



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Friday, April 26, 2024

COMMITTEE MEETING NOTICE

AD 04

CASTELAZ, Ryan S, Agent
EQUAL PARTS LLC
817 N MARSHALL St
Milwaukee, WI 53202

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, May 07, 2024 at 09:55 AM

The access code is https://meet.goto.com/335080869. If you wish to call in: +1 (408) 650-3123 and use Access Code: 335-080-869 Please see the enclosed best practices document for further instructions.

Regarding: Your Class B Tavern and Food Dealer License Applications as agent for "EQUAL PARTS LLC" for "AGENCY COCKTAIL LOUNGE" at 817 N MARSHALL St.



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 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 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



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CASTELAZ, Ryan S, Agent
EQUAL PARTS LLC
1981 N PROSPECT AV #7
Milwaukee, WI 53202

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JIM OWCZARSKI, CITY CLERK

BY: _____

Jim Cooney
License Division Manager

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Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

MILWAUKEE POLICE DEPARTMENT LICENSING

CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 03/19/24

LICENSE TYPE: Class B Tavern

NEW:

RENEWAL:

No. 362935

Application Date:

License Location: 817 N Marshall

Business Name: Equal Parts

Licensee/Applicant: Castelaz, Ryan S
(Last Name, First Name, MI)

Date of Birth: 08/12/93

Home Address: 1425 N. Cass Street #200

City: Milwaukee

State: WI **Zip Code:** 53202

Home Phone: 414-405-7155

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

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

1. On 12/09/19 the applicant was charged with OWI – THC related (no alcohol) in Indiana. On 07/20/20, he was convicted and his license was revoked for 6 months.

Date: 3/20/2024
Officer: Plumley

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

Name of Premise: Equal Parts
Address: 817 N Marshall St
Phone:

Owner: Equal Parts LLC
Owner address: 817 N Marshall St
City State Zip: Milwaukee WI 53202
Owner Phone:
Owner email:

Licensee/Agent: Ryan CASTELAZ
Home Address: 1981 N Prospect Av #7
City State Zip: Milwaukee WI 53202
Phone: 414-405-7155
Email:

Preferred contact: Phone

Location currently open: YES NO

Projected open date: 4/1/2024

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

Hours of Operation: Sun: 8A-2A 24 hours Y N
Mon: 8A-2A
Tue: 8A-2A
Wed: 8A-2A
Thu: 8A-2A
Fri: 8A-230A
Sat: 8A-230A

Premise Type: Tavern/Bar
 Restaurant
 Other: Coffee shop in the morning / Cocktail lounge in evening

Licenses currently held:

Alcohol: Yes No Class: BTAVN #: 361103
 Tobacco: Yes No #:
 Food: Yes No #: 14644
 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
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
13. Exterior Payphone? Yes No
14. Are there No Loitering Signs posted? Yes No
15. Are there exterior security cameras Yes No How Many: 3
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: 30 Days
21. Are there exterior cameras Yes No How many:
22. Are there interior cameras Yes No How many:
23. Do all employees know how to retrieve recorded digital images/footage? Yes No

24. Cameras located in parking lot Yes No How many

Interior Survey:

- 25. What is the planned capacity Unknown at time of inspection
- 26. What is the minimum number of employees That will be on premise 1
- 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
- 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

Security

- 33. How many security personnel are going to be employed: 0
- 34. How ill they be deployed: Interior Exterior
- 35. What days will they be deployed MonTueWedThuFriSatSun
- 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:

Agent will consider security for larger events.

