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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

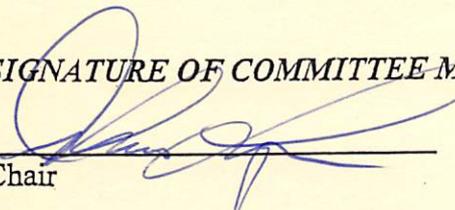
File Number	Title	Status
2007-0089	Special Use Permit	In Committee
	Special Use Permit amendment to construct a mixed-use building, to be located at 725-29 S. 84 St. (Tax Key No. 442-0316-000)	
	Introduced: 2/20/2007	Controlling Body: Safety & Development Committee
		Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/20/07</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
	✓		Reinke	✓			
			Sengstock				
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

 _____
 Chair Vice-Chair Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 20 2007</u>			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>—</u>		

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 FRANK RICHARDSON
 Company ARCHDESIGN ASSOCIATES
 Address 4615 VETTELSON RD.
 City HAYTLAND State WI Zip 53029
 Daytime Phone Number 414-333-5976
 E-mail Address FRANK@ARCHDESIGNLTD.COM
 Fax Number 262-375-8337
 Project Name/New Company Name (If applicable) _____
LILLGE MIXED-USE BUILDING

Name MICHAEL LILLGE
 Company MILL INVESTMENTS
 Address 5781 FERN CT.
 City GREENDALE State WI Zip 53219
 Daytime Phone Number 414-477-8800
 E-mail Address _____
 Fax Number 414-421-1601

Agent Address will be used for all official correspondence.

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

Property Information

Property Address 725-729 SOUTH 84TH ST.
 Tax Key Number _____
 Current Zoning _____
 Property Owner MICHAEL LILLGE
 Property Owner's Address 5781 FERN CT.
GREENDALE, WI 53219
 Existing Use of Property COMMERCIAL &
RESIDENTIAL
 Structure Size _____ Addition 1804 ADDITION
 Construction Cost Estimate: Hard _____ Soft _____ Total \$350,000
 Landscaping Cost Estimate _____
 Total Project Cost Estimate: \$350,000
 Previous Occupant N/A

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 [Signature] Date: 2/9/07

Subscribed and sworn to me this 9 day of FEBRUARY, 2007
 Notary Public: CYRIL T. [Signature]
 My Commission: exp-1-13-08

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: _____

Mixed-Use Building

Mike Lillge - Owner/Developer
725-729 South 84th Street
West Allis, Wisconsin

Project Description

This project was originally approved by the City of West Allis in November 2005 as a 3-Unit, 3-story, Townhouse addition to the existing mixed-use building.

Due to financial concerns about the viability of these townhouses, the owner/developer wishes to modify the project.

The new proposal is for a building of the same footprint, 2-stories in height. The first floor would contain 3 bays and storage for an auto-related occupancy (repair, accessory installation, etc.). The second floor would contain two 2-bedroom apartments.

The exterior materials would be the same as approved in 2005 - masonry walls on the first floor, and hardi-plank siding on the second floor (north firewall masonry full-height with banding). Again, these materials are consistent with the remodeling that took place last year on the existing building.

Parking for the entire site, with the new proposal, would require an exception to the code-required number of stalls. Spaces would be shared between the commercial uses and residential uses. The commercial uses utilize the spaces during the day, and the residential uses utilize them at night. We feel the requirement of 1 space per 150 s.f. of auto-repair area is excessive, given the type of uses that will be operating here.