

47.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2007-0520      Special Use Permit      In Committee

Special Use Permit for proposed Chiropractic Clinic and Wellness Center, including classes for the public, to be located within the multi-tenant commercial building at 10025 W. Greenfield Ave. (Tax Key No. 449-0031-007)

Introduced: 9/4/2007

Controlling Body: Safety & Development Committee  
**Plan Commission**

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>9/4/07</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]*      \_\_\_\_\_      \_\_\_\_\_  
 Chair      Vice-Chair      Member

### COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>SEP 04 2007</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>	<u>-</u>		

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel



# 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>

**Applicant or Agent for Applicant**

**Agent is Representing (Owner/Leasee)**

Name Charles D. Blodgett, D.C.  
 Company Wellness Doctors, LLC.  
 Address 3560 Wayside Dr.  
 City Hartford State WI Zip 53027  
 Daytime Phone Number (262) 670-0301  
 E-mail Address buckblodgett@charter.net  
 Fax Number (262) 670-0301 (CALL FIRST!)  
 Project Name/New Company Name (if applicable) Wellness Dr. LLC., +  
The Chiropractic + Wellness Group, S.C.

Name Same  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Daytime Phone Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_  
 Fax Number \_\_\_\_\_

Agent Address will be used for all official correspondence.

**Property Information**

Property Address 10025 W. Greenfield Ave.  
 Tax Key Number 449 0031 007  
 Current Zoning M1  
 Property Owner Charles D. Blodgett (offer to purchase)  
 Property Owner's Address 3560 Wayside Dr.  
Hartford, WI 53027  
 Existing Use of Property office  
 Structure Size 12,000 ft<sup>2</sup> Addition N/A  
 Construction Cost Estimate: Hard 45.8<sup>K</sup> Soft 32<sup>K</sup> Total 77,850  
 Landscaping Cost Estimate 1000  
 Total Project Cost Estimate: 65,000  
 Previous Occupant Mark Powell

**Application Type and Fee**

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

**Attach detailed description of proposal.**

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the first Friday of the month.

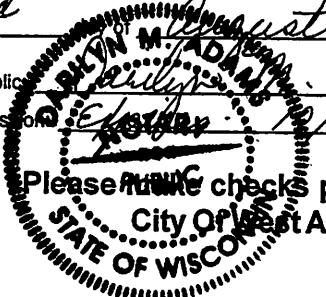
**Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)

- 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 Charles D. Blodgett, D.C. Date: 7/28/17

Subscribed and sworn to me this 3<sup>rd</sup> of August, 2007

Notary Public Barbara Adams  
 My Commission Expires 12/24/10



Please make checks payable to:  
 City of West Allis

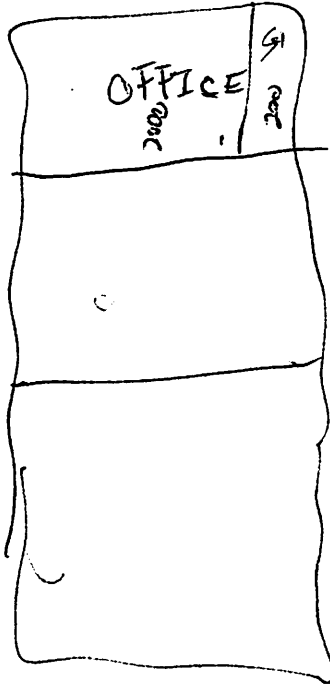
*Please do not write in this box*

Application Accepted and Authorized by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_  
 Total Fee: \_\_\_\_\_

BLDG. INSPECTION

ED

- \* Apply for Occupancy - Permit for Occupancy + HVAC \$250.00
- Bldg. Permit (60 days from appl. <sup>issued</sup>) \$300.00 ~ #100
- Set Inspection Date (1-1 1/2 wks out)



