

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

License Number: L186-50247

Police File Number: F. 13791

Date of Application: January 8, 2016

Inspector: Greg Buenning

Applicant/Legal Entity: Cock-a-Doodle Moo, LLC.

DBA/Trade Name: The Hi-Lo Diner

Complete Address: 4020 East Lake Street
Minneapolis, MN 55406

License (s) Requested: On-Sale Liquor w/Sunday Sales, Class E

Current License at Location: None

License History of Location: This location was previously licensed as a Taco Bell restaurant.

Purpose of Application: To obtain a new On-Sale Liquor w/Sunday Sales license and a private outdoor patio

Responsible person within 75 miles of Minneapolis City Hall: Yes

Public Hearing Required: A public hearing is required

Neighborhood/Ward: Cooper/2

Zoning: C2

Seven Acre Requirement: Met

Off-Street Parking: The Minneapolis Zoning Department requires six off-street parking spaces. The business has met this requirement. They have 14 spaces.

Seating: Indoor Seating: 70 (Includes 12 swivel stools at service counter)
Outdoor Seating: 44

Fire Occupancy: 76

Maximum Outdoor Capacity: 50

Proposed Hours of Operation: **Inside:** 6:30 a.m.-1:00 a.m. Sunday through Thursday
6:30 a.m.-2:00 a.m. Friday and Saturday
Outside: 8:00 a.m.-10:00 p.m. Daily

Food Service Requirement: Met

Health Risk level: 1

Alcohol Server Training: All members of The Hi-Lo Diner’s staff will be trained by Best Server Training. Attorney Ben Gisselman will provide the initial training and will conduct training at least once a year moving forward. The business will card all patrons who appear to be under the age of 35. The policy will be strictly enforced. They will conduct self-audits which are done by their insurance company to ensure that their policies are adhered to. They will offer a \$100.00 cash bonus to employees who pass any stings. The Hi-Lo Diner’s staff will be trained to notice signs of potential overserving. They will offer a free cab ride, if necessary to provide a safe ride home for their patrons.

Metropolitan Council Service Availability Charges: Five SAC charges paid

Applicant

The applicant is Cock-a-Doodle Moo, LLC, a Minnesota company formed on July 20, 2014. They are registered under chapter 322B, File #770445100023 of the Minnesota statutes. The applicant has provided documentation showing adequate, legal, and traceable funding for this venture. They have the required stock restriction on the transfer of shares and have the following shareholders and officers:

<u>Name</u>	<u>Title</u>	<u>Ownership</u>
Jeremy W. Woerner	Co-Governor	50%
James B. Brown	Co-Governor	25%
Michael Smith	Co-Governor	25%

Manager

Tyson R. Wigley will be assigned as manager of The Hi-Lo Diner. Mr. Wigley has six years in the hospitality industry. He started at Blue Door St. Paul in 2009 as a bartender and has since moved up to bartender/manager. In March of 2015, he was named Manager at Blue Door St. Paul.

Premises

The premises will be located at 4020 East Lake Street. It is a one-story building. The business will operate in 2,500 square feet of space. They will have 70 indoor seats for patrons including 12 seats at a service counter, and 44 outdoor seats in their private outdoor patio area. The patio is compact and contiguous as required by city ordinance.

Business Plan/Operations

Hi-Lo Diner will be a full-service sit down restaurant. Their draw is the building itself, a fully-restored authentic 1957 American stainless steel diner. The menu will be a small but skillfully executed locally-sourced menu of made from scratch breakfast, lunch and dinner. They call it a, "True farm to table experience". They have visited 14 Minnesota farms for sources of their beef, pork, eggs, and dairy. The indoor hours of operation will be 6:30 a.m. to 1:00 a.m. Sunday through Thursday; 6:30 a.m. to 2:00 a.m. Friday and Saturday. The outdoor patio hours will be 8:00 a.m. to 10:00 p.m. daily. The outdoor patio area will have small speakers. There will be a four foot wooden fence around the patio to mitigate noise to the neighborhood. The area is intended for patrons to be able to enjoy a quiet ambiance and to not have a negative impact on their neighbors. Noise mitigation will be a point of emphasis for The Hi-Lo Diner, especially after 9:00 p.m. They are on a business corridor; however, they are aware that on the north side of their business there are private residences. They want to ensure that the residents are able to enjoy their neighborhood as well. Their employees will be trained to address loud and unruly patrons. There will be a strong emphasis on patrons leaving the business quietly at closing time.

License Conditions: None

Public Hearing Summary

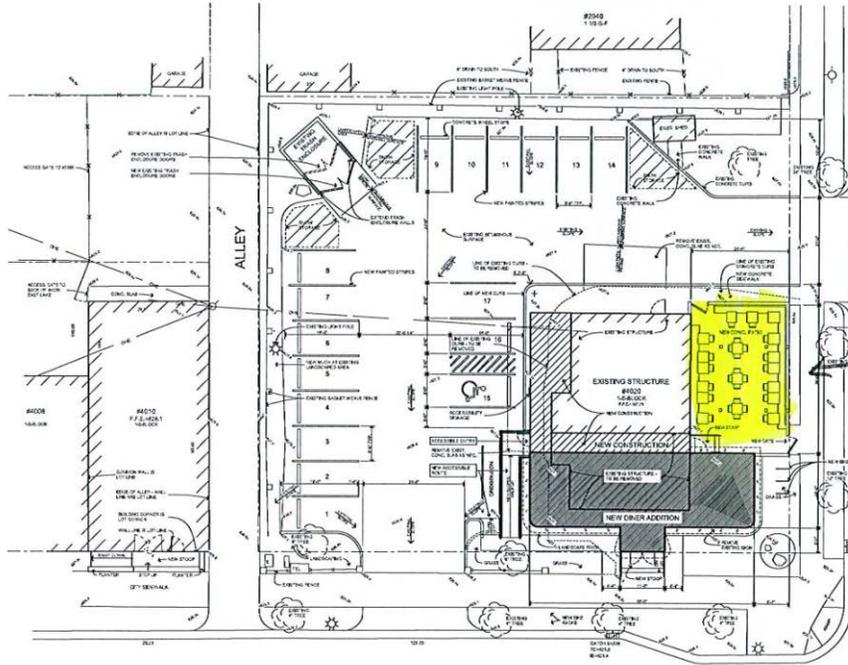
A public hearing this license application was held on February 3, 2016, at Brackett Park, 3800 28th Street East. On January 22, 2016, 182 notices were mailed to residents and property owners within 600 feet of the premises. An electronic hearing notice was e-mailed to Council Member Cam Gordon, Longfellow Neighborhood Association, and the Southeast Business Association. 20 people attended the public hearing. The general consensus of having The Hi-Lo Diner in the neighborhood was that the neighbors of the restaurant were pleased to see a new business come to their area. They wanted them to be successful. Two neighbors who lived directly next door and across the street from the restaurant felt the late night noise would have a negative impact on them. Business Licenses received two written responses from neighbors. One was in favor and one was opposed to the approval of the license being issued.

Police Review

The Minneapolis Police Licensing Division has reviewed the applicant's financial and criminal history. They have determined the application meets the necessary requirements.

RECOMMENDATIONS

Licenses and Consumer Services Division recommends the approval of an On-Sale Liquor with Sunday Sales, Class "E" license.



LAKE STREET EAST

41ST AVENUE SOUTH

PATIO AREA

RH
RALPH RAPFORD &
ASSOCIATES INC.
525 3rd Avenue South
Minneapolis, MN 55415
P: 612.338.1100
F: 612.338.1101
www.rapford.com

H.L. Diner Project
1400 and 400 41st Ave S, Minneapolis, MN 55406
Brownsmith Restoration
1100 Franklin Avenue, Minneapolis, MN 55404
P: 612.338.1100

OFF-STREET PARKING REQ.

MINIMUM REQUIRED	21 SPACES
MINIMUM PROVIDED	21 SPACES
ADDITIONAL SPACES	0 SPACES
TOTAL SPACES	21 SPACES

FLOOR AREA CALCULATIONS

EXISTING BUILDING FOOTPRINT	1,463 SF
EXISTING PARKING TO BE DEMOLISHED	1,232 SF
EXISTING BUILDING TO REMAIN	888 SF
NEW DEMOLITION	1,584 SF
OTHER AREAS	1,832 SF
TOTAL PROPOSED FOOTPRINT	3,902 SF
MINIMUM REQUIRED - GFA	2,832 SF
OVERALL FOOTPRINT - GFA	1,070 SF
OVERALL GFA CHANGE	1,070 SF

61 SITE PLAN - NEW
SCALE 1/8" = 1'-0"

62 PERVIOUS SURFACE CALCULATION

TOTAL SITE AREA	14,234 SF
EXISTING PERVIOUS SURFACE	3,418 SF 24%
PROPOSED PERVIOUS SURFACE	2,838 SF 20%

63 SNOW REMOVAL NOTE

SHED STRUCTURE AREAS WHERE SHOWN ON THE SITE PLAN, EXISTING SNOW TO BE REMOVED BY THE OWNER.

64 FLOOR AREA CALCULATIONS

A0.40
SITE PLAN