



WALL ST. STOCK BAR

219 S 2nd Street, Milwaukee WI
(Walker's Point)

A taste of New York right here in the Midwest.

WSSB is dedicated to assisting the culture on becoming financially empowered through, the knowledge of ownership and investing. So have a drink, network, and learn!!!

All the wonders this stunning structure provides when you finally see it in person, it is the service within that really makes the Wall Street Stock Bar so extraordinary.

A unique entertainment experience awaits.



WALL ST. STOCK BAR

Signature Drinks

The Wall Street

Cognac, French Vodka Liqueur, Power Juice

The financial industry got its official start on Wall Street on May 17, 1792,
Lower Manhattan in New York City

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XXXXXX

The Belfort

XXXXXX

Greenwood

XXXXXX

Madoff

XXXXXX

Rowland

XXXXXX

BEAR

XXXXXX

BULL

XXXXXX

NASDAQ

XXXXXX

DOW Jones

XXXXXX

Gordon Gekko

XXXXXX



WALL STREET STOCK BAR

The Wall Street

Stock Bar

219 S 2nd Street, Milwaukee WI

Oven Baked Nachos



Chicken Wings

(fried, teriyaki, Buffalo, and seasoned dry rub)



Salmon Salad



Barbeque Sliders



Chicken Salad



Spinach Feta Pita Pizza



Garlic Parmesan French Fries



Business Plan For

Wall Street's

Stock Bar



Submitted By:

Owners: Jose Robinson & Charese A Gardner

Milwaukee, WI

2021

Company Description

Business Name: Wall Street Stock Bar

Type of Business: Restaurant & Bar

Legal Ownership: Wall Street Stock Bar is a Limited Liability Corporation (LLC) owned and operated by Charese Gardner and Jose' Robinson.

Location: Downtown Milwaukee Wisconsin Area

Mission Statement: To become Milwaukee's best upscale entertainment destination for business professionals through Milwaukee County and surrounding communities.

Business Philosophy: To provide Milwaukee "locals" with drinks, food, and entertainment in a space that has a feeling of professionalism. The intent of the Stock Bar is to infuse a professional display of entertainment as part of the economic development and revitalization of Walker's Point. The theme "Stock Bar" is intentional because my siblings and I grew up watching my mom expand her understanding in investments, particularly the stock market. Instead of a Sports Bar which channels sports, we have decided to broadcast the stock market; even going to the extent of having our drinks reflect current and long-standing investment companies (exp: DOW, NASDAQ, S&P 500). We will provide various employment opportunities for people living within the downtown/Walkers Point area as well as establish a stable and successful business. The actual Stock Market opens early but closes at 5:00pm so around early lunch time we will open and until one hour past the close of the stock market we will televise the national stock market trends. Pub based food will be provided up until 30 minutes prior to bar close.

Company Goals & Objectives: To become one of the leaders in the dining, bar and entertainment business. Even through the economy is in a negative state, we plan to offset this negativity by providing various advantages as to why the Walkers Point community needs a place like The Stock Bar.

Advantages: The Stock Bar will provide excellent customer service, a select menu and great entertainment. The advantages of coming to The Stock Bar include:

- √ **Bar/Private Seating**
- √ **Street parking**
- √ **Outdoor patio seating**
- √ **Wi-Fi (internet capabilities)**
- √ **High-Definition televisions showing daily stock market channels and current market trends**
- √ **Safe environment**
- √ **Great food**
- √ **Impeccable service**
- √ **Nice calm music**

Executive Summary

The Stock Bar will be a Bar of Luxury for the working business class and mature adults. Our bar will create an inviting atmosphere that includes full bar, a select menu and an open layout.

The Stock Bar will strive to be the premier bar in the Walkers Point/Downtown Milwaukee area for the mature crowd. This will be the first bar of this kind in all of Milwaukee. At this bar we want our customers to have more than just fun during their leisure, but we also would like them to relax in a comfortable yet upscale environment. As a Luxury to our customers, we will provide Street parking at little to no cost to our customers just as a convenience, not as a profitable income from our guest. We would like to keep our prices as reasonable as possible so our customers will continue to come back.

The Stock Bar will cater to the mature adult. We feel as if Milwaukee's mature adults need a place where they can go and enjoy a safe and luxurious entertaining experience. The Stock Bar will consist of a mixed crowd. A lot of times Bars/Clubs/Lounges compromise their environment to; A). Fill space B). Make Lease payments or C). Are in financial difficulties. We will ensure that those compromises will NEVER be made at our establishment because we will be going into a lower than comparable lease. We will ensure that even if there is NO one in our bar we will not just allow ANY one in our bar to make a daily/monthly quota. We want to remain consistent with our environment so our customers will know that each time they decide to visit our establishment they will get the exact same safety, service and stability that they've always received. Consistency is a must.

The Stock Bar will be held privately by a LLC entity which will be owned by Charese Gardner to financially back this new business venture. She will be the primary owner of this bar. In order to start the company personal savings will be used for startup business costs as well as an investment lender. The funds will provide startup capital, financing for a building and supplies, pay for permits and licensing, employee training, and anything else that should arise.

The expected open date for Wall St Stock Bar will be anticipated for the end of Fall 2021.

Business Structure & Organization

Wall Street Stock Bar LLC is a sole proprietorship organization. It will be licensed and managed by Jose Robinson and Co-owned d by Charese Gardner of Wall Street Stock Bar LLC. The co-owner and agent Jose' Robinson has extensive knowledge in Operations Management for over 20 years. As well as a facilities management background. The Manager Charese Gardner has extensive knowledge and experience in owning and operating various businesses in the city of Milwaukee. Ms. Gardner has over 15 years of experience in business operations and ownership. Ms. Gardner also has her Associates in Business Administration/Management and Real Estate Management and is currently a Commercial Real Estate Broker, Residential Real Estate Broker (Realtor), Property Investor and Stock Market Investor. The owner also has respectable affiliations with numerous community organizations such as The African American Chamber of Commerce (Seat on the Loan Committee), The current President of the Wisconsin Black Chamber of Commerce and she serves on the Board of Directors for the Greater Milwaukee Association of Realtors. The owner has been employed at and managed numerous bar, liquor and restaurant establishments. Some of those locations are as follows; Pfister Hotel, Manchester East Hotel and Suites, the Radisson Hotel (Mayfair Road) as well as managed Clarkes Liquor Store in her younger days.

The Bar Manager will also be Jasmin Bevins and Ms. Bivens has over 6 years of experience in bar and restaurant management. Ms. Bivens has her master's in business as well as in human services and is currently an educator at Milwaukee College Prep. The bar manager has been employed at and managed numerous bar and liquor establishments. Some of those locations are as follows, (Currently) On the Bayou, Bar 107 and Vibe (the old Rookies).

This bar will be located in the city of Milwaukee WI, Walkers Point area. Milwaukee is great place for tourism since we have so many downtown attractions, including the Fiserv Forum, Summer Fest, Pride Fest, as well as countless local festivities.

The bar will need to serve several market sectors. It will have an inviting yet professional atmosphere as well as to cater to the entertainment enthusiast.

To help save on insurance cost and claims top management will stress safety, stress safety, and stress safety. Safety starts with the hiring process. The company will be thorough in efforts to screen employees. This should reduce on the job accidents that lead to insurance claims.

The insurances that the bar will need to acquire will be workman's compensation, property & liability ERIE Insurance (Andy Voss Insurance agent), liquor liability, and health insurance. Workman's compensation covers employees in case of harm attributed to the workplace. A price quote has been requested for complete insurance cost.

The restaurant will need to get numerous licenses to operate, they include:

- A food service license is required with our local health department.
- A liquor license filed through The City of Milwaukee Licenses Division.
- An entertainment permit is required with the City of Milwaukee Licenses Division in addition to the liquor license.

Professional Support

- √ Attorney Jan Pierce will be hired to provide legal services and advice.
- √ Accountant: Jasmine Alana Jenkins will provide financial and tax accounting resources.

Management/Human Resources

At the present time Charese Gardner will run all bar and liquor operations for The Stock Bar. Other key personnel are the assistant management positions, bartenders/hostesses, street parking, clean up and security/door host (weekends).

Additionally, employees will be added to the staff as time prevails. We plan to fill the following positions: cooks, servers, waitresses, hostesses, bartenders, and bar back. Employees will be recruited in a variety of ways.

Market Analysis

Target Market: The Stock Bar will be Milwaukee's newest upscale, dining and entertainment location. We plan to attract diverse, mature, and working professionals. Many of The Stock Bar patrons will include individuals of the downtown community, working professionals, Milwaukee residents and others that are traveling pass and through the Walkers Point and downtown Milwaukee area.

Market Advantage: The Stock Bar will be centrally located near the downtown area in Walker's Point. This area offers various businesses and retail shops. The Stock Bar's location will be one of the busiest and highly visible locations in the city of Milwaukee, which expands from Southern Wisconsin to the suburban area. In contrast of its competitor, The Stock Bar will offer various advantages that will capture a part of the restaurant and bar market, such as:

- √ Wi-Fi (internet capabilities) This is becoming very popular with the "New Age" of the computer, and tablet industry.
- √ Secure Valet parking. Security personnel inner & outer perimeters with video cameras
- √ Outdoor patio. Customer's love having the option of being seated indoors or outdoors for smoking needs and fresh air.
- √ Monthly Entertainment attractions. At The Stock Bar, we plan to feature weekly venues to cater to the needs and desires of our customers. (i.e. Drink and food specials)

Besides these advantages, it will always provide impeccable customer service, great food, and a safe environment.

