





# Planning Application Form

City of West Allis n 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 n 414/302-8401 (Fax) n http://www.ci.west-allis.wi.us

## Applicant or Agent for Applicant

Name Eric Morff  
Company Core States Engineering  
Address 50 Crestwood Executive Center, Suite 500  
City St. Louis State MO Zip 63126  
Daytime Phone Number (314) 843-4320  
E-mail Address emorff@core-eng.com  
Fax Number (314) 843-4323  
Project Name/New Company Name (If applicable) Sam's Gas #6303

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 1540 South 108<sup>th</sup> Street  
Tax Key Number 449-9981-017  
Current Zoning M-1  
Property Owner Sam's Real Estate Business Trust  
Property Owner's Address 702 SW 8<sup>th</sup> Street  
Bentonville, AR 72716  
Existing Use of Property Sam's Club  
Lot Size 10.92 Acres  
Structure Size 128,203 S.F. (ex) Addition 5,728 S.F. (new)  
Construction Cost Estimate: Hard \_\_\_\_\_ Soft  Total \$750,000  
Landscaping Cost Estimate \$50,000  
Total Project Cost Estimate: \$800,000  
For Multi-tenant Buildings, Area Occupied N/A  
Previous Occupant N/A

## Agent is Representing Owner/Leasee

Name Sam's Real Estate Business Trust  
Company Sam's Real Estate Business Trust  
Address 702 SW 8<sup>th</sup> Street  
City Bentonville State AR Zip 72716  
Daytime Phone Number (479) 204-1500  
E-mail Address \_\_\_\_\_  
Fax Number \_\_\_\_\_

## Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required) fee waived C-3+  
Existing Zoning: M-1/L-1 Proposed Zoning: PDD-2 PDD-2
- 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
  - 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
  - Sign: Permit Fee \_\_\_\_\_
  - Conceptual Project Review \_\_\_\_\_
  - Street or Alley Vacation: \$500.00
  - Board of Appeals: \$100.00

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

Attach detailed description of proposal.

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 Eric Morff (Eric Morff) Date: 6/2/05

Subscribed and sworn to me this 15<sup>th</sup> day of June, 2005

Notary Public: Jennifer Richardson  
My Commission: Jan 24, 2009

Please make checks payable to:



**Please do not write in this box**

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

cc. Steve Schaar

**SAM'S GAS #6303  
1540 SOUTH 108<sup>TH</sup> STREET  
WEST ALLIS, WI**

**Project Description**

The proposed project consists of the development of a new Sam's Gas fueling station in the northwest corner of the parking lot at the existing Sam's Club #6303, located at 1540 South 108<sup>th</sup> Street. The development includes construction of a 299 square foot attendant's kiosk, a 5,429 square foot canopy with 6 dispensers, 3 underground storage tanks and associated improvements.

# National Survey & Engineering

A Division of R.A. Smith & Associates, Inc.



## LEGAL DESCRIPTION

### TO BE KNOWN AS

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6713, BEING A DIVISION OF LANDS IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 01°10'28" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 594.00 FEET TO A POINT; THENCE NORTH 88°28'32" EAST ALONG THE SOUTH LINE OF WEST ORCHARD STREET AND ITS WESTERLY EXTENSION 260.00 FEET TO A POINT BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 88°28'32" EAST 721.68 FEET TO A POINT ON THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 88°47'12" EAST 63.47 FEET TO A POINT; THENCE SOUTH 10°57'50" EAST ALONG SAID WESTERLY 557.18 FEET TO A POINT; THENCE SOUTH 88°28'32" WEST ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 1109 A DISTANCE OF 1079.89 FEET TO A POINT ON THE EAST LINE OF SOUTH 108TH STREET; THENCE NORTH 01°10'28" WEST ALONG SAID EAST LINE 90.00 FEET TO A POINT; THENCE NORTH 88°28'32" EAST 200.00 FEET TO A POINT; THENCE NORTH 01°10'28" WEST 460.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10.9239 ACRES.

PREPARED BY: JOHN P. CASUCCI, RLS  
DATE: APRIL 15, 2005  
SURVEY NO.: 158595

262-781-1000  
Fax engineering 262-781-8466  
Fax surveying 262-797-7373  
16745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938

Branch Offices  
Oshkosh, WI  
Pittsburgh, PA

[www.nsae.com](http://www.nsae.com)

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