



**CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK**

Tuesday, October 29, 2024

COMMITTEE MEETING NOTICE

AD 04

ABULAWI, Ahlam, Agent
Sila Group, LLC
3443 W Wells St
Milwaukee, WI 53208

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall or you may attend virtually using the link below. The hearing will be held at:

Tuesday, November 12, 2024 at 11:05 AM

The access code is: <https://meet.goto.com/904159581> Please see the enclosed best practices document for further instructions

Regarding: Your Class A Fermented Malt Beverage Retailer's License Application as agent for "Sila Group, LLC" for "One Stop Only" at 3443 W Wells 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.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov



**CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK**

Tuesday, October 29, 2024

COMMITTEE MEETING NOTICE

AD 04

ABULAWI, Ahlam, Agent
Sila Group, LLC
3448 W College Ave
Greenfield, WI 53221

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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.

200 E. Wells Street, Room 105, City Hall, Milwaukee, WI 53202. www.milwaukee.gov/license
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: License@milwaukee.gov

Cox, Andrew

From: License
Sent: Tuesday, July 9, 2024 11:26 AM
To: Cox, Andrew
Subject: FW: Strong objection to liquor license for 3443 W. Wells One Stop Only.

Please add objection

Marissa Milano
She/her/hers
License Coordinator
City Clerk-License Division
200 E Wells St #105
www.milwaukee.gov/license



Take Our Survey!

From: i
Sent: Tuesday, July 9, 2024 10:29 AM
To: License <LICENSE@milwaukee.gov>
Cc: Bauman, Robert <rjbauma@milwaukee.gov>
Subject: Strong objection to liquor license for 3443 W. Wells One Stop Only.

To whom it may concern,

I am writing to strongly oppose granting a liquor license for (Midtown II) and the Class A fermented malt license for One Stop Only, at 3443 W. Wells.

Please do not grant this license. Our neighborhood, and residents are trying so hard to make this neighborhood a safe, and pleasant place to live. We already have so many obstacles.

I hear gunfire regularly, most of the time is coming from the direction of 3443 W Wells. We have loitering, panhandling, theft, public drinking and drunkenness, substantial littering, especially of alcohol containers, public indecency (urination etc), breaking, and violence.

I have personally have called in shots fired over 30 times this year.

In prior years I've been attacked, and robbed. I've caught people urinating in my yard, and the street next to my yard, and even evidence they defecated in my yard. The litter accumulation is disgusting, exhausting, and getting worse. My yard is constantly full of bottles, cans, snack containers, condoms, feminine products, and occasionally I've even found syringes. Violent attacks, such as rape, are getting worse. And regardless of what other reports might say, I'm hearing gunfire happen substantially more often, worse, and closer to my home. We have people playing ridiculously loud music (so loud I can't hear my TV, while sitting right by it), while they are cruising, or parked, doing who knows what, in front of our houses, at all hours. There is prostitution, quite a bit of it, especially on Wells.

A liquor store may seem to not be related to all these problems. The liquor store clearly will contribute substantially to many of them. In my opinion, they will contribute to all of them. By offering a place to loiter, meet up (possibly also for drug deals or prostitution), and acquire substances that impair judgement, I fear and believe with certainty, that it will exacerbate all the issues, I've mentoned above. I fear another liquor store will increase issues substantially, and will be significantly detrimental to our neighborhood.

We don't have enough resources to combat the problems we already have, (neither does law enforcement, and another liquor store will increase their workload also). Please do not saddle our neighborhood, with even more crime, violence, and other despicable behaviors.

Please do not grant the Class A fermented malt license for One Stop Only, at 3443 W. Wells.

Thank you,

REDACTED
BY AC

Jackson, Annette

From: License
Sent: Wednesday, July 3, 2024 3:45 PM
To: Jackson, Annette
Subject: FW: Response/Objection to New License Application - 3443 W Wells St - One Stop Only
- Class A Fermented Malt

Please add objection

Marissa Milano
She/her/hers
License Coordinator
City Clerk-License Division
200 E Wells St #105
www.milwaukee.gov/license



Take Our Survey!

REDACTED
BY

From: M
Sent: Wednesday, July 3, 2024 12:13 PM
To: License <LICENSE@milwaukee.gov>
Cc: Bauman, Robert <rjbauma@milwaukee.gov>
Subject: Response/Objection to New License Application - 3443 W Wells St - One Stop Only - Class A Fermented Malt

Name: :

Contact:

Address:

To Whom it Concerns,

We are writing to inform of our strong objection and concern for the referenced application of a liquor license of the referenced establishment. We strongly believe that this should not be granted because of the reasons listed below:

- We are a young family with multiple small children who have seen extreme public drunkenness, lewdness and general public misconduct including often violent arguments due to this business and their patrons being inebriated right outside the store and directly in front of our home.
- Our sidewalk and lawn are often littered with empty/ broken bottles and beverage canisters that have clearly been purchased at this establishment as well as the occasional drunk person who passes out.
- There are many other families with small children within the direct vicinity of these establishments, who can get seriously hurt by openly drunk driving and actions and who will likely feel concern for increased liquor consumption in the area as it seems most patrons will buy and immediately start consuming the current alcoholic beverages in the public sidewalk.

