



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Wednesday, February 01, 2023

COMMITTEE MEETING NOTICE

AD 02

ABED, Maram, Agent
Ableen LLC
8285 S FOUR OAKES DR
Franklin, WI 53132

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, February 14, 2023 at 09:25 AM

The access code is https://meet.goto.com/260379253. If you wish to call in: +1 (872) 240-3311 and use Access Code: 260-379-253. Please see the enclosed best practices document for further instructions.

Regarding: Your Class A Malt & Class A Liquor License Application as agent for "Ableen LLC" for "Ritz Food Market" at 5834 W Villard 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 in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

[Handwritten signature of Jim Cooney]

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, February 01, 2023

COMMITTEE MEETING NOTICE

AD 02

ABED, Maram, Agent  
Ableen LLC  
5834 W Villard Av  
Milwaukee, WI 53218

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, February 14, 2023 at 09:25 AM**

The access code is <https://meet.goto.com/260379253>. If you wish to call in: [+1 \(872\) 240-3311](tel:+18722403311) and use Access Code: 260-379-253. Please see the enclosed best practices document for further instructions.

**Regarding:** Your Class A Malt & Class A Liquor License Application as agent for "Ableen LLC" for "Ritz Food Market" at 5834 W Villard 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 in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

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

Jim Cooney  
License Division Manager

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

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

**Crite, Yvette**

---

**From:** Cooney, Jim  
**Sent:** Wednesday, January 25, 2023 6:23 PM  
**To:** Crite, Yvette  
**Cc:** Martin, Faviola; Milano, Marissa  
**Subject:** FW: Ritz Food Mart-5834 W Villard Ave  
**Attachments:** IMG\_20230124\_124105562\_HDR.jpg; IMG\_20230124\_124145646.jpg; IMG\_20230124\_124133274.jpg; IMG\_20230124\_124124071.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please add as an objection.

---

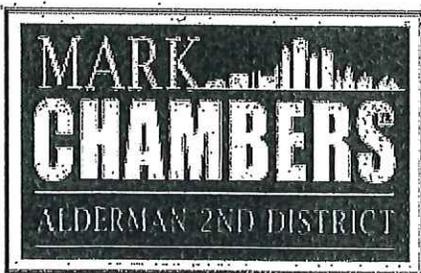
**From:** Chambers, Mark <Mark.Chambers@milwaukee.gov>  
**Sent:** Tuesday, January 24, 2023 4:33 PM  
**To:** Cooney, Jim <Jim.Cooney@milwaukee.gov>  
**Cc:** Oatis-McMiller, Glenda <Glenda.Oatis-McMiller@milwaukee.gov>  
**Subject:** FW: Ritz Food Mart-5834 W Villard Ave

**REDACTED RECORD**

Please enter in as evidence.

**Mark A Chambers Jr.**

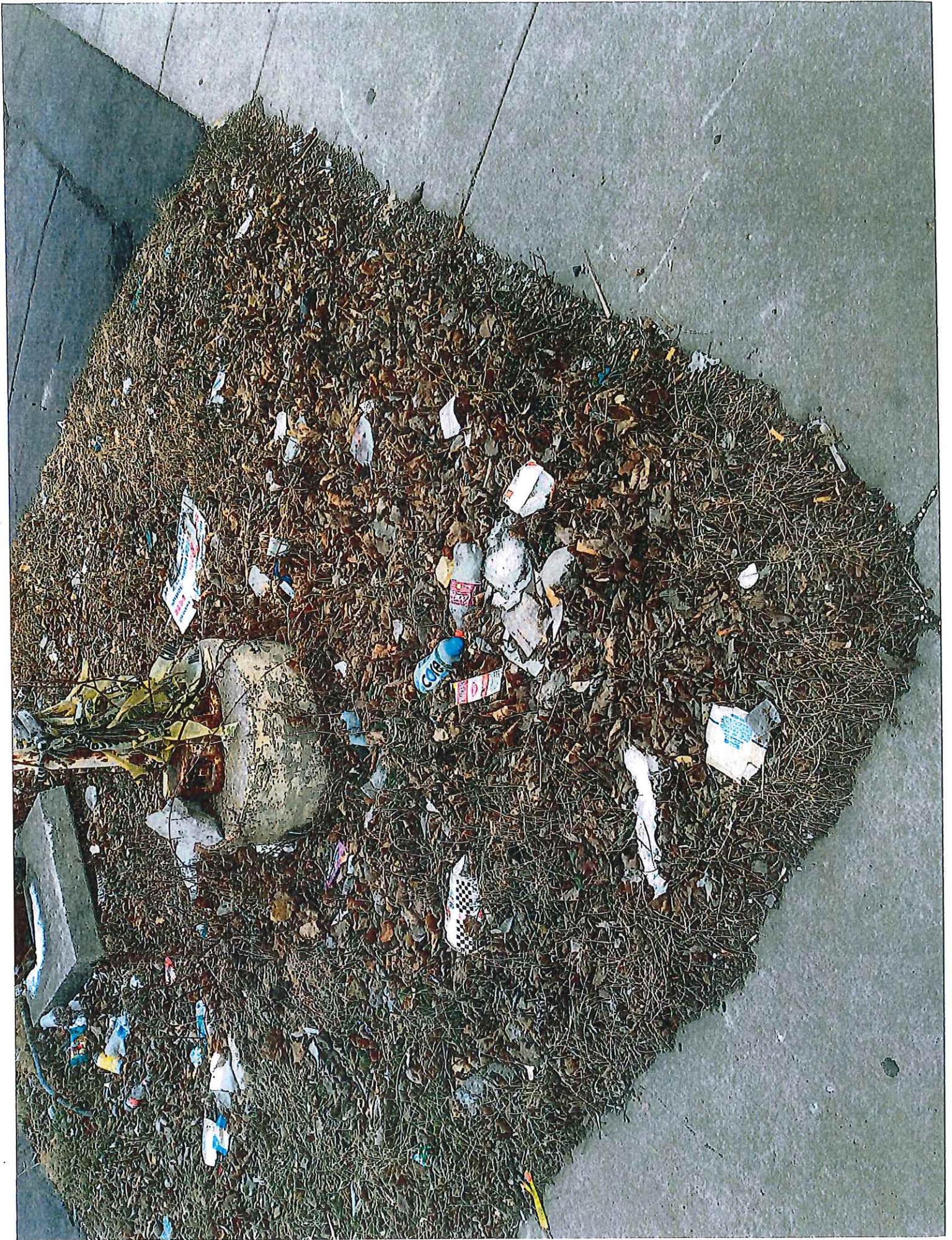
2<sup>nd</sup> District Alderman  
City Hall 200 E. Wells Street Room 205 Milwaukee, Wisconsin 53202  
(o) 414-286-3777 | (e) [mark.chambers@milwaukee.gov](mailto:mark.chambers@milwaukee.gov) | [@MarkChambersMKE](https://twitter.com/MarkChambersMKE)



