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# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
 West Allis, WI 53214

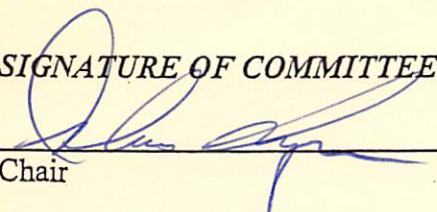
File Number	Title	Status
2006-0483	Special Use Permit	In Committee
Special Use Permit for Scotty's West Allis, an existing tavern located at 6500 W. Greenfield Ave. (Tax Key No. 439-0148-000)		
Introduced: 8/1/2006		Controlling Body: Safety & Development Committee Plan Commission

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>2/6/07</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
			Reinke	✓			
			Sengstock				
	✓		Vitale	✓			
		✓	Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER

 \_\_\_\_\_  
 Chair Vice-Chair Member

### COMMON COUNCIL ACTION

**PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>FEB 06 2007</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Dobrowski				✓
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>	<u>0</u>		<u>1</u>

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel

# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

### Applicant or Agent for Applicant

### Agent is Representing (Owner/Leasee)

Name Scott Jesion  
 Company Scotty's West Allis  
 Address 6500 W Greenfield Ave  
 City West Allis State WI Zip 53214  
 Daytime Phone Number 414-322-1085  
 E-mail Address \_\_\_\_\_  
 Fax Number \_\_\_\_\_  
 Project Name/New Company Name (if applicable) \_\_\_\_\_

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Daytime Phone Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_  
 Fax Number \_\_\_\_\_

Agent Address will be used for all official correspondence.

### Property Information

Property Address 6500 W Greenfield Ave  
 Tax Key Number 439-0148-000  
 Current Zoning M-1  
 Property Owner Scott R Jesion  
 Property Owner's Address 1446 S 60th  
West Allis, WI 53214  
 Existing Use of Property Bar - Rest.

Structure Size \_\_\_\_\_ Addition \_\_\_\_\_  
 Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total 35,000<sup>00</sup>  
 Landscaping Cost Estimate \_\_\_\_\_  
 \* Total Project Cost Estimate: 35,000<sup>00</sup>  
 Previous Occupant \_\_\_\_\_

### Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

## Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other \_\_\_\_\_

Applicant or Agent Signature Scott Jesion

Date: 7-5-06

Subscribed and sworn to me this 5 day of July, 2006

Notary Public: Ann Marie Neff  
My Commission: 2-17-08

Please make checks payable to:  
City Of West Allis

**Please do not write in this box**

Application Accepted and Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_

Oper: ANEFF  
Type: CC Drawer: 1  
Date: 7/05/05 02  
Receipt no: 46887  
2006  
2811  
PZ PLANNING & ZONIN 1  
SCOTT JESION  
CK CHECK PA 2338  
Total tendered \$600.00  
Total payment \$600.00  
Trans date: 7/05/05 Time: 16:15:45

# SCOTT R. JESION

July 4, 2006

CITY OF WEST ALLIS

To Whom It May Concern:

Scotty's Perfect Timing, 6500 West National Avenue, West Allis, WI 53214, has been closed for over a year, therefore my special use permit has lapsed and I am applying for a new permit.

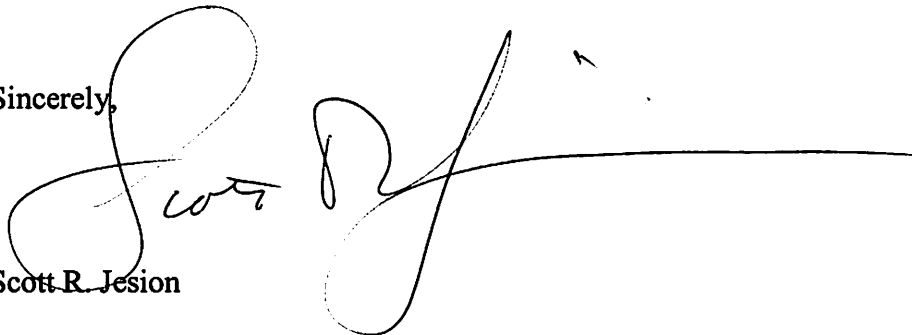
The reason for closing the tavern was due to interior construction and remodeling. My estimated costs far exceeded the money I had put aside for this project and I had to find work elsewhere in order to earn the extra funds needed. My intention was to bring my building up to the standards of the new 6-Points area. The approximate cost of the complete project is \$35,000.00.

I have been up and running as a tavern at this location for 13 years and to my knowledge, this building was a tavern for at least 40 years prior.

According to the license holder, Peter Cervillo - Iris Girl LLC, the hours of operation for the tavern will be to the maximum that the law provides. (Sunday thru Thursday 6:00AM to 2:00AM and Friday and Saturday 6:00AM to 2:30AM) The number of employees per shift will range from 1 to 3. Additional people will be hired for special events including security personnel, if needed.

Sincerely,

Scott R. Jesion

A handwritten signature in black ink, appearing to read 'Scott R. Jesion', with a long horizontal line extending to the right.

6500 West Greenfield Avenue, West Allis, WI 53214 – Phone: 414-322-1085

cc Steve Schou



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2006-0346**

**Final Action: 2/6/2007**

**Sponsor(s):** Safety & Development Committee

Resolution relative to determination of Special Use Permit for Scotty's West Allis, an existing tavern located at 6500 W. Greenfield Ave. (Tax Key No. 439-0148-000).

