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# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2009-0220      Special Use Permit      In Committee

Special Use Permit for proposed interior addition to Margarita Paradise, located at 11112 W. National Ave., within the National Plaza Shopping Center. (Tax Key No. 520-9999-003)

Introduced: 4/21/2009

Controlling Body: Safety & Development Committee

**Plan Commission**

**COMMITTEE RECOMMENDATION** File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>5/5/09</u>	✓		Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
	✓		Narlock	✓			
			Reinke				✓
	✓		Roadt	✓			
			Sengstock	✓			
		✓	Vitale	✓			
		✓	Weigel	✓			

TOTAL      4      0  
5-0

**SIGNATURE OF COMMITTEE MEMBER**

Chair \_\_\_\_\_ Vice-Chair \_\_\_\_\_ Member \_\_\_\_\_

**COMMON COUNCIL ACTION**      **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAY 05 2009</u>	✓		Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
		✓	Narlock	✓			
			Reinke				✓
			Roadt	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			

TOTAL      9      -      1

# 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 Nathan Remitz  
 Company Patera  
 Address 2601 S. Sunnyslope Rd.  
 City New Berlin State WI Zip 53151  
 Daytime Phone Number 262-786-6776  
 E-mail Address Nathan@PateraLLC.com  
 Fax Number 262-786-7036  
 Project Name/New Company Name (if applicable) Margarita Paradise Remodel

Agent Address will be used for all official correspondence.

**Property Information**

Property Address 11112 W. National Ave  
 Tax Key Number 520-9999-003  
 Current Zoning C4 Regional Commercial Dist.  
 Property Owner National Plaza LLC  
 Property Owner's Address 628 Executive Dr. Willow Brook, IL 60527  
 Existing Use of Property Restaurant + Mercantile  
 Structure Size → 27800' total Bldg. Addition + 1200' - neighbor season  
 Construction Cost Estimate: Hard 110K Soft 2K Total + 315' - new enclosure  
 Landscaping Cost Estimate \$ 2K \$ 112K  
 Total Project Cost Estimate: \$ 114,000  
 Previous Occupant 1/2 existing 1/2 mercantile - "Childrens Orchard"

**Agent is Representing (Owner/Leasee)**

Name Amil Alarcon  
 Company Margarita Paradise LLC  
 Address 11112 W. National Ave.  
 City West Allis State WI Zip 53227  
 Daytime Phone Number 414-327-1112  
 E-mail Address margarita.paradise@hotmail.com  
 Fax Number 414-327-7228

**Application Type and Fee**

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

**Attach detailed description of proposal.**

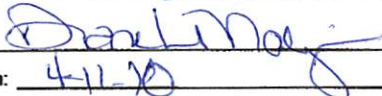
In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the last Friday of the month, prior to the month of the Plan Commission meeting.

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 

Date: 3-27-09

Subscribed and sworn to me this 27 day of March, 2009  
 Notary Public:   
 My Commission: 41120

**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: \_\_\_\_\_



**PATERA** LLC

**Excellence in Architecture**

2601 S. Sunny Slope Rd. • New Berlin, WI 53151  
Office: 262.786.6776 Fax: 262.786.7036

March 26, 2009

Re: Building modifications for  
Margarita Paradise Remodel  
11112 W. National Ave  
West Allis, WI 53227

The existing tenant occupying the current "Margarita Paradise" restaurant is looking to expand its current operations capacity by remodeling into an adjacent neighboring tenant space as well as reconfigure some existing dining, restroom, and kitchen layouts. The current building is a single story concrete block and metal-framed building. It is proposed to remodel the existing interior kitchen space, relocate and reconfigure the existing non conforming restrooms, enlarge the current dining room, and add a new private banquet hall / party room. It is also proposed to install a new self contained exterior cooler/freezer unit with a new block wall enclosure with landscaping to screen this new unit from the public right of way. This new wall will be of the same materials and color as the existing building. The remodeled building will remain a single story, metal-framed structure complete with a fire sprinkler system. There will be modifications to the existing paved parking lot to conform to current West Allis landscaping requirements for the new addition.

The existing parking lot is of adequate size to accommodate the proposed increase in customers. The addition of the new outdoor cooler/freezer unit will require the removal of two existing parking stalls, but the current parking lot will still exceed current West Allis parking requirements by nearly 50% and adequately serve the needs of all tenants in this retail center. The existing wood fenced trash enclosures that sit on the North West corner of the property will continue to be used. The same hours of operation will remain in effect which are Mon-Thur 11am to 9pm, Fri-Sat 11am to 10pm, and Sun 3pm to 8pm. The restaurant will continue to serve breakfast, lunch, and dinner in a Mexican cuisine.

Patera Architects and Engineers  
Nathan Remitz  
Architect

Date: 3-26-09



CITY CLERK/TREASURER'S OFFICE  
414/302-8200 or 414/302-8207 (Fax)  
[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)  
**Paul M. Ziehler**  
*City Admin. Officer, Clerk/Treasurer*  
**Monica Schultz**  
*Assistant City Clerk*  
**Rosemary West**  
*Treasurer's Office Supervisor*

May 11, 2009

Nathan Remitz  
Patera  
2601 S. Sunnyslope Rd.  
New Berlin, WI 53151

Dear Mr. Remitz:

On May 5, 2009 the Common Council approved a Resolution relative to determination of Special Use Permit for proposed interior addition to Margarita Paradise, located at 11112 W. National Ave., within the National Plaza Shopping Center.

Please sign and return the enclosed copy of Resolution No. R-2009-0129 to the Clerk's Office within ten (10) days upon receipt of this letter.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

Monica Schultz  
Assistant City Clerk

/amn  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee  
Amil Alarcon