



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### LICENSES COMMITTEE

**ALD. JOCASTA ZAMARRIPA, CHAIR**

**Ald. Andrea M. Pratt, VICE-CHAIR**

**Ald. Mark Chambers, Jr., Ald. Peter Burgelis and Ald. Alex Brower**

**Staff Assistant, Yadira Melendez, 414-286-2775**

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Friday, June 27, 2025

9:00 AM

Room 301-B, City Hall

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### Special

*The meeting was called to order at 9:05 am*

**Present** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, Brower

[250411](#)

Motion relating to the recommendations of the Licenses Committee relating to licenses.

**Sponsors:** THE CHAIR

08 PATEL, Piyush G, Agent for "JAY SAMBAI 2108 LLC", Class A Fermented Malt, Food Dealer and Weights & Measures Licenses Application for "SOUTH AVE FOODS" at 2108 S 25TH St.

*The applicant was present along with Dixitkumar Patel.*

*Individuals also present:*

*Mr. Dixitkumar said that an employee sold the cigarettes and that he has implemented a scanner system to verify the age.*

*There were no neighbors present to testify.*

*Ald. Zamarripa thanked the applicants to make themselves available to her, that this a long-standing business and that she has no objections.*

*Ms. Lopez said that the scanner system is not part the plan.*

*Ald. Zamarripa moved to amend the plan of operations to include the scanner system.*

*There were no objections.*

*Ald. Zamarripa moved approval as amended. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

08 GARCIA, Heladio, Agent for "IL PANINO LLC", Food Dealer and Food Peddler Licenses Renewal Application for "IL PANINO/ EL DANZANTE" at 2131 S MUSKEGO Av. (Expired 5/27/2025)

*The applicant was present.*

*There were no neighbors present to testify.*

*Individuals also present:*

*Ald. Zamarripa said that this application was scheduled due two objections on file (one residential and one business complaining about the food truck parking closer to a licensed food establishment than the ordinance allows).*

*The applicant said that he did not know that the employees were parking for so long and late and that he fired them in December. He also mentioned that the food truck has not been operating for the lack of staff and that he is aware that he cannot park in front on a licensed food establishment.*

*There were no neighbors present to testify.*

*Ald. Zamarripa moved approval. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

*08 ISIDORO XOLOT, Diego, Agent for "TAQUERIA EL TENAMPA LLC", Food Dealer and Food Peddler Licenses Renewal Application for "TAQUERIA EL TENAMPA LLC" at 3447 W FOREST HOME Av. (Expired 5/5/2025)*

*The applicant was present along with Sam Dawson as interpreter and Jairo Jimenez (employee).*

*Individuals also present:*

*Ald. Zamarripa said that this application was scheduled because the applicant parked on the reserved food truck area on Burnham Park without the proper permit.*

*The applicant said that he did not know but that he does not park there since he received the citation. He also said that he paid the fine.*

*There were no neighbors present to testify.*

*Ald. Zamarripa moved approval. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

*08 RIVERA, William, Agent for "LA PICA #3, LLC", Class B Tavern and Public Entertainment Premises Licenses Renewal Application for "LA PICA CARR 3 BAR & HALL" at 3427-31 W LINCOLN Av. (Expires 7/29/2025)*

*The applicant was present and said that he was not there regarding the item on the police report and that he always opens the door for the police.*

*Individuals also present:*

*Ald. Zamarripa said that the applicant reached out to her proactively and asked him to have a CPTED in order to have a safe business for him and the neighborhood.*

*The applicant agreed.*

*There were no neighbors present to testify.*

*Ald. Zamarripa said that the items on the police report are concerning but that this is the first time appearing before committee.*

*Ald. Zamarripa moved approval with a warning letter. There were no objections. (Prevailed 4-0)*

**AMENDED**

**Aye** 4 - Zamarripa, Pratt, Chambers Jr., and Burgelis

**No** 0

**Excused** 1 - Brower

03 SCHAEFER, Scott A, Agent for "JACK'S AMERICAN PUB, LLC", Class B Tavern, Public Entertainment Premises, Food Dealer and Sidewalk Dining Licenses Renewal Application for "JACK'S AMERICAN PUB" at 1323 E BRADY St. (Expires 7/30/2025)

*The applicant was present with Atty. Baker and Darrell Torres.*

*Atty. Baker said that the item on the police report is a concerning but an isolated event. She explained that the persons involved were not patrons of the establishment, that one of them entered the establishment to use the bathroom, that the second suspect followed him and the shooting happened at the bathroom. She added that her client has increased security on weekends and has security the entire week. She also explained that his client has joined the BID and that they have seen a pleasant resolution with the peoples' demeanor having the extra security. Atty. Baker said that both parties were properly scanned before entering.*

*Individuals in support:*

*Michael Sander – Brady St BID Director – said that the applicant is responsible, engaged with the safety of the neighbors, patrons and other businesses.*

*Individuals also present:*

*Ald. Brower said that he truly believes that it is an isolated incident despite the fact that it is concerning and that he has no issues with this business.*

*Ald. Brower moved approval. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

01 CROSS, Kenneth, Agent for "JUNIORS FOODS LLC", Class A Fermented Malt License Application for "JUNIOR'S FOODS" at 4782 N HOPKINS St.

*The applicant was present and explained that he is looking to make things easy and convenient to his customers and that he has purchased the building.*

*There were no neighbors present to testify.*

*Individuals also present:*

*Ald. Pratt said that she is very happy to have Mr. Cross in the neighborhood but that she cannot support this license because there is alcohol concentration in this area.*

*Ald. Pratt moved denial based on concentration. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

01 NAGRA, Gurinder S, Agent for "VILLARD PETRO MART INC", Extended Hours Establishments, Filling Station, Food Dealer and Weights & Measures Licenses Renewal Application for "VILLARD PETRO MART" at 3709 W VILLARD Av. (Expired 5/20/2025)

*The applicant was present.*

*The applicant said that for the item 7/29 it was about a random guy outside the store who did not work for him and that the shooting did not happen at the store, that it was a confrontation outside the store.*

*Individuals also present:*

*Ald. Pratt asked the applicant if the employees have access the security surveillance system.*

*The applicant said that they do now.*

*Ald. Pratt asked the applicant if he had conducted a CPTED.*

*The applicant said that he has.*

*There were no neighbors present to testify.*

*Ald. Pratt moved renewal with a warning letter. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

01 NASH, Quineshia SHANAE, Agent for "H.Y.A. INVESTMENT LLC", Class A Fermented Malt License Application as agent for "HS SUPERMARKET" at 2643 W ATKINSON Av.

*The applicant was present along with Atty. Maistelman.*

*The applicant declined to make any comments regarding the item on the police report as she already talked about it on the previous hearing,*

*Atty. Maistelman objected to have the police report read again.*

*Individuals in opposition:*

*Vince Toney – 2721 W Roosevelt Dr - said that they held a block watch meeting last Saturday where Ald. Pratt was present and did not say anything about this hearing today. He added that after the store was raided and lost the liquor license, the traffic and police presence has diminished significantly. Mr. Toney showed two stacks of paper (one thicker than the other) saying that those were the police reports for 2023 and 2024 and that since August of 2024, there is only one sheet which shows that there is improvement without the liquor license. He also said that the applicant does not live in the area, is not a stockholder (this information was given to him by the License Division) and has very little experience. He also mentioned that he has been appearing since 2015 in opposition and that it took a police raid for this establishment to lose the liquor license.*

*Ald. Chambers said that Mr. Toney has been here before, that they both had discussed the notification process and reiterated that houses 250 feet around this business address were sent a notice about today's hearing. He also said that people can sign up to E-notify to stay informed about the licenses in their neighborhoods. He added that he does not know why Mr. Toney continues saying that Ald. Pratt does not alert residents.*

*Ms. Lopez said that the applicant amended the application with a 20% of ownership at the previous hearing.*

*Atty. Maistelman asked Mr. Toney what kind of documents he has to support his testimony about this store losing the liquor license due a police raid.*

*Mr. Toney said that he does not know and that he does not have an answer.*

*Atty. Maistelman said that Mr. Toney was here at the previous hearing yelling and making threats to the committee members (Mr. Toney said that he did not threat anybody) when the police was not present at the time. He added that the he is making false presentations under oath and hopes that the committee take into consideration the false accusations too.*

*Ald. Zamarripa answered that his notes are taken as well as the context.*

*Cheryl Blue – Thirty Street Industrial Corridor, Executive Director - said that its office is located in the Garden Homes Neighborhood and that they have conveyed the neighbors together to set up a safety plan to fight issues like prostitution, drug dealing,*

murder and even rehabilitating housing (24 houses done so far). She also said that they have been working for 9 years and that there has been a great improvement since this business lost the alcohol license. She also explained that the police is working in partnership to improve the area and that one of the rehab houses by the park is a police house in an effort to bring the park back to the community.