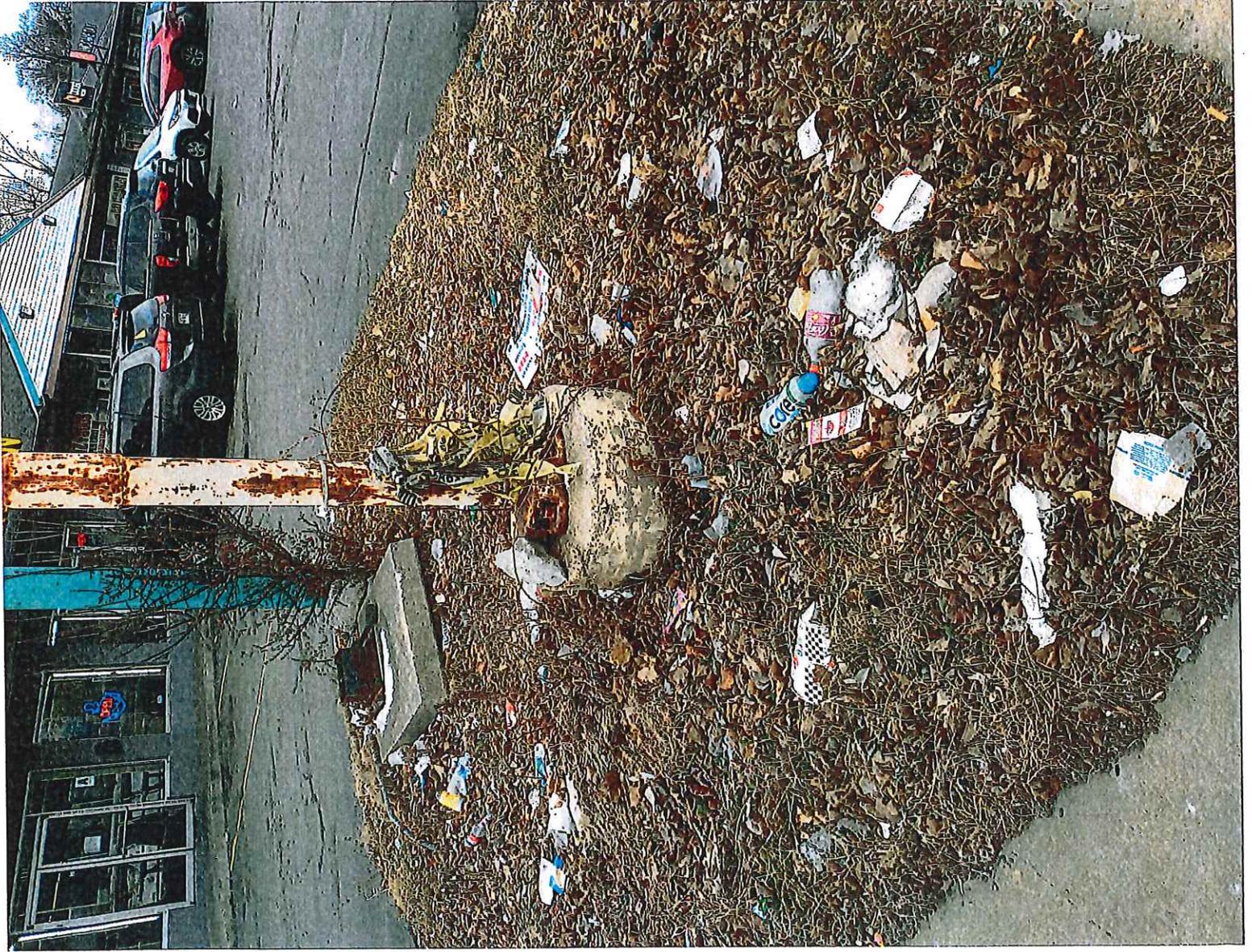
---

**From:**  
**Sent:** Tuesday, January 24, 2023 2:15 PM  
**To:** Chambers, Mark <Mark.Chambers@milwaukee.gov>  
**Subject:** Ritz Food Mart-5834 W Villard Ave

You don't often get email from [here's photos from Ritz Food Mart](#) [Learn why this is important](#)









# MILWAUKEE POLICE DEPARTMENT LICENSING

## CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 05/18/22  
LICENSE TYPE: ALQML  
NEW:   
RENEWAL:

No. 337847  
Application Date: 05/13/22

License Location: 5834 W Villard Avenue  
Business Name: Ritz Food Mart

Licensee/Applicant: Abed, Maram  
(Last Name, First Name, MI)

Date of Birth: 11/27/91

Home Address: 10185 W Plumtree Cr #102  
City: Hales Corners State: WI Zip Code: 53130  
Home Phone: 901-650-4722

This report is written by Police Officer Corstan D. COURT, assigned to the License Investigation Unit, Days.

