



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Friday, September 15, 2023

COMMITTEE MEETING NOTICE

AD 14

ZHOU, Tingcai, Agent
HONG KONG SEAFOOD BUFFET LLC
270 W HOLT Av
Milwaukee, WI 53207

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall or you may attend virtually using the link below.

Tuesday, September 26, 2023 at 02:20 PM

The access code is <https://meet.goto.com/986783021>. If you wish to call in: +1 (408) 650-3123 and use Access Code: 986-783-021. Please see the enclosed best practices document for further instructions.

Regarding: Your Class B Fermented Malt, C Wine and Food Dealer License Applications as agent for "HONG KONG SEAFOOD BUFFET LLC" for "HONG KONG SEAFOOD BUFFET" at 270 W HOLT Av.

There is a possibility that your application may be denied for one or more of the following reasons: The recommendation of the committee regarding the application shall be based on evidence presented at the hearing. MCO 85-2.7-4, probative evidence concerning whether or not a new license should be granted may be presented on the following subjects: whether or not the applicant meets the municipal requirements, the appropriateness of the location and premises where the licensed premises is to be located and whether use of the premises for the purposes or activities permitted by the license would tend to facilitate a public or private nuisance or create undesirable neighborhood problems such as disorderly patrons, unreasonably loud noise, litter, and excessive traffic and parking congestion. Probative evidence relating to these matters may be taken from the plan of operation submitted with the license application, if any, but shall not include the content of any music. Evidence regarding the fitness of the location of the premises to be maintained as the principal place of business, including but not limited to whether there is an overconcentration of businesses of the type for which the license is sought; whether the proposal is consistent with any pertinent neighborhood business or development plans, or the location's proximity to areas where children are typically present. The applicant's record in operating similarly licensed premises; and whether or not the applicant has been charged with or convicted of any felony, misdemeanor, municipal offense or other offense, the circumstances of which substantially relate to the activity to be permitted by the license being applied for or any other factor which reasonably relates to the public health, safety or welfare may also be considered. See attached police report or correspondence.

Notice for applicants with warrants or unpaid fines: Proof of warrant satisfaction or payment of fines must be submitted at the hearing on the above date and time. Failure to comply with this requirement may result in a delay of the granting/denial of your application.

Failure to appear at this meeting may result in the denial of your license. Individual applicants must appear only in person or by an attorney. Corporate or Limited Liability applicants must appear only by the agent designated on the application or by an attorney. Partnership applicants must appear by a partner listed on the application or by an attorney. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition are present at the committee hearing and willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

You may examine the application file at this office during regular business hours prior to the hearing date. Inquiries regarding this matter may be directed to the person whose signature appears below.

Limited parking for persons attending meetings during normal business hours is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of Kilbourn Avenue and Water Street. You must present a copy of the meeting notice to the parking cashier.

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

JIM OW CZARSKI, CITY CLERK

BY: _____

Jim Cooney
License Division Manager

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

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



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

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AD 14

ZHOU, Tingcai, Agent
HONG KONG SEAFOOD BUFFET LLC
812 N GAMMON RD
Madison, WI 53717

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JIM OWCZARSKI, CITY CLERK

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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

Date: 8-22-2023
Officer: Michael Ward

City of Milwaukee Police Department
90-5-1.5 Crime Prevention Survey
Tavern Inspection

Name of Premise: Hong Kong Seafood Buffet
Address: 270 W. Holt Ave
Phone:

Owner: Tingcai Zhou
Owner address: 812 N. Gammon Rd
City State Zip: Madison WI 53717
Owner Phone: 608-215-4413
Owner email: JANLINTETZNER@yahoo.com

Licensee/Agent: Same
Home Address:
City State Zip:
Phone:
Email:

Preferred contact:

Location currently open: YES NO

Projected open date: October 2023

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

Hours of Operation: Sun: 10:30a to 10p 24 hours Y N
Mon: 10:30a to 10p
Tue: 10:30a to 10p
Wed: 1030a to 10p
Thu: 10:30a to 10p
Fri: 10:30a to 11p
Sat: 10:30a to 11p

Premise Type: Tavern/Bar
Restaurant
Other:

Licenses currently held:

- Alcohol: Yes No Class: #:
Tobacco: Yes No #:
Food: Yes No #:
Extended Hours: Yes No #:
Secondhand Dealer: Yes No Type: #:
Other: Yes No Type: #:
Other: Yes No Type: #:

Exterior Survey:

1. Is the area around the location clean? Yes No
2. What surrounds the location? (Check all the apply)
 - a. Park
 - b. School
 - c. Youth Center
 - d. Church
 - e. Tavern(s) If so, how many
 - f. Residential
 - g. Other businesses
 - h. Other:
3. Can you see from the outside of the location into the interior Yes No
4. Can you see the employees inside of the location from the outside Yes No
5. Are exterior windows free of signage Yes No
6. Is there a parking lot Yes No
7. Is the parking lot clean? Yes No
8. Off-Street parking Yes No
9. Is the parking lot well lit? Yes No Not observed -- see notes
10. Valet Parking Yes No
 - a. Will this lot have a guard? Yes No
 - b. Will this lot have cameras? Yes No
11. Are there areas where a person could conceal themselves Yes No
12. Is there exterior lighting? Yes No. Does it appears to be adequate Yes No
See notes
13. Exterior Payphone? Yes No
14. Are there No Loitering Signs posted? Yes No
15. Are there exterior security cameras Yes No How Many: 2
16. Are the address numbers prominently displayed and easy to see Yes No

Camera Survey:

17. Does this location have security cameras? Yes No
18. Are they in working order? Yes No
19. What format are the cameras?
 - a. Color Yes No
 - b. Digital Yes No
 - c. Recorded Yes No
20. How long is footage stored for later viewing: 90 days
21. Are there exterior cameras Yes No How many: 2

22. Are there interior cameras Yes No How many: 10
 23. Do all employees know how to retrieve recorded digital images/footage? Yes No

Managers

24. Cameras located in parking lot Yes No How many

Interior Survey:

25. What is the planned capacity 80
 26. What is the minimum number of employees That will be on premise 4
 27. 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
 28. Is the interior of the location neat and clean? Yes No
 29. Does an interior camera face the entrance/exit? Yes No
 30. Is there a lockable area that separates employees from customers? Yes No
 31. Are emergency and non-emergency numbers posted near the phone? Yes No **Will Add**
 32. 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 **Emailed**

Security

33. How many security personnel are going to be employed: **No Security**
 34. How will they be deployed: Interior Exterior
 35. What days will they be deployed Mon Tue Wed Thu Fri Sat Sun
 36. Will the security be managed by business or contracted
 37. Will they be armed Yes No
 38. What type of security measures to be used:
 Wanding/metal detector
 ID Scanner
 Dress Code
 Cover Charge
 Age restriction
 Other

ADDITIONAL COMMENTS/RECOMMENDATIONS:

This report is written by Police Officer Michael WARD, assigned to District Community Liaison office.

The location has 6 pole lights in the parking lot area of the business. These lights were not observed during the hours of darkness. If the lights are in working order, they should be adequate to light the lot.

The exterior of the business does have limited lighting. Again, it was not observed during the hours of darkness. Our recommendation would be to make sure the exterior of the building has adequate lighting around the entire building.

An was

This concludes my additional notes.

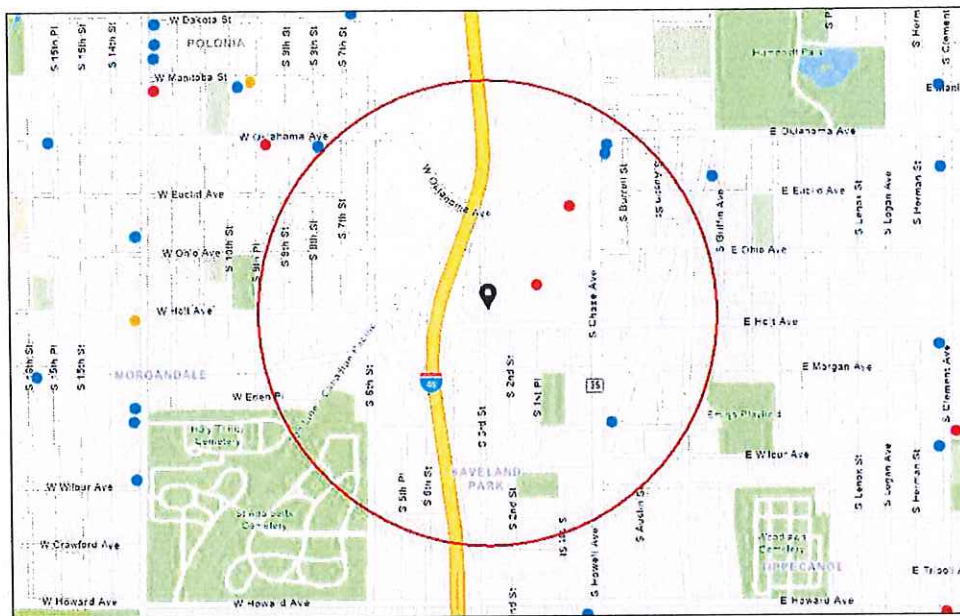


City Concentration Map for 270 W Holt Av

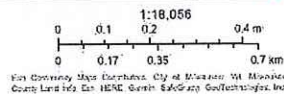
Area of Interest (AOI) Information

Area : 21,862,585.81 ft²

Jul 17 2023 15:18:20 Central Daylight Time



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



Summary

Name	Count	Area(ft ²)	Length(mi)
Alcohol Licenses	5		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	SAL B, LLC	Piggly Wiggly Supermarket # 71	Jennifer J Martin, Agt	123 W Oklahoma AV	Class A Malt & Class A Liquor License		9/25/2023, 7:00 PM	1
2	Restaurante La Salsa, LLC	Restaurante La Salsa	Cristian Jimenez, Agt	117-119 E Oklahoma AV	Class B Tavern License	99	10/9/2023, 7:00 PM	1
3	MEGA MARTS LLC	PICK 'N SAVE #6878	Jena Zastrow, Agt	250 W HOLT AV	Class A Malt & Class A Liquor License		10/22/2023, 7:00 PM	1
4	Dale and Carrie, LLC	Dale Z's	DALE J ZBIERANEK, JR, Agt	3585 S Howell AV	Class B Tavern License	79	12/16/2023, 6:00 PM	1
5	Chase Entertainment LLC	Sam's Tap	Sam J Leaf, Agt	3118 S CHASE AV	Class B Tavern License	37	7/5/2024, 7:00 PM	1

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



Friday, September 15, 2023



Notice of Public Hearing

Blank Notice

ZHOU, Tingcai, Agent
HONG KONG SEAFOOD BUFFET at 270 W HOLT Av
Class B Fermented Malt, C Wine and Food Dealer License Applications

Tuesday, September 26, 2023 at 2:20 PM

To whom it may concern:

The above application has been made by the above named applicant(s). This requires approval from the Licenses Committee and the Common Council of the City of Milwaukee. The hearing before the Licenses Committee will take place on 9/26/2023 at 2:20 PM in Room 301-B, Third Floor, City Hall. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony via phone or internet are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

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

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must appear in person and testify as to matters that you have personally experienced or seen. (You cannot provide testimony for your neighbor, parent or anyone else; this is considered hearsay and cannot be considered by the committee.)
3. No letters or petitions can be accepted by the committee (unless the person who wrote the letter or the persons who signed the petition are present at the committee hearing and willing to testify).
4. Persons opposed to the license application are given the opportunity to testify first; supporters may testify after the opponents have finished.
5. When you are called to testify, you will be sworn in and asked to give your name, and address. (If your first and/or last names are uncommon please spell them.)
6. You may then provide testimony.
 - a. Include only information relating to the above license application.
 - b. Include only information you have personally witnessed or seen.
 - c. Provide concise and relevant information detailing how this business has affected or may affect the peaceful enjoyment of your neighborhood.
 - d. If by the time you have the opportunity to testify, the information you wish to share has already been provided to the committee, you may state that you agree with the previous testimony. Redundant or repetitive testimony will not assist the committee in making its recommendation.
7. After giving your testimony, the members of the Licenses Committee and the licensee may ask questions regarding the testimony you have given or other factors relating to the license application.
8. Business Competition is not a valid basis for denial or non-renewal of a license.
Please Note: If you have submitted an objection to the above application your objection cannot be considered by the committee unless you personally testify at the hearing.

OCCUPANT	MAIL ADDRESS	CITY STATE ZIP
CURRENT OCCUPANT	213 W HOLT AVE	MILWAUKEE, WI 53207-3250
CURRENT OCCUPANT	3299 S 3RD ST	MILWAUKEE, WI 53207-2632
CURRENT OCCUPANT	3311 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3317 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3323 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3323A S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3327 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3333 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3339 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3343 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3349 S 3RD ST	MILWAUKEE, WI 53207-2634
CURRENT OCCUPANT	3407 S 1ST PL	MILWAUKEE, WI 53207-3233
CURRENT OCCUPANT	3407 S 3RD ST	MILWAUKEE, WI 53207-3239
CURRENT OCCUPANT	3408 S 2ND ST	MILWAUKEE, WI 53207-3236
CURRENT OCCUPANT	3412 S 2ND ST	MILWAUKEE, WI 53207-3236
CURRENT OCCUPANT	3412 S 4TH ST	MILWAUKEE, WI 53207-3245
CURRENT OCCUPANT	3413 S 1ST PL	MILWAUKEE, WI 53207-3233
CURRENT OCCUPANT	3413 S 2ND ST	MILWAUKEE, WI 53207-3235
CURRENT OCCUPANT	3413 S 3RD ST	MILWAUKEE, WI 53207-3239
CURRENT OCCUPANT	3418 S 2ND ST	MILWAUKEE, WI 53207-3236
CURRENT OCCUPANT	3419 S 2ND ST	MILWAUKEE, WI 53207-3235
CURRENT OCCUPANT	3419 S 3RD ST	MILWAUKEE, WI 53207-3239
CURRENT OCCUPANT	3419A S 3RD ST	MILWAUKEE, WI 53207-3239
CURRENT OCCUPANT	3422 S 3RD ST	MILWAUKEE, WI 53207-3240
CURRENT OCCUPANT	3423 S 3RD ST	MILWAUKEE, WI 53207-3239
CURRENT OCCUPANT	3423A S 3RD ST	MILWAUKEE, WI 53207-3239
CURRENT OCCUPANT	3424 S 2ND ST	MILWAUKEE, WI 53207-3236
CURRENT OCCUPANT	3425 S 2ND ST	MILWAUKEE, WI 53207-3235

Blank Notice

Total Records: 28

Radius 250.0 feet and Center of the Circle: 270 W Holt 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:

Chinese buffet

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

2. Business Operations

- a. Proposed Opening Date: 10/1/23
- b. Is this premise under construction? No Yes If yes, list estimated completion date: 9/1/2023
- c. Is this a franchise? No Yes
- d. Is this premises currently licensed? No Yes If yes, list type of license: _____
- e. Is the current licensee operating? No Yes If no, list date closed: _____
- f. Do you have future plans for other businesses, licenses or permits at this location? No Yes
If yes, explain: _____
- g. Have you previously held an Extended Hours License in Milwaukee? No Yes
If yes, list address(es): _____
- h. Are other businesses operating in the same building? No Yes If yes, describe: _____

3. Litter & Noise

- a. How are grounds kept clean? Sweep Pressure Wash Pick Up Litter Other: _____
- b. How often will grounds be cleaned? Daily Weekly As Needed Monthly Other: _____
- c. Grounds cleaned by: Licensee Building Owner Employees Hired Maintenance Other: _____
- d. How are noise issues prevented and/or addressed? Security Manager approaches customer(s) Call Police
 Signs Posted Other: _____
- e. Will a sound amplification system be used? No Yes If yes, describe: _____

