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CITY OF MILWAUKEE

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LICENSES COMMITTEE

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In the Matter of the Class "A" Liquor & Malt application for:

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"VIP FOOD & LIQUOR MART"
6329 South 20th Street

8

AHMAD ABDALLAH - Agent

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COMMITTEE MEMBERS

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ALD. JAMES WITKOWIAK - Chair

12

ALD. TERRY WITKOWSKI

13

ALD. ROBERT PUENTE

ALD. WILLIE WADE

14

LICENSING DIVISION by REBECCA BARRON

NEIGHBORHOOD SERVICES by TOM WESSEL

HEALTH DEPARTMENT by PAUL ZEMKE

15

POLICE DEPARTMENT by SEARGENT CHET ULICKEY

OFFICE OF THE CITY ATTORNEY by ATTORNEY BRUCE SCHRIMPF

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Proceedings had and testimony given in the above-entitled matter, before the LICENSES COMMITTEE OF THE CITY OF MILWAUKEE, on the 29th day of October, 2007.

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P R O C E E D I N G S

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CHAIRMAN WITKOWIAK: The 13th District, Ahmad Abdallah, Agent for "S&F VIP, Incorporated," Class "A" Liquor & Malt application for "VIP Food & Liquor Mart" at 6329 South 20th Street.

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MR. SAJDAK: Mr. Chair, I represent the property owner. Is it appropriate for me to sit here, or would you like me to just speak directly or later for comments?

10

CHAIRMAN WITKOWIAK: No. Go ahead.

12

Have a chair over here. So you're not representing the applicant. You're representing the property owner.

15

MR. SAJDAK: Correct.

16

CHAIRMAN WITKOWIAK: Okay. Could you raise your hands here, so we could get you sworn

17

18 in.
19 (Whereupon those present were sworn.)
20 CHAIRMAN WITKOWIAK: Okay. And for the
21 Applicant, your name and address for the record,
22 please.
23 MR. HUSSAIN: My name is Fade Hussain.
24 I live on 8650 Montana Drive, Oak Creek,
25 Wisconsin 53154.

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1 CHAIRMAN WITKOWIAK: Okay. And?
2 THE APPLICANT: Ahmad Abdallah, 6901
3 South 34 Street, Franklin, Wisconsin 53132.
4 CHAIRMAN WITKOWIAK: And you, sir?
5 MR. HUSSAIN: I am the brother of the
6 owner and nephew of the agent.
7 CHAIRMAN WITKOWIAK: Your name?
8 MR. HUSSAIN: Sam Hussain, 3045 West
9 Kimberly Avenue, Greenfield, Wisconsin.
10 CHAIRMAN WITKOWIAK: And, Mr. Abdallah,
11 could you pull that microphone closer to
12 yourself? Okay. And you say you're representing
13 the building owner. Could you just state your -
14 - your name and address for the record.
15 MR. SAJDAK: Sure. It's Attorney Brian
16 Sajdak, S-A-J-D-A-K, at 700 North Water Street,
17 Number 1500, here in Milwaukee.
18 CHAIRMAN WITKOWIAK: Okay. Thank you.
19 To the Applicant, do you admit receiving a notice
20 in the mail that there's a possibility your
21 application could be denied because of
22 neighborhood objections to loitering, littering,
23 noise, parking, traffic problems, sale to under
24 age, fitness of location based on concentration
25 of alcohol beverage outlets in the area, drug and

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1 criminal activity, trespassing, public urination,
2 disorderly patrons and conduct which is
3 detrimental to the health, safety and welfare of
4 the neighborhood?
5 THE APPLICANT: Yeah.
6 CHAIRMAN WITKOWIAK: Okay. Health
7 Department?
8 HEALTH: Health Department needs an
9 inspection of the premises and completion of any
10 violations.
11 CHAIRMAN WITKOWIAK: Okay.
12 Neighborhood Services?
13 DNS: No objection.
14 CHAIRMAN WITKOWIAK: Okay. Could I see
15 a show of hands? Is there anyone here to testify
16 relative to this application at 6329 South 20th
17 Street? Okay. Could you all keep your - - Raise
18 your right hands. We're going to swear you all
19 in at the same time here.
20 (Whereupon the witnesses were sworn.)

21 CHAIRMAN WITKOWIAK: Say I do. Okay.
22 You come one at a time up to the microphone here,
23 and if you're going to speak, you can kind of
24 load these front chairs over here, so that we
25 don't have so much time in between testimony.

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1 Sir, you're first, your name and address for the
2 record.
3 THE WITNESS: My name is Greg
4 Kawczynski. I live at 6666 South 20th,
5 Milwaukee. K-A-W-C-Z-Y-N-S-K-I.
6 CHAIRMAN WITKOWIAK: Okay. Greg, how
7 close do you live to this location?
8 THE WITNESS: Two blocks.
9 CHAIRMAN WITKOWIAK: Two blocks. Okay.
10 And how long have you lived there?
11 THE WITNESS: Thirteen years.
12 CHAIRMAN WITKOWIAK: Okay. And your
13 testimony is?
14 THE WITNESS: I'm also a business owner
15 that's in the strip mall. My wife and I run the
16 ice cream store that is at one end of the mall.
17 And I support a convenience store going into that
18 location. So does my wife. I've got a letter
19 from her that agrees to that, too. My - - I live
20 in the neighborhood. I run the business and I
21 think it would be okay. I mean, it could use a
22 convenience store. The one that used to be there
23 was - - was kind of a disgusting place. But, you
24 know, talking to these guys, they're going to do
25 a lot of remodeling, fixing up of the

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1 establishment. I think it would be good for the
2 neighborhood. Okay.
3 CHAIRMAN WITKOWIAK: Greg, a couple
4 questions. The previous place there, how long
5 ago did it close?
6 THE WITNESS: About two months ago, a
7 month and a half.
8 CHAIRMAN WITKOWIAK: And did they sell
9 - - sell alcohol there?
10 THE WITNESS: Yes, they did.
11 CHAIRMAN WITKOWIAK: They did. Okay.
12 All right. Any questions of this witness? Thank
13 you for your testimony. Next person to testify,
14 please? Hi.
15 THE WITNESS: Hi.
16 CHAIRMAN WITKOWIAK: Name and address
17 for the record, please.
18 THE WITNESS: Chris Monroe, 6380 South
19 20th Street.
20 CHAIRMAN WITKOWIAK: Okay. And your
21 testimony.
22 THE WITNESS: Okay. I'm the President
23 of the College Heights Neighborhood Association.

