



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

Main: 907.269.0350

April 2, 2025

Kenai Peninsula Borough

VIA Email: [micheleturner@kpb.us](mailto:micheleturner@kpb.us); [seSSERT@kpb.us](mailto:seSSERT@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us);  
[mboehmler@kpb.us](mailto:mboehmler@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [bcarter@kpb.us](mailto:bcarter@kpb.us); [jrasor@kpb.us](mailto:jrasor@kpb.us)

License Type:	Beverage Dispensary	License Number:	4747
Licensee:	Howling Wolf Brewpub LLC		
Doing Business As:	Seward Doggie Bar		
Premises Address	11385 Seward Highway, Seward 99664		
Endorsement(s):	None		

☐ New Application

☐ Transfer of Ownership Application

☒ Transfer of Location Application

☐ Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Kristina Serezhnikov, Local Government Specialist

For,

Kevin Richard, Director

[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



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Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 305 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

### Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Howling Wolf Brewpub, LLC	License #:	4747		
License Type:	Beverage Dispensary	Statutory Reference:	04.09.200		
Doing Business As:	Howling Wolf Brewpub				
Premises Address:	No Premises				
City:	Seward	State:	Alaska	ZIP:	99664
Local Governing Body/Bodies:	Kenai Peninsula Borough				

Transfer Type:

- ☐ Regular transfer
- ☐ Transfer with security interest
- ☐ Involuntary retransfer
- ☐ Controlling interest transfer
- ☒ Location transfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	





## Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application****Section 2 – Transferee Information**Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	Howling Wolf Brewpub, LLC				
Doing Business As:	Seward Doggie Bar				
Premises Address:	11385 Seward Highway				
City:	Seward	State:	Alaska	ZIP:	99664
Community Council, (if applicable):	Kenai Peninsula Borough None				

Mailing Address:	1120 Huffinan, #24 PMB416				
City:	Anchorage	State:	Alaska	ZIP:	99515
Email:	railwaycantina@yahoo.com	Phone:	907.250.2541		

Designated Licensee:	Charles E. Jackson			
Contact Phone:	907.250.2541	Business Phone:	907.250.2541	
Contact Email:	railwaycantina@yahoo.com			

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: \_\_\_\_\_

**Section 3 – Premises Information**

Premises to be licensed is:

☐ an existing facility ☐ a new building ☒ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

The nearest school is estimated to be in 1.3 miles (6,864 feet in walking distance) from the licensed premises.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

The nearest church is estimated to be in 1.9 miles (10,032 feet in walking distance) from the licensed premises.



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Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.  
If more space is needed, please attach a separate sheet with the required information.  
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

### Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.  
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, whether manager managed or member managed, the following information must be completed for each member with an ownership interest of 10% or more and for each manager regardless of ownership share.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	ZPA, LLC				
Title(s):	Member	Phone:		% Owned:	100
Address:	1120 E. Huffman 24 PMB 416				
City:	Anchorage	State:	Alaska	ZIP:	99515
Email:	railwaycantina@yahoo.com	Phone:	907.250.2541		





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**Form AB-01: Transfer License Application**

Entity Official:	Charles E. Jackson				
Title(s):	Affiliate	Phone:	907.250.2541	% Owned:	0
Address:	1120 E. Huffman #24, PMB416				
City:	Anchorage	State:	Alaska	ZIP:	99515
Email:	railwaycantina@yahoo.com	Phone:	907.250.2541		

Entity Official:	Toni Strauss *See attached statement removing Toni Strauss from applic				
Title(s):	OWNER AFFILIATE	Phone:	907.250.2541	% Owned:	0
Address:	1120 E. Huffman #24, PMB416				
City:	Anchorage	State:	Alaska	ZIP:	99515
Email:	chattermark@yahoo.com	Phone:	907.250.2541		

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10011858	AK Formed Date:	05/16/2018	Home State:	Alaska
Registered Agent:	Charles E. Jackson	Agent's Phone:	907.250.2541		
Agent's Mailing Address:	1120 E. Huffman 24 PMB 416				
City:	Anchorage	State:	Alaska	ZIP:	99515
Email:	railwaycantina@yahoo.com	Phone:	907.250.2541		

Residency of Agent: Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?

☐ ☐



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Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☒ ☐

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

- ZPA LLC is the sole member of Howling Wolf Brewpub, LLC. Howling Wolf Brewpub, LLC, holds Beverage Dispensary license no. 4747.
- ZPA LLC is applying for a controlling interest transfer of REPL - Seasonal license no. 5040 from Charles Jackson and Toni Strauss to become the sole member of Chattermark, LLC.
- ZPA LLC is additionally applying for a controlling interest transfer of REPL - Seasonal license no. 4915 from Charles E. Jackson to become the sole member of Taco Dans LLC.

### Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☒ ☐

If "Yes", disclose the name of the individual and the reason for this authorization:

Daniel N. Bellerive of Carlson Law Group, LLC. Carlson Law Group, LLC represents the licensee in matters relating to alcohol licensing





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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.



I certify that all proposed licensees have been listed with the Division of Corporations.



I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.



I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.



I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.



I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.



I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.



Signature of transferee  
Charles Z. Jackson, Jr.  
Printed name



Signature of Notary Public  
Notary Public in and for the State of Alaska  
My commission expires: 2/22/2028

Subscribed and sworn to before me this 17 day of September, 2024.



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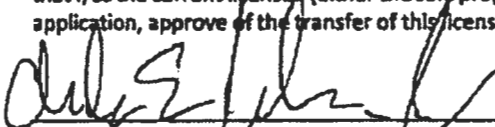
Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 8 – Transferor Certifications**

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

  
Signature of transferor

Charles E Jackson Jr  
Printed name of transferor

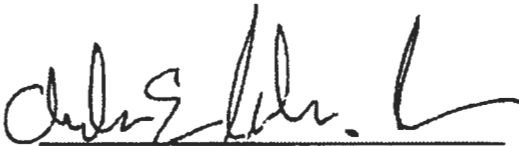
Subscribed and sworn to before me this 17 day of September, 2024.



  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 2-22-2026

  
Signature of transferor

Charles E Jackson Jr  
Printed name of transferor

Subscribed and sworn to before me this 17 day of September, 2024.



  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 2-22-2026



To: Alcohol and Marijuana Control Office

Subject: Removal of Toni Strauss as Affiliate from Application

License #4747

Dear Alcohol and Marijuana Control Office,

This letter serves as a formal written statement to request the removal of Toni Strauss as an Affiliate from the application associated with the licensing process.

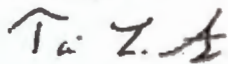
Furthermore, we acknowledge that the sub entity ZPA LLC, Seward Doggie Bar, will implement the necessary changes to remove Toni Strauss as well. We understand that appropriate documentation demonstrating these changes will be required prior to the finalization of the license transfer.

Additionally, we confirm that Toni Strauss no longer holds any financial interest in this license or in the ongoing license transfer process.

Please feel free to reach out if further information or documentation is needed.

Thank you for your attention to this matter.

Sincerely,



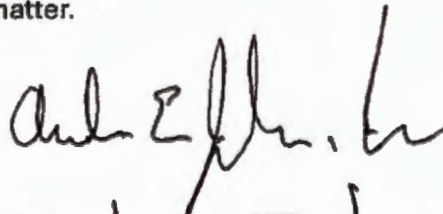
[Signature]

Toni L. Strauss

[Printed Name]

April 1, 2025

[Date]



Charles E Jackson, Jr

April 1, 2025



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
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Phone: 907.269.0350

## Alaska Alcoholic Beverage Control Board

# Form AB-02: Premises Diagram

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.**

### The diagram MUST include:

- You must use a solid, contiguous red line to outline the outer perimeter of your premises with no breaks or separations.
  - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
  - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
  - Stored
  - Served/Sold
  - Manufactured
  - Consumed
- All diagrams must include:
  - Dimensions (AMCO does not accept diagrams drawn to scale)
  - Cross streets
  - Points of reference, such as a compass rose indicating True North
  - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
  - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- Any license applications that include outdoor space are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

## Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Howling Wolf Brewpub, LLC	License Number:	4747
License Type:	Beverage Dispensary		
Doing Business As:	Seward Doggie Bar		
Premises Address:	11325 Seward Highway		
City:	Seward	State:	Alaska
		ZIP:	99664





