

25.



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2010-0266

Resolution

Introduced

Resolution relative to Special Use Permit to establish administrative facilities and classrooms for the West Allis/ West Milwaukee School District, as well as first-floor retail occupancy to be located at 1205 S. 70 St.

Introduced: 12/7/2010

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION (as amended) ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>12/7/10</u>			Barczak				
			Czaplewski				
			Kopplin	✓			
			Lajsic	✓			
	✓		Narlock	✓			
		✓	Reinke	✓			
			Roadt				
			Sengstock				
			Vitale	✓			
			Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION ADOPT as amended

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>DEC 07 2010</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Roadt	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>0</u>		

Dev
BINS

STANDING COMMITTEES OF THE CITY OF WEST ALLIS COMMON COUNCIL

ADMINISTRATION & FINANCE

Chair: Kurt E. Kopplin
Vice-Chair: Vincent Vitale
Thomas G. Lajsic
Richard F. Narlock
Rosalie L. Reinke

PUBLIC WORKS

Chair: Gary T. Barczak
Vice-Chair: Martin J. Weigel
Michael J. Czaplewski
Daniel J. Roadt
James W. Sengstock

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Richard F. Narlock
Kurt E. Kopplin
Rosalie L. Reinke
Vincent Vitale

LICENSE & HEALTH

Chair: Michael J. Czaplewski
Vice-Chair: James W. Sengstock
Gary T. Barczak
Daniel J. Roadt
Martin J. Weigel

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Daniel J. Roadt
Kurt E. Kopplin
Richard F. Narlock
Vincent Vitale

Resolution

File Number: R-2010-0266

Final Action:

Sponsor(s): Safety & Development Committee

Resolution relative to Special Use Permit to establish administrative facilities and classrooms for the West Allis/ West Milwaukee School District, as well as first-floor retail occupancy to be located at 1205 S. 70 St.

WHEREAS, Dan Larsen on behalf of West Allis/ West Milwaukee School District, duly filed with the City Administrative Officer, Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16 and Sec. 12.42(2) of the Revised Municipal Code, to establish office, administration and classroom facilities within the 1205 S. 70 St. building; and

WHEREAS, after due notice, a public hearing was held by the Common Council on December 7, 2010, 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, Dan Larsen on behalf of West Allis/ West Milwaukee School District, has offices at 9333 W. Lincoln Ave., West Allis, Wisconsin 53227.
2. The applicant the West Allis/ West Milwaukee School District owns the subject property at 1205 S. 70 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southwest ¼ of Section 34, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Lots 22 thru 30 and South 13.13 feet of Lot 31 in Block 2 of the Otjen Pullen & Shenner's Subdivision.

Tax Key Number: 440-0256-002 - 1205 S. 70 St.
440-0259-004 - 9** S. 70 St. Parking Lot

3. The existing building has a gross floor area of about ^{90,000}~~109,351~~ sq. ft. over seven (7) floors. The first three (3) floors are occupied by existing tenants and floors 4 thru 7 are vacant. The School District will be doing modifications to a portion of the 3rd floor and floors 4 thru 7 to accommodate their needs. As part of the renovations to the building the owner/school district is anticipating a potential mercantile tenant that would occupy a suite on the 1st floor of the building. All programs that are considered educational uses are proposed to be located on floors 4 thru 6.

4. The School District currently is leasing a portion of the building to MATC. The first floor lease space consists of approximately 10,000 sq. ft. and is utilized for the Mortuary Sciences Department and classes. The MATC use was approved under special use resolution R-2009-0052 on February 17, 2009.
5. The aforesaid premises are zoned C-3 Commercial District under the zoning ordinance of the City of West Allis. The public and private educational uses are permitted as a special use pursuant to Sec. 12.42(2) of the Revised Municipal Code.
6. The property is serviced by all necessary public utilities and is also served by public transportation (Milwaukee County Transit System)
7. The subject property is part of an area along the west side of S. 70 St., between W. Washington St. and W. Madison St. which is zoned for commercial purposes. Properties to the west, east, north and south are developed as commercial.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the applicants, the West Allis/ West Milwaukee School District, be, and is hereby granted a special use:

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 Section 12.16 and Section 12.42(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 and Screening, and Architectural Plans. The grant of this special use permit is subject to and conditioned upon approval of the site, landscaping and screening, and architectural plans to be considered at the December 8, 2010 by the City of 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 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. Hours of Operation. Hours of operation for this property are Monday through Friday from 7:00 a.m. to 9:30 p.m., Saturday 8:00 a.m. to 5:30 p.m., and closed on Sunday. Faculty, maintenance and support personnel are on campus prior to and after normal school hours for opening/closing support activities. Special events are also occasionally held outside of normal operating hours.
4. Licenses and Permits. Subject to applicant obtaining all required State of Wisconsin licenses and permits.

5. Lighting. The grant of this special use is subject to all lightning fixtures being orientated and/or shielded in such a manner that no light splays from the property boundaries.

6. Parking. ^{79,215 SF} ²⁶⁴ ^{90,000}
a. School District - 1205 S. 70 St. Property. While the building's gross area is ~~109,351~~ sq. ft., only about ~~95,000~~ sq. ft. is usable. Parking calculations have been determined upon the usable area and the property is required to provide ~~319~~ parking spaces (assuming full occupancy). A total of ~~245~~ ²⁰⁴ parking spaces will be provided consisting of 36 parking stalls on site and ~~209~~ ¹⁶⁸ on land owned by the school district on a detached lot to the north located at 9** S. 70 St.

b. MATC and mortuary Sciences at 1205 S. 70 St. The Mortuary Science Department is required to provide 29 (included within the overall total in part a) parking spaces. MATC will not be utilizing any of the parking spaces currently provided at/on the 1205 S. 70 St. property. Mortuary Sciences faculty, students, and administration will continue to park in the 5 MATC parking lots which supply a total of 576 parking stalls within a maximum of 1,200 feet of the 1205 S. 70 St. property and MATC campus.

7. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.

8. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be fully enclosed within an approved structure and/or compactor.

9. Refuse Collection. Refuse collection to be provided by commercial hauler and stored within a four-sided enclosure large enough to accommodate all outdoor storage of refuse and recyclable containers and/or compactor.

10. 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.

11. 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.

12. Faculty and Staff Parking. West Allis/West Milwaukee Faculty and Staff will park within on site and on adjacent School District parking lots at 9** S. 70 St., which are under the control of the school district. MATC faculty and Staff shall park in the MATC Child Care Center parking lot when parking lots immediately adjacent to the primary campus-building cluster reach capacity.

13. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

- A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.
- B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;
- C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;
- D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

14. Miscellaneous.

- A. Applicants are 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.
- B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.
- C. 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.

15. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

16. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

17. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of West Allis, the State of Wisconsin or the United States on the premises covered by the special use, the special use may be terminated.

18. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Dan Larsen on behalf of West Allis/ West Milwaukee School District

Mailed to applicant on the
____ day of _____, 2010

Assistant City Clerk

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

ZON-R-801-12-7-10

ADOPTED _____

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

APPROVED _____

Dan Devine, Mayor



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

December 14, 2010

Dan Larsen
School District of West Allis & West Milwaukee
9333 W. Lincoln Ave.
West Allis, WI 53227

Dear Mr. Larsen:

On December 7, 2010 the Common Council adopted a Resolution relative to Special Use Permit to establish administrative facilities and classrooms for the West Allis/ West Milwaukee School District, as well as first-floor retail occupancy to be located at 1205 S. 70 St.

Please sign and return the enclosed copy of Resolution No. R-2010-0266 to the Clerk's Office within ten (10) days upon receipt of this letter.

Sincerely,

Monica Schultz
Assistant City Clerk

/amn
enc.

cc: Ted Atkinson
Development
Glenn Roby



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2010-0266

Final Action: 12/7/2010

Sponsor(s): Safety & Development Committee

Resolution relative to Special Use Permit to establish administrative facilities and classrooms for the West Allis/ West Milwaukee School District, as well as first-floor retail occupancy to be located at 1205 S. 70 St.

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WHEREAS, after due notice, a public hearing was held by the Common Council on December 7, 2010, 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, Dan Larsen on behalf of West Allis/ West Milwaukee School District, has offices at 9333 W. Lincoln Ave., West Allis, Wisconsin 53227.
2. The applicant the West Allis/ West Milwaukee School District owns the subject property at 1205 S. 70 St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southwest $\frac{1}{4}$ of Section 34, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, describes as follows:

Lots 22 thru 30 and South 13.13 feet of Lot 31 in Block 2 of the Otjen Pullen & Shenner's Subdivision.

Tax Key Number: 440-0256-002 - 1205 S. 70 St.
440-0259-004 - 9** S. 70 St. Parking Lot

3. The existing building has a gross floor area of about 90,000 sq. ft. over seven (7) floors. The first three (3) floors are occupied by existing tenants and floors 4 thru 7 are vacant. The School District will be doing modifications to a portion of the 3rd floor and floors 4 thru 7 to accommodate their needs. As part of the renovations to the building the owner/school district is anticipating a potential mercantile tenant that would occupy a suite on the 1st floor of the building. All programs that are considered educational uses are proposed to be located on floors 4 thru 6.

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5. The aforesaid premises are zoned C-3 Commercial District under the zoning ordinance of the City of West Allis. The public and private educational uses are permitted as a special use pursuant to Sec. 12.42(2) of the Revised Municipal Code.
6. The property is serviced by all necessary public utilities and is also served by public transportation (Milwaukee County Transit System)
7. The subject property is part of an area along the west side of S. 70 St., between W. Washington St. and W. Madison St. which is zoned for commercial purposes. Properties to the west, east, north and south are developed as commercial.

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BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

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3. Hours of Operation. Hours of operation for this property are Monday through Friday from 7:00 a.m. to 9:30 p.m., Saturday 8:00 a.m. to 5:30 p.m., and closed on Sunday. Faculty, maintenance and support personnel are on campus prior to and after normal school hours for opening/closing support activities. Special events are also occasionally held outside of normal operating hours.
4. Licenses and Permits. Subject to applicant obtaining all required State of Wisconsin licenses and permits.

5. Lighting. The grant of this special use is subject to all lightning fixtures being orientated and/or shielded in such a manner that no light splays from the property boundaries.
6. Parking.
 - a. School District - 1205 S. 70 St. Property. While the building's gross area is approximately 90,000 sq. ft., only about 79,215 sq. ft. is usable. Parking calculations have been determined upon the usable area and the property is required to provide 264 parking spaces (assuming full occupancy). A total of 204 parking spaces will be provided consisting of 36 parking stalls on site and 168 on land owned by the school district on a detached lot to the north locate at 9** S. 70 St.
 - b. MATC and mortuary Sciences at 1205 S. 70 St. The Mortuary Science Department is required to provide 29 (included within the overall total in part a) parking spaces. MATC will not be utilizing any of the parking spaces currently provided at/on the 1205 S. 70 St. property. Mortuary Sciences faculty, students, and administration will continue to park in the 5 MATC parking lots which supply a total of 576 parking stalls within a maximum of 1,200 feet of the 1205 S. 70 St. property and MATC campus.
7. Enrollment Cap. There will be an Enrollment Cap set at 20 students as a condition of this special use. Any projected increase exceeding will require Common Council reconsideration of the special use.
8. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.
9. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be fully enclosed within an approved structure and/or compactor.
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construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

- A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.
- B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;
- C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;
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15. Miscellaneous.

- A. Applicants are 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.
- B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.
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16. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

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Mailed to applicant on the
14 day of Dec., 2010

Monica Schulte
Assistant City Clerk

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

ZON-R-801-12-7-10

ADOPTED AS AMENDED 12/07/2010

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

APPROVED AS AMENDED R/14/10

Dan Devine
Dan Devine, Mayor



City of West Allis

7525 W. Greenfield Ave
West Allis, WI 53214

Resolution

File Number: R-2010-0266

Final Action: 12/7/2010

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 - b. MATC and mortuary Sciences at 1205 S. 70 St. The Mortuary Science Department is required to provide 29 (included within the overall total in part a) parking spaces. MATC will not be utilizing any of the parking spaces currently provided at/on the 1205 S. 70 St. property. Mortuary Sciences faculty, students, and administration will continue to park in the 5 MATC parking lots which supply a total of 576 parking stalls within a maximum of 1,200 feet of the 1205 S. 70 St. property and MATC campus.
7. Enrollment Cap. There will be an Enrollment Cap set at 20 students as a condition of this special use. Any projected increase exceeding will require Common Council reconsideration of the special use.
8. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.
9. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be fully enclosed within an approved structure and/or compactor.
10. Refuse Collection. Refuse collection to be provided by commercial hauler and stored within a four-sided enclosure large enough to accommodate all outdoor storage of refuse and recyclable containers and/or compactor.
11. 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.
12. 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.
13. Faculty and Staff Parking. West Allis/West Milwaukee Faculty and Staff will park within on site and on adjacent School District parking lots at 9** S. 70 St., which are under the control of the school district. MATC faculty and Staff shall park in the MATC Child Care Center parking lot when parking lots immediately adjacent to the primary campus-building cluster reach capacity.
14. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced,

construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

- A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.
- B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;
- C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;
- D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

15. Miscellaneous.

- A. Applicants are 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.
- B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.
- C. 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.

16. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

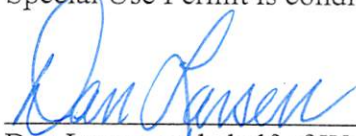
17. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

18. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of West Allis, the State of Wisconsin or the United States on the premises covered by the special use, the special use may be terminated.

19. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

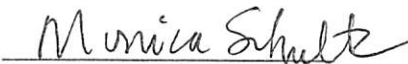
The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.



Dan Larsen on behalf of West Allis/ West Milwaukee School District

Mailed to applicant on the
14 day of Dec., 2010



Assistant City Clerk

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

ZON-R-801-12-7-10

ADOPTED AS AMENDED 12/07/2010



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

APPROVED AS AMENDED R/14/10



Dan Devine, Mayor

EDUCATIONAL ADMINISTRATION CENTER

School District of West Allis - West Milwaukee, et al.

9333 West Lincoln Avenue • West Allis • Wisconsin • 53227-2395
(414) 604-3000 Fax (414) 546-5795



December 21, 2010

Mr. Steven J. Schaer
Manager of Planning and Zoning
Department of Development
City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

Dear Steve:

Attached please find the signed copy of Resolution No. R-2010-0266. With this letter, the District would like to clarify the uses included in this Special Use Permit as discussed with Mr. John Stibal, Director of the Department of Development, the City Planning Commission and the City Council.

Our school district oversees and operates community recreational programming for all West Allis/West Milwaukee residents. We are very proud of our rich history in providing many exciting recreational activities for our community. These services include such activities as adult education, community recreation, after-school programs, and many, many other programs which have the primary focus of serving the community. As was communicated to us many times throughout this permitting process, the City is very supportive of these recreational uses and these uses **are** an approved usage at the 1205 S. 70th Street building. Therefore, we would like to clarify for the record that recreational uses are **not** subject to the special use permit's enrollment cap, set at 20 students, as this enrollment cap only applies to elementary and secondary daily classroom instructional programs. For further reference, specific examples of recreational programming that is provided by our school district's Community Recreation Department is attached. These documents and brochures highlight the types of Recreational Programs that may be conducted at the 1205 S. 70th Street facility. In addition, certain periodic District student events may be conducted at the facility that include our annual Quiz Bowl Competition, one-time workshops or one-day conferences, Gifted and Talented seminars, Young Authors' Program, etc. However, these are not classroom driven daily programs.

This communication serves as the School District of West Allis – West Milwaukee et al.'s clarification of Resolution No. R-2010-0266. Should there be any interpretation of the above that is incongruent with the intent of this resolution, please notify me immediately.

Thank you so much for your support in making this building an asset to our community. Your partnership is greatly appreciated.

Respectfully,

A handwritten signature in blue ink that reads "Kurt D. Wachholz". The signature is stylized, with the first letters of each name being prominent and the middle initials being more fluid and connected.

Kurt D. Wachholz
Superintendent of Schools

Attachments

School District of West Allis - West Milwaukee, et al.

Recreation, School, and Community Services Department



Kurt Wachholz, Superintendent
Shelly Strasser, Coordinator of Recreation
Tony Elskamp, Recreation Supervisor
Dustin Smith, Recreation Specialist
Linda Gritzmacher, Interim Recreation Specialist



2930 S. Root River Parkway

(414) 604-4900

www.wawmrec.com

Susan Stuckert, Coordinator of Community Services and Grant Writing
Chvala Brown, Auxiliary School Services Program Coordinator

Mission

Under the direction of the West Allis - West Milwaukee School District, the mission of the West Allis-West Milwaukee Recreation Department is to provide safe recreation and enrichment opportunities for all ages that promote lifelong wellness through partnerships and services to enhance the overall quality of life in the West Allis and West Milwaukee communities.

The West Allis - West Milwaukee Recreation Department offices will be located at 1205 S. 70th Street. We are excited to be joining operations with the Administration Building in January 2011.

We are one of 27 school district based recreation departments in the state the rest are all municipal based. Our department's year round programming serves the communities and students of West Allis and West Milwaukee, and surrounding communities. Programs begin with children as young as 1 year old and continue through to serve our senior citizens.

Our department consists of 6 administrators, 8 professional staff, 3 ½ clerical staff, 1 custodian, 1 cleaner, over 170 part time seasonal employees, and hundreds of volunteer coaches .

Programming is broken down into three seasons (Fall, Winter/Spring, and Summer) with information distributed in the form of an activity brochure that is delivered via the US mail as well as handed out in the form of flyers to students at both the public and parochial schools. Program information is also posted on our website (www.wawmrec.com).



After School Programming



SAFE - All 11 of our elementary schools offer an after school program. The program is designed to provide a supervised environment for children after the regular school day ends. The structured daily schedule (which runs from school dismissal until 5:30pm) includes a nutritious snack, directed play, homework/academic support, enrichment activities, fitness activities (indoor and outdoor), and time for social interaction with peers.

REACH – At the 3 intermediate schools after school programming is also available. We offer Peer Connections, which is a time and area where a nutritional snack is provided as well as other snack options are made available for purchase. This is an area where students can unwind, refuel, and connect with peers in a relaxed, but supervised atmosphere. There is homework assistance which is staff supervised, and is a quiet area for students to study, read, or complete homework. The Computer Lab is available and students have access to utilize district software, complete homework, and access the internet. The Sports Zone provides an opportunity to participate in team based activities, fitness related activities, intramural sports, as well as time for open gym use. Each site is also equipped with a Wii gaming system. Various clubs are also offered to all students including; book club, weight lifting, tae kwon do, hip hop, and chess club.

