

Planning Application



Project Name Scott's Automotive, LLC

Applicant or Agent for Applicant

Name Scott Emanuele
 Company Scott's Automotive, LLC
 Address 2042 S 114th Street
 City West Allis State WI Zip 53227
 Daytime Phone Number 414-877-5963
 E-mail Address scottsautolc@gmail.com
 Fax Number _____

Agent is Representing (Tenant/Owner)

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

Property Information

Property Address 2042 S 114th Street
 Tax Key No. 481-9994-003
 Aldermanic District _____
 Current Zoning M1 *see email*
 Property Owner Ridgestone Bank *from Steve's*
 Property Owner's Address 13925 West North Ave
Brookfield, WI 53005
 Existing Use of Property Automotive Repair
 Previous Occupant vehicle service/repair
 Total Project Cost Estimate _____

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999)
- 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 1/25/17
 Common Council Introduction 1/17/17
 Common Council Public Hearing 2/7/17

Applicant or Agent Signature *[Signature]* Date 11/23/2016

Property Owner Signature _____ Date _____



Oper: WALSBRI Type: OC Drawer: 1
Date: 1/20/17 01 Receipt no: 2606
GH DEV SPECIAL USE PERMIT \$500.00
1.00
SCOTTS AUTOMOTIVE LLC 1111 \$500.00
CK CHECK PAYMEN \$500.00
Total tendered \$500.00
Total payment \$500.00

Trans date: 1/10/17 Time: 15:21:21

2017
1/20/17

Janel Lemanske

From: Steve Schaer
Sent: Wednesday, March 29, 2017 9:13 AM
To: Janel Lemanske; Barb Burkee
Subject: FW: FW: 11331 Rogers St

Here is the contact info I have.

Steve Schaer, AICP
Manager of Planning & Zoning
Development Department - Planning & Zoning Division | City of West Allis
7525 W. Greenfield Ave. | West Allis, WI 53214
Office: 414-302-8466 | Dept: 414-302-8460

From: Thomas Gale [mailto:thomas.gale@svn.com]
Sent: Wednesday, March 29, 2017 9:05 AM
To: Steve Schaer
Subject: [Resent from Archiver] Re: FW: 11331 Rogers St

Steve,

The remodeling tenant that was thinking of going into the former Horizon Electric space has decided to go to another building. So, we look for another tenant.

You had also asked for the new Bank contact person and its:

Bart Drogon
Ridgestone Bank
AVP Special Assets Group
(847) 805-6342 Work
(847) 805-9520 Work
847-361-2610 Mobile
bdrogon@ridgestone.com
10 N. Martingale Road, #100
Schaumburg, IL 60173
United States of America

But, in order to get an occupancy permit for Scotty's Automotive, we understand that we need to provide a Surety Bond for the landscape work proposed to be completed next spring. What would you like from the Bank?

Please advise.

On Tue, Nov 8, 2016 at 4:10 PM, Steve Schaer <SSchaer@westalliswi.gov> wrote:

Tom,

Here are the conditions of approval and the site plan. I need an updated site plan to reflect the conditions of approval.

Steve Schaer, AICP

Manager of Planning & Zoning

Development Department - Planning & Zoning Division | City of West Allis

7525 W. Greenfield Ave. | West Allis, WI 53214

Office: [414-302-8466](tel:414-302-8466) | Dept: [414-302-8460](tel:414-302-8460)

From: Steve Schaer

Sent: Thursday, November 03, 2016 4:02 PM

To: 'Zach Hansen'; bdrogon@ridgestone.com

Subject: RE: 11331 Rogers St

Zach and Bart,

In review of the occupancy permit for LT Residential, I've attached a list of conditions from the Plan Commission that have yet to be satisfied. Please share with your property manager and then provide me with an update on the status, specifically, items 1-4 from the July 2016 Plan Commission conditional approval letter (attached).

This will also help us sign off on other incoming occupancies for the building.