4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas? No Yes If yes, describe: _____
- b. Number of Garbage Cans: Inside: 9 Locations: Kitchen (4), Dining (5)
Outside: 2 Locations: Front door, Side door
- c. Is a crowd control barrier used? No Yes If yes, describe: _____
- d. How many restrooms are on the premises? F(3) M(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? 80 and describe the parking security plan: _____
- b. Is there a loading zone? No Yes If yes, describe the loading area security plan: BACK DOOR
Security cameras
- 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? 4 and list locations: Back door.
front door, 2 side doors
- e. Will searches/identification checks be done upon entry? No Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>5</u> %	Food <u>95</u> %	Secondhand Merchandise <u>0</u> %	Precious Metals & Gems <u>0</u> %
Entertainment <u>0</u> %	Cigarettes <u>0</u> %		
Pawnbroker Activity <u>0</u> %	Salvaged Materials <u>0</u> % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) <u>0</u> %	Other <u>0</u> % 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 100 (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

9. Premises Description

a. Identify all area(s) of the premises that will be used in operating this business (include areas used only for storage):

1st Floor 2nd Floor Basement Storage Patio Beer Garden Sidewalk Café Deck Rooftop

Other: Describe: _____

b. Describe Location: Major Thoroughfare Secondary Street Other: _____

c. Nearest Major Cross Street: S. Third St Holt Ave

d. Describe Building: Free Standing Building Strip Mall Other: _____

e. Describe Premises Structure: Single Story Multi-Story - # of Stories _____ Other: _____

f. Describe Surrounding Area: Commercial Residential Industrial Other: _____

g. Building Owner Name: Ronald San Felippo Phone Number: 414-807-4448

Building Owner Address: 228 W. Wells St, Milwaukee 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	10:30 pm	60		
Monday	10:30 am	10:30 pm	50		
Tuesday	10:30 am	10:30 pm	50		
Wednesday	10:30 am	10:30 pm	50		
Thursday	10:30 am	10:30 pm	50		
Friday	10:30 am	11:00 pm	80		
Saturday	10:30 am	11:00 pm	80		

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)

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

Signature of additional partner or 20% or more shareholder

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



ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL APPLICATION

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

Legal Entity Name: Hong Kong Seafood Buffet LLC

Premise Address: 270 W. Holt Ave, Milwaukee, WI 53207

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.)? My Business

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

d) Total amount paid for business \$ _____

e) Total amount paid for goodwill of the business \$ _____

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 6/1/23 Ends 1/31/29

b) Monthly rental \$666.67

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


Lease Information (Continued)

- f) In addition to paying the monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease? No Yes If yes, explain _____
- g) Does the present owner or occupant object to the granting of your license? No Yes
If yes, explain _____

Change of Agent Applicants Only

Have there been any changes to the floor plan since the last application was submitted? No Yes
If no, a new floor plan is not required. If yes, submit a new floor plan and explain the change(s):

Signature


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

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

New and transfer of premises applicants must submit the following:

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



FOOD DEALER LICENSE PLAN OF OPERATION

OFFICE OF THE CITY CLERK, LICENSE DIVISION
 CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202
 (414) 286-2238 • license@milwaukee.gov • www.milwaukee.gov/license

Legal Entity Name: Hong Kong Seafood Buffet LLC

Premises Address: 270 W. Holt Ave, Milwaukee, WI 53207

SECTION 1 TYPE OF BUSINESS

What will be the majority of your food sales? (check one)

Restaurant Items (meals):
 MEALS include, but are not limited to, chicken, ribs, sandwiches, roasted corn, baked potatoes, hot dogs, brats, tacos, nachos w/ cheese and meat, French fries, cooked or deep fried vegetables/fruit, cooked cheese curds, corn dogs, egg rolls, salads.

Retail Items (snacks and beverages):
 RETAIL items include, but are not limited to, ice cream/soft serve, lemonade, snow cones, coffee, espresso, cappuccino, tea, fruit juice, smoothies, candy, dispensed soda, fruit cups, bakery, cookies, kettle corn, cotton candy, funnel cakes, fritters, tortilla chips w/ cheese.

Will it be a convenience store? Yes No

A convenience store contains less than 5,000 square feet of retail space and has, as its primary business, the sale of basic food items and in addition, sells household products or is a filling station that sells basic food items and household products.

Bed & Breakfast

Micro Market

All Applicants: Submit a menu or a list of food items that will be sold.

Will any wholesale business be done? No Yes If yes, what percentage of food sales will be wholesale?

Less than 25%

25% or More AND:

Restaurant items (meals) will be sold – Complete this application and also contact DATCP.

NO restaurant items (meals) will be sold - Do NOT complete this application. Contact DATCP only.

SECTION 2 FOOD PROCESSING

Will any food processing be done? No Yes

Processing is defined as assembling, grinding, cutting, mixing, baking, coating, stuffing, packing, bottling, grilling, canning, extracting, fermenting, distilling, pickling, freezing, drying, smoking, or packaging.

SECTION 3 FOOD REQUIRING TEMPERATURE CONTROL

Will any food that requires temperature control be sold? No Yes
 (includes dairy products such as milk, cheese, and ice cream, fish, shellfish, meat, poultry)

If yes, list the types of food items: meats, seafood, vegetables, fruits, ~~and~~

SECTION 4 DETAILS OF OPERATION

Will you have seating on site for dining? No Yes

Will you be doing any catering? No Yes

Will you be doing any delivery? No Yes

Will you have outdoor activities? No Yes - Check all that apply: Bar Cooking/Grilling Dining

Will you have a drive thru window? No Yes - Are hours different from inside? No Yes
 If Yes, provide drive thru hours: _____

Will scales or barcode scanners be used? No Yes - You must also apply for a Weights & Measures License.

SECTION 5 ADDITIONAL SITES

Where will food be prepared and/or sold?
 At a single site At multiple sites: How many? _____ (for example, a hotel with several dining rooms or bars)
 If multiple sites, attach a Food Dealer Additional Site Addendum (ccl-foodadd) for each additional site.

SECTION 6 CONSTRUCTION OR CHANGES

Are you planning any construction, remodeling or equipment changes?
 No If No, SKIP to Section 7
 Yes If Yes, check all that apply: New construction of a building Renovation or remodeling
 Construction changes to existing building Equipment changes only

Provide a brief description of the changes: _____
 Start date: _____
 Name, Address & Phone Number of Architect: _____
 Name, Address & Phone Number of Contractor: _____

SECTION 7 ALCOHOL BEVERAGES

Are you applying for an alcohol beverage license?
 No If No, SKIP to Section 8
 Yes If YES, if your food license is approved prior to the alcohol license, when do you want the food license issued?
 Immediately At the same time as the alcohol license

SECTION 8 ACKNOWLEDGEMENTS & SIGNATURE

You must initial each item confirming your understanding:

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

TZ I understand I must obtain an occupancy permit from the Department of Neighborhood Services and an inspection may be required. Neighborhood Services must advise the License Division of their approval before the license may be issued.

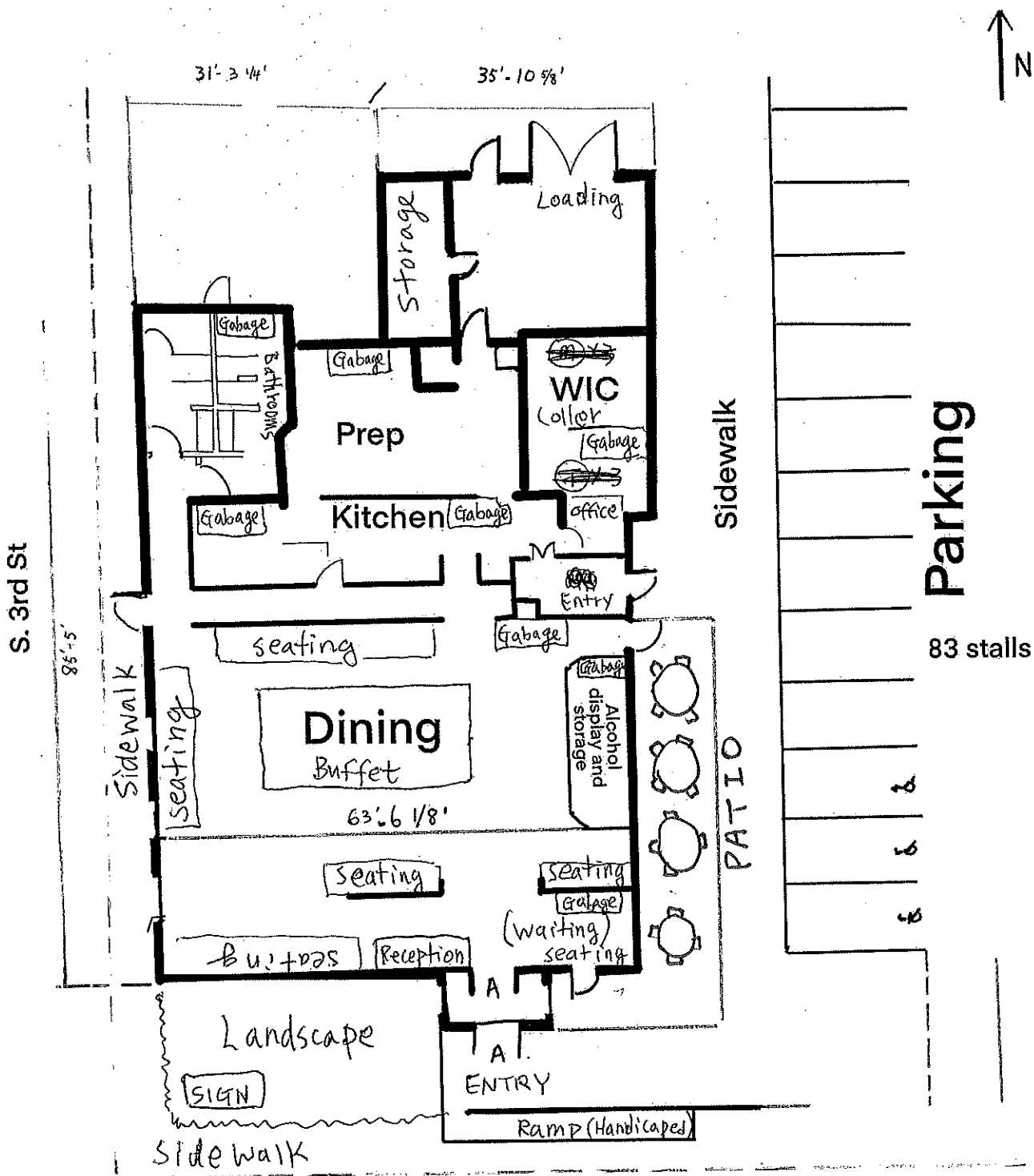
TZ I understand the district alderperson will review and either support or object to my application. If he/she objects, I may appeal and be scheduled to appear before the Licenses Committee. The Licenses Committee will then make a recommendation to the Common Council. The Common Council must grant the license before it may be issued.

TZ I understand proof of payment for all license fees must be on file in the License Division before the license may be issued and the license must be issued and posted in my establishment prior to opening for business.

TZ I will not operate my food business until the license has been issued and posted in the establishment.

Signature of Sole Proprietor, Partner, or 20% Shareholder: Tina Chen Zhou

Signature of Additional Partner: _____



W Holt Ave
 Hong Kong Seafood Buffet LLC
Hong Kong Seafood Buffet

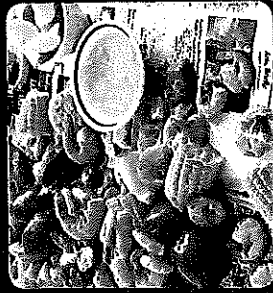
270 W Holt Ave
 Date: 7/17/2023

Ting Cai Zhou as Agent

Square feet:
 4,850

Get Your Hands Dirty

F1. Shrimp (No Head)	1/2 lb	8.00	1 lb	15.00
F2. Snow Crab Leg		14.00		26.00
F3. Crawfish		5.00		9.00
F4. Baby Cuttlefish		5.00		9.00
F5. Clams		---		9.00
F6. Fish Fillet		5.00		9.00
F7. Mussel		6.00		11.00
F8. Dungeness		---		23.00
F9. Lobster Tails (Each)	龍蝦尾 (只)	---		18.50
F10. King Crab Legs	帝王蟹腳	---		40.00



Side

F21. Sausage	香腸	Sm.	4.00	Lg.	7.00
F22. Fish Ball	魚丸		4.50		7.75
F23. Fish Tofu	魚豆腐		4.50		7.75
F24. Corn (3)	玉米		2.75		---
F25. Egg (2)	雞蛋		2.00		---
F26. Red Potato (5)	紅土豆		2.75		---

Seafood Boil Combo

SAUCE: Cajun / Garlic Butter / Lemon Pepper (One side of sauce for combo, not 2)
SPICY LEVEL: Mild / Medium / Hot / Extra Hot

COMBO 1 \$26.99

Served for 1 person

Snow Crab Legs (1/2 lb), Shrimp (No Head, 1/2 lb), Sausage, Fish Fillet, Egg, Corn, Red Potato
雪蟹腳 (半磅), 無頭蝦 (半磅), 香腸, 魚片, 雞蛋, 玉米, 紅土豆

COMBO 2 \$45.99

Served for 2 people

Snow Crab Legs (1 lb), Shrimp (No Head, 1/2 lb), Mussel, Clam, Sausage, Fish Tofu, Fish Fillet, Egg, Corn, Red Potato
雪蟹腳 (一磅), 無頭蝦 (半磅), 青口, 花蛤, 香腸, 魚豆腐, 魚片, 雞蛋, 玉米, 紅土豆

COMBO 3 \$66.99

Served for 3 people

Snow Crab Legs (1.5 lbs), Shrimp (No Head, 1 lb), Mussel, Clam, Sausage, Fish Tofu, Fish Fillet, Egg, Corn, Red Potato

Lunch Special 午餐 Chinese Bento Box

Monday to Friday 11am - 3pm
週一至週五 早上十一時至下午三時
Served with steamed rice
Choose between

A: Ox Tongue and Tripe with Chili Sauce

B: Steamed White Meat Chicken with Chili Oil Sauce
隨餐附贈米飯
(以及夫妻肺片與口水雞二選一)

- L1 Shredded Pork w. Chili Sauce
- L2 Farm Style Fried Pork
- L3 Meatball Braised in Soy Sauce
- L4 Red Braised Rib
- L5 Barbecued Spareribs
- L6 Pan Fried Pork Intestine
- L7 Red Braised Pork
- L8 Twice Cooked Sliced Pork w. Spicy Sauce
- L9 Sautéed Pickled Beans w. Shredded Pork
- L10 Ma Po Tofu (with Pork)
- L11 Spicy Fried Chicken
- L12 Kung Pao Diced Chicken
- L13 Fish Fillet w. Pickled Pepper
- L14 Sweet & Sour Fish Fillet
- L15 Salt & Pepper Shrimp
- L16 Beef w. Pickled Pepper
- L17 Beef w. Cumin
- L18 Eggplant w. Chili Sauce
- L19 Spicy & Sour Shredded Potato

Seafood Boil Lunch

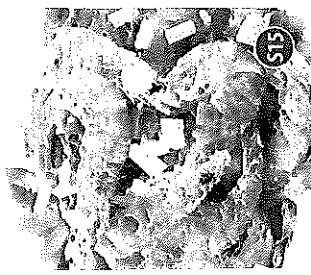
Monday - Friday: 11:00am-3:00pm

Served w. Corn, Red Potato, Egg & White Rice

SAUCE: Cajun / Garlic Butter / Lemon Pepper (one order of

SPICY LEVEL: Mild / Medium / Hot / Extra Hot

F31. Fish Fillet



國師推薦 5.15

- 紅燜豬蹄 16.95
- 葡萄爆里脊肉絲 15.95
- 酸菜肥腸 15.95
- 北京烤鴨 18.95
- 香麻中翅 15.95
- 大盤雞 18.95
- 毛血旺 19.99
- 乾鍋肥腸 15.95
- 紅燒黃花魚 16.99
- 火爆腰花 15.95
- 酸白菜余肥牛 17.95
- 鮮椒木耳 12.95

- 山水豆腐 13.95
- 沸騰魚香 21.95
- 椒鹽蝦 19.99
- 蕪菜 (新型味) 12.95
- 酸白菜炒肉絲 15.95
- 川味孜然羊肉 18.95
- 紅燒獅子頭 15.95

