

# Planning Application



Project Name SZE CHUAN CUISINE

### Applicant or Agent for Applicant

Name Barry Yang, AIA  
 Company Barry C. Yang ARCHITECT  
 Address 5559 N. SHORELAND AVENUE  
 City WHITEFISH BAY State WI Zip 53217  
 Daytime Phone Number 262-385-2680  
 E-mail Address byang.architect@gmail.com  
 Fax Number -

### Agent is Representing (Tenant/Owner)

Name MAY MO  
 Company MEI HUA MARKET/NATIONAL PLAZA, LLC.  
 Address 11066 WEST NATIONAL AVENUE  
 City WEST ALLIS State WI Zip 53227  
 Daytime Phone Number 312-479-8097  
 E-mail Address gingjiem@yahoo.com  
 Fax Number -

### Property Information

Property Address 11102 W. NATIONAL AVE., WEST ALLIS  
 Tax Key No. 520-9999-003  
 Aldermanic District 5  
 Current Zoning C-4  
 Property Owner MAY MO  
 Property Owner's Address 11066 W. NATIONAL AVE. WEST ALLIS, WI 53227  
 Existing Use of Property OFFICE  
 Previous Occupant GOOD FEET  
 Total Project Cost Estimate \$100,000

### Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500 *6+*
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999) *6M*
- 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") 11"x17"
  - Site/Landscaping/Screening Plan
  - Floor Plans (FOR REFERENCE)
  - Elevations
  - Certified Survey Map (FOR REFERENCE)
  - Other (PROPOSED CEILING PLAN)
- 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 10-26-16  
 Common Council Introduction 11-1-16  
 Common Council Public Hearing 11-15-16

Applicant or Agent Signature \_\_\_\_\_

Date 10/7/2016

Property Owner Signature \_\_\_\_\_

Date 10/7/2016



Oper: WALSRJ1 Type: OC Drawer: 1  
Date: 10/07/16 03 Receipt no: 76502  
GH DEV SPECIAL USE PERMIT  
1.00 \$500.00

SU-HUEY JOU  
GM DEV LVL 1 SITE-ARCH PLN R  
1.00 \$100.00

SU-HUEY JOU  
CK CHECK PAYMEN 2769 \$600.00  
Total tendered \$600.00  
Total payment \$600.00

Trans date: 10/07/16 Time: 14:52:35

## Janel Lemanske

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**From:** Steve Schaer  
**Sent:** Friday, November 11, 2016 8:45 AM  
**To:** Janel Lemanske  
**Cc:** Barb Burkee  
**Subject:** FW: Sze Chuan Cuisine

**Importance:** High

Janel,

If it helps for clarification purposes, please see the highlighted note in the email below from Barry Yang on behalf of the "Si-Chuan" applicants (formerly known as "Sze-Chuan."). The name originally indicated to us by the applicants has been changed.

Feel free to include this within the communication jacket.

**Steve Schaer, AICP**

**Manager of Planning & Zoning**

**Development Department - Planning & Zoning Division** | City of West Allis

7525 W. Greenfield Ave. | West Allis, WI 53214

Office: 414-302-8466 | Dept: 414-302-8460

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**From:** Barry Yang [<mailto:byang.architect@gmail.com>]  
**Sent:** Wednesday, October 26, 2016 1:33 PM  
**To:** Bart Griepentrog  
**Cc:** [qingjiemo@yahoo.com](mailto:qingjiemo@yahoo.com); winnie liang; US-dave rehfeld; Barry Yang  
**Subject:** Re: Sze Chuan Cuisine

Thanks for your effort, Bart. Dave will attend the meeting on 11/9. The following information is provided for your use.

(1) The restaurant will be operated as follows.

Monday-Thursday 10:30am-9:30pm

Friday-Saturday 10:30am-10:00pm

Sunday 11:00am-9:00pm

(2) dine-in customers (50%) & carry-out+delivery (50%)

(3) This restaurant owner is the proprietor & it is the client's first restaurant. (It is not part of the any franchise.)

(4) The restaurant owner plans to apply for a liquor license to sell Beer (but doesn't plan to sell alcohol).

p.s.: The name has to be changed from "Sze-Chuan Cuisine" to "Si-Chuan Restaurant," because the previous name has be registered in USA by other restaurant owner in Chicago. (The new name will be shown at the sign-application documents.) Feel free to contact me through emails with any further questions you may have.

Barry

On Wed, Oct 26, 2016 at 12:05 PM, Bart Griepentrog <[bgriepentrog@westalliswi.gov](mailto:bgriepentrog@westalliswi.gov)> wrote:

Hi Barry,

I just wanted to pass along that the Plan Commission meeting to discuss Sze Chuan Cuisine has been confirmed for Wednesday, November 9 at 6:00 pm here at City Hall. (I understand you won't be able to attend, so I've cc'd your project colleagues.)

I do have a few quick questions regarding the business operations that I wonder if someone can help me answer:

What are the proposed hours of operation and days of the week for the restaurant?

Will it be dine-in only, or will carry-out or delivery be available, as well?

Is this a new restaurant for the proprietor, or is it being relocated or perhaps expanded as a second location from elsewhere?

This information will help me to fill in the project description for the Plan Commission's upcoming review. The more questions we can answer up front, the less chance of lengthy discussion/debate.

Thanks,

Bart



**Bart Griepentrog, AICP**  
**Planner II**  
**Development Department - Planning & Zoning Division | City of West Allis**  
7525 W. Greenfield Ave. | West Allis, WI 53214  
Office: [414-302-8469](tel:414-302-8469) | Dept: [414-302-8460](tel:414-302-8460)

