

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

LICENSE NUMBER: L247-50354 **POLICE FILE NUMBER:** 13272

DATE OF APPLICATION: May 31, 2012

INSPECTOR: Greg Buenning

APPLICANT/LEGAL ENTITY: Kenwood Place, LLC

DBA/TRADE NAME: The Kenwood

COMPLETE ADDRESS: 2115 21st Street West
Minneapolis, MN 55408

LICENSE REQUESTED: Class "E" Charter Wine with Strong Beer

CURRENT LICENSE: None

RESPONSIBLE PERSON WITHIN 75 MILES OF MINNEAPOLIS CITY HALL: Yes

PUBLIC HEARING REQUIREMENTS: A public hearing is required

NEIGHBORHOOD/WARD: Kenwood/Ward Seven

ZONING: C1

7 ACRE REQUIREMENT: This does not meet the seven acre requirement

OFF-STREET PARKING: The Minneapolis Zoning Department requires four off-street parking spots. The applicant has met this requirement.

CHURCHES OR SCHOOLS WITHIN 300 FEET OF THE PROPOSED PREMISES: Yes

SEATING: 56

FIRE OCCUPANCY: 103

FOOD SERVICE REQUIREMENT: 70/30

HOURS OF OPERATION PROPOSED: INSIDE: 8:00 – 11:00 p.m. daily

METROPOLITAN COUNCIL SERVICE AVAILABILITY CHARGES: \$18,920/paid

HISTORY OF LOCATION

This location has been used as restaurant and retail space since before 1992.

APPLICANT

The applicant is Kenwood Place, LLC, a Minnesota corporation formed on February 27, 2012, under Chapter 322B (File Number 474592300026). The applicant has provided documentation showing adequate, legal, and traceable funding for this venture. They have the required restriction on the transfer of shares and have the following shareholders and officers:

<u>Name</u>	<u>Title</u>	<u>Shares</u>
Donald Saunders	Owner/Manager	100%

MANAGER

Donald Saunders will be the manager of The Kenwood.

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 Fifth Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

PREMISES

The lease shows exclusive use of premises by the applicant. The licensed premises are on the first floor of the establishment. The premises occupy approximately 1,580 square feet. There is seating for 48 people at tables and chairs. The dining counter area seats eight people.

BUSINESS/PLAN/OPERATIONS

The Kenwood will have a menu that has the best seasonal ingredients available. It will include moderately priced foods including dishes like duck breast, beef burgers, Hanger steak, various salads, and artisan cheeses. They will also serve a daily breakfast, desserts, and many other menu items. The requested hours of operation will be 8:00 a.m. to 11:00 p.m.; however, they do expect to close earlier than their core hours. They will have pre-opening staff training in alcohol server training. The identification process will require patrons who wish to drink wine or beer to be checked if they appear to be younger than 35. They will have a strict policy of termination of any employee who serves to a minor. Any issues of serving to minors will be handled by the on-duty manager, which they indicate they will have at all times.

PUBLIC HEARING SUMMARY

A public hearing is required for this application. 173 public hearing notices were mailed out to residents and property owners within 600 feet of the premises and e-mailed to the Kenwood Neighborhood Association and business associations in the seventh ward on June 7, 2012. A public hearing was held on June 21, 2012, at the Kenwood Recreation Center, 2101 Franklin Avenue West. 14 people attended the public hearing. Of the attendees, nine received public hearing notices. The issues that concerned the attendees were available off-street parking, noise concerns, how the license can be

approved since it is directly across the street from Kenwood School, and how they will maintain a 70/30 food to alcohol ratio. This particular location is grandfathered for off-street parking. The noise concern was explained that the business must keep the noise down. The proximity was explained that an On-Sale license can be across the street from a school. Mr. Saunders said his other restaurant is a Charter Wine and he maintains an 80/20 food to alcohol ratio and this place will be managed the same way to maintain a 70/30 ratio. Business Licenses received 11 public hearing responses for this business. 10 were in favor of the business being approved and one was opposed to this application being approved.

RECOMMENDATIONS

The Licenses and Consumer Services Division make the following recommendation for the application for The Kenwood. The license application for a Class "E" Charter Wine with Strong Beer license is recommended for approval.