

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

FILE: 13179

WARD: 10

NEIGHBORHOOD: East Isles

**APPLICANT:** Kowalski's Uptown Markets, Inc.

**DBA:** Kowalski's Uptown Market

**ADDRESS OF ESTABLISHMENT:** 2440 Hennepin Avenue

**LICENSE APPLICATION REQUESTED:** Off-Sale Liquor License

**DATE OF APPLICATION:** October 5, 2011

**INSPECTOR:** Greg Buenning

**BASIC LICENSE INFORMATION**

**5 acre requirement:** Met

**Zoning District:** C2

**Off- Street Parking:** Four off-street parking spaces are required. Business has 67 spaces

**Residential district:** Under 500 feet **Church or School distance requirement:** Over 300 feet

**Hours of operation proposed:** 9:00 a.m.- 9:00 p.m. Monday thru Thursday/9:00 a.m.-10:00 p.m. Friday & Saturday

**Lease shows exclusive use of premises by applicant:** Yes

**Responsible person within 75 miles of MPLS City Hall:** Yes

**Service Availability Charge(SAC):** To be determined

**Public Hearing requirement:** A public hearing is required. The public hearing will be held at City of Minneapolis City Hall, Room 317 on October 24, 2011, at 1:30 p.m.

**HISTORY OF LOCATION**

Kowalski's Uptown Market has been located at 2440 Hennepin Avenue since 2002. Prior to Kowalski's being at this location it was home of GJ's Fine Foods.

**APPLICANT**

The applicant is Kowalski's Uptown Markets, Inc., DBA, Kowalski's Uptown Market. It was incorporated under Charter 7S-762 under Chapter 302A on March 2, 1993.

<u>Shareholder</u>	<u>Date of Birth</u>	<u>Title</u>	<u>Shares</u>
James S. Kowalski	2/10/1946	President	50%
Mary Anne Kowalski	5/29/1945	Vice President	50%

Minneapolis 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. Kowalski's Uptown Markets, Inc. currently owns nine grocery stores in Minneapolis and surrounding suburbs.

### **PREMISES**

The licensed premises will consist of approximately 1,000 square feet of interior space on the first floor level which is located at 2440 Hennepin Avenue. This off-sale license will be located in a newly constructed addition and will be added to the existing grocery store building. There is not a basement. The liquor store will be separate from their existing grocery store and will have a separate entrance from the grocery store. Both stores will share a common vestibule. The business will share its existing parking lot with the grocery store which consists of 67 off-street parking spaces, including handicapped spaces.

### **BUSINESS PLAN/OPERATIONS**

The applicant's vision for Kowalski's Uptown Market is to have a fine selection of wines, beers, and other liquors for their grocery customers. The design of the new store will be of similar design and size to their already existing liquor stores in Woodbury and Eagan, MN. Kowalski's has indicated that they will use Alcohol Compliance Services for the alcohol server training to their staff.

The manager of the liquor store will be Brian W. Mallie. Mr. Mallie has 15 years experience in the off-sale liquor industry. He managed Cellars Wine and Spirits from 1997 to 2005, was a buyer for Sam's Wine Shop from 2005 to 2008 and most recently has been employed by Kowalski's since 2008 as a wine director, responsible for oversight, purchasing, staff training, and other management duties.

### **SPECIAL ORDINANCE REQUIREMENTS**

Zoning---C-2, a proper classification for the intended use. A conditional use permit hearing was conducted on September 19, 2011, and the application was approved.

### **PUBLIC HEARING SUMMARY**

A public hearing was held on October 24, 2011. 210 public hearing notices were sent to residents within a 600 foot radius.

On September 19, 2011 a public hearing was held by Community Planning and Economic Development for a conditional use permit for the applicant. Public hearing notices were sent out to residents within 300 feet of the proposed business. Responses were returned from 99 residents. 95 responses were in favor of the off-sale license being granted and four were opposed to the license being granted.