

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>

PC 9/26/12
CC 10/16/12

Applicant or Agent for Applicant

Name Russ Raposa
Company RAPOSA DESIGN
Address 12690 W. GREENBRIAR LN
City NEW BERLIN State WI Zip 53151
Daytime Phone Number 262.751.5221
E-mail Address RAPOSA.DESIGN@GMAIL.COM
Fax Number 262.754.4058
Project Name/New Company Name (If applicable) STRIKERS OF WI

Agent Address will be used for all official correspondence.

Property Information

Property Address 450 GURTIS RD
Tax Key Number 413-9999-025
Current Zoning M-1
Property Owner CURTIS RD LLC
Property Owner's Address 250 EXECUTIVE DR SUITE 300, BROOKFIELD WI 53005
Existing Use of Property STORAGE
Total Project Cost Estimate: \$10,000
Previous Occupant _____

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

(Check boxes next to each listed item):

- ☐ Completed Application
- ☐ Appropriate Fees
- ☐ Project Description
- ☐ 6 Sets of folded and stapled plans (24" x 36")
- ☐ 1 Electronic copy of plans (PDF format)
- ☐ Total Project Cost Estimate

Agent is Representing (Tenant/Owner)

Name CHRIS BRISCOE
Company STRIKERS OF WI
Address 250 EXECUTIVE DR SUITE 300
City BROOKFIELD State WI Zip 53005
Daytime Phone Number 414 397 8905
E-mail Address CBINVESTMENTS@ME.COM
Fax Number _____

Application Type and Fee

(Check all that apply)

- ☒ Special Use: \$500.00 (Public Hearing Required)
- ☐ Level 1 Site, Landscaping, Architectural Plan Review \$100.00 (Project Cost \$0 -2,000)
- ☐ Level 2 Site, Landscaping, Architectural Plan Review \$250.00 (Project Cost \$2,001 -5,000)
- ☐ Level 3 Site, Landscaping, Architectural Plan Review \$500.00 (Project Cost \$5,001 +)
- ☐ Site, Landscaping, Architectural Plan Amendments \$100.00
- ☐ Extension of Time: \$250.00
- ☐ Signage Plan Review \$100.00
- ☐ Signage Plan Appeal: \$100.00
- ☐ Request for Rezoning: \$500.00 (Public Hearing required)
- Existing Zoning: _____ Proposed Zoning: _____
- ☐ Request for Ordinance Amendment \$500.00
- ☐ Planned Development District \$1500.00(Public Hearing Required)
- ☐ Subdivision Plats: \$1700.00
- ☐ Certified Survey Map: \$600.00
- ☐ Certified Survey Map Re-approval: \$50.00
- ☐ Street or Alley Vacation/Dedication: \$500.00
- ☐ Transitional Use \$500.00 (Public Hearing Required)

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- ☒ Site/Landscaping/Screening Plan
- ☒ Floor Plans
- ☐ Elevations
- ☐ Signage Plan
- ☐ Certified Survey Map
- ☐ Other _____

Applicant or Agent Signature _____

Date: 9/13/12

Subscribed and sworn to me this _____

_____ day of _____, 20 _____

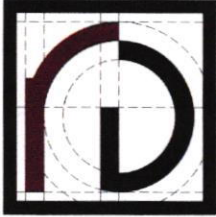
Notary Public: _____

My Commission: _____

Please make checks payable to:
City Of West Allis

User: GNRCDEV Type: OC Drawer: 1
Date: 9/07/12 02 Receipt no: 86519
GH DEV SPECIAL U 1 \$500.00
ONE SOURCE/RAPUSA DESIGN
CK CHECK PA 791 \$500.00
Total tendered \$500.00
Total payment \$500.00

Trans date: 9/18/12 Time: 15:03:37



Raposa Design ■ Architecture

12690 W. Greenbriar Lane, New Berlin, WI 53151
Ph: 262.751.5221 Fax: 262.754.4058
Email: raposadesign@gmail.com

City of West Allis
Steven J. Schaer
Planning & Zoning Manager
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: Strikers of WI Conditional Use


Strikers of WI LLC
450 Curtis Rd.
West Allis, WI

Strikers of WI LLC is seeking approval to use 450 Curtis road as its location for business. Strikers of WI will provide indoor practice space for soccer clubs in the local area. The existing space is a 4,156 s.f. of empty storage space with 560 s.f. of office space. The storage space would be updated with indoor soccer turf to allow teams to practice during the late fall, winter and early spring months when outdoor soccer fields are not in use. The office space would be used for its operations and a small waiting area for parents waiting for their children.

Strikers of WI would also seek to provide space for local fitness classes during daytime hours, such as Zumba or Cross-fitness/Boot Camp type training classes.

Strikers of WI Hours of operation would be from Monday through Friday 8 am to Midnight and Saturday and Sunday 8am to 11pm. The space would be available for use during the year, but Strikers believes that summer moth usage would be limited based on the use of outdoor fields and parks.

If you have any questions or any other information is needed please don't hesitate to call me.


Russell Raposa
Principal
Raposa Design

POBLOCKI PAVING CORP.

