

To: City of Milwaukee Common License Committee Members (via email)

Cc: Neighbors from March 28, 2026 neighborhood meeting (via email)
Alderson Milele A. Coggs (via email)
Alderson Alex Brower (via email)
Jim Cooney, City of Milwaukee License Division Manager (via email)
Yadira Melendez, License Committee Staff Assistant (via email)
Tittu Rehmat Food, Inc. (via email)
MPD District 5 Community Partnership Unit Officers Rodriguez-Romo & Nelson (via email)

From: Attorney Michael S. Maistelman

Re: Tittu Rehmat Food, Inc., 418 E. Center Street, Milwaukee, Wisconsin
Mitigation Plan - Class A Fermented Malt Beverage License Renewal and Food Dealer License

Date: April 6, 2026

INTRODUCTION

On March 28, 2026, the Licensee, Parminder Kaur, her father Ramjit Singh and their attorney Michael Maistelman met with a number of neighbors to discuss their concerns. Those neighbors are being copied on this mitigation plan.

This Mitigation Plan addresses concerns raised by the neighbors at the March 29, 2026 neighborhood meeting, the police reports and by Alderson Coggs, and Alderson Brower, (who's district is located very close to 418 East Center St.). The Licensee acknowledges the seriousness of the concerns and submits the following structured, enforceable corrective measures.

1. MPD CPTED Assessment

The Licensee will schedule a Crime Prevention Through Environmental Design (CPTED) assessment with Milwaukee Police Department District 5 and implement the recommendations regarding lighting, visibility, video coverage, and access control.

2. Surveillance and Exterior Monitoring

High-resolution cameras monitor all areas and footage will be made available to MPD upon lawful request. Exterior lighting has been enhanced to eliminate dark areas and improve visibility.

The premises is equipped with:

- Twelve (12) interior cameras.

- Five (5) exterior cameras covering all entrances and perimeter areas.

Exterior activity is continuously visible to staff via live camera feeds. Current retention periods are approximately ten (10) days for interior cameras and fifteen (15) days for exterior cameras. The Licensee will evaluate upgrades to extend retention and will provide footage upon lawful request. The licensee will increase cameras on the east side of the building. And on the west side of the building.

3. MPD Fusus Camera Integration

The Licensee will register the premises with Milwaukee Police Department District 5 under MPD's Fusus camera-sharing program.

- Coordinate onboarding with MPD.
- Provide remote access to designated exterior cameras.
- Maintain camera functionality and address outages promptly.
- Expand or reposition cameras if recommended by MPD.

4. Continued prohibition of single-can and single-bottle beer sales.

5. Lighting.

Licensee will ensure that all the current lights are properly functioning. Licensee will also install additional lighting to the front of the store.

6. Gambling machines.

Licensee has already removed all gambling machines and will not obtain any other ones in the future.

7. Parking Lot.

The licensee will now give access to the parking lot to customers.

8. City owned property to the immediate west of the licensed premises.

The licensee will inquire from the city about the purchase of that vacant property. With the intention of turning, it into green space or something else that the neighbors could utilize, including a community garden or pickle ball court.

9. Exterior Accountability and Perimeter Control

The Licensee adopts a strict zero-tolerance policy for illegal activity. Any individual suspected of engaging in illegal conduct will be immediately removed and reported to MPD.

Employees must report all criminal activity; failure to report will result in discipline up to termination. No loitering is permitted; customers must leave immediately after transactions, and alcohol sales will be refused to individuals consuming alcohol outside. A written exterior monitoring log will be maintained documenting incidents, and enforcement actions.

The Licensee accepts responsibility for maintaining order on the exterior perimeter.

10. Hiring a licensed and bonded security guard to assist in policing the premises both inside and outside the store.

- The licensed and bonded security guard will among other duties do the following:
- Continuous exterior monitoring via cameras.
- Enforcement of no-loitering policies.
- Contacting MPD when necessary.
- Filing restraining orders against repeat offenders.
- Three (3) documented exterior litter sweeps per day.
- Written sweep log maintained on-site.

11. Community Engagement and Transparency

- Join neighborhood organizations.
- Give back to the community both financially and holding summer barbecues for the neighborhood.
- Attend monthly District 5 Crime and Safety Meetings.
- Periodically file public records requests to monitor reported activity.

12. Sanitation.

A daily sanitation log will be maintained documenting exterior cleaning and maintenance activities.

- Will, on a daily basis, inspect the alleyway immediately to the west of the property and will remove all debris that the public has dumped there.
- Weekly internal sanitation inspections.
- Documentation retained on-site.

13. Bona Fide Grocery and Household Operations

The Licensee will not sell any items reasonably associated with drug use or paraphernalia. Inventory will be regularly reviewed to ensure compliance.

The will store sells staple products including:

- Fresh vegetables (bell peppers, lettuce).
- Fresh fruit (bananas).
- Eggs, milk, cheese.
- Frozen and deli meats.
- Baby formula, soup, rice.
- Cleaning supplies, women's hygiene products.

The store accepts FoodShare (EBT) and WIC benefits.

14. Participation in the City of Milwaukee Pivot Program

The Licensee will register for and participate in the City of Milwaukee Pivot Program to strengthen regulatory compliance and operational oversight.

15. Employee Training and Operational Compliance

Training now includes mandatory reporting to MPD, zero-tolerance enforcement protocols, and documented compliance procedures. Violations will result in disciplinary action up to termination.

The Licensee will implement structured employee training to ensure compliance with all licensing and public safety requirements.

Training will include:

- Alcohol and tobacco sales compliance, including strict age-verification procedures and refusal-of-sale protocols.
- Prevention of sales to intoxicated persons.
- Immediate contact with Milwaukee Police Department when criminal or disorderly activity occurs.
- Enforcement of no-loitering policies.
- Exterior monitoring responsibilities and documentation of litter sweeps.

- Proper documentation and preservation of surveillance footage.

All employees will receive training upon hire and refresher training on a quarterly basis. Training sessions will be documented in writing and maintained on-site for inspection.

Any employee found violating alcohol or tobacco compliance policies will be subject to disciplinary action, up to and including termination.

16. 24/7 Contact Availability

The Licensee will participate in a 30-day compliance review with MPD District 5 and provide written confirmation to the License Committee summarizing corrective actions taken.

A direct phone number and email will be provided to the neighbors, Milwaukee Police Department District 5 and to both Alderperson's offices to ensure immediate access to store management regarding any concerns or incidents.

17. Ongoing Communication and Community Coordination

The store will maintain an active working relationship with neighborhood residents, Milwaukee Police Department, Alderperson Coggs, and Alderperson Brower to promptly address any concerns.

Store Contact Information:

Parminder Kaur

Email: Kaurpam36@yahoo.com

Phone: (414) 394-0814

CONCLUSION

The Licensee has taken ownership of exterior conditions, strengthened monitoring, implemented structured compliance systems, and committed to active collaboration with law enforcement and neighborhood stakeholders. The Licensee respectfully requests renewal of the licenses subject to the safeguards outlined herein.

Respectfully submitted,

Michael S. Maistelman

Attorney for Licensee

Maistelman & Associates, LLC