



CITY OF WEST ALLIS  
NOTICE OF PUBLIC HEARING TO EXCEED THE QUOTA  
Tuesday, February 4, 2020  
7:00 P.M.

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday, January 21, 2020 at 7:00 P.M., or as soon thereafter as the matter may be heard, in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

2019-2020 Combination Class B Alcohol License for Jagers, Markus Gorsic, Agent, d/b/a Da Bar to be located at 1900 S. 60 St. (new-nonexisting location) in regard to Exceeding the Combination Class B Alcohol License Quota pursuant to Sec. 9.01(5) of the Revised Municipal Code.

You may express your opinions in writing to the City Clerk, [clerk@westalliswi.gov](mailto:clerk@westalliswi.gov), prior to the meeting or orally at such public hearing.

Dated at West Allis, Wisconsin, this 22nd day of January, 2020.

Steven A. Braatz, Jr.  
City Clerk

PUBLISHED: January 29, 2020

**NONDISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

**AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice, the City will furnish appropriate auxiliary aids and services when necessary, to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the city.

**LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



Steven A. Braatz, Jr.  
City Clerk  
City Clerk's Office  
sbraatz@westalliswi.gov  
414.302.8220

January 16, 2020

Markus Gorsic  
2268 S. 70 St.  
West Allis, WI 53219

Dear Mr. Gorsic:

Please be advised that the Public Hearing to exceed the Combination Class B Liquor License quota for the premises located at 1900 S. 60 St., will be held on Tuesday, January 21, 2020, at 7:00 P.M., in the Common Council Chambers, West Allis City Hall, 7525 W. Greenfield Ave. Enclosed is a copy of the Public Hearing Notice,

You may speak at the Public Hearing if you choose to do so, after the Public Hearing is presented and the Mayor asks for any questions or comments from the audience regarding this matter.

The License & Health Committee will meet during recess of the Common Council Meeting in Room 128 to discuss and vote on a recommendation of this matter, if you should want to add any additional input you may attend the recess meeting also.

Once you submit your application for the Combination Class B Alcohol License, it must be held for 15 (fifteen) days before the Committee may recommend approval or denial and whether you need to appear again with the application review.

Please note that all meetings, unless otherwise noted, are open to the public and may be televised and recorded through the City's Cable Communications Division.

If you have any questions, please contact the Clerk's Office at (414) 302-8202.

Sincerely,

Steven A. Braatz, Jr.  
City Clerk

/amn

enclosure

This is an overview of my new business plan for Da Bar at the property location 1900 S 60<sup>th</sup> St West Allis WI 53219.

**Personal plan & business experience:**

I Markus Gorsic of Jagers LLC have held a class B malt beverage and liquor license at 2222 Riverside Drive Green Bay Wisconsin. This was granted by the Village board on July 24, 2014. I have over 10 years of experience in the bar and restaurant business working as a bartender, security person, manager and owner. I will make sure this location at 1900 S 60<sup>th</sup> St is secure at all times and work with the local police and city to have a safe and fun environment that will be a positive for the neighborhood. I will be on location during most business hours and plan on renting the apartment upstairs from the bar once my lease is up where I live now to make sure I'm able to be on location to oversee the business.

**Business plan:**

This establishment will be a country and rock style lounge, dance and banquet hall that is open to the public. It will sell adult beverages, coffee, energy drinks, soda and bottled water. Our hours of operation will be 12pm to closing from Monday to Sunday. Activities and entertainment will include birthday parties, business meetings, weddings, live bands, DJ's, pool, darts, TV's, dancing, dance lessons, charity events, and electronic games to make use of the large hall area. Drugs will not be permitted or anyone that seems to have been taking any type of drugs will not be permitted to enter. Any loud and or abusive behavior will not be tolerated. Patrons that cannot conform to these guidelines will be asked to leave. Smoking will not be permitted inside the facility only outside in our designated patio area or outside by front door. Loitering will be strongly discouraged at all times around the property. I aim to have a positive environment at all times and I believe this will be good for our patrons and the neighborhood. I am open to any suggestions from the city and would like to work with the city to make sure we are in compliance and be a positive business for the community. I hope this letter which was suggested by Alderman Mickey Czaplewski to this council will clear any questions or reservations you might have on what this new business would in tale. My goal is to have a safe, positive and upstanding business that will be an asset to the community and city of West Allis. I would like to thank the council for taking the time to review this letter on my new business venture.

