

39.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2010-0480	Special Use Permit	Introduced
Special Use Permit for proposed children's transportation service, Go Kid Go Transport & Tours, LLC, to be located within the multi-tenant facility located at 430-450 S. Curtis Rd.		
Introduced: 8/3/2010		
Controlling Body: Safety & Development Committee Plan Commission		

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
			Czaplewski				
<i>8/3/10</i>		<input checked="" type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Reinke	<input checked="" type="checkbox"/>			
			Roadt				
			Sengstock				
			Vitale				<input checked="" type="checkbox"/>
			Weigel				
			TOTAL	<i>4</i>	<i>0</i>		<i>1</i>

SIGNATURE OF COMMITTEE MEMBER


Vice-Chair
Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
<i>AUG 03 2010</i>			Kopplin	<input checked="" type="checkbox"/>			
	<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	<i>9</i>			<i>1</i>

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

Name JOHN GRANZOW
 Company GO KID GO TRANSPORT & TOURS, LLC
 Address 5151 S. HOWELL AVE, STE E
 City MILWAUKEE State WI Zip 53207
 Daytime Phone Number 414.212.8855
 E-mail Address gokidgo@gokidgo.com
 Fax Number 414.226.6604
 Project Name/New Company Name (If applicable) N/A

Agent is Representing (Tenant/Owner)

Name JEFF HORN
 Company Grubb & ELLIS/Apex Commercial
 Address 150 N. Sunny Slope Rd #100
 City BROOKFIELD State WI Zip 53005
 Daytime Phone Number 262-784-7500
 E-mail Address jhorn@apexcommercial.com
 Fax Number 262-784-7600

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)

Agent Address will be used for all official correspondence.

Property Information

Property Address 430-450 S. Curtis Rd.
 Tax Key Number 413-9999-025
 Current Zoning M1
 Property Owner CURTIS RD LLC
 Property Owner's Address 250 E. EXECUTIVE DR. SUITE 300 BROOKFIELD, WI 53005
 Existing Use of Property VACANT
 Total Project Cost Estimate: 0.00
 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

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

John C. Granzow

Date: 06/30/10

Subscribed and sworn to me this

30 day of June, 20 10

Notary Public: Daniel Spay

My Commission: 6/20/14

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



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

August 13, 2010

Mr. Chris Brisco
Curtis Road LLC
250 S. Executive Dr.
#301
Brookfield, WI 53005

Dear Mr. Brisco:

On August 3, 2010 the Common Council adopted Resolution relative to determination of Special Use Permit for proposed children's transportation service, Go Kid Go Transport & Tours, LLC, to be located within the multi-tenant facility located at 430-450 S. Curtis Rd.

Please sign and return the enclosed copy of Resolution No. R-2010-0172 to the Clerk's Office within ten (10) days upon receipt of this letter.

Sincerely,

Monica Schultz
Assistant City Clerk

/jl

enc.

cc: Ted Atkinson
Development
Jeff Horn, Grubb & Ellis/Apex Commercial
John Granzow, Go Kid Go Transport & Tours, LLC

Resolution

File Number: R-2010-0172

Final Action:

AUG 03 2010

Sponsor(s): Safety & Development Committee

Resolution relative to determination of Special Use Permit for proposed children's transportation service, Go Kid Go Transport & Tours, LLC, to be located within the multi-tenant facility located at 430-450 S. Curtis Rd.

WHEREAS, John Granzow d/b/a Go Kid Go Transport & Tours, LLC, duly filed with the City Administrative Officer-Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.16 and Sec. 12.45(2) of the Revised Municipal Code of the City of West Allis to establish a motor freight terminal within a portion of the existing building located at 430-450 S. Curtis Rd.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on August 3, 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, John Granzow d/b/a Go Kid Go Transport & Tours, LLC, has offices at 5151 S. Howell Ave., Ste. E, Milwaukee, WI 53201, and the property owner, Chris Brisco, d/b/a Curtis Road LLC, has offices at 250 S. Executive Dr., #301, Brookfield, WI 53005.
2. The applicant has a valid offer to lease a portion of the property for a motor freight terminal at 430-450 S. Curtis Rd, West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Northwest $\frac{1}{4}$ of Section 31, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Parcel 1 of the Certified Survey Map No. 2942.

