

38 30 62



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2003-0162	Special Use Permit	In Committee
	Special Use Application submitted by Timothy Shaffer d/b/a T-N-T Automotive to establish an auto repair facility at 1910 S. 73 St. (tax key no. 476-0287-000).	
	Introduced: 3/18/2003	Controlling Body: Safety & Development Committee PLAN COMMISSION

COMMITTEE RECOMMENDATION

File

MOVER: NALLOCK AYES ✓ NOES _____

SECONDER: REINKE EXCUSED _____

COMMITTEE ACTION DATE 2/18/04

SIGNATURES OF COMMITTEE MEMBERS

[Signature]
Chair

Vice-Chair

COMMON COUNCIL ACTION PLACE ON FILE

FINAL ACTION DATE FEB 18 2004

MOVER:
Lajsic

SECONDER:
Barczak

	AYE	NO
1. Barczak	<u>✓</u>	_____
2. Czaplewski	<u>✓</u>	_____
3. Kopplin	<u>✓</u>	_____
4. Lajsic	<u>✓</u>	_____
5. Murphy	_____	_____
6. Narlock	<u>✓</u>	_____
7. Reinke	<u>✓</u>	_____
8. Sengstock	<u>✓</u>	_____
9. Trudell	<u>✓</u>	_____
10. Vitale	<u>✓</u>	_____
<u>Weigel</u>	<u>✓</u>	_____
TOTAL	<u>10</u>	<u>1</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
Name T-N-T Automotive Tim Shaffer
Company _____
Address 1910 S. 73rd St
City West Allis State WI Zip 53214
Daytime Phone Number 414-241-5507
Project Name/New Company Name (If applicable) _____

Agent is Representing (Owner/Leasee)
Name Timothy Shaffer
Company T-N-T Automotive
Address 1910 S. 73rd St
City West Allis State WI Zip 53219
Daytime Phone Number 414-405-3748

☐ Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.

Agent Address will be used for all official correspondence.

Property Information
Property Address 1910 S. 73rd St
Tax Key Number 476-0287-000
Current Zoning M1
Property Owner ARK Properties - LLC
Property Owner's Address 1567 S. 73 St
W. Allis WI 53214
Existing Use of Property Auto Repair
Lot Size 0.30 sq ft.
Structure Size 1,680 sq ft. Addition N/A
Development cost estimate N/A
Landscaping cost estimate N/A
For multi-tenant buildings, area occupied _____
Previous Occupant N/A

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

Application Type and Fee

- ☐ Request for Rezoning: \$400.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
☐ Request for Ordinance Amendment \$400.00
☒ Special Use: \$300.00 (Public Hearing required)
☐ Site, Landscaping, Architectural Reviews
☐ Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
☐ Planned Development District (Public Hearing required)
☐ Residential: \$500.00
☐ Industrial/Commercial: \$500.00
☐ Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
☐ Sign: Permit Fee _____
☐ Conceptual Project Review _____
☐ Street or Alley Vacation: \$250.00
☐ Board of Appeals: \$100.00

RECEIVED

MAR 07 2003

CITY OF WEST ALLIS
CLERK/TREASURER

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 _____

Date: 3/7/03

Subscribed and sworn to me this

7th day of March, 20 03

Notary Public: Jean Schelling

My Commission: 9-12-04

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: _____

Property Records

Tax key number: 476-0287-000

Property address: 1910 S 73 St

Neighborhood: 210 North Of Lincoln

Traffic/water/sanitary: Light / City water / Sewer

Legal description: LAUDERDALE NO 2 LOTS 1 & 2 BLK 3

Summary of Assessment	
Land	\$25,800
Improvements	\$42,400
Total assessment	\$68,200

Summary of Last Valid Sale	
Date	
Price	
Time adjusted price	

					Land		
Class	Unit Measure	Width	Depth	Acres	% Influence	Description	\$ Value
Commercial	Gross \$	6,431	1			Total land	\$25,800
						Total land value:	\$25,800

Commercial Building (Allis Car Care/KDSA Inc.)

