

**LICENSES AND CONSUMER SERVICES**

**LICENSE INSPECTOR'S REPORT**

**FILE:** 13731  
**WARD:** 5  
**NEIGHBORHOOD:** North Loop  
**LICENSE#:** L200-50174

**APPLICANT:** Lee's Liquor Lounge, LLC  
**DBA:** Lee's Liquor Lounge/Bar  
**ADDRESS:** 101-103 Glenwood Avenue North, Minneapolis MN 55403  
**TYPE OF LICENSE:** On-Sale Liquor with Sunday Sales, Class B  
**DATE OF APPLICATION:** July 29, 2015  
**INSPECTOR:** Michele Harvet, 612-673-5484  
**PURPOSE OF APPLICATION:** The applicant seeks approval of a permanent expansion of premises to an exterior area adjacent to this location, at the rear of the establishment.  
**NOTICE TO RESIDENTS:** Required  
**SEATING:** Outside: 108  
**MAXIMUM OCCUPANCY:** Outside: 187

**Metropolitan Council Service Availability Charges:** In a SAC determination letter dated July 28, 2015, it was determined that 12 SAC units are required for this expansion project. This is currently being challenged by the applicant. Once a final SAC determination has been made, the amount due will be paid by the applicant, before the expansion area may be utilized.

**POLICE LICENSING 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.

**EXPANSION AREA**

The applicant would like to expand their premises, into an area adjacent area behind their establishment. They are adding approximately 3000 square feet of exterior space. This will enable them to add approximately

108 seats. The additional space is compact and contiguous to their currently licensed premises.

### **BUSINESS PLAN/OPERATIONS**

The applicant plans to operate the expanded area with the mostly same business model and hours of operation as the rest of the establishment. The type of entertainment outside will fall under Class E. They will have outdoor speakers operating at reduced levels for customer enjoyment. The speakers will be mounted on the building adjacent to the patio and oriented towards the patio with the volume control located inside the office, with volume control reserved for management level staff. Lee's staff will monitor the adjacent sidewalk area and patio area regularly to ensure guests are not becoming boisterous and respectfully depart from the premises. Dedicated security personnel will also make rounds to the patio area approximately every 30-60 minutes depending on the business of the event/club and lounge.

### **PUBLIC HEARING SUMMARY**

A public hearing is required for this license application. 41 notices were mailed to residents and property owners within 450 feet of the premises on August 11, 2015 and emailed to Council Member Yang, the North Loop Neighborhood Association and Warehouse District Business Association on August 11, 2015. The public hearing will be held on August 25, 2015 at the Community Development & Regulatory Services Committee meeting.