Steve Schaer, AICP

Manager of Planning & Zoning

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Office: [414-302-8466](tel:414-302-8466) | Dept: [414-302-8460](tel:414-302-8460)

From: Bart Drogon [<mailto:bdrogon@ridgestone.com>]

Sent: Tuesday, October 04, 2016 1:32 PM

To: Steve Schaer

Subject: RE: Bollinger Ballroom Dance 11331 Rogers St

Hi Steve,

Thank you for your email. I will be hiring a management company who will take care of the issues. If you have any questions please let me know.

Thanks,

Bart Drogon

Ridgestone Bank

Special Assets Group - AVP

10 N. Martingale Road, Ste 160

Schaumburg, IL 60173

Direct # 847-805-6342

Efax 847-513-6291

From: Steve Schaer [<mailto:SSchaer@westalliswi.gov>]
Sent: Tuesday, October 04, 2016 1:02 PM
To: Bart Drogon
Subject: FW: Bollinger Ballroom Dance 11331 Rogers St
Importance: High

Mr. Drogon,

I was previously working with Mr. Trost on the Scott's Automotive tenant at 11331 W Rogers St. I've attached a list of conditions from the Plan Commission that have yet to be satisfied. Please provide me with an update on the status, specifically, items 1-4 from the July 2016 Plan Commission conditional approval letter (attached).

Recently, I've also been contacted by Ed Vardon, another possible tenant at the above mentioned address. He is applying for a special use for a dance studio use (a business offering classes) which requires a special use permit before an occupancy permit may be issued. I am sharing the following email which I sent Mr. Vardon earlier today. He will need to apply for an occupancy permit (He's already working toward completing some of the items below for his special use permit submittal).

I need the following from you:

- Provide a summary of existing tenants, floor area totals (office, warehouse, gym) in the building currently and their respective hours of operation;
- Please satisfy the July 27 Plan Commission conditions;
- I will also need you signature on the planning application for Mr. Vardon's special use application.

Steve Schaer, AICP
Manager of Planning & Zoning
Development Department - Planning & Zoning Division | City of West Allis

From: Steve Schaer
Sent: Tuesday, October 04, 2016 9:45 AM
To: evardon@gmail.com
Subject: Bollinger Ballroom Dance 11331 Rogers St
Importance: High

Ed,

Please share this with Zach too as questions 1-3 may be best answered by your broker or the current owner.

As of right now your application is incomplete. I am willing to try moving this forward for the October 26 Plan Commission agenda, but here is what I need first:

1. Apply for the Occupancy permit - You may do this online or in person here at City Hall/Building Inspections Department. Here is the link <http://www.westalliswi.gov/index.aspx?nid=132> . The link also provides some info on starting a new business in West Allis. If you have any problems with the application process please call Building Inspections at [\(414\) 302-8400](tel:414-302-8400).
2. Existing tenants – Get me a list of existing tenants on site, floor area occupied (office, warehouse/shop, gym/studio)
3. Owner contact – I was dealing previously with Dan Trost. Who is the current contact for Ridgestone. I want to discuss the timeline for recently approved Plan Commission conditions and site improvements.
4. Dance use related questions – Provide a summary of the business to include answers:
 - a. How many square feet will you be leasing (office, storage, dance floor studio area)?
 - b. Hours of operation and class schedule (how many classes per day, what days, how many people per class, age groups)?

- c. Number of staff and number of students at one time?
- d. Any information about your current location and operation may also be helpful to understand the use.

5. Sign the application (both you/tenant and the property owner).



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 [Notify Me Sign-Up](#)

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Thomas Gale
Senior Advisor
SVN | Hintze Commercial Real Estate
11649 N. Port Washington Rd., STE 222
Mequon, WI 53092
Office [414-727-8000](tel:414-727-8000) Cell [414-350-0300](tel:414-350-0300)
Direct Dial [414-727-8048](tel:414-727-8048)
<Thomas.Gale@svn.com>SVN-Hintze Commercial Real Estate



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