11/11/07  
 2000



Date: 8/03/07 01  
 Receipt no: 64620  
 Type of Payment: 1  
 GH DEV SPECIAL USE 1 \$500.00  
 CHARLES BLDGTT  
 GM DEV LVL 1 SITE-A 1 \$100.00  
 CHARLES BLDGTT  
 GR DEV SIGNAGE PLAN 1 \$100.00  
 CHARLES BLDGTT  
 CK CHECK PA 2723 \$700.00  
 Total tendered \$700.00  
 Total payment \$700.00  
 Trans date: 8/03/07 Time: 8:54:01



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2007-0162**

**Final Action: 9/4/2007**

**Sponsor(s):** Safety & Development Committee

Resolution relative to determination of Special Use Permit for proposed Chiropractic Clinic and Wellness Center, including classes for the public, to be located within the multi-tenant commercial building at 10025 W. Greenfield Ave. (Tax Key No. 449-0031-007)

WHEREAS, Charles D. Blodgett, d/b/a Wellness Doctors, LLC, duly filed with the City Administrative Officer-Clerk/Treasurer an application for a special use permit, pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code, for the proposed establishment of a chiropractic and wellness center to be located at 10025 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 4, 2007, at 7:00 p.m., in the Common Council Chamber 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, Charles D. Blodgett, d/b/a Wellness Doctors, LLC, resides at 3560 Wayside Dr., Hartford, WI 53027.
2. The applicant has a valid offer to lease the property at 10025 W. Greenfield Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Northwest  $\frac{1}{4}$  of Section 5, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Lot A of Certified Survey Map No. 877.

Tax Key No. 449-0031-007.

Said land being located at 10025 W. Greenfield Ave.

3. The applicant is proposing to establish a chiropractic and wellness center within a multi-tenant office building.
4. The aforesaid premise is zoned M-1 Manufacturing District under the Zoning Ordinance of the City of West Allis, which permits physical culture and health services as a special use, pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code.

5. The subject property is located on the southeast corner of W. Greenfield and S. 101 St. All surrounding properties are zoned manufacturing and are used as office or other commercial use.

6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Charles D. Blodgett, d/b/a Wellness Doctors, LLC, to establish a chiropractic and wellness center within a multi-tenant office building, 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 and Sec. 12.45(2) 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, Screening, Signage and Architectural Plans. The grant of this special use permit is subject to and conditioned upon the site and landscaping plan approved on August 22, 2007, by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.
2. 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.
3. Wellness Center Operations. The Wellness Center operation will include classes for the public to participate in.
4. Hours of Operation. The hours of operation are seven days a week 7:00 a.m. to 11:00 p.m.
5. Off-Street Parking. The wellness center requires a total of 10 parking spaces. A total of 40 parking spaces are required for the overall property (including proposed wellness center) and 20 spaces will be provided on site.
7. Window Signage. Any building window signage shall not exceed twenty (20) percent of each window's area. Any existing signage on site shall be removed.
8. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

9. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

10. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to 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.

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

C. 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.

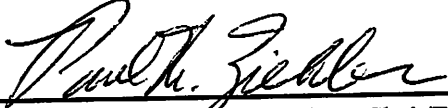
Mailed to applicant on the  
10<sup>th</sup> day of September, 2007

Monica Schultz  
Assistant City Clerk

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


ZON-R-641-9-4-07

ADOPTED AS AMENDED 09/04/2007



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

APPROVED AS AMENDED 9-7-07



Jeannette Bell, Mayor





CITY CLERK/TREASURER'S OFFICE  
414/302-8200 or 414/302-8207 (Fax)  
[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)  
**Paul M. Ziehler**  
*City Admin. Officer, Clerk/Treasurer*  
**Monica Schultz**  
*Assistant City Clerk*  
**Rosemary West**  
*Treasurer's Office Supervisor*

September 10, 2007

Wellness Doctors, LLC  
Charles D. Blodgett, D.C.  
3560 Wayside Dr.  
Hartford, WI 53027

Dear Mr. Blodgett:

On September 4, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for proposed Chiropractic Clinic and Wellness Center, including classes for the public, to be located within the multi-tenant commercial building at 10025 W. Greenfield Ave.

A copy of Resolution No. R-2007-0162 is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Monica Schultz".

Monica Schultz  
Assistant City Clerk

/amn  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee