



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

Monday, November 23, 2015

**COMMITTEE MEETING NOTICE**

AD 03

ALAWNEH, Mohammad A, Agent  
Bayan & G LLC  
2500 N DOUSMAN St

Milwaukee, WI 53212

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall on:

**Tuesday, December 01, 2015 at 08:45 AM**

**Regarding:** Your Class A Fermented Malt Beverage Retailer's and Food Dealer's License Applications as agent for "Bayan & G LLC" for "Sunny Days Food Mart" at 2500 N DOUSMAN 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: \_\_\_\_\_

Jason Schunk  
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](http://www.milwaukee.gov/license)  
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: [License@milwaukee.gov](mailto:License@milwaukee.gov)



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AD 03

ALAWNEH, Mohammad A, Agent  
Bayan & G LLC  
3657 W College Ave

Franklin, WI 53132

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**Tuesday, December 01, 2015 at 08:45 AM**

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# MILWAUKEE POLICE DEPARTMENT

## LICENSING

### CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

**DATE:** 10/15/2015  
**LICENSE TYPE:** AMALT  
**NEW:** ☒  
**RENEWAL:** ☐

**No. 219181**  
**Application Date:** 10/13/2015

**License Location:** 2500 North Dousman Street  
**Business Name:** Bayan & G LLC

**Licensee/Applicant:** Al Alawneh, Mohammad  
(Last Name, First Name, MI)

**Date of Birth:** 05/15/1973

**Home Address:** 3657 West College Avenue  
**City:** Milwaukee **State:** WI **Zip Code:** 53212  
**Home Phone:** 414-865-6816

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

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

1. On 01/05/2006 the applicant was charged in Milwaukee county with Battery §940.19(1).

**Charge:** Battery  
**Finding:** Guilty  
**Sentence:** 5 months house of correction (imposed and stayed); 1 year probation  
**Date:** 07/17/2006  
**Case:** 2006CF000041

# MILWAUKEE POLICE DEPARTMENT

## LICENSING

### CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

**DATE:** 02/03/2015

**LICENSE TYPE:** AMALT

**NEW:** ☐

**RENEWAL:** ☒

**No. 204243**

**Application Date:** 02/03/2015

**License Location:** 2500 North Dousman Street

**Business Name:** Maya One

**Licensee/Applicant:** Hamam, Rafat E.  
(Last Name, First Name, MI)

**Date of Birth:** 05/04/1988

**Home Address:** 4523 South 23<sup>rd</sup> Street #5

**City:** Milwaukee

**State:** WI **Zip Code:** 53221

**Home Phone:** 737-7555

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

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

1. On 08/30/2014 a 17 year old, working in conjunction with Milwaukee police, was able to purchase a 2 pack of Swisher Sweet brand cigars from the cashier, Karen Snoubar, at 2500 North Dousman Street (Sunny Days Food). During this contact, the officer learned that Snoubar was the sole employee on the premise and that she did not possess a valid class D operator's license. The applicant received two citations.

Charge	1:	Sale of Cigarettes to Minor/Underage
	2:	Responsible Person Required on Premise
Finding	1:	Dismissed without prejudice
	2:	Guilty
Sentence	2:	\$300.00 fine
Date	:	01/06/2015
Case	1:	14063954
	2:	14063955

Previous premise

Date: 11/19/15  
Officer: L.Lammers

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

Name of Premise: Bayan Food Mart (Sunny Days Food Mart)  
Address: 2500 N Dousman St  
Phone: 414-562-8552

Owner: Keren Properties 6 LLC  
Owner address: 5135 N Hollywood Ave  
City State Zip: Milwaukee, WI 53217  
Owner Phone: 414-332-1105  
Owner email:

Manager: Mohammed Alalawneh  
Home Address: 2610 W Lakewood Ln #2B  
City State Zip: Oak Creek, WI 53154  
Phone: 414-865-6816  
Email:

Preferred contact: Store Phone

Location currently open:    ☒ YES    ☐ NO

Projected open date:

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

Hours of Operation:    Sun: 9 am – 9 pm    24 hours ☐Y ☒N  
                                 Mon:  
                                 Tue:  
                                 Wed:  
                                 Thu:  
                                 Fri:  
                                 Sat:

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

Licenses currently held:

Alcohol: x ☐ Yes ☐ No Class: A Malt #:   
Tobacco: x ☐ Yes ☐ No #:   
Food: x ☐ Yes ☐ No #:   
Extended Hours: ☐ Yes ☐ No #:   
Secondhand Dealer: ☐ Yes ☐ No Type: #:   
Other: ☐ Yes ☐ No Type: #:   
Other: ☐ Yes ☐ No Type: #:

Who is your alcohol distributor? Beer Capitol, Beechwood, & Budweiser

**Exterior Survey:**

1. Is the area around the location clean? x ☐ Yes ☐ No
2. What surrounds the location? (Check all the apply)
  - a. ☐ Park
  - b. ☐ School
  - c. ☐ Youth Center
  - d. ☐ Church
  - e. x ☐ Tavern(s) If so, how many: one
  - f. x ☐ Residential
  - g. ☐ Other businesses
  - h. ☐ Other:
3. Can you see from the outside of the location into the interior x ☐ Yes ☐ No
4. Can you see the employees inside of the location from the outside x ☐ Yes ☐ No
5. Are exterior windows free of signage ☐ Yes x ☐ No
6. Is there a parking lot ☐ Yes x ☐ 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 x ☐ No
10. Is there exterior lighting? x ☐ Yes ☐ No. Does it appears to be adequate x ☐ Yes ☐ No
11. Exterior Payphone? ☐ Yes x ☐ No
12. Are there No Loitering Signs posted? ☐ Yes x ☐ No
13. Are there exterior security cameras ☐ Yes ☐ No How Many:
14. Are the address numbers prominently displayed and easy to see x ☐ Yes ☐ No

**Camera Survey:**

15. Does this location have security cameras? x ☐ Yes ☐ No
16. Are they in working order? x ☐ Yes ☐ No
17. What format are the cameras?
  - a. Color x ☐ Yes ☐ No
  - b. Digital x ☐ Yes ☐ No
  - c. VCR ☐ Yes ☐ No
  - d. Recorded x ☐ Yes ☐ No
18. How long is footage stored for later viewing:
19. Are there exterior cameras x ☐ Yes ☐ No How many: 2
20. Are there interior cameras x ☐ Yes ☐ No How many: 5
21. Do all employees know how to retrieve recorded digital images/footage? x ☐ 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? x☐Yes ☐No
24. Does an interior camera face the entrance/exit? x☐Yes ☐No
25. Is there a lockable area that separates employees from customers? x☐Yes ☐No
26. Does the store sell single chore boy? ☐Yes x☐No
27. Does the store sell blunt wraps? x☐Yes ☐No
28. Does the store sell scales? ☐Yes x☐No
29. Does the store sell items that may be used as crack pipes? ☐Yes x☐No  
a. Describe item N/A
30. Does the store have an over abundance of sandwich baggies: ☐Yes x☐No
31. Does the owner understand that these items are often used for drug use? x☐Yes ☐No
32. Do the products in the store appear to be new and rotated often? x☐Yes ☐No
33. Are emergency and non-emergency numbers posted near the phone? x☐Yes ☐No
34. Does the owner know how to contact their police district directly? x☐Yes ☐No  
a. Did you provide a district contact guide to the owner? x☐Yes ☐No

**Complete this section if alcohol establishment is a convenience store:**

(\*\* Read full ordinance for all details "68-55 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 both visible from the sidewalk? x☐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 not accessible to employees? ☐Yes x☐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? x☐Yes ☐No
4. Is lighting provided for the store's parking area during all hours of darkness when employees or customers 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? x☐Yes ☐No ☐N/A
5. Are at least two high-resolution surveillance security cameras installed? x☐Yes ☐No
6. Are the security cameras in working order? x☐Yes ☐No
7. Does one camera show an overall view of the counter and register area? x☐Yes ☐No
8. Does one camera show a clear, identifiable, full frame image of the face of each person entering and leaving the store? x☐Yes ☐No
9. Are the camera views obstructed by fixtures or displays? ☐Yes x☐No
10. Is the recorded footage stored for at least 30 days? ☐Yes x☐No
11. Do all store employees know how to record footage from the camera system to media capable of being transferred to police custody? x☐Yes ☐No
12. Are customer entrances/exits made of glass or other transparent material? x☐Yes ☐No
  - a. Exception: A store that does not have such doors on August 17, 1994 shall not be required to install 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? x☐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 outside. Does store conform to a-1 ☐ Yes x ☒ 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
- b. 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 x ☒ No

**ADDITIONAL COMMENTS/RECOMMENDATIONS:**

This supplemental report is written by P.O. Laurel Lammers, assigned to District Five early shift as the Community Liaison Officer.

On Thursday, November 19, 2015 at 12 pm, I met with Mohammed Alalawneh regarding his liquor license application for the store located at 2500 N Dousman St.

Mr. Alalawneh stated that the store previously was run by his brother and that he was now applying to take over the license.

Upon my initial arrival, I observed that the main entrance door was on the west side of the building and faced out towards Dousman St. The door is made of clear glass and was free of signage, allowing visibility into and out of the store. There are two windows, one to each side of the main entrance door. Those were obstructed with signage. I did observe lighting under the awning over each window as well as a light over the entrance door. I also observed an exterior camera that was aimed at the entrance door. The surrounding area of the business is mostly residential. There is one tavern, the Gig, across the street.

The business is currently operating and is open seven days a week from 9 am – 9 pm. The interior of the business does have an area that is enclosed that separates the employees from customers coming into the store, and that is immediately to the left (north) as you walk into the store. The interior was very neat and clean. Product did look fresh and well rotated. I did observe that the store does sell blunt wrappers, but they are behind the counter in the employee enclosure and off to the side so they are not in the main area where children would see them. I did not see any other items being sold that could be used as drug paraphernalia. I observed that the store has a working camera system in place with five indoor cameras and two outdoor cameras. The cameras are recorded and can be monitored from a screen behind the counter or directly on Mr. Alalawneh's personal phone. Mr. Alalawneh did state that he has taken the Robbery Prevention training and so has his brother who is currently running the store.

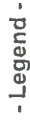


## City of Milwaukee, Wisconsin



© City of Milwaukee, Wisconsin  
Map Milwaukee: Property Information

© City of Milwaukee, Wisconsin  
Map Milwaukee: Property Information



- ## Notes -



Department of Administration - ITMD







Monday, November 23, 2015



# Notice of Public Hearing

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ALAWNEH, Mohammad A, Agent  
Sunny Days Food Mart at 2500 N DOUSMAN St  
Class A Fermented Malt Beverage Retailer's and Food Dealer's License Applications

**Tuesday, December 01, 2015 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 12/1/2015 at 8:45 AM, in Room 301-B, Third Floor, City Hall. If you wish, you may provide testimony at the hearing regarding the request; see below for further information. You are not required to attend the hearing. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing. Please review the information below and if you have further questions regarding this process, please contact the License Division at (414) 286-2238.

