



CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK

Tuesday, August 19, 2025

COMMITTEE MEETING NOTICE

AD 12

HALSTEAD, Sarah J, Agent
REMS LLC
8521 W HOWARD Av
Greenfield, WI 53228

You are requested to attend a hearing which is to be held in the Common Council Chambers, 3rd Floor, City Hall. The hearing will be held at:

Tuesday, September 02, 2025 at 08:45 AM

Regarding: Your Class B Tavern License Application as agent for "REMS LLC" for "MobCraft Beer" at 505 S 5TH 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 in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor information booth in City Hall.

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

BY: _____

Jim Cooney
License Division Manager

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

Date: 05/06/25
Officer: Monreal

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

Name of Premise: MobCraft Beer
Address: 505 S. 5th St
Phone: 414-214-0093

Owner: Sarah J Halstead
Owner address: 8521 W Howard Ave
City State Zip: Greenfield, WI 53228
Owner Phone: 414-214-0093
Owner email: REMSLLCWI@GMAIL.COM

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

Preferred contact: Same

Location currently open: ☐ YES ☒ NO

Projected open date: 04/22/25

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

Hours of Operation: Sun: 10a-12a ☐24 hours ☐Y ☐N
Mon: "
Tue: "
Wed: "
Thu: "
Fri: "
Sat: "

Premise Type: ☒Tavern/Bar
☐Restaurant
☐Other: Banquet Hall /Event Space

Licenses currently held:
Alcohol: ☐Yes ☒No

Tobacco: ☐ Yes ☐ No
 Food: ☐ Yes ☐ No
 Extended Hours: ☐ Yes ☐ No
 Other: ☐ Yes ☐ No

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 appear to be adequate ☒ Yes ☐ No
13. Are there No Loitering Signs posted? ☐ Yes ☒ No
14. Are the address numbers prominently displayed and easy to see ☒ Yes ☐ No

Camera Survey:

15. Does this location have security cameras? ☒ Yes ☐ No
16. Are they in working order? ☒ Yes ☐ No
17. What format are the cameras?
 - a. Color ☒ Yes ☐ No
 - b. Digital ☒ Yes ☐ No
 - c. Recorded ☒ Yes ☐ No
18. How long is footage stored for later viewing: 30 days
19. Are there exterior cameras ☒ Yes ☐ No How many: 32
20. Are there interior cameras ☒ Yes ☐ No How many: 5
21. Do all employees know how to retrieve recorded digital images/footage? ☒ Yes ☐ No
22. Cameras located in parking lot ☐ Yes ☐ No How many

Interior Survey:

23. What is the planned capacity

24. What is the minimum number of employees That will be on premise 2
25. 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
26. Is the interior of the location neat and clean? ☒ Yes ☐ No
27. Does an interior camera face the entrance/exit? ☒ Yes ☐ No
28. Is there a lockable area that separates employees from customers? ☐ Yes ☒ No
29. Are emergency and non-emergency numbers posted near the phone? ☒ Yes ☐ No
30. 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

31. How many security personnel are going to be employed: 0
32. How will they be deployed: Interior Exterior
33. What days will they be deployed ☐ Mon ☐ Tue ☐ Wed ☐ Thu ☐ Fri ☐ Sat ☐ Sun
34. Will the security be managed by business ☒ or contracted ☐
35. Will they be armed ☐ Yes ☒ No
36. What type of security measures to be used:
- ☐ Wandering/metal detector
 - ☐ ID Scanner
 - ☐ Dress Code
 - ☐ Cover Charge
 - ☐ Age restriction
 - ☒ Other Checking Id's

ADDITIONAL COMMENTS/RECOMMENDATIONS:

Suggested adding interior cameras that face entrance/exit. Agent is still awaiting Occupancy.

