



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2003-0389      Special Use Permit      Public Hearing

Special Use application submitted by Taco Bell of America to demolish the existing Taco Bell Restaurant and construct a new Taco Bell/Long John Silver's Restaurant at 1361 S. 60 St. (Tax Key No. 439-0359-003).

Introduced: 06/03/2003

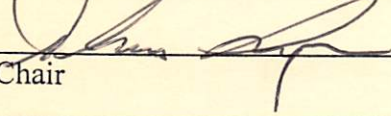
Controlling Body: Safety & Development Committee

## COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>8/5/03</u>			Barczak				
		<input checked="" type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke				<input checked="" type="checkbox"/>
			Sengstock				
			Trudell				
			Vitale				
			Weigel	<input checked="" type="checkbox"/>			
		TOTAL		<u>4</u>	<u>0</u>		<u>1</u>

## SIGNATURE OF COMMITTEE MEMBER (RECORDER)


  
 Chair      Vice-Chair      Member

## COMMON COUNCIL ACTION *Place on File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>85-03</u>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke				
			Sengstock	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
			Trudell				<input checked="" type="checkbox"/>
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
		TOTAL		<u>8</u>			<u>2</u>

**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 Stan Katanic  
Company GPD Group  
Address 2647 Waterfront Pky E Dr Suite 150  
City Indianapolis State IN Zip 46214  
Daytime Phone Number 317-299-2996  
Project Name/New Company Name (if applicable) Taco Bell

**Agent is Representing (Owner/Leasee)**  
Name Taco Bell of America, Jim Metko  
Company Taco Bell of America  
Address 2715 River Edge Court  
City Waukesha State WI Zip 53189  
Daytime Phone Number 262-524-9986

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.

**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 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
  - Residential: \$500.00
  - Industrial/Commercial: \$500.00
- Subdivision Plat: \$125.00 + \$100.00 County Treasurer + \$25.00 for reappraisal
- Sign: Permit Fee \_\_\_\_\_
- Conceptual Project Review \_\_\_\_\_
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

**Property Information**  
Property Address 1361 S. 60th St  
Tax Key Number 4390359003  
Current Zoning C-3  
Property Owner Taco Bell of America, Jim Metko  
Property Owner's Address 2715 River Edge Court  
Waukesha, WI 53189  
Existing Use of Property Operating Taco Bell  
  
Lot Size 32,349 sf  
Structure Size 3,000 sf +/- Addition n/a  
Development cost estimate \$850,000  
Landscaping cost estimate \$ 25,000  
For multi-tenant buildings, area occupied n/a  
Previous Occupant Taco Bell

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 interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.  
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

Taco Bell is requesting a Special Use Permit to allow for the demolition of the existing Taco Bell restaurant and the construction of a new Taco Bell / Long John Silver's Restaurant. The use of the land will not change. The new restaurant will replace the current Taco Bell.

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 *Stan Katanic* Date: 5/27/03

Subscribed and sworn to me this 27th day of MAY 2003  
Notary Public: JOSEPH Wm. PARSEY  
My Commission: EXP. 3-3-07

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:	_____

CITY CLERK RENTIT  
Special Use Permit RENTIT  
HC0503001753001 5/28/03 PAID  
PAYOR: TACO BELL OF AMERICA, JIM METKO

*cc: John Stibal  
Steve Schaer  
Jonathan Paul*

2003-0389



96074.22

City of West Allis  
Attn: Hermine Couturier  
City Clerk's Office  
7525 West Greenfield Avenue  
West Allis, WI 53214

May 27, 2003

**Proposed Taco Bell / Long John Silver's Restaurant  
1361 South 60<sup>th</sup> Street, West Allis, WI 53214**

Dear Ms. Couturier:

Taco Bell and Long John Silver's are planning to team up to create a new restaurant in the City of West Allis. The new restaurant will combine the menus of the two establishments in one building. The proposed restaurant consists of sixty (60) seats, and has drive thru capabilities. The proposed site layout is very similar to the 2001 City approved site layout.

At this time, we are seeking a Special Use Permit to allow the placement of a Taco Bell / Long John Silver's Restaurant that utilizes a drive thru. The proposed building will not change the use or character of the existing land, as it will replace the existing, operating, Taco Bell Restaurant. Please find a completed Planning Application Form, a check for \$300, and a proposed site plan attached to this submittal. The architecture of the building is currently being discussed with the City of West Allis' Planning Department.

Thank you for your time in this matter. We are looking forward to making this project a reality. Please feel free to call me at 317-295-3181 or email me at [skatanic@gpdgroup.com](mailto:skatanic@gpdgroup.com) with any questions or comments.

Sincerely,  
GPD Group

A handwritten signature in black ink that reads "Stanley Katanic".

Stanley Katanic

Cc: Jim Metko, YUM Brands (Taco Bell)  
Steve Schaer, City of West Allis

Encl

*C: John Stibal  
Steve Schaer  
Jonathan Ward*

# Site Sketch

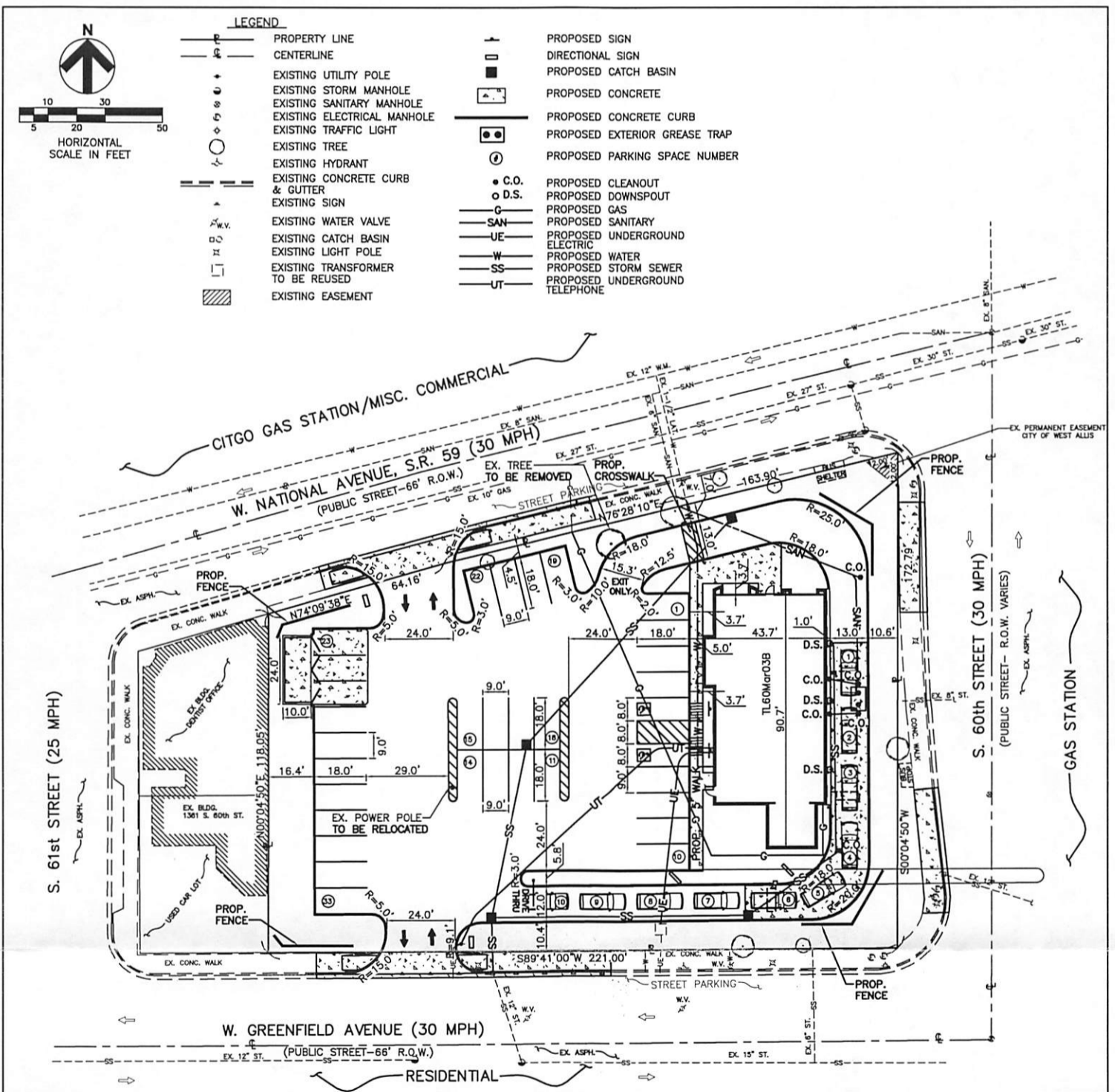


Option #1

<b>Project Information</b>	
Yum! Site #: 12-4694	Brand: TL60Mar03B
Street: 1361 South 60th Street	Required Parking: 22 spaces
City/State: West Allis, WI	Provided Parking: 33 spaces
CM: Jim Metko	Drive-Thru Stack: 10 cars
REM: John Jacobson	Site Sq. Ft.: 32,349±
Region Coach/DOR: ---	Existing Sign: Pole
	Height: 30'-0" o.a.h.
	Size: 120 s.f.±
	Allowed Sign: Monument
	Height: 10'-0" o.a.h.
	Size: See feasibility

<b>Consultant</b>	
Firm:	GPD Group
Contact:	Stan Katanic
Phone:	317-295-3181
Fax:	317-293-1331
Sketch Date:	5/9/03
Rev. Date:	5/27/03
Rev. Date:	---
Rev. Date:	---
Scale:	1" = 50'

<b>Approvals</b>	
Construction Manager: ---	Date: ---
Development Region Supervisor: ---	Date: ---
Region Coach/DOR: ---	Date: ---
Region Architect: ---	Date: ---



<input type="checkbox"/>	Standard Prototype Bldg.
<input checked="" type="checkbox"/>	Standard Prototype Bldg. with minor revisions as follows:
Bldg. materials:	Possible additional brick
Bldg. Colors:	Per review
Signage:	100 s.f. max (sum)

<input type="checkbox"/>	Non-Standard Bldg.
<input type="checkbox"/>	Delco
*See attached equipment plan & exterior elevations	