24 I'm speaking on behalf of the association today.
25 A vote was taken at the most recent meeting which

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1 Alderman Witkowski attended.
2 CHAIRMAN WITKOWIAK: Hold on. Hold on,
3 one second. Alderman Puente.
4 ALDERMAN PUENTE: Do we hear that when
5 she's talking on behalf of somebody else? Again,
6 we - - we have the hearsay. I mean, I want to
7 point that out.
8 CHAIRMAN WITKOWIAK: Yeah, that's - -
9 Here - - Here is the problem. That - - That's
10 technically hearsay. You can speak - - You can
11 speak in the first person as yourself.
12 THE WITNESS: Okay.
13 CHAIRMAN WITKOWIAK: But - - But you -
14 - If you're speaking about meetings and things,
15 you would have had to have been at those
16 meetings. You can't say I was not at a meeting,
17 but I got a report about this meeting and this is
18 what I'm saying.
19 THE WITNESS: Okay.
20 CHAIRMAN WITKOWIAK: The problem is
21 that there - - there is the hearsay law, and
22 challenged in court we'd be hard pressed to
23 actually consider that as evidence, so.
24 THE WITNESS: Okay.
25 CHAIRMAN WITKOWIAK: So I hope you

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1 understand. I'm not trying to - -
2 THE WITNESS: Right. I understand, and
3 I did attend the meetings.
4 CHAIRMAN WITKOWIAK: Okay. So speak in
5 the first person, what you have personal
6 knowledge of. Not as what the group wants you to
7 do or wants you to say.
8 THE WITNESS: Okay. Right. I attended
9 the meetings. A vote was taken and the majority
10 voted against the liquor license. And the
11 reasons were and my - - for myself, as well.
12 CHAIRMAN WITKOWIAK: Your reasons.
13 THE WITNESS: My reasons. Several
14 liquor delivery trucks unload in the parking lot
15 of the VIP Market, running loud engines and
16 slamming trailer doors while delivering, due to
17 lack of rear or side entrance delivery door
18 access to the building. This creates an ongoing
19 noise nuisance to the residents of College
20 Heights Condos. Patrons rev car engines, squeal
21 tires, and slam car doors, trunks upon entering
22 and exiting the parking lot. Patrons loiter in
23 front of the VIP Market shouting at levels so
24 loud that their voices are heard by the residents
25 of College Heights Condos, which is - - I'm a

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1 resident. I live right across the street.
2 CHAIRMAN WITKOWIAK: Have you witnessed
3 that yourself?
4 THE WITNESS: Yes.
5 CHAIRMAN WITKOWIAK: Okay.
6 THE WITNESS: Okay. Patrons frequently
7 loiter in their parked cars blasting music at
8 excessive levels creating a noise nuisance.
9 Location and acoustic characteristics of the
10 building cause sounds from the parking lot of the
11 VIP Market to become magnified as they carry
12 across South 20th Street. Conversations of the
13 patrons of the VIP parking lot are heard by
14 myself. I filed several complaints against the
15 VIP Market concerning noise nuisances and have
16 been - - and they've been filed with the police
17 department, the neighborhood services, and also
18 with Alderman Terry Witkowski. And I haven't had
19 any resolution.
20 I've seen patrons throw garbage on the
21 parking lot grounds, such as beer, food and
22 cigarette wrappers, plastic soda bottles,
23 aluminum beer cans. They blow across the street
24 onto our lawns, my lawn, sidewalks and gutters in
25 the College Heights Condos. Residents - -

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1 Myself, often pick up the trash. And I strongly
2 oppose the liquor license. Thank you.
3 CHAIRMAN WITKOWIAK: Okay. Thank you.
4 ALDERMAN WITKOWSKI: Mr. Chairman.
5 CHAIRMAN WITKOWIAK: Oh, any questions
6 of this witness?
7 ALDERMAN WITKOWSKI: Where do you live
8 in relation to this business?
9 THE WITNESS: I live right across the
10 street.
11 ALDERMAN WITKOWSKI: Thank you.
12 CHAIRMAN WITKOWIAK: Do you have any
13 questions of this witness?
14 MR. F. HUSSAIN: Yes. Regarding the
15 issues of loitering across the street from the -
16 - you know, in the - - in the parking lot and
17 stuff, we're always on top of things regarding
18 loitering around the business. We currently run
19 a business on 51st and Villard. It's a 8,000
20 square foot food and liquor store. I'm sure
21 Alderman Willie Wade have come to our business
22 before. Regarding these issues, you know, truck
23 deliveries, we've talked to - - about truck
24 deliveries with the owner of the building, and we
25 decided that the deliveries has to come back from

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1 the alley where there is a - - a back door. It
2 has to be unloaded from the back, not from the

3 front. And that's how we currently run our other
4 business in all hours. And the deliveries are
5 only from 8:30 until five p.m. And we understand
6 that there was objections from the neighborhood.
7 We have went to the meeting, and some people in
8 the meeting were against us and after hearing
9 what our plans were to do, you know, I know that
10 the neighborhood have concerns about the old
11 owner selling pornography. His store was really
12 filthy. We're updating everything in the store.
13 The construction is going to cost us around
14 50,000 dollars just in remodeling.

15 Second thing is, you know, we're
16 planning - - We came to the neighborhood first.
17 We wanted to, you know, hear what the
18 neighborhood have the concerns. That's how we
19 work. And we have talked to Alderman Witkowski,
20 and he advised us and he told us there were
21 concerns from the neighborhood about old owner,
22 what he was doing in the store, and we, you know,
23 we hope that, you know, if we, you know, we want
24 the neighborhood to give us a chance, and to run
25 this new business, and see what, you know, what

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1 kind of business we run.
2 CHAIRMAN WITKOWIAK: I may have missed
3 something here, but were you at the meeting that
4 this person testified - -
5 MR. HUSSAIN: Yeah, the first one.
6 CHAIRMAN WITKOWIAK: You were.
7 MR. HUSSAIN: Yes, sir, we were.
8 CHAIRMAN WITKOWIAK: At the first one.
9 MR. HUSSAIN: Yes.
10 CHAIRMAN WITKOWIAK: Were you there
11 when they took this vote, supposedly?
12 MR. HUSSAIN: Yes, and there were some
13 people that were against us. They signed against
14 us, and then after the meeting I talked to
15 Alderman Witkowski. And he told me if you want
16 to withdraw or if you want to keep going. And I
17 told him, you know, I wanted to see and test to
18 see what the neighborhood, you know, houses in
19 the area had to say.
20 CHAIRMAN WITKOWIAK: Um-hnh.
21 MR. HUSSAIN: And I went, you know, I
22 have some signatures, petitions from, you know,
23 houses around the building. And I wanted to hear
24 what the neighborhood had to say, and I think
25 there's enough support to have enough customers

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1 to come to the store. And I would like anybody
2 that was against it to be in our favor, too. You
3 know, we don't like going against anybody.
4 That's not how we work. We don't like going
5 against any aldermen. You know, we like to run a

6 clean business all the time. And, you know, we
7 think that, you know, everybody has concerns
8 about the old owner. They don't want to hear
9 what - - what we have to say or what we do, you
10 know. We, you know, when we went in there, we
11 were just shocked. Because I know that the old
12 owner had a lot of problems. And - -

13 ALDERMAN WITKOWSKI: Mr. Chairman, is
14 this a question for the witness, which is where
15 you started at?

16 CHAIRMAN WITKOWIAK: Yeah, that's - -
17 Yeah. If you could wrap this up, and we'll try
18 to get this thing reorganized here in a minute.

19 MR. HUSSAIN: I hope, you know, that,
20 you know, after what all our plans were to do,
21 you know, just to go in there and just start
22 brand new, and I hope that there is enough people
23 in favor of, you know, granting our license.

24 CHAIRMAN WITKOWIAK: Okay. Now my
25 question was did you have any questions of this

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1 witness?

