

59.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

R-2008-0040 Resolution In Committee

Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).

Introduced: 2/5/2008

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>10/7/08</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke				
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt				
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock		<input checked="" type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale				
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel				
			TOTAL	<i>4</i>	<i>1</i>		

SIGNATURE OF COMMITTEE MEMBER

[Signature] _____
 Chair Vice-Chair Member

COMMON COUNCIL ACTION

adopt

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>10-7-08</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski		<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<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"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale		<input checked="" type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>8</i>	<i>2</i>		



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

R-2008-0040 Resolution In Committee

Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).

Introduced: 2/5/2008

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
_____	_____	_____	Barczak				
_____	_____	_____	Czaplewski				
_____	_____	_____	Dobrowski				
_____	_____	_____	Kopplin				
_____	_____	_____	Lajsic				
_____	_____	_____	Narlock				
_____	_____	_____	Reinke				
_____	_____	_____	Sengstock				
_____	_____	_____	Vitale				
_____	_____	_____	Weigel				
			TOTAL	_____	_____	_____	_____

SIGNATURE OF COMMITTEE MEMBER

Chair _____ Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
_____	_____	_____	Barczak				
_____	_____	_____	Czaplewski				
_____	_____	_____	Dobrowski				
_____	_____	_____	Kopplin				
_____	_____	_____	Lajsic				
_____	_____	_____	Narlock				
_____	_____	_____	Reinke				
_____	_____	_____	Sengstock				
_____	_____	_____	Vitale				
_____	_____	_____	Weigel				
			TOTAL	_____	_____	_____	_____

5.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

R-2008-0040 Resolution In Committee

Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).

Introduced: 2/5/2008

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>2/5/08</i>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
	<input checked="" type="checkbox"/>		Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>4</i>			

*2/18/08
Reconsidered
& referred
back to
Committee*

SIGNATURE OF COMMITTEE MEMBER

[Signature]
Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>FEB 05 2008</i>		<input checked="" type="checkbox"/>	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"/>			
			Vitale		<input checked="" type="checkbox"/>		
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<i>9</i>	<i>1</i>		

Council
City of West Allis
2/18/08 Reconsidered + Referred back to Committee. Czaplewski Vitale. UNANIMOUS (Barczak exc)

Planning Application Form

City of West Allis n 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 n 414/302-8401 (Fax) n http://www.ci.west-allis.wi.us

Applicant or Agent for Applicant

Agent Is Representing (Owner/Leasee)

Name ZIKLAG GLOBAL INVESTMENTS, INC.
Company ZIKLAG GLOBAL INVESTS, INC.
Address 6229 W. GREENFIELD AVENUE
City WEST ALLIS State WI Zip 53214
Daytime Phone Number (414) 727 - 6120
E-mail Address PTLJCL@WI.RR.COM
Fax Number SAME
Project Name/New Company Name (if applicable) PARADISE FAMILY LIFE CENTER

Name _____
Company _____
Address _____
City _____ State _____ Zip _____
Daytime Phone Number _____
E-mail Address _____
Fax Number _____

Application Type and Fee (Check all that apply)

Check if the above is agent for applicant and complete Agent Is Representing Section in upper right of form.
Agent Address will be used for all official correspondence.

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- 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
- 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
- Sign: Permit Fee _____
- Conceptual Project Review _____
- Street or Alley Vacation: \$500.00
- Board of Appeals: \$100.00

Property Information

Property Address 6229 W. GREENFIELD AVE., W.A.
Tax Key Number 454-0001
Current Zoning C-3
Property Owner ZIKLAG GLOBAL INVESTMENTS, INC.
Property Owner's Address SAME AS ABOVE

Existing Use of Property CHURCH

Lot Size 19465
Structure Size 9075 Addition _____
Construction Cost Estimate: Hard _____ Soft _____ Total _____
Landscaping Cost Estimate _____
Total Project Cost Estimate: _____

For Multi-tenant Buildings, Area Occupied 21,682 (ALL TENANTS)
Previous Occupant BREAD OF LIFE CHURCH

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Attach detailed description of proposal.

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 Thomas J. P. [Signature] Date: 11/2/04

Subscribed and sworn to me this 12 day of Nov, 20 04

Notary Public: Jane Schilling
My Commission: 9-7-08

Please make checks payable to:
City Of West Allis

cc: Steve Schaefer

Please do not write in this box

Application Accepted and Authorized by: _____
Date: _____
Meeting Date: _____
Total Fee: _____

Resolution

File Number: R-2008-0040

Final Action:

Sponsor(s): Safety & Development Committee

Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).