- Large Loitering that spills into the streets and blocks the sidewalk which becomes a safety concern for pedestrians as well as vehicles, and often requests to move are met with misconduct and disregard.
- Cars often stop in the middle of the street to go purchase these items with disregard for any typical road rules.
- Loud and often dangerous fights and screaming exchanges by the patrons who already seem over the legal limit of drunkenness to drive.
- These stores are already in proximity to a Veteran's Affairs Home that has members who are clearly dealing with alcoholism and this will only create an easy method for them to continue this and not progress in their recovery. This is an extremely irresponsible move by the city for those people working to get back on their feet.
- The city has already had to shut down multiple locations in this area that were granted the similar above license, so this will only serve to waste my and other taxpayer dollars and will ultimately have to be shut down as well. It is clear to anyone with some common sense that this establishment will only serve to increase the above complaints to a more drastic and severe level that will put your citizens in danger and serve to be a gathering spot for patrons that have disregard for rules and safety. This WILL end up with someone (hopefully not a child) in our neighborhood getting hurt or worse.

In summary, please use common sense to ensure that our neighborhood increases in safety (not the opposite) for our neighbors and their and our young children on a street corner that is already busy and unsafe.

If this license is granted we will make every effort to report all public violations until it is ultimately removed as we know through history and experience that this will ultimately be the case.

THANK YOU FOR YOUR TIME

Collins, Rolanda

From: License
Sent: Monday, July 1, 2024 1:31 PM
To: Collins, Rolanda
Subject: FW: Fermented malt license objection

Please add objection

Marissa Milano
She/her/hers
License Coordinator
City Clerk-License Division
200 E Wells St #105
www.milwaukee.gov/license



Take Our Survey!

From:
Sent: Monday, July 1, 2024 1:19 PM
To: License <LICENSE@milwaukee.gov>
Subject: Fermented malt license objection

REDACTED
BY
RC

- >
- >
- >
- > Objection reason: the sale of alcohol in our neighborhood has been a fight for years, this establishment along with others contribute to area violence, littering, loitering, and belligerence. The neighborhood already works to get alcohol and tobacco shops out of the area so lets not add more!
- >
- > It would just cause churn. This corner in particular is already covered in litter and loitering if you add alcohol you will just increase the violence. Not to mention the proximity to the VA living quarter's where there are many already struggling alcoholics.
- >
- > And lastly there are many young children on this block, people can go elsewhere for thier alcohol.
- >
- >
- > This is to object the below license:



435 1435 (1/1/10)

NOTICE OF PUBLIC INTEREST

New License Application Filed

CURRENT OCCUPANT
3443 W WELLS ST
MILWAUKEE, WI 53209-3342

Pursuant to Milwaukee Code of Ordinances, notice is hereby given that the following new retail establishment license application has been filed with the Office of the City Clerk-License Division:

License Type(s):	Class A Fermented Malt
Applicant:	Ahiam Y. Abulawi, Agt. Sila Group LLC
Business Name:	One Stop Only
Premise Address:	3443 W Wells St

This applicant is filing new Class A Malt license applications at this location.

A Class A Malt license allows the licensee to sell, or offer for sale, barter or give away fermented malt beverages for consumption away from the licensed premises and in the original packages, containers, bottles in quantities of no more than 4 1/2 gallons.

For more information regarding licensing please visit www.milwaukee.gov/license.

REDACTED

BY

RC

HOW TO SUBMIT OBJECTIONS:

Written objections to the granting of the license based on the proposed operation of the license premises should be submitted immediately by any interested party to the Office of the City Clerk-License Division, City Hall, Room 105, 200 East Wells Street, Milwaukee, WI 53202, or via email to license@milwaukee.gov.

WHAT TO SUBMIT IN OBJECTIONS:

Written objections must include the following information:

1. Name of the person objecting.
2. Contact information for the objector. (Mailing or Email address)
3. Information personally known to the objector that may form a basis for denial of the license application. Such information should relate to the manner in which the operation of the proposed premises will have an adverse impact on the health, safety, and welfare of the public and the neighborhood.

Friday, June 21, 2024

Collins, Rolanda

From: License
Sent: Monday, July 1, 2024 9:50 AM
To: Collins, Rolanda
Subject: FW: Malt Liquor Licence for 3443 West Wells

Follow Up Flag: Follow up
Flag Status: Flagged

Please add objection

Marissa Milano
She/her/hers
License Coordinator
City Clerk-License Division
200 E Wells St #105
www.milwaukee.gov/license



Take Our Survey!

REDACTED
BY RC

From:
Sent: Saturday, June 29, 2024 4:43 PM
To: License <LICENSE@milwaukee.gov>
Subject: Malt Liquor Licence for 3443 West Wells

License Type: Class A Fermented Malt
Applicant Ahlam Y. Abulawi, Agt. Sila Group LLC
Business Name: One Stop Only
Premise Address: 3443 W. Wells Street

I am a homeowner

For several decades we fought the Liquor License for previous owners, most recently known as Smiles Liquor. Even with owners' measures to keep premises clean, the product being sold attracted customers with many nuisance behaviors, including littering, urinating, loud music from their vehicles, double parking, hanging out in front or nearby. Whatever entity operated at that premise, which has no parking lot, had vehicles that desired to park close to the entrance of the store, resulting in double parking, doors randomly opening into traffic lanes, horns honking, making u-turns to go in the other direction back onto 35th. People randomly cross the street to get to the other side for their parked car or other purpose, rarely crossing at the corner in the walkway or with the lights. 34th Street is a one way going south, thank goodness, that frequently requires drivers to turn at 35th and Wells to proceed east to get to 34th street.

It requires a high level of patient caution to not hit cars pulling out, doors opening into the traffic lane, pedestrians lollygagging to their destination, people yakking to drivers at their car window with their butts protruding dangerously near the moving traffic.

The sales of any type of liquor product has proven to be an attractive nuisance at this location for decades. We do not want this licence granted.

Imploringly Submitted

Cox, Andrew

From: License
Sent: Monday, July 1, 2024 9:49 AM
To: Cox, Andrew
Subject: FW: Important 3420 W Wells St (Raj food and Beer)
Attachments: IMG_2549.jpg

Please add objection

Marissa Milano
She/her/hers
License Coordinator
City Clerk-License Division
200 E Wells St #105
www.milwaukee.gov/license



[Take Our Survey!](#)

From:
Sent: Friday, June 28, 2024 7:23 PM
To: License <LICENSE@milwaukee.gov>
Subject:

Hi this is the owner of _____ and I would like to file a objection to One stop Only (Ahlam Y. Abulawi, agt sila group llc) I wouldn't want one stop only with near my business. Thank you so much have a great weekend.

Roman, Carmen

From: License
Sent: Monday, July 1, 2024 9:48 AM
To: Roman, Carmen
Subject: FW: Objection to liquor license

Follow Up Flag: Follow up
Flag Status: Flagged

REDACTED
BY 

Please add objection

Marissa Milano
She/her/hers
License Coordinator
City Clerk-License Division
200 E Wells St #105
www.milwaukee.gov/license



[Take Our Survey!](#)

From:
Sent: Monday, July 1, 2024 12:38 AM
To: License <LICENSE@milwaukee.gov>
Cc: Robert Bauman <rjbauman@milwaukee.gov>;

Subject: Objection to liquor license

Dear Office of the City Clerk-License Division,

I hope this email finds you well. My name is approximately named One Stop Only, located at 3443 W Wells Street, which has applied for a liquor license. I am writing to express my strong opposition to this application:

In the past, this area has experienced significant issues related to traffic congestion, loitering, and even possible criminal activities, all of which have had a detrimental impact on our street and neighborhood's safety and quality of life. Granting a liquor license to this store would likely exacerbate these problems, and pick up right where it left off the last time we opposed renewing the license for the previous owner.

The increase in traffic associated with a liquor-selling establishment could lead to more accidents and make our streets less safe for pedestrians, especially for the elderly residents and children in the neighborhood. Furthermore, loitering around the store could result in noise disturbances and an unsafe environment, which are serious concerns for those of us who live nearby. (Again the reason we petitioned to revoke renewal of the license for that location previously.)

The potential for criminal activity associated with the sale of alcohol cannot be overstated. Previous incidents in the area have shown that liquor sales at that location attract undesirable behavior, putting residents and our properties at risk.

I urge you to consider the well-being and safety of our neighborhood and deny the liquor license application for this store. Our neighborhood deserves to maintain the progress we've made towards building a safe and peaceful place to live, and allowing this license would undermine those efforts.

Thank you for your attention to this matter.

Sincerely,

Date: August 8th, 2024
Officer: HUDSON

City of Milwaukee Police Department
90-5-1.5 Crime Prevention Survey
Convenience Store/Liquor Store Inspection

Name of Premise: 1 Stop Only026335
Address: 3443 W. Wells Street
Milwaukee, Wisconsin 53210

Phone: 414-379-4145
Owner: Ahlam Y. ABULAWI
Owner address: 3443 W. Wells Street
City State Zip: Milwaukee, Wisconsin 53210
Owner Phone: 414-379-4145
Owner email:

Manager: Haitham Abumijem
Home Address: 3443 W. Wells Street
City State Zip: Milwaukee, Wisconsin 53210
Phone: 414-379-4145
Email:

Preferred contact: Haitham Abumijem

Location currently open: ☒ YES ☐ NO

Projected open date:

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

Hours of Operation: Sun: 8 AM – 9PM ☐24 hours ☐Y ☒N
Mon: 8 AM – 9PM
Tue: 8 AM – 9PM
Wed: 8 AM – 9PM
Thu: 8 AM – 9PM
Fri: 8 AM – 9PM
Sat: 8 AM – 9PM

Premise Type: ☐Liquor Store
☒Convenience Store
☐Other:

Licenses currently held:

Alcohol: ☐ Yes ☐ No Class: #:
Tobacco: ☒ Yes ☐ No #:
Food: ☐ Yes ☐ No #:
Extended Hours: ☐ Yes ☐ No #:
Secondhand Dealer: ☐ Yes ☐ No Type: #:
Other: ☐ Yes ☐ No Type: #:
Other: ☐ Yes ☐ No Type: #:

Exterior Survey:

1. Is the area around the location clean? ☒ Yes ☐ No
2. What surrounds the location? (Check all the apply)
 - a. ☐ Park
 - b. ☐ School
 - c. ☐ Youth Center
 - d. ☐ Church
 - e. ☐ Tavern(s) If so, how many
 - f. ☒ Residential
 - g. ☒ Other businesses
 - h. ☐ Other:
3. Can you see from the outside of the location into the interior ☐ Yes ☒ No
4. Can you see the employees inside of the location from the outside ☐ Yes ☒ No
5. Are exterior windows free of signage ☐ Yes ☒ No
6. Is there a parking lot ☐ Yes ☒ No
7. Is the parking lot clean? ☐ Yes ☒ No
8. Is the parking lot well lit? ☐ Yes ☒ No
9. Are there areas where a person could conceal themselves ☐ Yes ☒ No
10. Is there exterior lighting? ☒ Yes ☐ No. Does it appears to be adequate ☒ Yes ☐ No
11. Exterior Payphone? ☐ Yes ☒ No
12. Are there No Loitering Signs posted? ☐ Yes ☒ No
13. Are there exterior security cameras ☒ Yes ☐ No How Many: 3
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. VCR ☐ Yes ☐ No
 - d. Recorded ☒ Yes ☐ No
18. How long is footage stored for later viewing: 30 days
19. Are there exterior cameras ☒ Yes ☐ No How many: 3
20. Are there interior cameras ☒ Yes ☐ No How many: 9
21. Do all employees know how to retrieve recorded digital images/footage? ☒ Yes ☐ No

Interior Survey:

22. 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
23. Is the interior of the location neat and clean? ☒ Yes ☐ No
24. Does an interior camera face the entrance/exit? ☒ Yes ☐ No
25. Is there a lockable area that separates employees from customers? ☒ Yes ☐ No
26. Does the store sell single chore boy? ☐ Yes ☒ No
27. Does the store sell blunt wraps? ☒ Yes ☐ No
28. Does the store sell scales? ☐ Yes ☒ No
29. Does the store sell items that may be used as crack pipes? ☐ Yes ☒ No
a. Describe item
30. Does the store have an over abundance of sandwich baggies: ☐ Yes ☒ No
31. Does the owner understand that these items are often used for drug use? ☒ Yes ☐ No
32. Do the products in the store appear to be new and rotated often? ☒ Yes ☐ No
33. Are emergency and non-emergency numbers posted near the phone? ☒ Yes ☐ No
34. 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

Complete this section if alcohol establishment is a convenience store:

(** Read full ordinance for all details "68-4.3 Convenience Food Stores")

All convenience food stores not exempted under sub. 3 shall:

1. Is the cash register located in a manner so that at the time of a sales transaction, the employee and customer are both visible from the sidewalk? ☒ Yes ☐ No **
2. Are the glass entrance and exit doors clear of any signs or advertisements with the exception of a sign which states that the cash register contains \$50 or less and that the safe is no accessible to employees? ☐ Yes ☒ No
3. Does the store maintain one of the following on the licensed premise:
 - a. A safe that was in use at the convenience food store on August 17, 1994? ☐ Yes ☒ No
 - b. A drop-safe or time release safe that weighs at least 500 pounds or which is attached to or set into the floor in a manner approved by the police department? ☐ Yes ☒ No
4. Is lighting provided for the store's parking area during all hours of darkness when employees or customers are on the premises at a minimum average of 2-foot candles per square foot, unless the store is not open for business after sunset and before sunrise? ☐ Yes ☒ No ☐ N/A
5. Are at least two high-resolution surveillance security cameras installed? ☒ Yes ☐ No
6. Are the security cameras in working order? ☒ Yes ☐ No
7. Does one camera show an overall view of the counter and register area? ☒ Yes ☐ No
8. Does one camera show a clear, identifiable, full frame image of the face of each person entering and leaving the store? ☐ Yes ☐ No
9. Are the camera views obstructed by fixtures or displays? ☒ Yes ☐ No
10. Is the recorded footage stored for at least 30 days? ☒ Yes ☐ No
11. Do all store employees know how to record footage from the camera system to media capable of being transferred to police custody? ☒ Yes ☐ No
12. Are customer entrances/exits made of glass or other transparent material? ☐ Yes ☐ No
 - a. Exception: A store that does not have such doors on August 17, 1994 shall not be required to install such doors until the holder of the store's food dealer license changes.
13. Has the owner and their employees attended the Robbery Prevention Training within 120 days of ownership or employment? ☐ Yes ☒ No

a. Contact Community Outreach and Education at 935-7836 for schedule.

Sub 3. Exemptions. The requirements of this section do not apply to a convenience food store that conforms to either of the following descriptions:

- a-1. The store is located in an enclosed shopping structure, enclosed commercial building or hospital. A convenience food store is not in an enclosed structure or building if a customer can enter it directly from the outside.

Does store conform to a-1 ☒ Yes ☐ No

- a-2 The store physically separates employees from customers with a solid partition that bars a person from entering the employee area from the customer area, has a secure lock on the employee side of any door between the employee area and the customer, and conducts all transaction through a service window or similar arrangement.

Does store conform to a-2 ☒ Yes ☐ No

- a. At the commissioner's discretion, a convenience store may be exempted from any or all of the regulations specified in sub 2.

Does this location hold an exemption from the commissioner regarding any of the requirements of Sub 2? ☐ Yes ☒ No

ADDITIONAL COMMENTS/RECOMMENDATIONS:

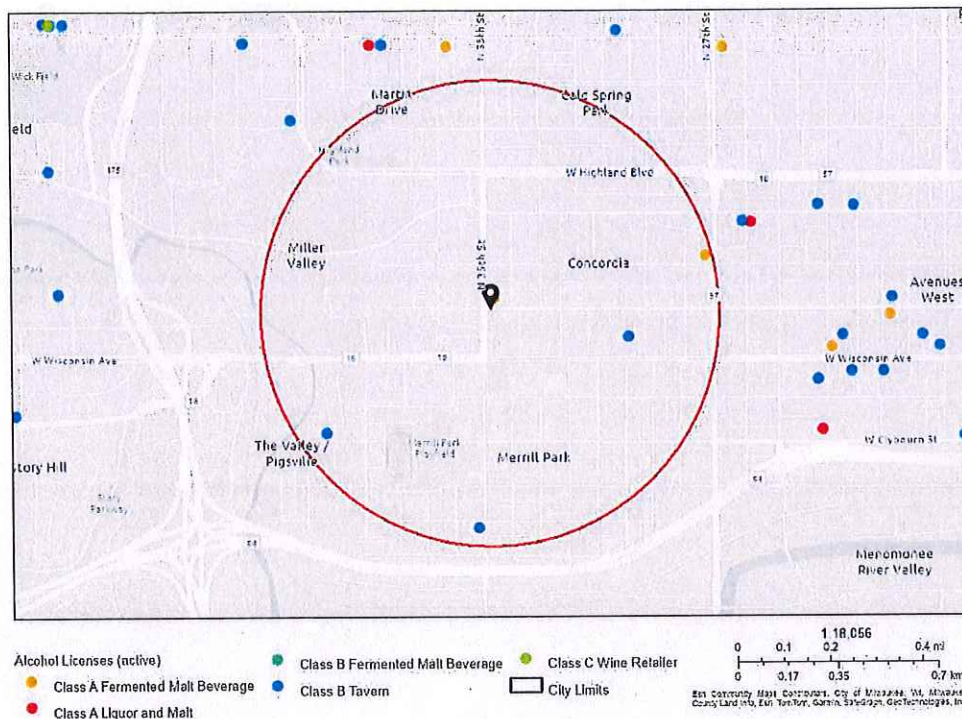


Concentration Map for 3443 W Wells St

Area of Interest (AOI) Information

Area : 21,862,585.97 ft²

Jun 20 2024 10:44:53 Central Daylight Time



Summary

Name	Count	Area(ft²)	Length(mi)
Alcohol Licenses	5		

Alcohol Licenses

#	Legal Entity	Trade Name	Licensee	Address	License Type Name	Total Capacity	Expiration Date	Count
1	JJH VALLEY INN, LLC	VALLEY INN	JAMES J HUTTERER, Agt	4000 W CLYBOURN ST	Class B Tavern License	72	9/23/2024, 7:00 PM	1
2	TJ'S ON 35TH ST	TJ'S ON 35TH ST	TOMMIE L JONES, SP	237 N 35TH ST	Class B Tavern License	50	10/17/2024, 7:00 PM	1
3	LP KILBOURN MARKET LLC	KILBOURN SUPERMARKET	Parvinder Singh, Agt	901 N 27th ST	Class A Fermented Malt Beverage Retailer's License		3/7/2025, 6:00 PM	1
4	RAJ FOOD & BEER LLC	RAJ GROCERY	DEVINDER SINGH, Agt	3420-24 W WELLS ST	Class A Fermented Malt Beverage Retailer's License		4/25/2025, 7:00 PM	1
5	TRIPOLI TEMPLE	TRIPOLI TEMPLE	Peter F Hennig, Agt	3000 W WISCONSIN AV	Class B Tavern License	1,089	5/25/2025, 7:00 PM	1

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



Tuesday, October 29, 2024



Notice of Public Hearing

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ABULAWI, Ahlam, Agent
One Stop Only at 3443 W Wells St
Class A Fermented Malt Beverage Retailer's License Application

Tuesday, November 12, 2024 at 11:05 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 11/12/2024 at 11:05 AM in Room 301-B, Third Floor, City Hall. This is a public hearing. Those wishing to view the proceeding are able to do so via the City Channel – Channel 25 on Spectrum Cable – or on the Internet at <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony via internet are asked to contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov for necessary information. Please make such requests no later than one business day prior to the start of the meeting. You are not required to attend the hearing, but please see the information below if you would like to provide testimony. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing.

Important details for those wishing to provide information for the Licenses Committee to consider when making its recommendation:

1. The license application is scheduled to be heard at the above time. Due to other hearings running longer than scheduled, you may have to wait some time to provide your testimony.
2. You must appear in person and testify as to matters that you have personally experienced or seen. (You cannot provide testimony for your neighbor, parent or anyone else; this is considered hearsay and cannot be considered by the committee.)
3. No letters or petitions can be accepted by the committee (unless the person who wrote the letter or the persons who signed the petition are present at the committee hearing and willing to testify).
4. Persons opposed to the license application are given the opportunity to testify first; supporters may testify after the opponents have finished.
5. When you are called to testify, you will be sworn in and asked to give your name, and address. (If your first and/or last names are uncommon please spell them.)
6. You may then provide testimony.
 - a. Include only information relating to the above license application.
 - b. Include only information you have personally witnessed or seen.
 - c. Provide concise and relevant information detailing how this business has affected or may affect the peaceful enjoyment of your neighborhood.
 - d. If by the time you have the opportunity to testify, the information you wish to share has already been provided to the committee, you may state that you agree with the previous testimony. Redundant or repetitive testimony will not assist the committee in making its recommendation.
7. After giving your testimony, the members of the Licenses Committee and the licensee may ask questions regarding the testimony you have given or other factors relating to the license application.
8. Business Competition is not a valid basis for denial or non-renewal of a license.
Please Note: If you have submitted an objection to the above application your objection cannot be considered by the committee unless you personally testify at the hearing.

CURRENT OCCUPANT	3430 W WISCONSIN AVE# 312	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 313	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 314	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 315	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 316	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 317	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 400	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 401	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 402	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 403	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 404	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 405	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 406	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 407	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 408	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 409	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 410	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 411	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 412	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 413	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 414	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 415	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3430 W WISCONSIN AVE# 416	MILWAUKEE, WI 53208-3841
CURRENT OCCUPANT	3443 W WELLS ST	MILWAUKEE, WI 53208-3342
CURRENT OCCUPANT	735 N 34TH ST# 1	MILWAUKEE, WI 53208-3314
CURRENT OCCUPANT	735 N 34TH ST# 2	MILWAUKEE, WI 53208-3314
CURRENT OCCUPANT	735 N 34TH ST# 3	MILWAUKEE, WI 53208-3314
CURRENT OCCUPANT	741 N 34TH ST	MILWAUKEE, WI 53208-3302
CURRENT OCCUPANT	808 N 35TH ST	MILWAUKEE, WI 53208-3307
CURRENT OCCUPANT	810 N 35TH ST# 3	MILWAUKEE, WI 53208-3307
CURRENT OCCUPANT	810 N 35TH ST# 4	MILWAUKEE, WI 53208-3307
CURRENT OCCUPANT	812 N 35TH ST	MILWAUKEE, WI 53208-3307

