

Planning Application



Project Name Foster-Holley Funeral Home

Applicant or Agent for Applicant

Name Mike Herl
 Company Paulie K LLC
 Address 605 Ordassagon Way
 City Madison State WI Zip 53719
 Daytime Phone Number 608 212-4623
 E-mail Address MIKE.HERL@MADISONCOMMERCIALRE.COM
 Fax Number 608 270-0562

Agent is Representing (Tenant/Owner)

Name Jeremy Kruek
 Company Kruek Bros.
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number 608 935-0935
 E-mail Address JEREMY@KRUKBROS.COM
 Fax Number _____

Property Information

Property Address 8802 W. Becker Street
 Tax Key No. 4780072001
 Aldermanic District 4
 Current Zoning Commercial
 Property Owner MAS Properties - Melanie San Filippo
 Property Owner's Address 6681 W Edgerton Avenue
Buendale, WI 53129
 Existing Use of Property Physical Therapy Practice
 Previous Occupant Unknown
 Total Project Cost Estimate estimated at \$20,000

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500 ^{GH}
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999) ^{GM}
- Level 2: Site, Landscaping, Architectural Plan Review \$250 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500 (Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$600
- Certified Survey Map Re-approval \$50
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36")
 - Site/Landscaping/Screening Plan
 - Floor Plans
 - Elevations
 - Certified Survey Map
 - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

Please make checks payable to:
 City of West Allis

FOR OFFICE USE ONLY

Plan Commission 3/23/16
 Common Council Introduction 4/4/16
 Common Council Public Hearing 4/4/16

Applicant or Agent Signature _____ Date 2-26-16

Property Owner Signature _____ Date _____



Oper: WALSBJB1 Type: OC Drawer: 1
Date: 3/16/16 01 Receipt no: 18551
GH DEV SPECIAL USE PENHIT \$500.00
1.00
PAULIE K LLC DEV LVL 1 SITE-ARCH PLN R \$100.00
1.00
PAULIE K LLC CK CHECK PAYMEN 5032 \$600.00
Total tendered \$600.00
Total payment \$600.00
Trans date: 3/07/16 Time: 10:52:19

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February 25, 2016

City of West Allis Planning Commission
7525 West Greenfield Avenue
West Allis, WI 53214

To Whom It May Concern,

To introduce myself to the Planning Commission, my name is Mike Herl and I am a licensed Wisconsin Real Estate Broker. I own, manage and lease mostly office-type commercial real estate product in Madison, Beloit and Ft. Atkinson, WI. I am currently working with Bryan Foster and Marion Holley, partners in opening Foster-Holley Funeral Home. I would be the Landlord, and Foster-Holley would be the tenants for a future location, hopefully here in West Allis. I am currently under contract to purchase the property located at 8802 West Becher Street. The property currently is used by a physical therapy business and they will be moving out at the end of March, 2016. Our plans are to purchase the property, renovate it and turn it into a functioning funeral home. We would like to close on the property in May of 2016.

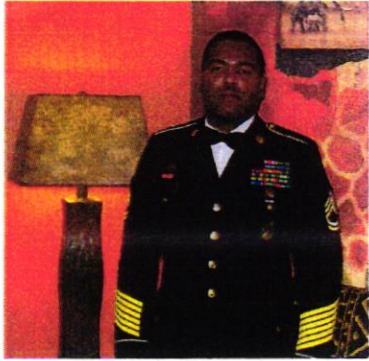
I am currently entertaining construction bids from two separate general contractors, Kruk Brothers Construction and Tri-North Construction. The goal is to keep the renovation costs at \$20.00 psf on the low end, and \$30.00 psf on the high end. Whichever GC who wins the bid, I would like for them to start renovations in May immediately upon closing on the property, and have the Foster-Holley Funeral Home open for business by July 1, 2016.

The property currently has 23 parking spaces on the premises with upwards of 40 additional street parking spaces on the Becher Street and South 88th Street. We are currently talking with the owner of the bar which is located immediately to the west of the property because they have a vacant lot which they own and care for. The idea is to see if we can enter into a rental deal to use the lot (after City approved improvements are implemented). We believe that we would be able to park an additional 15 to 20 cars on this lot after it is paved and striped. On average, a funeral would attract a total of 50 to 70 cars that would be parked in the area for about two hours at each individual funeral.