### **RECOMMENDATION**

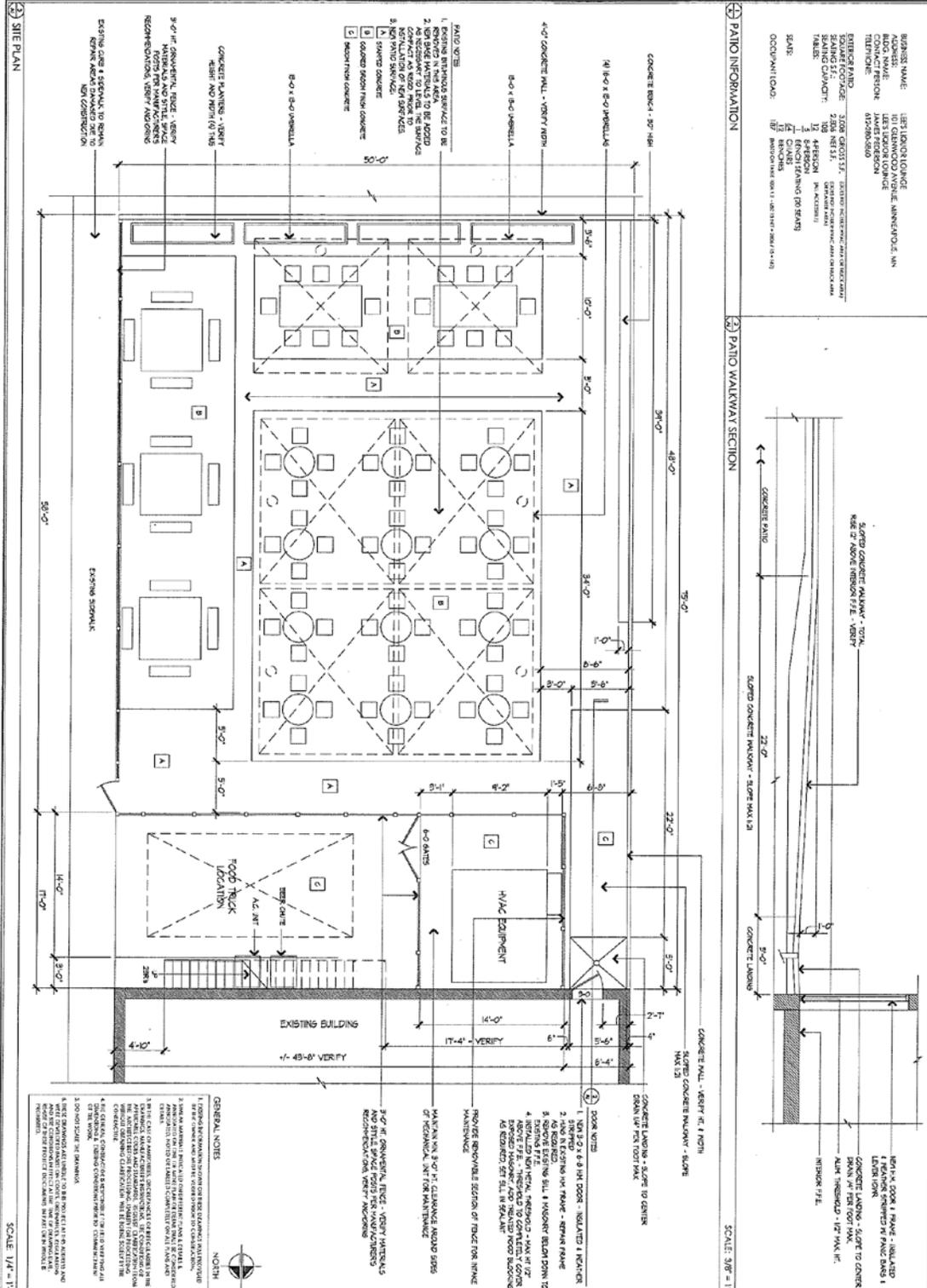
The Licenses and Consumer Services Division recommends approving this application for a permanent expansion of premises for Lee's Liquor Lounge/Bar to expand into an adjacent outdoor area. This approval is based upon final inspection.

### **LICENSE CONDITIONS**

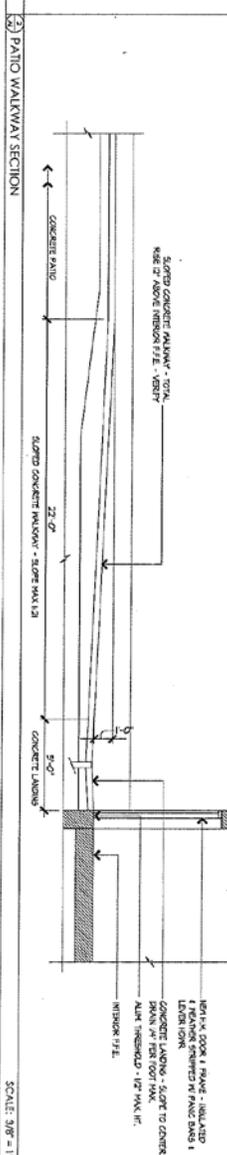
None at this time.

### **DIAGRAM**

See next page.



**PROJECT NAME:** LEE'S LIQUOR LOUNGE  
**ADDRESS:** 101 OLKWOOD AVENUE, MINNEAPOLIS, MN 55403  
**ARCHITECT:** CUNDY, SANTINE & ASSOCIATES ARCHITECTS  
**DATE:** 02-01-15  
**SCALE:** 3/8" = 1'-0"



<b>General Information, Patio Plan &amp; Section</b>		<p>CUNDY, SANTINE &amp; ASSOCIATES ARCHITECTS</p> <p>3434 LEXINGTON AVENUE NORTH SHANNONDALE, MN 55120 651-490-5454 www.csa-arch.com</p>
<b>PROJECT NO.:</b> 15-01-005 <b>DATE:</b> 02-01-15 <b>SCALE:</b> 3/8" = 1'-0" <b>PROJECT NO.:</b> A1 <b>DATE:</b> 02-01-15	<b>PROJECT NAME:</b> Lee's Liquor Lounge <b>ADDRESS:</b> 101 Olkwood Avenue <b>CITY:</b> Minneapolis, MN	