- 香菇菜膽 10.95
- 苦瓜炒蛋 10.95
- 家常豆腐 10.95
- 蒜茸豆苗 10.95
- 蠔油炒菜 10.95
- 炆炒空心菜 10.95

American Chinese Cuisine

美中式午餐

FRIED RICE

- A1 Egg Fried Rice 蛋炒飯
- A2 Vegetable Fried Rice 素菜炒飯
- A3 Pork Fried Rice 豬肉炒飯
- A4 Chicken Fried Rice 雞肉炒飯
- A5 Beef Fried Rice 牛肉炒飯
- A6 Shrimp Fried Rice 蝦炒飯
- A7 House Special Fried Rice 本樓炒飯
- A8 Seafood Fried Rice 海鮮炒飯

VEGETARIAN 10.50

- A11 Stir-fried Mixed Vegetables 炒素菜
- A12 Tofu Mixed w. Vegetables 魚香豆腐
- A13 Broccoli w. Garlic Sauce 炒左宗雞
- A14 Mushroom w. Brown Sauce
- A15 General Tso's Tofu

GUE'S SPECIAL 12.95

- A21 Four Season 炒海鮮
- A22 Seafood Delight 全干炒
- A23 Happy Family
- A24 Beef & Scallop
- A25 Triple Delight

BEEF 11.95

- A31 Beef w. Broccoli 芥素
- A32 Beef w. Vegetables 素雪
- A33 Beef w. Snow Peas 磨魚
- A34 Beef w. Mushrooms 四季
- A35 Beef w. Garlic Sauce
- A36 Szechuan Beef
- A37 Beef w. String Beans

Combo Special 特色套餐

Lunch \$8.95 Dinner \$11.95

Monday - Friday 11am-3pm
Served w. Egg Fried Rice & Egg Roll



- C1 General Tso's Chicken
- C2 Sesame Chicken
- C3 Orange Chicken
- C4 Sweet & Sour Chicken
- C5 Chicken w. Broccoli
- C6 Chicken w. Snow Peas
- C7 Kung Po Chicken
- C8 Chicken w. Mushroom
- C9 Szechuan Chicken
- C10 Chicken w. Garlic Sauce
- C11 Chicken w. Vegetables
- C12 Beef w. Broccoli
- C13 Beef w. Mushroom
- C14 Pepper Steak
- C15 Beef w. Mixed Vegetables
- C16 Shrimp w. Broccoli
- C17 Shrimp w. Mixed Vegetables
- C18 Shrimp w. Garlic Sauce
- C19 Shrimp w. Lobster Sauce
- C20 Pork w. Broccoli
- C21 Pork w. Vegetables
- C22 Pork w. Mushrooms
- C23 Pork w. Garlic Sauce

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2 GREAT RESTAURANTS IN ONE LOCAL

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FAX:

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Madison

MAIL

Business

Graphics

5 BLO

6

6 Madison



APPETIZERS 頭盤

- 01 Pork Egg Roll (1)..... 春卷 (猪肉) 1.50
- 02 Vegetable Egg Roll (1)..... 春卷 (素) 1.50
- 03 Edamame..... 毛豆 6.99
- 04 Crab Rangoon (8)..... 蟹角 5.95
- 05 Teriyaki Chicken (5)..... 雞串 6.99
- 06 Chicken Wings (8)..... 雞翅 8.95
- 07 Steamed Pork Dumpling (8)..... 水餃 6.99
- 08 Pan Fried Dumpling (8)..... 鍋貼 6.99
- 09 Fried Shrimp (12)..... 炸大蝦 6.99
- 10 Fried Scallop (10)..... 炸乾貝 6.99
- 11 Fried Sweet Biscuits (10)..... 麵包球 4.25
- 12 Seaweed Salad..... 海帶沙拉 6.99
- 13 Jellyfish Salad..... 涼拌海蜇頭 9.99
- 14 Ox Tongue & Tripe Chili Sauce (8)..... 夫妻肺片 9.99
- 15 Steamed White Meat Chicken w. Chili Sauce (8)..... 口水雞 8.99
- 16 Sliced Boiled Pork w. Garlic Sauce (8)..... 蒜泥白肉 9.99
- 17 Tofu w. Spring Onion..... 小蔥豆腐 6.99
- 18 Lotus Root Slices in Ginger Sauce..... 姜汁藕片 8.99

SOUP 湯

- 21 Wonton Soup..... 雲吞湯 2.95
- 22 Egg Drop Soup..... 蛋花湯 2.95
- 23 Hot & Sour Soup..... 酸辣湯 2.95
- 24 Seafood Soup..... 海鮮湯 4.25
- 25 West Lake Beef Chowder..... 西湖牛肉羹 10.95
- 26 Seafood Spicy & Sour Soup..... 海鮮酸辣湯 10.95
- 27 Chicken & Corn Soup..... 雞茸玉米湯 10.95
- 28 Cabbage in Meat Soup..... 上湯白菜 11.95
- 29 Rice Balls in Rice Wine Soup..... 酒釀湯圓 8.95
- 30 Oxtail Soup..... 牛尾砂鍋湯 16.95
- 31 Old Duck Soup..... 老鴨砂鍋湯 16.95
- 32 Chicken Soup..... 家雞砂鍋湯 16.95
- 33 Beef Bricklet Soup..... 牛腩砂鍋湯 16.95

