



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2004-0188 Resolution In Committee

Resolution relative to determination of Special Use Application submitted by the School District of West Allis-West Milwaukee, et al. to construct a 7,000 square foot gymnasium (weight room) addition to Nathan Hale High School located at 11601 W. Lincoln Ave.

Introduced: 6/1/2004

Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	✓			
			Czaplewski				
			Dobrowski				
<u>6/1/04</u>			Kopplin				
			Lajsic	✓			
			Narlock				
	✓		Reinke	✓			
			Sengstock				
			Vitale	✓			
		✓	Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

[Signature] Chair Vice-Chair Member

COMMON COUNCIL ACTION **ADOPT**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
<u>JUN 01 2004</u>			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>—</u>		

**STANDING COMMITTEES OF THE
CITY OF WEST ALLIS COMMON COUNCIL
2004**

ADMINISTRATION & FINANCE

Chair: Michael J. Czaplewski
Vice-Chair: Martin J. Weigel
Gary T. Barczak
Thomas G. Lajsic
Rosalie L. Reinke

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City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2004-0188

Final Action:

JUN 01 2004

Resolution relative to determination of Special Use Application submitted by the School District of West Allis-West Milwaukee, et al. to construct a 7,000 square foot gymnasium (weight room) addition to Nathan Hale High School located at 11601 W. Lincoln Ave.

WHEREAS, the School District of West Allis-West Milwaukee, et al., duly filed with the City Administrative Officer-Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16, Sec. 12.37(3) and Sec. 12.31(3) of the Revised Municipal Code of the City of West Allis, to construct a 7,000 square foot gymnasium (weight room) addition to Nathan Hale High School located at 11601 W. Lincoln Ave.; and

WHEREAS, after due notice, a public hearing was held by the Common Council on June 1, 2004, 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, the School District of West Allis-West Milwaukee, et al., has business offices at 9333 W. Lincoln Ave., West Allis, WI 53227.
2. The applicant has made an application for special use for a 7,000 sq. ft. weight room addition on the south elevation of the existing building. Nathan Hale High School is located at 11601 W. Lincoln Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Northeast $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of Section 7, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Commencing at the Northeast corner of Northwest $\frac{1}{4}$ of said section 7; thence Southerly 55.00 feet, along east line of said $\frac{1}{4}$ section to the south right-of-way line of West Lincoln Avenue and Point of Beginning of this description; thence Easterly, 527.76 feet, along said south right-of-way line; thence Southerly, 1322.83 feet; thence Easterly, 264.03 feet; thence Southerly, 1278.87 feet, to the north right-of-way line of West Cleveland Avenue; thence Westerly, 1083.33 feet, along said north right-of-way line, to the east right-of-way line of South 117th Street; thence Northerly, 2546.76 feet, along said east right-of-way line, to the south right-of-way line of West Lincoln Avenue; thence Easterly, 289.89 feet, along said south right-of-way line to the Point of Beginning.

(Tax Key Number 483-9999-002)

Said land being located at 11601 W. Lincoln Ave.

3. The West Allis-West Milwaukee School District, et al. owns said property at 11601 W. Lincoln

Ave.

4. The aforesaid area is zoned RC-1 Residence District under the Zoning Ordinance of the City of West Allis, which permits junior and senior high schools pursuant to Sec. 12.31(3), Sec. 12.16, and Sec. 12.37(3) of the Revised Municipal Code of the City of West Allis.

5. The Property is part of a block between W. Lincoln Ave. and W. Cleveland Ave. on the east side of S. 117 St. Properties to the north are developed as single-family, commercial, manufacturing and park. Properties to the west are developed as single family. Properties to the east are developed as City-owned land and commercial. Properties to the south are developed as multi-family and single-family residential.

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 the School District of West Allis-West Milwaukee, et al., 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 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 and Architectural Elevation Plans.** The grant of this Special Use Permit is subject to and conditioned upon a site/landscape plan approved May 26, 2004, by the 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 West Allis Plan Commission.
2. **Building Plans.** Building plans will be submitted to and approved by the Department of Building Inspections and Zoning.
3. **Parking.** Off-street parking spaces for at least 422 vehicles are provided and maintained on site, including 12 ADA spaces. In accordance with Sec. 12.19 of the Revised Municipal Code, off-street parking spaces for at least 432 vehicles, including 9 ADA spaces, are required.
4. **Building Usage.** The total additional square feet will be approximately 7,000 sq. ft. This project involves the addition of a 3,000 square foot weight room on the south elevation of the building. The remaining 4,000 square feet will be used as office, changing rooms and corridor space.

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 of the City of West Allis; 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 (1) 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 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
14th day of June 2004

Monica Schultz
Assistant City Clerk

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

ZON-R-433\jmg\6-1-04

ADOPTED June 1, 2004
Paul M. Ziehler
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED June 7, 2004
Jeannette Bell
Jeannette Bell, Mayor