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

1. On 01/06/21 at 5:11pm, officers were dispatched to Ritz Food Market, 5834 W. Villard Av., for a Property Damage. Officers interviewed the caller/agent, who stated a known subject, who had previously stolen items from the store, entered but was refused service. The subject became irate and took a pack of gummy bears prior to leaving. The caller then began to yell at the subject, causing the subject to begin to return to the store. The caller then locked the door; however, the subject began to strike the door and windows causing damage. The agent was cooperative allowing officers to view video surveillance of the incident.

=====

Date: 05/19/2022  
Officer: T. Geniesse

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

Name of Premise: Ritz Food Mart  
Address: 5834 W Villard Ave  
Phone: 414-464-7910

Owner: Maram S Abed I/F 11/27/91  
Owner address: 8285 S Four Oaks Dr  
City State Zip: Franklin, WI 53132  
Owner Phone: 901-518-8080  
Owner email: abedeen12@yahoo.com

Manager: Hadi Abed  
Home Address: 8285 S Four Oaks Dr  
City State Zip: Franklin, WI 53132  
Phone: 901-650-4722  
Email: abedeen12@yahoo.com

Preferred contact: Hadi Abed

Location currently open:  YES  NO

Projected open date:

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

Hours of Operation: Sun: 24 hours Y N

Mon: 9A-9P  
Tue: 9A-9P  
Wed: 9A-9P  
Thu: 9A-9P  
Fri: 9A-9P  
Sat: 9A-9P

Premise Type: Liquor Store  
Convenience Store  
Other:

Licenses currently held:

Alcohol:  Yes  No Class: A #: 0199439  
Tobacco:  Yes  No #: cig-1030594  
Food:  Yes  No #: frest-0012504  
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: 2
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: 30 Days
19. Are there exterior cameras  Yes  No How many: 2
20. Are there interior cameras  Yes  No How many: 12
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:**



Summary

Name	Count	Area(ft²)	Length(mi)
Alcohol Licenses	1		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	ASR, INC	VILLARD FOODS	AHMAD A ABDALLAH, Agt	5123 W VILLARD AV	Class A Malt & Class A Liquor License		2/20/2022, 6:00 PM	1

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



Wednesday, February 01, 2023



# Notice of Public Hearing

Blank Notice

---

ABED, Maram, Agent  
Ritz Food Market at 5834 W Villard Av  
Class A Malt & Class A Liquor License Application

**Tuesday, February 14, 2023 at 9:25 AM**

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place on 2/14/2023 at 9:25 AM in Room 301-B, Third Floor, City Hall. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony via phone or internet are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or [stasst5@milwaukee.gov](mailto:stasst5@milwaukee.gov) for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