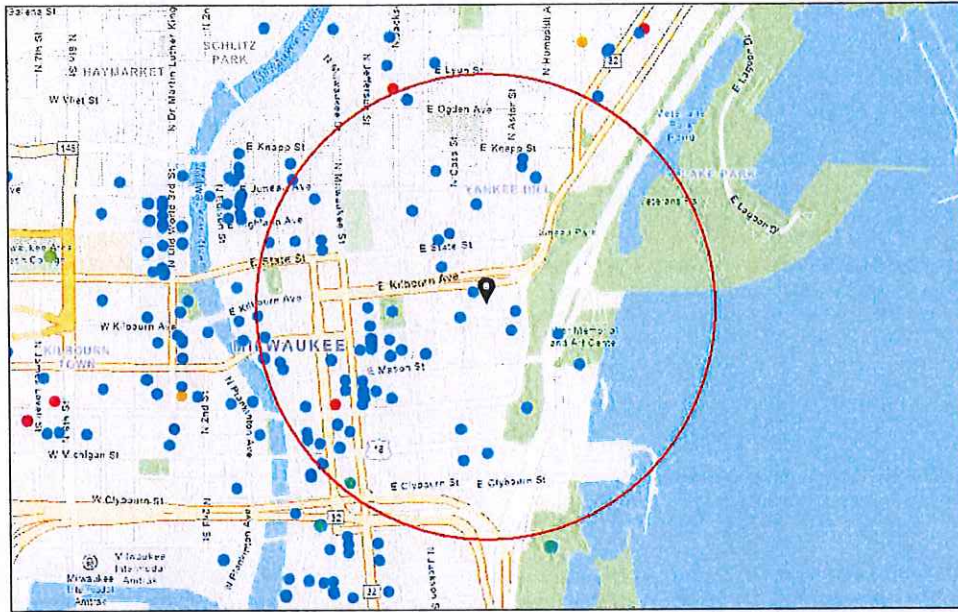


City Concentration Map for 817 N Marshall St

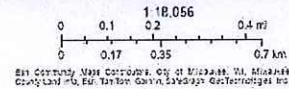
Area of Interest (AOI) Information

Area : 21,862,585.51 ft²

Mar 15 2024 12:26:59 Central Daylight Time



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



Summary

Name	Count	Area(ft ²)	Length(mi)
Alcohol Licenses	82		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	Allure MKE LLC	Allure MKE	Tino K Bates, Agt	787-789 N Jefferson ST	Class B Tavern License		3/15/2024, 7:00 PM	1
2	CHIPOTLE MEXICAN GRILL OF CO, LLC	CHIPOTLE MEXICAN GRILL #313	Brian J Bushaw, Agt	600 E OGDEN AV	Class B Tavern License	99	3/19/2024, 7:00 PM	1
3	Discourse Coffee, LLC	Discourse Coffee	Ryan S Castelaz, Agt	1020 N BROADWAY	Class B Tavern License	110	3/20/2024, 7:00 PM	1
4	Charro Latino, LLC	CARBON/LUC ID	Michael B Byers-Dent, Agt	725-729 N Milwaukee ST	Class B Tavern License	490	3/21/2024, 7:00 PM	1
5	M DE PALMA, LLC	MONICA'S ON ASTOR	MONICA J DE PALMA, Agt	1228 N ASTOR ST	Class B Tavern License	159	4/9/2024, 7:00 PM	1
6	Higbee's MKE LLC	BODEGA	PATSY SMITH-JAMES, Agt	628 N Water ST	Class B Tavern License	225	4/13/2024, 7:00 PM	1
7	Steakhouse Milwaukee LLC	Rare Steakhouse	Mark D Burish, Agt	833 E MICHIGAN ST	Class B Tavern License		4/16/2024, 7:00 PM	1
8	BRUNCH MKE LLC	BRUNCH	Morgan K Schnabl, Agt	714 N MILWAUKEE ST	Class B Tavern License	160	4/17/2024, 7:00 PM	1
9	East Town Association, Inc	East Town Association	Edgar L Sturkey, Agt	520 E WELLS ST	Class B Tavern License		4/17/2024, 7:00 PM	1
10	Jay Squared LLC	The Box	Jamie A Berger, Agt	311 E Wisconsin AV	Class B Tavern License	270	4/17/2024, 7:00 PM	1
11	Kinn GH LL LLC	Kinn MKE Guesthouse	Michael Dietrich, Agt	600 N BROADWAY	Class B Tavern License	258	5/1/2024, 7:00 PM	1
12	LUPI & IRIS, LLC	Lupi & Iris/Andiamo	Michael D DeMichele, Agt	777 N VAN BUREN ST	Class B Tavern License		5/7/2024, 7:00 PM	1
13	LUPI & IRIS, LLC	Lupi & Iris/Andiamo	Michael D DeMichele, Agt	777 N VAN BUREN ST	Class A Malt & Class A Liquor License		5/7/2024, 7:00 PM	1
14	Milwaukee School of Engineering	Milwaukee School of Engineering	Beth M Luedtke-Williams, Agt	1000 N BROADWAY	Class B Tavern License	480	5/18/2024, 7:00 PM	1
15	GRANDVIEW MANAGEMENT, INC	ZILLI LAKE & GARDENS	ROBERT J ZILLI, Agt	931 E WISCONSIN AV	Class B Tavern License	450	5/18/2024, 7:00 PM	1
16	Milwaukee School of Engineering	Milwaukee School of Engineering	Beth M Luedtke-Williams, Agt	1025 N BROADWAY	Class B Tavern License		5/18/2024, 7:00 PM	1
17	MILWAUKEE SCHOOL OF ENGINEERING	MILWAUKEE SCHOOL OF ENGINEERING	Beth M Luedtke-Williams, Agt	1120 N BROADWAY	Class B Tavern License	208	5/18/2024, 7:00 PM	1
18	Olive Tree LLC	Convenience +	Jamal T Shawar, Agt	308 E Wisconsin AV	Class A Malt & Class A Liquor License		5/19/2024, 7:00 PM	1

19	Gioannis Hospitality Family LLC	Safina's	DAVID J SAFINA, Agt	783-785 N Jefferson ST	Class B Tavern License		5/22/2024, 7:00 PM	1
20	JSWD Wisconsin Venture I LLC	The Westin Milwaukee	Jonathan M Lykins, Agt	550 N Van Buren ST	Class B Tavern License		5/22/2024, 7:00 PM	1
21	ZARLETTI, LLC	ZARLETTI	BRIAN C ZARLETTI, Agt	741 N MILWAUKEE ST 1	Class B Tavern License		5/23/2024, 7:00 PM	1
22	Wisconsin & Milwaukee Hotel, LLC	Milwaukee Marriott Downtown/Starbucks	Benjamin A Risseeuw, Agt	323 E Wisconsin AV	Class B Tavern License	312	5/23/2024, 7:00 PM	1
23	12AM Management Group, LLC	Room Seven	Andre B Lewis, Agt	780 N Jefferson ST	Class B Tavern License	240	5/25/2024, 7:00 PM	1
24	First MKD, LLC	Hilton Garden Inn	Sarah I Frost, Agt	611 N BROADWAY	Class B Tavern License		6/15/2024, 7:00 PM	1
25	SORFCO, LTD	THE KNICK	ELIAS G CHEDID, Agt	1030 E JUNEAU AV	Class B Tavern License		6/27/2024, 7:00 PM	1
26	MILWAUKEE COUNTY WAR MEMORIAL, INC	MILWAUKEE COUNTY WAR MEMORIAL CENTER	Laurieann Kildegaard, Agt	750 N LINCOLN MEMORIAL DR	Class B Tavern License	240	6/29/2024, 7:00 PM	1
27	THE MILWAUKEE CLUB	THE MILWAUKEE CLUB	Molly J Schick, Agt	706 N JEFFERSON ST	Class B Tavern License	180	6/29/2024, 7:00 PM	1
28	ELSA'S ON THE PARK, LTD	ELSA'S ON THE PARK	KARL R KOPP, Agt	833 N JEFFERSON ST	Class B Tavern License	100	6/29/2024, 7:00 PM	1
29	THIS IS IT, INC	THIS IS IT	GEORGE R SCHNEIDER, Agt	418 E WELLS ST	Class B Tavern License	160	6/29/2024, 7:00 PM	1
30	PABST THEATER CONCESSIONS, LLC	THE PABST THEATER	Richard J Ryan, Agt	144 E WELLS ST	Class B Tavern License		7/5/2024, 7:00 PM	1
31	Fenix Milwaukee LLC	Rodizio Grill	Renan Utrera De Paula, Agt	777 N WATER ST	Class B Tavern License		7/5/2024, 7:00 PM	1
32	MARCUS HOTELS HOSPITALITY, LLC	Saint Kate-The Arts Hotel	Mark A Peterson, Agt	139 E KILBOURN AV	Class B Tavern License		7/5/2024, 7:00 PM	1
33	UNIVERSITY CLUB OF MILWAUKEE	UNIVERSITY CLUB OF MILWAUKEE	JOSEPH G CORAGGIO, Agt	924 E WELLS ST	Class B Tavern License	150	7/9/2024, 7:00 PM	1
34	Bollywood Grill, LLC	Bollywood Grill	MANJIT SINGH, Agt	1028-30 N Jackson ST	Class B Tavern License		7/21/2024, 7:00 PM	1
35	DOS BONITAS, LLC	CUBANITAS	MARTA C BIANCHINI, Agt	728 N MILWAUKEE ST	Class B Tavern License	50	7/25/2024, 7:00 PM	1
36	BUCKLEY'S KISKEAM INN, LLC	Buckley's	MICHAEL V BUCKLEY, Agt	801-09 N CASS ST	Class B Tavern License	65	7/29/2024, 7:00 PM	1