I have attached an overview of the Foster-Holley business plan as well as their bios. Currently, Bryan Foster operates two active funeral homes, one in Madison and the other is in Beloit. We believe that the Foster-Holley funeral home would be a very good neighbor and for the area would bring additional business to the area businesses in the immediate area located around the 8802 Becher Street property. People will use the bars/restaurants, as well as the floral shops should see a spike in business as well.

We hope that the Planning Commission members give us serious consideration in this project and we look forward to working with the community in the future.

Thank You.
Mike Herl



Sergeant First Class Bryan Foster (retired) enlisted into the U.S. Army as a Logistics Specialist in March 1990 from East St. Louis, Illinois. He first served as a Logistician 188th Ordnance Company, 2/52 Hawk Missile Battalion, 18th Airborne Corp Fort Bragg, North Carolina from 1990 thru 1991.

In 1991, Sergeant First Class Foster (ret) was reassigned, as a Logistician, to 590 Support and Service Company, 22d Support Command, Saudi Arabia and then to the Defense Reutilization Marketing Office where he assisted in the redeployment and reassignment of over 3000 military vehicles.

In 1992, he became Section Chief in 555 Maintenance Company, 2/43 Patriot Missile Battalion, Fort Polk, Louisiana. In 1994, after serving as a Section Chief, he was reassigned to 44th Engineer Battalion, 2nd Infantry Division, Camp Howze Korea, as a Nuclear Biological Chemical Specialist Non Commissioned Officer (NBC-NCO). His duties were to train 100 Soldiers to protect themselves from any Nuclear Biological Chemical threats. In 1995, he became NBC-NCO at E-Troop, 2nd Armored Cavalry Regiment, Fort Polk, LA. Then NBC-NCO at 603rd Transportation Company, Fort Polk, LA then in 1997 he was reassigned as a recruiter to St. Louis Recruiting Battalion, St. Louis, MO. After completing his tour in St. Louis, in 2000 he was assigned to 20th Support Group, 19th TAACOM, Korea as the Installation NCO of the 3 Bases, Area IV In/Out Processing Center Non-Commissioned Officer in Charge (NCOIC) and Platoon Sergeant. In 2001, Sergeant First Class Foster (ret) was then assigned as the Senior Human Resources Sergeant and Administrative Supervisor to Human Resources Command, St. Louis,

MO. In 2004, Sergeant First Class Foster (ret) was selected to his final assignment as a Recruiter in the Madison Recruiting Station, Milwaukee Recruiting Battalion.

His 20 years of patriotic service included 2 Combat Tours one Desert Shield/Desert Storm, Saudi Arabia and Kuwait and Operation Joint Endeavor, Bosnia.

Sergeant First Class Foster (ret) awards and decorations include Presidential Certificate of Appreciation from President Obama, 2 Meritorious Service Medal, 3 Army Commendation Medal, 1 Joint Service Achievement Medal, 3 Army Achievement Medal, 6 Army Good Conduct Medal, 1 National Defense Service Medal, 3 Southwest Asia, 1 Korea Defense Service Medal, 1 Global War on Terrorism Medal, 1 Armed Forces Service Medal, 1 Saudi Arabia-Kuwait Liberation Medal, 1 Kuwait Liberation Medal, 1 NATO Medal (Bosnia), 2 Army Superior Unit Award, Army Recruiter Gold Badge with 3 Sapphires, Army Recruiter Ring of Excellence and the Army Glen Morrell Medallion.

Sergeant First Class Foster holds a Master's of Science in Human Service specialized in Health Care Administration, Bachelor of Arts Degree in Criminal Justice, Bachelor of Art Degree in General Education and Associate of Arts Degree in Education From Columbia College; Associate of Science in Funeral Service from American Academy McAllister Institute of Funeral Service. Sergeant First Class Foster retired from the United States Army in March 2010.

Sergeant First Class Foster (ret) memberships are National Funeral Directors & Morticians Association, National Funeral Directors Association, 100 Blackmen of Madison, Madison Black Chamber of Commerce, Prince Hall Masonic Lodge, Eastern Star Lodge, National American Black Veteran Association, Life-Member of Disable American Veterans and VFW Member.

The funeral service profession is a well respected career that incorporates interpersonal communication skills and allow for one to offer compassion relationship, with a total stranger, to assist in the final wishes of family and the love-one that has passed away. I possess the characteristics, ethics and values that spearheads, the professionalism, that is needed in the funeral service profession. As we move forward into the next generation of funeral directors, I

would like to offer families with the best moral practice that will assist them with arranging a the life celebration.

