

30-5-29



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2002-0261	Special Use Permit	In Committee
Special Use Application submitted by International Autos to construct a service bay addition to the existing dealership located at 2400 S. 108 St.		
Introduced: 3/19/2002		Controlling Body: Safety & Development Committee Plan Commission

COMMITTEE RECOMMENDATION File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/2/04</u>			Barczak				
			Czaplewski	✓			
			Kopplin				
			Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
	✓		Weigel	✓			
			TOTAL	<u>5</u>	<u>—</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

Chair Vice-Chair Member

COMMON COUNCIL ACTION PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 02 2004</u>		✓	Barczak	✓			
			Czaplewski	✓			
	✓		Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock				✓
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>	<u>—</u>		<u>1</u>



CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

March 10, 2004

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

Dorothy E. Steinke
Deputy City Treasurer

Monica Schultz
Assistant City Clerk

Ralph Mauro and Tom Dexter
d/b/a International Autos
2400 S. 108 St.
West Allis, WI 53227

Dear Messrs. Mauro and Dexter:

On March 2, 2004, the Common Council placed the Special Use Application on file submitted by International Autos to construct a service bay addition to the existing dealership located at 2400 S. 108 St.

Sincerely,

Monica Schultz
Assistant City Clerk

/hc
enc.

cc: John Stibal
Ted Atkinson
Steve Schaefer
Barb Burkee
Erik Madisen

Note No. 21 61

CITY OF WEST ALLIS

File No. 2144-428

Referred to the

Plan Commission
Safety & Development
Committee

COMMON COUNCIL

March 19, 2002

Date

To the Honorable, the Common Council:

The Committee on Safety & Development to whom was on

March 19, 2002, referred the Special Use Application submitted by International Autos
to construct a service bay addition to the existing dealership located at 2400 S. 108 St.

beg leave to report same back with _____ and recommended that the

Dated this _____ day of _____, 20____.

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

\$ 300.00
3-5-02
R2204

Applicant or Agent for Applicant

Agent is Representing (Owner/Leasee)

Name: ERIK MADISEN
Company: ERIK L. MADISEN, AIA
Address: 6750 W. MAPLE TERRACE
City: WAUWATOSA State WI Zip 53213
Daytime Phone Number: (414) 771-1044

Name: RALPH MAURO / TOM DEXTER
Company: INTERNATIONAL AUTOS OF MILWAUKEE
Address: 2400 S. 108TH ST.
City: WEST ALLIS State WI Zip 53227
Daytime Phone Number: (414) 543-3000

Project Name/New Company Name (if applicable): INTERNATIONAL AUTOS SERVICE ADDITION

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.
Agent Address will be used for all official correspondence.

Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)
Request for Ordinance Amendment \$400.00
Special Use: \$300.00 (Public Hearing required)
Site, Landscaping, Architectural Reviews
Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
Planned Development District (Public Hearing required)
Residential: \$500.00
Industrial/Commercial: \$500.00
Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reappraisal
Sign: Permit Fee
Conceptual Project Review
Street or Alley Vacation: \$250.00
Board of Appeals: \$100.00

Property Information

Property Address: 2400 S. 108TH STREET
Tax Key Number:
Current Zoning: C9, REGIONAL COMMERCIAL DISTRICT
Property Owner: RALPH MAURO
Property Owner's Address: 2400 S. 108TH ST. WEST ALLIS, WI 53227
Existing Use of Property: AUTOMOBILE DEALERSHIP \$ REPAIR FACILITY
Lot Size: 257,650 SQR. FEET
Structure Size: Addition 1488 SQR.FT.
Development cost estimate: \$96,720.00
Landscaping cost estimate: \$3200.00
For multi-tenant buildings, area occupied:
Previous Occupant:

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available. PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

Hours of service area operation: 7:30 am to 5:00 pm
Deliveries: No deliveries are made to the service area. Deliveries occur at the loading dock.
Number of service area employees: 4
Description of exterior modifications: A single story painted concrete block-faced addition will extend the existing east-facing service area by 57 feet and add four 10'-0" wide by 10'-0" high insulated overhead doors. The overhead doors will have two rows of insulated glass lights to admit natural daylight into the service area. A series of 6" diameter concrete filled steel bollards will protect the overhead doors, and will match the existing bollard posts. As part of the project, the two overhead doors immediately to the north of the proposed addition will also be replaced. A landscaping buffer will be installed along the east property line, extending into the site 150 feet from the south and 131 feet from the north.
Customer traffic: Customers will not be allowed in the service area.
Outside storage: There is no outside storage. The service area will utilize the dumpster at the north side of the building.
Parking: Additional parking: 7 spaces
Total: 7 spaces

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: Erik L. Madisen
Date: MARCH 4, 2002

Subscribed and sworn to me this 5th day of March, 2002
Notary Public: Monica Schultz
My Commission: 2-5-06

Please do not write in this box
Application Accepted and Authorized by:
Date:
Meeting Date:
Total Fee:

Please make checks payable to: City Of West Allis
Cc: Schaefer

Note No. 23 62

File No. 2144-428

CITY OF WEST ALLIS

Referred to the

COMMON COUNCIL

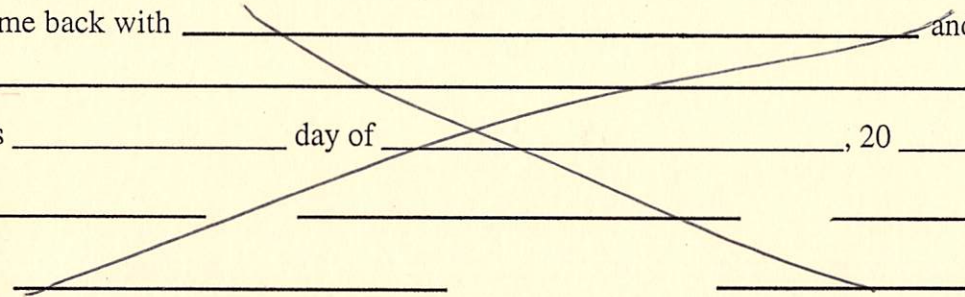
Safety and Development
Committee

April 2, 2002
Date

To the Honorable, the Common Council:
The Committee on Safety and Development to whom was on
April 2, 2002, referred the report from the Plan Commission recommending approval of
the Special Use Permit Application submitted by Erik Madisen for a proposed building
service bay to International Autos located at 2400 S. 108 St.

beg leave to report same back with _____ and recommended that the

Dated this _____ day of _____, 20 ____.





CITY OF WEST ALLIS

WISCONSIN



Department of Development

JOHN F. STIBAL
Director

March 28, 2002

The Honorable Jeannette Bell and
Members of the Common Council
City Hall
West Allis, Wisconsin

RE: Special Use Permit Application for proposed building service bay to International Autos
located at 2400 S. 108 St., submitted by Erik Madisen, AIA

Dear Mayor Bell and Common Council Members:

This letter is to inform you that the Plan Commission, at its meeting held on Wednesday, March 27, 2002,
recommended that you approve the above-referenced Special Use Application.

Respectfully,

John F. Stibal
Director, Department of Development

JFS:jmg

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