Market Strategies: The Stock Bar will be a new business that requires a promotional plan to generate customers and sales. We plan to advertise The Stock Bar in several ways.

- √ Radio Announcements: Radio Stations (V100, 103.7 and 98.3)
- √ Print Media: Flyers/Brochures, Yellow Pages, the Milwaukee Journal Sentinel, Facebook, Twitter and LinkedIn.
- √ Billboard.
- √ Word of Mouth: an inexpensive tool that can assist with generating customers.
- √ The Stock Bar web page design; will display menu items, upcoming events, and entertainment information.

Products & Related Services

The Stock Bar's menu will display a wide variety of foods and specialty beverages as well as additional dessert items.

Bar/Alcohol Beverages

The Liquor supplier will be Badger Liquors. The Stock Bar will present a variety of specialty drinks and wine menu items.

Food & Liquor Operations

Food production and assembly will take place in the kitchen of the bar. A master chef will be on-site to manage, organize and assist with food preparation. The lead chef will also exercise strict standards for quality, cleanliness, packaging, and food presentations. The Stock Bar will offer dine-in and curbside service. Food orders by curbside services will be taken by telephone and walk-ins during the day. Separate take-out counters will be added to assist these orders during high traffic hours.

The Stock Bar will partner with Swap Water Barbecue (See below photos) a family-owned business to provide bar pub food not a very heavy or extensive menu but a healthy and fulfilling selection.

The key food suppliers for the business will be Restaurant Depot and/or Sam's Club. These two companies supply the same goods so the manager will choose which vendor to do business with as needed with the demand. The bar will select the supplier that provides store credit, has exceptional delivery times, and has the best overall prices. We will get the office supplies from OfficeMax or Staples. The rest of the bar supplies (pots, pans, silverware, cooking utensils) will come from Restaurant Depot.

The inventory management and order taking, and processing will all be done on touch screen monitors placed throughout the bar area. The software will include a point-of-sale menu, inventory control analysis, credit card sales, bar and quick serve menu, office management, and much more.

Safety/Security: The Stock Bar will provide its customers with a safe, comfortable, and secure environment. The restaurant will feature a state of the art yet very discreet security system which will monitor the exterior as well as the interior premises. Security cameras will be located in the front entrance, back exit, inside bar and the surrounding areas of the building. There will also be security personnel on site to specifically secure the surrounding exterior area at nights if needed.

Cleanup: Trash pickup will be provided by Eagle Disposal: On a daily basis if available, the staff will keep the exterior and interior of the business free and clear of litter and loitering.

Future Plans: The Stock Bar plans to expand its business by opening a rear patio area so customers can have additional space to dine when the weather permits.

Operations

The Stock Bar will be located in the downtown area of Milwaukee WI. We will have an occupancy capacity to serve 60/80 people. Equipment and dining furnishings have been selected and will be purchased and installed by general contractors as well as staff.

House of Operation: The Stock Bar will be open weekdays and weekends. The kitchen hours of operation will be from 12pm-Midnight. We will be a dine-in and curbside business. There will be suitable staff to handle all three areas. The bar area will be available from 11am-1:00am. On a daily basis the bar will host a Happy Hour menu. The Happy hour menu will consist of selective foods and drinks for half or discounted price. In addition to happy hour, there will be a variety of food and drink specials daily.

Employee Training & Education: Employees will be hired and trained for all open positions. Employees will be trained not only in their specific operational duties but cross trained in concentrated areas. They will receive extensive information on the restaurant and bar business as well as customer service training. In addition, the bartender staff will be experienced and have gone through the necessary beverage and responsibility courses. We will provide ongoing training programs to assist with customer service and quality control. The training will include preparation of menu items, quality, drink portion control, beverage, and inventory management, using the software, cleanliness, organization & sanitation standards, marketing and public relations.

Music: The Stock Bar music venue will consist of Jazz, Contemporary, R&B, Jazz and Instrumental, in which will be preprogrammed.

Duties & Responsibilities:

- Opening and closing the bar daily
- Hiring staff for the bar
- Obtaining all the necessary permission for operating a bar
- Training all the new staff
- Managing the shift timings of the various staff
- Keeping a close watch on the stock and inventory of the bar
- Apply good hygiene standards in the bar
- Report to the owners of the bar about the business
- Help in designing theme for the bar
- Promote the bar and increase clientele
- Insist on good service from the employees as this what makes customers come back
- Maintain the tab of regular patrons
- Interact with the regular customers
- Be present during peak business hours and ensure smooth running of the bar
- Take control of bad situations and make sure such incidents don't happen
- Insist on cab service for drunk customers and stop them from driving
- Balance all the daily accounts
- Collect overdue tabs from customers
- Make sure the business runs in profits
- Know about the latest beverages and foods and introduce them in the bar

Assumption Page

- Organization

Wall Street Stock Bar LLC is a sole proprietorship organization. It will be officially owned and operated by Charese Gardner of Wall Street Stock Bar LLC.

- Management / Human Resources

The Stock Bar plans to employ around 5 employees. The hours are 10:30AM until 1:30AM, six days per week. 1 cook/food preparer, 2 Waitresses, 3 Bartenders, 1 assistant manager.

- Operations

The operating expense for each month will include bank payment, supplier payment, utilities, taxes and insurance.

The bank payment will include the cost of the new facility, all equipment, and other operating expenses.

- Marketing

There will be a marketing budget of \$4000 per quarter. There will be additional marketing money for the grand opening celebration.

The amount of the financing needed from the bank will be approximately from \$100,000-\$150,000. This will be repaid over the next 3 years.

Wall Street's Stock Bar

MILWAUKEE'S NEW PREMIER Pub

FOR THE MATURE ADULTS

DRESS CODE - BUSINESS CASUAL

Gastro-Pub SPEC IDEAS









**Gardner & Associates Real-Estate
and Investment Firm LLC**

1811 W Silver Spring Dr
Glendale, WI 53209

www.gardner-developmentgroup.com

To whom it may concern, the information below serves as a timeline of activity that I have led, on or been involved in within the community. Each of these accomplishments have been post my infraction. My intent was to learn from my actions and turn my new found reality into a life that could benefit my family, and the community.

1. Licensed Realtor since 2006
2. April 2017 Passed the state exam for the Wisconsin State Real Estate broker's exam and became a broker.
3. May 2017 became a member of the Glendale Chamber of Commerce
4. June 2017 Purchased a property that I redeveloped into office suites in Glendale (currently still own property)
5. Rehabbed 1811 W. Silver Spring Drive (2017- Mid 2018)
 - a. Currently serves as a Business Co-op for businesses at 1811 W. Silver Spring location, in Glendale.
6. September 2018 became the President of the Wisconsin Black Chamber of Commerce (Served one term)
7. June 10, 2019 traveled to Wisconsin's state Capital with the Ethnically Diverse Business Coalition (EDBC) to meet with Governors Policy Advisors. (Madison WI State Capitol Building)- The Ethnically Diverse Business Coalition (EDBC) works to improve the business environment in Wisconsin in order to build stronger ethnically-diverse businesses who can compete in a global economy. It currently has 13 members and partner organizations that represent over 1,200 diverse businesses that employ over 8,000 people in the State of Wisconsin. Members and Partner Organizations of EDDB includes: African American Chamber of Commerce of Wisconsin, American Indian Chamber of Commerce of Wisconsin, Chinese Chamber of Commerce of Wisconsin, Greater Milwaukee Chamber of Commerce, Hispanic Chamber of Commerce of Wisconsin, Hmong Wisconsin Chamber of Commerce, Latino Entrepreneurial Network,

Milwaukee Urban League, MICAH, National Association of Minority Contractors, Pan-African Community Association, The Business Council, Inc., Wisconsin Black Chamber of Commerce, Inc., Wisconsin LGBT Chamber of Commerce, Wisconsin Veterans Chamber of Commerce.

8. November 2019 Became a Licensed Contractor (for the state of Wisconsin and the City of Milwaukee)
9. January 2020 Started Gardner and Associates Real Estate and Investment Firm (Real Estate Brokerage)
 - a. Recruited and trained agents for the state licensed exam to understand the licensing process and pass the states exam.
 - b. Currently Broker 8 Agents
10. September 2020 Became a Commercial broker with the CARW (The Wisconsin Commercial association of realtors)
11. September 2020 became a building Developer: currently building a new 42-tax credit building in the downtown Milwaukee area
12. Currently, redeveloping an industrial building to meet the needs of low-income Senior Citizens in the Milwaukee area.
13. Current Registered business MBE/DBE/WBE certified with the Wisconsin Department of Administration.