WHEREAS, Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., duly filed with the City Administrative Officer-Clerk/Treasurer an application for a special use permit, pursuant to Sec. 12.42(2) and Sec. 12.16 of the Revised Municipal Code, to establish a church, Paradise Family Life Center, within the former Paradise Theater, 6229 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 4, 2005, February 21, 2006, and February 6, 2007 at 7:00 p.m., in the Common Council Chambers 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, Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., resides at 1343 S. 71 St., West Allis, WI 53214
2. The applicant owns the existing theater building at 6229 W. Greenfield Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Northeast ¼ of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin (the "Premise"), describes as follows:

Lot 1 in Block 1 of the Assessors Plat No. 271.

Said land being located at 6229 W. Greenfield Ave.

TAX KEY NO. 454-0001-000.

3. The applicant proposed to complete architectural design work for the interior of the restaurant and the exterior of the building, including new windows and the installation of the theater marquee

and restaurant sign. The applicant also proposed to make payments of construction costs of a new parking lot. The applicant had proposed that all architectural and signage improvements, and payments of construction costs of a new parking are to be complete by January 10, 2008 (extensions of time granted by the Common Council on February 21, 2006 and March 6, 2007 and by the Safety & Development Committee on October 10, 2007).

As noted in Resolution No. R-2005-0007, the Paradise Family Life Center would occupy the space on the premises which was previously the Paradise Theater. Resolution No. R-2006-0061 granted the applicant a four-month extension of time to complete the above-referenced improvements/payments and modified the seating capacity within the church. Resolution No. 2007-0061 granted the application another extension of time to complete improvements and payments, and increased the seating capacity of the church.

4. The aforesaid area is zoned C-3 Community Commercial District under the Zoning Ordinance of the City of West Allis, which permits churches as a special use, pursuant to Sec. 12.42(2) of the Revised Municipal Code of the City of West Allis.

5. The Property is within the Six Points area of the City, one of the City's older commercial areas. See attached Area Parking Inventory Exhibit "A".

6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area as previous occupant operated a church, and,

WHEREAS, notice concerning the hearing in front of the Safety & Development Committee regarding the possible termination of the Special Use Permit was properly mailed to Thomas D. Redlich, and,

WHEREAS, the Safety & Development Committee granted the applicant an extension of time on October 10, 2007 to obtain permits, complete improvements and make remaining payments by January 10, 2008, and,

WHEREAS, the Common Council considered the issue of termination on February 5, 2008, and,

WHEREAS, the Common Council, being fully advised in the premises, finds that a valid building permit for new windows has not been obtained as required in Sec. 12.16(11)(b) of the Revised Municipal Code, finds that \$71,000 of the agreed \$111,000 of construction of a new parking lot payments, as set forth in Resolution No. R-2007-0061, has not been received by the City of West Allis, and finds that architectural improvement conditions, approved by the West Allis Plan Commission on January 24, 2007 and set forth in Resolution No. R-2007-0061, have not been satisfied, specifically:

1. Site, Landscaping, Architectural and Signage Improvements. The grant of this special use permit is subject to and instituted upon the completion of the following site, landscaping, architectural and signage improvements:

a. Phase 2 - Complete the architectural design work for the interior of the restaurant and the

exterior of the building (including the theater marquee) and prepare a listing of all required materials. - March 20, 2006. This phase will include obtaining a "Demolition Permit" from the city (to be requested by approximately February 28, 2006) to begin exposing exterior window areas, that have been covered by erected exterior wall materials, etc. Plans and designs will be submitted to the city for approval by March 20, 2006. Plans were submitted to the Plan Commission on September 27, 2006 for architectural approval and approved with conditions. Revised plans will be submitted by April 23, 2007.

b. Phase 3 - Subject to approval of Phase 2 above, complete the approved work on the exterior of the building (excluding the Marquee) - May 31, 2006. Currently not completed.

c. Phase 4 - Installation of the approved theater marquee - June 30, 2006. Currently not completed due to lack of funding. On January 27, 2007, the Plan Commission approved a wall sign subject to a master signage plan for the property being submitted to and approved by the Plan Commission within one year. The master sign plan shall include a plan for installation of a new marquee sign.

d. Phase 5 - Complete work on the restaurant to allow city inspection for the proposed restaurant grand opening. Currently not completed due to existing code issues. Grand opening to take place July 1, 2007, and,

WHEREAS, the Common Council determines that credible evidence exists to support the termination of the Special Use Permit based upon the factors identified in Sec. 12.16(13) of the Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the applicant has failed to obtain a building permit for architectural improvements and has failed to satisfy conditions as required in Resolution No. R-2007-0061, and that the Special Use Permit of Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater, be, and is hereby terminated.

