



# 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 FRANK RICHARDSON  
 Company ArchDesign Ltd.  
 Address P.O. BOX 321  
 City GEDARBURG State WI Zip 53012  
 Daytime Phone Number 262-377-6828  
 Project Name/New Company Name (if applicable)  
HWY 100 MINI-MART

**Agent is Representing** (Owner/Leasee)  
 Name INTISAR HASAN  
 Company \_\_\_\_\_  
 Address 18375 PATTI LANE  
 City BROOKFIELD State WI Zip 53045  
 Daytime Phone Number 414-405-2717  
(262) 271-5213

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.  
 Agent Address will be used for all official correspondence.

**Property Information**  
 Property Address 1112 S. 108th ST.  
 Tax Key Number \_\_\_\_\_  
 Current Zoning C-3  
 Property Owner INTISAR HASAN  
 Property Owner's Address 18375 PATTI LANE  
BROOKFIELD, WI 53045  
 Existing Use of Property GAS STATION &  
CONVENIENCE STORE  
 Lot Size .45 AC  
 Structure Size 3600 S.F. Addition NEW BLDG.  
 Development cost estimate \$400,000  
 Landscaping cost estimate \$5,000  
 For multi-tenant buildings, area occupied N/A  
 Previous Occupant N/A

**Application Type and Fee**

- Request for Rezoning: \$400.00 (Public Hearing required)
- Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$400.00 500.00
- Special Use: \$300.00 (Public Hearing required) 500.00
- Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
  - Residential: \$500.00
  - Industrial/Commercial: \$500.00
- Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee \_\_\_\_\_
- Conceptual Project Review \_\_\_\_\_
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

~~\$700.00~~ \$1000.00

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

### Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.  
**PLEASE EXPLAIN IN DETAIL** (Attach additional pages if necessary)

**Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)

Site Plan     Floor Plans     Elevations     Signage Plan     Legal Description     Certified Survey Map  
 Landscaping/Screening Plan     Grading Plan     Utility System Plan     Other \_\_\_\_\_

Applicant or Agent Signature [Signature] Date: 1/26/04

Subscribed and sworn to me this 20 day of April 2004  
 Notary Public: [Signature]  
 My Commission: 12-16-2007

Please make checks payable to:  
 City Of West Allis

Please do not write in this box

Application Accepted and Authorized by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_  
 Total Fee: \_\_\_\_\_



cc. Steve [Signature]

## **Hwy 100 Mini-Mart**

1112 South 108th St. (Hwy 100)  
West Allis, Wisconsin

### **Project Description**

This proposal is for the complete removal of all existing buildings and improvements (canopy, tanks, pavement, etc.) at this site to accommodate the construction of a new 3,600 s.f. building (convenience store, equipment/storage room, single-tunnel automatic car wash), 6 pump islands, and a new canopy over the pumps.

The car wash bay would be orientated parallel to Washington Street. The entrance would be on the east side, 30 feet from the edge of the alley. An overhead door will open to allow the vehicle to enter the wash bay, then close behind it before the wash operation begins. It will remain closed during the entire wash and dry operation. The drying operation will occur on the west end of the building (facing Hwy 100). An overhead door will open to allow the vehicle to exit the wash tunnel during the drying operation. Any sound will be directed out toward Hwy 100. Drains at the exit lane will capture water dripping of the vehicles and direct it to the building's sanitary sewer.

The exterior of the building will be designed to a high level of aesthetic quality, consistent with similar gas stations recently approved by the City of West Allis. It will consist of a combination of brick, pre-colored spilt-face concrete block, and pre-cast stone accents. Extensive glass areas will be utilized.

The pumps will accommodate 12 vehicles, which will be the primary customers for the convenience store. In addition, parking for approximately 10 -12 cars will also be accommodated on-site for customers and employees. An enclosed trash area will be constructed with walls similar to the building. A semi-opaque cedar board-on-board fence will be built along the alley to screen adjacent residential areas from this use. Landscaping will be added long the Hwy 100 and Washington Street property lines. A new monument sign will be constructed along Hwy 100, with the base of similar design to the building's exterior.

Currently, there exists two driveways on Hwy 100. The northern-most driveway (closest to the intersection) will be closed. The existing driveway onto Washington Street will be maintained. No permanent access to the alley will be permitted, although a gate will be provided for intermittent use or emergencies.

Hours of operation will be 24 hours/7 days a week for the gas station/convenience store and 6:00 a.m. to 10:00 p.m., 7 days a week, for the car wash. Employees will be maximum 2/shift for the gas station/convenience store. No additional employees are necessary for the car wash. Deliveries will be several trucks per day; gas deliveries by tanker may be made at night.

## **Project Considerations**

The excising zoning for this site is C-3, which allows a gas station (as a special use) and convenience store. It does not, however, allow an automatic car wash. We are asking for an amendment to the zoning ordinance to allow automatic car washes operated with gas stations on a case-by-case basis as a special use (as gas stations are allowed).

In particular, this location is appropriate for an automatic car wash. Hwy 100 is a major regional traffic arterial, with large vehicular traffic counts 24 hours a day. The property immediately to the north is currently zoned M-1 Industrial, on which manufacturing processes could be built (it is currently used as a trailer park). To the east is a residential area, separated from this site by a public alley, with garages abutting the alley acting as a buffer.

As an automatic car wash, there would be no exterior operation component that might cause undue noise, fumes, or employees. All wash and drying operations occur within the building. Vacuums for customer use will be located along the south property line (they are allowed as part of the gas station special use).

As a special use, each site could be judged and approved based on its own set of circumstances and merits. This criteria is already applied for the approval of gas stations. C-3 zoning currently allows (as a special use) auto repair facilities, drive-thru restaurants, banks with drive-thru lanes, and similar uses which have traffic patterns, vehicle cueing lanes, and sound levels similar to an automatic car wash.

Other neighboring communities allow automatic car washes in similar zoning districts as a special use. Given the nature of this site and specifically the Hwy 100 corridor, we feel that this amendment is appropriate.