



**DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES**

414/302-8400
414/302-8402 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

City of West Allis Common Council
Attn. License and Health Committee

RE: Used Vehicle Dealer License – M & M Motors, Inc. 911 South 108th Street

Dear Chairman Barczak and Committee Members:

M & M Motors, Inc. operating at 911 South 108th Street has been issued Notice for violation of the Revised Municipal Code, specifically as follows:

1. Parking business vehicles in the public street.
2. Parking vehicles on unpaved surfaces.
3. Violating Plan Commission site plan approval.
 - a) Parking business vehicles in required drive lane and customer parking areas.

Additionally, this business has begun to operate on the adjacent property at 929 South 108th Street (former Jiffy Lube) by storing and displaying vehicles for sale, violating the Revised Municipal Code. Specific violations are as follows:

1. Sales of vehicles from this site is not a permitted use in the C-3 Zoning District. Note the auto sales on this adjacent lot is grandfathered by the use, but may not be expanded.
2. Does not have a Business Occupancy to operate from this site.
3. Violating Plan Commission site plan requirements.
4. Abandoned signage advertising business that is not on the property.

M & M Motors has been issued Notices regarding listed violations on February 28, 2011. The business is licensed with a Used Vehicle Dealers License and is violating the codes of the City of West Allis. Copies of Notices attached.

I am informing the Common Council of issues regarding this license holder. Please contact me if you have any further questions regarding this matter.

Sincerely,

Ted Atkinson, Director
Department of Building Inspections & Neighborhood Services
City of West Allis
phone: (414)302-8415
email: tatkinson@westalliswi.gov

cc: Property files 911 S. 108th S. & 928 S. 108th St.
Referral File
TA/dl



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February 28, 2011

NOTICE
5631

Nick A. Tripi
929 South 108th Street
West Allis, WI 53214

RE: Code Violations at 929 South 108th Street, West Allis, WI

Dear Mr. Tripi:

A recent inspection found the following violations at the above referenced address.

- The property is not in compliance with the approved landscape and screening site plan approved on March 27, 1985.
 - Missing planting areas.
 - Refuse enclosure missing.
 - Unscreened refuse container.12.13 Revised Municipal Code
- Abandoned signage. Ground sign no longer applies to a business located on the premises.
13.21(10)(b) Revised Municipal Code
- Vehicles from the adjacent used vehicle sales business stored and displayed on the premises. No existing occupancy (13.22(2)) permit of used vehicle license (9.125) for use of this premises.

This is Notice of the above noted violations. The following corrective action is required.

1. Bring the site into compliance with the approved landscape and screening site plan by May 24, 2011.
2. Remove the abandoned signage including support structure by March 29, 2011, or install faces advertising a business legally operating from the premises.
3. Remove vehicles from the premises which are owned by the adjacent property by March 29, 2011.

Please contact the undersigned with any questions you may have.

Sincerely,

Terry Tauschmann, Building Inspector
City of West Allis
phone: (414)302-8409
email: ttauschmann@ci.west-allis.wi.us

Recall: 3-29-11, 5-24-11

cc: Referral File
Property File

TT/dl



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February 28, 2011

NOTICE
5630

Motor Werks LLC
911 South 108th Street
West Allis, WI 53214

RE: Code Violations at 911 South 108th Street, West Allis, WI

To the Above:

A recent inspection made in response to the license renewal request for a Used Vehicle Dealers License revealed the following code violations.

- Landscaping required per the approved site plan of May 22, 1996, is missing. 12.13 Revised Municipal Code
- Refuse container not kept inside the required enclosure. 12.13 Revised Municipal Code
- Employee and customer parking areas as well as required drive lane used for the display of vehicles being offered for sale. 12.13 and 12.19 Revised Municipal Code
- Vehicle being parked in the City right-of-way along West Walker Street with City approved encroachment permit. 11.165 Revised Municipal Code
- Parking of vehicles on unpaved surfaces. 12.19 Revised Municipal Code

This is Notice of the above noted violations of the West Allis Revised Municipal Code. The following corrective action is required.

1. Provide required customer/employee parking and open up the drive lane by March 4, 2011.
2. Immediately cease parking in the City right-of-way and on unpaved surfaces.
3. Immediately keep the refuse container in the enclosure.
4. By May 23, 2011, install all required landscaping.

Because of past problems with some of the stated violations this matter is also being referred to the License and Health Committee of the Common Council.

Any questions should be directed to the undersigned.

Sincerely,

Terry Tauschmann, Building Inspector
City of West Allis
phone: (414)302-8409
email: ttauschmann@ci.west-allis.wi.us

cc: Referral File
Recall: 3-4-11, 5-23-11
TT/dl