JOSE' ROBINSON

Milwaukee, WI | (347) 969-3076

KalumetDesigns@gmail.com | <https://bit.ly/3g0XUOD>

CREATIVE DIRECTOR X SAVVY CREATOR

Direction + Design + Strategy

Art Director with a long history of building vision , strategic vigorous storyteller, effective problem solver, + creative leadership to deliver high-impact marketing + digital experiences in a plethora of industries. Naturally adapts to new technology + processes while maintaining compliance with core corporate brand standards. Less Ebb More Flow; why follow treads when you can be the new vanguard?

“Those who are chosen to lead, must master the ability to learn, & adapt.” “Be Like Water”

CORE COMPETENCIES

Leadership | Strategic Thinking | Design Thinking
Graphic + Direction | UI Design | UX | Project |
Editing | Management | Conceptualization Ideation
| Communication | Presentation Illustration |
Typography | Public Speaking |

TOOLS

Adobe Creative Suite: Photoshop, Illustrator,
InDesign, After Effects, Premiere, LightRoom |
Microsoft Office: Word, Excel, PowerPoint | Google
Drive Suite: Docs, Sheets, Slides

PROFESSIONAL EXPERIENCE

Instant Karma Apparel | Milwaukee, WI

-2021

Owner + Creative Director

Instant Karma Apparel started as an idea. A brain child that formed from an adolescent hobby turned into an ever growing brand. Making art wearable and accessible. We believe that by spreading good, we're doing good. Furthermore, the way to make a difference in the world is to lead by example, manifesting the outcome. Create + Inspire + Lead & Love.

INPOWER MEDIA | Milwaukee, WI

2019

Creative Director + Marketing + Outreach

Managed research & discovery, marketing, design, development, and brand identities for an array of companies and clients.

- Designed + redesigned a broad range of client advertisements across multiple industries from concept to launch or relaunch.
- Designing or redesigning client branding, websites, social media identity, and content creation.
- Elevating the business identification of client brands by delivering visually appealing, easy to read and intuitive content that aligned with client’s business goals.

Milwaukee Courier | Milwaukee, WI

2018

Creative Director + Strategist + Outreach

Chosen to rebrand but inquired to stay. Laced-up and prepared to bring new innovative ways to reach the people. Built and collaborated with small teams to develop these new outreach solutions across a variety of projects and facilitated the planning and execution of strategic programming initiatives.

- Developed a process that added entertainment + content daily.
- Directed designers on the layout including advertising layout and news weekly for the digital + physical newspaper.

WNOV Radio | Milwaukee, WI

2018

Creative Director + Marketing + Outreach

Orchestrator of all creative processes + production including brand standards, visual look + feel, directing copywriters, leading and collaborating with stakeholders in strategic planning. Casting, Cultivating, + incubating concepts for events and shows.

- Orchestrated creative solutions to broaden listenership + create opportunities for expanding.
- Directed junior designers + creatives on the development of a podcast network + building of a studio.
- Directed the execution of deliverables including: strategic planning, marketing campaigns, presentation materials, business development consultation, branding, graphic design + web development.
- Managed and directed the social media strategy and visual look + feel for budding podcasts; including content strategy, targeted campaigns, scheduling, design, and video + sound editing; with the expectation of increased brand visibility, awareness, weekly boosted engagement, and overall growth.

ADDITIONAL RELEVANT EXPERIENCE

AIGA WI | Milwaukee, WI

2019

Board of Directors: Event Coordinator 2016-2017

Board of Directors: EC + Diversity and Inclusion 2017-2019

Creating events that would attract new members, keep + entertain active members, and align with the mission of AIGA National.

- As AIGA-WI Event Coordinator: Executing visions, assigning + managing roles, uptaining and coordinating talent, working alongside a team of 15+ volunteer co-directors across multiple disciplines and focus areas including: membership, education, marketing communications, and executive operations (strategic planning, treasury, operations); to insure each event launched and concluded seamlessly.
- As AIGA-WI Diversity and Inclusion: Recognise + create, and implement plans to promote diversity. Creativing events that highlighted POC and Women. Also Coordinating with small POC + Women owned businesses throughout the greater Milwaukee area.

EDUCATION

Bachelor of Arts

Major: Digital & Visual Communication

University of Wisconsin-Milwaukee

Milwaukee, WI | 2016-2017

Associate of Arts

Major: Graphic Design

Milwaukee Area Technical College

Milwaukee, WI | 2013-2016

EXPERIENCE UNDER KALUMET DESIGNS

A LOVING VILLAGE- Milwaukee, WI **ADVANCED PHYSICIAN SOLUTIONS-** Thiensville, WI **ALESHA CREATES -** Phoenix, AZ

ALEXIAS HEALING CHAMBER - Milwaukee, WI **ALIGNMENT CANDLES-** Dallas, TX **All About Me Baby Co.-** Chicago, IL

