



DEPARTMENT OF DEVELOPMENT

John F. Stibal
Director

414/302-8460
414/302-8401 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us
jstibal@ci.west-allis.wi.us

August 3, 2010

Mr. Gregory L. Tans
Sir Gregory's Pub
7534 W. Beloit Rd.
West Allis, WI 53219

RE: Site, Landscaping and Architectural Plans for proposed deck/gazebo outdoor dining addition to Sir Gregory's Pub, located at 7534 W. Beloit Rd. 488-0512-005

Dear Mr. Tans:

This letter is to inform you that the Plan Commission, at its meeting of July 28, 2010, approved the above-referenced plan subject to the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site/landscaping plan being submitted to the Department of Development to show the following: (a) removal of the existing wood timbers within the east parking lot; (b) a landscaping key and reference to plants being included on plan and changes to landscaping islands as recommended by the City Forester; (c) relocated refuse enclosure area to the SE corner of the building and details of a 4-sided wood refuse enclosure and personnel door being shown on plans; (d) ADA accessible route being indicated on plans from the parking area to the new deck surface; (e) installation of smoking receptacles near the front entrance and on the deck area. Contact Steven Schaer at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner 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. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Terry Tauschmann, Zoning Inspector at 414-302-8409.
4. The Building Inspections Department will require a plat of survey as a condition of issuance of the building permit.

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5. Common Council approval of the Special Use Permit (public hearing scheduled for August 3, 2010).

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

6. A signage plan being submitted to the Department of Development for approval.
7. 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.

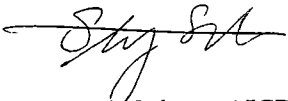
Accompanying this letter you will find a performance bond form and a letter of credit for your reference.

Any modification to the approved plan shall be submitted to the Department of Development for review.

Please contact the Building Inspection and Neighborhood Services Department at 414-302-8400 for additional requirements for permit application information, to include, but not limited to, plan submittal, plat of survey submittal, etc.

Please contact Martin King, Assistant Fire Chief, Fire Department at 414-302-8904 for fire code requirements.

Sincerely,



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

SJS:dls

enc.

cc: ✓ John F. Stibal, Director, Department of Development
Ted Atkinson, Director, Department of Building Inspections and Zoning
Michael Lewis, City Engineer
Terry Tauschmann, Zoning Inspector

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 Gregory L. Tans
 Company Sir Gregory's Pub
 Address 7534 W. Beloit Rd
 City West Allis State WI Zip 53219
 Daytime Phone Number 414 543-5005
 E-mail Address gtans@wi-rr.com
 Fax Number _____
 Project Name/New Company Name (If applicable) Smoking Facility

Agent Address will be used for all official correspondence.

Property Information

Property Address 7534 W. Beloit Rd
 Tax Key Number _____
 Current Zoning C-3
 Property Owner Gregory L. Tans
 Property Owner's Address 7236 Devonshire Ave.
Greendale, WI 53129
 Existing Use of Property Parking Area
 Total Project Cost Estimate: _____
 Previous Occupant _____

Agent is Representing (Tenant/Owner)

Name Gregory L. Tans
 Company Sir Gregory's Pub
 Address 7236 Devonshire Ave
 City Greendale State WI Zip 53129
 Daytime Phone Number 414 543-5005
 E-mail Address gtans@wi-rr.com
 Fax Number _____

Application Type and Fee

(Check all that apply)

- Special Use: \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00 (Project Cost \$0 -2,000)
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00 (Project Cost \$2,001 -5,000)
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00 (Project Cost \$5,001 +)
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Signage Plan Review \$100.00
- Signage Plan Appeal: \$100.00
- Request for Rezoning: \$500.00 (Public Hearing required)
- Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Planned Development District \$1500.00(Public Hearing Required)
- Subdivision Plats: \$1700.00
- Certified Survey Map: \$600.00
- Certified Survey Map Re-approval: \$50.00
- Street or Alley Vacation/Dedication: \$500.00
- Transitional Use \$500.00 (Public Hearing Required)

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.

