

27.
50.



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>	<input checked="" type="checkbox"/>		Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Narlock	<input checked="" type="checkbox"/>			
			Reinke				<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			

TOTAL 4 0
5-0

SIGNATURE OF COMMITTEE MEMBER

[Signature]
Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAY 05 2009</u>	<input checked="" type="checkbox"/>		Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
			Reinke				<input checked="" type="checkbox"/>
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			

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 *Nathan Remitz*

Date: 3-27-09

Subscribed and sworn to me this 27 day of March, 2009

Notary Public: *Debra May*
 My Commission: 41110

**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
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