

56-51



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2006-0539 Rezoning In Committee

Request submitted by Ruth Kressl for proposed rezoning from M-1 Manufacturing District to C-2 Neighborhood Commercial District for properties located at 1753 S. 68 St. (mixed-use building), 1805-07 S. 68 St. (duplex) and 1811-13 S. 68 St. (duplex). (Tax Key Nos. 453-0752-002, 453-0754-000 and 453-0755-000)

Introduced: 9/5/2006

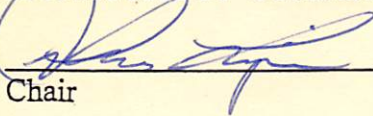
Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>9/19/06</u>			Barczak				<input checked="" type="checkbox"/>
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
		<input checked="" type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
			Vitale	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>4</u>	<u>0</u>	<u>0</u>	<u>1</u>

SIGNATURE OF COMMITTEE MEMBER



Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>SEP 19 2006</u>			Barczak				<input checked="" type="checkbox"/>
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</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

Agent is Representing (Owner/Leasee)

Name Ruth Kressl
 Company _____
 Address 1368 S 56
 City West Milwaukee State WI Zip 53214
 Daytime Phone Number 414 671 3888
 E-mail Address N/A
 Fax Number N/A
 Project Name/New Company Name (If applicable) _____

Name _____
 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 1805 S 68
 Tax Key Number 453-0754-000
 Current Zoning M-1
 Property Owner Ruth Kressl
 Property Owner's Address 1368 S 56
West Milwaukee WI 53214
 Existing Use of Property residential
 Structure Size _____ Addition _____
 Construction Cost Estimate: Hard _____ Soft _____ Total N/A
 Landscaping Cost Estimate N/A
 Total Project Cost Estimate: N/A
 Previous Occupant N/A

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: M-1 Proposed Zoning: C-2 Neighborhood Commercial District
- 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 Ruth Kressl Date: Aug 2 2006

Subscribed and sworn to me this 2nd day of August, 2006

Notary Public: Jennifer L. Schmeesmy
 My Commission: _____ MY COMMISSION EXPIRES MARCH 7, 2010

**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: _____

cc: Steve Scherer

Aug. 1, 2006

To the City of West Allis,

re: 1805/1805A S. 68 Street.
Tax key 453-0754-000

This is a request for rezoning of a property located at 1805 and 1805A S 68 Street in West Allis. At the present time the property is zoned M-1, as are the adjoining properties, one to the North and one to the South. All three of these properties are being used as residential, and the one to the North is also being used as a business. The residential use of these properties are nonconforming. I am requesting a zoning change to C-2, Neighborhood Commercial District.

The nonconforming use means that in case of fire, the buildings could not be rebuilt, and also no improvements can be made that would extend the outside measurements of the buildings. 1805/1805A S. 68 was purchased in 1989 and obtaining financing was difficult, in fact, nearly impossible. It was only after paying for over two years on a very high interest loan, was it possible to be granted a loan at a manageable rate of interest, and even then, an ARM was the only available loan. There was also difficulty in obtaining fire, hazard, and home owners insurance. That was only possible after moving other insurance products to the same company. All these problems were due to the nonconforming zoning.

The back porch on the second floor needs repair, making it larger is desirable. The front concrete steps also need to be replaced and expanding them, to be wider and safer and more convenient would improve the looks of the building. The housing code of West Allis does not allow these changes to a nonconforming building.

I have tried to discuss this request with the neighbors whose buildings would also benefit from this change of zoning, but neither of them believe that my information is correct. The neighbor on the North is running a tavern business as well as using the second floor as their residence, so I am not sure if the present zoning affects only the residential portion of that building. They have been there for about 12 years, and I believe they purchased the building from the former owner on a land contract. In that case they would not have encountered the problems, mentioned above, with regard to financing. The building to the South has been in the family of the owner since it was built, so none of these problems have been encountered there either.

This is an important issue for me, since I would like to do improvements. This property is also part of my estate and I would like to have it as unencumbered as possible for my heirs. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Ruth Lressl". The signature is fluid and cursive, with a large initial "R" and "L".