Funeral Directors touch almost every one's life at one point or another. Funeral Directors are important because funeral services are important. Families need compassionate counseling and practical advice during the time of grief. In the aftermath of a loss, memories of the service can provide comfort to survivors at that time and during the years to come.

After serving in the military for 2 decades and working in multiple funeral homes, caring for others has become a part of my existence. Defending our great nation has been a pleasure. Now serving in the funeral profession, I can continue serving the people of the United States with attention-to-detail, providing a WOW Factor to the many families that I will serve. The funeral director meets with the people who wish to arrange and plan a funeral for themselves or that of a loved one. With technology being the wave of the future, I would like to establish service that will be a memorable event for families and friends that I will serve. Moreover, offering a limitless service to a family that may want a service with an outside the box arrangement.

Becoming a funeral director has been a life-long dream and now is the time for me to adventure into the field that I left to serve my country, almost 20 years ago. With the many leadership skills that have been acquired in the military and the several funeral homes over the past 25 years, it will be my privilege to take care of families when I am called upon. By placing the needs of others before my own, has been a trait from my military leadership that will be well needed in my funeral service profession.

Marion Holley is a native of Milwaukee, Wisconsin who has worked in the funeral profession as a funeral director and embalmer since 2001. He is currently licensed in the states of Wisconsin and Nevada as a funeral director and embalmer. He was awarded an Associate's degree in Mortuary Science from Milwaukee Area Technical College, as well as Bachelor's degree in Criminal Justice Administration from Mount Senario College in Ladysmith, Wisconsin.

As a U.S. Army Veteran, former City of Milwaukee Police Officer, and previous in charge investigator for the Milwaukee County Medical Examiners Office, Marion developed a strong compassion for people.

Marion is a father to four (John, Mary, Emanuel, and one dog). In his spare time he attends St. Francis of Assisi Catholic Church and enjoys cooking, physical fitness, watching sports, and volunteering.

8802 W. BECHER STREET · WEST ALLIS, WI FOR SALE



Property Features

Building Size: +/- 4,000 SF
 Construction: Block
 Year Built: 1948
 Roofing: Flat rubber
 Zoning: Commercial
 HVAC: Forced air
 Parking: +/- 20

Demographics/ Traffic Counts

Demographics-Est. 2014	1-Mile	3-Mile	5-Mile
Population:	22,423	133,884	373,929
# of Households:	10,219	60,261	152,943
Median HH Income:	\$43,339	\$47,997	\$45,497

Traffic Counts (estimated per DOT)

National & Becher: +/- 15,391 cars/day (DOT)

Tax Info

Parcel Size: +/- .3 Acres
 Tax Key #: 4780072001
 Taxes-2014: \$ 10,225.84

Price

Sale Price: \$ 299,000

For Information:

Colin Hough

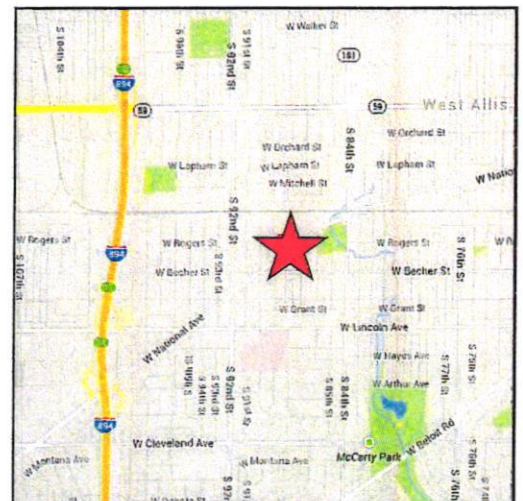
(414) 687-8010

chough@andersoncommercialgroup.com

Steve Anderson

(414) 651-4285

sanderson@andersoncommercialgroup.com



Anderson
Commercial Group

8575 W. Forest Home Avenue | Suite 40
 Greenfield, Wisconsin 53228
 414-425-2700 | 414-425-2877 (fax)
www.andersoncommercialgroup.com