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## 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.**

OCCUPANT	MAIL ADDRESS	CITY AND ZIP CODE
CURRENT OCCUPANT	1113 E WRIGHT ST	MILWAUKEE, WI 53212-3031
CURRENT OCCUPANT	1115 E WRIGHT ST	MILWAUKEE, WI 53212-3031
CURRENT OCCUPANT	1124 E WRIGHT ST	MILWAUKEE, WI 53212-3032
CURRENT OCCUPANT	1126 E WRIGHT ST	MILWAUKEE, WI 53212-3032
CURRENT OCCUPANT	1128 E WRIGHT ST	MILWAUKEE, WI 53212-3032
CURRENT OCCUPANT	1130 E WRIGHT ST	MILWAUKEE, WI 53212-3032
CURRENT OCCUPANT	1132 E WRIGHT ST	MILWAUKEE, WI 53212-3032
CURRENT OCCUPANT	1204 E WRIGHT ST 1	MILWAUKEE, WI 53212-3034
CURRENT OCCUPANT	1204 E WRIGHT ST 2	MILWAUKEE, WI 53212-3034
CURRENT OCCUPANT	1204 E WRIGHT ST 3	MILWAUKEE, WI 53212-3034
CURRENT OCCUPANT	1225 E WRIGHT ST 1	MILWAUKEE, WI 53212-3033
CURRENT OCCUPANT	1225 E WRIGHT ST 2	MILWAUKEE, WI 53212-3033
CURRENT OCCUPANT	1225 E WRIGHT ST 4	MILWAUKEE, WI 53212-3033
CURRENT OCCUPANT	1229 E WRIGHT ST 3	MILWAUKEE, WI 53212-3033
CURRENT OCCUPANT	1229 E WRIGHT ST 5	MILWAUKEE, WI 53212-3033
CURRENT OCCUPANT	1229 E WRIGHT ST 6	MILWAUKEE, WI 53212-3033
CURRENT OCCUPANT	2454 N DOUSMAN ST	MILWAUKEE, WI 53212-3040
CURRENT OCCUPANT	2455 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2457 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2458 N DOUSMAN ST	MILWAUKEE, WI 53212-3040
CURRENT OCCUPANT	2459 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2459A N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2460 N DOUSMAN ST	MILWAUKEE, WI 53212-3040
CURRENT OCCUPANT	2461 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2461 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2465 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2465 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2465A N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2466 N DOUSMAN ST 1	MILWAUKEE, WI 53212-3040
CURRENT OCCUPANT	2466 N DOUSMAN ST 2	MILWAUKEE, WI 53212-3040
CURRENT OCCUPANT	2467 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2468 N DOUSMAN ST	MILWAUKEE, WI 53212-3040
CURRENT OCCUPANT	2468 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3044
CURRENT OCCUPANT	2469 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2470 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3044
CURRENT OCCUPANT	2471 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2472 N DOUSMAN ST 1	MILWAUKEE, WI 53212-3080
CURRENT OCCUPANT	2472 N DOUSMAN ST 2	MILWAUKEE, WI 53212-3080
CURRENT OCCUPANT	2472 N DOUSMAN ST 3	MILWAUKEE, WI 53212-3080
CURRENT OCCUPANT	2472 N DOUSMAN ST 4	MILWAUKEE, WI 53212-3080
CURRENT OCCUPANT	2472 N DOUSMAN ST 5	MILWAUKEE, WI 53212-3080
CURRENT OCCUPANT	2472 N DOUSMAN ST 6	MILWAUKEE, WI 53212-3080
CURRENT OCCUPANT	2473 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2475 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2475 N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2475A N GORDON PL	MILWAUKEE, WI 53212-3041
CURRENT OCCUPANT	2477 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2479 N DOUSMAN ST	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2479 N DOUSMAN ST A	MILWAUKEE, WI 53212-3039
CURRENT OCCUPANT	2500 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2502 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2504 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2505 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2506 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2507 N GORDON CT	MILWAUKEE, WI 53212-3019

CURRENT OCCUPANT	2508 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2508 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2509 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2510 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2510 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2510A N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2511 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2512 N GORDON CT 1	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2512 N GORDON CT 2	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2512 N GORDON CT 3	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2512 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2514 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2514 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2515 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2516 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2516 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2517 N DOUSMAN ST	MILWAUKEE, WI 53212-3016
CURRENT OCCUPANT	2517 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2518 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2518 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2520 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2520 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2520 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2521 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2522 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2522 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2522 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2523 N DOUSMAN ST	MILWAUKEE, WI 53212-3016
CURRENT OCCUPANT	2523 N GORDON CT	MILWAUKEE, WI 53212-3019
CURRENT OCCUPANT	2524 N HUMBOLDT BLVD	MILWAUKEE, WI 53212-3021
CURRENT OCCUPANT	2526 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2528 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2531 N DOUSMAN ST	MILWAUKEE, WI 53212-3016
CURRENT OCCUPANT	2532 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2532A N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2538 N DOUSMAN ST	MILWAUKEE, WI 53212-3017
CURRENT OCCUPANT	2539 N DOUSMAN ST	MILWAUKEE, WI 53212-3016
CURRENT OCCUPANT	2539A N DOUSMAN ST	MILWAUKEE, WI 53212-3016

**Total Records: 94**

**Radius: 250.0 feet and Center of Circle: 2500 N Dousman ST**



Monday, November 23, 2015

## Licenses Committee Notice of Hearing

KEREN PROPERTIES 6 LLC  
5135 N Hollywood Av

Milwaukee, WI 53217

Date: 12/1/2015  
Time: 08:45 AM  
Location: Room 301-B, Third Floor, City Hall

The Licenses Committee will consider the following license application:

Class A Fermented Malt Beverage Retailer's and Food Dealer's License  
Applications  
ALAWNEH, Mohammad A, Agent  
Sunny Days Food Mart at 2500 N DOUSMAN St

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 9/15/15

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](mailto:license@milwaukee.gov)

### 1. Type of Business

- Applying for: ☐ Extended Hours Establishment ☐ Filling Station ☐ Waste Tire Transporter ☐ Waste Tire Generator  
☐ Self Service Laundry ☐ Rooming House: Number of Units: \_\_\_\_\_ ☐ Hotel/Motel: Number of Units: \_\_\_\_\_  
☐ Massage Establishment ☒ Other (supplemental application for specific license also required)

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

*Retail neighborhood Grocery store*

Do you have any experience operating this type of business? ☐ No ☒ Yes If yes, explain: *I have operated and continue the same type for over 15 yrs.*

### 2. Business Operations

- a. Proposed Opening Date: *11-1-15*
- 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: *Class "A" Malt, Food, Cig.*
- 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: \_\_\_\_\_
- 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 ☐ Hired Maintenance  
☐ Building Owner Responsibility ☒ Garbage Cans Outside ☐ Other: \_\_\_\_\_
- b. How often will grounds be cleaned? ☒ Daily ☐ Weekly ☐ As Needed ☐ Monthly ☐ Other: \_\_\_\_\_
- c. Grounds cleaned by: ☒ Licensee ☐ Building Owner ☒ Employees ☐ Hired Maintenance ☐ Other: \_\_\_\_\_
- d. How are noise issues prevented and/or addressed? ☐ Security ☒ Manager approaches customer(s) ☒ Call Police  
☒ Signs Posted ☐ Other: \_\_\_\_\_
- e. Will a sound amplification system be used? ☒ No ☐ Yes If yes, describe: \_\_\_\_\_

### 4. Smoking & Sanitation

- f. Are there designated outdoor smoking areas? ☒ No ☐ Yes If yes, describe: \_\_\_\_\_
- g. Number of Garbage Cans: Inside: *1* Locations: *Near Counter*  
Outside: *1* Locations: *Near Entrance*
- h. Is a crowd control barrier used? ☒ No ☐ Yes If yes, describe: \_\_\_\_\_
- i. Describe sanitation facilities (restrooms): *1 Restroom in back.*  
Name of solid waste contractor: ☐ Advanced Disposal ☒ Waste Management ☐ Other: \_\_\_\_\_

## 5. Security

- a. Are there onsite parking spaces? ☒ No ☐ Yes If yes, how many? \_\_\_\_\_  
Describe parking security plan: \_\_\_\_\_
- b. Is there a loading zone? ☒ No ☐ Yes If yes, describe loading area security plan: \_\_\_\_\_
- c. Will you have security personnel on premise? ☒ No ☐ Yes If yes, how many? \_\_\_\_\_  
What are their responsibilities? \_\_\_\_\_  
Is security equipment used? ☒ No ☐ Yes If yes, describe \_\_\_\_\_  
List their licensing, certification, or training credentials \_\_\_\_\_  
Will there be security cameras? ☐ No ☒ Yes If yes, where? Inside store  
Will searches/identification verification be conducted upon entry? ☒ No ☐ Yes If yes, describe \_\_\_\_\_

## 6. Percentage of Sales (must total 100%)

Alcohol <u>30</u> %	Food <u>50</u> %	Secondhand Merchandise <u>0</u> %	Precious Metals & Gems <u>0</u> %
Entertainment <u>0</u> %	Cigarettes <u>15</u> %		
Pawnbroker Activity <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>5</u> % Describe: <u>Household Goods</u>

## 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"/> Hotel/Motel – Number of Rooms: _____ |   | <input type="checkbox"/> Rooming House – 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"/> Auto Wrecker      |
| <input type="checkbox"/> Used Car Dealer | <input type="checkbox"/> Used Auto Parts                  | <input type="checkbox"/> Personal Service Establishment<br>(such as tattoo business, hair<br>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 ☐ 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 #6 above)

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



## 9. Premises Description

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

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

☐ Other: Describe: \_\_\_\_\_

e. Describe Location: ☐ Major Thoroughfare ☒ Secondary Street ☐ Other: \_\_\_\_\_

f. Nearest Major Cross Street: Dousman St.

g. Describe Building: ☒ Free Standing Building ☐ Strip Mall ☐ Other: \_\_\_\_\_

h. Describe Premises Structure: ☒ Single Story ☐ Multi-Story - # of Stories \_\_\_\_\_ ☐ Other: \_\_\_\_\_

i. Describe Surrounding Area: ☐ Commercial ☒ Residential ☐ Industrial ☐ Other: \_\_\_\_\_

j. Building Owner Name: Keren Props 6 LLC Phone Number: 414-332-1105

Business Owner Address: 5135 N. Hollywood Ave, Milw. WI. 53217

## 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 Applicants: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	9:00 am	9:00 pm	100	0-70	None
Monday	"	"	100	}	None
Tuesday	"	"	100		None
Wednesday	"	"	100		None
Thursday	"	"	100		None
Friday	"	"	125		None
Saturday	"	"	125		None

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 a.m. and 5 a.m.

Entertainment Indoor Closing Hours - If alcohol beverage establishment, same as alcohol license hours.  
If non-alcohol establishment 1:00 am Sunday to Thursday; 1:30 am Friday and Saturday.

Entertainment Outdoor Closing Hours - 10:00 pm Sunday - Thursday; 12:00 am Friday and Saturday, unless otherwise approved by Common Council in licensee's plan of operation.

## 11. Signature(s)

[Signature]  
Sole Proprietor, Partner, Agent, or 20% or more Shareholder

\_\_\_\_\_  
Signature of additional partner or 20% or more Shareholder

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



# ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL PLAN OF OPERATION

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](mailto:license@milwaukee.gov) [www.milwaukee.gov/license](http://www.milwaukee.gov/license)Legal Entity Name: BAYAN & G LLCPremise Address: 2500 N. DOUSMAN ST. MILWAUKEE, WI. 53212

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

Is there at least 300 feet between the building and any church, school, daycare center or hospital? ☒ Yes ☐ No

## "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 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 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: \_\_\_\_\_

## Proof of Ownership, Lease, or Offer to Purchase (new & transfer applicants only)

Submit proof of ownership, lease, or offer to purchase the building with this application.

A lease or offer to purchase must:

- a) Be in the same legal entity name as that apply for the license
- b) Reflect the same address as the premises address on this application
- c) Reflect current dates and
- d) Be signed by the lessor/seller and lessee/buyer

## Property Information (new & transfer applicants only)

a) Do you own or lease the building? ☐ Own ☒ Leaseb) Who owns the fixtures (for example, coolers, etc.)? Applicantc) Are you purchasing the stock and/or fixtures? ☐ No ☒ Yes If yes, amount paid \$ 10,730.d) Total amount paid for business \$ 14,230. -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

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

**Lease Information (new & transfer applicants who are leasing the premises only)**

- a) Date lease begins NOV 15 Ends Aug 2018
- b) Monthly rental \$ 676.00
- 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)? 3
- 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 occupancy 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): \_\_\_\_\_

**Notarized Signatures of Applicants**

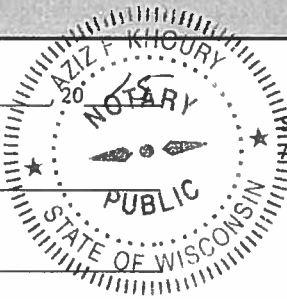
SUBSCRIBED AND SWORN TO BEFORE ME

This 30th day of Sep

(Clerk/Notary Public)

My Commission Expires 10-18-18

\*Notary Seal must be affixed.



[Signature]  
Sole Proprietor, Partner, 20% or more Shareholder, or  
Agent – only if there are no 20% or more shareholders

[Signature]  
Additional partner or 20% or more shareholder

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 premise applicants must submit the following:**

- ☐ Proof of ownership, lease or offer to purchase the building ☐ Detailed floor plan ☐ If a restaurant, copy of the menu

**FOOD DEALER LICENSE PLAN OF OPERATION**

OFFICE OF THE CITY CLERK, LICENSE DIVISION

CITY HALL, 200 E. WELLS ST, ROOM 105, MILWAUKEE, WI 53202 •

(414) 286-2238 • [license@milwaukee.gov](mailto:license@milwaukee.gov) • [www.milwaukee.gov/license](http://www.milwaukee.gov/license)**Legal Entity Name:** BAYAN 4 G LLC**Premises Address:** 2500 N. DOUSMAN ST. MILWAUKEE, WI. 53212**1. Application Type**

Is this a new food business or are you taking over a food business which is currently operating?