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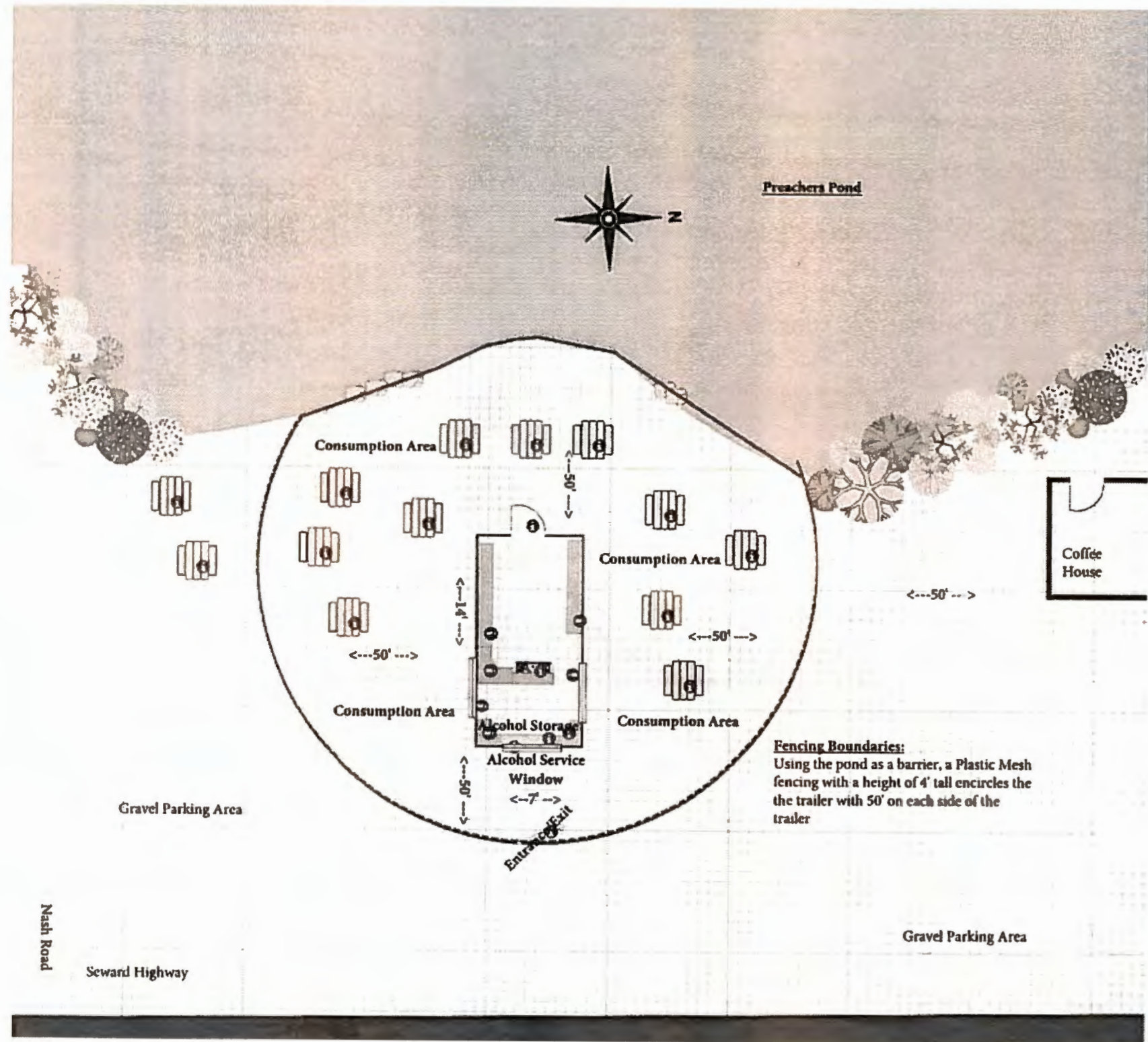
Alaska Alcoholic Beverage Control Board

## Form AB-02: Premises Diagram

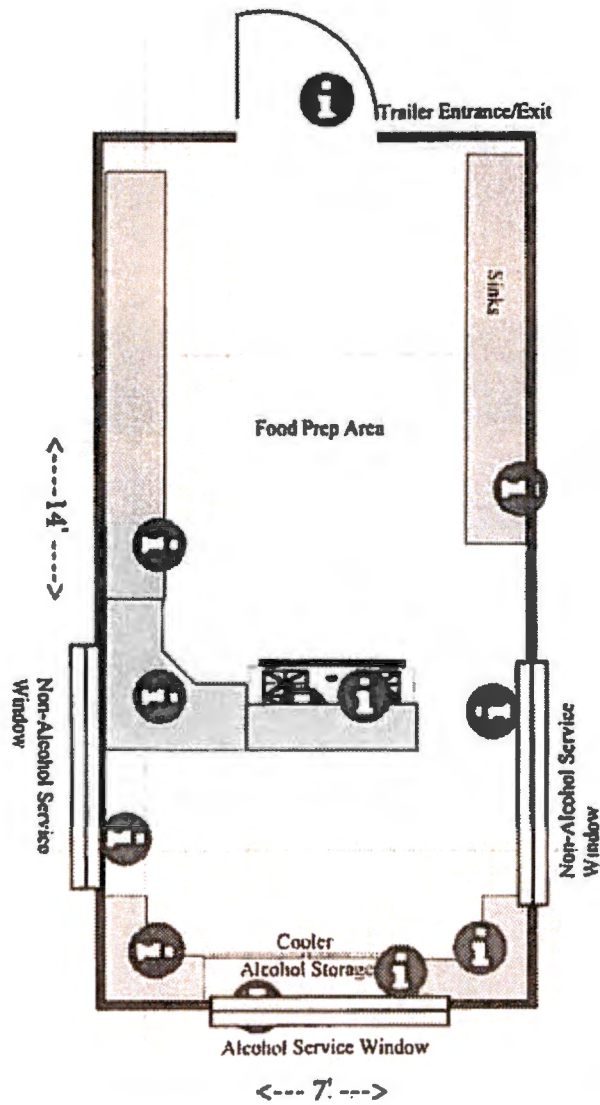
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### Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.







