 2025 at 02:25 PM

The access code is <https://meet.goto.com/598621565>. Please see the enclosed best practices document for further instructions.

Regarding: Your Class A Malt & Class A Liquor, Food Dealer and Weights & Measures Licenses Application as agent for "TEUTONIA EXPRESS LIQUOR INC." for "EXPRESS LIQUOR" at 3833 N TEUTONIA 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
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

MILWAUKEE POLICE DEPARTMENT

LICENSING

CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 09/08/25
LICENSE TYPE: BTAVN
NEW: ☐
RENEWAL: ☒

No. 385174
Application Date:

License Location: 3833 N Teutonia Av
Business Name:

Licensee/Applicant: Marshall, Jonte
(Last Name, First Name, MI)
Date of Birth: 11/12/77

Home Address: 8320 W Morning Dove La
City: Mequon State: WI Zip Code: 53097
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. The applicant owes the following past due fines to Milwaukee Municipal Court

22044130	Speeding	\$149.20	04/17/23
----------	----------	----------	----------

=====

PREVIOUS PREMISE

Date: 09/19/2025
Officer: PO ROMO/PO NELSON

City of Milwaukee Police Department
90-5-1.5 Crime Prevention Survey
Convenience Store/Liquor Store Inspection

Name of Premise: Express Liquor
Address: 3833 N Teutonia Ave. Milwaukee, WI

Phone: 414-807-7236
Owner: Navpreet Manhani
Owner address: Unknown
City State Zip:
Owner Phone:
Owner email:

Manager: Unknown
Home Address:
City State Zip:
Phone:
Email:

Preferred contact:

Location currently open: ☐ YES ☒ NO

Projected open date: Unknown

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

Hours of Operation: Sun: ☐24 hours ☐Y ☐N
Mon:
Tue:
Wed:
Thu:
Fri:
Sat:

Premise Type: ☐Liquor Store
☐Convenience Store
☒Other: Unknown

Licenses currently held:
Alcohol: ☐Yes ☐No Class: #:

Tobacco: ☐ Yes ☐ No #:
 Food: ☐ Yes ☐ No #:
 Extended Hours: ☐ Yes ☐ No #:
 Secondhand Dealer: ☐ Yes ☐ No Type: #:
 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. Is there a parking lot ☐ Yes ☒ No
7. Is the parking lot clean? ☐ Yes ☒ No
8. Is the parking lot well lit? ☐ Yes ☒ No
9. Are there areas where a person could conceal themselves ☒ Yes ☐ No
10. Is there exterior lighting? ☐ Yes ☒ No. Does it appears to be adequate ☐ Yes ☒ No
11. Exterior Payphone? ☐ Yes ☒ No
12. Are there No Loitering Signs posted? ☐ Yes ☒ No
13. Are there exterior security cameras ☐ Yes ☒ No How Many:
14. Are the address numbers prominently displayed and easy to see ☐ Yes ☒ No

Camera Survey:

15. Does this location have security cameras? ☐ Yes ☒ No
16. Are they in working order? ☐ Yes ☒ No
17. What format are the cameras?
 - a. Color ☐ Yes ☒ No
 - b. Digital ☐ Yes ☒ No
 - c. VCR ☐ Yes ☒ No
 - d. Recorded ☐ Yes ☒ No
18. How long is footage stored for later viewing:
19. Are there exterior cameras ☐ Yes ☒ No How many:
20. Are there interior cameras ☐ Yes ☒ No How many:
21. Do all employees know how to retrieve recorded digital images/footage? ☐ Yes ☐ No

Interior Survey:

22. 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
23. Is the interior of the location neat and clean? ☐ Yes ☒ No
24. Does an interior camera face the entrance/exit? ☐ Yes ☒ No
25. Is there a lockable area that separates employees from customers? ☐ Yes ☒ No
26. Does the store sell single chore boy? ☐ Yes ☐ No
27. Does the store sell blunt wraps? ☐ Yes ☐ No
28. Does the store sell scales? ☐ Yes ☐ No
29. Does the store sell items that may be used as crack pipes? ☐ Yes ☐ No
 a. Describe item
30. Does the store have an over abundance of sandwich baggies: ☐ Yes ☐ No
31. Does the owner understand that these items are often used for drug use? ☐ Yes ☐ No
32. Do the products in the store appear to be new and rotated often? ☐ Yes ☐ No
33. Are emergency and non-emergency numbers posted near the phone? ☐ Yes ☒ No
34. 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

Complete this section if alcohol establishment is a convenience store:

(** Read full ordinance for all details "68-4.3 Convenience Food Stores")

All convenience food stores not exempted under sub. 3 shall:

1. Is the cash register located in a manner so that at the time of a sales transaction, the employee and customer are both visible from the sidewalk? ☐ Yes ☒ No **
2. Are the glass entrance and exit doors clear of any signs or advertisements with the exception of a sign which states that the cash register contains \$50 or less and that the safe is no accessible to employees? ☐ Yes ☒ No
3. Does the store maintain one of the following on the licensed premise:
 - a. A safe that was in use at the convenience food store on August 17, 1994? ☐ Yes ☒ No
 - b. A drop-safe or time release safe that weighs at least 500 pounds or which is attached to or set into the floor in a manner approved by the police department? ☐ Yes ☒ No
4. Is lighting provided for the store's parking area during all hours of darkness when employees or customers are on the premises at a minimum average of 2-foot candles per square foot, unless the store is not open for business after sunset and before sunrise? ☐ Yes ☒ No ☐ N/A
5. Are at least two high-resolution surveillance security cameras installed? ☐ Yes ☒ No
6. Are the security cameras in working order? ☐ Yes ☒ No
7. Does one camera show an overall view of the counter and register area? ☐ Yes ☒ No
8. Does one camera show a clear, identifiable, full frame image of the face of each person entering and leaving the store? ☐ Yes ☒ No
9. Are the camera views obstructed by fixtures or displays? ☐ Yes ☒ No
10. Is the recorded footage stored for at least 30 days? ☐ Yes ☒ No
11. Do all store employees know how to record footage from the camera system to media capable of being transferred to police custody? ☐ Yes ☒ No
12. Are customer entrances/exits made of glass or other transparent material? ☐ Yes ☒ No
 - a. Exception: A store that does not have such doors on August 17, 1994 shall not be required to install such doors until the holder of the store's food dealer license changes.
13. Has the owner and their employees attended the Robbery Prevention Training within 120 days of ownership or employment? ☐ Yes ☒ No
 - a. Contact Community Outreach and Education at 935-7836 for schedule.

Sub 3. Exemptions. The requirements of this section do not apply to a convenience food store that conforms to either of the following descriptions:

- a-1. The store is located in an enclosed shopping structure, enclosed commercial building or hospital. A convenience food store is not in an enclosed structure or building if a customer can enter it directly from the outside.
Does store conform to a-1 ☐ Yes ☒ No
- a-2 The store physically separates employees from customers with a solid partition that bars a person from entering the employee area from the customer area, has a secure lock on the employee side of any door between the employee area and the customer, and conducts all transaction through a service window or similar arrangement.
Does store conform to a-2 ☐ Yes ☒ No
- a. At the commissioner's discretion, a convenience store may be exempted from any or all of the regulations specified in sub 2.
Does this location hold an exemption from the commissioner regarding any of the requirements of Sub 2? ☐ Yes ☐ No

ADDITIONAL COMMENTS/RECOMMENDATIONS:

CPTED was not conducted due to the unsafety and issues as follow:

- The facility has no water or electricity. Flashlights were not enough to illuminate the area.
- Electric wires and plumbing pipes appeared to be tempered. The electric wire was cut off from the fuse board. Plumbing pipes appeared not to be intact.
- The interior of the facility was trashy and big bulk items were obstructing pathways to conduct a walkthrough in the facility.
- Air quality was poor, with strong odor from inside the facility. Smelled like mold with a mixture of other smells.