37	MARCUS HOTELS HOSPITALITY, LLC	Pfister Hotel & Tower	Mark A Peterson, Agt	424 E WISCONSIN AV	Class B Tavern License	419	7/29/2024, 7:00 PM	1
38	MAC PARTNERS, LLC	Milwaukee Athletic Club - 4th Floor	Thomas James McGinty, Agt	758 N BROADWAY	Class B Tavern License		8/15/2024, 7:00 PM	1
39	INDULGE WINE ROOMS, LLC	INDULGE	MARC R BIANCHINI, Agt	708 N MILWAUKEE ST	Class B Tavern License	60	8/30/2024, 7:00 PM	1
40	Central Standard LLC	Central Standard Craft Distillery	William P McQuillan, Agt	320 E Clybourn ST	Class B Fermented Malt Beverage Retailer's License		8/30/2024, 7:00 PM	1
41	MEGA MARTS, LLC	METRO MARKET #371	Matthew M Conrad, Agt	1123 N VAN BUREN ST	Class B Tavern License	65	8/30/2024, 7:00 PM	1
42	Hotel Metro Operator, LLC	Hotel Metro	Andrew R Cordes, Agt	411 E Mason ST	Class B Tavern License	150	8/30/2024, 7:00 PM	1
43	Sunstone Studios Inc	Sunstone Studios	Amber J Regan, Agt	127 E Wells ST	Class B Tavern License		9/17/2024, 7:00 PM	1
44	HARP AND EAGLE, LTD	COUNTY CLARE	GREGG W STEFFKE, Agt	1234 N ASTOR ST	Class B Tavern License	160	9/19/2024, 7:00 PM	1
45	BRG 777 E Wisconsin LLC	Downtown Kitchen	CHRISTIAN M DAMIANO, Agt	777 E WISCONSIN AV	Class B Tavern License	483	9/21/2024, 7:00 PM	1
46	BRG 1000 Water Street, LLC	Rumpus Room - A Bartolotta Gastropub	CHRISTIAN M DAMIANO, Agt	1030 N Water ST	Class B Tavern License	254	9/21/2024, 7:00 PM	1
47	BARTOLOTTA CATERING - GRAIN EXCHANGE LLC	BARTOLOTTA CATERING - GRAIN EXCHANGE LLC	CHRISTIAN M DAMIANO, Agt	225 E MICHIGAN ST	Class B Tavern License	299	9/21/2024, 7:00 PM	1
48	TUDY-BART, LLC	BACCHUS-A BARTOLOTTA RESTAURANT	CHRISTIAN M DAMIANO, Agt	925 E WELLS ST	Class B Tavern License	200	9/21/2024, 7:00 PM	1
49	WELLS-JEFFERSON CORPORATION	TAYLOR'S	DANIEL R TAYLOR, Agt	795 N JEFFERSON ST	Class B Tavern License	160	9/25/2024, 7:00 PM	1
50	Artisan Ramen LLC	Artisan Ramen	Zoe F Gagliano, Agt	530 E Mason ST	Class B Tavern License	93	9/29/2024, 7:00 PM	1
51	Drury Hotels Company, LLC	Drury Plaza Hotel - Milwaukee Downtown	Chris Palld, Agt	700 N Water ST	Class B Tavern License		10/2/2024, 7:00 PM	1
52	SINCERESWAN, LLC	SWINGIN DOOR EXCHANGE	MICHELLE M SINCERE, Agt	219 E MICHIGAN ST	Class B Tavern License	80	10/10/2024, 7:00 PM	1
53	THE WOLF LLC	The Wolf on Broadway	Matthew A Schaefer, Agt	600 N BROADWAY	Class B Tavern License		10/18/2024, 7:00 PM	1
54	HAR FATEH, INC.	Turmeric Indian Cafe & Bar	Paramjit Kaur, Agt	1014 N Van Buren ST	Class B Tavern License		10/28/2024, 7:00 PM	1

55	PTG Live Events LLC	Pabst Theater Group	RICHARD J RYAN, Agt	1119 N Marshall ST	Class B Tavern License		10/31/2024, 7:00 PM	1
56	BW HOLDINGS, LLC	WARD'S HOUSE OF PRIME	BRIAN J WARD, Agt	540 E MASON ST	Class B Tavern License	260	11/1/2024, 7:00 PM	1
57	BBC 782 LLC	Barrel Burrito Co/Eitel's	MICHAEL J EITEL, Agt	782 N JEFFERSON ST	Class B Tavern License		11/4/2024, 6:00 PM	1
58	VICTOR'S ON VAN BUREN, INC	VICTOR'S	Vic R Jones, Agt	1230 N VAN BUREN ST	Class B Tavern License	420	11/8/2024, 6:00 PM	1
59	ASCENT BAR MKE LLC	Ascent Bar	TIM B GOKHMAN, Agt	700 E KILBOURN AV	Class B Tavern License		11/19/2024, 6:00 PM	1
60	HDS 777, LLC	The Sofie	DAVID J SAFINA, Agt	777 N JEFFERSON ST	Class B Tavern License		11/20/2024, 6:00 PM	1
61	Dubbel Dutch, LLC	Dubbel Dutch Hotel	Kaelyn M Cervero, Agt	817-819 N MARSHALL ST	Class B Tavern License		11/21/2024, 6:00 PM	1
62	JCTH, INC	CAFE AT THE PLAZA	BENJAMIN T CRICHTON, Agt	1007 N CASS ST	Class B Tavern License		11/23/2024, 6:00 PM	1
63	REAL CHILI OF MILWAUKEE, INC	REAL CHILI	STEPHEN J KASTELIC, Agt	419 E WELLS ST	Class B Tavern License	80	11/27/2024, 6:00 PM	1
64	OUZO CAFE	OUZO CAFE	NICKEY G PAPPAS, Agt	776 N MILWAUKEE ST	Class B Tavern License	40	11/29/2024, 6:00 PM	1
65	MKE Water Street LLC	ELMNT Lounge	HABIB MANJEE, Agt	618 N WATER ST	Class B Tavern License		12/17/2024, 6:00 PM	1
66	ALEM ETHIOPIAN RESTAURANT, LLC	ALEM ETHIOPIAN VILLAGE	MULU H HABTESILAS SIE, Agt	307 E WISCONSIN AV	Class B Tavern License	98	1/16/2025, 6:00 PM	1
67	CHINA GOURMET, INC	CHINA GOURMET RESTAURANT	ROBERT C TSAO, Agt	117 E WELLS ST	Class B Tavern License	165	1/17/2025, 6:00 PM	1
68	APARTMENT 720, LLC	APARTMENT 720	Tony T Skoufis, Agt	720 N MILWAUKEE ST	Class B Tavern License	299	1/24/2025, 6:00 PM	1
69	Carnivoras Inc	Carnevor	Joseph McLean, Agt	718 N Milwaukee ST	Class B Tavern License	99	1/25/2025, 6:00 PM	1
70	KEN ELLIOT'S, INC	SCOOTERS PUB / DUKES ON WATER	JAMES A BAADE, Agt	150-58 E JUNEAU AV	Class B Tavern License	400	1/29/2025, 6:00 PM	1
71	GRANDVIEW MANAGEMENT, INC	ZILLI HOSPITALITY GROUP	ROBERT J ZILLI, Agt	910 E MICHIGAN ST	Class B Tavern License	450	2/6/2025, 6:00 PM	1
72	The Belmont Tavern, Inc	The Belmont Tavern	MICHAEL J VITUCCI, Agt	784 N Jefferson ST	Class B Tavern License	160	2/6/2025, 6:00 PM	1
73	WOMANS CLUB OF WISCONSIN	WOMANS CLUB OF WISCONSIN	Patti L Muccio, Agt	813 E KILBOURN AV	Class B Tavern License	500	2/9/2025, 6:00 PM	1

74	STEE V GEE LLC	Sportclub Nomad	MICHAEL J EITEL, Agt	750 N Jefferson ST	Class B Tavern License	240	2/14/2025, 6:00 PM	1
75	MAC PARTNERS, LLC	Milwaukee Athletic Club - 3rd Floor	Thomas James McGinty, Agt	758 N BROADWAY	Class B Tavern License		2/25/2025, 6:00 PM	1
76	MAC PARTNERS, LLC	Milwaukee Athletic Club - Roof Top	Thomas James McGinty, Agt	758 N BROADWAY	Class B Tavern License		2/25/2025, 6:00 PM	1
77	MILWAUKEE WATERFRONT DELI, INC	MILWAUKEE WATERFRONT DELI	JEREMIAH D PANDL, Agt	761 N WATER ST	Class B Tavern License		2/26/2025, 6:00 PM	1
78	Milwaukee Art Museum, Inc	Milwaukee Art Museum	Christina M Gaskey, Agt	700 N Art Museum DR	Class B Tavern License	2,133	2/27/2025, 6:00 PM	1
79	FLOUR POWER LLC	Flourchild	Andrew H Miller, Agt	722 N MILWAUKEE ST	Class B Tavern License		3/5/2025, 6:00 PM	1
80	International Exports LLC	The Safe House	Mark A Peterson, Agt	779 N Front ST	Class B Tavern License	248	3/8/2025, 6:00 PM	1
81	Allure MKE LLC	Allure MKE	Tino K Bates, Agt	787-789 N Jefferson ST	Class B Tavern License		3/15/2025, 7:00 PM	1
82	CHIPOTLE MEXICAN GRILL OF CO, LLC	CHIPOTLE MEXICAN GRILL #313	Brian J Bushaw, Agt	600 E OGDEN AV	Class B Tavern License	99	3/19/2025, 7:00 PM	1

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



Friday, April 26, 2024



Notice of Public Hearing

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CASTELAZ, Ryan S, Agent
AGENCY COCKTAIL LOUNGE at 817 N MARSHALL St
Class B Tavern and Food Dealer License Applications

Tuesday, May 07, 2024 at 9:55 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 5/7/2024 at 9:55 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 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.