BE IT FURTHER RESOLVED that the application shall not be resubmitted for a period of one year from the date of said termination, except on the grounds of new evidence or proof of change of conditions found to be valid by the Common Council.

Mailed to applicant on the
day of , 2008

Assistant City Clerk

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

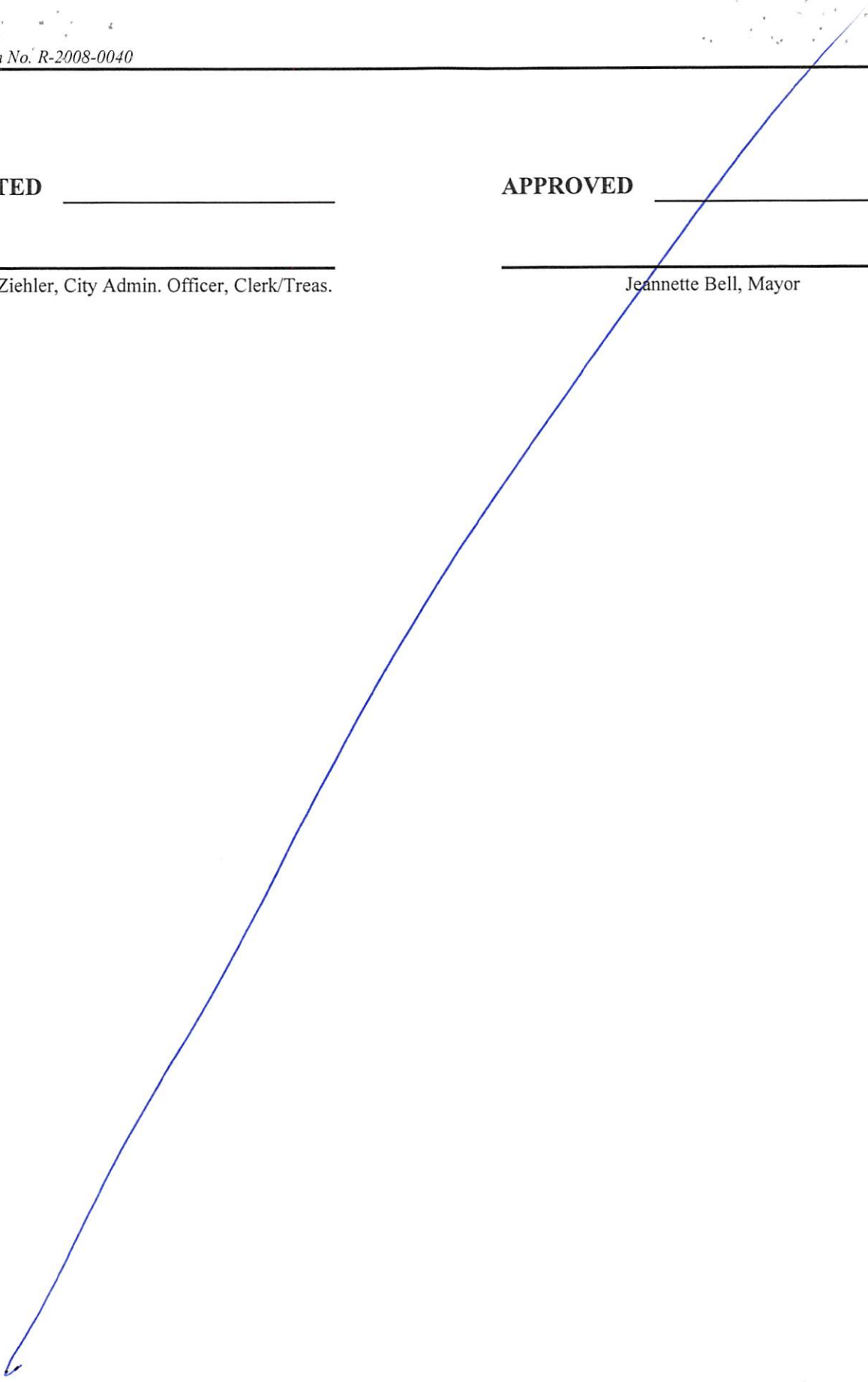
ZON-R-666-2-5-08\bjb

ADOPTED _____

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

APPROVED _____

Jeannette Bell, Mayor





City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2008-0040

Final Action:
FEB 05 2008

Sponsor(s): Safety & Development Committee

Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).

WHEREAS, Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., duly filed with the City Administrative Officer-Clerk/Treasurer an application for a special use permit, pursuant to Sec. 12.42(2) and Sec. 12.16 of the Revised Municipal Code, to establish a church, Paradise Family Life Center, within the former Paradise Theater, 6229 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 4, 2005, February 21, 2006, and February 6, 2007 at 7:00 p.m., in the Common Council Chambers 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, Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., resides at 1343 S. 71 St., West Allis, WI 53214

2. The applicant owns the existing theater building at 6229 W. Greenfield Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Northeast $\frac{1}{4}$ of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin (the "Premise"), describes as follows:

Lot 1 in Block 1 of the Assessors Plat No. 271.

Said land being located at 6229 W. Greenfield Ave.

TAX KEY NO. 454-0001-000.

3. The applicant proposed to complete architectural design work for the interior of the restaurant and the exterior of the building, including new windows and the installation of the theater marquee

and restaurant sign. The applicant also proposed to make payments of construction costs of a new parking lot. The applicant had proposed that all architectural and signage improvements, and payments of construction costs of a new parking are to be complete by January 10, 2008 (extensions of time granted by the Common Council on February 21, 2006 and March 6, 2007 and by the Safety & Development Committee on October 10, 2007).