2 MR. HUSSAIN: No.

3 CHAIRMAN WITKOWIAK: Okay.

4 ALDERMAN WADE: Mr. Chair, I do. Thank
5 you.

6 CHAIRMAN WITKOWIAK: Alderman Wade.

7 ALDERMAN WADE: How many people were at
8 that meeting?

9 THE WITNESS: Approximately 60 to 70.

10 ALDERMAN WADE: 60 to 70.

11 THE WITNESS: Yes.

12 ALDERMAN WADE: And you - - you would
13 say how many - - You had the numbers on the vote.
14 Right?

15 THE WITNESS: Right.

16 ALDERMAN WADE: What was the numbers on
17 the vote?

18 THE WITNESS: I didn't have that
19 number.

20 MR. HUSSAIN: It was 20, sir.

21 ALDERMAN WADE: It was what?

22 MR. HUSSAIN: 20.

23 THE WITNESS: Excuse me. There were
24 - - There were two meetings where we took a vote.

25 ALDERMAN WADE: Okay.

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1 THE WITNESS: There was one at Victory
2 School, and there was another one at the Ramada
3 Inn. The first vote was at Victory School, and
4 there was roughly 60 to 70 people there. At the
5 Ramada Inn there were roughly 20 some people
6 there.

7 ALDERMAN WADE: And you took votes at
8 both of those places.

9 THE WITNESS: Yes, we did.
10 ALDERMAN WADE: But you don't know what
11 the results were.
12 THE WITNESS: Yes. Yes.
13 ALDERMAN WADE: You're saying that most
14 people were against it, but do you have a number
15 of most people?
16 THE WITNESS: I - - I would say approx
17 - - approximately - -
18 ALDERMAN WADE: But you don't know
19 exactly, though.
20 THE WITNESS: No, not exactly. I would
21 say approx - -
22 ALDERMAN WADE: Do you know who would
23 know that?
24 ALDERMAN WITKOWSKI: Mr. Chairman, I
25 attended those meetings.

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1 THE WITNESS: Alderman Witkowski would
2 know that.
3 ALDERMAN WADE: Oh, he - - Okay. So he
4 may know that.
5 THE WITNESS: Yes.
6 ALDERMAN WADE: Okay. All right.
7 Thank you.
8 THE WITNESS: Yes.
9 MR. S. HUSSAIN: Can I say something,
10 please?
11 ALDERMAN WADE: You got to talk to the
12 Chair.
13 CHAIRMAN WITKOWIAK: Go ahead.
14 MR. S. HUSSAIN: I think - - I was
15 going to clarify something she stated. She
16 stated that there was two meetings. There was
17 actually three. There was one at Victory School.
18 There was one at the Radisson Inn. And there was
19 one at Ramada. The President of the Association
20 did not attend the one at the Radisson. She
21 attended the one at Ramada Inn which Mr.
22 Witkowski did attend. So did other people of the
23 association. The first meeting we went to that
24 my brother attended was, I think, 20 people did
25 sign against. Many people did show up at that

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1 meeting. Some had concerns and some didn't. I
2 just wanted to clarify that.
3 CHAIRMAN WITKOWIAK: Okay. Thank you.
4 And thank you for your testimony.
5 THE WITNESS: You're welcome.
6 ALDERMAN WADE: Thank you.
7 CHAIRMAN WITKOWIAK: Next person to
8 testify.
9 THE WITNESS: Vicki Zirbel, 6600 South
10 17th Street.
11 CHAIRMAN WITKOWIAK: What was your

12 name?
13 THE WITNESS: Vicki Zirbel.
14 CHAIRMAN WITKOWIAK: Okay. And your
15 testimony?
16 THE WITNESS: Just to clarify that I
17 was the interim President of the Association
18 temporarily, and at the Victory School meeting
19 there was approximately 25 people.
20 CHAIRMAN WITKOWIAK: You were there?
21 THE WITNESS: Yes, I was.
22 CHAIRMAN WITKOWIAK: Okay.
23 THE WITNESS: I have attended all the
24 meetings.
25 CHAIRMAN WITKOWIAK: Okay.

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1 THE WITNESS: And the accurate number
2 of the vote was 17 to four in reference to your
3 question, Alderman Wade.
4 ALDERMAN WADE: Okay.
5 THE WITNESS: I've taken a lot of time
6 and energy, and I've spoken with these gentlemen.
7 And initially, yes, I was truly opposed to the
8 store. But looking at their plans, and looking
9 at what they wanted to do, and the fact that the
10 old owner was so difficult to remove from the
11 building, and the problems that were there, the
12 drug sales, the alcohol, the pornographic
13 material. I really do wholeheartedly believe
14 that these gentlemen here can turn that store
15 around. We did have a lot of crime issues and
16 things like that that did stop after the store
17 was closed. But like I said, after reviewing and
18 sitting down with them for hours, I believe I had
19 two meetings with them, a total of three hours
20 time spent. And I really do believe that they
21 can be good for our neighborhood.
22 CHAIRMAN WITKOWIAK: Thank you. Any
23 questions of this witness?
24 ALDERMAN WITKOWSKI: Mr. Chairman.
25 CHAIRMAN WITKOWIAK: Alderman

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1 Witkowski.
2 ALDERMAN WITKOWSKI: Where do you live
3 in relation to this store?
4 THE WITNESS: About three blocks.
5 ALDERMAN WITKOWSKI: Thank you.
6 THE WITNESS: Um-hnh.
7 CHAIRMAN WITKOWIAK: Thank you for your
8 testimony.
9 THE WITNESS: Thank you.
10 CHAIRMAN WITKOWIAK: Next person to
11 testify, please.
12 THE WITNESS: My name is Thomas
13 Frozena. I live at 6382 South 20th Street.
14 CHAIRMAN WITKOWIAK: How close is that

15 to the store?
16 THE WITNESS: I'm right across from the
17 strip mall that their store is going to - - or
18 that this proposed store would be located in.
19 CHAIRMAN WITKOWIAK: Okay. And your
20 testimony, Thomas?
21 THE WITNESS: Okay. The main thing
22 I've noticed is that since the old store is gone,
23 our neighborhood's a lot quieter. We don't have
24 hip-hop music going on at all hours of the night,
25 you know. That was one of the main things I've

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1 noticed that has slowed down. You know. I don't
2 - - I don't hear anybody's car blaring any music
3 really. And I noticed there's less trash in the
4 neighborhood, you know. When I go across the
5 street to the gas station to get my cup of coffee
6 and the newspaper in the morning before I go to
7 work, I don't see the beer bottles, the alcohol
8 bottles, you know, the paper and that laying
9 around like you used to be - - when that place
10 was still running. That's it.
11 CHAIRMAN WITKOWIAK: And I want to just
12 - - And I'll ask DNS this, too. If they were not
13 granted a license to - - to sell alcohol, could
14 they still open this as a store?
15 DNS: Yes.
16 CHAIRMAN WITKOWIAK: Yeah, it's zoned
17 properly for that. Yeah, just so you know, that
18 they could - - There's - - There's two issues
19 here. You talk about the store being closed,
20 store being open. They could still run this as a
21 store without selling alcohol without having to
22 have, you know, like our permission, so to speak,
23 because it's zoned properly.
24 THE WITNESS: Oh, I wouldn't have a
25 problem if they didn't sell alcohol. But I think

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1 the alcohol brings in the trouble.
2 CHAIRMAN WITKOWIAK: Okay. But do you
3 also know that they - - If they - - If they're
4 granted a license for alcohol, that they have to
5 stop that at nine o'clock at night?
6 THE WITNESS: Yes. The - - The other
7 person did, too, but there was still problems.
8 MR. F. HUSSAIN: I have a question,
9 sir.
10 CHAIRMAN WITKOWIAK: Okay. Oh, go
11 ahead.
12 MR. F. HUSSAIN: I - - There's
13 currently two gas stations in front of our
14 building, and they operate until 11 or 12 o'clock
15 at midnight. And I - - I drive by there every
16 day, because when I - - when I got - - When I was
17 going home. And I - - I don't see that much

18 traffic over there, you know, I don't see, you
19 know - - You know, the area is not - - The area
20 we work in is way, you know, more higher crime
21 areas than this area. I live - - I lived in the
22 neighborhood for over 15 years. I don't think
23 it's more violent than, you know, down on
24 northwest side.

