

Planning Application



Project Name BD COOKING Co. Commercial Kitchen

Applicant or Agent for Applicant

Name Elizabeth Doyle
 Company BD COOKING CO.
 Address 7109 W NATIONAL AVE.
 City WEST ALLIS State WI Zip 53214
 Daytime Phone Number 414-732-3954
 E-mail Address BDCOOKINGCO@GMAIL.COM
 Fax Number _____

Agent is Representing (Tenant/Owner)

Name LEO THOMAS DOYLE
 Company _____
 Address 5620 S. FOREST PARK DR.
 City HALES CORNERS State WI Zip 53130
 Daytime Phone Number 414-467-9552
 E-mail Address LTDIRISH@YAHOO.COM
 Fax Number _____

Property Information

Property Address 7109 W. NATIONAL AVE
 Tax Key No. 453-0607-002
 Aldermanic District Second
 Current Zoning Commercial
 Property Owner LEO THOMAS DOYLE
 Property Owner's Address 5620 S. FOREST PK. DR.
HALES CORNERS, WI 53130
 Existing Use of Property Office space
 Previous Occupant MILWAUKEE EMPLOYMENT AND TRAINING
 Total Project Cost Estimate \$107,000
CONSTRUCTION = \$25,000 Equipment = \$42,000

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: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$600
- Certified Survey Map Re-approval \$50
- 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")
 - 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 10/28/15
 Common Council Introduction 11/3/15
 Common Council Public Hearing 11/12/15

Applicant or Agent Signature Elizabeth Doyle Date 10/13/15

Property Owner Signature [Signature] Date 10/13/15



Oper: WALSB1 Type: OC Drawer: 1
Date: 10/09/15 01 Receipt no: 74328
GH DEV SPECIAL USE PERMIT 1.00 \$500.00
80 COOKING CO., LLC 1.00 \$100.00
GP DEV SITE/LAND/ARCH AMEND 1.00 \$600.00
80 COOKING CO., LLC 1003 \$600.00
CK CHECK PAYMEN \$600.00
Total tendered \$600.00
Total payment \$600.00
Trans date: 10/14/15 Time: 14:05:40

BD Cooking Co. Project Description
7109 W. National, West Allis, WI 53214
10/13/15

It is proposed that 735 square feet of the 2140 square feet that comprise the 7109 W. National building be converted to a commercial kitchen space for BD Cooking Co. to operate.

7109 W. National is owned by Leo Thomas Doyle and currently operates as office space for Milwaukee Employment and Training, a small consulting company. One to five employees work in the building, depending on the day/time. Mr. Doyle is the owner and president of the Milwaukee Employment and Training; Elizabeth Doyle is Mr. Doyle's daughter and vice president of the same company.

BD Cooking Co. is a personal chef company that provides a variety of culinary services. These services currently include in-home cooking classes, private chef services, and meal planning. When a commercial kitchen space is secured, the business will include small-scale catering, on-site cooking classes to adults, and food preparation for sale at farmers markets, in addition to private chef services and meal planning.

At current plan, BD Cooking Co. will not be open to the general public. However, clients who are picking up catering or taking cooking classes will be entering the BD Cooking Co. space. It is not expected that this would exceed 9 people. Operating hours will vary from 6am to 9pm. It is expected that there would be no more than five cooking classes per week.

BD Cooking Co. is owned and operated by Ms. Doyle, currently the sole employee. Ms. Doyle received her B.B.A. in marketing from the University of Notre Dame, her M.B.A. from DePaul University, and her culinary diploma from the Institute of Culinary Education in New York City, where she was awarded the Top Chef honor for her class. She has experience in restaurants in New York City and Chicago and taught cooking classes at the Chopping Block, the largest recreational cooking school in Chicago.

The plan is to convert a portion of the office building to a commercial kitchen space, without making any external changes to the building, landscaping, or parking lot, that have been previously approved. There are currently 16 parking spaces, one of which is a designated handicapped parking space. There are no planned commercial vehicles at this time.

It is proposed that a wall with sound insulation including a sealed door be constructed to separate Milwaukee Employment and Training from BD Cooking Co. No changes will be made to the Milwaukee Employment and Training office space.

The BD Cooking Company space will be comprised of a commercial kitchen, future retail area, janitor area with mop sink, toilet room, and utility closet. There will be two exits, one through the Milwaukee Employment and Training office space and another through the retail area.

As currently planned, BD Cooking Co will not be open to the general public. Therefore, at this point there will not be any outside signage or storage. All external maintenance will be covered by Milwaukee Employment and Training. Ms. Doyle will remove trash from BD COOKING CO. on a daily basis so there is no dumpster planned at this time.