The applicant asked Ms. Blue when did she started to notice the dramatic improvement that she mentioned in her testimony.

Ms. Blue said that within the last year for sure.

Individuals in support:

Ms. Desillyn Smith – Garden Homes Association, Executive Director – said that they are in support of the store and that they are also working in collaboration with Thirty Street Corridor. She also said that she has noticed great changes in the area not because there is no alcohol license there but because people has moved away with the heavy police presence and the surveillance system in the area. She also mentioned that the liquor license in the area is not going to stop anything, that the traffic still on Atkinson and 27th St and that wherever the people go to get their liquor, they will still come back to this location. She also said that this store, even with the previous owner, was the one who gave her an opportunity when she was on the streets and that she is trying to support this ownership with a black female.

Joe Bova – 4468 N 26th St – Garden Homes Neighborhood Association (representing for 47 years) – said that the neighborhood association is very concerned about what is happening in the neighborhood, that they have talked to the applicant, that she has attended the meetings answering questions from neighbors which shows that she is upfront. He added that the association supports African American entrepreneurship.

Ald. Pratt said that some of the members did not agree with the support letter.

Mr. Bova said that the majority supports the letter and that is why it was issued.

Felicia Ferguson – said that she wears many hats in the Garden Homes Neighborhood Association – said that whatever happened in the past should not be put on the applicant's head who deserves an opportunity.

Ald. Pratt said that many of the partners (including Thirty Street Industrial Corridor, MPD and Sheriff's Office) are not in favor for over saturation of liquor in the neighborhood and also neighbors and stakeholders against as well. She added that she received letters in objection and the reason why she moved denial.

Atty. Maistelman said that the letters and evidences that Ald. Pratt just mentioned were not included in the notice nor are part of the record.

Ald. Pratt said that some were formal conversations and that there are some letters.

Atty. Maistelman said that his client started to work at the store in July which is the reason why even objectors acknowledge that there have not been problems since a year ago. He added that he would object to the concentration argument because there is only one license like that in the radius showed in the map. He also said that his client is invested in the neighborhood, that she is been attending the meetings and asked the committee to reconsider the application.

Ald. Chambers said that we cannot deny the historical facts around this location.

Ald. Pratt said that other changes have been made around (like changing the bus stop) in order to improve the area and that she truly believes that not having the alcohol license has helped as well. She said that she recognizes that the applicant has done everything but that she does not want to have alcohol at this location.

The motion passed. There were no objections.

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

15 BANSAL, Manish K, Agent for "NAARYA RAJ GROCERIES INC.", Class A

*Fermented Malt, Food Dealer and Weights & Measures Licenses Application for "NAARYA GROCERIES" at 2101 N 38TH St.*

*The applicant was present and said that the item on the police report happened long ago, that he complied and has a Wisconsin driver's license. He added that he has managing experience.*

*There were no neighbors present to testify.*

*Individuals also present:*

*Dameon Ellzey (LAS for Ald. Stamper) said that this is a good business in the community and hopes that they continue this way.*

*Ald. Chambers moved approval. There were no objections. (Prevailed 5-0)*

**AMENDED**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

*15 CHATTHA, Ali S, Agent for "SHAN FOOD SALES INC", Extended Hours Establishments and Food Dealer Licenses Renewal Application for "JUDY'S RED HOTS" at 4806 W LISBON Av. (Expired 5/26/2025)*

*The applicant was not present.*

*Individuals also present:*

*Mr. Ellzey said that they have been communicating and that he does not know why the applicant is not here.*

*Ald. Burgelis moved to hold the application to the call of the chair upon first nonappearance. There were no objections. (Prevailed 5-0)*

**HELD TO CALL OF THE CHAIR**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

*Ald. Brower moved approval of the File 250411 as amended. There were no objections. (Prevailed 5-0)*

**RECOMMENDED FOR APPROVAL**

**Aye** 5 - Zamarripa, Pratt, Chambers Jr., Burgelis, and Brower

**No** 0

*The meeting adjourned at 10:45 am*

*Yadira Melendez*

*Staff Assistant*

*This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.*