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

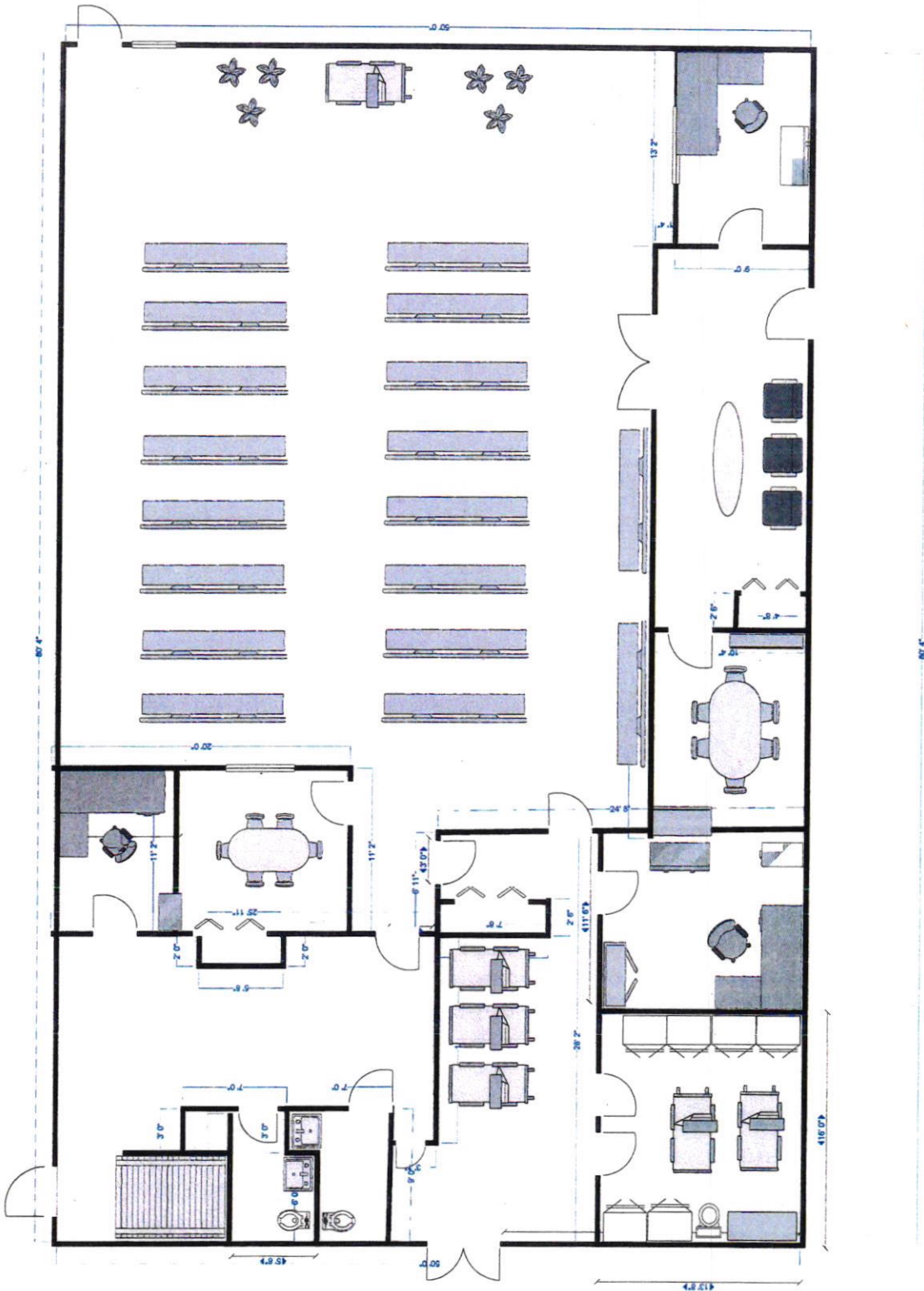
**8802 W. BECHER ST. · WEST ALLIS, WI
FOR SALE**