WHEREAS, Scott Jesion, owner, Scotty's Perfect Timing, duly filed with the City Administrative Officer-Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code, to operate a tavern within the building located at 6500 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 21, 2006, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Scott Jesion, owner, Scotty's Perfect Timing, has offices at 6500 W. Greenfield Ave., West Allis, WI 53214.
2. The applicant owns the property at 6500 W. Greenfield Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southeast  $\frac{1}{4}$  of Section 34, Township 7 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, described as follows:

Lot 1 in Block 2 of the First Continuation of Soldiers Home Heights Subdivision.

Tax Key No. 439-0148-000

Said land is located at 6500 W. Greenfield Ave.

3. The applicant has operated a tavern in the existing building for over 13 years, but shut the operation down for over a year for interior construction and remodeling. The applicant now wishes to re-open, but requires a new Special Use Permit because the tavern business had been closed for over one year. The tavern/kitchen will occupy the first floor of the building. Outdoor dining will be available on the western side of the building and will be enclosed by fencing and landscaping. The second floor formerly used as residential rental units is unoccupied. The current M-1 Manufacturing Zoning does not permit residential uses. A separate application to rezone the property and apply for

a mixed-use is necessary if the property is to be developed and used/occupied for mixed commercial and residential usage.

4. The aforesaid premises is zoned M-1 Manufacturing District under the Zoning Ordinance of the City of West Allis, which permits taverns as a special use, pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code. Residential uses are not permitted within the existing M-1 Manufacturing Zoning District.

5. The subject property is located on the northwest corner of the S. 65 St. and W. Greenfield Ave. intersection. Properties to the north are developed as manufacturing, properties to the east and west are developed as commercial and properties to the south are developed as mixed-use commercial and residential.

6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area as the site historically has been used as a tavern.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Scott Jesion, owner, Scotty's Perfect Timing, to operate a tavern, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code, so as to permit the issuance of a Special Use Permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Property and Personal Property Taxes. The grant of this special use is subject to and conditional upon payment of property taxes and personal property taxes.
2. Licensing. The grant of this special use is subject to and conditional upon all applicable licenses, including liquor licenses being applied for and approved in accordance with Chapter 9 of the Revised Municipal Code.
3. Site, Landscaping, Screening and Architectural Plans. The grant of this Special Use Permit is subject to and conditioned upon the site, landscape, screening and architectural plans approved on October 25, 2006, by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.
4. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning and by the Fire Department.
5. Off-Street Parking. Off-street parking spaces for 4 vehicles will be provided on site within the

existing garage. The Zoning Code requires 7 spaces for the tavern. Street parking is available along W. Greenfield Ave. and S. 65 St. The off-street parking requirements do not take into account the residential units on the second and third floors of the building. The residential units are unoccupiable according to code. If the applicant wishes to utilize them, a mixed-use Special Use Permit will need to be applied for and the property will have to be rezoned.

6. Hours of Operation. The tavern will be open from 6:00 a.m. to 2:00 a.m. Sunday thru Thursday and 6:00 a.m. to 2:30 a.m. Friday and Saturday. The bar will be open in accordance with the closing hours mandated by state law.

7. Noxious Odors, Etc. The restaurant/kitchen area shall not emit foul, offensive, noisome, noxious, or disagreeable odors, gases or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

8. Window Signage. Any building window signage shall not exceed twenty (20) percent of each window's area

9. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

10. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, grease and other waste materials will be fully enclosed within an approved structure.

11. Refuse Collection. Refuse collection to be provided by commercial hauler.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.

13. Outdoor Dining Area. The outdoor dining area shall be located on the western portion of the site, in accordance with the approved site and landscaping plan.

A. Boundaries. The outdoor dining area shall not extend beyond the southern and eastern fence lines. A sign shall be erected at all gated areas stating, "No alcoholic beverages are permitted beyond this point." A physical boundary shall be established to partially screen and mark the outdoor dining boundary.

B. Monitoring. The outdoor dining area shall be adequately monitored by staff.

14. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries.

15. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged (if any), abutting sidewalk.



16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the Special Use Permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

Mailed to applicant on the  
12<sup>th</sup> day of February 2007

Monica Schulte

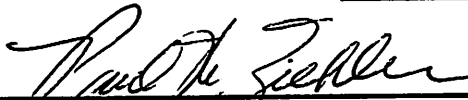
Assistant City Clerk

cc: Dept. of Development  
Dept. of Building Inspections and Zoning

Div. of Planning

ZON-R-588\11-21-06\dlm

**ADOPTED AS AMENDED** 02/06/2007

  
\_\_\_\_\_  
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

**APPROVED AS AMENDED** 2-6-07

  
\_\_\_\_\_  
Jeannette Bell, Mayor



7525 West Greenfield Avenue  
West Allis, Wisconsin 53214-4688



**CITY CLERK/TREASURER OFFICE**

**Paul M. Ziehler**  
*City Administrative Officer  
Clerk/Treasurer*

**Rosemary West**  
*Treasurer's Office Supervisor  
Senior Accountant*

**Monica Schultz**  
*Assistant City Clerk*

414/302-8200  
414/302-8207 (Fax)

City Hall  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214  
[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)

February 12, 2007

Scott R. Jesion  
1446 S. 60 St.  
West Allis, WI 53214

Dear Mr. Jesion:

On February 6, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for Scotty's West Allis, an existing tavern located at 6500 W. Greenfield Ave.

A copy of Resolution No. R-2006-0346 is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

Monica Schultz  
Assistant City Clerk

/amn  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee