

46



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
2003-0475	Special Use Permit	In Committee
Special Use application submitted by Ramzan Charania to establish a car wash at the existing gas station and convenience store located at 2203 S. 108 Street.		
Introduced: 08/05/2003		Controlling Body: Safety & Development Committee Plan Commission

## COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
		✓	Czaplewski	✓			
			Kopplin				
			Lajsic	✓			
<i>9/2/03</i>	✓		Narlock	✓			
			Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
			Weigel	✓			
			TOTAL	<i>5</i>	<i>0</i>		

## SIGNATURE OF COMMITTEE MEMBER (RECORDER)

*[Signature]*  
 Chair \_\_\_\_\_ Vice-Chair \_\_\_\_\_ Member \_\_\_\_\_

## COMMON COUNCIL ACTION

*Placed on file*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
<i>9-2-03</i>	✓		Narlock	✓			
		✓	Reinke	✓			
			Sengstock	✓			
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<i>10</i>	<i>0</i>		

## 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 TIM KNEPPRATH  
 Company MSI GENERAL  
 Address PO. Box 7  
 City OCCONOMOC State WI Zip 53066  
 Daytime Phone Number (262) 367-3661  
 Project Name/New Company Name (If applicable) \_\_\_\_\_  
SUNRISE CAR WASH

**Agent is Representing** (Owner  
Leasee)  
 Name RAMZAN CHARANIA  
 Company SUNRISE PANTRY  
 Address 9530 W. NATIONAL AVE  
 City WEST ALLIS State WI Zip 53227  
 Daytime Phone Number (262) 541-0101

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.  
 Agent Address will be used for all official correspondence.

**Property Information**  
 Property Address 2203 S. 108<sup>TH</sup> ST  
 Tax Key Number \_\_\_\_\_  
 Current Zoning C-4  
 Property Owner RAMZAN CHARANIA  
 Property Owner's Address \_\_\_\_\_  
 Existing Use of Property LIAS STATION  
 Lot Size 19048 SF  
 Structure Size 1656 SF Addition —  
 Development cost estimate \$90,000  
 Landscaping cost estimate \$5,000  
 For multi-tenant buildings, area occupied \_\_\_\_\_  
 Previous Occupant \_\_\_\_\_

- Application Type and Fee**
- Request for Rezoning: \$400.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
  - Request for Ordinance Amendment \$400.00
  - Special Use: \$300.00 (Public Hearing required)
  - Site, Landscaping, Architectural Reviews
  - Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 additional page + \$30.00 County Treasurer
  - Planned Development District (Public Hearing required)
    - Residential: \$500.00
    - Industrial/Commercial: \$500.00
  - Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$ reapproval
  - Sign: Permit Fee \_\_\_\_\_
  - Conceptual Project Review \_\_\_\_\_
  - Street or Alley Vacation: \$250.00
  - Board of Appeals: \$100.00

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

### Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, mat number of parking stalls; screening/buffer type; any other information available.  
 PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

WE ARE REQUESTING A SPECIAL USE TO CONSTRUCT  
 A 24' W X 44' L FREESTANDING MASONRY CARWASH

@: Steve Schaefer

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 LIGHTING  
 PRELIMINARY RECALC OF EXISTING

Applicant or Agent Signature Tim Knepprath Date: 7/7/03

Subscribed and sworn to me this 7 day of July, 2003  
 Notary Public: Hermene Couturier  
 My Commission: 10-10-04

Please do not write in this box

Application Accepted and Authorized by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_  
 Total Fee: \_\_\_\_\_

Please make checks payable to:  
 City Of West Allis

CITY CLERK REHIT  
 Special Use Permit REHIT  
 HC0503002078001 7/07/03 PAID  
 PAYOR: MSI GENERAL CORPORATION



# CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

**Paul M. Ziehler**  
*City Administrative Officer  
Clerk/Treasurer*

**Dorothy E. Steinke**  
*Deputy City Treasurer*

**Monica Schultz**  
*Assistant City Clerk*

September 9, 2003

Ramzan Charania  
2203 S. 108 St.  
West Allis, WI 53227

Dear Mr. Charania:

On September 2, 2003, the Common Council adopted, as amended, the resolution relative to determination of your Special Use Application to establish a car wash at the Citgo Gas Station, located at 2203 S. 108 St.

A copy of Resolution No. R-2003-0234 is enclosed.

Sincerely,

Monica Schultz  
Assistant City Clerk

/hc  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee  
Jason Williams  
Shaun Mueller  
Tim Knepprath