



City of West Allis

Legislation Text

File #: R-2012-0005, **Version:** 1

Resolution relative to determination of Special Use Permit for StaffWorks, an employment agency, proposing to locate its offices and operations within a portion of the former CD Baird building located at 5325 W. Rogers St.

WHEREAS, StaffWorks, has 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, to establish an employment agency with a transportation service, within a portion of the office/warehouse building located at 5325 W. Rogers St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 3, 2012 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, StaffWorks has an existing business in Milwaukee and proposes to relocate its operations to West Allis at 5325 W. Rogers St. (Tax Key No. 474-0004-001). The property is owned by Roadster Rogers, LLC c/o Chris Coakley, 1300 N. Fourth St. Milwaukee, WI 53212

2. StaffWorks, is part of a group of local Staffing Companies. StaffWorks has their own fleet of buses and vans and are a bridge between available workers in the city and jobs that are in many cases outside the City.

Presently located at 808 W. Mitchell St. in Milwaukee, StaffWorks has other locations. Their other branch is at 3235 W. Lincoln Ave. A dispatch center for providing transportation to employees is at 2107 S. 1st St. in Milwaukee and vehicles are housed at 4701 W. Electric Ave. in West Milwaukee. The desire is to combine all operations at 5325 W. Rogers St. in West Allis.

The property is 10.5 acres in size and Staff Works will be utilizing a 17,500 square foot portion of the building and an approximate 1.5 acre portion of the site for employee parking and transport fleet storage.

3. The applicant will lease a portion of the property at 5325 W. Rogers St., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner being located in the Southwest $\frac{1}{4}$ of Section 2, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Lot 1, except South 25 feet, in Block 3 in the Assessors Plat No. 272.

Tax Key No. 474-0004-001

4. The aforesaid premises is zoned M-1, Manufacturing District which permits an employment agency with a transportation service as a special use pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal

Code.

5. The subject property is located on the east side of S. 54 St. between W. Rogers St. and W. Mobile St. which is zoned for Manufacturing uses. Surrounding properties to the north, south, east and west are developed as Manufacturing Uses.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application for Special Use submitted by StaffWorks, 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 Section 12.16 Section 12.45(2) and Section 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, and Architectural Plans. The grant of this Special Use Permit is subject to and conditioned upon approval of the site, landscaping and screening, and architectural plans approved December 7, 2011 by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the 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. Licenses and Permits. Subject to applicant obtaining all required State of Wisconsin licenses and permits.
4. Office Hours of Operation. Office hours of operation are Monday through Saturday from 8:00 a.m. to 5:00 p.m.
5. Dispatch Hours of Operation. StaffWorks would also be dispatching employees from the West Allis site. The weekdays and weekend dispatches are as follows:

A. Weekday Dispatch

Morning dispatch from 4:30 AM - 6:30 AM and dispatches anywhere from 100 - 200 employees per day.

Afternoon dispatch from 12:45 PM - 2:15 PM and dispatches between 100 - 150 employees per day.

Evening dispatch - is at 4:00 PM - 6:00 PM and dispatches 40 - 60 per day.

Night dispatch - the last dispatch is 8:45 PM - 10:45 PM and dispatches 50 - 150 per day.

B. Weekend Dispatch

On most weekends, typically running 2 dispatches, one from 4:30 AM - 6:30 AM with numbers of employees varying, and 4:00 PM - 6:00 PM with numbers of employees varying.

6. Adequate Restrooms: For temporary employees waiting for transport, the space offers large women's and men's bathrooms on the 1st floor. These restrooms have 6 stalls for the women's bathroom and 5 stalls for the men's bathroom. A separate men and women's ADA bathroom is also shown on the plans.
7. Employee Waiting Areas: An existing 5,000 square foot portion of warehouse will be converted to an employee lounge with furniture, vending area and access to restroom facilities. A designated outdoor patio area will be established on the east side of the office building.
8. Parking. Based upon the StaffWorks proposal to lease 12,500 square feet of office and 5,000 square feet of warehouse area, the total off-street parking requirement for the proposed use is 57 spaces. A total of 200 parking spaces are provided on site. All parking to be upon an approved paved surface. Overnight fleet parking of transport vehicles to be off-street and per the approved plan.
9. Employee Loading Zone (S. 54 St.). A loading zone on the east side of S. 54 St. is proposed for boarding of passengers. The loading zone will require approval by the City Engineering Department.
10. Pagers, Intercoms. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site.
11. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be fully enclosed within an approved structure and/or compactor.
12. Refuse Collection. Refuse collection to be provided by commercial hauler and stored within a four-sided enclosure large enough to accommodate all outdoor storage of refuse and recyclable containers.
13. 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.
14. Sidewalk Repair. The grant of this special use 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.
15. Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries.
16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

Mr. Joe Brisk, StaffWorks

Mailed to applicant on the
_____ day of _____, 2012

Assistant City Clerk

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

ZON-R-846-1-3-12