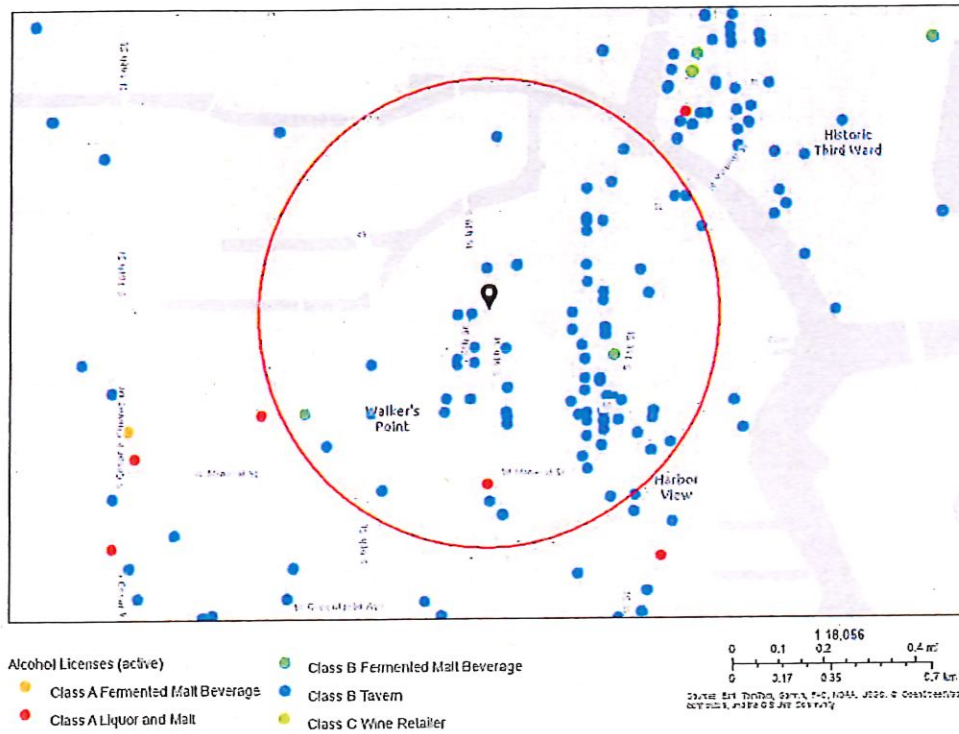


City Concentration Map for 505 S 5th St

Area of Interest (AOI) Information

Area : 21,862,585.93 ft²

Jul 25 2025 9:22:18 Central Daylight Time



Summary

Name	Count	Area(ft²)	Length(mi)
Alcohol Licenses	82		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	LA GUADALUPA NA	LA GUADALUPA NA/CAFE EL SOL	Sandra Astorga, Agt	1028 S 9TH ST	Class B Tavern License	170	9/5/2025, 7:00 PM	1
2	Levy Restaurants at Harley Davidson	Levy Restaurants at Harley Davidson	Cari C Mansfield, Agt	401 W CANAL ST	Class B Tavern License	690	7/28/2025, 7:00 PM	1
3	Promises Milwaukee LLC	Promises	James C Hughes, Agt	538 W NATIONAL AV	Class B Tavern License		7/28/2025, 7:00 PM	1
4	Merriment Social LLC	Merriment Social	Andrew H Miller, Agt	240 E Pittsburgh AV	Class B Tavern License		8/19/2025, 7:00 PM	1
5	GUADALAJARA CORPORATION	GUADALAJARA RESTAURANT	GENOVEVA LOZADA, Agt	901 S 10TH ST	Class B Tavern License	50	9/22/2025, 7:00 PM	1
6	MILWAUKEE CANDLE COMPANY, LLC	Glassnote Candle Bar	Kevin J Goudzwaard, Agt	524 S 2ND ST 2	Class B Tavern License		9/28/2025, 7:00 PM	1
7	Next Act Theatre, Inc.	Next Act Theatre	Elizabeth F Amato, Agt	255 S Water ST	Class B Tavern License	417	9/18/2025, 7:00 PM	1
8	THE NATIONAL, LLC	THE NATIONAL	Amy R Plennes, Agt	839 W NATIONAL AV	Class B Tavern License		9/1/2025, 7:00 PM	1
9	Canni LLC	Canni	Colin J Gazinski, Agt	810 S 5TH ST	Class B Tavern License		10/1/2025, 7:00 PM	1
10	RAP US Corp.	Cafe India	RAKESH REHAN, Agt	605 S 1ST ST	Class B Tavern License		10/2/2025, 7:00 PM	1
11	POP MKE, LLC	POP	Marcus L Wise, Agt	124 W NATIONAL AV	Class B Tavern License		9/22/2025, 7:00 PM	1
12	ECN3 Inc	Engine Co No 3	AUGUSTO P SANDRONI, JR, Agt	217 W National AV	Class B Tavern License		10/8/2025, 7:00 PM	1
13	Vendetta Coffee Bar LLC	Vendetta Coffee Bar	William J Haley, Agt	524 S 2ND ST	Class B Tavern License	49	9/22/2025, 7:00 PM	1
14	Shakersmilwaukee Inc	Shakers Cigar Bar and World Cafe	ROBERT G WEISS, Agt	422 S 2nd ST	Class B Tavern License	144	10/12/2025, 7:00 PM	1
15	RESTAURANTE GUELAGUETZA LLC	RESTAURANTE GUELAGUETZA	Lucia Antonio Perez, Agt	1039 W National AV	Class B Fermented Malt Beverage Retailer's License		10/22/2025, 7:00 PM	1
16	LL Associates, LLC	La Casa de Alberto	Luis A Gonzalez, Agt	624 W NATIONAL AV	Class B Tavern License	49	11/3/2025, 6:00 PM	1
17	Caminobar LLC	Camino	CASEY A RATA CZAK, Agt	434 S 2nd ST	Class B Tavern License	48	10/29/2025, 7:00 PM	1

