

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

**LICENSE NUMBER: L247-50429  
POLICE FILE NUMBER: 13474**

**DATE OF APPLICATION:** 1/2/2014

**INSPECTOR:** Phil Schliesman

**APPLICANT/LEGAL ENTITY:** North Loop Coffee, LLC

**DBA/TRADE NAME:** **Dunn Bros Coffee**

**COMPLETE ADDRESS:** **337 Washington Avenue North, Suite 100**

**LICENSE REQUESTED:** **On-Sale Wine Class E with Strong Beer**

**CURRENT LICENSE:** None

**RESPONSIBLE PERSON WITHIN 75 MILES OF MINNEAPOLIS CITY HALL:**  
Martin Koessel

**PUBLIC HEARING REQUIREMENTS:** Required

**LICENSE CONDITIONS:** None

**NEIGHBORHOOD/WARD:** North Loop/7

**ZONING:** B4S-1/Downtown Parking District

**7 ACRE REQUIREMENT:** This has been met.

**OFF-STREET PARKING:** The Minneapolis Zoning Department states no additional off street parking stalls are required.

**CHURCHES OR SCHOOLS WITHIN 300 FEET OF THE PROPOSED PREMISES:** No

**SEATING:** Inside: 41 Seats                      Outside: Up to 48 seats

**FIRE OCCUPANCY:** The inside occupancy number is 65.

**FOOD SERVICE REQUIREMENT:** 60/40 Food Service requirement

**HOURS OF OPERATION PROPOSED: INSIDE:** hours will be seven days a week from 6:30 am to 10:00 pm. **OUTSIDE:** Same as inside, weather dependent.

**METROPOLITAN COUNCIL SERVICE AVAILABILITY CHARGES:** 7 SAC charges have been paid under permit BIRE 3088898.

**HISTORY OF LOCATION**

This location is called the Dock Streets Flats and is a recently constructed mixed use building with apartments above the ground floor. The licensed premises will be located in Suite 100. The applicant is moving their current operations from 228 Washington Avenue North to this location.

**APPLICANT**

North Loop Coffee, LLC, DBA: Dunn Bros Coffee was organized under Minnesota Statute, Charter 322B, File 1291492-2, on 3/25/2005. The company minutes contain the necessary restriction of the transfer of membership interests. The company lists the following individuals as the only two shareholders:

<b>Name</b>	<b>Title</b>	<b>Shares</b>
Marty Koessel	Owner	100%

**MANAGER**

The named on site manager is Marty Koessel, who is also the primary contact person. Mr. Koessel has no prior criminal history and has owned/operated this business for more than eight years.

**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. Inspector Medaria Arradondo, from the First Precinct of the Minneapolis Police Department conducted the Police Security Review and has approved of the applicant's security plans.

**PREMISES**

The premises consist of approximately 1,600 net square feet on the main floor, and an outdoor seating area directly adjacent to the inside area consisting of approximately 1,000 square feet.

The indoor seating plan calls for seating for up to 41 guests at booths, tables and chairs. The outdoor seating area plan calls for seating for up to 48 guests. Restrooms are located on the main floor. On-site parking is available to patrons to the side and rear of the building.

**BUSINESS/PLAN/OPERATIONS**

This establishment will operate as a counter service coffee shop/restaurant, with a full menu. Food will be available during operating hours. The menu consists of a wide variety of appetizers, signature sandwich meals, boxed lunches, soups, salads, bakery

items and pizzas. The menu also includes a full line of coffee products. No live entertainment will be offered and there is no dance floor. Forms of entertainment that will be offered are televisions, and background music through the indoor speaker system. Adding wine and beer to the menu is not the primary focus of this establishment. The primary business will be a coffee shop and restaurant. The ownership understands the 60/40 food service requirement. The outdoor area will operate during normal operating hours, weather permitting.

Beverage alcohol service will be by wait-staff who will follow serve-safe practices. As conditions of their employment, the employees will be required to follow the in-house policies, and undergo alcohol server training.

The applicant will not offer charitable gambling on the premises. They are not planning on sponsoring any sports teams at this time.

The applicant will limit speakers to indoors only and will play music at a level that is not disruptive to their guests or residents above. Staff will encourage patrons to exit the premises quietly so as to reduce the noise impact from their guests. Staff will be trained to report all noise or other types of complaints to the ownership and management immediately. Ownership/management will then handle the complaints as needed following the companies training plan. The ownership/management will be readily available for area residents or guests to provide feedback or register a complaint. The lease requires the applicant to operate so as to not disturb residents with excessive noise. The lease also states the applicant must abide by all local laws/ordinances and shall not operate in any way which could constitute an unreasonable nuisance.

### **PUBLIC HEARING SUMMARY**

The public hearing notice was mailed to XX residents and landlords within 300 feet of the establishment on 1/25/2014.

### **RECOMMENDATIONS**

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Wine license Class E with Strong Beer.

### **LICENSE CONDITIONS**

There are no license conditions being placed on this license at this time.