

Planning Application



Project Name RE-ZONING

Applicant or Agent for Applicant

Name JOHN & CHRIS RANSON
Company _____
Address 8905 W. CENTER ST.
City MILWAUKEE State WI Zip 53222
Daytime Phone Number 414-430-4193-JOHN
E-mail Address DEZ.RANSON@GMAIL.COM
Fax Number _____

Agent is Representing (Tenant/Owner)

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

Property Information

Property Address 1828 S. 76TH ST
Tax Key No. 453-0418-001
Aldermanic District 2
Current Zoning RESIDENTIAL
Property Owner JOHN & CHRIS RANSON
Property Owner's Address 8905 W. CENTER ST.
MILWAUKEE, WI 53222
Existing Use of Property SHOP/STORAGE
Previous Occupant RANSON CONST.

Total Project Cost Estimate _____

Application Type and Fee

(Check all that apply)

- ☒ ~~Special Use: (Public Hearing Required) \$500~~
- ☐ Level 1: Site, Landscaping, Architectural Plan Review \$100
(Project Cost \$0-\$1,999)
- ☐ Level 2: Site, Landscaping, Architectural Plan Review \$250
(Project Cost \$2,000-\$4,999)
- ☐ Level 3: Site, Landscaping, Architectural Plan Review \$500
(Project Cost \$5,000+)
- ☐ Site, Landscaping, Architectural Plan Amendment \$100
- ☐ Extension of Time \$250
- ☐ Signage Plan Appeal \$100
- ☒ Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: RES Proposed Zoning: COM
- ☐ Request for Ordinance Amendment \$500
- ☐ Planned Development District \$1,500
(Public Hearing Required)
- ☐ Subdivision Plats \$1,700
- ☐ Certified Survey Map \$725
- ☐ Certified Survey Map Re-approval \$75
- ☐ Street or Alley Vacation/Dedication \$500
- ☐ Transitional Use \$500 (Public Hearing Required)
- ☐ Formal Zoning Verification \$200

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.

- ☐ Completed Application
- ☐ Corresponding Fees
- ☐ Project Description
- ☐ One (1) set of plans (24" x 36") - check all that apply
- ☐ Site/Landscaping/Screening Plan
 - ☐ Floor Plans
 - ☐ Elevations
 - ☐ Certified Survey Map
 - ☐ Other
- ☐ One (1) electronic copy of plans
- ☐ Total Project Cost Estimate

Please make checks payable to:
City of West Allis

FOR OFFICE USE ONLY

Plan Commission 1/23/19
Common Council Introduction 11/20/18
Common Council Public Hearing 2/5/19

Applicant or Agent Signature John Ranson Date 11-4-18

Property Owner Signature John Ranson Date 11-4-18



Oper: WAL58JBI Type: OC Drawer: 1
Date: 11/05/10 01 Receipt no: 73592
6J DEV REQUEST FOR REZONING
1.00 \$500.00
START UPS R US LLC
CK CHECK PAYMEN 1307 \$500.00
Total tendered \$500.00
Total payment \$500.00
Trans date: 11/05/10 Time: 11:12:10

November 5, 2018

Dear Mayor and Common Council,

My wife and I bought the building located at 1828 S. 76th Street from Harvey Wagner in 2005. Mr Wagner informed us that the area at one time had been re-zoned from commercial to residential but because of the on going business, the building was grandfathered in. After the purchase, TRIAD Construction and then Ranson Construction continued operating out of this site.

The building has been for sale for over six years. After receiving little interest, we worked with a real estate planner to see if the building could be converted into apartments. The major remodeling needed ended up being cost prohibitive.

We received an offer to purchase on October 30th and at that time found out that we were no longer grandfathered in. We were not aware that the building could lose its grandfathered designation.

The only viable use of this building is commercial in nature. As mentoned above, it does not make financial sense to convert it to a single or multifamily building. There is a railroad track on the south side and commercial buildings across the street stretching to National Avenue.

We can no longer afford this building and need to sell. We are requesting that the property be rezoned so that a suitable buyer, who will contribute to the tax base and the City of West Allis may be found.

Thank you for your consideration.

Respectfully,

Chris Ranson
John Ranson