25 CHAIRMAN WITKOWIAK: Are there any

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1 other questions of this witness?

2 ALDERMAN WADE: Mr. Chair.

3 CHAIRMAN WITKOWIAK: Alderman Wade.

4 ALDERMAN WADE: Sir, there were three
5 meetings. Did you attend any of those meetings?

6 THE WITNESS: I attended all three.

7 ALDERMAN WADE: All three. All right.

8 Thank you.

9 CHAIRMAN WITKOWIAK: Any other
10 questions of this witness? Thank you for your
11 testimony. Thank you, sir. Next person to
12 testify, please.

13 THE WITNESS: Okay. I live at 1820
14 West Salem Street. I'm a homeowner - -
15 homeowner, and I've been there for over 22 years.
16 I have - - I was originally against any liquor
17 store, grocery store, whatever, because of the
18 pornography that the old person had, the filth,
19 the clientele that was there. But I took it upon
20 myself to go up and check these people's store
21 out on 51st and Villard, unlike some other
22 people. And I did it unannounced. I never told
23 anybody I was going. And I saw what kind of
24 operation they ran. They had zero pornography to
25 include Playboy, Penthouse and any of them kind

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1 of magazines that some people don't think are
2 pornography. And the store was well cleaned. It
3 was - - The liquor department was kind of
4 cornered off that you couldn't be going to go get
5 grocery and slip in the back and grab something
6 and put it in your pocket. They had to come from
7 the front of the store. And unlike some people,
8 I have lived in this - - in the area before the
9 old VIP was there, unlike, you know, people who
10 have only been there like six, seven years. And
11 the music that comes out of that parking lot,
12 there's a laundromat in between Little Jen's and
13 the VIP Market. That they go in, do their
14 laundry, they sit out in the parking lot, and
15 they listen to their music while their laundry is
16 being done. I have noticed them. I do walk up
17 to Little Jen's to get ice cream all the time,
18 yes. Okay.

19 And, again, I was at all three
20 meetings. The last meeting I got a little

21 disgusted with the way it was run, because of the
22 fact that there was only 20 people. And there's
23 350 houses, and my objection was how can you set
24 up a neighborhood association with six people
25 from condos, and 12 people from the houses, and

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1 say that that's going to represent 410 people, or
2 410 houses and condos. And that's what I got
3 objected to that I just couldn't see that that
4 being - - that people evidently didn't care
5 about your neighborhood association. Otherwise,
6 they would have showed up, because there was this
7 time, notice, in advance of such a meeting.

8 CHAIRMAN WITKOWIAK: Dan, let me ask
9 you this. How - - How far away is your house
10 from the - -

11 THE WITNESS: Block and a half.

12 CHAIRMAN WITKOWIAK: Block and a half,
13 okay.

14 MR. F. HUSSAIN: I'd like to say
15 something, sir. Back in August, the - - the
16 license was reissued for the old owner to be
17 granted and the license again, even though there
18 was objections. And I just want to understand,
19 you know, we don't understand why was it granted
20 for them a couple months ago and now, when we, as
21 new business owners, we can't, you know.

22 MR. S. HUSSAIN: We're having a problem
23 with our application with, you know, we're having
24 objections from the community itself. This
25 association was never there. It's only been

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1 there for just these last maybe month since we
2 applied for this place. There was never a
3 neighborhood association in this area. He stated
4 - - A comment from him, he stated that how could
5 14 people or 20 people operate on the behalf of
6 350 homes. Well, we went house to house in this
7 neighborhood, and we have hundreds of signatures
8 from people in this area, addresses varying from
9 across the street all the way to five blocks of
10 people that do want the store.

11 CHAIRMAN WITKOWIAK: Well, let me tell
12 you we - - we can't accept that either. That's
13 hearsay.

14 MR. F. HUSSAIN: We understand that.

15 MR. S. HUSSAIN: Yeah, we understand
16 that, sir.

17 CHAIRMAN WITKOWIAK: Okay. We
18 appreciate those efforts you made, though.

19 MR. S. HUSSAIN: Yes.

20 CHAIRMAN WITKOWIAK: Alderman Wade.

21 ALDERMAN WADE: Yeah, Mr. Chair. I
22 would just like to ask the gentleman at the
23 microphone. You went over, you checked out their

24 business. Did you have a chance to have a
25 conversation with these two gentlemen?

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1 THE WITNESS: Yes, I've had several
2 conversations with them.

3 ALDERMAN WADE: Okay. What was - -
4 What was that like?

5 THE WITNESS: The day that I was there,
6 when I walked in, first thing that made me feel
7 comfortable was they have a - - a lady of my age
8 at the cashier. And the very first thing she did
9 was greeted me, "Good morning," and I'm sitting
10 there. Wait a minute. This is 51st and Villard.

11 ALDERMAN WADE: Hey, hey. Watch your
12 mouth.

13 THE WITNESS: I'm just saying, you
14 know, you don't - - you don't always expect
15 people to go out of their way to make you feel
16 welcome and comfortable.

17 ALDERMAN WADE: But they do on 51st and
18 Villard.

19 THE WITNESS: Yeah. Well, I used to
20 deliver mail up on 52nd, 58th and Villard.

21 ALDERMAN WADE: Gotcha'.

22 THE WITNESS: But anyways - - And the
23 conversations I had, I did voice my concerns to
24 them, and I said, "Look, my main concern is
25 pornography." That was my main concern, because

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1 they had the videos in there, the porno - - The
2 old owners had videos in there, and, you know,
3 you - - you could tell what kind of clientele
4 they were having. And so I - - I talked to them.
5 They showed me what their plans were. I looked
6 around their store, just to see the cleanliness
7 of the store, to see if there was any loitering
8 or anybody outside just hanging around drinking
9 on a 40 ounce or whatever. And there was none.
10 I saw their security cameras that they have up at
11 that store. They were very nice and showed me
12 the whole layout so that I could come back and
13 talk to some of my neighbors and say, "Hey, look.
14 You all need to go up and look at it."

15 ALDERMAN WADE: So you - - You believe
16 by seeing the operation that they have - - have
17 on the north side, that them operating this
18 store, based on the previous owner, would be an
19 upgrade.

20 THE WITNESS: Not only an upgrade. It
21 would be a miracle upgrade. Because the old
22 owners, I mean, to me it was something of the
23 lowest - - lowest class of a store owner that
24 I've seen, and I've - - I've delivered mail all
25 over the City of Milwaukee to - - to include the

00028

1 inner city, and I've seen stores like that.

2 ALDERMAN WADE: Um-hnh.

3 THE WITNESS: And when I saw what they
4 had, I had zero problems changing my mind,
5 because I'm not a robot. I can make my own
6 impressions, my own ideas, and - - and go from
7 there.