Blank Notice

Total Records: 78

Radius 250 feet and Center of the Circle: 3443 W Wells St



Tuesday, October 29, 2024

Licenses Committee Notice of Hearing

AHLAM ABULAWI
W127N10874 Coneflower Cir
Germantown, WI 53022

The Licenses Committee will consider the following license application:

Class A Fermented Malt Beverage Retailer's License Application
ABULAWI, Ahlam, Agent
One Stop Only at 3443 W Wells St

Date: 11/12/2024

Time: 11:05 AM

Location: The hearing before Licenses Committee will take place in Room 301-B, Third Floor, City Hall and virtually on Tuesday, November 11, 2024. This is a public hearing. Those who wish to view the proceeding are able to do so via City Channel- Channel 25 on Spectrum Cable – or on the internet <http://city.milwaukee.gov/citychannel>. Those wishing to provide oral testimony will be asked to do so by phone or internet and are asked to contact 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.

Please note this application may be recommended for denial based on fitness of the location due to concentration of alcohol beverage outlets in the area. If the application is denied for this reason, no other application for an alcohol beverage license 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.





BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 5/12/2020

Office of the City Clerk License Division
200 E. Wells St. Room 105, Milwaukee, WI 53202
(414) 286-2238 www.milwaukee.gov/license e-mail address: license@milwaukee.gov

1. Type of Business

Applying for: ☐ Extended Hours (12AM to 5AM) - If a food establishment, check all that apply: ☐ Delivery ☐ Drive Thru ☐ Dining Room
☐ Self Service Laundry ☐ Massage Establishment ☐ Filling Station
☒ Other (supplemental application for specific license also required)

Provide a detailed description of the type of business you plan on operating:

Grocery store with Beer and Wine. Beer and Wine sold from 12pm - 9pm only.

Do you have any experience operating this type of business? ☐ No ☒ Yes If yes, explain: Currently operate Grocery store.

2. Business Operations

- a. Proposed Opening Date: NIA
- 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: Food
- e. Is the current licensee operating? ☐ No ☒ Yes If no, list date closed: _____
- f. Do you have future plans for other businesses, licenses or permits at this location? ☐ No ☒ Yes
If yes, explain: Class A Beer License
- 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: mop
- b. How often will grounds be cleaned? ☒ Daily ☐ Weekly ☐ As Needed ☐ Monthly ☐ Other: _____
- c. Grounds cleaned by: ☐ Licensee ☐ Building Owner ☒ Employees ☐ Hired Maintenance ☐ Other: _____
- d. How are noise issues prevented and/or addressed? ☐ Security ☒ Manager approaches customer(s) ☒ Call Police
☐ Signs Posted ☐ Other: _____
- e. Will a sound amplification system be used? ☒ No ☐ Yes If yes, describe: _____

4. Smoking & Sanitation

- a. Are there designated outdoor smoking areas? ☒ No ☐ Yes If yes, describe: _____
- b. Number of Garbage Cans: Inside: 4 Locations: 2 behind counter. 2 by entrance.
Outside: 4 Locations: 1 Back, 3 Up front
- c. Is a crowd control barrier used? ☒ No ☐ Yes If yes, describe: _____
- d. How many restrooms are on the premises? 1
- 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? 12 and list locations: In and outside the premises.
- e. Will searches/identification checks be done upon entry? ☒ No ☐ Yes If yes, describe _____

6. Percentage of Sales (must total 100%)

Alcohol <u>10</u> %	Food <u>90</u> % Cigarettes, Electronic Vape Devices, Tobacco Products _____ %	Secondhand Merchandise _____ %	Precious Metals & Gems _____ %
Entertainment _____ %	Pawnbroker Activity _____ %	Salvaged Materials _____ % (such as scrap metal)	Personal Services (such as tattoo, body piercing, salon, tailor, tanning, etc.) _____ %
			Other _____ % Describe: _____

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

Type 1

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Deli or Fast Food Restaurant | <input type="checkbox"/> Private/Fraternal/Veterans Club |
| <input type="checkbox"/> Night Club | <input type="checkbox"/> Tavern | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Teen Club |
| <input type="checkbox"/> Banquet Hall | <input type="checkbox"/> Sports Facility | <input type="checkbox"/> Bowling Alley | |
| <input type="checkbox"/> Hotel/Motel : Number of Floors: _____
Number of Rooms: _____ | <input type="checkbox"/> Rooming House: Number of Floors: _____
Number of Rooms: _____ | | |