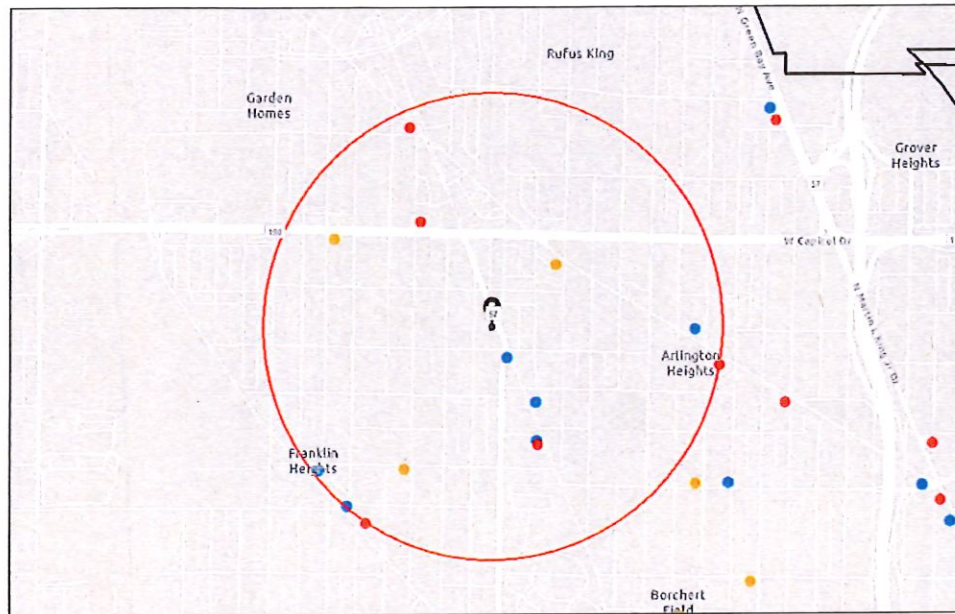
City 3833 N Teutonia Ave

Milwaukee

Area of Interest (AOI) Information

Area : 21,862,585.76 ft²

Sep 2 2025 11:27:52 Central Daylight Time



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

1:18,056
0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km
Source: Esri, DeLorme, Garmin, FIA, NOAA, USGS, © Contributors
Copyright 2025 Esri and its licensors

Summary

Name	Count	Area(ft²)	Length(mi)
Alcohol Licenses	12		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	SHANANIGAN S	SHANANIGAN S	CETTERY M GARDNER, SP	3751 N TEUTONIA AV	Class B Tavern License	70	9/23/2025, 7:00 PM	1
2	STEWART'S REST SPOT	STEWART'S REST SPOT	JESSICA P STEWART, SP	1422 W ATKINSON AV	Class B Tavern License	49	11/24/2025, 6:00 PM	1
3	Loves Supermarket II LLC	Loves Supermarket II LLC	HARJINDER S BRAICH, Agt	2305 W Atkinson AV	Class A Malt & Class A Liquor License		1/17/2026, 6:00 PM	1
4	J.S Singh Brother, Inc	Faith Grocery	Jasvir Singh, Agt	3451 N 23rd ST	Class A Fermented Malt Beverage Retailer's License		3/1/2026, 6:00 PM	1
5	CAPITOL KHAPTAD INC	Capital Pantry	Govind Phulara, Agt	2483 W CAPITOL DR	Class A Fermented Malt Beverage Retailer's License		3/19/2026, 7:00 PM	1
6	Murray's Bar, LLC	Murray's Bar LLC	Mark A Murray, Agt	2474 W HOPKINS ST	Class B Tavern License	75	5/19/2026, 7:00 PM	1
7	CATFISH LOUNGE, INC	CATFISH LOUNGE	JAMIE N GLADNEY, Agt	3646 N TEUTONIA AV	Class B Tavern License	80	6/12/2026, 7:00 PM	1
8	YOUNG'S BAR, INC	YOUNG'S BAR	CHARLENE E GRAY, Agt	3571 N TEUTONIA AV	Class B Tavern License	50	6/13/2026, 7:00 PM	1
9	DRAKE, INC	TEUTONIA WINE & LIQUOR	BRYAN DRAKE, Agt	2232 W CAPITOL DR	Class A Malt & Class A Liquor License		6/29/2026, 7:00 PM	1
10	DEAR N BEER FOOD LLC	DEAR N BEER FOOD	Simerjot Kaur, Agt	1901 W Atkinson AV	Class A Fermented Malt Beverage Retailer's License		10/10/2025, 7:00 PM	1
11	Fateh 1 Inc.	Jack's Liquor	Sukhchain Singh, Agt	3565-67 N Teutonia AV	Class A Malt & Class A Liquor License		7/16/2026, 7:00 PM	1
12	Warren's Lounge	Warren's Lounge	Shirley M Harper, SP	2534 W Hopkins ST	Class B Tavern License	180	8/4/2026, 7:00 PM	1

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



Wednesday, November 19, 2025



Notice of Public Hearing

Blank Notice

MANHANI, Navpreet S, Agent
Express Liquor at 3833 N TEUTONIA Av
Class A Malt & Class A Liquor, Food Dealer and Weights & Measures Licenses Application

Tuesday, December 02, 2025 at 2:25 PM

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 12/2/2025 at 2:25 PM 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.

OCCUPANT	MAIL ADDRESS	CITY STATE ZIP
CURRENT OCCUPANT	2022 W VIENNA AVE	MILWAUKEE, WI 53206-1956
CURRENT OCCUPANT	2022A W VIENNA AVE	MILWAUKEE, WI 53206-1956
CURRENT OCCUPANT	3805 N 20TH ST	MILWAUKEE, WI 53206-1962
CURRENT OCCUPANT	3805A N 20TH ST	MILWAUKEE, WI 53206-1962
CURRENT OCCUPANT	3807 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3808 N TEUTONIA AVE	MILWAUKEE, WI 53206-1950
CURRENT OCCUPANT	3809 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3810 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3811 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3813 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3814 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3815 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3818 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3819 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3819A N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3822 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3823 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3823A N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3824 N 20TH ST# 1	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 2	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 3	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 4	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 5	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 6	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 7	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3824 N 20TH ST# 8	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3827 N TEUTONIA AVE	MILWAUKEE, WI 53206-1951
CURRENT OCCUPANT	3827A N TEUTONIA AVE	MILWAUKEE, WI 53206-1951
CURRENT OCCUPANT	3829 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3829A N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3830 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3834 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3834 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3835 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3837 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3838 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3838 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3841 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3842 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3842 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3842A N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3845 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3846 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3846 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3849 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3850 N 20TH ST	MILWAUKEE, WI 53206-1927

