



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2013-0059**

RECEIVED

**Final Action:**

**Sponsor(s):** Safety & Development Committee

MAR 18 2013

**MAR 05 2013**

CITY OF WEST ALLIS  
CLERK/TREASURER

Resolution relative to determination of Special Use Permit for Integrity Family Services to manage family support programs at 6014 W. Madison St.

WHEREAS, Pastor Raymond Arredondo of Integrity Family Services, LLC 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 family support services via instructional, social and recreational facilities within the hall and gymnasium building of ~~Victory Outreach Church~~ located at 6014 W. Madison St., which will also utilize the parking facilities at 439-0160-000, 439-0161-000, 439-0162-000 and 439-0163-000; and,

*Victory Guevara LLC*  
*2*

WHEREAS, after due notice, a public hearing was held by the Common Council on March 5, 2013, at 7:00 p.m., in the Common Council Chamber 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, Pastor Raymond Arredondo, of Integrity Family Services, LLC has offices at 1630 E. Layton Ave., St. Francis, WI 53235.

2. The organization will occupy the existing building located at 6014 W. Madison St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

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

Lots 16, 17 and 18, all being part of the Block 1 in Re-subdivision of Soldiers Home Heights Company's Subdivision.

Tax Key No. 439-0165-001

Said land being located at 6014 W. Madison St.

3. The applicant, Pastor Raymond Arredondo of Integrity Family Services, LLC will occupy the building at 6014 W. Madison St. The lower level will be utilized for offices and social programming, and the second level (gymnasium) will be utilized for recreational and social programming. In total, approximately 9,000 sq. ft. will be utilized.

4. The aforesaid premises is zoned C-3 Community Commercial District under the Zoning Ordinance of the City of West Allis, which permits instructional and physical culture (gymnasiums) facilities, and places of assembly, pursuant to Sec. 12.41, 12.42 and Sec. 12.16 of the Revised Municipal Code.

5. The subject property is on the northwest corner of S. 60 St. and W. Madison St. Property to the north, south and east are zoned for commercial uses and are developed as a mix of residential and commercial purposes. Property to the west is zoned for commercial purposes and utilized for a religious institution.

6. The proposed development should not adversely contribute to traffic volume or traffic flow in the area, as the proposed use conforms to the historic use of the parcel and is serviced by off-street parking.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Pastor Raymond Arredondo of Integrity Family Services, LLC, 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 and Screening Plan and Architectural Elevations. The grant of this Special Use Permit is subject to and conditioned upon approval of the site, landscaping and architectural plans approved on February 27, 2013 by the West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alterations or modification to the approved plan shall be permitted without approval by the West Allis 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 Neighborhood Services, and the Fire Department.
3. Off-Street Parking. The proposed use is required to provide 90 parking spaces per Sec. 12.19(7) of the Revised Municipal Code. Off-street parking spaces for 51 vehicles will be provided on site, including handicapped stalls. On street parking is also available, and public transportation is available to the site on S. 60th St.

No overnight parking of church vehicles has been identified on the site plan.

4. Hours of Operation. The facility's hours will be from 9:00 am - 8:00 pm (Monday-Friday), 9:00 am - 10 pm (Saturday) and 10:00 am - 8:00 pm (Sunday).



General use of the building for routine activities, including office hours and maintenance will be allowed from 8:00 am - 10:00 pm, Monday - Friday.

5. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light spills from the property boundaries.
6. Signage. All signage to be in conformance with Sec. 13.21 of the Revised Municipal Code. Any building window signage shall not exceed twenty percent (20%) of each window's area.
7. 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.
8. Litter and Monitoring. Employees shall inspect the area and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, grease and other waste materials will be fully enclosed within an approved structure.
9. Refuse Collection to be provided by commercial hauler. (All refuse, recyclables and other waste material shall be screened from view within a four-sided enclosure to match the building.)
10. Sidewalk Repair. The grant of this Special Use Permit 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.
11. Bingo. No bingo or other public gaming activities will be allowed to occur on the premises.
12. Special Events. Special events for the proposed use may be granted by the Common Council, upon request.
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. 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.

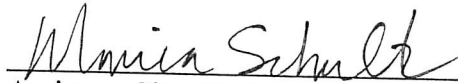
17. Acknowledgement. That the applicant signs an acknowledgment that he has received these terms and conditions and will abide by them.

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.

  
Pastor Raymond Arredondo, Integrity Family Services, LLC

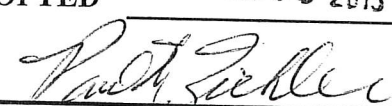
  
Guevara LLC / Victory Outreach Church, Inc.

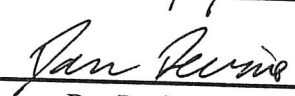
Mailed to applicant on the  
15<sup>th</sup> day of March, 2013

  
Assistant City Clerk

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

ZON-R-910-3-5-13-gmj

ADOPTED **MAR 05 2013**  
  
Paul M. Ziebler, City Admin. Officer, Clerk/Treas.

APPROVED 3/8/13  
  
Dan Devine, Mayor