As noted in Resolution No. R-2005-0007, the Paradise Family Life Center would occupy the space on the premises which was previously the Paradise Theater. Resolution No. R-2006-0061 granted the applicant a four-month extension of time to complete the above-referenced improvements/payments and modified the seating capacity within the church. Resolution No. 2007-0061 granted the application another extension of time to complete improvements and payments, and increased the seating capacity of the church.

4. The aforesaid area is zoned C-3 Community Commercial District under the Zoning Ordinance of the City of West Allis, which permits churches as a special use, pursuant to Sec. 12.42(2) of the Revised Municipal Code of the City of West Allis.

5. The Property is within the Six Points area of the City, one of the City's older commercial areas. See attached Area Parking Inventory Exhibit "A".

6. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area as previous occupant operated a church, and,

WHEREAS, notice concerning the hearing in front of the Safety & Development Committee regarding the possible termination of the Special Use Permit was properly mailed to Thomas D. Redlich, and,

WHEREAS, the Safety & Development Committee granted the applicant an extension of time on October 10, 2007 to obtain permits, complete improvements and make remaining payments by January 10, 2008, and,

WHEREAS, the Common Council considered the issue of termination on February 5, 2008, and,

WHEREAS, the Common Council, being fully advised in the premises, finds that \$71,000 of the agreed \$111,000 of construction of a new parking lot payments, as set forth in Resolution No. R-2007-0061, has not been received by the City of West Allis, and finds that architectural improvement conditions, approved by the West Allis Plan Commission on January 24, 2007 and set forth in Resolution No. R-2007-0061, have not been satisfied, specifically:

1. Site, Landscaping, Architectural and Signage Improvements. The grant of this special use permit is subject to and instituted upon the completion of the following site, landscaping, architectural and signage improvements:

a. Phase 2 - Complete the architectural design work for the interior of the restaurant and the exterior of the building (including the theater marquee) and prepare a listing of all required materials. - March 20, 2006. This phase will include obtaining a "Demolition Permit" from the city

(to be requested by approximately February 28, 2006) to begin exposing exterior window areas, that have been covered by erected exterior wall materials, etc. Plans and designs will be submitted to the city for approval by March 20, 2006. Plans were submitted to the Plan Commission on September 27, 2006 for architectural approval and approved with conditions. Revised plans will be submitted by April 23, 2007.

