

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

License Number(s): L211-50001 & L313-50014 **Police File Number:** F.13443

Date of Application: October 1, 2013

Inspector: Nicole Anderson

Applicant/Legal Entity: Sociable Cider Werks, LLC

DBA/Trade Name: Sociable Cider Werks

Complete Address: 1500 Fillmore Street NE Ste. 100
Minneapolis, MN 55413

Licenses Requested: On-Sale Liquor, Taproom, Class C-2 and Off-Sale
Malt Liquor, Growler

Current License: None

Responsible person within 75 miles of Minneapolis City Hall: James Watkins, Jr.

Public Hearing Requirement: Required

Neighborhood/Ward: Northeast Park / 01

License Conditions: None

Zoning: I1/IL – This is a permitted use in the Light Industrial
District/Industrial Living Overlay District.

7 acre requirement: Met

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

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

Seating: Inside: 40 Seats Outside: 16 seats

Fire Occupancy: Inside: 55 Maximum Capacity Outside: 25

Food Service Requirement: The applicant is exempt from providing minimum food
service per MCO 360.65.

Hours of operation proposed: Inside/Outside Taproom:
4:00 p.m. to 11:00 p.m. Thursday
3:00 p.m. to 11:00 p.m. Friday
Noon to 11:00 p.m. Saturday

Off-Sale Malt Liquor, Growler:
4:00 p.m. to 10:00 p.m. Thursday
3:00 p.m. to 10:00 p.m. Friday
Noon to 10:00 p.m. Saturday

Metropolitan Council Service Availability Charges: Four SAC charges. The SAC charges have been paid.

HISTORY OF LOCATION

This location has not held a business license prior to this point. It has been used in a warehouse manner prior to this.

APPLICANT

The applicant is Sociable Cider Werks, LLC, DBA, Sociable Cider Werks. It was incorporated under Chapter 322B (File Number 467823300051) on January 30, 2012. 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>Date of Birth</u>	<u>Title</u>	<u>Ownership</u>
Wade Thompson	07/25/1984	Founding Member	39.02%
James Watkins, Jr.	06/15/1985	Founding Member	39.02%
James Watkins GRAT	N/A	Member (Trust)	19.51%
Elliot Ginsburg	06/14/1983	Investor	2.45%

MANAGER

Sociable Cider Werks will be managed by James Watkins, Jr and Wade Thompson, both owners in the business. Neither of these gentlemen have had professional experience in the liquor or brewing industries but they have hired on a Head Brewer, Nicholas Tonks, who has had extensive commercial brewing training and work experience.

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 entire beer brewing facility is on the first floor with about 6,030 total square feet.

The taproom is about 1,100 square feet and has seating for 40 people at tables including a bar area that seats 8 people. The outdoor patio is about 900 square feet and has table seating for 25 people. The patio is on the back side of the building facing the railway and away from residential addresses. The rest of the premises consist of the barrel room, cold house, and storage.

BUSINESS PLAN/OPERATIONS

City of Minneapolis Licensing staff will not issue the On-Sale Liquor, Taproom license until a State of Minnesota Brewer's License has been approved by the Alcohol & Gambling Enforcement Division.

Sociable Cider Werks' employees will receive a written policy and a summary of laws regarding alcohol sales and will be required to sign an "Alcohol Sales and Service Employee Agreement" stating that they understand the laws regarding alcohol sales to minors. Signs will be posted in the taproom and the growler sales area stating "Alcohol Sales only to those born on or before today's date, 19xx." Monthly training to new and returning employees will include ways to refuse sales to persons under 21 years of age and employee's will be requested to ask for photo identification from anyone buying alcoholic beverages who is obviously under the age of 30. Sociable Cider Werk's will discuss alcohol related issues at all staff meetings. Employees are advised that spot checks will be conducted randomly to check for compliance and those who show exceptional performance as responsible alcohol beverage sellers will be rewarded.

Unruly patrons will politely be asked to leave. Staff will monitor them leaving to make sure there are no unwanted situations outside of the establishment. Employees will contact the police if there are any situations that need police assistance or for criminal activity. Obviously intoxicated persons will not be allowed on the premises. There will be motion activated security lights and cameras outside of the building.

With the very limited hours of operation proposed for this establishment, late night noise issues from the taproom and patio will not be a problem. If there are any noise complaints, Sociable Cider Werks will take them very seriously and work to find an agreeable solution. Litter will be removed on a daily basis within 100 feet of the premises. Managing Director, Jim Watkins, owns a home in the neighborhood and will be attending neighborhood meetings to discuss any concerns.

The hours of operation will be 4:00 p.m. to 11:00 p.m. on Thursdays, 3:00 p.m. to 11:00 p.m. on Fridays, and 12:00 p.m. to 11:00 p.m. on Saturdays. The off-sale of growlers will occur during no later than 10:00 p.m. on the days listed above. No consumption of growlers will be allowed on the licensed premises.

Sociable Cider Werks will not prepare or serve any food but will host a licensed food truck during taproom hours.

The entertainment will consist of background music with the volume low enough to encourage conversations at normal speaking levels; speakers will be located behind the bar area facing the taproom seating area. Live music by three or fewer musicians may occur on occasion and all music will end at 10:30 p.m. and lights turned up to prepare for closing at 11:00 p.m. A foosball table will be available for customer use as

well. There will be a bocce ball court outdoors on the back side of the establishment, with the patio, facing away from residential addresses.

There will be no sports sponsorships, charitable gambling, or mechanical amusement devices.

OUTDOOR PATIO

There will be no outdoor speakers and the seating capacity for the outdoor patio is restricted to 25 people. Customer load in the outdoor area will be confined to the space provided for seating. Seat location is on the back side of the building facing the railway and away from residential addresses. An announcement by an employee will be given to customers in the outdoor patio at 10:30 p.m. to prepare for closing.

PUBLIC HEARING SUMMARY

A public hearing is required for these license applications. 87 notices were mailed to residents and property owners within 600 feet of the premises on October 8, 2013 and emailed to Council Member Reich, the Northeast Park Neighborhood Association and the Northeast Minneapolis Chamber of Commerce. The public hearing will be held on October 21, 2013 at the Regulatory, Energy and Environment Committee meeting.

RECOMMENDATION

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor, Taproom, Class C-2 license and Off-Sale Malt Liquor, Growler license.

LICENSE CONDITIONS

None at this time.