



# 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**

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

Name Dale Dobroth  
 Company SIDCOR  
 Address 950 N. Western Ave #2  
 City Lake Forest State IL Zip 60045  
 Daytime Phone Number (847) 283-9200 ext 113  
 E-mail Address dale@sidcorrealestate.com  
 Fax Number (847) 283-9201  
 Project Name/New Company Name (If applicable) Walgreen's

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Daytime Phone Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_  
 Fax Number \_\_\_\_\_

**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

Agent Address will be used for all official correspondence.

**Property Information**

Property Address (see attached)  
 Tax Key Number \_\_\_\_\_  
 Current Zoning \_\_\_\_\_  
 Property Owner \_\_\_\_\_  
 Property Owner's Address \_\_\_\_\_  
 Existing Use of Property \_\_\_\_\_  
 Structure Size 14,490 sq. ft. Addition \_\_\_\_\_  
 Construction Cost Estimate: Hard \$2.5M Soft .5M Total \$3,000,000  
 Landscaping Cost Estimate \$20,000  
 Total Project Cost Estimate: \$3,020,000  
 Previous Occupant varies

**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 first Friday of the month.

**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 \_\_\_\_\_

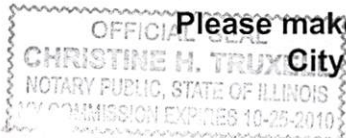
Applicant or Agent Signature [Signature] Date: 1/3/06

Subscribed and sworn to me this 4th day of January, 2007  
 Notary Public: Christine H. Truxell  
 My Commission: 10-25/2010

*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**



## Supplement to Planning Application Form

Walgreens  
SWC 60<sup>th</sup> & Greenfield

***PARCEL #1***

Property address: 6107-09 and 6027-29 West Greenfield Ave.

Tax key: 454-0050-004

Current zoning: C-3

Property owner: St. Ann's Interdenominational Church

Property owner's address: 6029 West Greenfield Ave. West Allis, Wi. 53214

Existing use of property: Bingo hall and vacant

***PARCEL #2***

Property address: 6117-23 West Greenfield Ave.

Tax key: 454-0060-000-8 and 454-0061-000-7

Current zoning: C-3

Property owner: S-F Analytical Laboratories, Inc.

Property owner's address: 6125 West Greenfield Ave. West Allis, Wi. 53214

Existing use of property: Office / laboratory and parking

***PARCEL #3***

Property address: 1415 S. 60<sup>th</sup> Street

Tax key: 454-0003-000-8

Current zoning: C-3

Property owner: Chester R. Bell and Jeanette Bell

Property owner's address: 1415 S. 60<sup>th</sup> Street West Allis, Wi. 53214

Existing use of property: residence and rental unit

**PARCEL #4**

Property address: unknown ( SW corner 60<sup>th</sup> & Greenfield)

Tax key: unknown

Current zoning: C-3

Property owner: City of West Allis

Property owner's address: 7525 West Greenfield Ave. West Allis

Existing use of property: open space

**Background:**

Developer is currently under contract to Purchase Parcel #1 from its owner. Prior to submitting the formalized zoning request to the City Council, we will finalize Purchase Contracts with the Owners of Parcels 2 and 3. Developer shall acquire Parcel #4 from the City based on the City's \$12,000 appraised value. The Developer's survey is currently based on a metes and bounds description. A formalized CSM survey will be submitted to the City within six months following City Council approval.

Developer will pay to the City the cost that the City incurs when they replace approximately 150' of existing sanitary line, running north / south from West Greenfield to S. 61<sup>st</sup> Street through easement in property, which shall occur prior to Developer's construction commencement. Developer shall share equally with the City in the cost of replacing approximately 450' of concrete alley along the rear of the property running east from 62<sup>nd</sup> Street to the 90 degree turn in the alley to the south.

**Project Description:**

Hours of operation: 8 am – 10 pm

Number of employees: 8 to10 per shift

Usage: General merchandise retail sales including grocery items, photo processing and pharmaceuticals with drive through.

**Project Development:**

Project construction estimated to start March 2008 with occupancy August 2008.