Above grade section Name: 525-1,680
 Stories: 1.00
 Perimeter: 176 feet
 Total area: 1,680 SF
 Year built: 1940
 Occupancies Automotive center: 1,680 SF
 Exterior walls Concrete Block: 100.0%
 HVAC Forced air unit: 1,680 SF



Other Building Improvements			
Type	Width	Depth	\$ Value

Total OBI value:

Other Building Improvements		
Class	Description	Value

Total other improvements value:



The Garbage or ~~Dump~~
Dumpster area is fenced
and covered.



The Hours of operation will be Mon - Fri. 8am to 5pm and Sat. 8am to 12 noon. Deliveries will be very frequent for the first 4 to 8 months due to lack of Inventory. There will be 2 employees to start off, and will increase to 4 within 1 yr.



The interior modifications will include a L-Shaped counter in the office area or waiting room. And also in the shop area there will be 2 Electric Auto Hoists installed along with a tire Balancer. Also a strut compressor will be mounted to a wall, and an Air compressor will be mounted to the floor.





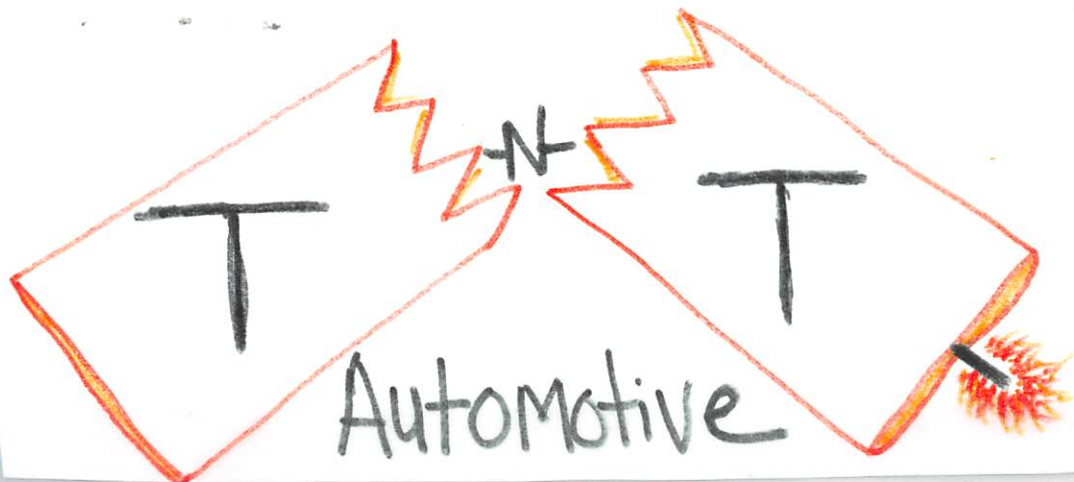
This picture shows the parking area on the property. There is no planted landscape on the site because the size of the area is not very large. There are approximately 8 to 10 parking stalls, as seen in photo

T-N-T Automotive

FOR SALE OR LEASE
414-541-2970

Castrol GTX







CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

February 24, 2004

Timothy Shaffer
d/b/a T-N-T Automotive
1920 S. 73 St.
West Allis, WI 53214

Paul M. Ziehler
*City Administrative Officer
Clerk/Treasurer*

Dorothy E. Steinke
Deputy City Treasurer

Monica Schultz
Assistant City Clerk

Dear Mr. Shaffer:

On February 18, 2004 the Common Council placed on file your Special Use Application to establish an auto repair facility at 1910 S. 73 St.

Sincerely,

Monica Schultz
Assistant City Clerk

/dm

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Jason Williams
Shaun Mueller



CITY OF WEST ALLIS

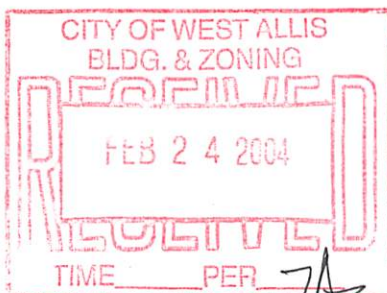
WISCONSIN



City Clerk/Treasurer Office

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cc: ☒ John Stibal
☒ Ted Atkinson
Steve Schaer
Barb Burkee
Jason Williams
Shaun Mueller

3-4-04
Sp. Use not required
AS repair business
established prior to
ord regs. Use
grandfathered.
TT