



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Wednesday, September 01, 2021

COMMITTEE MEETING NOTICE

AD 06

JOHNSON, Kareem, Agent  
Reems Auto Sales, LLC  
830 W Atkinson Av

Milwaukee, WI 53206

You are requested to attend a virtual hearing to be held on:

**Monday, September 20, 2021 at 09:40 AM**

**Regarding:** Your Secondhand Motor Vehicle Dealer's-Wholesale Only License Application as agent for "Reems Auto Sales, LLC" for "Reems Auto Sales" at 830 W Atkinson Av.

This meeting will be held via GoToMeeting. Please see the enclosed best practices document for further instructions. The access code is <https://global.gotomeeting.com/join/733111181>. If you wish to call in, please call +1 (646) 749-3122 and use Access Code: 733-111-181.

There is a possibility that your application may be denied for one or more of the following reasons: Neighborhood Objections to the granting of such a license due to the creation of undesirable neighborhood problems, such as: parking and traffic problems which cause the normal flow of traffic on roadways and alleys to be impeded, loitering, littering, noise, loud music, and conduct which will have an adverse impact on the public health, safety and welfare of the community. Additionally, the over concentration of secondhand motor vehicle dealers in the neighborhood such that the concentration will have an adverse impact on the public health, safety and welfare of the neighborhood. you do not meet the statutory and municipal requirements; the appropriateness of the location to be licensed and whether the location will create undesirable neighborhood problems, whether or not you have been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the licensed activity; and any other factors which reasonably relate to the public health, safety and welfare. See attached police report and/or written correspondence regarding this application. Please be advised the public will be able to provide information to the committee in person or in writing. The committee will receive and consider evidence regarding the above mentioned criteria. See attached police report and letter from the State of Wisconsin Department of Corrections.

**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 attend this meeting may result in the denial of your license. Individual applicants and partnership applicants must attend or attend by an attorney. The agent or attorney for corporate or limited liability applicants must attend. 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 attend the virtual hearing and are 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 request an interpreter attend the meeting with you, at your expense, so that you can answer questions and participate in your hearing.

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 meeting, please contact the staff assistant, Molly Kuether-Steele at (414) 286-2775 or [molly.kuether-steele@milwaukee.gov](mailto:molly.kuether-steele@milwaukee.gov).

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. [www.milwaukee.gov/license](http://www.milwaukee.gov/license)  
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: [License@milwaukee.gov](mailto:License@milwaukee.gov)



CITY OF MILWAUKEE  
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AD 06

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JOHNSON, Kareem, Agent  
Reems Auto Sales, LLC  
3548 N 16th St

Milwaukee, WI 53206

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JIM OWCZARSKI, CITY CLERK

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

Jim Cooney  
License Division Manager

If you have questions regarding this meeting, please contact the staff assistant, Molly Kuether-Steele at (414) 286-2775 or [molly.kuether-steele@milwaukee.gov](mailto:molly.kuether-steele@milwaukee.gov).

# MILWAUKEE POLICE DEPARTMENT LICENSING

## CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 07/14/21

LICENSE TYPE: UCAR

NEW:

RENEWAL:

No. 326725

Application Date:

License Location: 830 W Atkinson Av

Business Name: Reems Auto Sales

Licensee/Applicant: Johnson, Kareem T  
(Last Name, First Name, MI)

Date of Birth: 05/31/83

Home Address: 3548 N. 16<sup>th</sup> St

City: Milwaukee

State: WI Zip Code: 53206

Home Phone:

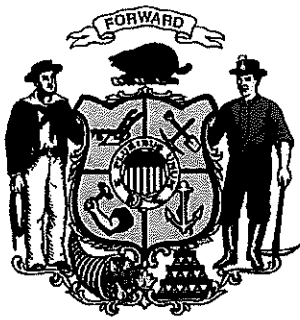
This report is written by Police Officer Penny Monreal, assigned to the License Investigation Unit, Days.

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

1. On 04/25/12 the applicant was charged with Possess with Intent Heroin (Felony) and Possess with Intent Cocaine (Felony), in Marinette County Circuit Court.

Charge1: Possess with Intent Heroin (>3-10g)  
 2: Possess with Intent Cocaine (<1G)  
 Finding1: Dismissed but Read In  
 2: Guilty  
 Sentence: 5 years Prison; 5 years extended supervision  
 Date: 06/20/13  
 Case: 2012CF000066

2. The applicant is currently on Parole for Item #1. Email sent to the Department of Corrections on 07/14/21 requesting they provide information to the License Division regarding the probation and parole status and the end date of the status.



# Wisconsin Department of Corrections

Division of Community Corrections | Region 3 Office

Date: 7/28/21  
To: Milwaukee Common Council/Licensing Division  
From: P&P Agent Ebony Ousley #33404

It was brought to my attention that a client under our supervision, Karrem Johnson, has applied for a Secondhand Motor Vehicle Dealer's License from the City of Milwaukee. Karrem Johnson is currently on an Extended Supervision term that is scheduled to discharge on 03/27/2023 for the offense of Possess w/Intent-Cocaine (<=1g).

This letter is to inform you that such a licensure would not be in violation of their rules/conditions of supervision. If circumstances change, we will take measures appropriately, including action that may affect such licensure. We made this decision based in part, on the following information:

**A - Residence Stability:** Client has maintained residence stability **Yes**.

**B - Reporting History:** Client has maintained required contacts with agent **Yes**.

**C - Police Contact:** Client has had police contact while on supervision **Yes**.

**D - Overall level of cooperation:** has client complied with referrals and services designed to address criminogenic needs **Yes**.

\*\*\*\* **DCC recommends license not be granted due the following: (check one)**

- \*  License/employment has a direct nexus to committing offense. \_
- \*  License/employment would have a negative impact on the client based on specific treatment needs. (HIPPA prohibits the disclosure of specific treatment needs)
- \*  Sex offenses.

**In providing the information within this letter, the Department of Corrections assumes no liability for the Council's reliance on such information.**

Sincerely,

  
P&P Agent

  
Corrections Field Supervisor



Wednesday, September 01, 2021



# Notice of Public Hearing

blank  
notice

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JOHNSON, Kareem, Agent  
Reems Auto Sales at 830 W Atkinson Av  
Secondhand Motor Vehicle Dealer's-Wholesale Only License Application

**Monday, September 20, 2021 at 9:40 AM**

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place virtually on 9/20/2021 at 9:40 AM. 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 will be asked to do so by phone or internet and are asked to contact the staff assistant, Molly Kuether-Steele at (414) 286-2775 or [molly.kuether-steele@milwaukee.gov](mailto:molly.kuether-steele@milwaukee.gov) for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

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## Important details for those wishing to provide information for the Licenses Committee to consider when making its recommendation:

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must 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 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	3550 N 9TH ST	MILWAUKEE, WI 53206-3305
CURRENT OCCUPANT	3559 N 9TH ST	MILWAUKEE, WI 53206-3306
CURRENT OCCUPANT	3560 N 9TH ST	MILWAUKEE, WI 53206-3305
CURRENT OCCUPANT	3567 N 9TH ST	MILWAUKEE, WI 53206-3306
CURRENT OCCUPANT	3568 N 9TH ST	MILWAUKEE, WI 53206-3305
CURRENT OCCUPANT	3571 N 9TH ST	MILWAUKEE, WI 53206-3306
CURRENT OCCUPANT	3571A N 9TH ST	MILWAUKEE, WI 53206-3306
CURRENT OCCUPANT	3608 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3610 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3614 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3614A N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3618 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3620 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3624 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3626 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3628 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3629 N 8TH ST	MILWAUKEE, WI 53206-3302
CURRENT OCCUPANT	3632 N 9TH ST	MILWAUKEE, WI 53206-3307
CURRENT OCCUPANT	3635 N 8TH ST	MILWAUKEE, WI 53206-3302
CURRENT OCCUPANT	3643 N 8TH ST	MILWAUKEE, WI 53206-3302
CURRENT OCCUPANT	3649 N 8TH ST	MILWAUKEE, WI 53206-3302
CURRENT OCCUPANT	3649A N 8TH ST	MILWAUKEE, WI 53206-3302
CURRENT OCCUPANT	835 W ATKINSON AVE	MILWAUKEE, WI 53206-3323
CURRENT OCCUPANT	835A W ATKINSON AVE	MILWAUKEE, WI 53206-3323
CURRENT OCCUPANT	836 W ATKINSON AVE	MILWAUKEE, WI 53206-3322
CURRENT OCCUPANT	915 W ATKINSON AVE	MILWAUKEE, WI 53206-3326
CURRENT OCCUPANT	915A W ATKINSON AVE	MILWAUKEE, WI 53206-3326
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Total Records: 27

Radius: 250.0 feet and Center of Circle: 830 W Atkinson Ave



# 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](mailto: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: WHOLESALE VEHICLE DEALER

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

## 2. Business Operations

- a. Proposed Opening Date: 7/3/2021
- 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: NAIL SALON

## 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: 1 Locations: OFFICE  
Outside: \_\_\_\_\_ Locations: \_\_\_\_\_
- 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: CITY OF MILWAUKEE

### 5. Security

- a. Are there onsite parking spaces?  No  Yes If yes, how many? 3 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 security personnel on premise?  No  Yes If yes, how many? \_\_\_\_\_ and answer the following:  
 What are their responsibilities? \_\_\_\_\_  
 Is security equipment used?  No  Yes If yes, describe \_\_\_\_\_  
 List their licensing, certification, or training credentials \_\_\_\_\_
- d. Will there be security cameras?  No  Yes If yes, how many? \_\_\_\_\_ and list locations: \_\_\_\_\_
- e. Will searches/identification checks be done upon entry?  No  Yes If yes, describe \_\_\_\_\_

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

Alcohol _____%	Food _____%	Secondhand Merchandise <u>100</u> %	Precious Metals & Gems _____%
Entertainment _____%	Cigarettes _____%		
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

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

#### Type 2

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

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

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

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

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



## 9. Premises Description

- a. Identify all area(s) of the premises that will be used in operating this business (include areas used only for storage):  
 1<sup>st</sup> Floor  2<sup>nd</sup> Floor  Basement Storage  Patio  Beer Garden  Sidewalk Café  Deck  Rooftop  
 Other: Describe: \_\_\_\_\_
- b. Describe Location:  Major Thoroughfare  Secondary Street  Other: \_\_\_\_\_
- c. Nearest Major Cross Street: ATKINSON
- 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: MIXED
- g. Building Owner Name: CNBC LLC Phone Number: 414-246-7733  
 Building Owner Address: 2136 N PROSPECT AVE, UNIT 106, MILWAUKEE, WI 53202

## 10. Hours of Operation & Customers

Will customers be entering the premises?  No  Yes

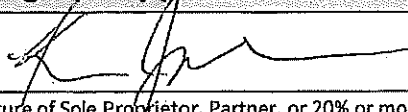
Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	CLOSED	CLOSED	0	-	
Monday	8:00AM	4:00PM	1	16+	
Tuesday	8:00AM	4:00PM	1	16+	
Wednesday	8:00AM	4:00PM	1	16+	
Thursday	8:00AM	4:00PM	1	16+	
Friday	8:00AM	4:00PM	1	16+	
Saturday	CLOSED	CLOSED	0	-	

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

Alcohol Establishments Class A: 8:00 am to 9:00 pm Sunday thru Saturday  
 Permitted Hours of Operation: Class B: 6:00 am to 2:00 am Sunday thru Thursday, 6:00 am to 2:30 am Friday & Saturday

Entertainment Outdoor Closing Hours: 10:00pm Sunday-Thursday, 12:00am Friday & Saturday, unless a different time, either earlier or later, is established by the Common Council in its approval of the licensee's plan of operation.

## 11. Signature(s)

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

\_\_\_\_\_  
 Signature of additional partner or 20% or more shareholder

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



**SECONDHAND MOTOR VEHICLE DEALER LICENSE  
SUPPLEMENTAL PLAN OF OPERATION**

Office of the City Clerk License Division  
200 E. Wells St. Room 105; Milwaukee, WI 53202  
(414) 286-2238 e-mail address: [license@milwaukee.gov](mailto:license@milwaukee.gov)

Legal Entity Name: Beems Auto Sales LLC  
Premises Address: 830 W Atkinson Ave Milwaukee, WI 53206

**SECTION 1 LICENSE TYPE**

What type of license are you applying for? (check one)  Retail  Wholesale

**SECTION 2**

Will you also be dealing in secondhand vehicle parts?  Yes  No

If wholesale, is the premises address a residential (home) address?  Yes  No

If yes, you must obtain a Home Occupational Statement from the Department of Neighborhood Services (414) 286-3874.

No vehicles can be parked and no customers are allowed at the premises.

The following questions in Section 2 do not apply to wholesale from a residential address. Go to Section 3.

Number of parking spaces available to customers/employees \_\_\_\_\_

Number of parking spaces that will be used for display/storage of Secondhand Motor Vehicles \_\_\_\_\_

Do you understand that all vehicles associated with the business must be stored on the licensed premise?  Yes  No

What are your plans to ensure this requirement is met (check all that apply)?  Employee Training

Supervisor Monitoring  Fenced Lot  Keys Kept in Locked Box  Other: \_\_\_\_\_

Do you understand all maintenance/repair work to these vehicles must be confined to the licensed premise?  Yes  No

What are your plans to ensure this requirement is met (check all that apply)?  Employee Training

Supervisor Monitoring  Designated Repair Area  Other: \_\_\_\_\_

Do you understand all keys to used motor vehicles offered for sale must be kept in a secure lockbox inside the dealership building at all times when the dealership is not open for business?  Yes  No

What are your plans to ensure this requirement is met (check all that apply)?  Employee Training

Supervisor Monitoring  Other: \_\_\_\_\_

**SECTION 3 DISCLOSURE**

Has any person on the application ever had a license relating to the activities licensed in Milwaukee Code of Ordinances Chapter 92 denied, not renewed, suspended, or revoked?  No  Yes

If yes, provide the circumstances and jurisdiction in which the event occurred (including a record of any actions from the State Department of Transportation and Financial Institutions relating to suspensions, revocations, forfeitures and warnings imposed by these departments relating to the operation of any automotive sales business by the applicant):

**SECTION 4 SIGNATURES**

[Signature]  
Sole Proprietor, Partner, or 20% or more Shareholder  
(If there are no 20% or more shareholders,  
Corporate Officer-print name/title and sign)

\_\_\_\_\_  
Additional partner or 20% or more shareholder