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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2007-0387 Rezoning In Committee

Request submitted by David Jorgensen of VJS Development for proposed rezoning of 9.12 acres of land of the southeast corner of the State Fair Park property at 7722 W. Greenfield Ave. from SF State Fair Park District to C-3 Community Commercial District. (Tax Key No. 441-0105-001)

Introduced: 6/19/2007

Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>7/3/07</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale <i>exc</i>				<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>4</u>	<u>2</u>		<u>1</u>

SIGNATURE OF COMMITTEE MEMBER

[Signature] _____ _____
Chair Vice-Chair Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUL - 3 2007</u>	<input type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale <i>exc</i>				<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input 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 Ed Ross
Company Eppstein Uhen Architects, Inc.
Address 333 E. Chicago St.
City Milwaukee State WI Zip 53202
Daytime Phone Number (414) 291-8136
E-mail Address edr@eua.com
Fax Number (414) 271-7794
Project Name/New Company Name (If applicable) _____
Milwaukee Mile Center

Name David Jorgensen
Company VJS Development
Address W233 N2847 Roundy Circle West
City Pewaukee State WI Zip 53072
Daytime Phone Number (262) 446-6432
E-mail Address djorgensen@vjsdevelopment.com
Fax Number (262) 542-0510

Agent Address will be used for all official correspondence.

Property Information

Property Address 7722 W. Greenfield Avenue
Tax Key Number 441-0105-001
Current Zoning SF - State Fair Park District
Property Owner Milwaukee Mile, LLC
Property Owner's Address 7722 W. Greenfield Avenue
West Allis, WI 53214
Existing Use of Property Milwaukee Mile office, ticket sales,
and parking
Structure Size _____ Addition _____
Construction Cost Estimate: Hard _____ Soft _____ Total _____
Landscaping Cost Estimate _____
Total Project Cost Estimate: _____
Previous Occupant _____

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: SF Proposed Zoning: C-3
- 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 [Signature] Date: 5.29.07

Subscribed and sworn to me this 29th day of May
Notary Public Anjanette Kaiser
My Commission: 8/31/08



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: _____

Project Description

The property, currently submitting for a zoning change, currently exists as a small office building for the Milwaukee Mile and a parking lot for events occurring at the Milwaukee Mile as well as State Fair. A zoning change is being requested to accommodate a new development which is anticipated to include multiple amenities such as retail shops, restaurants, a hotel, and/or a bank. The ultimate approval for such uses would require special use and plan approval at a later date.



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

July 27, 2007

Ed Ross
Eppstein Uhen Architects, Inc.
333 E. Chicago Street
Milwaukee, WI 53202

Dear Mr. Ross:

On July 3, 2007 the Common Council approved a request submitted by David Jorgensen of VJS Development for proposed rezoning of 9.12 acres of land of the southeast corner of the State Fair Park property at 7722 W. Greenfield Ave. from State Fair Park District to C-3 Community Commercial District. (Tax Key No. 441-0105-001)

A copy of Ordinance No. O-2007-0028 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/jl

enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
David Jorgensen, VJS Development