

46.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2007-0139 Resolution In Committee

Resolution relative to determination of Special Use Permit for proposed addition to Swiss Turners Gymnastics Academy, an existing business located at 2214 S. 116 St. (Tax Key No. 481-9993-023)

Introduced: 6/5/2007

Controlling Body: Safety & Development Committee

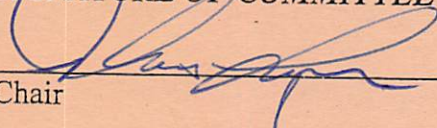
Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ASOP

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>6/5/07</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
	✓		Narlock				
			Reinke	✓			
			Sengstock				
			Vitale	✓			
		✓	Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		<u>1</u>

SIGNATURE OF COMMITTEE MEMBER



 Chair _____ Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 05 2007</u>			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
	✓		Kopplin				✓
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL:	<u>9</u>	<u>1</u>		<u>1</u>



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2007-0139

Final Action:

Sponsor(s): Safety & Development Committee

JUN 05 2007

Resolution relative to determination of Special Use Permit for proposed addition to Swiss Turners Gymnastics Academy, an existing business located at 2214 S. 116 St. (Tax Key No. 481-9993-023)

WHEREAS, Stacy Maloney, d/b/a Swiss Turners Gymnastics Academy, 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, to construct an addition to the existing gymnasium building; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 5, 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, Stacy Maloney, d/b/a Swiss Turners Gymnastics Academy, has offices at 2214 S. 116 St., West Allis, WI 53227.
2. The applicant represents the owners of the property at 2214 S. 116 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

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

Parcel 2 of Certified Survey Map No. 3327.

Tax Key No. 481-9993-023

Said land being located at 2214 S. 116 St.

3. The applicant is proposing to construct a two-story 432 sq. ft. office/seating area to the southwest corner of the existing building.
4. The aforesaid premises is zoned M-1 Manufacturing District under the Zoning Ordinance of the City of West Allis, which permits physical culture and health services, including gymnasiums as a special use, pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code.

5. The subject property is part of a block along the east side of S. 116 St. between W. Lincoln Ave. and W. Rogers St., which is zoned for manufacturing and commercial purposes. Properties to the north, south, east and west are developed as manufacturing.

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 Stacy Maloney, d/b/a Swiss Turners Gymnastics Academy, to construct an addition to the existing gymnasium building 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 Secs. 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, Screening, Signage and Architectural Plans. The grant of this special use permit is subject to and conditioned upon the site, landscape, screening and architectural plans approved on May 23, 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. A signage plan shall be submitted to and approved by the Department of Development before February 2008.

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. Hours of Operation. The hours of operation will be 8:00 a.m. - 9:00 p.m., seven days a week.

4. Off-Street Parking. Off-street parking spaces for 133 vehicles are required for the gymnasium building. A total of 35 spaces will be provided, including two (2) ADA stalls. Street parking is available along S. 116 St. The site has historically been short of the provided parking requirements and the 432 sq. ft. addition will not trigger additional vehicle parking demands.

5. Litter. Employees shall inspect the area and immediate vicinity and pick up litter on a daily basis.

6. 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.

7. 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.

8. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged (if any), abutting sidewalk.

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. Applicant is 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 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.

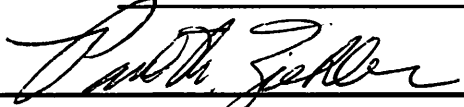
C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of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

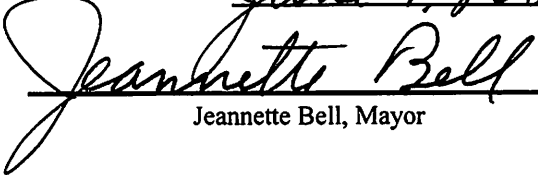
Mailed to applicant on the
8th day of June 2007

Monica Schulte
Assistant City Clerk

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

ZON-R-619-6-5-07

ADOPTED JUN 05 2007

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

APPROVED June 7, 2007

Jeannette Bell, Mayor



7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4648



CITY CLERK/TREASURER'S OFFICE

414/302-8200 or 414/302-8207 (Fax)

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

June 8, 2007

Karen Fawcett
Schroeder & Holt Architects
244 N. Broadway
Milwaukee, WI 53202

Dear Ms. Fawcett:

On June 5, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for proposed addition to Swiss Turners Gymnastics Academy, an existing business located at 2214 S. 116 St.

A copy of Resolution No. R-2007-0139 is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

Monica Schultz
Assistant City Clerk

/amn
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Stacy Maloney