- ☒ Taking over a currently operating, licensed food business  
☐ New business (includes taking over a closed food business)

Will you be sharing kitchen space with another food establishment?

- ☐ Yes, I intend to rent space in my kitchen to other food businesses  
☐ Yes, I am renting space from another food business which will also be using the kitchen\*  
☒ No, I will be the only food business using the space

\*If renting space in a commercial kitchen with another operator, a completed and signed Shared Kitchen Agreement is required.

The form is available at [www.milwaukee.gov/license](http://www.milwaukee.gov/license)

Provide a brief description of the food establishment.

Retail Grocery Store selling pre-packaged foods and snacks.

Attach a copy of your menu or general listing of the types of food products that will be sold. Indicate what information you will be including:

- ☐ Menu      ☐ List of the types of products (for example: packaged foods, deli case, meat department)

What is the anticipated opening date or date of change of ownership:

11-1-15**2. Construction, Remodeling and Equipment**Are any construction, remodeling or equipment changes planned? ☐ Yes ☒ No *If no, skip to section 3.*

Scope of the planned project?

- ☐ New construction or conversion of an existing structure to be used as a food establishment  
☐ Renovation/remodeling of a food establishment, which may or may not include equipment changes  
☐ Renovation/remodeling limited to the installation/change/replacement of food equipment

Provide a brief summary of the proposed construction, remodeling and/or equipment change:

Note: Building permits may be required. Contact the City of Milwaukee Development Center.

Date alterations/changes planned to begin

Name, address and phone number of architect

Name, address and phone number of general contractor

### 3. Premises Description

Will food be prepared or sold at a single or multiple food preparation and/or sale sites (for example a hotel with multiple dining rooms or bars):

☒ Single ☐ Multiple

If multiple sites will be used, how many distinct sites will be used?

List all sites and briefly describe the nature of the food activities at each site:

Are any outdoor operations planned? ☐ Yes ☒ No

If yes, what activities will be conducted outdoors (check all that apply):

☐ Bar ☐ Cooking/Grilling ☐ Dining – Patio ☐ Dining – Sidewalk (DPW permit required) ☐ Storage

☐ Other, specify

Seating provided on site for dining? ☐ Yes ☒ No

If yes, are there additional banquet facilities other than the main dining area? ☐ Yes ☐ No

Total square footage of the establishment (exclude space utilized for other purposes other than food)

Number of Full Time Employees

Number of Part Time Employees

### 4. Business Type

Establishment Type (select the one that best describes the proposed business)

☐ Bed and Breakfast

☐ Community Food Program – free meal site or food pantry. Any site where all food is provided free of cost to those in need, or to organizations serving persons in need.

☐ Distiller or Brewer – facilities that are primarily engaged in the production of alcoholic beverages

☐ Food Distributor – a business that transports food for sale to retail and wholesale establishments and does not perform any food items

If distributor, is food stored on site? ☐ Yes ☐ No

☐ Food Manufacturer – commercial operation that produces, packages, labels, or stores food for human consumption, but primarily does not provide food directly to a consumer. Food is sold to distributors, retailers or restaurants. There may be a small store on site where only the manufacturers products are sold, but the majority of product is sold to other licensed food establishments.

If manufacturer, is there a retail store onsite? ☐ Yes ☐ No

☒ Food Store – a food establishment in which the majority of food sales consist of beverages or multi-serving food products requiring further preparation prior to consumption, examples of food stores include bakeries, grocery stores, convenience stores, coffee shops, liquor stores. Food stores include businesses whose primary business is other than food (book store, pharmacy, etc.), but offer convenience food items.

If Food store, are you considered a convenience food store (see definition below)? ☒ Yes ☐ No

A convenience food store contains less than 5,000 sq. ft. of retail sales space AND has as its primary business the sale of basic food items and in addition sells household products. Basic food items may include, but are not limited to, milk and dairy products, bread products, prepared sandwiches, frozen entrees, refrigerated food and baby food. Household products may include, but are not limited to, cleaning products, paper products, baby products and pet food

☐ School – educational institution including elementary, middle and high schools. Check type:

☐ Satellite Kitchen is a school kitchen with limited food preparation including reheating or holding of cooked food, storage of cold ready-to-eat food items and portioning and serving of bulk requiring no on-site preparation for service

☐ Production Kitchen is a school kitchen in which food preparation activities beyond reheating, portioning and hot and cold holding are performed

☐ Restaurant is a school kitchen operated by an outside entity or contractor, any school meal program not directly operated by the schools

☐ Restaurant – a food establishment in which the majority food sales consist of meals or other items ready for immediate consumption

☐ Shared Kitchen, Commissary or Base – a commercial kitchen used for the production of food to be served or sold at another location; a base of operations for a food peddler caterer or seasonal market vendor

☐ Tavern – a food establishment in which food sales are limited to beverages, primarily intoxicating beverages

#### 4. Business Type (Continued)

Type of sales (check all that apply, even if it reflects a small percentage of the proposed business)

- ☒ Made directly to the general public or end consumer (includes internet sales)  
☐ Made to other food establishments (wholesaler, distributors, retail or restaurants) who will resell your product(s)

What percentage of your planned food sales will be meals versus grocery items?

☐ % from meals (ready-to-eat food)

☒ % from grocery items (foods typically requiring preparation before serving, includes typical grocery items, beverages, bakery items and raw produce)

Will customers be able to purchase food through a drive through? ☐ Yes ☒ No

Will customers be able to purchase food from a self-service salad or food bar? ☐ Yes ☒ No

Will food be prepared on site and then transported for sale or consumption at another location? ☐ Yes ☒ No

If yes, check all the reasons why the food will be transported:

- ☐ Catering ☐ Delivery ☐ Base for Mobile Food Peddler ☐ Base for temporary or seasonal food stand

☐ Other-Describe:

#### 5. ISSUANCE OF LICENSE

Will any alcohol or intoxicating beverages be sold at the establishment? ☒ Yes ☐ No

If yes, what type of license do you have or will you be applying for?

- ☒ Class A fermented malt beverage license ☐ Class A liquor license  
☐ Class B fermented malt beverage licenses ☐ Class B liquor license  
☐ Class C wine license

If yes, if your food license is approved prior to the alcohol license, when would you like the food license issued?

- ☐ Immediately so you can open your food business ☒ at the same time as the alcohol license

#### 6. AFFIRMATION OF UNDERSTANDING – PERMIT NEEDED TO OPERATE

Read and initial each item confirming your understanding:

*[Handwritten initials for each affirmation]*

I understand that an inspection and sign off by the Health Department is required before my permit may be issued.

I understand that the Health Department will review my application and will update the application based on what is observed during my onsite inspection. My representative onsite at the time of inspection must have the authority to approve corrections to my application.

I understand that an occupancy permit must be issued and an inspection may be required from the Department of Neighborhood Services before my permit may be issued.

I understand that the Department of Neighborhood Services must sign off on my application with the License Division before my permit may be issued.

I understand the local council member must approve or deny my request before my permit is eligible to be issued. If denied, I understand that I may appeal and be scheduled for a hearing before the License Committee of the Common Council.

I understand that the License Division must have proof of payment for the associated permit fees before my permit may be issued.

I understand that all of the above must be complete before my permit is eligible to be issued.

I understand that the license for which I am applying must be issued and posted in my business premises prior to opening for business.

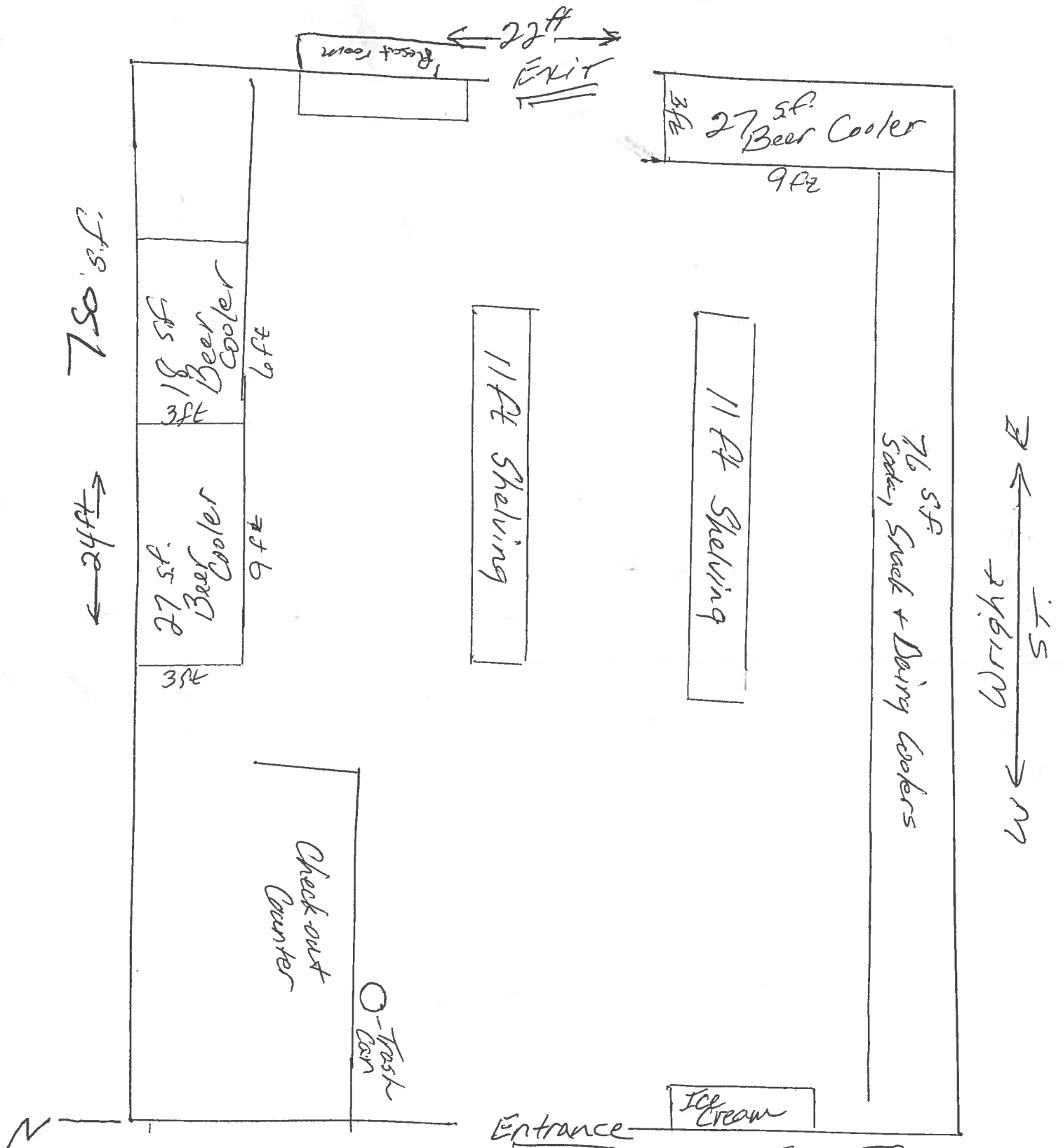
I, Mohammed AlAlawneh will not operate my food business, until the permit has been issued and posted in the establishment.  
Name of Applicant

Signature of  
Applicant:

*[Handwritten signature of Mohammed AlAlawneh]*

Date:

9-28-15



2500 N. Dousman  
 Milwaukee, WI 53212  
 Bryan + G LLC

D/b/a Sunny Days Food Mart

Date: 9-30-15

N ← Dousman → S  
 ST

*[Signature]*  
 Mohammed Al Alawneh - Member





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

Wednesday, November 18, 2015

**COMMITTEE MEETING NOTICE**

AD 03

DYE, John M, Agent  
The Jazz Estate Inc  
3264 N HACKETT Av  
Milwaukee, WI 53211

You are requested to attend a hearing which is to be held in Room 301-B, Third Floor, City Hall on:

**Tuesday, December 01, 2015 at 08:45 AM**

**Regarding:** Your Class B Tavern and Public Entertainment Premises License Applications Requesting Instrumental Musicians, Disc Jockey, Bands, Poetry Readings, and Patrons Dancing as agent for "The Jazz Estate Inc" for "The Jazz Estate" at 2423 N MURRAY Av.

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. Possible denial because: This proposed location is in an area that has previously been found by the Common Council to be over concentrated with alcohol outlets. Attached is the concentration of alcohol beverage outlets in the area map existing at the time of the determination of the over concentration based on an address of 2219 N Farwell Avenue. The Licenses Committee will consider concentration of alcohol beverage outlets as one question regarding the suitability of this location to be licensed as an alcohol beverage establishment. You may present evidence supporting your application. One issue that evidence should address is whether the licensure of this location is appropriate in light of the concentration of alcohol beverage outlets.

**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:

Jason Schunk

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](http://www.milwaukee.gov/license)  
Phone: (414) 286-2238 Fax: (414) 286-3057 Email Address: [License@milwaukee.gov](mailto:License@milwaukee.gov)



Date:10/29/15  
Officer: J. ALBA 006448

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

Name of Premise: Jazz Estate  
Address: 2423 N. Murray Av.  
Phone: 414-899-3972

Owner: John M. Dye W/M 08/03/74  
Owner address: 3264 N. Hackett Av.  
City State Zip: Milwaukee, WI. 53211  
Owner Phone: 414-899-3972  
Owner email:

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

Preferred contact: Owner

Location currently open: ☐ YES ☒ NO

Projected open date: 03/01/16

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

Hours of Operation: Sun: 2pm-2am ☐24 hours ☐Y ☐N  
Mon: 2pm-2am  
Tue: 2pm-2am  
Wed: 2pm-2am  
Thu: 2pm-2am  
Fri: 2pm-2:30am  
Sat: 2pm-2:30am

Premise Type: ☒Tavern/Bar  
☐Restaurant  
☐Other:

Licenses currently held:

Alcohol: ☐ Yes ☒ No Class:        #:  
Tobacco: ☐ Yes ☒ No #:  
Food: ☐ Yes ☒ No #:  
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. Street parking ☒ Yes ☐ No
7. Is there a parking lot ☐ Yes ☒ No
8. Is the parking lot clean? ☐ Yes ☐ No
9. Is the parking lot well lit? ☐ Yes ☐ No
10. Valet Parking ☐ Yes ☒ No
  - a. Will this lot have a guard? ☐ Yes ☐ No
  - b. Will this lot have cameras? ☐ Yes ☐ No
11. Are there areas where a person could conceal themselves ☒ Yes ☐ No
12. Is there exterior lighting? ☒ Yes ☐ No. Does it appears to be adequate ☒ Yes ☐ No
13. Exterior Payphone? ☐ Yes ☒ No
14. Are there No Loitering Signs posted? ☐ Yes ☒ No
15. Are there exterior security cameras ☐ Yes ☒ No How Many: 2 planned
16. Are the address numbers prominently displayed and easy to see ☒ Yes ☐ No

**Camera Survey:**

17. Does this location have security cameras? ☒ Yes ☐ No
18. Are they in working order? ☒ Yes ☐ No
19. What format are the cameras?
  - a. Color ☒ Yes ☐ No
  - b. Digital ☒ Yes ☐ No
  - c. VCR ☐ Yes ☐ No
  - d. Recorded ☒ Yes ☐ No
20. How long is footage stored for later viewing: 60 days planned
21. Are there exterior cameras ☒ Yes ☐ No How many: 2 planned
22. Are there interior cameras ☒ Yes ☐ No How many: 5 planned

23. Do all employees know how to retrieve recorded digital images/footage? ☐ Yes ☒ No  
24. Cameras located in parking lot ☐ Yes ☐ No How many N/A

**Interior Survey:**

25. What is the planned/posted capacity 62, 1200 Sqr. Ft.  
26. What is the minimum number of employees that will be on premise 1  
27. Is the storeowner willing to be a standing complainant regarding loitering? ☐ Yes ☒ No  
a. If yes have them fill out the standing complaint form and give them two of the commercial signs ☐ Yes ☒ No  
28. Is the interior of the location neat and clean? ☒ Yes ☐ No  
29. Does an interior camera face the entrance/exit? ☒ Yes ☐ No  
30. Are emergency and non-emergency numbers posted near the phone? ☒ Yes ☐ No  
31. 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**

32. How many security personnel are going to be employed: 1  
33. How will they be deployed: Interior 1 Exterior  
34. What days will they be deployed ☐ Mon ☐ Tue ☐ Wed ☐ Thu ☒ Fri ☒ Sat ☐ Sun  
35. Will the security be managed by business ☒ or contracted ☐  
36. Will they be armed ☐ Yes ☒ No  
37. What type of security measures will be used:  
☐ Wanding/metal detector  
☐ ID Scanner  
☐ Dress Code  
☐ Cover Charge  
☐ Age restriction  
☒ Other ID at door and at service  
38. When at capacity, how will the overflow crowd be managed? # out = # in  
39. Will a guard monitor the overflow crowd at all times? ☒ Yes ☐ No

**ADDITIONAL COMMENTS/RECOMMENDATIONS:**

- Applicant is present liquor licensed agent for Bryant's tavern 1579 S. 9<sup>th</sup> St.
- Plans to be daily on-site manager.
- Plan is to continue venue's live jazz and vocals lounge for entertainment.
- Specialty/ craft cocktails, domestic micro-brew beer selection and small wine list planned.
- \$50K in renovation of existing space.





Licensed Alcohol Beverage Establishments within a 5 Mile Radius Centered on 2423 N Murray Ave, October 21, 2015							
License Summary:	Trade name	Licensee	Address	License type name	Total capacity	Room capacity	Expiration date
Class A Fermented Malt Beverage Retailer's License	FOUR STAR INC OF MILWAUKEE	MURAD M ALI, Agt	2430 N MURRAY AV	Class A Fermented Malt Beverage Retailer's License			1/15/2016
Class A Malt & Class A Liquor License	Midwest Retail Group-North Avenue, Inc	JAMES F FENE, Agt	1609 E NORTH AV	Class A Fermented Malt Beverage Retailer's License			7/1/2016
Class A Retailer's Intoxicating Liquor License	H & H ASSAD, LLC	HANA O UPRIGHT, Agt	2700 N MURRAY AV	Class A Malt & Class A Liquor License			8/17/2016
Class B Fermented Malt Beverage Retailer's License	Krispbeer LLC	Shachen A Shah, Agt	1940 N FARWELL AV	Class A Malt & Class A Liquor License			2/1/2016
Class B Tavern License	Midwest Retail Group-North Avenue, Inc	JAMES F FENE, Agt	1609 E NORTH AV	Class A Retailer's Intoxicating Liquor License			7/1/2016
Class C Wine Retailer's License	Jan's Pizza Milwaukee, LLC	Ryan W Donovan, Agt	2035 E NORTH AV	Class B Fermented Malt Beverage Retailer's License			10/15/2016
	J & J KOH LLC	Pung Hee Kim, Agt	2336 E Farwell Av	Class B Fermented Malt Beverage Retailer's License			11/1/2015
	Journal Mike LLC	Pyathphone Khampane, Agt	1978 N Farwell Av	Class B Fermented Malt Beverage Retailer's License			9/27/2016
	SPTresto, LLC	Rice N Roll Bistrot	1952 N Farwell Av	Class B Fermented Malt Beverage Retailer's License			3/30/2016
	Yanpei, LLC	Pramoth Lertsinsongerm, Agt	2428 N Murray Av	Class B Fermented Malt Beverage Retailer's License			11/1/2016
	ALLIUM LLC	STEPHEN D MARKS, Agt	2101-03 N PROSPECT AV	Class B Tavern License	49		4/17/2016
	BEANS & BARLEY, INC	LYNN V SBNOKH, Agt	1901 E NORTH AV	Class B Tavern License	180		6/30/2016
	BelAir Cantina Downer Inc	KRISTYN A Eitel, Agt	2625 N DOWNER AV	Class B Tavern License	150		9/28/2016
	Buddha Lounge Inc	Claudia Gallegos, Agt	1504 E North Av	Class B Tavern License		1st floor indoor - 68 beer garden - 80	1/6/2016
	CHAMPION'S PUB, LLC	ROBERT R GREENVA, Agt	2417 N BARTLETT AV	Class B Tavern License	148		6/29/2016
	CINEMA BEVERAGES HOLDING COMPANY, LLC	ERIC A LEVIN, Agt	2230 N FARWELL AV	Class B Tavern License	1260		4/13/2016
	CMR FOODS, LLC	MARTIN A BEAUDOIN, Agt	2498 N BARTLETT AV	Class B Tavern License	160	1st Floor - 99, Beer Garden - 61	5/19/2016
	COMET CAFE	LESUE S MONTEMURRO, Agt	1943-47 N FARWELL AV	Class B Tavern License	160		7/11/2016
	Cripple Creek, LLC	DOUGLAS A WILLIAMS, Agt	2028 E North Av	Class B Tavern License	143		3/12/2016
	EASTCASTLE PLACE, INC	LAURA A WENGLER, Agt	2505 E BRADFORD AV	Class B Tavern License			6/19/2016
	Forever Young Enterprises Inc	Lynn M Forthaus, Agt	2321-23 N Murray Av	Class B Tavern License	99		4/10/2016
	G-DADDY'S, INC	GARY R JOHNSON, Agt	2012-24 E NORTH AV	Class B Tavern License	360	240 First Floor, 120 Second Floor	12/30/2015
	GPI OF MILWAUKEE, INC	HEIDI A PANAGIOTOPOULOS, Agt	2214 N FARWELL AV	Class B Tavern License			4/12/2016
	GRANDVIEW MANAGEMENT, INC	ELLEN N ZILLI, Agt	2220 N TERRACE AV	Class B Tavern License			7/25/2015
	HENRY'S TAVERN, LLC	NADER H PAKROO, Agt	2523 E BELLEVUE PL	Class B Tavern License	50		5/29/2016
	HOOIGAN'S	MARK B BUESING, Agt	2017 E NORTH AV	Class B Tavern License	118		6/30/2016
	JTC II ENTERPRISE, LLC	JASON C GROWEL, Agt	1732 E NORTH AV	Class B Tavern License	71		1/4/2016
	LANDMARK BARS, INC	SLAVA TUSHILKOV, Agt	2220 N FARWELL AV	Class B Tavern License	240		4/12/2016
	Lin & Chen Fushimi, LLC	Gui Lin, Agt	2116 N Farwell Av	Class B Tavern License			11/26/2015
	MERGE, INC	JAMES R ZEISLER, Agt	1932 E KENILWORTH PL	Class B Tavern License	150		6/13/2016
	Murray Avenue Restaurant, LLC	DEAN M CANNESTRA, Agt	2315 N Murray Av	Class B Tavern License	99		11/26/2015
	Nick's House	NICHOLAS A DE PALMA, SP	1854 E KENILWORTH PL	Class B Tavern License	99		5/19/2016
	PADDY'S PET & PUB, LLC	ORLEN G WOOD, Agt	2339-A N MURRAY AV	Class B Tavern License	179		7/21/2016
	PROSPECTOR PARTNERSHIP LLC	BRIAN W GODFREY, Agt	2203 N PROSPECT AV	Class B Tavern License	137		4/11/2016
	R C'S	ROBERT C SCHMIDT, JR, SP	1530 E NORTH AV	Class B Tavern License	232		6/30/2016
	RASCAL'S ON MURRAY, LLC	JAMES A BAAD, Agt	2311 N MURRAY AV	Class B Tavern License	80		5/7/2016
	SEUL KOREAN RESTAURANT	HAE JIN PARK, SP	2178 N PROSPECT AV	Class B Tavern License			3/21/2016
	Stone Bowl Grill, LLC	Tai K Park, Agt	1958-62 N Farwell Av	Class B Tavern License	99		12/16/2015
	Storm's 5 Plus 2 LLC	ANGELA B STORM, Agt	1813 E Kenilworth PL	Class B Tavern License	102		5/30/2016
	TAQUERIA JALISCO, INC	RUBEN HERRERA, Agt	2207 E NORTH AV	Class B Tavern License			5/23/2016
	The Mason Tavern Group, LLC	Linda L Krish, Agt	1815 E KENILWORTH PL	Class B Tavern License	240		9/29/2016
	Togo Corp	TATSUYA GOTO, Agt	2150 N Prospect Av	Class B Tavern License	99		5/15/2016
	VITUCCI'S, INC	Angela M Vinucci-Bonfiglio, Agt	1832 E NORTH AV	Class B Tavern License	150		6/30/2016
	VIT ENTERPRISES, INC	CYNTHIA L SIDOFF, Agt	2235 N PROSPECT AV	Class B Tavern License	153		11/30/2015
	WHOLE FOODS MARKET GROUP, INC	Michael L Burtoew, Agt	2305 N PROSPECT AV	Class B Tavern License			6/13/2015
	WV, LLC	MITCHELL D WAKEFIELD, Agt	2499 N BARTLETT AV	Class B Tavern License	60		7/31/2016
	Za Man, LLC	MICHAEL AMIDZICH, Agt	2595-97 N Downer Av	Class B Tavern License			6/10/2016
	Jan's Pizza Milwaukee, LLC	Ryan W Donovan, Agt	2035 E NORTH AV	Class C Wine Retailer's License			10/15/2016
	J & J KOH LLC	Sung Hee Kim, Agt	1978 N Farwell Av	Class C Wine Retailer's License			11/1/2015
	Journal Mike LLC	Pyathphone Khampane, Agt	1978 N Farwell Av	Class C Wine Retailer's License			9/27/2016
	SPTresto, LLC	Rice N Roll Bistrot	1952 N Farwell Av	Class C Wine Retailer's License			3/30/2016
	Yanpei, LLC	Jun Yang, Agt	2428 N Murray Av	Class C Wine Retailer's License			11/1/2015

**Licensed Alcohol Beverage Establishments  
WITHIN A HALF MILE RADIUS CENTERED ON  
2219 N Farwell AV Milwaukee 53202, April 10, 2013**



**LICENSE SUMMARY**

	Class B Tavern License	- 50 LICENSES		Class A Fermented Malt Beverage Retailer's License	- 2 LICENSES
	Class C Wine Retailer's License	- 3 LICENSES			
	Class B Fermented Malt Beverage Retailer's License	- 6 LICENSES			
	Class A Malt & Class A Liquor License	- 1 LICENSES			

TOTAL: 62 LICENSES

**Licensed Alcohol Beverage Establishments  
WITHIN A HALF MILE RADIUS CENTERED ON  
2219 N Farwell AV Milwaukee 53202, April 10, 2013**

License Summary:

BTAVN - Class B Tavern License - 50 LICENSES  
 CWINE - Class C Wine Retailer's License - 3 LICENSES  
 BBEER - Class B Fermented Malt Beverage Retailer's License - 6 LICENSES  
 ALQML - Class A Malt & Class A Liquor License - 1 LICENSES  
 AMALT - Class A Fermented Malt Beverage Retailer's License - 2 LICENSES

TOTAL: 62 LICENSES

<u>Premises Address</u>	<u>Establishment Name</u>	<u>Lic. Type</u>	<u>Exp. Date</u>
1. 2417 N BARTLETT Av	CHAMPION'S PUB	BTAVN	6/29/2013
2. 2498 N BARTLETT Av	THE RED DOT CAFE	BTAVN	5/19/2013
3. 2499 N BARTLETT Av	TESS	BTAVN	7/31/2013
4. 1806 N FARWELL Av	EE SANE THAI CUISINE	BTAVN	10/29/2013
5. 1824 N FARWELL Av	ETHIOPIAN COTTAGE RESTAURANT	CWINE	1/15/2014
6. 1824 N FARWELL Av	ETHIOPIAN COTTAGE RESTAURANT	BBEER	1/15/2014
7. 1827 N FARWELL Av	PIZZA SHUTTLE	BTAVN	3/7/2014
8. 1828 N FARWELL Av	MIZU	BBEER	1/14/2014
9. 1940 N FARWELL Av	Koppa's	ALQML	2/4/2014
10. 1943-47 N FARWELL Av	COMET CAFE	BTAVN	2/21/2014
11. 1952 N FARWELL Av	SOBELMANS TALLGRASS GRILL	CWINE	11/30/2013
12. 1952 N FARWELL Av	SOBELMANS TALLGRASS GRILL	BBEER	11/30/2013
13. 1958-62 N FARWELL Av	MAYURA RESTAURANT	BTAVN	6/15/2013
14. 2214 N FARWELL Av	MA FISCHER'S	BTAVN	4/12/2013
15. 2214 N FARWELL Av	MA FISCHER'S	BTAVN	4/12/2014
16. 2220 N FARWELL Av	LANDMARK LANES	BTAVN	4/12/2013
17. 2220 N FARWELL Av	LANDMARK LANES	BTAVN	4/12/2014
18. 2230 N FARWELL Av	THE ORIENTAL	BTAVN	4/13/2014
19. 2235 N FARWELL Av	VON TRIER TAVERN	BTAVN	11/30/2013
20. 2238 N FARWELL Av	Replay Sports Bar	BTAVN	6/14/2013
21. 1978 N Farwell Av	Jow Nai Fouquet	BTAVN	11/29/2013
22. 2012-14 N Farwell Av	The Eatery on Farwell	BTAVN	5/24/2013
23. 2116 N Farwell Av	Fushimi Sushi Seafood Buffet	BTAVN	11/26/2013
24. 1813 E KENILWORTH PI	The Hotch Spot	BTAVN	5/30/2013
25. 1815 E KENILWORTH PI	School Yard Bar & Grill	BTAVN	9/24/2013
26. 1854 E KENILWORTH PI	Y-NOT Y-NOT Y-NOT TAVERN	BTAVN	5/19/2013
27. 1932 E KENILWORTH PI	YIELD	BTAVN	6/13/2013
28. 1700 N LINCOLN MEMORIAL DR	MILWAUKEE YACHT CLUB	BTAVN	7/6/2013
29. 1750 N LINCOLN MEMORIAL DR	PITCH'S EXPRESS	BTAVN	6/14/2013
30. 2272 N LINCOLN MEMORIAL DR	MAJOR GOOLSBY'S	BBEER	6/13/2013
31. 2272 N LINCOLN MEMORIAL DR	NORTH POINT	BTAVN	5/14/2013
32. 2400 N LINCOLN MEMORIAL DR	Bradford Beach	BTAVN	5/21/2013
33. 2311 N MURRAY Av	RASCAL'S ON MURRAY	BTAVN	5/7/2013
34. 2339-A N MURRAY Av	PADDY'S PET & PUB	BTAVN	2/21/2014
35. 2423 N MURRAY Av	THE ESTATE	BTAVN	3/20/2014
36. 2430 N MURRAY Av	MURRAY PANTRY	AMALT	1/15/2014
37. 2315 N Murray Av	Divino Wine & Dine	BTAVN	11/26/2013
38. 2321-23 N Murray Av	Two Bucks	BTAVN	4/10/2014
39. 2428 N Murray Av	Huan Xi	CWINE	11/1/2013
40. 2428 N Murray Av	Huan Xi	BBEER	11/1/2013
41. 1431 E NORTH Av	JUDGE'S IRISH PUB	BTAVN	3/7/2014
42. 1530 E NORTH Av	R C'S	BTAVN	6/30/2013
43. 1609 E NORTH Av	7 Eleven #35852H	AMALT	10/15/2013
44. 1732 E NORTH Av	EASTSIDER	BTAVN	1/4/2014
45. 1832 E NORTH Av	VITUCCI'S COCKTAIL LOUNGE	BTAVN	6/30/2013
46. 1901 E NORTH Av	BEANS & BARLEY	BTAVN	6/30/2013
47. 1905 E NORTH Av	THE LIBRARY CLUB	BTAVN	2/5/2014

48. 2012-24 E NORTH Av	G-DADDY'S BBC	BTAVN	12/20/2013
49. 2017 E NORTH Av	HOOLIGAN'S	BTAVN	6/30/2013
50. 2207 E NORTH Av	JALISCO RESTAURANT	BTAVN	5/23/2013
51. 2028 E North Av	The Hotel Foster	BTAVN	3/22/2014
52. 1801 N PROSPECT Av	ZILLI HOSPITALITY GROUP	BTAVN	7/25/2013
53. 1840 N PROSPECT Av	Saint John's on the Lake	BTAVN	2/4/2014
54. 2101-03 N PROSPECT Av	Allium	BTAVN	4/12/2013
55. 2101-03 N PROSPECT Av	Allium	BTAVN	4/12/2014
56. 2150 N PROSPECT Av	IZUMI'S RESTAURANT	BTAVN	5/15/2013
57. 2178 N PROSPECT Av	SEOUL KOREAN RESTAURANT	BTAVN	3/21/2014
58. 2203 N PROSPECT Av	VINTAGE	BTAVN	4/11/2013
59. 2203 N PROSPECT Av	VINTAGE	BTAVN	4/11/2014
60. 2228 N PROSPECT Av	QDOBA MEXICAN GRILL	BBEER	5/29/2013
61. 2305 N PROSPECT Av	WHOLE FOODS MARKET	BTAVN	6/13/2013
62. 2220 N TERRACE Av	ZILLI HOSPITALITY GROUP	BTAVN	7/25/2013



Koberstein, Jonathan

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**From:** License  
**Sent:** Friday, October 23, 2015 11:10 AM  
**To:** Koberstein, Jonathan  
**Subject:** FW: The Jazz Estate - Notice of Public Interest



Jonathan Koberstein  
License Specialist III  
City Clerk's Office – License Division  
City Hall Rm 105  
200 E Wells St  
Milwaukee, WI 53202  
(414)286-2238 Office

REDACTED RECORD

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**From:**  
**Sent:** Friday, October 23, 2015 10:42 AM  
**To:** License; Kovac, Nik  
**Cc:** Cervantes, Amanda  
**Subject:** The Jazz Estate - Notice of Public Interest

Just a few years ago the East Side neighborhood consisted of primarily taverns and entertainment. Gentrification adds a new, highly embraced element to the neighborhood – a thriving residential, healthcare, and entertainment community attracting new residents and workers of all ages.

The new high-end, luxury apartments and the library, attract an audience of tech and literary interests, families and professionals.

*The gentrification also delivers a new breed of upscale taxpayers.*

I love living with the sounds of a city, that's what the neighborhood is all about. However, *residents are disturbed by the outdoor amplified sound-systems* used by taverns, clubs, and restaurants. This impedes the rights of those who call the East Side home. Many of the Murray Avenue and North Avenue taverns crank up the music nightly (weekends and week nights) into the late hours – up to 2:00a.m.

*My only request is that the neighborhood noise ordinance be changed to forbid outdoor sound systems with loud music after midnight.* Keep the music inside. Tenants, including children and adults of a wide-range of ages in the surrounding apartments are disturbed by the late night outdoor sound – a melded mash-up of bass and high-decibel music.

At the onset residents were thrilled with the building and location. still thrilled with the building, but the noise of late-night, amplified outdoor sound-systems has resulted in a trend of high turnover, which will eventually impede the intent and standard of such apartments, ultimately hurting the neighborhood.

The Utilities and Licensing Committee is focused on licensing and fees. It does not address outdoor ordinances. The police and Department of Neighborhood Services listen, but do not take action.

By the way, *The Jazz Estate* is one of the venues guilty of late night amplified outdoor music.

Thank you for the opportunity to voice my opinion.



Wednesday, November 18, 2015

## Licenses Committee Notice of Hearing

Red House LLC  
8263 N Gray Log Ln

Fox Point, WI 53217

Date: 12/1/2015  
Time: 08:45 AM  
Location: Room 301-B, Third Floor, City Hall

The Licenses Committee will consider the following license application:

Class B Tavern and Public Entertainment Premises License Applications  
Requesting Instrumental Musicians, Disc Jockey, Bands, Poetry Readings, and  
Patrons Dancing  
DYE, John M, Agent  
The Jazz Estate at 2423 N MURRAY Av

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.





Wednesday, November 18, 2015



# Notice of Public Hearing

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DYE, John M, Agent

The Jazz Estate at 2423 N MURRAY Av

Class B Tavern and Public Entertainment Premises License Applications Requesting Instrumental Musicians, Disc Jockey, Bands, Poetry Readings, and Patrons Dancing

**Tuesday, December 01, 2015 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 12/1/2015 at 8:45 AM, in Room 301-B, Third Floor, City Hall. If you wish, you may provide testimony at the hearing regarding the request; see below for further information. You are not required to attend the hearing. Once the Licenses Committee makes its recommendation, this recommendation is forwarded to the full Common Council for approval at its next regularly scheduled hearing. Please review the information below and if you have further questions regarding this process, please contact the License Division at (414) 286-2238.