18	HILL VALLEY DAIRY LLC	Hill Valley Dairy and Milwaukee Cheese Bar	Josie M Henningfeld, Agt	138 W BRUCE ST	Class B Tavern License		10/15/2025, 7:00 PM	1
19	LA BARBUE LLC	Pomeroy	Nathaniel A Davauer, Agt	723 S 2ND ST	Class B Tavern License		10/23/2025, 7:00 PM	1
20	LA MERENDA, INC	LA MERENDA	AUGUSTO P SANDRONI, JR, Agt	125 E NATIONAL AV	Class B Tavern License	146	11/12/2025, 6:00 PM	1
21	625S6THBAR LLC	Last Rites	James Rice, Agt	625 S 6TH ST	Class B Tavern License	49	11/21/2025, 6:00 PM	1
22	STENY'S, INC	STENY'S	JEROME L STENSTRUP, Agt	800 S 2ND ST	Class B Tavern License	160	11/11/2025, 6:00 PM	1
23	Indulgence Chocolatiers LLC	Indulgence Chocolatiers	Julie A Waterman, Agt	211 S 2nd ST	Class B Tavern License		11/4/2025, 6:00 PM	1
24	Revival Four One Four LLC	Revival	Julio C Maldonado, Agt	814 S 2nd ST	Class B Tavern License	99	11/18/2025, 6:00 PM	1
25	Brew Fitness LLC	Brew Fitness	Ryan P Mleziva, Agt	408 W FLORIDA ST B100	Class B Fermented Malt Beverage Retailer's License		12/12/2025, 6:00 PM	1
26	TwoBirds LLC	Filament	Tyler T Curran, Agt	131 W SEEBOTH ST	Class B Tavern License		12/15/2025, 6:00 PM	1
27	Botanas LLC	Botanas	Jaime A Gonzalez, Agt	816 S 5th ST	Class B Tavern License	373	12/9/2025, 6:00 PM	1
28	Milwaukee Comedy, LLC	Laughing Tap	MATTHEW S KEMPLE, Agt	706B S 5TH ST	Class B Tavern License		12/17/2025, 6:00 PM	1
29	El Bodegon LLC	Movida at Hotel Madrid	Aaron R Gersonde, Agt	600 S 6TH ST	Class B Tavern License		11/30/2025, 6:00 PM	1
30	Chivas Bar	Chivas Bar	ALFREDO MERCADO,S ANTIAGO S MERCADO, JR,FRANCISCO J MERCADO,JE SUS S MERCADO	644 S 9th ST	Class B Tavern License	80	12/20/2025, 6:00 PM	1
31	RIDER HOTEL, LLC	The Iron Horse Hotel	TIMOTHY J DIXON, Agt	500 W FLORIDA ST	Class B Tavern License		1/16/2026, 6:00 PM	1
32	1033 Omakase LLC	1033 Omakase	Theeraporn Phetleung, Agt	1033 S 1ST ST	Class B Tavern License		12/15/2025, 6:00 PM	1
33	COMPROV, INC	COMEDY SPORTZ	JOSHUA M LEFEVRE, Agt	420 S 1ST ST	Class B Tavern License	320	1/15/2026, 6:00 PM	1
34	700 CLUB, LLC	SABBATIC	JAY K STAMATES, Agt	700 S 2ND ST	Class B Tavern License	80	1/17/2026, 6:00 PM	1

35	Bhatia Corp	Fine Vineyard	VARINDER P BHATIA, Agt	601-B S 1st ST	Class A Malt & Class A Liquor License		2/8/2026, 6:00 PM	1
36	LA Tropicana Foods LLC	LA Tropicana Foods	SALWA B TALEB, Agt	1011 S 5TH ST	Class A Malt & Class A Liquor License		2/9/2026, 6:00 PM	1
37	S&S Hospitality Concepts, LLC	Black Sheep	MICHAEL R SORGE, Agt	216 S 2nd ST	Class B Tavern License	160	1/19/2026, 6:00 PM	1
38	CORK MKE LLC	CORK MKE	Christopher M Homayouni, Agt	1039 S 5TH ST	Class B Tavern License		1/21/2026, 6:00 PM	1
39	STRAIGHT AHEAD, INC	CAROLINE'S	CAROL R RUBITSKY, Agt	401 S 2ND ST	Class B Tavern License	136	2/6/2026, 6:00 PM	1
40	CIELITO LINDO, LLC	CIELITO LINDO	LORENZO R LOPEZ, Agt	733-39 S 2ND ST	Class B Tavern License	198	3/3/2026, 6:00 PM	1
41	RADBAT LLC	Odd Duck	ROSS M BACHHUBER, Agt	939 S 2nd ST	Class B Tavern License		2/26/2026, 6:00 PM	1
42	THE LAST ONE LLC	CATRINA CAFE	Rosa Marquez, Agt	606 & 610 S 5TH ST	Class B Tavern License		2/11/2026, 6:00 PM	1
43	JD Commercial LLC	Fixture Pizza Pub	Joshua D Taylor, Agt	623 S 2nd ST	Class B Tavern License		2/9/2026, 6:00 PM	1
44	NORTHERN LIGHTS PHOTO STUDIO AND EVENTS LLC	NORTHERN LIGHTS PHOTO STUDIO AND EVENTS	Anthony J Ralston, Agt	106 W SEEBOTH ST 103 & 103A	Class B Tavern License		3/19/2026, 7:00 PM	1
45	Saz's Catering Inc	South Second: A Saz's Hospitality Group Property	Stephanie L Sazama-Schneck, Agt	838 S 2nd ST	Class B Tavern License	240	4/4/2026, 7:00 PM	1
46	Saz's Catering, Inc.	Saz's Hospitality Group	Stephanie L Sazama-Schneck, Agt	201 W Walker ST	Class B Tavern License		4/4/2026, 7:00 PM	1
47	Saz's Catering, INC	The National Block -The George and Mad Cap Lounge	Stephanie L Sazama-Schneck, Agt	429 W NATIONAL AV	Class B Tavern License		4/4/2026, 7:00 PM	1
48	FREIGHT38 LLC	FREIGHT 38	ADAM L SMITH, Agt	838 S 1ST ST	Class B Tavern License	80	3/2/2026, 6:00 PM	1
49	La Dama, LLC	La Dama	Emmanuel Corona Melendez, Agt	839 S 2ND ST	Class B Tavern License		3/8/2026, 7:00 PM	1
50	ABSOLUTE SYNERGY HOSPITALITY, LLC	TOAST MILWAUKEE	Joseph A Sanchez, Agt	231 S 2ND ST	Class B Tavern License		3/2/2026, 6:00 PM	1
51	THE V BAR, LLC	The Tin Widow	SAMUEL L BERMAN, Agt	703 S 2ND ST	Class B Tavern License	49	4/15/2026, 7:00 PM	1
52	Discourse at Radio Milwaukee LLC	Discourse Coffee Workshop	Ryan S Castelaz, Agt	158 S BARCLAY ST	Class B Tavern License		4/20/2026, 7:00 PM	1

