

Dev.
Build.
Planning

COMMITTEES OF THE WEST ALLIS COMMON COUNCIL 2003

ADMINISTRATION AND FINANCE

Chair: Alderperson Czaplewski
V.C.: Alderperson Kopplin
Alderspersons: Barczak
 Lajsic
 Reinke

ADVISORY

Chair: Alderperson Reinke
V.C.: Alderperson Vitale
Alderspersons: Kopplin
 Lajsic
 Narlock

LICENSE AND HEALTH

Chair: Alderperson Barczak
V.C.: Alderperson Sengstock
Alderspersons: Kopplin
 Trudell
 Vitale

SAFETY AND DEVELOPMENT

Chair: Alderperson Lajsic
V.C.: Alderperson Weigel
Alderspersons: Czaplewski
 Narlock
 Reinke

PUBLIC WORKS

Chair: Alderperson Narlock
V.C.: Alderperson Trudell
Alderspersons: Sengstock
 Weigel
 Vitale



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2003-0369

Final Action:

DEC 16 2003

Resolution relative to determination of Special Use Application submitted by Will Lepaska, d/b/a Wisconsin Medical Cyclotron, LLC, to establish a pharmaceutical manufacturing facility to be located at 11236 W. Lapham St. (West Allis Tech Center)

WHEREAS, Will Lepaska, d/b/a Wisconsin Medical Cyclotron, 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, to establish a pharmaceutical manufacturing facility to be located at 11236 W. Lapham St. (West Allis Tech Center); and,

WHEREAS, after due notice, a public hearing was held by the Common Council on December 16, 2003, 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, Will Lepaska, d/b/a Wisconsin Medical Cyclotron, LLC, has an office at 1191 Spyglass Court, Twin Lakes, WI 53181.
2. The applicant holds a valid lease on said premises located at 11236 W. Lapham St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows, to-wit:

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

Parcel 3 of Certified Survey Map No. 6460.

3. The applicant is proposing to establish a pharmaceutical manufacturing facility to produce radiopharmaceuticals.
4. The aforesaid premises is zoned M-1 Manufacturing District under the Zoning Ordinance of the City of West Allis, which permits medical production laboratories pursuant to Sec. 12.45(2) of the Revised Municipal Code.
5. The subject property is located on the north side of W. Lapham St. between S. 108 St. and S. 113 St. Properties to the north, south, east and west are developed as manufacturing uses.
6. The use, value and enjoyment of other property in the surrounding area for permitted uses will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Will Lepeska, d/b/a Wisconsin Medical Cyclotron, LLC, 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 Secs. 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, Signage and Architectural Plans.** The grant of this special use permit is subject to and conditioned upon the approval of site, landscape, and architectural plans approved December 3, 2003, by the City of West Allis Plan Commission. No alteration or modification of the approved plan shall be permitted without approval by the West Allis 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. **Paving and Drainage.** The grant of this special use is subject to a paving and drainage plan being submitted to and approved by the Department of Building Inspections and Zoning.
4. **Parking.** A total of twenty-one (21) parking stalls, including one (1) ADA stall, are required per the Zoning Code. Thirty-two (32) parking stalls will be provided on site including two (2) ADA stalls. Employee and customer vehicles shall not be parked in the public right of way.
5. **Hours of Operation.** Hours of operation shall be Monday through Sunday 3:00 a.m. to 5:00 p.m.
6. **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, abutting sidewalk.
7. **Window Signage.** Window signage shall not exceed 20% of the window area.

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.

The grant of this special use shall become null and void within one year of the date thereof, unless construction is under way or the current owner possesses a valid building permit under which construction is commenced, within sixty (60) days of the date thereof and which shall not be renewed unless construction has commenced and is being diligently pursued. No extension of these time limitations will be permitted under any circumstances, including the applicant's failure to

obtain other necessary building and zoning approvals.

The special 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.

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
19th day of December, 2003

Maura Schulte
Assistant City Clerk

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

ZON-R-408-12-16-03\jmg

ADOPTED December 16, 2003

Paul M. Ziehler
Paul M. Ziehler, CAO, Clerk/Treasurer

APPROVED December 19, 2003

Jeannette Bell
Jeannette Bell, Mayor



CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

December 19, 2003

Will J. Lepaska
d/b/a Wisconsin Medical Cyclotron, LLC
1191 Spyglass Court
Twin Lakes, WI 53181

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

Dorothy E. Steinke
Deputy City Treasurer

Monica Schultz
Assistant City Clerk

Dear Mr. Lepaska:

On December 16, 2003, the Common Council adopted the resolution relative to determination of Special Use Application submitted by Will Lepaska, d/b/a Wisconsin Medical Cyclotron, LLC, to establish a pharmaceutical manufacturing facility to be located at 11236 W. Lapham St. (West Allis Tech Center)

A copy of Resolution No. R-2003-0369 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/dlm
enc.

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