

**LICENSES AND CONSUMER SERVICES
LICENSE INSPECTOR'S REPORT**

License Number: L235-50058 **Police File Number:** 13229

Date of Application: March 2, 2012

Inspector: Michele Harvet, 612-673-5484

Applicant/Legal Entity: Strolling Waters, LLC

DBA/Trade Name: Wilde Roast Café

Complete Address: 65 Main Street SE, Suite 143, Minneapolis, MN 55414

License Requested: On-Sale Liquor with Sunday Sales, Class C-1

Current License: On-Sale Wine with Strong Beer, Class C-1

Purpose of Application: To upgrade from On-Sale Wine to On-Sale Liquor

Responsible person within 75 miles of Minneapolis City Hall: Dean Schlaak

Public Hearing Requirement: Not Required

License Conditions: None

Neighborhood/Ward: Nicollet Island/East Bank / 3

Zoning: C3A/MR/PO/SH – This is a permitted use in the Community Activity Center/Mississippi River Critical Area Overlay/Pedestrian Oriented Overlay/Shoreland Overlay District

7 acre requirement: Met

Off-Street Parking: The Office of the Zoning Administrator has determined that 42 spaces are required to be provided on site.

Churches or schools within 300 feet of the proposed premises: No

Seating: Inside: 220 Seats Outside: 68

Fire Occupancy: Inside: 280 Maximum Capacity Outside: 68

Food Service Requirement: The applicant is within 500 feet of a residentially zoned district and is required to operate as a restaurant subject to the 60/40 ratio of food to alcohol sales. No more than 40% of gross annual sales may be from alcohol.

Hours of operation proposed: Inside and Outside: 7:00 AM to 1:00 AM daily

Metropolitan Council Service Availability Charges: A new SAC determination advised that zero SAC units are due for this business.

HISTORY OF LOCATION

The location history includes Yvette which opened with an On-Sale Liquor with Sunday Sales, Class E license in 1984. In 1995, Sophia’s Restaurant opened with an On-Sale Liquor with Sunday sales, Class B license. In 2007, Picoso Restaurant opened with an On-Sale Liquor with Sunday sales, Class B. Wilde Roast Café opened in this location with an On-Sale Wine and Strong Beer, Class C1 license in April, 2011.

APPLICANT

The applicant is Strolling Waters, LLC; a Minnesota limited liability company formed on March 1, 2011, Charter Number 4200244-2, having the required restriction on the transfer of shares and has the following owners:

<u>Name</u>	<u>DOB</u>	<u>Title</u>	<u>Shares</u>
Dean Schlaak	1/15/67	Managing Owner	45%
Thomas DeGree	11/6/64	Owner	45%
Barry Leavitt	11/18/62	Shareholder	10%

Dean Brian Schlaak was born in Waseca, MN and currently resides at 3337 Lake Elmo Avenue, Lake Elmo, MN. Mr. Schlaak was previously a self-employed carpenter from 1991 until 2003. Since 2003, he has owned and operated Wilde Roast Café. Thomas Matthew DeGree was born in St. Paul, MN and currently resides at 3337 Lake Elmo Avenue, Lake Elmo, MN. He has been employed as a teacher in the St. Paul Public School system since 1993 and has owned and operated Wilde Roast Café since 2003. Barry Gilbert Leavitt currently resides at 720 4th Street North # 114. Mr. Leavitt has been employed at Lavender Media as a Sales and Advertising Director since 1999.

The applicant has extensive experience in owning and operating restaurants. They meet all minimum requirements including criminal and financial background checks.

MANAGER

The manager at Wilde Roast Café will be Dean Schlaak. Mr. Schlaak has worked in the food and alcohol service industry since 2003 by owning and operating Wilde Roast Café.

POLICE REVIEW

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture and has passed the criminal background check. The Second Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

PREMISES

The premise lease agreement is between Office Realty Corp as landlord and Strolling Waters LLC as tenant for the premises located at 65 Main Street Southeast Suite 143. The lease commences on June 01, 2011 and ends on November 30, 2018. It grants tenant full possession of the premises and contains other lease provisions common to documents of this sort.

The premises will be operated in a compact and contiguous manner.

The proposed premises to be licensed consists of approximately 6,327 gross square feet on the street level of the Exposition Hall Building at 43 Main Street Southeast; the premises replicate that of the former Picoso Restaurant and are situated at the southeasterly portion of the first floor.

The applicant indicates an indoor seating maximum seating capacity of approximately 220 persons at booths and tables and chairs. The applicant's outdoor seating area immediately adjacent to the front of the building facing the river indicates seating for 68 persons outside.

BUSINESS PLAN/OPERATIONS

The general manager of the business will be Dean Schlaak. The applicant and staff, including new hires, will receive alcohol server training through Laura Boyd of Alcohol Compliance Services on a yearly basis. The applicant indicates there will be reminders in daily shift meetings of procedures and policies of carding and serving alcohol. The policy will be to check everyone's id if they do not look at least 40 years of age. A reward and discipline policy is in place for alcohol compliance; a \$100 reward will be given to a staff member that passes an underage sting and a one week suspension from work to those involved with serving to a minor, with a second offense of termination of employment. The applicant indicates he will also conduct self audits to insure all policies are followed. The applicant indicates staff and management will closely oversee patrons that are drinking alcoholic beverages to prevent over intoxication or service to minors. A male staff member will always be on staff to assist in any issues that may arise and 911 signs will be posted near all phones for assistance from the Minneapolis Police Department. The applicant says that if they are approved for any outdoor block parties, they will hire an outside security company to ensure a safe environment.

The Wilde Roast Café has proposed the café to be open from 7:00am for breakfast patrons until 1:00am for late night bite patrons, seven days a week. The same hours of operation of 7:00am until 1:00am would apply to the proposed outdoor area, weather permitting. The applicant indicates the winter hours may be less depending on demand. Entertainment will consist of easy listening musical groups with 1 to 4 persons, mostly in the winter. The applicant indicates this entertainment is not a focus of the café but might be nice to have on a monthly basis. Any music that is played will be held inside with doors closed to abate any noise issues. The applicants target market will be those ages 30 and up.

Staff will be instructed to pick up litter at all times and any sweeping and weed control will be included in their tasks.

The applicant has submitted a sample of menu items for the restaurant and the list appears to meet the minimum requirements. The menu features a style of a restaurant with a coffee shop flair including a large offering of pastries, coffee, espresso drinks, iced espresso, hot and iced teas, and bagged coffee to go. Other lunch and dinner menu items

include gourmet pizzas, hot and cold sandwiches, soups, salads, breakfast items and high end desserts. Food Service will be offered from 7:00am until 1:00am seven days a week. There will be no amusement devices and no charitable gambling. The café does plan to sponsor a few softball teams.

PUBLIC HEARING SUMMARY

A public hearing is not required for this license application.

RECOMMENDATION

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor with Sunday Sales, Class C1 license.

LICENSE CONDITIONS

None.