



CITY OF MILWAUKEE  
OFFICE OF THE CITY CLERK

Wednesday, October 28, 2020

COMMITTEE MEETING NOTICE

AD 09

HOLDEN, Ivan, Agent  
Pawn America Wisconsin, LLC  
1069 Hunter Ridge

Hudson, WI 54016

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

Tuesday, November 10, 2020 at 10:05 AM

**Regarding:** Your Secondhand Dealer's License Application as agent for "Pawn America Wisconsin, LLC" for "Pawn America" at 6574 N 76TH St.

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/560140757>. If you wish to call in, please call +1 (571) 317-3122 and use Access Code: 560-140-757.

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 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 OW CZARSKI, CITY CLERK

BY:

Jessica Ceella  
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  
OFFICE OF THE CITY CLERK

Wednesday, October 28, 2020

COMMITTEE MEETING NOTICE

AD 09

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Pawn America Wisconsin, LLC  
181 River Ridge Cr S

Burnsville, MN 55337

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JIM OWCZARSKI, CITY CLERK

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

Jessica Celella  
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)

# MILWAUKEE POLICE DEPARTMENT LICENSING

## CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 10/13/20  
LICENSE TYPE: SHD  
NEW:   
RENEWAL:

No. 315202  
Application Date: 10/06/20

License Location: 6574 N. 76<sup>th</sup> Street  
Business Name: Pawn America Wisconsin

Licensee/Applicant: Holden, Ivan  
(Last Name, First Name, MI)  
Date of Birth: 12/05/1991

Home Address: 1069 Hunter Ridge  
City: Hudson State: WI Zip Code: 54016  
Home Phone: 962-818-4149

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 08/23/18 the applicant was cited in St. Croix County with Entering Park in Vehicle without Sticker.

Charge: Entering Park in Vehicle without Sticker  
Finding: Guilty  
Sentence: fine  
Date: 09/12/18  
Case: 2018FO000386

2. On 09/18/18 the applicant was cited in St Croix County with Licensing of Dogs.

Case: Licensing of Dogs  
Finding: Guilty  
Sentence: fine  
Date: 09/26/18  
Case: 2018FO000454



Wednesday, October 28, 2020



# Notice of Public Hearing

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notice

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HOLDEN, Ivan, Agent  
Pawn America at 6574 N 76TH St  
Secondhand Dealer's License Application

**Tuesday, November 10, 2020 at 10:05 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 11/10/2020 at 10:05 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	6641 N 75TH ST 9	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 5	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 2	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 2	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 3	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 4	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 6	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 3	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 12	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6525 N 76TH ST	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 1	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 3	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 1	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 10	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 9	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 7	MILWAUKEE, WI 53223
CURRENT OCCUPANT	7418 W ACACIA ST	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 7	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 8	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 1	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 4	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 1	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 7	MILWAUKEE, WI 53223
CURRENT OCCUPANT	7419 W KIEHNAU AVE	MILWAUKEE, WI 53223
CURRENT OCCUPANT	7400 W ACACIA ST	MILWAUKEE, WI 53223
CURRENT OCCUPANT	7426 W ACACIA ST	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 5	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 2	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 12	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 10	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 6	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 4	MILWAUKEE, WI 53223
CURRENT OCCUPANT	7410 W ACACIA ST	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 2	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 7	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 11	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 4	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 8	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6641 N 75TH ST 11	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 8	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6626 N 77TH ST 6	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6600 N 77TH ST 5	MILWAUKEE, WI 53223
CURRENT OCCUPANT	7427 W KIEHNAU AVE	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 8	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 3	MILWAUKEE, WI 53223
CURRENT OCCUPANT	6635 N 75TH ST 6	MILWAUKEE, WI 53223

CURRENT OCCUPANT      6626 N 77TH ST 5      MILWAUKEE, WI 53223  
blank                      notice

Total Records: 47

Radius: 250.0 feet and Center of Circle: 6574 N 76th St



# 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: Pawnbroker - Secondhand Retail Sales

Do you have any experience operating this type of business?  No  Yes If yes, explain: We operate 17 stores in Minnesota and Wisconsin

## 2. Business Operations

- a. Proposed Opening Date: 11/1/2020
- 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: We are applying for a Secondhand Dealers License and a Weights and Measures License
- 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: TBD Locations: TBD - wastebaskets  
Outside: 1 Locations: Screened refuse area
- c. Is a crowd control barrier used?  No  Yes If yes, describe: \_\_\_\_\_
- d. How many restrooms are on the premises? 2
- 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? 47 approx. and describe the parking security plan: We will have lighting, cameras, monitoring by employees
- 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? 12+ and list locations: TBD
- 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>30</u> %	Precious Metals & Gems <u>40</u> %
Entertainment _____%	Cigarettes _____%	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____%	Other _____% Describe: _____
Pawnbroker Activity <u>30</u> %	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: \_\_\_\_\_
- b. Describe Location:  Major Thoroughfare  Secondary Street  Other: \_\_\_\_\_
- c. Nearest Major Cross Street: N 76th 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: Oranjestad Investments II Milwaukee Phone Number: \_\_\_\_\_  
 Building Owner Address: 2601 E Gatewood Dr, Appleton, WI

## 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	11:00 am	6:00 pm	100	18+	
Monday	9:00 am	7:00 pm	200	18+	
Tuesday	9:00 am	7:00 pm	150	18+	
Wednesday	9:00 am	7:00 pm	150	18+	
Thursday	9:00 am	7:00 pm	150	18+	
Friday	9:00 am	7:00 pm	200	18+	
Saturday	9:00 am	7:00 pm	200	18+	

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 Permitted Hours of Operation: Class A: 8:00 am to 9:00 pm Sunday thru Saturday  
 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)

Wayne Rixmann

Digitally signed by Wayne Rixmann  
 Date: 2020.09.16 08:56:24 -05'00'

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 DEALER LICENSE  
SUPPLEMENTAL PLAN OF OPERATION**

ccl-shdplan 10/17/19

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

Legal Entity Name: Pawn America Wisconsin LLC

Premises Address: 6574 N 76th St, Milwaukee, WI 53223

What type of business will you operate? (Select all that apply)

- Secondhand Dealer  Secondhand Dealer-Bicycles Only  Secondhand Dealer Mall
- Pawnbroker  Precious Metal & Gem Dealer

**Residency**

Has the agent, sole proprietor, or both partners lived in Wisconsin for at least 90 days prior to filing this application?

Yes  No If no, you are not eligible to apply for this license at this time per MCO 92-27-3.

**Merchandise & Sales**

List all items you will be selling: Secondhand goods including electronics, household goods, jewelry, collectibles, tools, sporting goods

What percent of your anticipated annual sales will involve precious metals and gems? 40 %

What percent of your anticipated annual sales will involve gold? 95 % of all precious metal transactions will be gold

Will you use a barcode scanner or scale for items to be sold by weight (price per pound, ounce, gram, etc.)?

No  Yes If yes, a Weights & Measures License is also required.

List any additional locations where you may temporarily conduct business: \_\_\_\_\_

How will transactions occur, if applicable?  Door-to-door  Conventions  Other: \_\_\_\_\_

**Security**

What are your plans to provide security for business records? Records must be kept at the premises address.

Kept in safe  Kept in locked cabinet  Digital records  Other: \_\_\_\_\_

What are your plans to ensure that business is not conducted with minors?

Check ID  Other: \_\_\_\_\_

**Signature**

I confirm that all information is true and correct. I understand I am required by law to inform the City Clerk of changes to this information within ten days.

Brad Rixmann, Chief Manager  
Print Name and Title of Individual, Partner, Member,  
Officer, or Agent of Corporation/LLC

Sign

**SUBMIT THIS FORM ALONG WITH THE  
BUSINESS LICENSE APPLICATION & BUSINESS LICENSE PLAN OF OPERATION**