53	AAL MM, INC.	Arts At Large Cafe	Ursula G Flores, Agt	1100 S 5th ST	Class B Tavern License		3/31/2026, 7:00 PM	1
54	AAL MM, INC.	Arts At Large Cafe	Ursula G Flores, Agt	1100 S 5th ST	Class B Tavern License	512	3/31/2026, 7:00 PM	1
55	Wunderjak Enterprises, LLC	Fat Daddy's	STEFANI I JAKSIC, Agt	120 W National AV	Class B Tavern License	270	4/9/2026, 7:00 PM	1
56	Clutch Corp	Anodyne Coffee Roasting Co.	Erica C Karls, Agt	224 W Bruce ST	Class B Tavern License		3/31/2026, 7:00 PM	1
57	TwoBirds, LLC	Fernweh/Ivy House	Tyler T Curran, Agt	906 S BARCLAY ST	Class B Tavern License	355	3/31/2026, 7:00 PM	1
58	KARAMEPELA S INVESTMENT S INC	GYRO PALACE	NICK A KARAMEPELA S, Agt	602 S 2ND ST	Class B Fermented Malt Beverage Retailer's License	75	5/7/2026, 7:00 PM	1
59	ALLIE BOY'S BAGELRY & LUNCHEONE TTE, LLC	Allie Boy's Bagelry & Luncheonette	Staci Lopez, Agt	135 E National AV	Class B Tavern License		5/4/2026, 7:00 PM	1
60	FLUID, INC	Fluid	WILLIAM M WARDLOW, Agt	819 S 2ND ST	Class B Tavern License	106	5/11/2026, 7:00 PM	1
61	LA BARBUE LLC	Giving Tree Garage	Nathaniel A Davauer, Agt	902 S 2ND ST	Class B Tavern License		5/29/2026, 7:00 PM	1
62	MC ZAR'S, LLC	O'Lydia's Bar & Grill	Linda M Sackett, Agt	338 S 1ST ST	Class B Tavern License	150	6/4/2026, 7:00 PM	1
63	The North/South Club, Inc	North South Club	Marla R Poytinger, Agt	175 S Water ST	Class B Tavern License	299	5/30/2026, 7:00 PM	1
64	The Chef's Table LLC	The Chef's Table	David P Magnasco, Agt	500 S 3rd ST	Class B Tavern License		5/25/2026, 7:00 PM	1
65	Dream Lab LLC	Dream Lab	Shawn A Kazubowski, Agt	738 S 3RD ST	Class B Tavern License		5/19/2026, 7:00 PM	1
66	SCREAMING TUNA RESTAURANT, LLC	SCREAMING TUNA	Jeff T Bronstad, Agt	106 W SEEBOTH ST 102	Class B Tavern License	174	6/13/2026, 7:00 PM	1
67	LOLA'S, LLC	Walker's Pint	ELIZABETH A BOENNING, Agt	818 S 2ND ST	Class B Tavern License	150	6/27/2026, 7:00 PM	1
68	Thelma Carol Wine Merchants LLC	Thelma Carol Wine Merchants	Jerel W Hall, Agt	605 W VIRGINIA ST	Class B Tavern License		6/26/2026, 7:00 PM	1
69	WALL ST. STOCK BAR LLC	Wall Street Stock Bar	Charese A Gardner, Agt	219 S 2ND ST	Class B Tavern License		6/1/2026, 7:00 PM	1
70	LaCage, LLC	LaCage Nite Club	DAVID G WOLZ, Agt	801 S 2ND ST	Class B Tavern License		6/15/2026, 7:00 PM	1

71	TAQUERIA EL TORO LLC	TAQUERIA EL TORO	Toribio Perez Martinez, Agt	625-631 W NATIONAL AV	Class B Tavern License	95	6/30/2026, 7:00 PM	1
72	STATION 1846 LLC	STATION 1846	Meghan M Miles, Agt	215 W BRUCE ST	Class B Tavern License		7/3/2026, 7:00 PM	1
73	CONEJITO'S PLACE, INC	CONEJITO'S PLACE	THOMAS A MILLER, Agt	539 W VIRGINIA ST	Class B Tavern License	144	6/29/2026, 7:00 PM	1
74	Greige, LLC	Greige	Jessica A Reinhardtsen, Agt	408 W Florida ST 104	Class B Tavern License		7/11/2026, 7:00 PM	1
75	THE SALOON, LTD	JUST ART'S SALOON	ARTHUR R GUENTHER, Agt	181 S 2ND ST	Class B Tavern License	70	6/29/2026, 7:00 PM	1
76	Zocalo Tavern LLC	Zocalo Tavern LLC	Jesus O Gonzalez, Agt	620-636 S 6TH ST	Class B Tavern License		7/9/2026, 7:00 PM	1
77	THE TRIPLE BELT CORPORATION	D.I.X.	ELIZABETH J KUJAWA, Agt	739 S 1ST ST	Class B Tavern License	180	10/21/2025, 7:00 PM	1
78	Kaizenmke, LLC	Cute Robot Japanese Kitchen	Janet L Boettner, Agt	704 S 2ND ST	Class B Tavern License		7/28/2026, 7:00 PM	1
79	BANDERAS 408, LLC	Banderas	MICHAEL J EITEL, Agt	408 W FLORIDA ST 102	Class B Tavern License		7/14/2026, 7:00 PM	1
80	Camacho's Bar, LLC	Camacho's Bar	JESUS M CAMACHO, Agt	631 S 6TH ST	Class B Tavern License	49	7/19/2026, 7:00 PM	1
81	Experience Milwaukee LLC	Experience Milwaukee	Steven L Glynn, Agt	123 E WALKER ST 115	Class B Tavern License		7/14/2026, 7:00 PM	1
82	LE CABARET, INC	Texas J's	JOHN A URBAN, Agt	813 S 1ST ST	Class B Tavern License	360	7/21/2026, 7:00 PM	1

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



Tuesday, August 19, 2025



Notice of Public Hearing

CURRENT OCCUPANT
609 W VIRGINIA ST# 102
MILWAUKEE, WI 53204-1682

HALSTEAD, Sarah J, Agent
MobCraft Beer at 505 S 5TH St
Class B Tavern License Application

Tuesday, September 02, 2025 at 8:45 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 9/2/2025 at 8:45 AM in Common Council Chambers, 3rd Floor. This is a public hearing. Those wishing to provide oral testimony 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.

Resident	MAIL ADDRESS	CITY STATE ZIP
CURRENT OCCUPANT	516 S 6TH ST	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 11	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 12	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 13	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 14	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 15	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 16	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 21	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 22	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 23	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 24	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 25	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 S 6TH ST# 26	MILWAUKEE, WI 53204-1521
CURRENT OCCUPANT	522 W BRUCE ST	MILWAUKEE, WI 53204-1528
CURRENT OCCUPANT	522A W BRUCE ST	MILWAUKEE, WI 53204-1528
CURRENT OCCUPANT	525 W VIRGINIA ST	MILWAUKEE, WI 53204-1536
CURRENT OCCUPANT	525 W VIRGINIA ST# A	MILWAUKEE, WI 53204-1536
CURRENT OCCUPANT	528 W BRUCE ST	MILWAUKEE, WI 53204-1528
CURRENT OCCUPANT	531 W VIRGINIA ST	MILWAUKEE, WI 53204-1536
CURRENT OCCUPANT	531 W VIRGINIA ST# A	MILWAUKEE, WI 53204-1536
CURRENT OCCUPANT	531 W VIRGINIA ST# B	MILWAUKEE, WI 53204-1536
CURRENT OCCUPANT	605 W VIRGINIA ST# 203	MILWAUKEE, WI 53204-1581
CURRENT OCCUPANT	607 W VIRGINIA ST# 101	MILWAUKEE, WI 53204-1538
CURRENT OCCUPANT	609 W VIRGINIA ST# 102	MILWAUKEE, WI 53204-1682
CURRENT OCCUPANT	609 W VIRGINIA ST# 201	MILWAUKEE, WI 53204-1682
CURRENT OCCUPANT	609 W VIRGINIA ST# 202	MILWAUKEE, WI 53204-1682



Tuesday, August 19, 2025

Licenses Committee Notice of Hearing

5TH WARD PARNTERS LLC
12908 NW Shoreland DR
Mequon, WI 53097

The Licenses Committee will consider the following license application:

Class B Tavern License Application
HALSTEAD, Sarah J, Agent
MobCraft Beer at 505 S 5TH St

Date: 9/2/2025
Time: 08:45 AM
Location: The hearing before Licenses Committee will take place in the Common Council Chambers, 3rd Floor, City Hall. This is a public hearing. Those wishing to provide oral testimony will be asked to do so by in person.

Please note this application may be recommended for denial based on fitness of the location . If the application is denied for this reason, no other an alcohol beverage for this location shall be recommended for approval by the Licenses Committee within three years of the date of denial unless the applicant has demonstrated a change of circumstances since the prior denial.

If you have any questions, please call (414) 286-2238.





Card 1 of 1

Location 505 S 5TH ST Property Account Number 4281091000 Parcel ID 4281091000

Old Parcel ID

Current Property Mailing Address

Owner 5TH WARD PARTNERS LLC
C/O RICHARD D'ALOIA
Address 12908 NW SHORELAND DR

City MEQUON
State WI
Zip 53097
Zoning IM

Current Property Sales Information

Sale Date
Sale Price 0

Legal Reference N/A
Grantor(Seller) N/A

Current Property Assessment

Year 2025
Land Area 0.34153 - AC

Total Parcel Value
Building Value 1,005,000
Yard Items Value 0
Land Value 223,200
Total Value 1,228,200

Narrative Description

This property contains 0.34153 - AC of land mainly classified as Local Commercial with a(n) Warehouse Building - 1 Story style building, built about 1945 , having Brick exterior and N/A roof cover, with 3 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

CSM #8918 IN SEC 32-7-22 LOT 1 TID 85

Property Images

No Sketch
Available

No Picture
Available



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: REMS LLC (DBA MobCraft Beer)

Premise Address: 505 S. 5th Street, Milwaukee, WI 53204

Proximity of Premises to Church, School, Daycare Center or Hospital

Is the building within 300 feet of any church, school, daycare center or hospital? ☒ No ☐ Yes

"Service Bar Only" Designation

If applying for Class B or C license, are you applying for "Service Bar Only"? ☐ No ☐ Yes

Service Bar Only means customers cannot sit at the bar. Alcohol is served to employees who serve patrons seated at tables. No stools, chairs or other articles of furniture shall be placed at the service bar for patrons to sit upon.

Business Information

a) Are you taking out this application for anyone that may not be eligible for a license? ☒ No ☐ Yes

If yes, list their name and address: _____

b) Will the agent, a partner or the individual licensee be conducting the day-to-day operations of the business? ☐ No ☒ Yes

If no, list the name and address of the person(s) who will: _____

Class B Applicants: If the agent, a partner or the individual licensee will not be conducting the day-to-day operations of the business, the person(s) listed above must obtain a Class B Managers license.

c) Does anyone else have money invested or any other interest in this business? ☒ No ☐ Yes

If yes, explain: _____

d) Have you made an agreement with anyone to repay any loan or any other payments based upon income from the business?

☐ No ☒ Yes If yes, list name and address: National Exchange Bank and Trust - 130 South Main St., PO Box 988, Fond du Lac, WI 54936-0988

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.)? REMS LLC

c) Are you purchasing the stock and/or fixtures? ☐ No ☒ Yes If yes, amount paid \$160,000

d) Total amount paid for business \$160,000

e) Total amount paid for goodwill of the business \$0

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 20 Mar 2025 Ends 31 Mar 2030

b) Monthly rental \$11,000

c) Do you have an option to renew the lease? ☐ No ☒ Yes

d) Does your lease allow for assignment to another party without the consent of the owner? ☒ No ☐ Yes

e) For what length of time have you been guaranteed occupancy (number of years)? 5

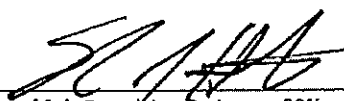
Lease Information (Continued)

- f) In addition to paying the monthly rental, will you have to pay anything additional to the owner of the building to guarantee performance of the lease? ☐ No ☒ Yes If yes, explain Reimburse Landlord for Real Estate Taxes and Insurance
- 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



BUSINESS LICENSE PLAN OF OPERATION

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

ccl-busplan 5/12/2020

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: Brewpub serving assorted beverages and a selection of food from the on-site kitchen.

Do you have any experience operating this type of business? ☐ No ☒ Yes If yes, explain: I was the Director of Finance and HR at MobCraft from Feb 2019 through Mar 2023.

2. Business Operations

- a. Proposed Opening Date: 3 Sep 2025
- 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: Pub entertain, Sidewalk Dine, Food Deale
- e. Is the current licensee operating? ☒ No ☐ Yes If no, list date closed: 30 Nov 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: _____

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: Plan to use existing sound system at the facility

4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas? ☒ No ☐ Yes If yes, describe: _____
- b. Number of Garbage Cans: Inside: 2 Locations: Near main double doors, between pedestrian and garage door (east wall)
Outside: 2 Locations: Spaced out along north side of building in Sidewalk Dining Area
- c. Is a crowd control barrier used? ☒ No ☐ Yes If yes, describe: _____
- d. How many restrooms are on the premises? 3 - Mens, Womens, Family
- e. Name of solid waste contractor: ☐ Advanced Disposal ☒ Waste Management ☐ Other: _____

5. Security

- a. Are there onsite parking spaces? ☒ No ☐ Yes If yes, how many? _____ 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 licensed security on premise? ☒ No ☐ Yes If yes, how many? _____ and answer the following:
What are their responsibilities? _____
Describe equipment used _____
List their License Number (s) _____
- d. Will there be security cameras? ☐ No ☒ Yes If yes, how many? 4 and list locations: _____
Facing employee pedestrian door (SE area), Center of bar, North end of bar, Brewery (SW corner)
- e. Will searches/identification checks be done upon entry? ☒ No ☐ Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>74</u> %	Food <u>26</u> % Cigarettes, Electronic Vape Devices, <u>0</u> % Tobacco Products	Secondhand Merchandise <u>0</u> %	Precious Metals & Gems <u>0</u> %
Entertainment <u>0</u> %	Salvaged Materials <u>0</u> % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) <u>0</u> %	Other <u>0</u> % Describe: _____
Pawnbroker Activity <u>0</u> %			

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: _____ Number of Rooms: _____
☐ Rooming House: Number of Floors: _____ 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
Electronic Vape Products
- ☐ 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: Mezzanine

- b. Describe Location: ☐ Major Thoroughfare ☒ Secondary Street ☐ Other: _____

- c. Nearest Major Cross Street: 6th and Virginia

- d. Describe Building: ☒ Free Standing Building ☐ Strip Mall ☐ Other: _____

- e. Describe Premises Structure: ☐ Single Story ☒ Multi-Story - # of Stories 2 ☐ Other: _____

- f. Describe Surrounding Area: ☐ Commercial ☐ Residential ☐ Industrial ☒ Other: Mix of residential and retail (Walker's Point)

- g. Building Owner Name: 5th Ward Partners - Richard D'Aloia Phone Number: 414-788-1764

Building Owner Address: 12908 NW Shoreland Drive, Mequon, WI 53097

10. Hours of Operation & Customers

Will customers be entering the premises? ☐ No ☒ Yes

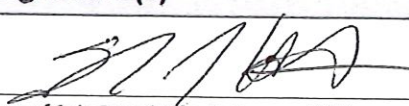
Day of the Week	Proposed Hours of Operation:		Estimated Number of Customers expected each day	Potential Age Range of Customers	Class B Tavern Applicant Only: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	10:00 a.m.	12:00 a.m.	100	All	
Monday	10:00 a.m.	12:00 a.m.	50	All	
Tuesday	10:00 a.m.	12:00 a.m.	100	All	
Wednesday	10:00 a.m.	12:00 a.m.	80	All	
Thursday	10:00 a.m.	12:00 a.m.	125	All	
Friday	10:00 a.m.	12:00 a.m.	160	All	
Saturday	10:00 a.m.	12:00 a.m.	200	All	

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.

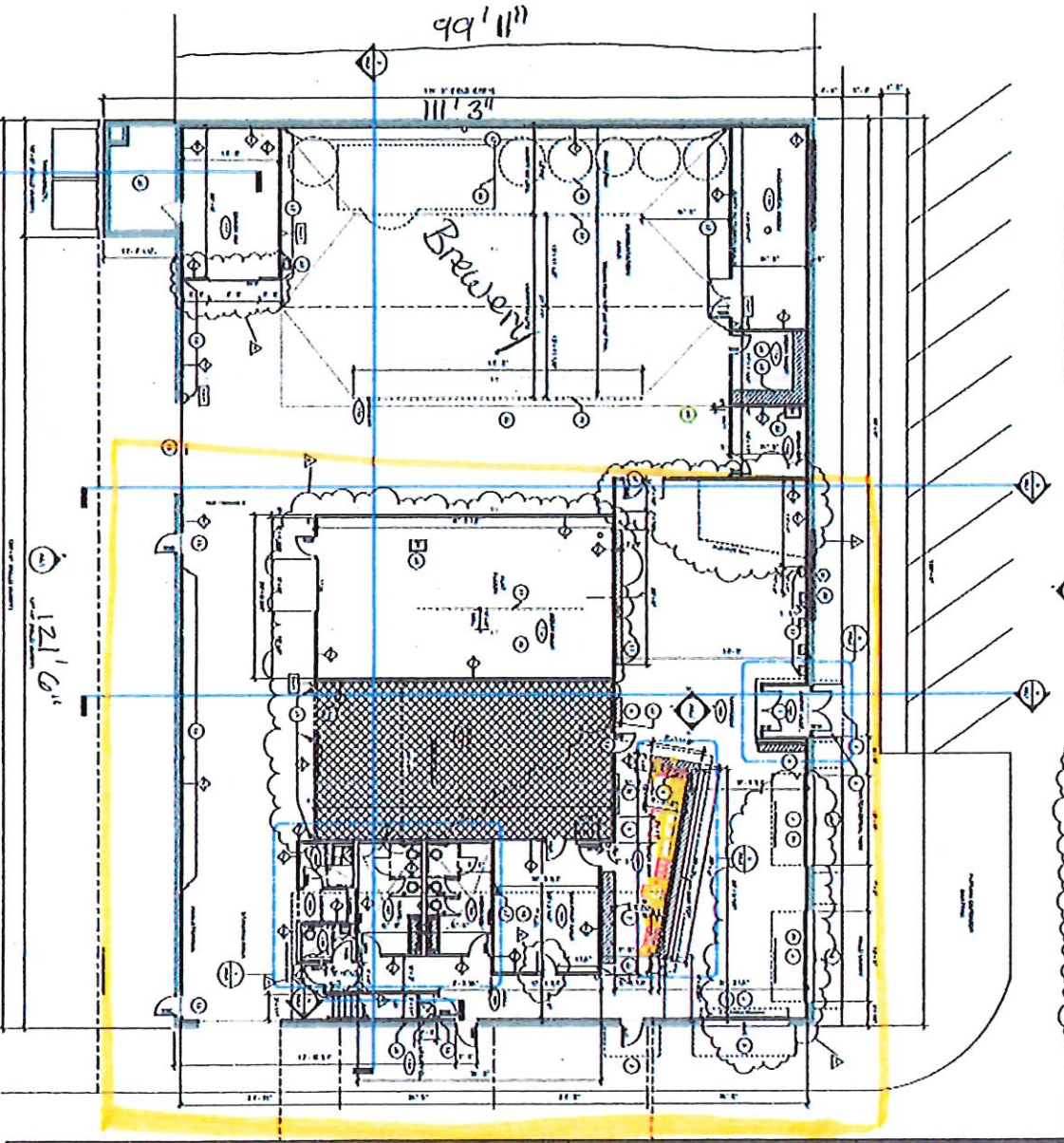
11. Signature(s)


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.

