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Steve Schaar
Ted Atkinson
Lori Zick

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CITY OF WEST ALLIS COMMON COUNCIL
2004**

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City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2004-0356

Final Action:

DEC 21 2004

Resolution relative to determination of Special Use Application for proposed G.M. and G.E. Credit Union with a drive-through to be located at 1606 S. 84 St., within a portion of the existing retail center, located at 1606-1650 S. 84 St. (Tax Key No. 452-0431-001).

WHEREAS, G.M. and G.E. Credit Union, duly filed with the City Administrative Officer-Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16 and Sec. 12.41(2) of the Revised Municipal Code of the City of West Allis to establish a credit union with drive-through window; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on December 21, 2004, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts, noted:

1. The applicant, Lori Zick, Greater Milwaukee and Governmental Employees Credit Union, has offices at 6027 W. Vliet St., Wauwatosa, WI 53213.

2. The applicant has made an application for special use to occupy approximately 3,000 sq. ft. of space within the existing 13,054 sq. ft. building (strip mall). One drive-through lane is proposed that will allow stacking for seven vehicles on site. An ATM will also be included on site.

The subject lease space is located at 1606 S. 84 St., the subject property is located at 1606-50 S. 84 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All that land of the owner being located in the Northeast $\frac{1}{4}$ of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin describes as follows:

Lots 1, 2, 3 and 4 in Block 1, being part of the Assessors Plat No. 256, except West 26.50 feet of said Lots 1, 2, 3 and 4.

Said land being located at 1606-50 S. 84 St.

TAX KEY NO. 452-0431-001.

3. The applicant has a valid offer to lease tenant space at 1606 S. 84 St.

4. The aforesaid area is zoned C-2 Neighborhood Commercial District under the Zoning Ordinance

of the City of West Allis, which permits drive-through facilities as a special use, pursuant to Sec. 12.41(2) of the Revised Municipal Code of the City of West Allis.

5. The Property is located on the southeast corner of S. 84 St. and W. Lapham St. on the east side of S. 84 St. Properties located to the west are multi-family and commercial, properties to the east are developed as industrial, properties to the north and south are developed as commercial and industrial.

6. The use, value and enjoyment of other property in the surrounding area will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of G.M. and G.E. Credit Union, be and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 12.16 of the Revised Municipal Code, so as to permit the issuance of a Special Use Permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted, subject to the following conditions:

1. **Site, Landscaping, Architectural and Signage.** The grant of this Special Use Permit is subject to and conditioned upon a site, screening, landscaping plan and architectural plan approved December 8, 2004, by the West Allis Plan Commission. No alteration or modification of the approved plan shall be permitted without approval by the West Allis Plan Commission.
2. **Paving and Drainage.** The grant of this Special Use Permit is subject to paving and drainage plans being submitted to and approved by the Department of Building Inspections and Zoning. The grant of this special use is subject to and conditioned upon compliance with all applicable building and fire codes.
3. **Building Plans and Fire Codes.** The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning and by the Fire Department.
4. **Hours of Operation.** Hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m.; weekends 8:00 a.m. to 12:00 noon.
5. **Window Signage.** Building window signage shall not exceed 20% of each window area.
6. **Building and Fire Codes.** The grant of this special use is subject to and conditioned upon compliance with all applicable building and fire codes.
7. **Parking.** Off-street parking for at least 10 vehicles shall be provided for the credit union. A total of 60 spaces are required for the overall site including the credit union. A total of 116 spaces

are provided on site.

Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

The grant of this special use shall become null and void within one year of the date thereof, unless construction is under way or the current owner possesses a valid building permit under which construction is commenced, within sixty (60) days of the date thereof and which shall not be renewed unless construction has commenced and is being diligently pursued. No extension of these time limitations will be permitted under any circumstances, including the applicant's failure to obtain other necessary building and zoning approvals.

The use, as granted herein, is subject to applicant's compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

Mailed to applicant on the
23rd day of December 2004

Monica Schulte
Assistant City Clerk

cc: Dept. of Development
Dept. of Building Inspections and Zoning
Div. of Planning & Zoning

ZON-R-480\12-21-04\bjb

ADOPTED December 21, 2004

Paul M. Ziehler
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED December 23, 2004

Jeannette Bell
Jeannette Bell, Mayor