AMCO received 10/28/2024





# **SEWARD DOGGIE BAR**

## **Business Model and Alcohol Service Plan**

### **Business Overview**

The Doggie Bar is a concession trailer located on the current property adjacent to Preacher's Pond and the Howling Wolf Brewpub construction site. It will operate as a seasonal establishment during the summer months, providing outdoor alcohol service while construction of the Brewpub is completed. The operating hours will be from 11:00 AM to 6:00 PM, six days per week, with beer and wine as the sole alcohol offerings (no liquor service).

### **Business Model**

#### **1. Service Area:**

- Alcohol will be served through a designated service window on the trailer.
- Customers will consume beverages in designated outdoor consumption areas, enclosed by temporary 4-foot plastic mesh fencing that uses the pond as a natural barrier.
- The premises diagram, attached to the application, outlines the service area, fencing, and alcohol storage locations.

#### **2. Seating and Customer Model:**

- The consumption area will include standing and informal seating arrangements, such as picnic tables and benches, as shown in the premises diagram.
- Customers will either stand or use available seating to enjoy their beverages.

#### **3. Alcohol Service:**

- Alcohol service staff will check the IDs of all new patrons before serving alcohol.
- Beer and wine will be sold at the service window, with no table service.

#### **4. Seasonality:** The Doggie Bar will operate in summer only and will not operate in winter months, given the outdoor-only nature of the business and the challenges posed by weather conditions.

#### **5. Compliance and Training:**

- All staff will undergo training on ID verification, responsible alcohol service, and recognizing intoxicated individuals to ensure compliance with Alaska laws.
- Signage will be posted at entrances and exits stating, "NO ALCOHOL BEYOND THIS POINT," and staff will enforce these boundaries.

## **Security Plan**

### **Restricted Area and Fencing**

1. The service area will be surrounded by 4-foot-tall plastic mesh fencing in compliance with FEMA flood plain restrictions. The pond will serve as a natural barrier along one side of the premises.
2. The fenced area will include clearly marked entrances/exits, which will remain unobstructed at all times for proper egress.

### **ID Checks and Monitoring**

3. ID Verification:
  - All new patrons will have their IDs checked at the service windows prior to being served alcohol.
  - Staff will be trained in identifying fake IDs and handling situations involving underage patrons.
4. Monitoring Consumption:
  - Servers will monitor patrons within the consumption area to prevent overconsumption and ensure alcohol remains within the designated area.
  - If a patron appears intoxicated, staff will follow state-mandated protocols for refusal of service and ensuring safety.

### **Minor Access Restrictions**

5. Minors will only be permitted in the fenced area when accompanied by a parent or legal guardian over the age of 18.
6. Signage at all entrances will clearly state, "No Minors Allowed Without a Parent or Legal Guardian."

### **Signage and Safety**

7. Alaska Beverage Control (ABC) mandated posters will be displayed at the service windows and entrances, providing clear guidance on alcohol laws.
8. Proper signage will indicate that alcohol cannot leave the premises and minors cannot be in restricted areas unaccompanied.

### **Server Presence and Training**

9. Servers will be physically present within the consumption area during operating hours to monitor patrons and enforce rules regarding alcohol consumption.
10. All staff will be trained in:
  - Handling disturbances or emergencies.



- Monitoring guests for signs of intoxication.
- Procedures for ejecting problematic patrons or calling law enforcement when necessary.

#### **Emergency Procedures**

11. Emergency exits will remain unobstructed, and all staff will be trained in emergency response, including fire safety and contacting law enforcement or medical personnel when needed.

#### **Seasonal Adjustments**

12. Given that the Doggie Bar operates only in the summer months, no additional winter-specific security measures are needed.