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## 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.**

[illegible]

[illegible]







[illegible]

CURRENT OCCUPANT	2443 N MURRAY AVE 206	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 207	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 208	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 301	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 302	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 303	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 304	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 305	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 306	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 307	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2443 N MURRAY AVE 308	MILWAUKEE, WI 53211-4407
CURRENT OCCUPANT	2446 N CRAMER ST	MILWAUKEE, WI 53211-4310
CURRENT OCCUPANT	2446A N CRAMER ST	MILWAUKEE, WI 53211-4372
CURRENT OCCUPANT	2450 N CRAMER ST	MILWAUKEE, WI 53211-4316
CURRENT OCCUPANT	2452 N CRAMER ST	MILWAUKEE, WI 53211-4316
CURRENT OCCUPANT	2461 N MURRAY AVE	MILWAUKEE, WI 53211-4411
CURRENT OCCUPANT	2479 N MURRAY AVE	MILWAUKEE, WI 53211-4411
CURRENT OCCUPANT	2480 N CRAMER ST	MILWAUKEE, WI 53211-4316
CURRENT OCCUPANT	2491 N MURRAY AVE	MILWAUKEE, WI 53211-4411

**Total Records: 299**

**Radius: 250.0 feet and Center of Circle: 2423 N Murray AV**



## BUSINESS LICENSE PLAN OF OPERATION

ccl-busplan 9/15/15

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](mailto:license@milwaukee.gov)

### 1. Type of Business

Applying for: ☐ Extended Hours Establishment ☐ Filling Station ☐ Waste Tire Transporter ☐ Waste Tire Generator  
☐ Self Service Laundry ☐ Rooming House: Number of Units: \_\_\_\_\_ ☐ Hotel/Motel: Number of Units: \_\_\_\_\_  
☐ Massage Establishment ☒ Other (supplemental application for specific license also required)

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

Class B Tavern and Public Entertainment License

Do you have any experience operating this type of business? ☐ No ☒ Yes If yes, explain: Have Operated Buckaroo LTD, DBA Bryant's Cocktail Lounge for 7.5 years.

### 2. Business Operations

- a. Proposed Opening Date: December 24, 2016
- 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: Class B Tavern License and Public Ent.
- e. Is the current licensee operating? ☐ No ☒ Yes If no, list date closed: Current owner is licensed- unsure of operation.
- 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 ☐ Hired Maintenance  
☒ Building Owner Responsibility ☒ Garbage Cans Outside ☒ Other: Daily inspection by staff and owner.
- 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: Vintage Stereo and PA System

### 4. Smoking & Sanitation

- f. Are there designated outdoor smoking areas? ☒ No ☐ Yes If yes, describe: \_\_\_\_\_
- g. Number of Garbage Cans: Inside: 4 Locations: 2 behind bar, 2 in bathrooms  
Outside: 1 Locations: 15 ft. south of building entrance.
- h. Is a crowd control barrier used? ☒ No ☐ Yes If yes, describe: \_\_\_\_\_
- i. Describe sanitation facilities (restrooms): Mens: toilet, sink, urinal. Women's toilet and sink.  
Name of solid waste contractor: ☐ Advanced Disposal ☒ Waste Management ☐ Other: \_\_\_\_\_

## 5. Security

- a. Are there onsite parking spaces? ☒ No ☐ Yes If yes, how many? \_\_\_\_\_  
Describe parking security plan: Staff will escort patrons to cars upon request.
- b. Is there a loading zone? ☒ No ☐ Yes If yes, describe loading area security plan \_\_\_\_\_
- c. Will you have security personnel on premise? ☐ No ☒ Yes If yes, how many? 1  
What are their responsibilities? Weekend door person, hosting, seating, checking ID, 'eyes on the street'.  
Is security equipment used? ☒ No ☐ Yes If yes, describe \_\_\_\_\_  
List their licensing, certification, or training credentials EXPERIENCE / PERSONAL TRAINED  
Will there be security cameras? ☐ No ☒ Yes If yes, where? Front door, bar, rear of building, seating area, basement.  
Will searches/identification verification be conducted upon entry? ☐ No ☒ Yes If yes, describe Doorman to ID on weekends.

## 6. Percentage of Sales (must total 100%)

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

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

### Type 1

- ☐ Full Service Restaurant ☐ Cafe/Coffee Shop ☐ Deli or Fast Food Restaurant ☐ Private/Fraternal/Veterans Club
- ☐ Night Club ☐ Tavern ☒ Cocktail Lounge ☐ Teen Club
- ☐ Banquet Hall ☐ Sports Facility
- ☐ Hotel/Motel – Number of Rooms: \_\_\_\_\_ ☐ Rooming House – Number of Rooms: \_\_\_\_\_

### Type 2

- ☐ Liquor Store ☐ Corner Store ☐ Supermarket ☐ Convenience Store
- ☐ Gas Station ☐ Amusement/Phonograph Distributor ☐ Auto Wrecker
- ☐ Used Car Dealer ☐ Used Auto Parts ☐ Personal Service Establishment (such as tattoo business, hair salon, tailor, etc.) ☐ Recording Studio

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

- ☒ Occupancy Permit ☐ Cigarette & Tobacco ☐ Gas Station ☐ Extended Hours ☒ Class "B" Tavern ☐ Weights & Measures
- ☐ Secondhand Dealer ☐ Precious Metal & Gem ☐ Other: \_\_\_\_\_

## 8. Legal Capacity (only if a Type 1 premises in #6 above)

Capacity 65 (Call the Milwaukee Development Center at 414-286-8211 if you have questions.)

## 9. Premises Description

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

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

☐ Other: Describe: \_\_\_\_\_

e. Describe Location: ☐ Major Thoroughfare ☒ Secondary Street ☐ Other: \_\_\_\_\_

f. Nearest Major Cross Street: North Avenue

g. Describe Building: ☒ Free Standing Building ☐ Strip Mall ☐ Other: \_\_\_\_\_

h. Describe Premises Structure: ☐ Single Story ☒ Multi-Story - # of Stories 2.5 ☐ Other: \_\_\_\_\_

i. Describe Surrounding Area: ☒ Commercial ☒ Residential ☐ Industrial ☐ Other: \_\_\_\_\_

j. Building Owner Name: 2423 N Murray LLC Phone Number: 414-899-3972

Business Owner Address: 3264 N Hackett Ave., Milwaukee WI 53211

## 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 Applicants: Age Restriction (If none, write 'None')
	Open Time (include a.m. or p.m.)	Close Time (include a.m. or p.m.)			
Sunday	5PM	2AM	25	21+	NONE
Monday	5PM	2AM	25	21	NONE
Tuesday	5PM	2AM	35	+ 21+	NONE
Wednesday	5PM	2AM	35	21+	NONE
Thursday	5PM	2AM	55	21+	NONE
Friday	5PM	2:30AM	100	21+	NONE
Saturday	5PM	2:30AM	100	21+	NONE

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 a.m. and 5 a.m.

Entertainment Indoor Closing Hours - If alcohol beverage establishment, same as alcohol license hours.  
If non-alcohol establishment 1:00 am Sunday to Thursday; 1:30 am Friday and Saturday.

Entertainment Outdoor Closing Hours - 10:00 pm Sunday - Thursday; 12:00 am Friday and Saturday,  
unless otherwise approved by Common Council in licensee's plan of operation.

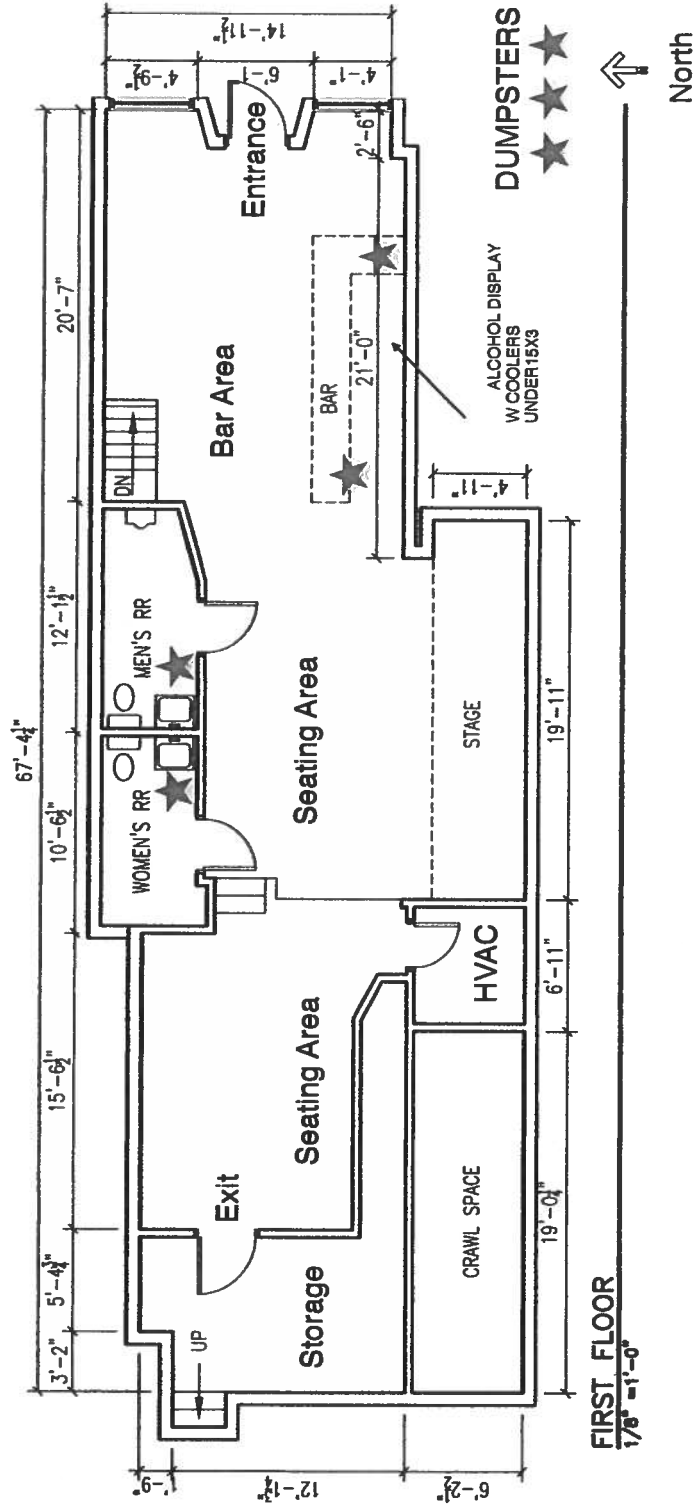
## 11. Signature(s)

  
Sole Proprietor, Partner, Agent, or 20% or more Shareholder

\_\_\_\_\_  
Signature of additional partner or 20% or more Shareholder

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

MURRAY AVE.

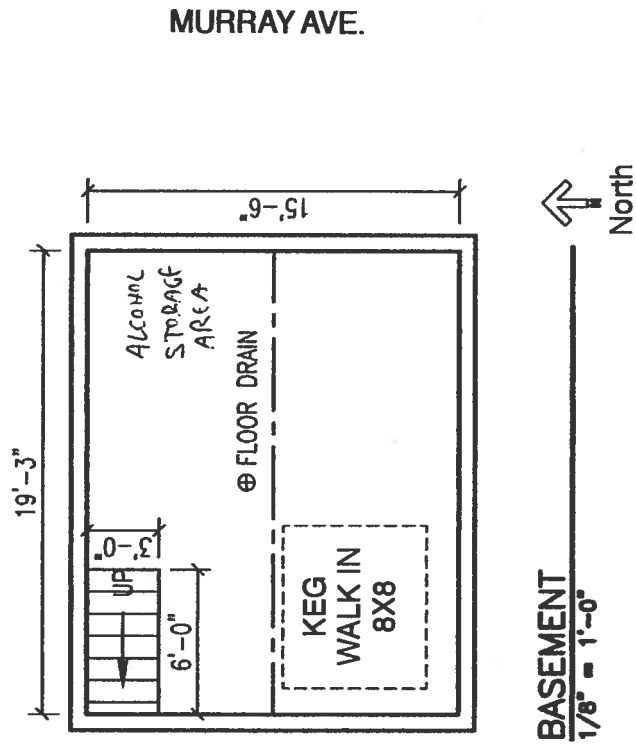


John M. Dye Agent for "The Jazz Estate Inc."  
 "The Jazz Estate"  
 2423 N Murray Ave.  
 Milwaukee, Wisconsin 53211

Date: October 14, 2015

Total Square footage: 1,118 square feet.





John M. Dye Agent for "The Jazz Estate Inc."  
 "The Jazz Estate"  
 2423 N Murray Ave.  
 Milwaukee, Wisconsin 53211

Date: October 14, 2015

Total Square footage: 300 square feet.

\*All 300 square feet used for liquor storage.  
 \*No customer access.



## ALCOHOL BEVERAGE & PUBLIC ENTERTAINMENT PREMISES SUPPLEMENTAL PLAN OF OPERATION

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](mailto:license@milwaukee.gov) [www.milwaukee.gov/license](http://www.milwaukee.gov/license)

Legal Entity Name: The Jazz Estate Inc.

Premise Address: 2423 N Murray Ave., Milwaukee WI 53211

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

Is there at least 300 feet between the building and any church, school, daycare center or hospital? ☐ Yes ☒ No

### "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 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 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: US Bank Corp., 4333 S 27th St., Greenfield WI

### Proof of Ownership, Lease, or Offer to Purchase (new & transfer applicants only)

Submit proof of ownership, lease, or offer to purchase the building with this application.

A lease or offer to purchase must:

- a) Be in the same legal entity name as that apply for the license
- b) Reflect the same address as the premises address on this application
- c) Reflect current dates and
- d) Be signed by the lessor/seller and lessee/buyer

### 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.)? The Jazz Estate Inc.

c) Are you purchasing the stock and/or fixtures? ☐ No ☒ Yes If yes, amount paid \$1,500

d) Total amount paid for business \$14,000

e) Total amount paid for goodwill of the business \$5,000

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

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

### Lease Information (new & transfer applicants who are leasing the premises only)

- a) Date lease begins 2/23/2015 Ends 11/31/2020
- b) Monthly rental \$ 3000
- 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
- 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 Heat, water, maintenance.
- g) Does the present owner or occupancy 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): \_\_\_\_\_

### Notarized Signatures of Applicants

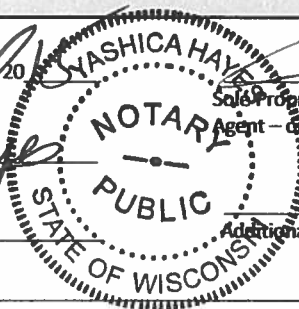
SUBSCRIBED AND SWORN TO BEFORE ME

This 21 day of October 2018

(Clerk/Notary Public)

My Commission Expires 9/2/18

\*Notary Seal must be affixed.



Sole Proprietor, Partner, 20% or more Shareholder, or Agent — only if there are no 20% or more shareholders

Additional partner or 20% or more shareholder

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 premise applicants must submit the following:

- ☐ Proof of ownership, lease or offer to purchase the building ☐ Detailed floor plan ☐ If a restaurant, copy of the menu

# Application Requesting Community Support of Liquor License in North Avenue Corridor

The North Avenue Task Force (NATF) is a collaboration of organizations on Milwaukee's East Side that seeks to support the vitality of the North Avenue commercial corridor while maintaining and improving quality of life for those who live, work and study in the surrounding neighborhoods. The Liquor License Sub-Committee of the NATF includes area neighborhood associations (Greenwich Village, Historic Water Tower, Mariner, Murray Hill) as well as Columbia-St.Mary's Hospital. One area of great interest to the NATF is reducing the negative impacts to our community that stem from overconcentration of alcohol outlets and overserving of patrons. These negative impacts include nuisance noise, litter, vandalism, property damage, and crimes in varying degrees.

Business Name: The Jazz Estate	
Owner(s): The Jazz Estate, Inc. (corporate name pending) John M. Dye, President	Phone Number(s): (414) 899-3972
Date of Request:	10/13/2015 License committee meeting will most likely be December 1st, 2015
Location of Business: 2423 N Murray Ave., Milwaukee WI	Do you own or rent the building you plan to occupy? Own under an LLC (pending)
Type of Business      Restaurant <input type="checkbox"/> Bar <input type="checkbox"/> Retail Store <input type="checkbox"/> Other <input type="checkbox"/> _____	
Days & Hours of Operation:	Sunday-Thursday 5PM-2AM Friday-Saturday 5PM-2:20AM
Days & Hours of Alcohol Sales:	Sunday-Thursday 5PM-2AM Friday-Saturday 5PM-2:20AM
Maximum Capacity at this location:	65
Percentage of floor plan for bar uses (vs. restaurant / other): 100%	

ALCOHOL DESCRIPTION: Describe the type of alcohol you plan to sell (beer, wine, liquor, taps & how many, bottles, bottle service, etc):

Plan to sell high-quality wine, beer, and spirits, plus a high-quality craft cocktail list.

Beer: 6 taps, 20 bottles (estimated), micro-brews, imports, plus 3-4 larger brands and cider.

Wine: 3 white, 3 red poured by glass or bottle.

Spirits: concentration on high quality whiskey (rye, scotch, bourbon) and gin. Imported and high quality liqueurs and fresh juices will be combined to make high-quality craft cocktails.

**BASIC CRITERIA:**

1. What percentage of your revenue will come from sale of alcohol? Before 5 PM: 0 %  
After 5 PM: 100 %  
Overall: 95 %

2. Will alcohol be sold on a carry-out basis? No ☐ Yes ☐

If yes, describe:

3. Do you intend to offer any drink specials? No ☐ Yes ☐

If yes, describe:

Cocktail Hour and cocktail based specials only (cocktail of the month, featured cocktail, etc.). No high consumption specials (ladies drink free, 2 for 1, tall for small, etc.).

4. Will you have outdoor or outward-facing advertising for alcohol? No ☐ Yes ☐

If yes, describe:

5. Will your business participate in scheduled pub-crawl activities? No ☐ Yes ☐

If yes, describe:

**SERVICES DESCRIPTION:** Describe other services you intend to provide, such as music and/or food (wait service, counter service, food type, etc.):

The Jazz Estate has always been known for it's live jazz music. We intend to keep the live music, but make it more of an weekend and special event occasion. This will help us focus on booking high-quality acts. Other nights we will feature Jazz and soul DJs and pre-recorded jazz and other classic types of music.

**USE OF OUTDOOR SPACE:** Do you intend to serve in outdoor spaces (patio, courtyard, sidewalk)? If yes, describe:

No.

**TARGET MARKET:** What is your target market?

Our ideal target market are people 28 and over who have an appreciation for cocktails, quality beer, history, and jazz music. We hope to draw from the neighborhood as well as outside of the neighborhood.



BENEFITS TO NORTH AVENUE: Describe the benefits your business will bring to the North Avenue Area, and how your business will fit in to the “mix” of businesses on North Avenue.

We will provide a cocktail and jazz music centric bar that we feel fills a void on North Avenue and the Eastside. By providing a historic venue for a date or conversation with friends, we will compliment the restaurants and theaters of North Avenue and will draw a high quality clientele from the neighborhood and beyond. We foresee a majority of our clientele being adults over 30, which, with exception of a few wonderful places, is sorely lacking on the Eastside.

Our product will also be unique to the area. Craft cocktails have become a popular drink for people of all ages and places that serve them well are far and few between- it will be a positive addition to have a quality cocktail lounge on North Avenue. Finally, by fixing up the historic facade and interior, we will contribute to the aesthetics of the Eastside.

<p><b>APPLICANT’S EXPERIENCE:</b> Describe your business experience in general, and the experience of you and the staff selling liquor:</p>	<p>I have been in the restaurant bar industry for 26 years, a bartender for 20 years, and have been the sole owner of Bryant’s Cocktail Lounge for 7 1/2 years. I also have 5 years of graduate school level experience in business, environment-behavior studies, and historic preservation.</p>
<p><b>OTHER LOCATIONS:</b> Describe whether your business has other locations, and if so, whether those locations have liquor licenses and how that informs your business plan for the subject request:</p>	<p>I have owned Bryant’s Cocktail Lounge, a historic lounge on Milwaukee’s Southside, since 2008. During my ownership of Bryant’s I turned a shuttered lounge in to an internationally recognized historic cocktail lounge that is known for it’s quality cocktails and service. While the Jazz Estate will not be a copy of Bryant’s, I will put the same concern for quality, hospitality, and historic preservation in to every decision I make.</p>
<p><b>UNDERAGE PATRONS:</b> What methods will you use to ensure that underage patrons are not served alcohol in your establishment?</p>	<p>On weekends, we will card at the door and on weekdays the bartender will card. Every staff member will need to take and pass a safe serve course (even if they don’t serve alcohol) and we will train the staff on how to properly question for fake, expired, and borrowed ID.</p>
<p><b>STAFF TRAINING:</b> Describe any basic or specialized training your staff will have in addressing intoxicated patrons, crowd control, monitoring drink quantities, etc.:</p>	<p>As part of our staff training we put an emphasis on methods of avoiding intoxication. In general, by focusing on a high-quality and more expensive product, many of the problems of over served patrons go away. In addition, staff will be extensively trained on how to identify intoxicated people and how to cut people off if needed. Crowd control will be handled by the door staff and management.</p>
<p><b>COMMUNITY NUISANCE:</b> Please describe your strategy for dealing with loud patrons, litter created by your patrons, and other community nuisance created by your customers:</p>	<p>Many of the community nuisances will be eliminated by not over serving patrons and we will take responsibility for our patrons even after the door closes behind them. We will actively monitor people outside to assure they are not disrupting neighbors and will ask disruptive patrons to leave. We will pick up and sweep any cigarette butts or other litter created by patrons and will have an ashtray outside for them to use.</p>
<p><b>OFFENSES:</b> Have you, other owners, partners, officers, or directors been convicted of a felony, denied or had a liquor license suspended, if so describe:</p>	<p>Both personally and as a business we have a perfect record with the police and our neighbors.</p>

MAIN CONTACT: Who will be the main  
contact for the business?

Name: John M. Dye  
Business Phone: (414) 964-9923  
Home Phone: (414) 899-3972  
Email: [jdye@me.com](mailto:jdye@me.com)


Please list the names and phone numbers of two business references:

Name:	<u>Scott Johnson</u>	Name:	<u>Nancy Bush</u>
Business:	<u>Comet, Belaire, etc.</u>	Business:	<u>Mitchell St BID</u>
Phone :	<u>(414) 305-3081</u>	Phone:	<u>(414) 383-6601</u>

I/we understand that the content of this application will be relied on and will form some of the basis for consideration for my/our liquor license application by the North Avenue Task Force. I/we understand that this application may be submitted by the North Avenue Task Force to the Common Council Licenses Committee, and that a violation or misstatement of any of the information set forth in this application would be sufficient for termination of the Association's endorsement and possible revocation of my/our license.

Furthermore, I/we agree to submit an annual written update on all items included in this application to the Alderman's office, the City of Milwaukee License Division, and the North Avenue Task Force (contact info available via Alderman's Office) at least 60 days before our license renewal hearing. We understand that failure to do so could result in future opposition to the renewal of our license.

Furthermore, I/we agree to inform the Alderman's office, the City of Milwaukee License Division, and the North Avenue Task Force (contact info available via Alderman's office) of significant changes in the operation of the business named above in writing. We understand that failure to do so could result in future opposition to the renewal of our license.

	John M. Dye- President	10/13/2015
Applicant Name, Signed	Applicant Name & Title, Printed	Date
<hr/>		
Applicant Name, Signed	Applicant Name & Title, Printed	Date
<hr/>		
Applicant Name, Signed	Applicant Name & Title, Printed	Date
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For Use by North Avenue Task Force:

Comments:

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Consensus:

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x:

Signature (on behalf of NATF)

x:

Date

## Classics

### **Sazerac \$10**

Known as the first cocktail, the sazerac is made with Cognac, Peyschaud's Bitters, sugar, and an absinthe rinse. Also available with rye whiskey.

### **Last Word \$12**

Plymouth Gin, Luxardo Maraschino Liqueur, fresh lemon, and creme de violette, shaken and served in a cocktail glass with a Luxardo Maraschino Cherry.

### **Amerciano \$10**

A refreshing bitter cocktail served on the streets of Italy. Campari, Carpano Antica Vermouth, and soda water served in a collins glass with a orange zest.

### **Classic Daiquiri \$11**

A balanced Cuban classic made with El Dorado 5 year rum, sugar, and fresh lime juice, shaken and served in a cocktail glass.

### **Champagne Cocktail \$11**

Prosecco, sugar, bitters, and a lemon twist.

## Originals

### **Broken Time \$11**

Sazerac Rye, Carpano Antica Vermouth, Luxardo Abamo Amaro, and Peychaud's Bitters. Stirred and served in a cocktail glass with a Luxardo Maraschino Cherry.

### **Caribana Cocktail \$10**

Real McCoy Rum, Fernet Branca, Turbano Sugar, Hawthorne Cold Brew Coffee, and Bittercube Jamaican #1 Bitters. Served on the rocks.

### **Estate Riff \$11**

Journeyman gin, grapefruit juice, lime juice, and muddled fresh mint, served up and topped with Top Note Indian tonic water.