(Check boxes next to each listed item):

- Completed Application
- Appropriate Fees
- Project Description
- 6 Sets of folded and stapled plans (24" x 36")
- 1 Electronic copy of plans (PDF format)
- Total Project Cost Estimate

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

- Site/Landscaping/Screening Plan
- Floor Plans
- Elevations
- Signage Plan
- Certified Survey Map
- Other _____

Applicant or Agent Signature _____

Gregory L. Tans

Date: July 6, 2010

Subscribed and sworn to me this

6th day of July, 2010

Notary Public: Barbara J. Burkes

My Commission: 9/25/11

**Please make checks payable to:
City Of West Allis**

user: BANKDEV Type: DC Drawer: 1
Date: 7/16/10 01 Receipt no: 66027
GN DEV SPECIAL U 1 \$500.00
TANS REAL ESTATE, LLC
GN DEV LVL 2 SIT 1 \$250.00
TANS REAL ESTATE, LLC
CK CHECK PA 1139 \$750.00
Total tendered \$750.00
Total payment \$750.00

Trans date: 7/06/10 Time: 9:23:36

SIR GREGORY'S PUB

Project Location: 7434 West Beloit Road, West Allis, Wisconsin

Ground floor square footage analysis

1104.5 sq ft. Existing Building

1500sq ft Existing Parking Area

411 sq ft proposed deck

200 sq ft proposed gazebo structure

Sir Gregory's Pub

Proposed Exterior Gazebo Structure and Deck

Project Location: 7434 West Beloit Road, West Allis, Wisconsin

Architect:  Bruce Jackson Design Partnership

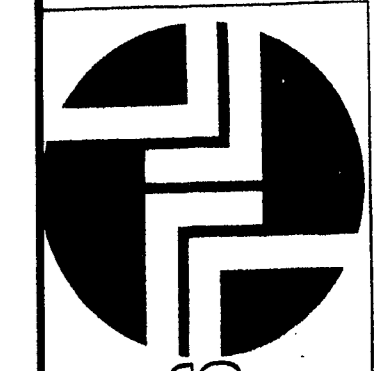
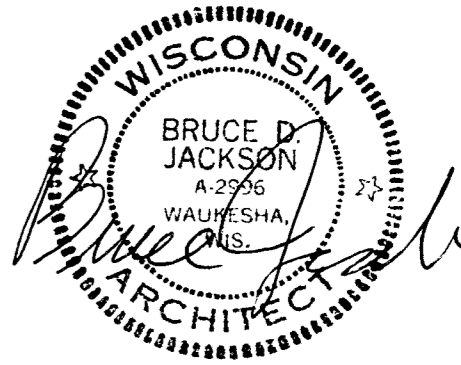
Bruce Jackson, Architect
STUDIO: 326 NORTH WATER STREET
Milwaukee, Wisconsin 53203
PHONE: 414.347.0477 FAX: 414.347.0487

Owner/Developer: Gregory Tans DBA Sir Gregory's Pub
7434 West Beloit Road, West Allis, Wisconsin
Phone (414) 940-5285

Submittal Date: July 6th, 2010



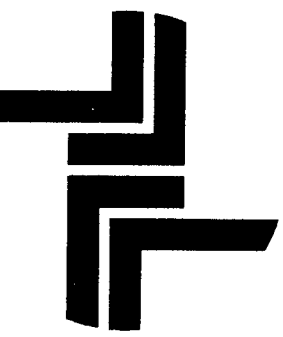
PROJECT LOCATION MAP (NO SCALE)