Sincerely,

Markus Gorsic

- Existing Special Use permit  
approved in March 2019

Barczak - wants to know economic value, taxable value





Oper: LEMANSKE Type: CC Drawer: 1  
Date: 12/16/19 01 Receipt no: 85480  
2019 2744 DA BAR  
1900 S 60 ST  
WEST ALLIS, WI 53219  
OL OCCUPATIONAL LICENSING  
\$100.00  
DA BAR (PETITION TO EXCEE  
CA CASH PAYMENT  
\$100.00  
Total tendered  
\$100.00  
Total payment

Trans date: 12/18/19 Time: 9:28:12



Future Plans for property if I'm able to obtain a liquor license will be the following.

- I would like to work with the city for a freshening up of the exterior of the building to possibly obtain a Facade grant and change the windows, doors, canopy, color and patio area to make it more appealing from the exterior for my new business.
- I will be looking into adding a menu with prepackaged food and a convection type oven that could possibly be used in that facility because it does not have a kitchen area. I will work with the building department to see what will need to be done in the future to get something like this installed and up to code.
- I'm in the process of working out a deal with the parking lot located up the street at Dinette Showcase to see if it will be possible to rent the lot on weekends and certain days to help with parking relief on the streets.
- I do plan on renting the above apartment so I'm able to be on the premises and will help me keep an eye on the property and business as much as possible.
- I am will to hire a licensed security company on weekends during events to make sure the area is secure and safe of any problems.
- I will be looking to possibly buy the property after my first lease is up if the business goes well and as planned. My goal is to be there for a long time and be a benefit to the area and city.

Lease Agreement for Bar and Hall located at 1900 S 60<sup>th</sup> Street West Allis Wisconsin 53219

Jagers LLC. agree to Lease the bar and hall area of the Building address 1900 S 60<sup>th</sup> Street West Allis WI 53219 for 3 years starting 10/1/19 to 10/1/22 for the monthly payment of \$2000.00 per month with a 4th year option for the same payment From Building Owner Mario P. Morgese. The lease includes the following. First payment of \$2000.00 will be 10/1/2019 and last Payment of \$2000.00 for 7/1/2022 will be made on 10/1/19 to secure this lease. No other security deposit or down payment will be taken. Next payment will be 11/1/19 and each month until the final month of 10/1/22 which was already paid. If the option is picked up the rent will remain the same starting 10/1/2022 to 10/1/23 for \$2000.00 per month.

- The list below of bar equipment will be kept in good working order or replaced by the renters.
- Rent will be paid in full by the 1<sup>st</sup> of each month with a 3 day grace period with no penalty. After the 3 day grace period a 10% penalty will go into effect and be an extra \$350.00 payment unless the owner is notified and the penalty is waved for extra time.
- The renters will pay for garbage pickup, water bill, pest control and WE Energies electric & heat accounts which will be put in the renters names along with paying a portion of the building insurance or getting their own business insurance.
- The renters will keep the building clean and neat inside and out which involves weed removal, garbage picked up and snow removal in winter months around both sides of building, patio area and around dumpster area in alley. General maintenance and costs will be taken care of by renters to all bar equipment and facility to keep in good working order.
- Any work to the bar and hall area will be done by the renters at their cost to open the bar and will bring it to city code to secure a liquor license for their business. Any broken equipment or damage to building will be fixed and paid by renters if negligence was shown by patrons or themselves.
- If the lease is broken by the renters before the 3 year period a penalty will go into effect as follows: 1<sup>st</sup> year a fee of \$7000.00 will be paid to break the lease. In year 2 and 3 a fee of \$5000.00 will be paid to break the lease unless a 60 day notice is presented to the owner in writing in either year. The renters would then only be obligated to pay the final two months (60 Days) of rent and no other penalty will go into effect as long as equipment and building are left in good condition and working order. The 4th year option would be the same as year 3 a fee of \$5000.00 without a 60 day notice.
- Any workers hired, patrons hurt or have a problem on the property will be the responsibility of the renters to solve the problem threw their insurance, court system or anyway the issue needs to be resolved.
- This agreement is binding with the following signatures as of 10/1/19

Renter: Markus Gorsic

Building Owner: Mario P. Morgese



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Sincerely,

Markus Gorsic





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Dated at West Allis, Wisconsin, this 8th day of January, 2020.

Steven A. Braatz, Jr.  
City Clerk

PUBLISHED: January 15, 2020

NONDISCRIMINATION STATEMENT

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