---

## 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	5156 N 58TH ST	MILWAUKEE, WI 53218-4250
CURRENT OCCUPANT	5156 N 60TH ST	MILWAUKEE, WI 53218-4103
CURRENT OCCUPANT	5157 N 58TH ST	MILWAUKEE, WI 53218-4251
CURRENT OCCUPANT	5161 N 60TH ST	MILWAUKEE, WI 53218-4104
CURRENT OCCUPANT	5162 N 58TH ST	MILWAUKEE, WI 53218-4250
CURRENT OCCUPANT	5162 N 60TH ST	MILWAUKEE, WI 53218-4103
CURRENT OCCUPANT	5163 N 58TH ST	MILWAUKEE, WI 53218-4251
CURRENT OCCUPANT	5216 N 60TH ST	MILWAUKEE, WI 53218-3257
CURRENT OCCUPANT	5217 N 57TH ST	MILWAUKEE, WI 53218-3223
CURRENT OCCUPANT	5217 N 58TH ST	MILWAUKEE, WI 53218-3271
CURRENT OCCUPANT	5219 N 58TH ST	MILWAUKEE, WI 53218-3271
CURRENT OCCUPANT	5220 N 58TH ST# 1	MILWAUKEE, WI 53218-3270
CURRENT OCCUPANT	5220 N 58TH ST# 2	MILWAUKEE, WI 53218-3270
CURRENT OCCUPANT	5220 N 58TH ST# 3	MILWAUKEE, WI 53218-3270
CURRENT OCCUPANT	5221 N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5221A N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5222 N 60TH ST	MILWAUKEE, WI 53218-3257
CURRENT OCCUPANT	5222 N 61ST ST# 1	MILWAUKEE, WI 53218-3103
CURRENT OCCUPANT	5222 N 61ST ST# 2	MILWAUKEE, WI 53218-3103
CURRENT OCCUPANT	5222 N 61ST ST# 3	MILWAUKEE, WI 53218-3103
CURRENT OCCUPANT	5222 N 61ST ST# 4	MILWAUKEE, WI 53218-3103
CURRENT OCCUPANT	5222 N 61ST ST# 5	MILWAUKEE, WI 53218-3103
CURRENT OCCUPANT	5222 N 61ST ST# 6	MILWAUKEE, WI 53218-3103
CURRENT OCCUPANT	5223 N 58TH ST	MILWAUKEE, WI 53218-3271
CURRENT OCCUPANT	5224 N 60TH ST	MILWAUKEE, WI 53218-3257
CURRENT OCCUPANT	5225 N 57TH ST	MILWAUKEE, WI 53218-3223
CURRENT OCCUPANT	5226 N 58TH ST	MILWAUKEE, WI 53218-3270
CURRENT OCCUPANT	5226 N 60TH ST	MILWAUKEE, WI 53218-3257
CURRENT OCCUPANT	5227 N 58TH ST	MILWAUKEE, WI 53218-3271
CURRENT OCCUPANT	5227 N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5227A N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5227B N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5228 N 60TH ST	MILWAUKEE, WI 53218-3257
CURRENT OCCUPANT	5231 N 57TH ST	MILWAUKEE, WI 53218-3223
CURRENT OCCUPANT	5233 N 58TH ST	MILWAUKEE, WI 53218-3271
CURRENT OCCUPANT	5233 N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5234 N 58TH ST	MILWAUKEE, WI 53218-3270
CURRENT OCCUPANT	5236 N 60TH ST	MILWAUKEE, WI 53218-3257
CURRENT OCCUPANT	5237 N 57TH ST	MILWAUKEE, WI 53218-3223
CURRENT OCCUPANT	5238 N 61ST ST	MILWAUKEE, WI 53218-3101
CURRENT OCCUPANT	5240 N 61ST ST	MILWAUKEE, WI 53218-3101
CURRENT OCCUPANT	5241 N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5243 N 58TH ST	MILWAUKEE, WI 53218-3271
CURRENT OCCUPANT	5244 N 58TH ST	MILWAUKEE, WI 53218-3270
CURRENT OCCUPANT	5247 N 60TH ST	MILWAUKEE, WI 53218-3258
CURRENT OCCUPANT	5708 W VILLARD AVE	MILWAUKEE, WI 53218-4225

CURRENT OCCUPANT	5710 W VILLARD AVE	MILWAUKEE, WI 53218-4225
CURRENT OCCUPANT	5714 W VILLARD AVE	MILWAUKEE, WI 53218-4225
CURRENT OCCUPANT	5716 W VILLARD AVE	MILWAUKEE, WI 53218-4225
CURRENT OCCUPANT	5719 W VILLARD AVE	MILWAUKEE, WI 53218-4226
CURRENT OCCUPANT	5727 W VILLARD AVE	MILWAUKEE, WI 53218-4226
CURRENT OCCUPANT	5728 W VILLARD AVE	MILWAUKEE, WI 53218-4225
CURRENT OCCUPANT	5732 W VILLARD AVE	MILWAUKEE, WI 53218-4225
CURRENT OCCUPANT	5734 W VILLARD AVE	MILWAUKEE, WI 53218-4225
CURRENT OCCUPANT	5735 W VILLARD AVE	MILWAUKEE, WI 53218-4226

Blank Notice

Total Records: 55

Radius 250.0 feet and Center of Circle: 5834 W Villard Av



# BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 5/12/2020

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

## 1. Type of Business

Applying for:  Extended Hours (12AM to 5AM) - If a food establishment, check all that apply:  Delivery  Drive Thru  Dining Room  
 Self Service Laundry  Massage Establishment  Filling Station  
 Other (supplemental application for specific license also required)

Provide a detailed description of the type of business you plan on operating: GROCERY/ CONVENIENT STORE

Do you have any experience operating this type of business?  No  Yes If yes, explain: HAVE BEEN WORKING IN THIS BUSINESS FOR SEVERAL YEARS

## 2. Business Operations

- a. Proposed Opening Date: ASAB
- 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: FOOD/ TOBACCO/ BEER
- 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: 2 Locations: BY CASH REGISTER, RESTROOM  
Outside: 1 Locations: BY ENTRANCE
- 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: \_\_\_\_\_

## 5. Security

- a. Are there onsite parking spaces?  No  Yes If yes, how many? PLAZA LOT and describe the parking security plan: THERE IS 2 CAMERAS OUTSIDE
- 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? 8 and list locations: 2 CAMERAS OUTSIDE AND 6 CAMERAS INSIDE. 2 BY THE CASH REGISTER, 4 AROUND THE STORE CORNERS
- e. Will searches/identification checks be done upon entry?  No  Yes If yes, describe \_\_\_\_\_

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

Alcohol <u>30</u> %	Food <u>35</u> %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment _____ %	Cigarettes <u>25</u> %	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____ %	Other <u>10</u> % Describe: <u>HOUSEHOLD</u>
Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)		

## 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: FIRST FLOOR EAST BLDG
- b. Describe Location:  Major Thoroughfare  Secondary Street  Other: \_\_\_\_\_
- c. Nearest Major Cross Street: VILLARD AND 60TH STREET
- 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: RITZ REAL ESTATE Phone Number: 4144047910  
 Building Owner Address: 5834 W VILLARD AVE. MILWAUKEE, WI 53218

## 10. Hours of Operation & Customers

Will customers be entering the premises?  No  Yes

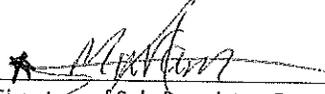
Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	9 <i>AM</i>	9 <i>PM</i>	150-200	18-75	
Monday	9	9	170	18-75	
Tuesday	9	9	170	18-75	
Wednesday	9	9	170	18-75	
Thursday	9	9	170	18-75	
Friday	9	9	150-200	18-75	
Saturday	9	9	150-200	18-75	

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

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

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

## 11. Signature(s)

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

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

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



# ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL APPLICATION

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

Legal Entity Name: **ABLEEN LLC**

Premise Address: **5834 W VILLARD AVE. MILWAUKEE, WI 53218**

## 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  Lease

b) Who owns the fixtures (for example, coolers, etc.)? OWNER

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

d) Total amount paid for business \$ 15,000

e) Total amount paid for goodwill of the business \$ 10,000

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

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

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

a) Date lease begins 10/01/2019 Ends 09/30/2024

b) Monthly rental \$ 3000

c) Do you have an option to renew the lease?  No  Yes

d) Does your lease allow for assignment to another party without the consent of the owner?  No  Yes

e) For what length of time have you been guaranteed occupancy (number of years)? 5 years

## Lease Information (Continued)

f) In addition to paying the monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease?  No  Yes If yes, explain \_\_\_\_\_

g) Does the present owner or occupancy object to the granting of your license?  No  Yes  
If yes, explain \_\_\_\_\_

## Change of Agent Applicants Only

Have there been any changes to the floor plan since the last application was submitted?  No  Yes

If no, a new floor plan is not required. If yes, submit a new floor plan and explain the change(s):  
\_\_\_\_\_

## Signature

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

Note: All information contained in this application is subject to approval by the Common Council.  
Deviating from approved plan of operation will subject licensee to citations, and/or suspension or non-renewal of the license.  
Contact the License Division for information on how to request changes.

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

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

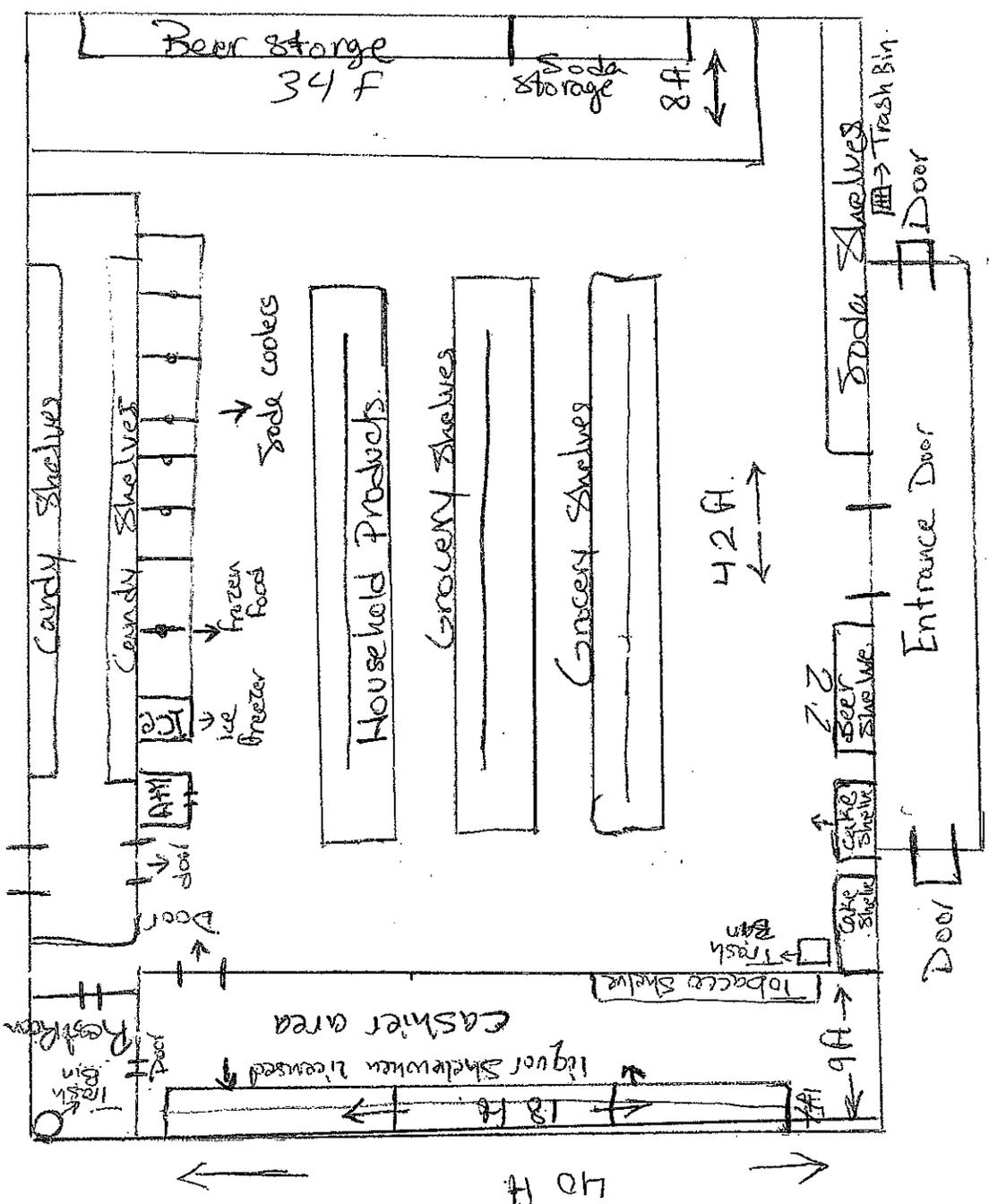
HPN 0 2022  
 Total sq. 2360  
 05/13/2022

Ableem LLC  
 DBA Ritz Food Market  
 Name of Marwan Samik Abed

5834 W Villard Ave Milwaukee, WI 53218

1710 SQ F

59 ft. →



Parking Plaza spots

230 FT / 38 FT

W Villard Ave. →