8 ALDERMAN WADE: Okay. All right.

9 Thank you, sir.

10 THE WITNESS: You're welcome.

11 CHAIRMAN WITKOWIAK: Thank you for - -
12 Any other questions of this witness.

13 ALDERMAN WITKOWSKI: Mr. Chairman, I
14 - - I guess the - - the owners or the applicants
15 are com - - commenting between each speaker as
16 opposed to asking questions, if you want - - I
17 would respond to what the - - the owners
18 indicated, but I don't think that that's our
19 normal format here, so.

20 CHAIRMAN WITKOWIAK: You have to pay a
21 little closer attention to my - - I'm - - I don't
22 like to be - - be extremely strict. Sometimes
23 the testimony, you have to pay more attention to
24 the question and answer.

25 MR. S. HUSSAIN: We do apologize.

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1 MR. F. HUSSAIN: We do apologize.

2 CHAIRMAN WITKOWIAK: Okay. All right.

3 Now, are there any other questions of this
4 witness. Questions, not comments.

5 MR. S. HUSSAIN: I have one question
6 for the - - for the witness.

7 CHAIRMAN WITKOWIAK: It's a question?

8 MR. S. HUSSAIN: Yeah, it's a question.

9 CHAIRMAN WITKOWIAK: Of this witness.

10 MR. S. HUSSAIN: Yes. You stated that
11 - - Did you or - - After the store closure of VIP
12 for the last two months, did you hear music and
13 noise still continuing on from the laundromat
14 that opens until midnight?

15 THE WITNESS: There is still - - There
16 is still some music in that parking lot from the
17 laundromat, yes.

18 MR. S. HUSSAIN: So do you think that
19 it only came from VIP or did it come from just
20 the mall itself, or even someone operating there
21 at late hours of the night?

22 THE WITNESS: I - - I personally
23 believe it would be coming mostly out of the
24 laundromat, because you - - you don't just sit in
25 a laundromat and watch the dryer go around, when

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1 you're coming up there in a car. You go back

2 outside and maybe listen to some music.

3 MR. S. HUSSAIN: Thank you.
4 CHAIRMAN WITKOWIAK: Okay. Thank you
5 for your testimony, sir. Is there anyone else
6 here to testify relative to this matter? Ma'am,
7 your name and address for the record.
8 THE WITNESS: Yes. Gwendolyn Ezell, E-
9 Z-E-L-L, 6380 South 20th Street.
10 CHAIRMAN WITKOWIAK: Okay. And how
11 close is that to the proposed location?
12 THE WITNESS: It is directly across the
13 street from the strip mall location - -
14 CHAIRMAN WITKOWIAK: Okay.
15 THE WITNESS: - - in the condominiums.
16 CHAIRMAN WITKOWIAK: Okay. And your
17 testimony is?
18 THE WITNESS: And I am a resident of
19 the condominiums, and I have been disturbed in my
20 condo during the operation of the business, the
21 VIP business. I've been disturbed by noise of
22 patrons in the parking lot. I've been disturbed
23 by loitering, loud talking, shouting by patrons.
24 And I have noticed since August, when that
25 business did close, that being in my condo

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1 probably 12 to 14 hours a day, I've heard no
2 music. It's been an entirely different
3 experience to live there now. It's very
4 pleasant. And I'm very happy to have it that
5 way. It's a quiet place. And I've just not been
6 disturbed by music, noise, loud - - loud cars
7 revving their engines and so forth.
8 I've noticed a distinct - - distinct
9 difference since August. And because of that and
10 because the neighborhood is now observed by me to
11 be much more pleasant and quiet, I do observe,
12 and oppose the liquor license.
13 CHAIRMAN WITKOWIAK: Thank you. Just
14 stay there. Are there any questions of this
15 witness? Not comments, questions.
16 MR. F. HUSSAIN: I have a question for
17 this lady. There is currently two gas stations
18 across the street from the liquor store. Do you
19 hear any noise during the night that traffic go
20 through them every day?
21 THE WITNESS: No. I hear on 20th
22 Street regular street car traffic, but no loud
23 music.
24 MR. F. HUSSAIN: So there is no like
25 people with loud cars that drive through the gas

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1 station every day?
2 THE WITNESS: I hear street traffic,
3 vehicles leaving the gas station up and down 20th
4 Street, but no loud music.
5 MR. F. HUSSAIN: Thank you.

6 MR. S. HUSSAIN: I have one question,
7 sir.
8 CHAIRMAN WITKOWIAK: Okay.
9 MR. S. HUSSAIN: May I please ask you
10 how long have you lived in this area?
11 THE WITNESS: Approximately eight
12 months.
13 MR. S. HUSSAIN: So the store has been
14 closed between two to three months. So you've
15 lived there for about five months prior to that?
16 THE WITNESS: Yes.
17 MR. S. HUSSAIN: And do you currently
18 rent there or do you own a condominium?
19 THE WITNESS: I am not a renter. I am
20 an owner.
21 MR. S. HUSSAIN: You are an owner? Now
22 when you purchased this condo of yours, was there
23 noise there before? I mean, the store was open.
24 Did you ever think of to see directly across the
25 street from you that you have a bad operated

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1 liquor store that was very noisy before you
2 purchased your condo?
3 THE WITNESS: The purchase decision was
4 made prior. Actually, the property was deeded to
5 me. So I was not involved in the purchase
6 decision. It was deeded to me.
7 MR. S. HUSSAIN: Okay. Thank you.
8 CHAIRMAN WITKOWIAK: Are there any
9 other questions of this witness? Thank you for
10 your testimony, ma'am.
11 THE WITNESS: Thank you.
12 CHAIRMAN WITKOWIAK: Is there any - -
13 anyone else here to - - Sir?
14 THE WITNESS: My name is Chester
15 Kuzminski. That's K-U-Z-M-I-N-S-K-I. I live at
16 1814 West Salem, approximately a block away from
17 the VIP address, right around the corner. I've
18 lived there for four years, a little over four
19 years.
20 CHAIRMAN WITKOWIAK: Your testimony?
21 THE WITNESS: I'm opp - - I'm opposed
22 to the liquor license for many of the reasons
23 that have already been stated. But I'd like to
24 point out that I work for Milwaukee County, the
25 Department on Aging. I'm the Manager of the

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1 Aging Resource Center. We are an eight million
2 dollar annual budgeted operation of Milwaukee
3 County. We run a 24 hour call center where we
4 approximately receive 3,000 calls per month. We
5 follow up with those calls with about 1,000
6 monthly contacts with individuals. I'm also
7 responsible to run the Elder Abuse Unit within my
8 division. We handle about 100 calls and

9 investigations regarding elderly abuse every
10 month. Also responsible for about 1,000
11 protectively placed county wards that we review
12 annually.

13 The Department on Aging, every two to
14 three years, conducts public hearings regarding
15 the needs of the community, because as part of
16 our State and County contract we are required to
17 do advocacy for clients 60 and over in Milwaukee
18 County. There are 150 - - over 150,000 people
19 age 60 and over in Milwaukee County. We're in
20 the third year of a Robert Wood Johnson Grant for
21 connecting caring communities, where we're trying
22 to establish pilot programs all around the - -
23 the City and the County to bring communities
24 together so that people can age within their
25 communities and not leave.

