

28



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

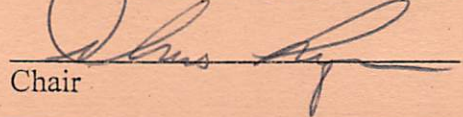
File Number	Title	Status
R-2002-0164	Resolution	In Committee
Resolution relative to determination of Special Use Application submitted by International Autos to construct a service bay addition to the existing dealership located at 2400 S. 108 St.		
Introduced: 4/16/2002		Controlling Body: Safety & Development Committee

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/2/04</u>			Barczak				
			Czaplewski	✓			
			Kopplin				
			Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock				
			Trudell				
	✓		Vitale				
			Weigel	✓			
			TOTAL	5	—		

### SIGNATURE OF COMMITTEE MEMBER (RECORDER)



Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 02 2004</u>		✓	Barczak	✓			
			Czaplewski	✓			
	✓		Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock				✓
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	9	—		1

C: Dev. Dept.  
B & Z

## COMMITTEES OF THE WEST ALLIS COMMON COUNCIL 2003

### ADMINISTRATION AND FINANCE

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

### ADVISORY

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

### LICENSE AND HEALTH

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

### SAFETY AND DEVELOPMENT

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

### PUBLIC WORKS

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



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2002-0164**

**Final Action:**

Resolution relative to determination of Special Use Application submitted by International Autos to construct a service bay addition to the existing dealership located at 2400 S. 108 St.

WHEREAS, International Autos, duly filed with the Acting City Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16 and 12.43(2) of the Revised Municipal Code, for an addition to the existing service bay at 2400 S. 108 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 16, 2002, at 7:30 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, International Autos, (Ralph Mauro/Tom Dexter) has offices at 2400 S. 108 St., West Allis, WI 53227.
2. The applicant has made an application for special use for a service bay addition within the existing automobile dealership at 2400 S. 108 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 5168, being a redivision of Parcel 1 of Certified Survey Map No. 1531, being a part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 8, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Said Property being located at 2400 S. 108 St.

3. The applicant owns said Property.
4. The addition will consist of an east-facing, single-story addition with four (4) overhead doors.
5. The aforesaid area is zoned C-4 Regional Commercial District under the Zoning Ordinance which permits the sale, display and storage of new and used automobiles as a special use, pursuant to Sec. 12.43(2) of the Revised Municipal Code.
6. The Property is part of a block between W. Hayes St. and W. Arthur Ave. on the east side of S. 108 St. Properties located to the north are developed as multi-family residential and commercial; properties to the west as single-family residential, and properties to the east and south as commercial.

7. 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 International Autos (Ralph Mauro/Tom Dexter), 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 Sec. 12.16 and Sec. 12.43(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. **Building Plans.** The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning.
2. **Site, Landscaping and Screening and Architectural Plan.** The grant of this Special Use Permit is subject to and conditioned upon a site, screening and landscaping plan approved by the West Allis Plan Commission on March 27, 2002. No alteration or modification of the approved plan shall be permitted without approval by the West Allis Plan Commission.
3. **Parking.** A total of seven (7) additional parking spaces are required for the dealership for a total of Four Hundred Three (403) required off-street parking stalls. All sales, display, repair of vehicles shall be conducted on site and out of City right of way.

4. **Business Operations.**

(a) **Delineation of maximum parking:**

A maximum of two hundred five (205) vehicles will be permitted for outdoor sale and display on-site.

A minimum of fifty (50) customer parking stalls will be required on site.

A minimum of thirty-seven (37) employee parking stalls will be required on site.

A maximum of one hundred forty-one (141) vehicles for service will be permitted on site.

(b) **Vehicle storage/inventory:**

All sales, display, repair and storage of vehicles shall be conducted on site. For off-site inventory/storage of vehicles, the owner/applicant shall obtain an occupancy permit from the Department of Building Inspection and submit a site, landscaping, screening and architectural plan to the Plan Commission for approval.

5. **Window Signage.** Window signage shall not exceed twenty (20) percent of the glazed portion of each window frame.

6. Hours of Operation. The service department will be open daily 7:30 a.m. to 5:00 p.m. and closed Sunday.

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.

Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and 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 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  
 / day of / , 2002

\_\_\_\_\_

Acting City Clerk/Treasurer

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

ZON-R.319-2\jmg\4-16-02

**ADOPTED**

~~\_\_\_\_\_  
\_\_\_\_\_  
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.~~

**APPROVED**

~~\_\_\_\_\_  
\_\_\_\_\_  
Jeannette Bell, Mayor~~

File No: 56

# CITY OF WEST ALLIS

File No: 2144-428

referred to the

## COMMON COUNCIL RESOLUTION

Safety and Development  
Committee

Resolution No. \_\_\_\_\_

April 16, 2002

By Safety and Development

The Committee on Safety and Development to whom was on

April 16, 2002, referred the Resolution relative to determination of Special Use Application

submitted by International Autos to construct a service bay addition to the existing dealership

located at 2400 S. 108 St.

and recommended the Resolution be

\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

Resolution relative to determination of Special Use Application submitted by International Autos to construct a service bay addition to the existing dealership located at 2400 S. 108 St.

By Safety and Development Committee

WHEREAS, International Autos, duly filed with the Acting City Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16 and 12.43(2) of the Revised Municipal Code, for an addition to the existing service bay at 2400 S. 108 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 16, 2002, at 7:30 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, International Autos, (Ralph Mauro/Tom Dexter) has offices at 2400 S. 108 St., West Allis, WI 53227.

2. The applicant has made an application for special use for a service bay addition within the existing automobile dealership at 2400 S. 108 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 5168, being a redivision of Parcel 1 of Certified Survey Map No. 1531, being a part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 8, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin.

Said Property being located at 2400 S. 108 St.

3. The applicant owns said Property.

4. The addition will consist of an east-facing, single-story addition with four (4) overhead doors.

5. The aforesaid area is zoned C-4 Regional Commercial District under the Zoning Ordinance which permits the sale, display and storage of new and used automobiles as a special use, pursuant to Sec. 12.43(2) of the Revised Municipal Code.

6. The Property is part of a block between W. Hayes St. and W. Arthur Ave. on the east side of S. 108 St. Properties located to the north are developed as multi-family residential and commercial; properties to the west as single-family residential, and properties to the east and south as commercial.

7. 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 International Autos (Ralph Mauro/Tom Dexter), 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 Sec. 12.16 and Sec. 12.43(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. Building Plans. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning.

2. Site, Landscaping and Screening and Architectural Plan. The grant of this Special Use Permit is subject to and conditioned upon a site, screening and landscaping plan approved by the West Allis Plan Commission on March 27, 2002. No alteration or modification of the approved plan shall be permitted without approval by the West Allis Plan Commission.

3. Parking. A total of seven (7) additional parking spaces are required for the dealership for a total of Four Hundred Three (403) required off-street parking stalls. All sales, display, repair of vehicles shall be conducted on site and out of City right of way.

4. Business Operations.

(a) Delineation of maximum parking:

A maximum of two hundred five (205) vehicles will be permitted for outdoor sale and display on-site.

A minimum of fifty (50) customer parking stalls will be required on site.

A minimum of thirty-seven (37) employee parking stalls will be required on site.

A maximum of one hundred forty-one (141) vehicles for service will be permitted on site.

(b) Vehicle storage/inventory:

All sales, display, repair and storage of vehicles shall be conducted on site. For off-site inventory/storage of vehicles, the owner/applicant shall obtain an occupancy permit from the Department of Building Inspection and submit a site, landscaping, screening and architectural plan to the Plan Commission for approval.

5. Window Signage. Window signage shall not exceed twenty (20) percent of the glazed portion of each window frame.

6. Hours of Operation. The service department will be open daily 7:30 a.m. to 5:00 p.m. and closed Sunday.

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.

Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and 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 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.

ADOPTED: \_\_\_\_\_, 2002

\_\_\_\_\_  
Acting City Clerk/Treasurer

APPROVED: \_\_\_\_\_, 2002

\_\_\_\_\_  
Mayor

Mailed to applicant on the  
\_\_\_\_ day of \_\_\_\_\_, 2002

\_\_\_\_\_  
Acting City Clerk/Treasurer

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