Tax Key No.: 413-9999-025

Said land being located at 430-450 S. Curtis Rd.

3. The applicant will be leasing a portion of the building at 430-450 S. Curtis Rd. for a motor freight terminal providing a children's transportation service. A description of the proposal and typical business activities follows:

Go Kid Go (GKG) Transport & Tours, LLC is a commercially insured passenger service in operation since January 2001. GKG focuses on providing scheduled, recurring transport for individuals and small groups. GKG currently serves customers in a six county area (Jefferson, Milwaukee, Ozaukee, Racine, Washington and Waukesha). A large percentage of its customer base are school districts.

GKG operates Monday through Friday from 6:00 a.m. until 7:00 p.m. and at other times by special request and arrangement. GKG operates year round, but its main business coincides with the school year. During the 2009-2010 school year between 230 and 250 rides were provided per day, on average. GKG does not dispatch on demand. Drivers' routes and ride schedules are prepared a day in advance. Customers are required to submit written, signed requests for service usually at least 24 hours in advance.

GKG will maintain its fleet of vehicles within the building and will not perform mechanical maintenance to its fleet at this location beyond general cleaning.

4. The aforesaid area is zoned M-1 Manufacturing District under the Zoning Ordinance of the City of West Allis, which permits motor freight terminals as a special use, pursuant to Sec. 12.16 and Sec. 12.45(2) of the Revised Municipal Code of the City of West Allis.

5. The property is part of a block bordered by S. Curtis Rd. on the west, W. Dixon St. on the north and S.116 St. on the east. Properties to the north, east and south are developed as industrial, and properties to the west are developed as industrial and commercial.

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 John Granzow d/b/a Go Kid Go Transport & Tours, 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, Landscaping and Screening Plans. The grant of this Special Use Permit is subject to and conditioned upon a site, screening and landscaping plan approved July 28, 2010, by the West Allis Plan Commission. No alteration or modification of 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 Zoning and by the Fire Department.
3. Off Street Parking. A total of 26 spaces are required for the site; a total of 14 spaces will be provided on site. The Common Council has the authority to waive the minimum parking requirements in accordance with Section 12.16(9)(a) of the Revised Municipal Code. Parking or storage of commercial vehicles within public right of way is not permitted. All parking, storage, vehicle repair and/or staging shall be off-street and on premise.
4. Hours of Operation. Typical hours of operation will be 6:00 a.m. to 7:00 p.m. Monday-Friday, and at limited other times by special request.
5. 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.)
6. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.
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. Employees shall inspect the site 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. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light spays from the property boundaries.
10. Outdoor Storage and Display. No other outdoor storage, sales, or display of merchandise shall be permitted on site, unless screened from view. Fleet vehicle storage for this use shall be contained within the building.
11. Signage. All signage in accordance with the signage Ordinance.
12. 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.

13. 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.

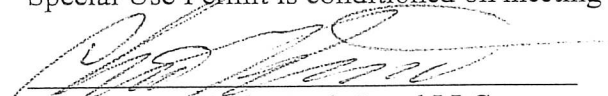
14. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the 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.

15. Termination of Special Use. 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.

16. Acknowledgement. That the applicant signs an acknowledgment that she 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.


Chris Brisco, d/b/a Curtis Road LLC


Mailed to applicant on the

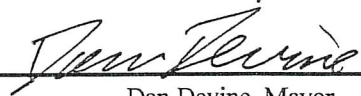
12th day of August, 2010


Assistant City Clerk

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

ZON-R.774-8-3-10

ADOPTED AUG 03 2010

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

APPROVED 8/6/10

Dan Devine, Mayor