Additionally, at all 14 schools we offer academic support through the **PASS** program. Targeted students receive academic support, 3 days per week, for 45 minutes each day. The curriculum used is Harcourt Mathletics and Adventure Island Reading Intervention. This is for grades 1st – 8th.

Year Round Recreation/Enrichment Programming

Early Childhood (ages 1-4 years)

- Totworks
- Start Smart Sports Development (All Sports, Soccer, Basketball, Golf)
- Preschool Adventures
- Tiny Tot Fun and Fitness
- Teeny Tumblers
- Kids Cuisine
- Messy Masterpieces
- Music Makers and More
- Mini Marvels
- Theme Based Classes (Community Helpers, Favorite Toddler Books, etc)



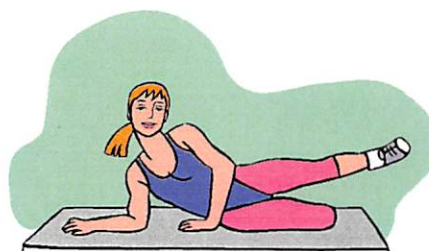
Youth Enrichment and Fitness (ages 4-18 years)

- Swim lessons
- Tae Kwon Do
- Dance (ballet, baton, tap, jazz, acrobatics, pom poms, hip hop)
- Golf instruction
- Drawing
- Yoga
- American Red Cross Babysitting
- Roller Skating lessons
- Ski and Snowboarding lessons
- HYPE Cheerleading
- Science workshops
- Non school day camps (meets when school is not in session)
- Introductory Spanish



Adult Enrichment and Fitness

- Water Exercise
- Dance (jazz, tap, ballet, hip hop)
- Cardio Combo
- Circuit Workout
- Trampoline Aerobics
- Spin Cycling
- Step Aerobics
- Stretch and Tone
- Pilates
- Yoga
- Zumba
- Cardio Boot Camp
- Ballroom and Swing Dance
- Golf Instruction
- Financial Planning
- Knitting
- Cooking
- Cake Decorating
- BBQ Basics
- Temari
- Tole and Country Painting
- Computer Courses



Youth Athletics

- Flag football instruction and leagues for grades 5K-5th
- Volleyball instruction and leagues for grades 3rd-8th
- Volley Tots Program for grades 4K-2nd grade
- Outdoor Soccer instruction and leagues for grades 5K-8th
- Indoor Soccer instruction and leagues for grades 5K-8th
- Basketball instruction and leagues for grades 5K-12th
- Baseball/Softball instruction and leagues for grades 4K-8th
- Kickball leagues for grades 3rd-8th
- Track Meets (indoor and outdoor) for grades 5K-8th
- Tennis instruction and leagues for grades 5K-8th
- Gymnastics instruction for grades 4K-8th
- Dodgeball leagues for grades 3rd-8th



Adult Athletics

- Softball leagues
- Volleyball leagues (indoor and outdoor/sand)
- Dartball leagues
- Basketball leagues
- Kickball leagues

Senior Citizens

- Softball leagues
- Golden Agers lunch and card club
- Exercise classes
- Water Exercise

Community Services and Programs

- Intermediate School Dances (one per month at each school)
- Transition Program for Adults with Special Needs
- Alumni Basketball and Volleyball Tournament
- Chicago Shopping Trip
- All City Family Parties (Halloween, Christmas, Easter)
- Parent & Child Scotch Doubles Bowling Tournament
- Open Swim
- Open Gym (basketball, volleyball, badminton, running/walking)
- Supervision of the wading pool at Liberty Heights
- National Night Out
- City Independence Day Celebration
- City of West Allis Christmas Parade



Summer Programming

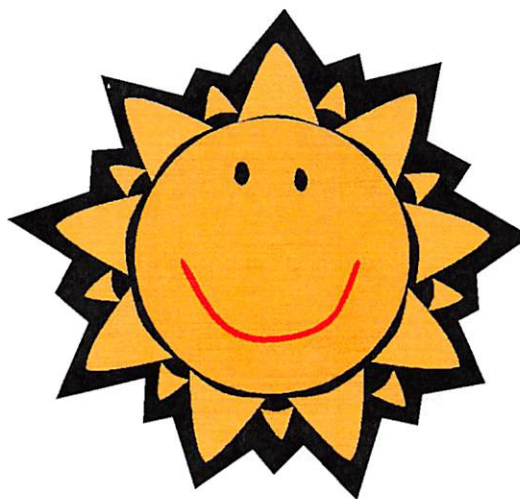
During the summer, neighborhood playgrounds have been established in each school attendance area. At each site in the morning primary age children are offered games, arts and crafts, pom pons, baseball, and special events. The afternoon program offers supervised free play on the playground and many youth baseball and softball games occur, in addition to pom pons, crafts, and special events for older children (grades 2nd and up).

We also offer Summer SAFE Camp at Nathan Hale which serves approximately 150 students Monday-Friday from 7:30am-5:30pm. Students have the opportunity to participate in outdoor education, games, crafts, swimming, tennis, special events, weekly field trips, and much more.

We are also proud to provide a summer food program at sites that are deemed area eligible (50% or higher poverty). This program enables our department to serve breakfast, lunch, and dinner to children during the summer months.

Summer Athletic Camps

- Pom pons
- Dance
- Soccer
- Wrestling
- Basketball
- Football
- Volleyball
- Running
- Track
- Speed, Strength, and Agility
- Diving



Summer Special Events

- Pom Pon Festival
- Local, District, and State level Hershey Track Meets
- Helfaer Field – Department Baseball/Softball Tournament Championship Games
- 3 on 3 Basketball Tournament
- Fun Run & Pool Party at McCarty
- Trips to the Kalahari, Foxbrook Park, and the Packer Family Scrimmage Night

Grounds Crew

The Recreation Department prepares the athletic fields for youth, high school, and adult athletics, including baseball/softball, football, and soccer. This includes winterizing, spring weeding, seeding, and fertilizing. We maintain approximately 22 athletic fields.

Community Clubs and Organizations

These are groups that are run by or function under the auspices of the Recreation Department.

- West Allis Wrestling Club
- West Allis Flyers Track Club
- West Allis Lightning Volleyball Club
- West Allis Youth Football (Badgers and Wolverines)
- West Allis Youth Basketball Organization (Huskies and Bulldogs)
- West Allis Speedskating Club
- West Allis Allegro (Poms and Dance)
- West Allis Players (Theatre)
- Suburban Concert Band
- Suburban Singers
- West Allis Youth Choir

Local Community Organization/Affiliations

- CAAD (Community Alliance Against Drugs)
- City Youth Commission
- West Allis Celebrations Committee
- Survive Alive Board of Directors
- Harvey Kuenn Foundation
- West Allis-West Milwaukee Old Timers Association
- Village of West Milwaukee community activities
- West Allis – West Milwaukee Community Coalition



Permit System

The Recreation Department facilitates the permits and rentals of all School District buildings and athletic fields for in-district and out-of-district activities, groups, and organizations, as well as for the city parks of the City of West Allis. This also includes appropriate billing and record keeping. In addition to all 17 school buildings, the following facilities are used for Recreation Department Activities/Programs:

Liberty Heights Park
McKinley Park
Reservoir Park
Klentz Park
Recreation Center (2450 S. 68th St.)
Parkway Center (2930 S. Root River Parkway)

Office of Grants and Development

In 2005 the District established the Office of Grants and Development within the Community Services Department. Since the inception of the Grants Office, more than \$6,500,000 in competitive grant funds has been secured to support District initiatives. This office also supports the West Allis-West Milwaukee School District Education Foundation. Established in 2007, the Foundation raises funds beyond tax revenues to support student enrichment. The Foundation has awarded close to \$35,000 in grants to district staff for innovative classroom/school projects and field trips.