



August 19, 2020

Board of Appeals Request Letter

This form must be returned to the Department of Building Inspection and Neighborhood Services by the submittal date listed below to be placed on the Agenda for the next available meeting date. Requests submitted after this date will be moved to the following month. The Board will hear appeals based only on the current proposed plan. Any additional proposed changes to this plan must be submitted with this application. The Board cannot hear or discuss any additional changes once this request has been submitted.

Address: 7000 Block W National Ave
1500 Block S 71 St
Tax Key: 453-0272-001
453-0270-001
Permit Refusal #: 2020-05

Submittal Date: 8/19/2020

Meeting Date: 9/8/2020

Meeting Time: 5:30 pm

Amount Paid: \$150.00

Room No: Virtual

Receipt: _____

I hereby request a variance to allow for reduced off-street parking at the above address for the new development. The current square footage of the proposed dental clinic/office building is 17,800 square feet. Section 12.19(7)(a)(8) requires 1 space for ever 300sf of gross floor area, therefore, 60 parking spaces are required. The Plan Commission approved the conceptual plan with 45 spaces knowing that there is additional parking on the adjacent side streets, along with Public Parking behind the Senior Center kiddy corner/across National Ave. This is a Permitted Use and does not require Council approval where they would allow for reduced parking if it were a Special Use.

Thank you for your consideration.

Signature: _____

Print Name: David Raschka

Telephone No. 833-380-6180 ext 2

Email: dmr@thrive-architects.com

Meinerz Office Development 453-0272-001 | 7000 Block W NATIONAL AVE & 453-0270-001 | 1500 Block S 71 ST

Steve Schaer <SSchaer@westalliswi.gov>

Wed 7/29/2020 12:41 PM

To: David Raschka (dmr@thrive-architects.com) <dmr@thrive-architects.com>; David Wood (david.wood@ancoats.com) <david.wood@ancoats.com>

Cc: Shelly Kerwin <SKerwin@westalliswi.gov>; Erin Scharf <EScharf@westalliswi.gov>; Greg Bartelme <GBartelme@westalliswi.gov>; Michael Romens <MRomens@westalliswi.gov>; Patrick Schloss <pschloss@westalliswi.gov>; Shaun Mueller <smueller@westalliswi.gov>; John Stibal <JStibal@westalliswi.gov>

 2 attachments (490 KB)

SUP-SLA - 7000 Blk of W National Ave & the 1500 Blk S 71 St (7-24-20).pdf; SWMP Checklist 1-16-2020.pdf;

David and David,

Thanks for meeting with Shelly and I this morning on next steps leading up to a building permit for the development of a office building (new construction) at the above referenced undeveloped site. Attached is a copy of the Planning Commission's conditional approval letter. I've also provided contact info for several persons in Building Inspections, Engineering and Plumbing to assist on some of the conditions noted.

Item 1 – majority satisfied with the 7/22 revisions. Item 1(c) & (e) need follow up.

- I am working on getting some follow up review to satisfy item 1(c) to get our City Foresters recommendation on the landscaping species.
- WeEnergies – 1(e) please contact We Energies relative to a cost estimate. We'll work on the same on our end. Pam Staford has been our contact. Pam Stafford, 500 S 116 St. West Allis, WI 53214, 414-944-5781(office), 414-840-3188(cell), Pam.stafford@we-energies.com

Item 2 – Estimated cost of landscaping and screening being submitted to the Department of Development for approval. *Email me the estimated cost of landscaping, fencing, curb work.*

Item 3 - A surety bond or other form of security. Here's a link to the template options (surety bond from an insurance company or a letter of credit from a financial institution): westalliswi.gov/Plan-Review-Approval. Scroll to the bottom under plan finalization. Please ensure that whatever entity executes the surety is authorized to sign the document on behalf of their respective organization (like a power of attorney or affidavit). *Feel free to email me the draft and I will have it reviewed to form by the City Attorney's Office. When it checks out send the original.*

Item 4 - Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance. Have your civil engineer complete the attached "SWMP checklist" form. *Mike Romens, City Plumber, is copied as a resource.*

Item 5 – Driveway permits (closures & modifications) being applied for with Engineering. *Greg Bartelme is your contact. He could also assist on the installation of a right turn only sign at the alley exit onto S. 70 St.*

Item 6 – Encroachment permit for awnings or any landscaping features: westalliswi.gov/Grant-of-Privilege---Minor-Encroachment

The linked fillable form offers instructions and deliverables on the second page. Margaret Jutz of the City Attorney's Office will help.

Item 7 – Board of Appeals for off-street parking shortage. While Planning Commission approved the plans, they also recommended the developer obtain Board of Appeals approval of the parking shortage. The deadline is August 18 to get on the September 8 meeting. The fee is \$150. *Erin Scharf of Building Inspections (414) 302-8418 will assist on the application process.*

Item 8 – Common Council approval of the alley vacation. To date, Planning Commission approved the vacation 7/22, Common Council will authorize us to proceed with the public notice and public hearing on 8/4. The actual Council decision (at a public hearing) will take place 9/15.

Any questions let me know.

Steve Schaer, AICP

Manager of Planning & Zoning

Development Department - Planning & Zoning Division | City of West Allis

7525 W. Greenfield Ave. | West Allis, WI 53214

Office: 414-302-8466 | Dept: 414-302-8460

thatwhywestallis.com



Development Department
development@westalliswi.gov
414.302.8460

July 24, 2020

Max Meinerz
GG 003 LLC
7315 W. Wisconsin Ave.
Wauwatosa, WI 53213

RE: **Site, Landscaping and Architectural plan for proposed new construction of an office building on property located in the 7000 Block W. National Ave. and the 1500 Block S. 71 St. submitted by Max Meinerz of GG 003 LLC (Tax key No. 453-0272-001 | 453-0270-001)**

Vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by Max Meinerz, of GG 003 LLC

Dear Mr. Meinerz:

This letter is to inform you that the Plan Commission, at its meeting of July 22, 2020, approved the above-referenced item, subject to the following conditions:

(Items 1 through 6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Item 6 being satisfied prior to commencing work on any alley right-of-way work. Contractors applying for permits should be advised accordingly)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) confirmation of window transparency being noted on plan, transparent glass being maximized on the new building; (b) additional window openings and brick being shown on a revised east elevation; (c) incorporate street side landscaping areas. City Forester approval of the landscaping species and number; (d) cross access considerations being delineated on the plan between parking areas and alley right of way areas; (e) overhead utility considerations being noted on plan; (f) exterior material and color samples being identified on plan; (g) include a right turn only sign at the intersection of the alley (east leg) with S. 70 St. for traffic safety; (h) bicycle racks being provided on site (behind and in front of the building). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.



5. Driveway permits being applied for through the City Engineering Department. Contact Greg Bartelme at (414) 302-8367.
6. Grant of privilege for any encroaching elements into City right-of-way. Contact Margaret Jutz (414) 302-8445 for application information and materials.
7. Board of Appeals consideration for parking deficiency of 5 spaces.
8. Common Council approval of the alley vacation (expected Common Council hearing September 1 or 15, 2020).

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

9. A certified survey map being submitted to the Department of Development for approval within 60 days of recording the alley vacation.
10. Signage plan being provided for staff review and approval.
11. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.
12. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

Please contact the Building Inspection and Neighborhood Services Department at 414-302-8400 for additional requirements for permit application information.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven J. Schaer".

Steven J. Schaer, AICP
Manager, Planning and Zoning Division

cc: David Raschka, Thrive Architects, 259 South Street, Suite A, Waukesha, WI 53186
John F. Stibal, Director, Department of Development
Ed Lisinski, Director, Department of Building Inspections and Neighborhood Services