### **Turnaround Toddy \$10**

Copper and Kings Brandy, AeppelTreow Sparrow Spiced Cider, Ginger Syrup, served hot and garnished with cloves and a lemon twist.

### **Straight, No Chaser \$Varies**

We have an exceptional list of aged cognac and whiskey.



John M. Dye  
3264 N Hackett Avenue  
Milwaukee, Wisconsin 53211  
jdye@me.com

Dear Neighbors,

My name is John Dye and I am currently in talks with Mike Honkamp to purchase the Jazz Estate at 2423 N Murray. Living in the Northpoint Neighborhood, I understand that the neighborhood has concerns when any new bar opens or changes ownership, so I thought I would reach out to introduce myself.

For the past seven years, I have owned Bryant's Cocktail Lounge on the Southside at 9th and Lapham ([www.BryantsCocktailLounge.com](http://www.BryantsCocktailLounge.com)). I don't know if you have ever been to my lounge, but it is a classic cocktail lounge that specializes in a quality product and old time hospitality. We appeal to an adult clientele and are quite proud of the way we do business. We have been nationally and internationally recognized for what we do, including being nominated for a James Beard Award for best bar program and being named the best bar in the country by Esquire Magazine.

Personally, I have been in the bar business for over 20 years, but have always had additional daytime pursuits. When I moved to Milwaukee to pursue my PhD in 2000, I never thought I would own a cocktail lounge or any other business here. Truth is, I fell in love with Milwaukee's history, including the wonderful historic bars and restaurants that still dot the city scape. At some point, I realized that I actually loved this industry more than my academic career, so I moved in to doing it full time.

I purchased the 70 year old Bryant's, which was shuttered at the time, with the goal of saving and preserving a historic business. I fixed the ailing systems, cleaned it from top to bottom, and added a handful of modern-style craft cocktails to the list of 400+ custom cocktails. While it took a little time, I have built up the business and turned it in to a business that the people of Milwaukee can be proud of.

At Bryant's, we have had no problems with the neighborhood or the police; in fact, I have moved beyond the walls of my building to help renovate the neighborhood. I have purchased and renovated several of the properties around Bryant's to help build up and improve the neighborhood. This, in turn, has helped motivate other homeowners in the area to make their own improvements. In addition, I sit on the Mitchell Street BID, where I work on attracting good businesses to the once vibrant street.

My plans for the Jazz Estate would take a similar path to how I operate Bryant's. I plan on revamping the space (while still keeping the general feel of the existing bar) and adding a cocktail list that will appeal to the modern cocktail drinker. We will also add a small list of high quality microbrews and imported beer as well as a small but thoughtful

wine list. Cocktails will be made from scratch using fresh ingredients and we won't be offering any "heavy-drinking" specials such as 2 for 1, all you can drink, ladies drink for free, etc. Our bartenders will all be older and I will personally oversee the operations of the lounge.

Regarding music, I plan on scaling back on the live music from a nightly occurrence to a weekend/special occasion occurrence. We will still focus on Jazz and older styles of music such as 60s R&B, Standards, Americana, and jump blues but the songs will be pre-recorded most of the time.

Next year I will be restoring the historic facade of the building, but will be leaving the neon sign since I feel that it adds to the historic value of the space. While the changes will be understated, they will add much to the historic character of the building.

I would love to personally answer any questions you may have about me or my plans for The Jazz Estate. Please feel free to contact me any time via phone (414) 899-3972 or email ([jdye@me.com](mailto:jdye@me.com)). If you have never been to Bryant's, or would like to see how I run my business, I would encourage you to stop by any time. I think you will like what you see and I think you will like what I do to improve the Jazz Estate.

Thank you and I look forward to meeting you!

John Dye  
(414) 899-3972

## Kuether, Molly

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**From:** Cervantes, Amanda  
**Sent:** Tuesday, November 24, 2015 8:38 AM  
**To:** Celella, Jessica  
**Cc:** Kovac, Nik  
**Subject:** FW: Email #1 (of 1) for Jazz Estate File Record

Can you please add this to file for Jazz Estate?

---

Amanda (Williams) Cervantes  
Legislative Assistant  
Alderman Nik Kovac, 3rd District  
200 E. Wells St. Room 205  
Milwaukee, WI 53202  
414.286.3447 / [aide3@milwaukee.gov](mailto:aide3@milwaukee.gov)

**From:** Tory Kress [mailto:[tory.kress@gmail.com](mailto:tory.kress@gmail.com)]  
**Sent:** Tuesday, November 24, 2015 12:58 AM  
**To:** Kovac, Nik  
**Cc:** John DYE; William Werner; Bruce Thompson; Michael Maierle; Kevin Behl  
**Subject:** Email #1 (of 1) for Jazz Estate File Record

----- Forwarded message -----

From: **John DYE** <[jdye@me.com](mailto:jdye@me.com)>  
Date: Wed, Oct 21, 2015 at 10:10 PM  
Subject: Re: Jazz Estate  
To: Tory Kress <[tory.kress@gmail.com](mailto:tory.kress@gmail.com)>  
Cc: Bruce Thompson <[brtkom@ameritech.net](mailto:brtkom@ameritech.net)>, William Werner <[billwerner@me.com](mailto:billwerner@me.com)>, Greg Hartzog <[ghartzog@columbia-stmarys.org](mailto:ghartzog@columbia-stmarys.org)>, Michael Maierle <[mmaierle@hotmail.com](mailto:mmmaierle@hotmail.com)>, "Cervantes, Amanda" <[Amanda.Cervantes@milwaukee.gov](mailto:Amanda.Cervantes@milwaukee.gov)>, Nik Kovac <[nkovac@milwaukee.gov](mailto:nkovac@milwaukee.gov)>

Hello Tory,

Thank you for your reply. I would be happy to have a meeting with the neighborhood.

I will contact Alderman Kovac's office to get this moving. I put the application in today and would like to be on the agenda in November or December for a closing date of December 23rd. While I will be doing some renovations, most will be cosmetic so we would expect to be open in February or March.

To be honest, I am unsure of how the internal city timing works or by when they would need to know your status. I will let you know as soon as I have more information or perhaps Alderman Kovac can respond to let us know. Personally, I would like to have the meeting sooner rather than later.

Thank you for getting back to me and I look forward to meeting you and more of the neighbors.

Best Wishes,

John Dye

On Oct 21, 2015, at 9:50 PM, Tory Kress <[tory.kress@gmail.com](mailto:tory.kress@gmail.com)> wrote:

Hi John,

Thanks for completing the questionnaire and for your letter and the additional information. I spoke with Bill and Bruce and we think a meeting would be a good opportunity to learn a little more about Jazz Estate and your plans. Is that something that you and Alderman Kovac's office could work to set up? Also, do you have an idea of the timing for your purchase, renovation, etc? Want to be sure we can respond in a timely manner.

Thank you,

Tory Kress

Murray Hill Neighborhood Association, and on behalf of the North Ave Task Force Liquor License Review Subcommittee (whew! maybe we need an acronym!)

On Thu, Oct 15, 2015 at 12:03 PM, John DYE <[jdye@me.com](mailto:jdye@me.com)> wrote:

Hello Neighbors,

It was a pleasure meeting those of you who were at the meeting last night.

After speaking to Trudy, who lives directly south of the Jazz Estate, my liquor license application will not include any outdoor patio seating.

The summers are short in Milwaukee and it is nice to enjoy them, but I understand the noise is an issue. In addition, we will not be leaving the front door open during live jazz sessions. I understand that the noise can travel.

I appreciate everyone's input and I look forward to meeting with you again soon.

Best Wishes,

John Dye

[\(414\) 899-3972](tel:(414)899-3972)

> On Oct 13, 2015, at 5:45 PM, John DYE <[jdye@me.com](mailto:jdye@me.com)> wrote:

>

> Hello Bruce,

>

> Thank you so much. I received the questionnaire from Alderman Kovac's office and just emailed it to Tory.

>

> I am also attaching it to this email, along with an example of our cocktail list and an open letter to the neighbors.

>

> Thank you so much and I look forward to meeting you!

>

> Best Wishes,

>

> John

>  
>  
> <Neighbor Letter.pdf><MENA Liquor License Support Application - DRAFT V7.pdf><Jazz Estate Cocktail 1.pdf>  
>  
>> On Oct 13, 2015, at 5:40 PM, Bruce Thompson <[brtkom@ameritech.net](mailto:brtkom@ameritech.net)> wrote:  
>>  
>> John,  
>>  
>> Thanks for reaching out.  
>>  
>> Here is the questionnaire.  
>>  
>> I have never been to Bryant's but my daughter is a big fan.  
>>  
>> Bruce Thompson  
>>  
>> On 10/13/2015 10:26 AM, Tory Kress wrote:  
>>>  
>>> Bruce,  
>>> Do you have a minute to reply to John with the questionnaire? I'm at a conference through tonight.  
>>>  
>>> Thanks,  
>>> Tory  
>>>  
>>> Sent from my MotoX on the Republic Wireless network  
>>>  
>>> ----- Forwarded message -----  
>>> From: "John DYE" <[jdye@me.com](mailto:jdye@me.com)> <<mailto:jdye@me.com>>>  
>>> Date: Oct 12, 2015 12:56 PM  
>>> Subject: Jazz Estate  
>>> To: <[tory.kress@gmail.com](mailto:tory.kress@gmail.com)> <<mailto:tory.kress@gmail.com>>>  
>>> Cc: "Jim Plaisted" <[eastsidebid@gmail.com](mailto:eastsidebid@gmail.com)> <<mailto:eastsidebid@gmail.com>>>  
>>>  
>>> Hello Tory,  
>>>  
>>> My name is John Dye and I am currently in talks with Mike Honkamp to purchase the Jazz Estate at 2423 N Murray.  
>>>  
>>> I understand that the neighborhood has concerns when any new bar opens or changes ownership, so I thought I would reach out to introduce myself.  
>>>  
>>> I own Bryant's Cocktail Lounge on the Southside at 9th and Lapham ([www.BryantsCocktailLounge.com](http://www.BryantsCocktailLounge.com) <<http://www.BryantsCocktailLounge.com>>). I don't know if you have ever been to my lounge, but it is a classic cocktail lounge that specializes in a quality product and old time hospitality. We appeal to an adult clientele and are quite proud of the way we do business. We have been nationally and internationally recognized for what we do and we appeal to people from all around the city and the country. We have had no problems with the neighborhood or the police; in fact, I have purchased and renovated several of the properties around Bryant's to help build up the neighborhood. I have never felt that we are a separate piece

from the neighborhood but rather a integral part of the neighborhood that can play a positive role. If you have never been, I would encourage you stop by Bryant's to see how we operate. In addition, I would encourage you to contact our Alderman, Jose Perez, if you have any questions about my track record or how I operate Bryant's.

>>>

>>> My plans for the Jazz Estate would take a similar path to how I operate Bryant's. I plan on revamping the space (while still keeping the general feel of the existing bar) and adding a cocktail list that will appeal to the modern cocktail drinker. We will also add a small list of high quality microbrews and imported beer as well as a small but thoughtful wine list. Cocktails will be made from scratch using fresh ingredients and we won't be offering any "heavy-drinking" specials such as 2 for 1, all you can drink, ladies drink for free, etc. Our bartenders will all be older and I will personally oversee the operations of the lounge.

>>>

>>> I plan on scaling back on the live music from a nightly occurrence to a weekend/special occasion occurrence. We will still focus on Jazz and older styles of music such as 60s R&B, Standards, and jump blues but the songs will be pre-recorded most of the time.

>>>

>>> I also plan on restoring the facade of the building, but will be leaving the neon sign since I feel that it adds to the historic value of the space.

>>>

>>> I understand that you have a neighborhood survey you like for new applicants to fill out- I would be happy to fill it out and to have any sort of meeting with neighbors in the area. I live on the Eastside on Hackett and Hampshire, so I understand the concerns regarding bars in the area and I look forward to you and your association's feedback.

>>>

>>> Thank you, please feel free to contact me any time by email or phone.

>>>

>>> I look forward to meeting you.

>>>

>>> John Dye

>>> [\(414\) 899-3972](tel:(414)899-3972) <tel:%28414%29%20899-3972>

>>>

>>> PS, your name and email was given to me by Jim Plaisted of the East Side BID and I am CC'ing him on this email so he has a copy. Thank you again!

>>>

>>>

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>>

>>

>>

>> ---

>> This email has been checked for viruses by Avast antivirus software.

>> <https://www.avast.com/antivirus>

>> <MENA Liquor License Support Application - DRAFT V7.docx>

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