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1 When we conduct these focus groups,
2 these surveys, the themes that we hear from
3 seniors again and again and again, whether they
4 live in a high crime area or a low crime area, is
5 safety. Repeatedly they say they don't feel as
6 safe in their homes as they'd like to be. When
7 the Department on Aging hears that, it's
8 particularly frustrating for us, because we have
9 access to Title 3 money from the Federal
10 Government Older Americans Act. I was
11 instrumental in bringing the Family Care Program
12 to Milwaukee County. That brings - -

13 ALDERMAN PUENTE: Mr. Chair.

14 CHAIRMAN WITKOWIAK: Alderman Puente.

15 ALDERMAN PUENTE: Sir, do you have a
16 point about - -

17 THE WITNESS: Yes, I do.

18 ALDERMAN PUENTE: Okay.

19 THE WITNESS: My point is with all the
20 efforts that my department does in bringing an
21 extra 100 million dollars of Medicaid money
22 annual to Milwaukee County, in spite of all this
23 - - the success we've had with grants and various
24 programs that we have been able to effectuate in
25 this community, we're still not able to do the

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1 number one thing that concerns people age 60 and
2 over in Milwaukee County. And that's safety and
3 crime. The College Heights area has a very large
4 - - or a heavy percentage of people aged 60 and
5 over. The condos across the street from this
6 address are 70 percent people age 60 and over.
7 You'll also find that the average income in that
8 area is - - is among the higher areas of the
9 City. These people in this community can choose
10 to live anywhere. They're choosing to live in
11 the City. These gentlemen do not live in the

12 City. They've given you their addresses as
13 outside the City. These folks can live wherever
14 they want. They choose to live in the City.

15 And you guys are looking at the same
16 demographics and statistics that I do. People
17 are leaving the City and the County. They're
18 crossing 124th Street, and you know the number
19 one reason for that is safety. Some of it's
20 real, and some of it's just perceived. I think
21 this is a no-brainer to vote no on this liquor
22 license. You're inviting more crime because of
23 the liquor license. That establishment can be
24 anything. It can be an H&R Block. It can be a
25 beauty salon. It can be any number of things

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1 that is going to get robbed, not at all, or - -
2 or much less than a liquor store. We've got a
3 Pick 'N Save right around the corner. A liquor
4 store adds nothing to the community. A no vote
5 to this license is a no-brainer. It costs you
6 nothing. It saves money in terms of crime.
7 We're all looking for new revenue sources as
8 public servants. We're trying to increase our
9 revenue streams. We're trying to look for new
10 revenue. But sometimes the decisions that we can
11 make that have a huge impact on our community are
12 very, very simple public safety issues just like
13 this one. I encourage you to vote no and deny
14 this liquor license. I believe it is in the best
15 interest of this community. Thank you.

16 CHAIRMAN WITKOWIAK: Hold on. Do we
17 have any questions - - questions of this witness?
18 Not comments, questions.

19 ALDERMAN WADE: Mr. Chair.

20 CHAIRMAN WITKOWIAK: Alderman Wade.

21 ALDERMAN WADE: You are aware that they
22 have liquor being sold at that place for a number
23 of years?

24 THE WITNESS: Yes, I am.

25 ALDERMAN WADE: And the - - And the

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1 last owner of the place, who was probably the
2 person that most of the people have the problems
3 with in this room, because these guys weren't
4 allowed to operate there yet, that person's
5 liquor license was renewed, which means they
6 could have continued to operate at that site. A
7 lot of those people who moved into the condos, I
8 don't know if they're new condos or not, but I'm
9 quite sure maybe the liquor establishment was
10 there before the condos. I think the question
11 that this gentleman asked was a very important
12 question. If you already know that the liquor
13 establishment is there and you can live anywhere
14 you want and you choose to move into that

15 neighborhood, then obviously you don't have a
16 problem with the liquor establishment being
17 there. I mean, that's - - that's what I see.
18 THE WITNESS: Well, I think - - I think
19 the problems have gotten progressively worse over
20 the years. The other thing is, you know it's a
21 lot harder to remove a license than it is to stop
22 a new one coming in.
23 ALDERMAN WADE: Well, let - - let me
24 - - let me - - Let me just - - Let me just - -
25 Let me just keep - - Let me keep going here, so I

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1 can just ask my question to you. My question to
2 you is this. You made the statement that the
3 people can live anywhere they want. If these
4 guys weren't here and the other owner was still
5 here, we wouldn't even be here now. We already
6 gave him a license. Those people still, under
7 those circumstances, chose to live in that
8 neighborhood. So, I mean, what - - Are you
9 saying - - What are you saying? Are you saying
10 that these people are not making good sound
11 decisions, or - - I mean, they know what's going
12 on. They understand it. They chose to live
13 there. I mean, what are you saying about those
14 people choosing that, under the - - the current
15 circumstances? What are you saying about that?
16 THE WITNESS: I'm saying that a
17 continued liquor license in that area continues
18 to erode the base of people that are in that
19 area, and it will deter new people from coming
20 into that area. So, you know, things - - things
21 are fluid. They change. And there's a change in
22 ownership. It's an opportunity for the community
23 to come together to say, look, we're taking an
24 assessment of what's going on here. There's a
25 new addition that's being applied for in terms of

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1 our coming into our community. What do we want
2 to do about that now? This gave this opp - -
3 this community a chance to take stock of what was
4 going on, and to come together. And they did.
5 And they spoke very loudly and clearly that the
6 situation that existed was getting more and more
7 intolerable, and it was time - - Maybe it wasn't
8 time five years ago, ten years ago, when I wasn't
9 around. But it's time now to take a stand on
10 what's going on there, and to take back our
11 community. And the establishment of the
12 neighborhood association, I believe, does that,
13 and it's an attempt to improve what's going on.
14 It's brought the community together. It's
15 empowered the community in a way that they did
16 not feel empowered before. And so it was a
17 catalyst for change. And I guess that's my

18 response to you.
19 ALDERMAN WADE: Okay. I just want to
20 add just one commentary. I think it's easy for
21 to - - to say this is a no-brainer, if you're not
22 an elected official. I think if you're an
23 elected official, this is a very complicated
24 issue. This is not a no-brainer. This is not
25 easy. This could go either way. This is not a

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1 open and closed case. So as far as it being a
2 no-brainer, I think it's far from that. Maybe
3 some of the cases we heard earlier may have been
4 a lot easier. This is going to be tough.
5 THE WITNESS: I appreciate your
6 opinion. Thank you.
7 CHAIRMAN WITKOWIAK: Do you have any
8 other questions of this witness?
9 MR. SAJDAK: I don't know if it's
10 appropriate for me to ask a question or not, but
11 I think it's more in terms of the record.
12 CHAIRMAN WITKOWIAK: Go ahead
13 MR. SAJDAK: Since I - - Since I
14 haven't heard the Department on Aging appear at
15 any other renewals or applications this morning,
16 I assume that you're here in a personal capacity?
17 THE WITNESS: Yes, I am. But I'm
18 speaking on my - - based on my professional
19 experiences and - - and, you know, these are
20 facts. They're public information, and I can
21 provide them for - - for anyone.
22 ALDERMAN WADE: Mr. Chair.
23 CHAIRMAN WITKOWIAK: Thank you.
24 Alderman Wade.
25 ALDERMAN WADE: If I may. I had - -

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1 Most - - Probably 95 percent of what you said was
2 really hearsay. 95 percent of it.
3 THE WITNESS: I would disagree.
4 ALDERMAN WADE: Yeah. I mean, you got
5 to tell us some personal stuff that you have,
6 that you heard, that you saw. I didn't hear any
7 of that. You're talking on behalf of people who
8 are not here, people who decided to buy this
9 property knowing that that was there. I don't
10 know how accurate that is. Mr. Chair, I don't
11 have any other questions.
12 ALDERMAN WITKOWSKI: Mr. Chair, I
13 would ask - - A question has just been asked, and
14 - - and I would ask the witness to respond to it,
15 or the - - the speaker.
16 THE WITNESS: I mean, in - - in - - in
17 trying to be more brief, I - - I've witnessed the
18 things, the noise, all the things that the people
19 before me have heard. I didn't want to reiterate
20 them. I wanted to bring some of the - - the

21 larger issues into context for what I think is
22 going on in the community. And the gentleman is
23 right. I don't appear at other hearings. I
24 would, and I - - I - - I have gone out and I do
25 speaking engagements throughout the, you know, in

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1 the community with regard to aging programs, and
2 I - - I have the role of an advocate. I - - I
3 would if I was asked to. And I guess that's my
4 response.