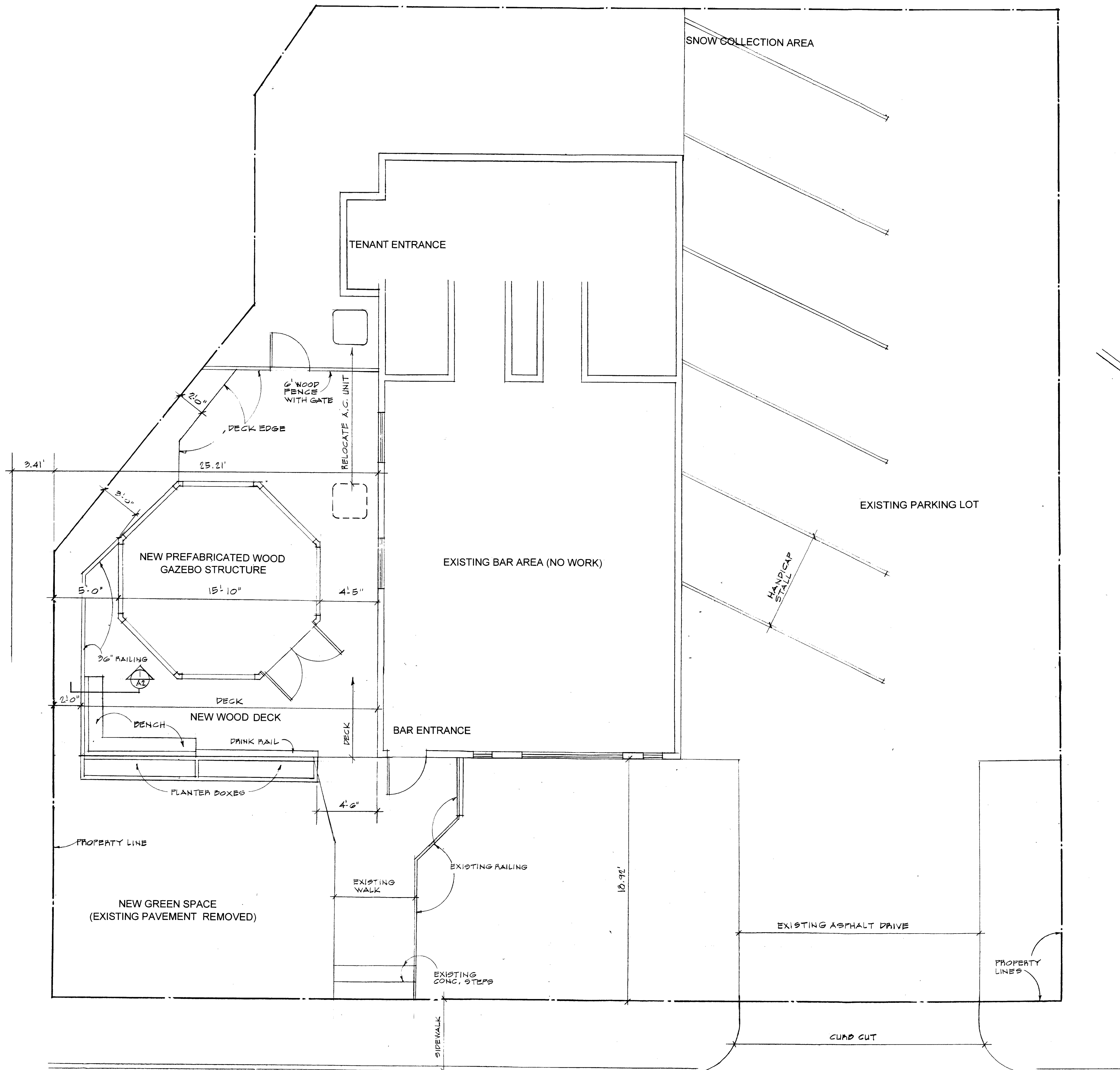
bruce jackson architects
STUDIO: 326 NORTH WATER STREET, MILWAUKEE, WISCONSIN
414-347-0477 FAX: 414-347-0487 BRUCEJACKSONARCHITECTS.COM