CURRENT OCCUPANT	925 E WELLS ST# 821	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 822	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 823	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 824	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 825	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 826	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 915	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 916	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 917	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 918	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 919	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 920	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 921	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 922	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 923	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 924	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 925	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# 926	MILWAUKEE, WI 53202-3956
CURRENT OCCUPANT	925 E WELLS ST# A	MILWAUKEE, WI 53202-3945
CURRENT OCCUPANT	925 E WELLS ST# B	MILWAUKEE, WI 53202-3945
CURRENT OCCUPANT	925 E WELLS ST# C	MILWAUKEE, WI 53202-3945

Blank Notice

Total Records: 490

Radius 250.0 feet and Center of the Circle: 817 N Marshall 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:

Morning bakery + coffee shop, evening cocktail lounge w/ small plates

Do you have any experience operating this type of business? No Yes If yes, explain: 10+ years as an owner operator including two current cafes w/ liquor licenses in MI

2. Business Operations

- a. Proposed Opening Date: May 14th, 2024
- 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: Retail Food + Liquor License
- e. Is the current licensee operating? No Yes If no, list date closed: 1/1/2024
- 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: Dubbel Dutch LLC - lodging

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: front porch / Back lot
- b. Number of Garbage Cans: Inside: 8 Locations: (2) Bathrooms, (2) Bar, (2) Kitchen, (1) Utility, (1) office
Outside: 1 Locations: Patio
- 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: GEL

5. Security

- a. Are there onsite parking spaces? No Yes If yes, how many? _____ and describe the parking security plan: _____
- b. Is there a loading zone? No Yes If yes, describe the loading area security plan: _____
- c. Will you have security personnel on premise? No Yes If yes, how many? _____ and answer the following:
 What are their responsibilities? _____
 Is security equipment used? No Yes If yes, describe _____
 List their licensing, certification, or training credentials _____
- d. Will there be security cameras? No Yes If yes, how many? 3 and list locations: _____
(1) in Tavern over bar, (2) back exits
- e. Will searches/identification checks be done upon entry? No Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>75</u> %	Food <u>25</u> %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment _____ %	Cigarettes _____ %		
Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____ %	Other _____ % Describe: _____

7. Businesses/Licenses on the Premises (check all that apply):

Type 1

- Full Service Restaurant Cafe/Coffee Shop Deli or Fast Food Restaurant Private/Fraternal/Veterans Club
- Night Club Tavern Cocktail Lounge Teen Club
- Banquet Hall Sports Facility Bowling Alley
- Hotel/Motel: Number of Floors: 3 Rooming House: Number of Floors: _____
 Number of Rooms: 17 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):
 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: E Wells Street
- d. Describe Building: Free Standing Building Strip Mall Other: _____
- e. Describe Premises Structure: Single Story Multi-Story - # of Stories 3 Other: _____
- f. Describe Surrounding Area: Commercial Residential Industrial Other: Mixed Use
- g. Building Owner Name: Scott Lurie Phone Number: 414-376-3276
 Building Owner Address: 1134 N 9th St #200, Milwaukee, WI 53233

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	7:00 AM	12:00 AM	50	16-70	
Monday	7:00 AM	12:00 AM	30	16-70	
Tuesday	7:00 AM	12:00 AM	30	16-70	
Wednesday	7:00 AM	12:00 AM	50	16-70	
Thursday	7:00 AM	12:00 AM	90	16-70	
Friday	7:00 AM	12:00 AM	150	16-70	
Saturday	7:00 AM	12:00 AM	150	16-70	

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

Legal Entity Name: Equal Parts LLC

Premise Address: 817 N Marshall St, Milwaukee WI, 53202

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: \$7,500 Loan from Ed Treiss, \$3000 Loan from Ryan Castelar

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: See above

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.)? Largely Dubbel Dutch LLC, w/ a few exceptions

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 03/03/2024 Ends 03/03/2025

b) Monthly rental \$ variable

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)? 1

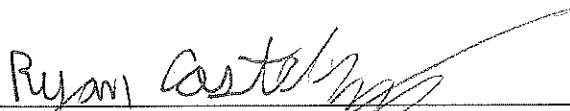
Lease Information (Continued)

- 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 limited utilities
- 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

ccl-foodplan 2/28/19

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:	<u>Equal Parts LLC</u>
Premises Address:	<u>817 N Marshall St, Milwaukee, WI 53202</u>
SECTION 1 TYPE OF BUSINESS	
<p>What will be the majority of your food sales? (check one)</p> <p><input type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> 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.</p> <p>Will it be a convenience store? <input type="checkbox"/> Yes <input type="checkbox"/> 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.</p> <p><input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Micro Market</p> <p>All Applicants: Submit a menu or a list of food items that will be sold.</p>	
<p>Will any wholesale business be done? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, what percentage of food sales will be wholesale?</p> <p><input checked="" type="checkbox"/> Less than 25%</p> <p><input type="checkbox"/> 25% or More AND: <input type="checkbox"/> Restaurant items (meals) will be sold – Complete this application and also contact DATCP. <input type="checkbox"/> NO restaurant items (meals) will be sold - Do NOT complete this application. Contact DATCP only.</p>	
SECTION 2 FOOD PROCESSING	
<p>Will any food processing be done? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Processing is defined as assembling, grinding, cutting, mixing, baking, coating, stuffing, packing, bottling, grilling, canning, extracting, fermenting, distilling, pickling, freezing, drying, smoking, or packaging.</p>	
SECTION 3 FOOD REQUIRING TEMPERATURE CONTROL	
<p>Will any food that requires temperature control be sold? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (includes dairy products such as milk, cheese, and ice cream, fish, shellfish, meat, poultry)</p> <p>If yes, list the types of food items: <u>milk, cheese, shellfish, snacks</u></p>	

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? 3 (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: Limited new bar equipment, new convection oven

Start date: 03/05/2024

Name, Address & Phone Number of Architect: n/a

Name, Address & Phone Number of Contractor: n/a

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:

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

RSC 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.

RSC 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.

RSC 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.

RSC 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: Ryan Eastley

Signature of Additional Partner: _____

1550 square feet

3/5/24

Equal Parts LLC
Agent Ryan Castelar

RAMSEY JONES | ARCHITECTS
414.336.5853 | ramseyjones@ramseyjones.com
234 East Walnut Street | Milwaukee, WI | 53212
ramseyjonesarchitects.com

817-819 N. Marshall
Milwaukee, WI 53202

DATE REVISION

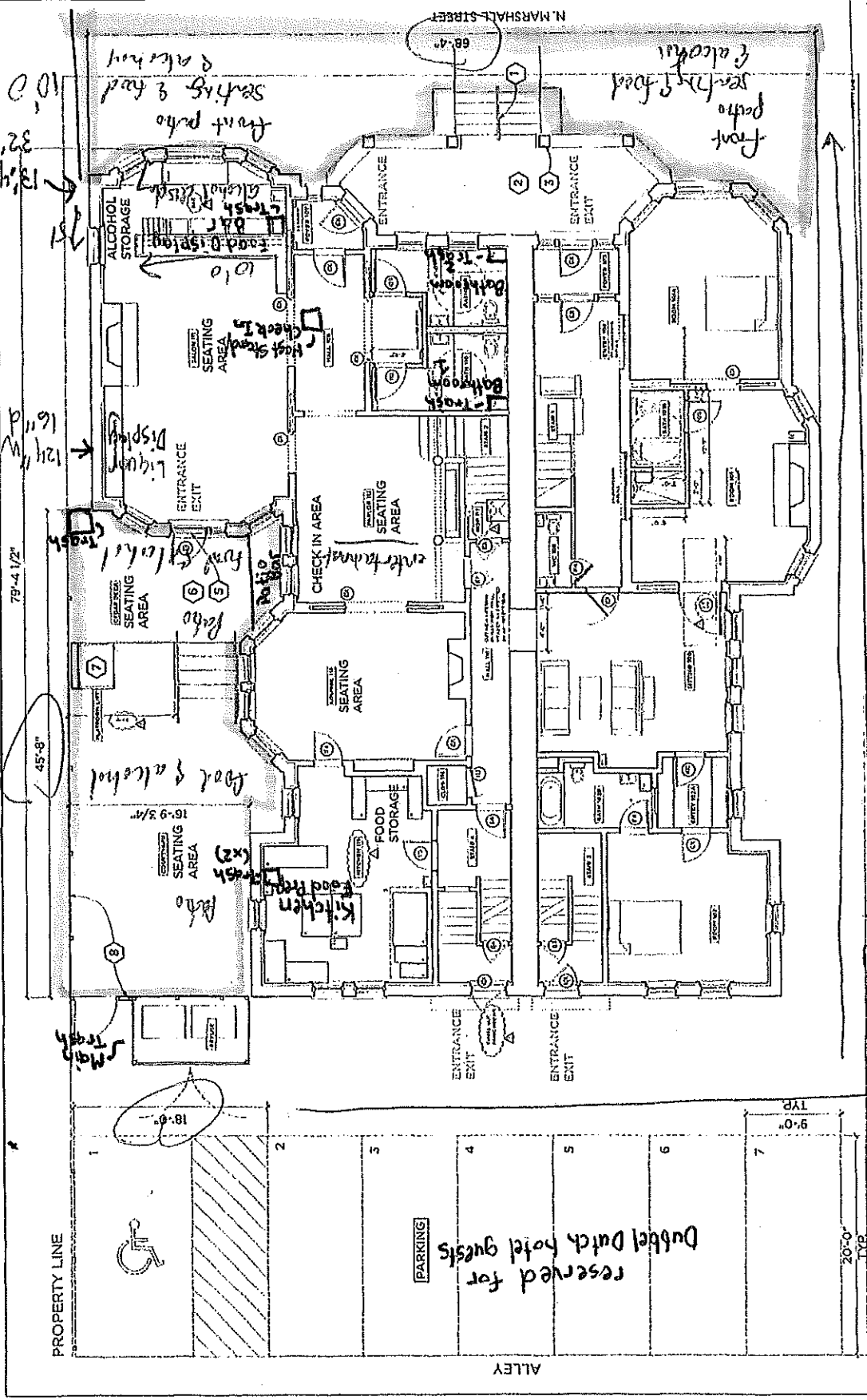
A111

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

E. WELLS STREET
ONE LOT SOUTH

19' 4 1/2"

18' 4 1/2"



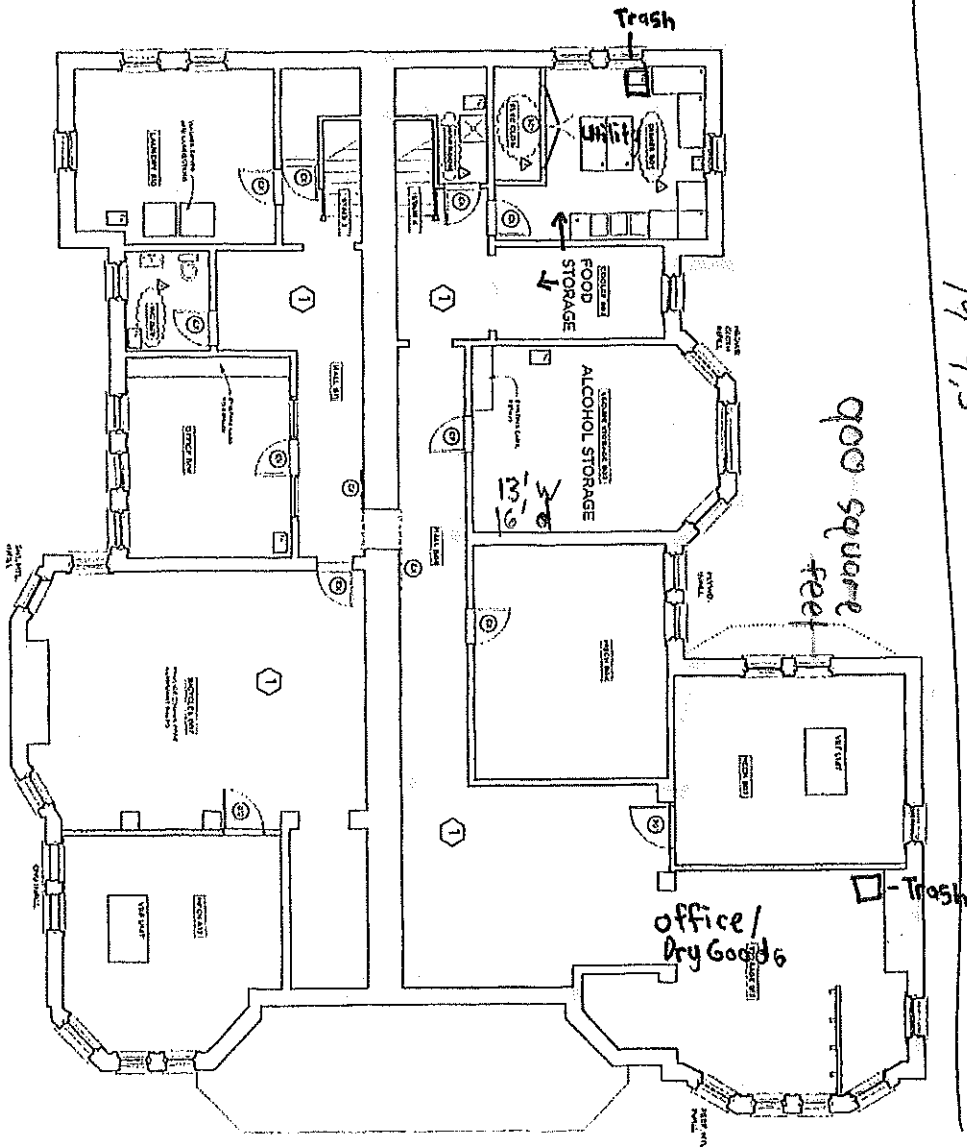
reserved for
Dubbel Dutch hotel guests

PARKING

PROPERTY LINE

ALLEY

68' 4"



79' 4.5"

900 square feet

← WELLS ST →

← N. MARSHALL ST →

1 BASEMENT PLAN
A10 SCALE: 1/8" = 1'-0"

1 N

~~Handwritten scribbles and notes on the left margin.~~

A10	DATE: [REDACTED]	414.336.5033 ramseyjones@sticglobal.net
	MILWAUKEE, WI 53202	734 East Wrigley Street Milwaukee WI 53212 ramseyjonesarchitects.com
817-819 N. Marshall		RAMSEY JONES ARCHITECTS

~~Handwritten notes and signatures at the bottom of the page.~~
 Equal Parts LLC
 Agent: Ryan Castelar
 3/5/24
 Agency Cocktail bar