b. Phase 3 - Subject to approval of Phase 2 above, complete the approved work on the exterior of the building (excluding the Marquee) - May 31, 2006. Currently not completed.

c. Phase 4 - Installation of the approved theater marquee - June 30, 2006. Currently not completed due to lack of funding. On January 27, 2007, the Plan Commission approved a wall sign subject to a master signage plan for the property being submitted to and approved by the Plan Commission within one year. The master sign plan shall include a plan for installation of a new marquee sign.

d. Phase 5 - Complete work on the restaurant to allow city inspection for the proposed restaurant grand opening. Currently not completed due to existing code issues. Grand opening to take place July 1, 2007, and,

WHEREAS, the Common Council determines that credible evidence exists to support the termination of the Special Use Permit based upon the factors identified in Sec. 12.16(13) of the Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the applicant has failed to obtain a building permit for architectural improvements and has failed to satisfy conditions as required in Resolution No. R-2007-0061, and that the Special Use Permit of Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater, be, and is hereby terminated.

BE IT FURTHER RESOLVED that the application shall not be resubmitted for a period of one year from the date of said termination, except on the grounds of new evidence or proof of change of conditions found to be valid by the Common Council.

Mailed to applicant on the
11th day of February 2008

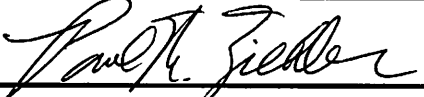


Assistant City Clerk

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


ZON-R-666-2-5-08\bjb

ADOPTED FEB 05 2008



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

APPROVED February 5, 2008



Jeannette Bell, Mayor



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

February 11, 2008

Ziklag Global Investments, Inc.

Fred Genrich

6229 W. Greenfield Ave.

West Allis, WI 53214

Dear Mr. Genrich:

On February 5, 2008 the Common Council approved a Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave.

A copy of Resolution No. R-2008-0040 is enclosed.

Sincerely,

Monica Schultz

Assistant City Clerk

/amn

enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Thomas D. Redlich



CITY CLERK/TREASURER'S OFFICE
414/302-8200 or 414/302-8207 (Fax)
www.ci.west-allis.wi.us
Paul M. Ziebler
City Admin. Officer, Clerk/Treasurer
Monica Schultz
Assistant City Clerk
Rosemary West
Treasurer's Office Supervisor

February 11, 2008

Ziklag Global Investments, Inc.
Fred Genrich
6229 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Genrich:

On February 5, 2008 the Common Council approved a Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave.

A copy of Resolution No. R-2008-0040 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Thomas D. Redlich



7525 West Greenfield Avenue
West Allis, Wisconsin 53214

City Clerk/Treasurer

WAT

Thomas D. Redlich
1343 S. 71 St.
West Allis, WI 53214



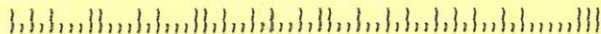
02 1M \$ 00.41⁰
0004225543 FEB 11 2008
MAILED FROM ZIP CODE 53214

NIXIE 530 DE 1 00 02/14/08

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

EC: 53214468899 *1888-01113-11-43

53214@4688





City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2008-0040

Final Action: 10/7/2008

Sponsor(s): Safety & Development Committee

Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave. (Tax Key Number 454-0001-000).

WHEREAS, Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., duly filed with the City Administrative Officer-Clerk/Treasurer an application for a special use permit, pursuant to Sec. 12.42(2) and Sec. 12.16 of the Revised Municipal Code, to establish a church, Paradise Family Life Center, within the former Paradise Theater, 6229 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 4, 2005, February 21, 2006, February 6, 2007, and February 18, 2008 at 7:00 p.m., in the Common Council Chambers 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, Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., resides at 1343 S. 71 St., West Allis, WI 53214
2. The applicant owns the former theater building at 6229 W. Greenfield Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Northeast $\frac{1}{4}$ of Section 3, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin (the "Premise"), describes as follows:

Lot 1 in Block 1 of the Assessors Plat No. 271.

Said land being located at 6229 W. Greenfield Ave.

TAX KEY NO. 454-0001-000.

3. The applicant proposed to complete architectural design work for the interior of the restaurant and the exterior of the building, including new windows and the installation of the theater marquee and restaurant sign. The applicant also proposed to make payments of construction costs of a new parking lot. The applicant had proposed that all architectural and signage improvements, and

payments of construction costs of a new parking lot were to be completed by October 1, 2008 (extensions of time granted by the Common Council on February 21, 2006, March 6, 2007, and February 18, 2008) and by the Safety & Development Committee on October 10, 2007.