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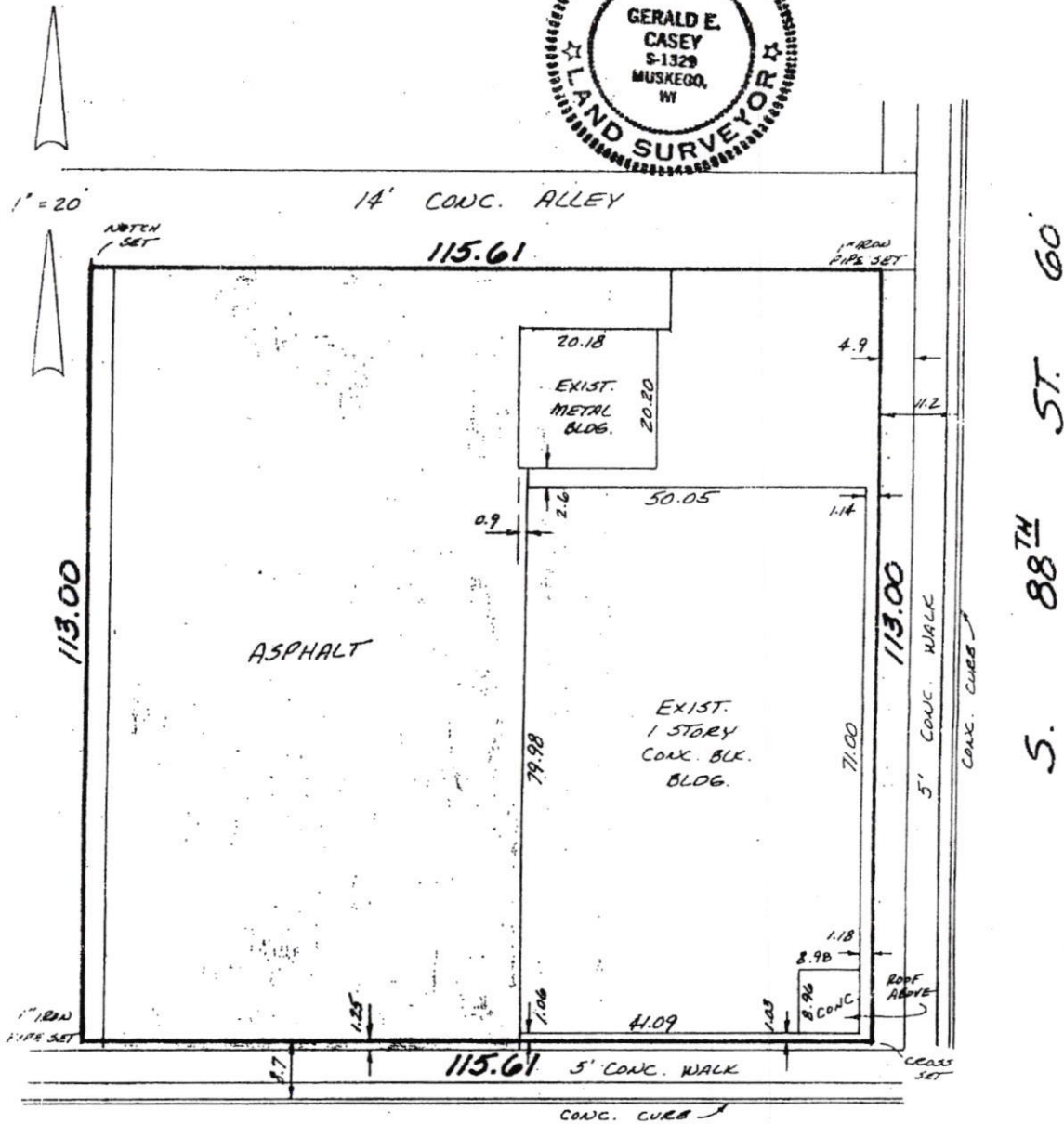
PLAT OF SURVEY

LOCATION: 8802 W. Becher, West Allis, Wisconsin

LEGAL DESCRIPTION: lot 3,4, and 5, in Block 5, in ASSESSOR'S PLAT #254 being a part of the SW 1/4, Section 4, T 6 N, R 21 E, in the City of West Allis, Milwaukee County, Wisconsin.

August 9, 1982

Survey No. 58601



METROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS

1111 W. FAIR RD. WAUWATOSA, WIS. 53095

460-8164

METROPOLITAN SURVEY SERVICE, INC.
11000 WEST JANESVILLE RD.
HALES CORNERS, WI 53130

529-5380

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED

GERALD E. CASEY

Ann Neff

From: Monica Schultz
Sent: Thursday, March 24, 2016 10:22 AM
To: Ann Neff
Subject: Fwd: Online Form Submittal: Email City Clerk

Sent from my iPad

Begin forwarded message:

From: "noreply@civicplus.com" <noreply@civicplus.com>
Date: March 24, 2016 at 9:16:03 AM CDT
To: Monica Schultz <mschultz@westalliswi.gov>
Subject: Online Form Submittal: Email City Clerk
Reply-To: "cmettke@wi.rr.com" <cmettke@wi.rr.com>

Email City Clerk

Use this form to send an email message to the City of West Allis City Clerk's Office. Emails are answered during normal business hours, 8:00 am - 5:00 pm Monday - Friday. If your message is urgent, life threatening or you are experiencing an emergency, please contact the West Allis Police Department Dispatch Center at (414) 302-8000.