CURRENT OCCUPANT	3850 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3850A N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3851 N 21ST ST	MILWAUKEE, WI 53206-1931
CURRENT OCCUPANT	3852 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3856 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3856 N 21ST ST	MILWAUKEE, WI 53206-1930
CURRENT OCCUPANT	3858 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3860 N 20TH ST	MILWAUKEE, WI 53206-1927
CURRENT OCCUPANT	3862 N 20TH ST	MILWAUKEE, WI 53206-1927

Blank Notice

Total Records: 55

Radius 250 feet and Center of the Circle: 3833 N Teutonia Av

November 5, 2025



Atty. Samantha H. Baker

samantha@axepoint.com

via email only

City of Milwaukee Licenses Department

200 E Wells St, Room 105

City Hall

Milwaukee, WI 53202

license@milwaukee.gov

RE: TEUTONIA EXPRESS LIQUOR INC.
3833 N Teutonia Ave, Milwaukee, WI 53206

Dear Mr. Cooney,

Please include this letter in the pending application file for Teutonia Express Liquor Inc., 3833 N Teutonia Ave, Milwaukee, WI 53206, and ensure it is forwarded to the Licenses Committee for their review and consideration prior to the next scheduled license committee hearing on November 11, 2025.

On Tuesday, October 21, 2025, Mr. Navpreet Manhani, agent for Teutonia Express Liquor Inc., appeared with counsel for a scheduled hearing before the License Committee seeking the approval of its Class A Malt & Class A Liquor, Food Dealer and Weights & Measures License Application. Unfortunately, despite Mr. Manhani's attempts to speak with the Alderwoman prior to the October 21st hearing, the Alderwoman's office was unable to facilitate a meeting. At the hearing, Alderwoman Coggs' office requested the matter be held for the opportunity to speak with the applicant regarding its application. Additionally, several members of the committee took issue with the City of Milwaukee Police Department 90-5-1.5 Crime Prevention Survey completed by PO Romo and PO Nelson on September 19, 2025 ("CPS").

A brief history on the property may shed some light on the contents of the CPS. Mr. Manhani built this building in 2009 and operated the liquor store known as Express Liquor from 2010 through 2019. He then sold the location to pursue other ventures.

A CUT ABOVE.

826 N Plankinton Ave.
Suite 600
Milwaukee, WI 53203

AXEPOINT.COM
p. 414.585.0588
f. 414.255.3031

After learning that the building underwent a foreclosure, Mr. Manhani purchased the building and intends to reopen the location as Express Liquor again under his ownership. Upon taking possession of the property in late August 2025, he discovered that the property had been vandalized. Most of the vandalism is detailed by MPD in the CPS.

Of note, the electric panel had been damaged, the wiring was stripped, and there was mold build-up in the basement. In addition, the existing security camera system was stolen.

In order to get the property back to operational standards for a liquor store, Mr. Manhani will need to spend approximately \$125,000-\$150,000. As this is no small amount, Mr. Manhani has applied to the City of Milwaukee for his Class A liquor license to ensure that his investment will not be for naught. If he cannot obtain a liquor license to operate this location as a liquor store, he will need to find an appropriate tenant for the location and then improve the building in accordance with the type of tenant he obtains, and the expenses will be carried by the tenant.

This is not uncommon with single-tenant commercial buildings, and is particularly not uncommon in the City of Milwaukee where licenses are often granted while properties are under construction and prior to occupancy. However, in this situation, Mr. Manhani is being treated differently.

Mr. Manhani has submitted a detailed floor plan and plan of operation with his application. The floor plan and plan of operation outline his plans for the building and how he intends to surveil and maintain the premises in good order.

On Thursday, October 30, 2025, Mr. Manhani, along with counsel, met with Alderwoman Coggs to discuss the application. Alderwoman Coggs has requested that the applicant submit a letter detailing the steps he will be taking prior to occupancy to address some of the issues raised in the CPS. As such, the applicant is submitting this letter in satisfaction of that request.

The plan of operation indicates that there will be 32 security cameras on site, at least 6 of which will be exterior cameras. The system is a high-quality system which my client also uses at his Liquor Outlet store on N Lovers Lane Rd. The system is

reliable and provides real-time security footage with recording capabilities. In addition to the updated security system that Mr. Manhani will be installing, he will be spending approximately \$100,000 on the following:

1. Repair electric panel to functioning state and rewire existing electrical to repair any existing damage
2. Mold remediation of the basement through hired mold specialist
3. New paint, flooring, and shelving
4. Restoration of plumbing system

Mr. Manhani also intends to deter crime and improve safety through several design factors, including:

1. The cash register will be enclosed by a bullet-proof glass partition and high-value liquor will be stored behind the partition for cashier access only prior to purchase.
2. Signage will not block exterior view into the interior of the building, to permit police officers to see inside the location.
3. Internal lighting will ensure that all areas of the store are properly illuminated to provide for clear surveillance footage.
4. Exterior lighting will be updated to enhance visibility around the building, but not as to negatively impact neighboring residences.
5. No loitering signs will be affixed to the exterior of the building.

In addition, though he previously participated in the city's robbery prevention training a few years ago, he has contacted MPD's Robbery Deterrence Training program and will be completing this program at the next available session. Mr. Manhani does not anticipate concerns surrounding loitering and other nuisance type activity, due to the increased presence of security cameras and lighting, in addition to the way he operates his business. However, if loitering does become an issue, then Mr. Manhani will be a standing complainant regarding loitering and will submit the proper documentation to MPD to initiate his property in such anti-loitering program. All employees working at the location will have the ability to provide MPD with access to surveillance footage upon request.

Milwaukee City Ordinance 90-5-1.5 indicates that prior to the scheduling of the licensing committee hearing the police department shall meet in person with the applicant to review the floor plan and plan of operation and conduct the CPTED

survey. Mr. Manhani did meet with MPD on September 19, 2025 to review the floor plan, plan of operation and conduct the CPTED survey. Enclosed with this letter is an email correspondence with District 5 PO Letteer confirming that the CPTED was completed. The email contains no objection from MPD as to my client opening – in fact, PO Letteer indicates that once my client is ready to open for business, MPD would be willing to conduct another CPTED for any license *renewals*.

Mr. Manhani will schedule a second CPTED to be performed prior to opening for business once all improvements have been completed for the property; however, this secondary CPTED is not legally required as condition of licensing approval.

This letter may be construed as an amendment to the applicant's plan of operation. Alternatively, my client will agree at the licenses committee hearing to amend its plan of operation consistent with this letter.

Very Truly Yours,

AxePoint Law

/s/

Samantha H. Baker, JD
Shareholder

SHB/ab

Encls.

cc: Alderwoman Coggs
Navpreet Manhani

From: [Samantha Baker](#)
To: [Letteer, David](#)
Cc: [Romo, Nancy](#); [Howard, Minisha](#); [Nelson, Gussie](#)
Bcc: [Clio Manage \(08346-3833 N Teutonia Acquisition-Singh\)](#)
Subject: RE: MPD CPTED
Date: Thursday, October 9, 2025 7:36:00 PM
Attachments: [image001.png](#)

Good evening, Officer Letteer,

Thank you for your timely response and thorough detail. I appreciate you looking into this, confirming completion of the CPTED, and advising as to the scheduled license hearing.

Regards,

Atty. Samantha H. Baker | Shareholder

AXEPOINT LAW

826 N Plankinton Avenue, Suite 600

Milwaukee, WI 53203

P: 414.585.0588 (office)

F: 414.255.3031 (fax)

www.axepoint.com



CONFIDENTIALITY NOTICE: This e-mail message is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. This e-mail transmission (and the attachments accompanying it) may contain confidential information belonging to the sender, **AXEPOINT LAW**, or the sender's client that is protected by the attorney-client privilege. The information is intended only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, unauthorized review, use, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please promptly notify the sender by reply e-mail, notify this office immediately by telephone at (414) 585-0588, and then destroy all copies of the transmission. Thank you.

From: Letteer, David <dlette@milwaukee.gov>

Sent: Thursday, October 9, 2025 5:25 PM

To: Samantha Baker <samantha@axepoint.com>

Cc: Romo, Nancy <NRomo@milwaukee.gov>; Howard, Minisha <mlhowa@milwaukee.gov>; Nelson, Gussie <gunels@milwaukee.gov>

Subject: [EXTERNAL] MPD CPTED

Good evening,

I was informed of your email to officer's Nelson and Romo, regarding our CPTED for the location of 3833 N. Teutonia Ave. and the interaction regarding the CPTED.

I checked and found that the CPTED was completed by the officers and submitted to licensing. The report is attached to your clients file and license committee's review. I did inquire about the status of your client's license and going forward. I was informed that your client should have or will soon receive a date to appear in front of the license committee, which should be October 21st, 2025. The information received from licensing will have the time and location to appear at.

If you client is not satisfied with the CPTED from September 19th, then prior to the business opening, he can call back for another CPTED. We can conduct the new CPTED and add that to his file and for any further license renewal or issues.

If there are any other questions or concerns, please feel free to contact me and I will do what I can to assist.

Thank you,

PO David Letteer
District 5 Day Shift CPU
8:00 a.m. to 4:00 p.m.
414-935-7258

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.



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:
Liquor store & convenience store

Do you have any experience operating this type of business? ☐ No ☒ Yes If yes, explain: Previously owned this store, reacquiring

2. Business Operations

- a. Proposed Opening Date: November 2025
- 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: _____
- 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: _____
- 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: _____

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: _____
- b. Number of Garbage Cans: Inside: 5 Locations: Restroom, behind counter, storage area
Outside: 1 Locations: Exterior - dumpster in back
- c. Is a crowd control barrier used? ☒ No ☐ Yes If yes, describe: _____
- d. How many restrooms are on the premises? 1
- 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? _____ 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? 32 and list locations: _____
Interior and exterior of the building _____
- e. Will searches/identification checks be done upon entry? ☒ No ☐ Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>85</u> %	Food <u>10</u> % Cigarettes, Electronic Vape Devices, <u>5</u> % 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 _____ % Describe: _____

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

Type 1

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Deli or Fast Food Restaurant | <input type="checkbox"/> Private/Fraternal/Veterans Club |
| <input type="checkbox"/> Night Club | <input type="checkbox"/> Tavern | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Teen Club |
| <input type="checkbox"/> Banquet Hall | <input type="checkbox"/> Sports Facility | <input type="checkbox"/> Bowling Alley | |
| <input type="checkbox"/> Hotel/Motel : Number of Floors: _____
Number of Rooms: _____ | <input type="checkbox"/> Rooming House: Number of Floors: _____
Number of Rooms: _____ | | |

Type 2

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

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

- | | | | | | |
|--|---|---------------------------------------|---|---|--|
| <input checked="" type="checkbox"/> Occupancy Permit | <input checked="" type="checkbox"/> Cigarette, Tobacco,
Electronic Vape Products | <input type="checkbox"/> Gas Station | <input type="checkbox"/> Extended Hours | <input type="checkbox"/> Class "B" Tavern | <input checked="" type="checkbox"/> Weights & Measures |
| <input type="checkbox"/> Secondhand Dealer | <input type="checkbox"/> Precious Metal & Gem | <input type="checkbox"/> Other: _____ | | | |

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

Capacity _____ (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: W Vienna Ave

- 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: 3833 Teutonia LLC Phone Number: 414-807-7236

Building Owner Address: 3833 N Teutonia Ave., Milwaukee, WI 53206

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	8:00 AM	9:00 PM	75+	21+	
Monday	8:00 AM	9:00 PM	75+	21+	
Tuesday	8:00 AM	9:00 PM	75+	21+	
Wednesday	8:00 AM	9:00 PM	75+	21+	
Thursday	8:00 AM	9:00 PM	75+	21+	
Friday	8:00 AM	9:00 PM	75+	21+	
Saturday	8:00 AM	9:00 PM	75+	21+	

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)

Navpreet Singh Mahhiani
Navpreet Singh Mahhiani License # 2255170331601

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: Teutonia Express Liquor Inc.

Premise Address: 3833 N Teutonia Ave., Milwaukee, WI 53206

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 ☒ Leaseb) Who owns the fixtures (for example, coolers, etc.)? Businessc) Are you purchasing the stock and/or fixtures? ☒ No ☐ Yes If yes, amount paid \$ _____d) Total amount paid for business \$ N/Ae) 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.

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

a) Date lease begins 11/01/2025 Ends 10/31/2035b) Monthly rental \$ 4,000c) Do you have an option to renew the lease? ☐ No ☒ Yesd) Does your lease allow for assignment to another party without the consent of the owner? ☒ No ☐ Yese) For what length of time have you been guaranteed occupancy (number of years)? 10 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 _____
- g) Does the present owner or occupant 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):

Signature

Navpreet Singh Manhani

Navpreet Singh Manhani (Aug 18, 2025 17:03:31 CDT)

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

**FOOD DEALER LICENSE PLAN OF OPERATION**

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: **Teutonia Express Liquor Inc.**

Premises Address: **3833 N Teutonia Ave., Milwaukee, WI 53206**

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: **Dairy, Eggs, Frozen foods**

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? _____ (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:

NSM
NSM

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

NSM
NSM

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.

NSM
NSM

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.

NSM
NSM

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.

NSM
NSM

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: Navpreet Singh Manhani
Navpreet Singh Manhani (Lic. # 18-0225 170331 CD)

Signature of Additional Partner: _____



WEIGHTS & MEASURES PLAN OF OPERATION

ccl-wmpln 1/9/18

Office of the City Clerk License Division
200 E. Wells St. Room 105, Milwaukee, WI 53202
(414) 286-2238 www.milwaukee.gov/license license@milwaukee.gov

Legal Entity Name: Teutonia Express Liquor Inc.

Premise Address: 3833 N Teutonia Ave., Milwaukee, WI 53206

Type of Business

Provide a brief description of the establishment/business:

Liquor store and convenience store

Other licenses may be required depending on the type of business you are operating.

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: _____

Signature

Navpreet Singh Manhani

Navpreet Singh Manhani (10g18, 201517, EX31 CON)

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

This form must be submitted with the Business License Application, Weights & Measures License Supplemental Application, and appropriate fee. Forms can be obtained online at www.milwaukee.gov/licenses.



WEIGHTS & MEASURES LICENSE SUPPLEMENTAL APPLICATION

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

Office Use Only:

App# _____
Filed _____
Initials _____
Paid _____
Lic # _____

Legal Entity Name: Teutonia Express Liquor Inc.

Premise Address: 3833 N Teutonia Ave., Milwaukee, WI 53206

Device Type(s)

- Check all device types for which you need a license.
 - For each device type checked, indicate how many you have in the Number of Devices column (b).
 - Calculate the Total Fee Per Device Type by multiplying the Fee Per Device Type (a) by the Number of Devices (b).
 - Add all Total Fee Per Device Type amounts together and that will be your Total Fee Due.
- * **Exception:** The Scanner fee is not per device. Check the box for the appropriate range.
If you have 1-3 scanners, the total due is \$130. If you have 4 or more scanners, the total due is \$250.
Check the Number of Devices (b).

Device Type	License Period	Fee Per Device Type (a)	Number of Devices (b)	Total Fee Per Device Type (a x b)
Liquid Measuring Devices				
<input type="checkbox"/> Retail Petroleum Meters	12 months	\$60		
<input type="checkbox"/> 0 to 30 gallons per minute	24 months	\$60		
<input type="checkbox"/> 31 to 200 gallons per minute	24 months	\$250		
<input type="checkbox"/> Over 200 gallons per minute	24 months	\$250		
Scales				
<input type="checkbox"/> Measuring any weight amount	24 months	\$55		
Scanners				
		Fee for scanners is by range	Check how many scanners you have	
<input checked="" type="checkbox"/> Up to 3 scanners	24 months	\$130 total*	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	
<input type="checkbox"/> Four or more scanners	24 months	\$250 total*	<input type="checkbox"/> 4 <input type="checkbox"/> Other _____	
Other Devices				
<input type="checkbox"/> Length Measuring Device	24 months	\$60		
<input type="checkbox"/> Timing Device	24 months	\$30		
Total Fee Due				\$260

Signature

I hereby agree that I will comply with the applicable sections of the Wisconsin State Statutes, Administrative Code and the Milwaukee Code of Ordinances regarding the operation of weighing and measuring devices.

I understand that all devices must be operated within the specifications, tolerances and other technical requirements set forth in the National Institute of Standards and Technology Handbook 44. I understand that the license for which I am applying must be posted on the premises or in my vehicle prior to opening for business or operating the device.

I understand that these device licenses are not transferable (with the exception of scanners). If the device is replaced or needs to be resealed, I must apply for and receive a new license so that an inspection of the device can be performed prior to its use.

I acknowledge that as a condition of being issued this license, I must allow the Health Department into the establishment to test the device to validate its specifications/tolerances. If my devices are found out of compliance, I may be charged inspection fees.

I have read, understand, and will adhere to all the above acknowledgments.

Navpreet Singh Mahani

Navpreet Singh Mahani (Reg 15, 2015 17/01 11 COT)

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

This form must be submitted with the Business License Application, Weights & Measures Plan of Operation, and appropriate fee.
Forms can be obtained online at www.milwaukee.gov/licenses.

Teutonia Express Liquor Inc.