VIRGINIA STREET



1 FIRST FLOOR NEW PLAN

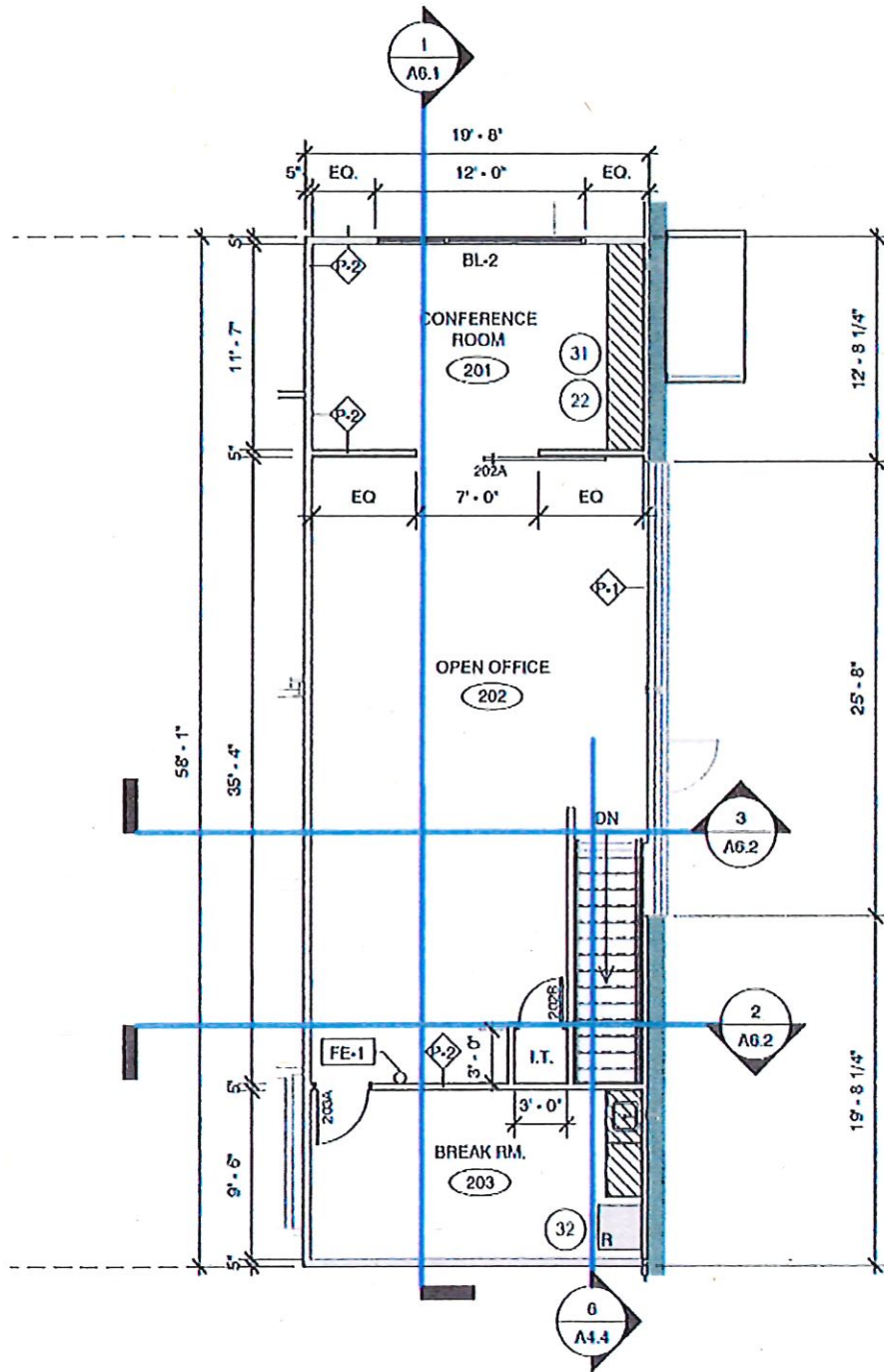
Entire Facility = 14,100 sq.ft

5TH STREET



REMS LLC
DBA MobCraft Beer
505 S. 5th Street
Milwaukee, WI 53204

Agent:
Sarah Halstead
414-214-0093
20 Mar 2025



↑
N

REMS LLC
DBA MobCrest Beer
505 S. 5th St
Milwaukee, WI 53204

Agent:
Sarah Halstead
414.214.0093

2 MEZZANINE

20 MAR 2025