5 CHAIRMAN WITKOWIAK: Thank you. Any
6 further questions of this witness? Thank you for
7 your testimony.

8 THE WITNESS: Thank you.

9 CHAIRMAN WITKOWIAK: Is there anyone
10 else here to testify relative to this
11 application? Okay. Did you want to say
12 something as representing the building owner?

13 MR. SAJDAK: If I could.

14 CHAIRMAN WITKOWIAK: Yes.

15 MR. SAJDAK: From the - - the
16 landlord's perspective or the owner of the
17 building's perspective, you have a property that
18 - - that frankly, has been in use as a
19 convenience store for its entire history, which
20 goes back some 40 years or so, as I understand
21 it. I would certainly agree with the - - with
22 the last person who testified, that there are
23 situations where there are, you know, continued
24 problems that create additional problems and it
25 builds upon itself. I don't think that that's

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1 the situation we have here. Certainly, I'm not
2 an unfamiliar face to many of the folks on the
3 committee here. We've represented others, and I
4 can honestly say that - - that these are the - -
5 the most honest and trustworthy folks that I
6 think I've represented before the - - the board
7 or actually I'm not even representing them. But,
8 you know, just in terms of their plans, you know,
9 they're - - they're entering into a lease with my
10 client. They are committing to spend 50,000
11 dollars to update the property, to make it a - -
12 a better property. Doing those types of things
13 certainly the committee would recognize is - - is
14 often going to lead to a change in the type of
15 folks who are going to be coming to the facility.

16 Certainly I would imagine many of the
17 problems existed because of the - - the prior
18 owners. Having pornography at the store is going
19 to attract a certain type of individual. I
20 understand that at some point there was some
21 concerns that they had some scales in the back
22 room of the facility. Certainly the
23 representatives of the police department would

24 tell you that that's probably an indication that
25 there was some drug sales going on there. And

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1 that also is going to attract a certain type of
2 clientele. In this case you have - - have a
3 tenant and a - - a business owner who is looking
4 to improve over what the past was. The other
5 point I guess that I could make is that my client
6 informs me that in the period between where we
7 evicted the prior tenant for a lot of the same
8 issues that we've been talking about, and
9 entering into the lease with these gentlemen, is
10 that the only calls that he got for this property
11 were for these types of uses. There were no
12 calls for an H&R Block. There were no calls for,
13 you know, putting a day care center in there.
14 You know, this is what the use has historically
15 been. Certainly the folks that have been in the
16 neighborhood over time have grown accustomed to
17 the use. The folks who are new to the
18 neighborhood, entered into the neighborhood
19 knowing that that was there.

20 And the last thing I would add is just
21 that I find it interesting and - - and perhaps
22 maybe even a little ironic that a couple months
23 ago the prior occupant of this building sat
24 before the board and there were no objections and
25 it passed unanimously. That went to the Common

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1 Council. The Common Council gave him a license.
2 And now here we sit with - - with new tenants who
3 have, based on - - on all of the testimony that
4 you've heard to this point, are committed to
5 improving the location. Are spending money to -
6 - - to improve the looks of the location. Have
7 another store within the City, another licensed
8 premises that by all accounts is a well-run store
9 with little to no problem. And - - And now we're
10 - - we're debating this. It just - - It seems a
11 little odd that this would even be an issue.

12 CHAIRMAN WITKOWIAK: Okay. Thank you.
13 Do you have anything to say in closing before we
14 take this matter into committee? The Applicant?

15 THE APPLICANT: Yeah, we - - we be
16 living in the neighborhood and we try to open a
17 new store and a clean store. And we would like
18 support - - support from our neighborhood.
19 Because we not going to be successful without no
20 neighbor. And we went to our neighbor, and most
21 of them, they support us. That's why we coming
22 over here, and we trying to clean the store, and
23 because - - We've been in business since 1990.
24 I've been living in - - in this area like 15
25 years. Every day when I pass - - When I see the

00047

1 store is closed, I said maybe we could do
2 something better than the store before. That's
3 why we started and think this the place, and we
4 trying to remodeling and make it new and good for
5 the neighborhood.

6 CHAIRMAN WITKOWIAK: Okay. Thank you.

7 ALDERMAN PUENTE: Mr. Chair.

8 CHAIRMAN WITKOWIAK: Alderman Puente.

9 ALDERMAN PUENTE: Mr. Schrimpf, is it
10 not factual that applications, we've heard about
11 the old application, and now this is a new
12 application, that there is a different criteria,
13 if you will for us, as - - as a body here, that
14 we look at versus a renewal and - - and a new
15 license?

16 MR. SCHRIMPF: Absolutely, Mr.

17 Chairman.

18 ALDERMAN PUENTE: Thank you.

19 MR. SCHRIMPF: It is far easier to deny
20 a new license than it is to non-renew an existing
21 license.

22 CHAIRMAN WITKOWIAK: Okay. Brief
23 comment?

24 MR. SAJDAK: Certainly at the same
25 time, the City Attorney would agree with me that

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1 the concerns that have been raised should have
2 been raised with the renewal application, whether
3 it would have made a difference or not.

4 MR. SCHRIMPF: Not necessarily, sir.

5 There - - I have seen episodes, where, for
6 example, neighbors are intimidated to come
7 forward and testify against the renewal of an
8 existing license. We have those kinds of
9 problems. We have problems with crime that occur
10 in various places, and the reality is, is that if
11 you were - - If you have problems with an
12 existing location, one of the methods of dealing
13 with it, quite frankly, when the old place
14 closes, is simply not to put a new license in
15 there for a while, because you also have patrons
16 and clientele that follow problem locations. And
17 even though new people come in with very good
18 intentions, becomes very rapidly a situation that
19 gets out of their control. And that's why we
20 have a body here that decides these things. I go
21 to court a lot on these things, and let me tell
22 you, it's a whole lot easier to never open one up
23 than close one down.

24 MR. SAJDAK: Certainly, would have no
25 question that in terms of neighborhood folks

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1 coming to object would be one thing. I find it
2 ironic that it's my understanding that the

3 Alderman from the district didn't have a concern
4 last time around. That would be my issue.
5 MR. SCHRIMPF: Well, that would be a
6 question to put to the Alderman.
7 MR. F. HUSSAIN: I have a - - I have a
8 statement. I just want to state that, you know,
9 today if the old owner was there as of today, he
10 could have been open right now, and nobody could
11 have rejected his license, you know, and, you
12 know, the - - If - - If the owner of the building
13 didn't kick him out, then he would have been here
14 forever. He would have been there for as
15 many - -
16 CHAIRMAN WITKOWIAK: Well, not forever,
17 but at least - -
18 MR. F. HUSSAIN: Well, I mean, until
19 the next time coming up.
20 CHAIRMAN WITKOWIAK: Either a renewal
21 or a - -
22 MR. F. HUSSAIN: To renew the store.
23 MR. S. HUSSAIN: Or a vi - - Yeah, a
24 violation.
25 CHAIRMAN WITKOWIAK: Okay. This matter

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1 is in committee.
2 ALDERMAN WITKOWSKI: Mr. Chairman.
3 It's customary to call on the Alderman from the
4 area to speak on these matters.
5 CHAIRMAN WITKOWIAK: Oh, I'm sorry,
6 Alderman Witkowski.
7 ALDERMAN WITKOWSKI: Thank you, Mr.
8 Chairman.
9 CHAIRMAN WITKOWIAK: I just - - I
10 didn't see anybody sitting in that chair over
11 there, so. Okay. Alderman Witkowski.
12 ALDERMAN WITKOWSKI: I've been sitting
13 here very quietly listening to some hogwash
14 coming from the other side of the table. And I
15 have not - - I have not interrupted. I have not
16 gone against our normal protocol. I have not
17 responded every time they said something that
18 didn't rhyme with reality or didn't - - didn't
19 meet reality. Because we have a protocol, which
20 I've been following, and I - - I - -
21 CHAIRMAN WITKOWIAK: And I appreciate
22 that, Alderman.
23 ALDERMAN WITKOWSKI: I want everyone to
24 know that the place that these people want to
25 replace had a suspension. After I came in to

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1 office there was word that got to me that they
2 were selling to minors. There was police action
3 to check it. There was, and I - - Rebecca's not
4 in here, but it was either a ten or a 30 day
5 suspension that shut the place down because of

6 it. Did they receive a license? As everybody on
7 this committee knows, if there's nothing in the
8 police report when they come up for renewal,
9 there is nothing that's going to appear before
10 committee. It's one of those that receives
11 approval without the owner coming in for a
12 hearing. So what - - what I'm hearing from
13 across the table is outrageous. Certainly not
14 protocol. Certainly you're doing it on hearsay,
15 because you weren't here for that hearing,
16 because there wasn't any hearing that
17 specifically heard that.

18 And I've got the same thing from the
19 Applicants who originally came in and said we
20 want to open up a grocery store, a convenience
21 store, and we'd like a - - a liquor - - liquor
22 license. Well, they didn't come in. They called
23 in. When asked, well, grocery store, yes.
24 Grocery store, convenience store. When asked how
25 much liquor they would have or beer and liquor

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1 they would, they would say, well, it's mainly
2 groceries. Well, give it a percentage. Well, 50
3 percent. Mainly at 50 percent don't - - don't
4 match with my way of thinking.

5 At one of the meetings, the meeting at
6 Victory School, they indicated that they would
7 do, besides the liquor, they would do chips and
8 snacks. That's pretty much the operation that
9 was there, the very same type of operation that
10 was there. At the meeting at Victory School the
11 vote as predominantly against it. People,
12 because of my schedule and the fact that I
13 dropped off notices door to door, it was late
14 notices, yet, still between 20 and 25 people
15 showed up for that meeting. And frankly I don't
16 recall - - Somebody said that there was a voice
17 vote of 17 to four. From - - From what I
18 remember it was hands up, and - - and that was
19 basically it. There wasn't anyone who was
20 responding in the - - the negative fashion. Or
21 if so, it just didn't stick with me. I mean, in
22 the positive fashion of let's give them a
23 license. I heard the very same concerns that you
24 did today about noise in the neighborhood, about
25 squealing tires, the boom boxes, about the trash,

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1 the area, the concern for safety. And I heard
2 the fact that it has been peace - - peaceful and
3 quiet during the time that there hasn't been a -
4 - a store here.

5 The neighbors - - I did use the
6 opportunity to ask if they wanted to form a
7 neighborhood association, which I have done in
8 other instances around my district when an issue

9 arose, just to give people a chance to - - to
10 raise their concerns and have a voice. And so
11 far, I've had - - On nine different issues I have
12 eight different groups form, which has given them
13 a voice about what goes on in their neighborhood.
14 Has my office received complaints on this place
15 in the past? Yes. And I - - Well, obviously we
16 haven't had complaints while it's closed. The -
17 - The layout of the neighborhood is that the - -
18 this is south of College. The only thing on the
19 west side of the street that's in the City of
20 Milwaukee is the gas station on the corner and
21 then the strip mall, running from College to
22 Saveland, ver - - virtually. Across the street
23 is the condo complex that you've been hearing
24 about, which has been there for as long as I can
25 remember. It's a good looking thing. It's a

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1 solid neighborhood immediately south of that, of
2 single family homes. Everything out there is
3 owner occupied homes for the most part. I can't
4 think of a duplex in there.
5 I - - I have had people speak to me at
6 that meeting, after that meeting. We did - - The
7 Applicant mentioned a - - a meeting. There was
8 three different meetings, and I have yet to hear
9 a majority of people say that they would want
10 this there. Have some people say yes it wasn't
11 bad. Yes, some people said, yeah, we could go to
12 their side on this one. But the majority hands
13 down. I've been hearing from people that do not
14 want a liquor license to reappear. Would they
15 like a grocery store? Yes, they'd love a grocery
16 store. The Applicant has also indicated that
17 that's not profitable and he wouldn't do that.
18 But, obviously, I'm sitting here saying that I
19 will oppose this license. I have told the
20 Applicant and the realtor, the owner of the strip
21 mall, from the very beginning that there were
22 problems here. I said the only way I would do
23 anything would - - with regard to this license
24 was if I held a neighborhood meeting and asked
25 the neighbors what their concerns were. I did

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1 hold that meeting. The neighbors did express
2 concern that they didn't want it, and, Mr.
3 Chairman, I am asking that this committee keep
4 this neighborhood sound and deny this license.
5 And if we are in committee, I will make that my
6 motion to deny this license
7 CHAIRMAN WITKOWIAK: Thank you. This
8 matter is now in committee.
9 ALDERMAN WITKOWSKI: I'll move to deny
10 that license.
11 ALDERMAN PUENTE: Based on?

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ALDERMAN WADE: Based on?
ALDERMAN WITKOWSKI: Based on neighborhood complaints that the location is unfit and this, a license, a liquor license would be detrimental to the health, safety and welfare of the neighborhood.
CHAIRMAN WITKOWIAK: Motion by Alderman Witkowski is to recommend denial, based on neighborhood objections and testimony that this is an unfit location, and that this, if granted a license, it would compromise the health, safety and welfare of the neighborhood. Is there any discussion on that motion? Are there any objections to that motion? Hearing none, so

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ordered. Thank you. I appreciate everybody that came down and gave their testimony today. Thank you.

* * * * *

STATE OF WISCONSIN)
)
MILWAUKEE COUNTY)

I, JEAN M. BARINA, of Milwaukee Reporters Associated, Inc., 5124 West Blue Mound Road, Milwaukee, Wisconsin 53208, certify that the foregoing proceedings is a full and complete transcript of the VIP Food & Liquor Mart taken in the foregoing proceedings.

JEAN M. BARINA
Court Reporter

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Dated this day of January, 2008.