



# City of West Allis

## Legislation Text

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**File #:** R-2008-0160, **Version:** 1

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Resolution relative to determination of Special Use Permit to establish an auto repair facility, d/b/a Cartunes, at 5237 W. Electric Ave. (Tax Key No. 474-0009-000)

WHEREAS, Jason Rieck, d/b/a Cartune Auto, 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 operate an auto repair facility at 5237 W. Electric Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 17, 2008, 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, Jason Rieck, d/b/a Cartune Auto has offices at 5237 W. Electric Ave., West Allis, WI 53219.
2. The applicant leases a portion of the property at 5237 W. Electric Ave., 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:

Part of Lot 1 in Block 5 in the Assessors Plat No. 272 more particularly described as follows: Commencing at the Southeast corner of the Southwest  $\frac{1}{4}$  of said Section 2; thence Westerly, 319.00 feet along South line of said Southwest  $\frac{1}{4}$ ; thence Northerly, 167.00 feet to the Point of Beginning; thence Westerly, 130.00 feet; thence Northerly, 80.99 feet to the south right-of-way line of West Electric Avenue; thence Northeasterly, 140.52 feet along said south right-of-way line; thence Southerly, 134.43 feet to the Point of Beginning.

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Said Property being located at 5237 W. Electric Ave.

3. The applicant is proposing to occupy a portion of the property with an auto repair facility. The business is also using part of the building for interior auto storage. Cartune Auto specializes in restoring vintage and classic vehicles and occupies approximately 5,000 sq. ft. A second tenant occupies another portion of the building.
4. The aforesaid area is zoned M-1 Manufacturing District under the Zoning Ordinance which permits auto repair facilities as a special use, pursuant to Sec. 12.16 and Sec. 12.45(2) of the Revised Municipal Code.
5. The subject property is located on the south side of W. Electric Ave. between the Union Pacific Railroad

to the east and S. 54 St. to the west. Properties to the east, north and west are developed as manufacturing. Properties to the south are developed as 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. All vehicles will be stored within the building and the parking lot will be used for employee and customer parking (not repair vehicle storage). No repair vehicles will be parked within the City right of way. All cars left overnight will be parked within/inside the building.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Jason Rieck, d/b/a Cartune Auto, 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 and Sec. 12.45(2) 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, landscape and screening plan approved on May 28, 2008 by the 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 West Allis Plan Commission. No outdoor storage shall be permitted on site.
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. Off-street parking spaces for 7 vehicles will be provided on site, including one (1) ADA stall. Zoning requires parking for 18 vehicles for Cartune Auto (1 for office, 2 for indoor storage, and 15 for auto repair), and an additional 2 vehicles for the other tenant on site, for a total of 20 required parking spaces.
4. Hours of Operation. The auto repair facility will be open from 8:00 a.m. - 6:00 p.m., Monday thru Saturday and 11:00 a.m. - 3:00 p.m. on Sunday. The business is not located next to residential uses.
5. Outdoor Paging Speakers. The use of outdoor pagers, intercoms, or loud speakers shall not be permitted on site as the land use to the east consists of residential uses.
6. 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, (if any) abutting sidewalk.
7. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries.
8. Window Signage. Any building window signage shall not exceed twenty percent (20%) of each window's area.

9. 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.

E. The Common Council may declare the Special Use Permit to be void using the procedure set forth in Section 11.

10. Miscellaneous.

A. Applicant is 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 applicant's 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.

11. 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.

12. Acknowledgement. That the applicant sign 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.**

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Jason Rieck, d/b/a Cartune Auto

Mailed to applicant on the

\_\_\_\_\_ day of \_\_\_\_\_, 2008

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Assistant City Clerk

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

ZON-R-675-6-17-08