From: cmettke@wi.rr.com

Message: Our residence is the second house east of 8802 West Becher. We have lived at 8730 West Becher since 2005. We are unable to attend the public hearing on April 4 regarding the new funeral home. We strongly feel the funeral home will have a negative affect on our property and neighborhood. Our principal objection is the business plan indicates requiring a large amount of cars to park on the street. We already tolerate the excess street parking in front of our house from neighboring taverns (Walleye Saloon and Fourth n Long). It only happens a few times a month but when it does occur there is excessive noise and litter. 8802 West Becher does not have sufficient off street parking for most funerals. The funeral home customers will be parking in the street affecting the quality of life. This will occur seven days a week with multiple funerals during the day. We are also concerned about the value of our property. Potential buyers will be turned off by the street being clogged with parked cars and some people have religious and personal

objections living so close to a funeral home. While we are not against new business in West Allis, we feel this business does not fit next to a residential neighborhood. There are plenty of vacant commercial properties in West Allis that have sufficient off street parking that would make more sense. Sincerely, Chris and Shanna Mettke 414-550-8627

Email not displaying correctly? [View it in your browser.](#)

Ann Neff

From: Monica Schultz
Sent: Monday, March 14, 2016 4:49 PM
To: Ann Neff; Janel Lemanske
Subject: Fwd: Online Form Submittal: Email City Clerk

Please forward as appropriate.

Monica Schultz, West Allis
Sent mobile

----- Original message -----

From: noreply@civicplus.com
Date: 03/14/2016 4:42 PM (GMT-06:00)
To: Monica Schultz <mschultz@westalliswi.gov>
Subject: Online Form Submittal: Email City Clerk

Email City Clerk

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From: wbarwick1@wi.rr.com

Message: In response to the Special Use Permit for Foster-Holley Funeral Home, a proposed funeral home, to be located at 8802 W. Becher St., we do not want a funeral home across the street from our home. There is not enough parking in the current parking lot to accommodate the number of cars that would be present at a funeral. We already have a hard time parking due to the dentist office on National & 88th Street and the bars on 89th Street. We also feel that having a funeral home across the street from our home will decrease the value of our property and make it more difficult to sell our home when it comes time to sell. William L. & Jeanne Barwick

Email not displaying correctly? [View it in your browser.](#)

Ann Neff

From: Monica Schultz
Sent: Monday, March 28, 2016 10:10 AM
To: Ann Neff; Janel Lemanske
Subject: Fwd: regarding funeral home @ 8802 W. Becher st

Monica Schultz, West Allis
Sent mobile

----- Original message -----

From: myownnum@aol.com
Date: 03/28/2016 10:04 AM (GMT-06:00)
To: Monica Schultz <mschultz@westalliswi.gov>
Subject: regarding funeral home @ 8802 W. Becher st

Dear city clerk,

I'm opposed to the funeral home plans. for 8802 W Becher St.

I live at 8817 W. Becher St and on certain evenings its a nightmare to get into my driveway. I cannot even find a parking spot to park in front of my own house sometimes..

The 2 bars take up most of the street parking. 2 cars try to fit into one parking spot and hang over or block my driveway.

In the past my husband called the police to get the cars to move. Yes I get tired of that happening. But afraid this will be a nightly or multiple nightly call in now.

Using the bar's parking lot for the funeral home will still put extra cars on the street.

Winter snow banks make's the street smaller also making it harder to get into my driveway when car's are parked blocking my opening.

Now if a funeral Home does go in, will they be cremating. I've heard the smell is horrible but do not know for sure if its true.

My other concern is the traffic. I have young grandchildren here all the time and its impossible to cross the street at times. It's even impossible to get out of my drive way to head west. So the funeral visitation hours really will put a strain on my family.

Other concerns , will this make it harder to sell my house. Will my property value go down. Where is family and friends suppose to park if I have a party on a funeral day?

Thank you for listening to my concerns

Marian Leifer
8817 W Becher St
West Allis, Wi 53227

414-545-0829