ALLAH MODE - Milwaukee, WI **ALTA CULTURA -** Milwaukee, WI **ALTU MOVEMENT -** Racine, WI

American Institute of Graphic Arts (WI)- Milwaukee, WI **AMINA ISRAEL-** Milwaukee, WI **ANOMALY CATERING-** Milwaukee, WI

ASENTU ART - Racine, WI **ASHANTI HAMILTON -** Milwaukee, WI **BLACK LENS | MILWAUKEE FILM -** Milwaukee, WI

BLACK SUGAR ISLAND - Milwaukee, WI **BLACK WOMEN'S LEADERSHIP CONFERENCE -** Madison, WI

BLACK STUDENT UNION | UWM - Milwaukee, WI **BLUE POINT NOTARY SOLUTIONS -** Phoenix, AZ

CARVD N STONE - Milwaukee, WI **CHEF KENO -** Milwaukee, WI **CIRCULATE MKE -** Milwaukee, WI

CLACKAMAS & OREGON PEDIATRICS | OREGON CHILDREN'S HOSPITAL - Clackamas, OR **CLASSIC CLOTHING -** Milwaukee, WI

CONCOCTIONS- Milwaukee, WI **CONNECTION DANCE-** Milwaukee, WI **COPYWRITE MAGAZINE-** Milwaukee, WI

COURAGE MKE- Milwaukee, WI **CREATIVO DAMORE-** Milwaukee, WI **CRÈME DE LA CUSTARD-** Troy, MI

CROWNEDSOLES- Milwaukee, WI **DELICIOUS BITES-** Milwaukee, WI **DREAMLAB-** Milwaukee, WI

DRIPPING IN MELANIN- Milwaukee, WI **FLYBLOOMS-** Milwaukee, WI **FLYING PIG PASTRIES -** Cincinnati, OH

FONDY FRIDAYS MUSIC FEST- Milwaukee, WI **FONDY MARKETPLACE-** Milwaukee, WI **FUALGOOD-** Milwaukee, WI

GODDESS IN YOU SALON- New York City, NY **GOLDEN ANGEL-** Milwaukee, WI **GOLDEN HARBER-** Milwaukee, WI

GREAT IMPRESSIONS- Milwaukee, WI **HADIYAH TENNIS-** Milwaukee, WI **HEALTHY FOOD MOVEMENT -** Milwaukee, WI

HEARTLESS BEAST- Milwaukee, WI **HIGH HOPES APOTHECARY-** Chicago, IL **HIP-HOPCRISY PODCAST-** Milwaukee, WI

INDIGO ROAD- Milwaukee, WI **INPOWER SOCIAL MEDIA-** Milwaukee, WI **KISS MY KAKES-** Boston, MA

LASHNOUT- Milwaukee, WI **LETS GROW TOGETHER!-** Milwaukee, WI **LUXURY LOCS -** Milwaukee, WI

MLK - EDC- Milwaukee, WI **MENTAL MADNESS-** Milwaukee, WI **MKE LEADERS-** Milwaukee, WI **MKE HOME-** Milwaukee, WI

NAKED SOUL- Milwaukee, WI **NATIONAL SUICIDE PREVENTION!-** New York City, NY **NATURAL E-** Milwaukee, WI

Nikia | Levels- Milwaukee, WI **North Avenue / Fond du Lac Marketplace BID 32-** Milwaukee, WI **One5Olive-** Milwaukee, WI

Papyrus & Charms- Milwaukee, WI **PHIN Clothing-** Miami, FL **Purposeful Play-** Milwaukee, WI **ROOT MEDIA-** Milwaukee, WI

ROBBINS LAW- Milwaukee, WI **SDN MANAGEMENT-** Milwaukee, WI **STRAIGHT EDGE CUSTOM PAINTING-** Milwaukee, WI

SWAP WATER BBQ- Houston, TX **TAROT DAMORE-** Milwaukee, WI **TERRESTRIAL LOCOMOTION-** Milwaukee, WI

TIMBUKTU- Milwaukee, WI **TWISTED WAFFLES-** Milwaukee, WI **TWISTED MEAL PREP-** Milwaukee, WI

V'ROGET & CO- Milwaukee, WI **ALICE'S GARDEN-** Milwaukee, WI **VISIONARY LEAGUE-** Milwaukee, WI

YMCA WISCONSIN- Milwaukee, WI



KALUMET DESIGNS

FB.COM/KALUMETDESIGNS

TWITTER.COM/KALUMETDESIGNS

@KALUMETDESIGNS

KALUMETDESIGNS@GMAIL.COM

WORK SAMPLES

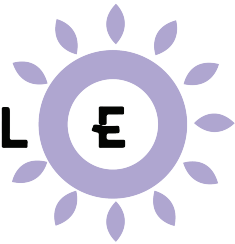


Alignment Candles

Alignment Candles



NATURAL E





The Gardner Development Group <gardner.developmentgroup@gmail.com>

Follow Up from the BEDC Meeting

1 message

Wozny, Eric <ewozny@townbank.us>

Fri, Jul 23, 2021 at 9:46 AM

To: "gardner.developmentgroup@gmail.com" <gardner.developmentgroup@gmail.com>

Cc: "Jasminmorhnae@yahoo.com" <Jasminmorhnae@yahoo.com>, "Ann@pieperproperties.com" <Ann@pieperproperties.com>, Ben Anderson <ben.anderson@colliers.com>, "Mortensen, Tom" <Tom.Mortensen@rasmith.com>, Kathy Osowski <kosowski@brothersinteriors.com>

Good morning Charese

Thank you so much for joining us at the BEDC meeting, and attached are a draft of the minutes. A majority of the concerns expressed were around...

- What the actual hours of operation will be. There seemed to be discrepancy between what was presented and what was listed on your business license plan of operation
- If there are smoking accommodations (whether in the front or back) It would be too close to the neighboring residential and professional office units
- Concerns around the noise levels
- Parking

Other committee members, if I missed anything please let me know.

Thank you

Eric L Wozny

Business Banking Officer

Town Bank, N.A. - a Wintrust Community Bank

731 N. Jackson Street

Milwaukee, WI 53202

O: 414-323-6186

M: 414-916-8079

F: 414-273-3523

E: ewozny@townbank.usVisit us at: <http://www.townbank.us>**Out of Office Alert: None**

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11/29/21, 11:00 PM

Gmail - Follow Up from the BEDC Meeting

recipient or this has been received in error, please notify the sender and immediately delete all copies of this communication.

 **BEDC Meeting Minutes 7.21.21.docx**
27K

BEDC Meeting Minutes 7/21/2021

12:00 noon at Coakley Brothers

PRESENT:	EXCUSED:
Lori Gensch	Bob Feind
Ben Anderson	Travis Luzney
Chris Socha	Larry Pachefsky
Tom Mortensen	Brett Waterhouse
Kathy Osowski	Jesus Gonzalez
Nathan Schieve	Ann Pieper
Eric Wozny	JB Lathers
Ald. Perez	
Melony Pederson	
Heidi Ruptshun - Resident	
Matt Freidach - KWA	
Trevor & Christine - Il Bosco	

AGENDA:

1. Review 6.8.2021 meeting minutes – Did not have time to complete.
2. New Developments/Businesses
 - a. Mandel – proposed 5th Street development
 - i. 141 units (studios, 1s, 2s, & 3 bedrooms), 150 underground/enclosed parking stalls, 6 stories
 1. No retail
 2. Will have large mural on west side of the building along with multiple smaller murals
 3. Green infrastructure: green roof, bioswell near the ally
 - ii. July 2021 ground breaking & December 2022 completion
 - b. Wall Street's Stock Bar - Jasmin Bivens (absent) & Charice Gardner
 - i. Targeting a happy hour crowd with drinks named after famous Wall Street people/places/events. No DJ and no dancing. Will have sound system and piano.
 - ii. Limited food with convection oven provided by Swamp Water Barbaque
 - iii. Hours of operation: Looking to mimic Black Sheep. Will be open until 2:00am Friday & Saturday.
 - iv. Capacity: 89 people previously. Max capacity without fire suppression system is 99.
 - v. Parking: In discussions with neighboring surface lot owner for overflow parking
 - vi. Loading Zone: Will not have one. Loading is in the rear of the building
 - vii. Targeting cigarette sales
3. Letters of Support
 - a. None
4. BEDC Systems & Processes:
 - a. BID discussion

- b. Key Project
 - i. Slow down 6th Street
- 5. 2021 Business contacts and quarterly networking location/idea list
 - a. 8:15am-9:15am | August 24th at Walker Cafe
- 6. Updates:
 - a. Harbor District - no updates
 - b. Alderman Perez - no updates

Next meeting scheduled for 8/3/2021, at Coakley Brothers 400 S. 5th

**Re: Follow Up from the BEDC Meeting**

1 message

The Gardner Development Group <gardner.developmentgroup@gmail.com>

Mon, Aug 9, 2021 at 1:57 PM

To: Ann <Ann@pieperproperties.com>

Cc: Ben Anderson <ben.anderson@colliers.com>, "Jasminmorhnae@yahoo.com" <Jasminmorhnae@yahoo.com>, Kathy Osowski <kosowski@brothersinteriors.com>, "Mortensen, Tom" <Tom.Mortensen@rasmith.com>, "Wozny, Eric" <ewozny@townbank.us>

Bcc: "wallstreetbar219@gmail.com" <wallstreetbar219@gmail.com>

Ann & Ben,

Thanks for the update. We appreciate your feedback. Also, these items have been noted and updated on the application.

Thanks

On Fri, Aug 6, 2021 at 3:18 PM Ann <Ann@pieperproperties.com> wrote:

Good afternoon Charese and Jasmin,

Please see attached follow up letter. Please let me or Ben know any questions or if there are other ways in which BEDC can assist you and your business.

Have a great weekend!

Ann

Ann Pieper Eisenbrow**Pieper Properties, Inc.**

234 W. Florida Street - a LEED-CS Silver certified building | Milwaukee, WI 53204

T 414-220-9870 | www.pieperproperties.com

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From: The Gardner Development Group <gardner.developmentgroup@gmail.com>**Sent:** Friday, July 23, 2021 9:48 AM**To:** Wozny, Eric <ewozny@townbank.us>**Cc:** Ann <Ann@pieperproperties.com>; Ben Anderson <ben.anderson@colliers.com>; Jasminmorhnae@yahoo.com; Kathy Osowski <kosowski@brothersinteriors.com>; Mortensen, Tom <Tom.Mortensen@rasmith.com>**Subject:** Re: Follow Up from the BEDC Meeting

Great thanks Eric.

I appreciate your response. We will be meeting and making the necessary accommodations.

On Fri, Jul 23, 2021 at 9:46 AM Wozny, Eric <ewozny@townbank.us> wrote:

Good morning Charese

Thank you so much for joining us at the BEDC meeting, and attached are a draft of the minutes. A majority of the concerns expressed were around...

- What the actual hours of operation will be. There seemed to be discrepancy between what was presented and what was listed on your business license plan of operation
- If there are smoking accommodations (whether in the front or back) It would be too close to the neighboring residential and professional office units
- Concerns around the noise levels
- Parking

Other committee members, if I missed anything please let me know.

Thank you

Eric L Wozny

Business Banking Officer

Town Bank, N.A. - a Wintrust Community Bank

731 N. Jackson Street

Milwaukee, WI 53202

O: 414-323-6186

M: 414-916-8079

F: 414-273-3523

E: ewozny@townbank.us

Visit us at: <http://www.townbank.us>

Out of Office Alert: None



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The Gardner Development Group <gardner.developmentgroup@gmail.com>

RE: 219 S. 2nd street

1 message

Mannan, Michael <MMANNA@milwaukee.gov>

Wed, Jul 28, 2021 at 9:56 AM

To: The Gardner Development Group <gardner.developmentgroup@gmail.com>, "Cortez, Vincent" <vcorte@milwaukee.gov>

Good morning Lloyd and Charese,

This is a follow up to the inspection we did yesterday on 7/27/21.

No illegal work or work without permits was observed in the first floor commercial space nor the basement. No additional permits at this time are needed. I encourage you to complete the occupancy permit to the timeframe necessary for your business plan. All work observed was limited to interior finishes and replacement of light fixtures.

Lloyd, thanks again for providing some background info and sharing your concerns and please schedule the interior inspection with Vince at time that is convenient for you.

Charese, it does not appear that you will have much code issues reopening a tavern with the same capacity. If you do decide on conversion of the basement to a kitchen or demising walls, a licensed designer will be needed to submit plans for those alterations if and when you decide to proceed with them.

Feel free to contact me if anything else is needed,

Michael Mannan | Commercial BS, CBO, FM, RS*Certified Building Official, Certified Fire Marshal, Registered Sanitarian*

Building Codes Enforcement Manager – Commercial Code Enforcement Division

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3975 **F:** (414) 286-0437**From:** The Gardner Development Group <gardner.developmentgroup@gmail.com>**Sent:** Wednesday, July 28, 2021 9:16 AM**To:** Mannan, Michael <MMANNA@milwaukee.gov>; Cortez, Vincent <vcorte@milwaukee.gov>**Subject:** Re: 219 S. 2nd street

Some people who received this message don't often get email from gardner.developmentgroup@gmail.com. [Learn why this is important](#)

Below are the owners email addresses.

annparks124@gmail.com

lloyd_parks@yahoo.com

Thanks

On Tue, Jul 27, 2021 at 1:12 PM The Gardner Development Group <gardner.developmentgroup@gmail.com> wrote:

Please see the attached business plan for your records.

Thank you,
Charese A. Gardner-Broker
Gardner & Associates Real Estate and Investment Firm
Cgardner.Associates@gmail.com
Phone 414.235.0101
www.gardner-developmentgroup.com

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