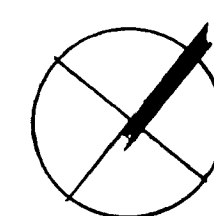
SIR GREGORY'S
PUB

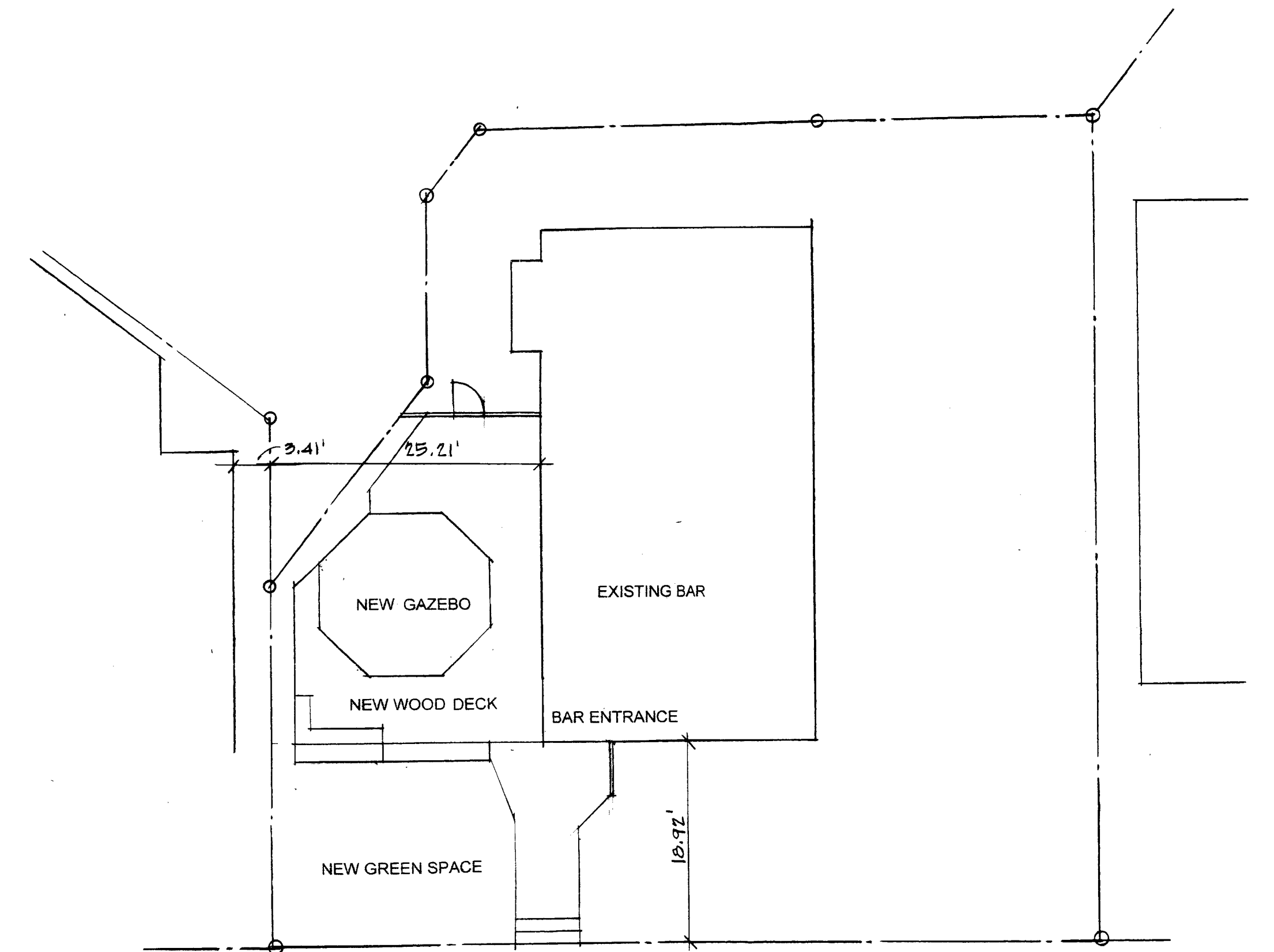
PROPOSED
EXTERIOR
GAZEBO AND
DECK



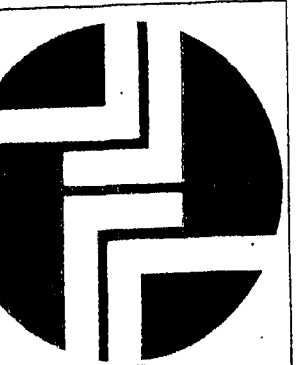
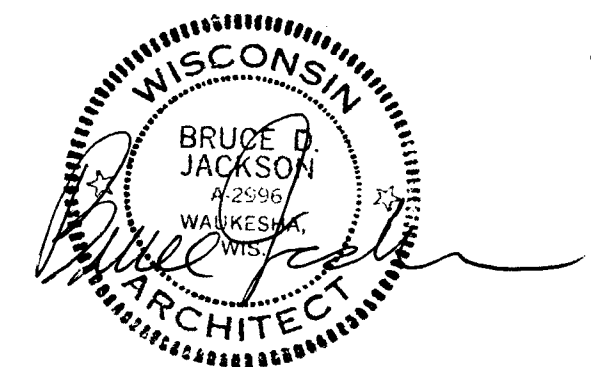
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 **FLOOR PLAN (COMPLETE SITE)**
Scale: 1/4" = 1'-0"