P.O. Box 13466
Wauwatosa, WI 53213-0466

MADISON
(608) 221-8680
Fax: (414) 476-9132

MILWAUKEE
(414) 476-9130
Fax: (414) 476-9132

RACINE
(262) 633-1106
Fax: (414) 476-9132

October 15, 2012

Ms. Monica Schultz
City of West Allis
7525 W. Greenfield Avenue, Room 108
West Allis, WI 53214

RECEIVED

OCT 15 2012

CITY OF WEST ALLIS
CLERK/TREASURER

Re: Proposed Soccer Practice Gymnasium
430-450 S. Curtis Road
West Allis, WI

Dear Ms. Schultz,

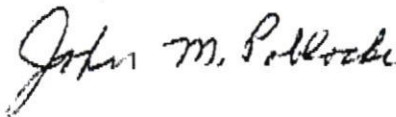
I am writing to express my disapproval of the proposed soccer practice gymnasium. Over 2,000 trucks travel Curtis Road daily – Zignego, Langer Roofing, Consolidated Door, Poblocki Paving Corp., WEPCO, and more than 30 other companies in this industrial area. In addition, delivery trucks, employees, vehicles fueling at Quik Fuel, including the very site the gymnasium would be located within – Turano, WEPCO, Dews, 8 -12 tenants. Curtis Road is also used as a very handy way to avoid traveling on Hwy. 100 to get from Blue Mound Road to Greenfield Avenue.

I have played soccer for 31 years and coached soccer for 17 years. I love soccer.

The soccer moms that bring the kids often have other kids in the car. Where will they go? Teams may scrimmage, with two teams playing, two teams arriving and two teams leaving. Where will they park?

Kids walking, playing or riding bikes are hard to see. This proposed use sounds extremely dangerous. Please - let's not be party to serious accidents, or worse.

Sincerely,



John M. Poblocki
President
Poblocki Paving Corp.
Groundbreaking Innovation, Enduring Quality

Cell Phone: (414) 476-9130
E-mail: jpoblocki@poblockipaving.com

email: Mayor Devine
Aldersons
John Stibal
Steve Schaefer

**POBLOCKI PAVING CORP.**

P.O. Box 13455
Wauwatosa, WI 53213-0456
E-mail: info@poblockipaving.com

Fax

To: Monica Schultz
City of West Allis

From: John Poblocki

Fax: (414) 302-8207

Pages: 2 (including cover sheet)

Phone: (414) 302-8200

Date: 10/15/2012

Re: Proposed Soccer Practice Gymnasium

CC: Alderman Barczak and Alderman May

Ms. Schultz,

Would you please deliver the attached letter to the Common Council members prior to the proposed hearing scheduled for October 16, 2012?

Thank you,
John M. Poblocki

MADISON
(608) 221-8680
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MILWAUKEE
(414) 476-9130
Fax: (414) 476-9132

RACINE
(262) 633-1105
Fax: (414) 476-9132

Accetta Family Limited Partnership

11910 WEST RIPLEY AVENUE • WAUWATOSA • WI 53226 • PHONE 414-774-8851 • FAX 414-774-0980

September 11, 2012

Chris Briscoe
250 S. Executive Dr. Ste 300
Brookfield, WI 53005

RECEIVED

OCT 16 2012

CITY OF WEST ALLIS
CLERK/TREASURER

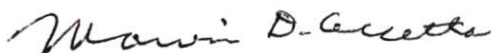
Dear Mr. Briscoe

I have seen the mention of your new business, Strikers of WI in the Milwaukee Journal and the letter we received from the City of West Allis looking for Special Use.

I just wanted to let you know we have no opposition to Strikers, and look forward to your company moving into the area. I enjoyed talking to you about it earlier. I think it is a plus that the majority of the traffic will happen when everyone else is closed and will make the area safer with the additional activity being a deterrent to thieves. Being that we are adjoining property owners at 360 S. Curtis Rd, 334-346 S. Curtis Rd and 237 S. Curtis Road and have had problems in the past this is comforting that there will be additional activity in the area.

Good luck with your new venture!

Sincerely,



Marvin D. Accetta
General Partner
Accetta Family Partnership

Industrial and Commercial Developers



CONCRETE · LANDSCAPE · DESIGN · CONSTRUCTION

RECEIVED
OCT 16 2012
CITY OF WEST ALLIS
CLERK/TREASURER

(414) 321-4994 phone, (414)755-0625 fax

Date: 9/1/2012

To: Chris Briscoe

From: Dwayne A Wilinski

Message: RE: Opening an indoor practice facility.

Chris,

I understand you are contemplating opening an indoor practice facility in the adjacent building in which I currently lease. All three of my son's are involved in youth sports and I look forward to having a facility in the area. I definitely do not oppose such a venture after thinking about it. Originally I was worried about safety concerns but my operations are during the day and I do not see it impacting such operations. Again I look forward to seeing this happen and hope that baseball can be incorporated in the usage. I will work with you in the logistics of this project as filling space in this area is good for the whole community. Keep me posted.

Thank You,

Dwayne A Wilinski

(President)

A handwritten signature in dark ink, appearing to read "Dwayne A Wilinski", is written over the printed name and title.