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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2009-0419 Request Introduced

Request to amend the official West Allis Zoning Map by rezoning properties located at 1909, 11, 11A S. 68 St. and 19** S. 68 St. from M-1 Manufacturing District to RB-2 Residence District. (Tax Key Nos. 476-0017-000 and 476-0016-000)

Introduced: 6/16/2009

Controlling Body: Safety & Development Committee

Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>7/7/09</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak				<input checked="" type="checkbox"/>
			Czaplewski				
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Roadt				
			Sengstock				
			Vitale				
			Weigel				
			TOTAL	<u>4</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair [Signature] Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUL 07 2009</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale				<input checked="" type="checkbox"/>
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>			<u>1</u>

Planning Application Form

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

Applicant or Agent for Applicant

Agent is Representing (Owner/Leasee)

Name Michael IMMekus
 Company _____
 Address 1625 S. 80th ST.
 City WEST ALLIS State WI Zip 53214
 Daytime Phone Number 414 771-1565
 E-mail Address MIMMEKUS3@WI.PR.COM
 Fax Number _____
 Project Name/New Company Name (If applicable) _____

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

Agent Address will be used for all official correspondence.

Property Information

Property Address 1909, 11, 11A S. 68th ST.
 Tax Key Number 000019752
 Current Zoning M-1 (Manufacturing)
 Property Owner Michael IMMekus
 Property Owner's Address 1625 S. 80th ST.
WEST ALLIS, WI. 53214
 Existing Use of Property Rental
 Structure Size _____ Addition _____
 Construction Cost Estimate: Hard _____ Soft _____ Total _____
 Landscaping Cost Estimate _____
 Total Project Cost Estimate: _____
 Previous Occupant _____

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
 Existing Zoning: M-1 (Manufacturing) Proposed Zoning: RB-2 Residential
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

*** Attach detailed description of proposal.**

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the last Friday of the month, prior to the month of the Plan Commission meeting.

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 Michael Immekus **Date:** 5-28-09

Subscribed and sworn to me this 29 day of May, 20 09

Notary Public: [Signature]
 My Commission: [Signature]

**Please make checks payable to:
 City Of West Allis**

*- June 24 P.C.
 - July 7 common council*

Please do not write in this box

Application Accepted and Authorized by: _____

Date: _____

Meeting Date: _____

Total Fee: _____

To The Department of Development

I am the owner of the property at 1909, 1911, 1911A S. 68th ST.

My problem is, I am working on refinancing the property. I already refinanced it once about 2 years ago. I would like to refinance it again for a better rate. With new rules in place for financing the appraiser checked with the city, and then told the banker. That the building is zoned manufacturing. And the property is not re-buildable if it were to burn down. The Banker told me they won't refinance it until it is changed to residential.

This is a bungalow style duplex that was built around the 1920's. It has a cottage in the back where the garage would be. The cottage was built sometime after (I know the cottage is grandfathered and is not re-buildable). I can't imagine why this property could be Zoned manufacturing.

I called the previous owner and asked him what he knew. He told me when the city rezoned the block they were to leave the vacant lot and lot north of it zoned manufacturing, and the 1909 house was to be the last property zoned residential on that block. That is where the problem lies.

I am hoping this letter convinces you that this property should have always been zoned residential and not charge me 500.00 to change it to what it should have always been.

Thank you for your consideration. Michael R Immekus.

5/28/2009