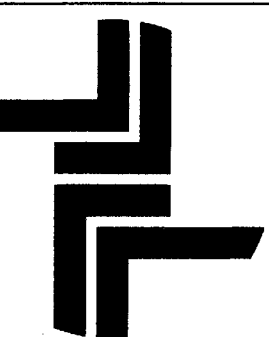


 **SITE PLAN**
Scale: 1" = 10'-0"

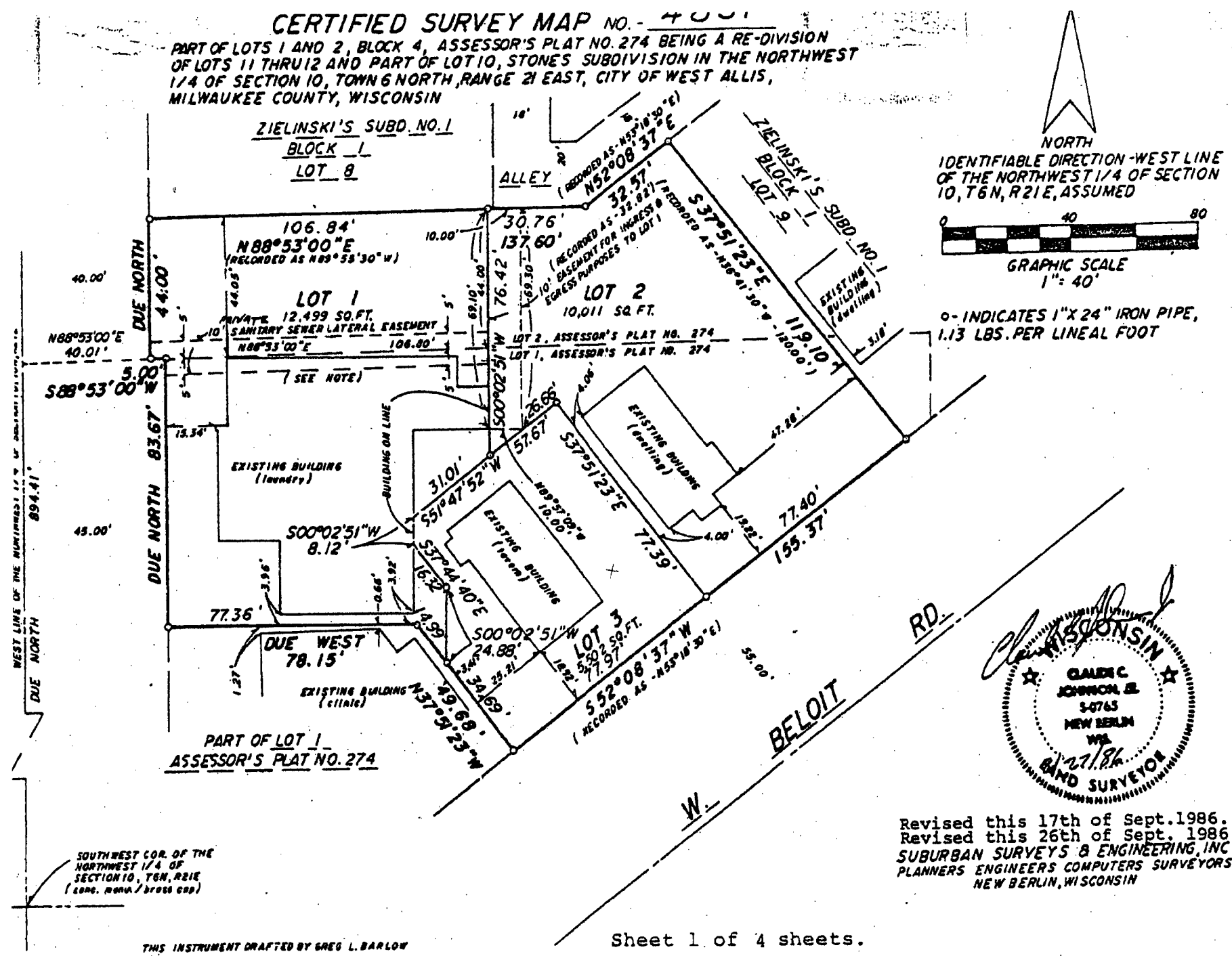


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414.347.0477 FAX: 414.347.0497 BRUCE@JACKSONARCHITECTS.COM