As noted in Resolution No. R-2005-0007, the Paradise Family Life Center would occupy the space on the premises which was previously the Paradise Theater. Resolution No. R-2006-0061 granted the applicant a four-month extension of time to complete the above-referenced improvements/payments and modified the seating capacity within the church. Resolution No. 2007-0061 granted the applicant another extension of time to complete improvements and payments, and increased the seating capacity of the church. Finally, Resolution No. R-2008-0049 granted the applicant an extension of time (until October 1, 2008) to complete improvements, make payments and for the increased seating capacity of the church.

4. The aforesaid area is zoned C-3 Community Commercial District under the Zoning Ordinance of the City of West Allis, which permits churches as a special use, pursuant to Sec. 12.42(2) of the Revised Municipal Code of the City of West Allis.

5. The Property is within the Six Points area of the City, one of the City's older commercial areas. See attached Area Parking Inventory Exhibit "A", and,

WHEREAS, notice concerning the Public Hearing regarding the possible termination of the Special Use Permit was properly mailed to Thomas D. Redlich, and,

WHEREAS, the Safety & Development Committee granted the applicant an extension of time on October 10, 2007 to obtain permits, complete improvements and make remaining payments by January 10, 2008, and,

WHEREAS, the Common Council considered the issue of termination on February 5, 2008, and,

WHEREAS, the Common Council granted the applicant an extension of time on February 18, 2008 to obtain permits, complete improvements and make remaining payments by October 1, 2008, and,

WHEREAS, the Common Council, being fully advised in the premises, finds that a valid building permit for new windows has not been obtained as required in Sec. 12.16(11)(b) of the Revised Municipal Code, finds that \$71,000 of the agreed \$111,000 of construction of a new parking lot payments, as set forth in Resolution No. R-2007-0061, has not been received by the City of West Allis, and finds that architectural improvement conditions, approved by the West Allis Plan Commission on January 24, 2007 and set forth in Resolution No. R-2007-0061, have not been satisfied, specifically:

1. Site, Landscaping, Architectural and Signage Improvements. The grant of this special use permit is subject to and instituted upon the completion of the following site, landscaping, architectural and signage improvements:

a. Complete the approved work on the exterior of the building (excluding the Marquee) - original deadline May 31, 2006. Latest deadline - October 1, 2008.

b. Installation of the approved theater marquee - original deadline June 30, 2006. Latest deadline October 1, 2008. On January 27, 2007, the Plan Commission approved a wall sign subject to a master signage plan for the property being submitted to and approved by the Plan Commission within one year. The master sign plan was to include a plan for installation of a new marquee sign.

WHEREAS, the Common Council determines that credible evidence exists to support the termination of the Special Use Permit based upon the factors identified in Sec. 12.16(13) of the Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the applicant has failed to satisfy conditions as required in Resolution No. R-2008-0049, and that the Special Use Permit of Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater, be, and is hereby terminated.

BE IT FURTHER RESOLVED that the application shall not be resubmitted for a period of one year from the date of said termination, except on the grounds of new evidence or proof of change of conditions found to be valid by the Common Council.

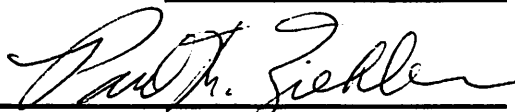
Mailed to applicant on the
15 day of October, 2008


Assistant City Clerk


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

ZON-R-692-10-7-08\bjb

ADOPTED _____ 10/07/2008


Paul M. Ziehler, City Adm'n. Officer, Clerk/Treas.

APPROVED _____ 10/19/08


Dan Devine, Mayor



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

October 15, 2008

Thomas D. Redlich
d/b/a Ziklag Global Investments, Inc.
6229 W. Greenfield Ave.
West Allis, WI 53214

Dear Mr. Redlich:

On October 7, 2008 the Common Council approved a Resolution relative to termination of Special Use Permit previously granted to Thomas D. Redlich, d/b/a Ziklag Global Investments, Inc., to establish a church, Paradise Family Life Center, within the former Paradise Theater located at 6229 W. Greenfield Ave.

A copy of Resolution No. R-2008-0040 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