Type 2

- | | | | |
|--|--|--------------------------------------|---|
| <input type="checkbox"/> Liquor Store | <input checked="" type="checkbox"/> Corner Store | <input type="checkbox"/> Supermarket | <input type="checkbox"/> Convenience Store |
| <input type="checkbox"/> Gas Station | <input type="checkbox"/> Amusement/Phonograph Distributor | | <input type="checkbox"/> Recycling, Salvage or Towing |
| <input type="checkbox"/> Used Car Dealer | <input type="checkbox"/> Personal Service Establishment
(such as tattoo business, hair salon, tailor, etc.) | | <input type="checkbox"/> Recording Studio |

What other licenses/permits will you hold at this location? (check all that apply)

- ☒ Occupancy Permit ☐ Cigarette, Tobacco, Electronic Vape Products ☐ Gas Station ☐ Extended Hours ☐ Class "B" Tavern ☐ Weights & Measures
☐ Secondhand Dealer ☐ Precious Metal & Gem ☐ Other: _____

8. Legal Capacity (only if a Type 1 premises in #7 above)

Capacity _____ (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

9. Premises Description

- a. Identify all area(s) of the premises that will be used in operating this business (include areas used only for storage):

☒ 1st Floor ☐ 2nd Floor ☐ Basement Storage ☐ Patio ☐ Beer Garden ☐ Sidewalk Café ☐ Deck ☐ Rooftop

☐ Other: Describe: _____

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

- c. Nearest Major Cross Street: _____

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

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

- f. Describe Surrounding Area: ☐ Commercial ☐ Residential ☐ Industrial ☐ Other: _____

- g. Building Owner Name: Ahlan Abulawi Phone Number: 414-627-7000

Building Owner Address: 8164 S 28th St Franklin, WI 53132

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	8am	9pm	100+	All	Note
Monday	8am	9pm	100+	All	Alc. Bear
Tuesday	8am	9pm	100+	All	Wine
Wednesday	8am	9pm	100+	All	Sales
Thursday	8am	9pm	100+	All	12:30 PM
Friday	8am	9pm	~100+	All	to
Saturday	8am	9pm	100+	All	9:PM

An Extended Hours Establishment License is required for any convenience store, filling station, personal service establishment (such as tattoo, body piercing, salon, tailor, tanning, etc.), recording studio or restaurant which is open between the hours of 12:00 a.m. and 5:00 a.m.

Alcohol Establishments Class A: 8:00 am to 9:00 pm Sunday thru Saturday
Permitted Hours of Operation: Class B: 6:00 am to 2:00 am Sunday thru Thursday, 6:00 am to 2:30 am Friday & Saturday

Entertainment Outdoor Closing Hours: 10:00pm Sunday Thursday; 12:00am Friday & Saturday; unless a different time, either earlier or later, is established by the Common Council in its approval of the licensee's plan of operation.

11. Signature(s)

Signature of Sole Proprietor, Partner, or 20% or more Shareholder
(If there are no 20% or more shareholders, Corporate Officer-print name/title and sign)

Signature of additional partner or 20% or more shareholder

See Application Information for a complete list of all required application forms.



ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL APPLICATION

Office of the City Clerk License Division
200 E. Wells St. Room 105, Milwaukee, WI 53202
(414) 286-2238 e-mail address: license@milwaukee.gov www.milwaukee.gov/license

Legal Entity Name: Ahlam Abu Lawi

Premise Address: 3443 W Wells St

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: _____

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.)? Ahlam Abulawi

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

d) Total amount paid for business \$ _____

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

Goodwill comprises the reputation and customer relationships of an existing business. If the price you pay for the business exceeds the fair market value of all of the rest of the assets of the business, the excess may be considered goodwill.

f) Have you made arrangements with the seller for payment of personal property taxes? ☐ No ☐ Yes

Lease Information (New & Transfer Applicants who are leasing the premises only)

a) Date lease begins _____ Ends _____

b) Monthly rental \$ _____

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)? _____

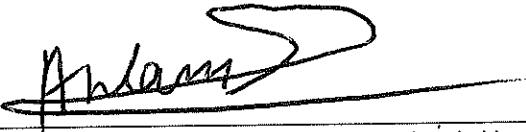
Lease Information (Continued)

- 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 _____
- 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

Entrance on 1st

chase door

CHIPS racks

chips shelves

Bear
vine
wine

Display

3F

2F

3F

display

At Cold Storage
Walking Cool 102
Juvices doors

Frozen Food
Cooling

shelves

coffee table + chairs

shelves

shelves

COOL 102

eggs milk meat.

COOL 102
veg. fruits

shelves

C O U N T E R

Storage

silagroup/c

one stop only

door

Ahlan abulawi? Agent For one stop only

3443 W. Wells

Date June 20 2024

We will have a big.

Sign outside store

For Beer and wine sales time.

12:pm to 9:pm

No Beer or wine sales

before 12:pm. No expectations