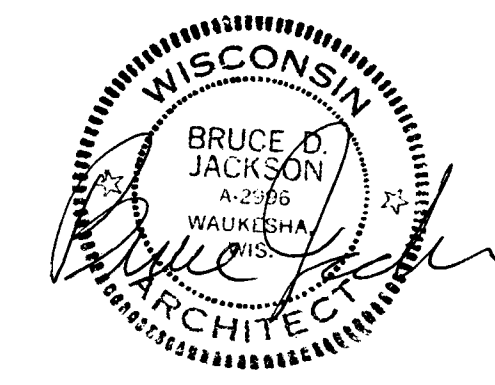
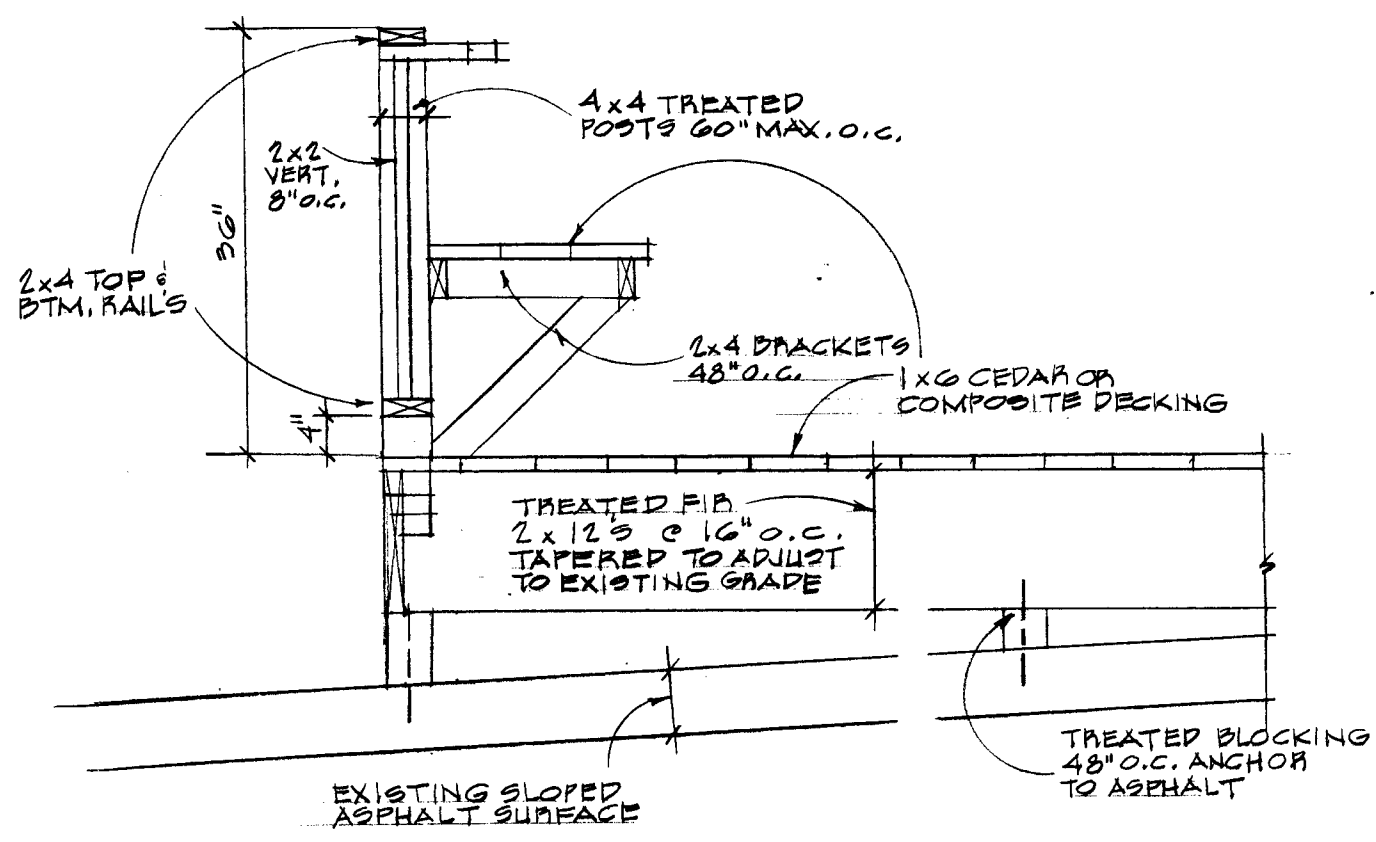
SIR GREGORY'S PUB
PROPOSED EXTERIOR GAZEBO AND DECK



A1



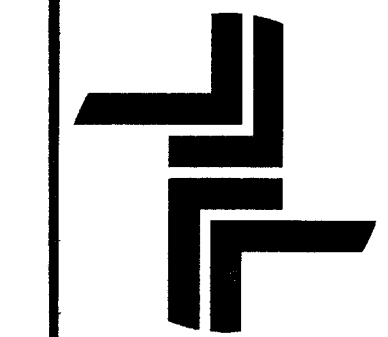
ENGINEERED SURVEY
 Scale: 1" = 40'



bruce jackson architects

STUDIO: 336 NORTH WATER STREET, MILWAUKEE, WISCONSIN
 414.370.2877 FAX: 414.370.7487 BRUCE@JACKSONARCHITECTS.COM

SIR GREGORY'S PUB
 PROPOSED EXTERIOR GAZEBO AND DECK



A2