CHICKEN 雞

- 41 Spicy & Sour Chicken Gizzard..... 酸辣雞胥 14.95
- 42 Chicken w. Chongqing Chili Sauce..... 歌樂山辣子雞 13.95
- 43 Kung Pao Chicken..... 宮保雞丁 13.95
- 44 Spicy & Sour Chicken..... 酸辣雞丁 13.95
- 45 Chicken in Special Garlic Sauce..... 魚香雞丁 13.95
- 46 Pepper Fried w. Chicken..... 尖椒炒雞丁 13.95
- 47 Dry-Braised Chicken in Hot Pot..... 乾鍋雞肉 13.95
- 48 Asparagus Fried Chicken..... 鮮蘆筍炒雞肉 15.95
- 49 Eggplant w. Salt Fish & Chicken Stew..... 鹹魚雞粒茄子煲 14.95
- 50 Braised Chicken w. Potato & Green Pepper..... 大盤雞 18.95
- 51 Spicy Fried Chicken..... 香辣雞丁 13.95

PORK 豬

- 61 Farm Style Stir-Fried Pork..... 農家小炒肉 13.95
- 62 Meatballs in Soybean Sauce..... 紅燒獅子頭 15.95
- 63 Twice Cooked Sliced Pork w. Spicy Sauce..... 回鍋肉 13.95
- 64 Pork w. Preserved Vegetable..... 梅菜扣肉 15.95
- 65 Fish Flavored Shredded Pork..... 魚香肉絲 13.95
- 66 Home Style String Bean and Pork Ribs..... 四季豆燜排骨 13.95
- 67 Spicy and Sour Pork Kidney..... 酸辣腰花 13.95
- 68 Pork w. Bean Sauce..... 京醬肉絲 13.95
- 69 Mao Style Stewed Pork..... 毛氏紅燒肉 13.95
- 70 Ribs Stewed w. Pumpkins..... 南瓜燉排骨 15.95
- 71 Dry-Braised Spare Ribs w. Spicy Sauce in Hot Pot..... 乾鍋排骨 15.95
- 72 Dry-Braised Intestine w. Spicy Sauce in Hot Pot..... 乾鍋肥腸 15.95
- 73 Ma Po Tofu (with Pork)..... 麻婆豆腐 12.95
- 74 Braised Pork Ribs w. Bitter Melon..... 苦瓜排骨煲 15.95
- 75 Pickled Chinese Cabbage w. Pig Intestine..... 酸菜肥腸 15.95
- 76 Pork Ribs w. Chopped Pepper Sauce..... 剁椒排骨 15.95
- 77 Sauteed Pickled Beans w. Pork..... 酸豆角肉絲 13.95
- 78 Potato w. Pork Ribs..... 土豆排骨 15.95
- 79 Shredded Pork w. Dried Bean Curd..... 香乾肉絲 13.95

NOODLE SOUP 湯麵

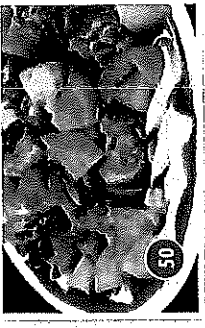
- 81 Noodle in House Spicy Beef Tender Vermicelli..... 麻辣牛腩麵 10.95
- 82 Noodle w. Stewed Beef..... 牛腩麵 10.95

HOUSE SPECIALS 本棧特色

- H1 Pepper Braised Chicken Wings..... 尖椒紅燒雞翅 14.95
- H2 Corn w. Crab Yolk..... 金沙玉米粒 13.95
- H3 Crab Soy Sauce..... 蟹黃豆花魚 13.95
- H4 Shredded Potato w. Crab Yolk..... 蟹黃土豆條 13.95

SPICY FOOD 麻辣系列

- P1 Spicy Fish..... 麻辣魚片 14.95
- P2 Spicy Beef..... 麻辣牛肉絲 13.95
- P3 Spicy Shrimp..... 麻辣蝦 13.95



BEEF/LAMB 牛/羊

- 91 Cumin Flavored Beef w. Chili Sauce..... 孜然牛肉 14.95
- 92 Cumin Flavored Lamb w. Chili Sauce..... 孜然羊肉 14.95
- 93 Black Pepper Beef..... 黑椒牛肉 13.95
- 94 Poached Sliced Beef in Hot Chili Sauce..... 水煮牛肉 13.95
- 95 Beef w. Pickled Pepper..... 泡椒牛肉 13.95
- 96 Dry-Braised Beef w. Spicy Sauce in Hot Pot..... 乾鍋牛肉 13.95
- 97 Bitter Melon w. Beef..... 苦瓜炒牛肉 13.95
- 98 Stir-Fried Beef w. Onion..... 蔥爆牛肉 13.95
- 99 Shredded Beef w. Red Chili..... 野山椒牛肉絲 15.95
- 100 Fatty Beef w. Sour Soup..... 酸湯肥牛湯 15.95
- 101 Stir-Fried Beef w. Fresh Asparagus..... 鮮芦笋炒牛肉 15.95

SEAFOOD 海鮮

- 111 Salt & Pepper Shrimp..... 椒鹽大蝦 14.95
- 112 Chef Special Fish Fillet..... 避風塘龍利魚 14.95
- 113 Huang Jin Shrimp..... 黃金蝦 14.95
- 114 Fish in Hot Pot..... 松鼠魚 14.95
- 115 Yellow Croaker Steamed or Braised in Soy Sauce..... 清蒸或紅燒黃花魚 14.95
- 116 Fish Fillet w. Pickled Pepper..... 泡椒魚片 14.95
- 117 Dry Braised Fish w. Spicy Sauce in Hot Pot..... 乾鍋魚片 14.95
- 118 Steamed Whole Fish w. Chopped Pepper Sauce..... 剁椒全魚 14.95
- 119 Sliced Fish w. Sweet & Vinegar..... 糖醋魚片 14.95