

45.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

2009-0551      Special Use Permit      Introduced

Special Use Permit for a proposed restaurant, Smashburger, to occupy outdoor dining and a portion of the Shoppes on 100 multi-tenant commercial building located at 2923 S. 108 St. (Tax Key No. 520-1002-000)

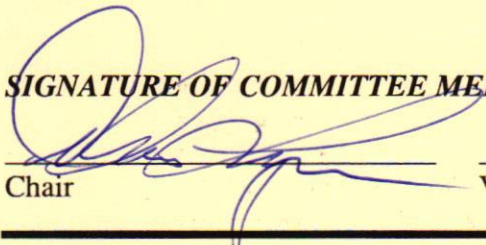
Introduced: 9/1/2009

Controlling Body: Safety & Development Committee

**Plan Commission**

## COMMITTEE RECOMMENDATION File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>9/1/09</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kopplin	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	✓			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt				
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

**SIGNATURE OF COMMITTEE MEMBER**  
  
 Chair      Vice-Chair      Member

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

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>SEP - 1 2009</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	✓			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kopplin	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	✓			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vitale	✓			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	✓			
			TOTAL	<u>10</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

### Agent is Representing (Owner/Leasee)

Name SYDNEE FREEMAN  
 Company GHA Architecture  
 Address 14110 Dallas Parkway Suite 100  
 City Dallas State TX Zip 75254  
 Daytime Phone Number (214) 461-9637  
 E-mail Address sfreeman@gha-architects.com  
 Fax Number (469) 916-5375  
 Project Name/New Company Name (if applicable) \_\_\_\_\_  
Smashburger

Name Ryan McMonagle  
 Company Smashburger LLC  
 Address 1515 Arapahoe Street Tower 1, 10th FL  
 City Denver State CO Zip 80202  
 Daytime Phone Number (303) 633-1500  
 E-mail Address rmmcmagle@smashburger.com  
 Fax Number (303) 633-1501

### 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 2923 South 108th Street  
 Tax Key Number 520-1002-000 (Parcel 2)  
 Current Zoning C-4 Regional Commercial  
 Property Owner MLG Management LLC  
 Property Owner's Address 1100 N. Old World Third St. Suite 400, Milwaukee WI 53203  
 Existing Use of Property Vacant  
previous Pancho's Mexican Grill  
 Structure Size 2,251 Addition N/A  
 Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total \$220,000  
 Landscaping Cost Estimate N/A  
 Total Project Cost Estimate: \$220,000  
 Previous Occupant Pancho's Mexican Grill

## 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)

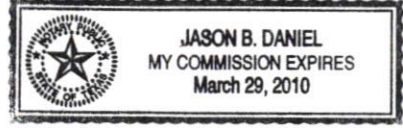
- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other \_\_\_\_\_

Applicant or Agent Signature [Signature] Date: 07/30/2009  
 Subscribed and sworn to me this 30th day of July 2009  
 Notary Public: Jason B. Daniel  
 My Commission: 3-29-10

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**





July 30, 2009

City of West Allis  
Department of Development  
7525 West Greenfield Avenue  
West Allis, WI 53214

Subject: SMASHBURGER – Shoppes on 100, 2923 South 108<sup>th</sup> Street, West Allis, WI 53227

To Whom It May Concern:

Smashburger, LLC., has requested Special Use Permit approval for the allowance of restaurant use (due to tenant space vacancy that has exceeded one year) for the site noted above. The proposed restaurant use will consist of a fast, casual dining facility specializing in hamburgers with the sale and consumption of beer and wine.

Remodel of the tenant space will include the following construction:

- New interior full walls.
- New interior low walls.
- New kitchen design and construction.
- New kitchen equipment installation.
- New paint.
- New headers.
- New electrical wiring and lighting.
- New plumbing to include floor drains and floor sinks.
- New mechanical equipment (HVAC, vent hoods, etc.).
- New interior and exterior doors.

There will be no changes to the existing demising walls, exterior storefront nor will any site work (parking lot, landscape, etc.) be proposed.

The proposed food establishment will employ an average of 25 employees; maximum average of six (6) employees per shift.

The typical hours of operation are Monday thru Sunday, 10:00AM to 10:00PM.

Please contact Sydnee Freeman at (214) 461-9637 or (469) 995-1809 should you have any additional questions concerning the scope or extent of the proposed alterations and use.

Sincerely,

Sydnee Freeman

Real Estate  
Development Services  
Site Development  
Architecture  
Construction Manag.

Gerdes • Henrichson & Associates  
14110 Dallas Parkway • Suite 100 • Dallas, TX • 75254  
Phone: (214) 461-9637 • Fax: (469) 916-5375