Trade Name: Express Liquor

Agent: Navpreet S. Manhani

3833 N. Teutonia Ave Milwaukee, WI 53206

Total Square Footage

25ft x 72ft = 1,800 sqft

August 18, 2025

Liquor Store Floor Plan - 1st Floor

Rear Alley

25' feet

Beer

Cooler
15ft x 7ft

Beer

trash

Rear exit
Stairs to basement

Walkway

Liquor, Wine

Double Sided Liquor
Display Shelves
6ft x 32 ft

Walkway

Floor
Storage
3ft' x 24ft

Glass Partition 45ft x 7ft

L i q u o r D i s p l a y

Liquor
Display
43ft x 7ft

Cooler
37 ft x 7 ft

Beer

Water

Freezer
8ft x 7ft

Walkway

Walkway

Glass Partition 14ft x 7ft

trash

Corridor
Entrance

Main
Entrance

Entrance Ramp

Liquor
Display
14ft x 7ft

North 20th
street

Teutonia Avenue

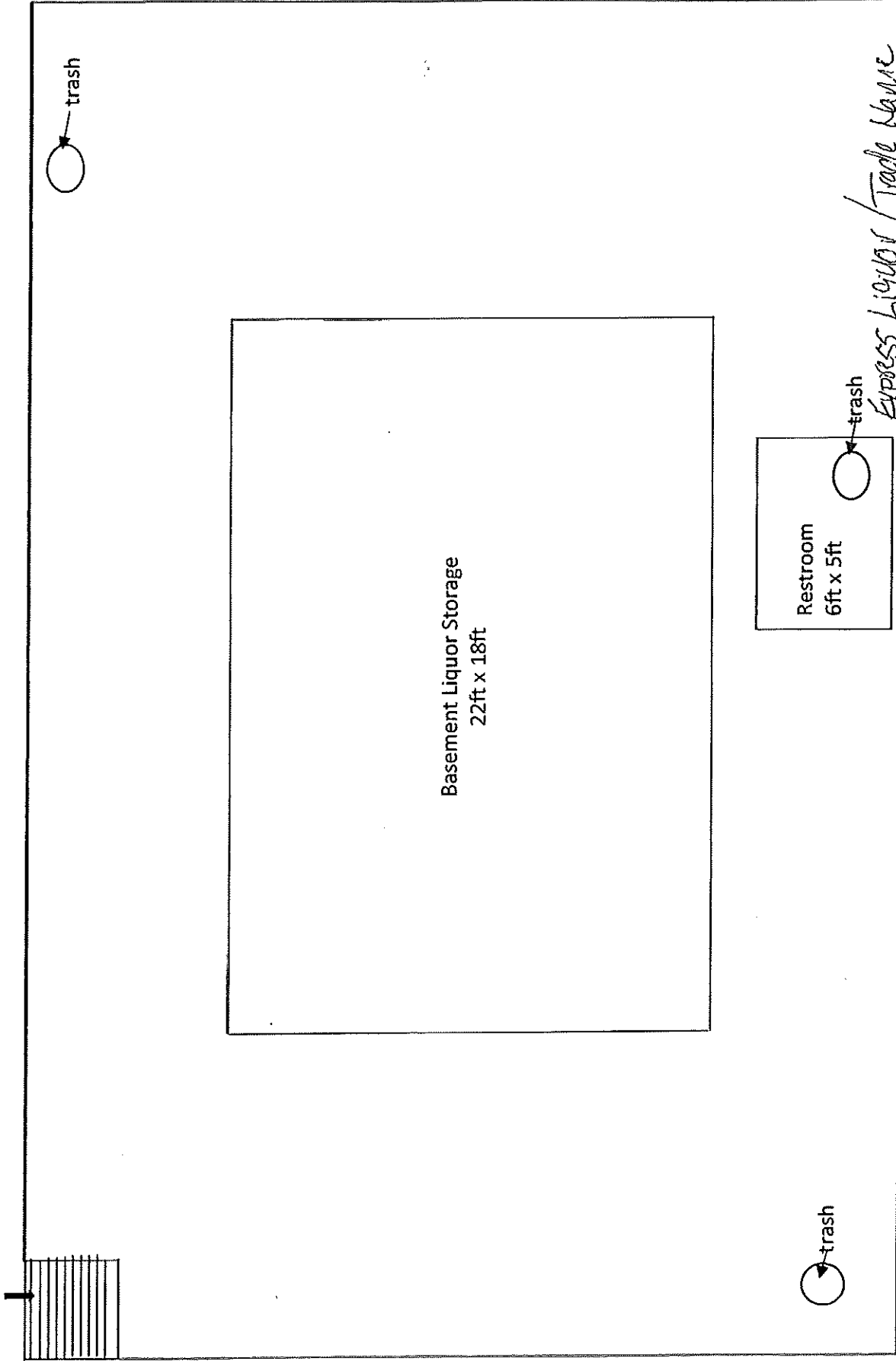
*No parking area on premises

72' feet

N

Stairs to
first floor

Liquor Store Floor Plan- Basement



Teutonia Express Liquor Inc.

Trade Name: Express Liquor

Agent: Navpreet S. Manhani

3833 N. Teutonia Ave Milwaukee, WI 53206

Total Square Footage

25ft X 72ft = 1,800-sqft

August 18, 2025

Express Liquor / Trade Name

Aug