

54



# City of West Allis

## Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2004-0224

Special Use Permit

In Committee

Special use application submitted by Frank Richardson of Arch Design Ltd. for the demolition of the existing gas station at 1112 S. 108 St. and the new construction of a gas station with convenience store and car wash facility on site.

Introduced: 5/4/2004

Controlling Body: Safety & Development Committee  
Plan Commission

### COMMITTEE RECOMMENDATION

*File*

ACTION  
DATE:

5/4/04

MOVER      SECONDER

_____	_____	Barczak
_____	_____	Czaplewski
_____	_____	Dobrowski
_____	_____	Kopplin
_____	_____	Lajsic
_____	_____	Narlock
<u>✓</u>	_____	Reinke
_____	_____	Sengstock
_____	_____	Vitale
_____	<u>✓</u>	Weigel

AYE	NO	PRESENT	EXCUSED
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			

TOTAL

5   0   \_\_\_\_\_

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]*

Chair

Vice-Chair

Member

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

ACTION  
DATE:

MAY 04 2004

MOVER      SECONDER

_____	_____	Barczak
_____	_____	<del>Czaplewski</del>
_____	_____	Dobrowski
<u>✓</u>	_____	Kopplin
_____	_____	Lajsic
_____	_____	Narlock
_____	_____	Reinke
_____	_____	Sengstock
_____	<u>✓</u>	Vitale
_____	_____	Weigel

AYE	NO	PRESENT	EXCUSED
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			

TOTAL

10   0   \_\_\_\_\_

# 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 FRANK RICHARDSON  
Company ArchDesign Ltd.  
Address P.O. Box 321  
City CEDARBURG State WI Zip 53012  
Daytime Phone Number 262-377-6828  
Project Name/New Company Name (If applicable) HWY 100 MINI-MART

☒ 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.

**Agent is Representing** (Owner/Leasee)  
Name INTISAR HASAN  
Company \_\_\_\_\_  
Address 18375 PATTI LANE  
City BROOKFIELD State WI Zip 53045  
Daytime Phone Number 414-405-2717  
(262) 271-5213

## 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) 500.00  
☒ Site, Landscaping, Architectural Reviews 500.00  
☐ 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 Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval  
☐ Sign: Permit Fee \_\_\_\_\_  
☐ Conceptual Project Review \_\_\_\_\_  
☐ Street or Alley Vacation: \$250.00  
☐ Board of Appeals: \$100.00

**Property Information**  
Property Address 1112 S. 108th ST.  
Tax Key Number \_\_\_\_\_  
Current Zoning C-3  
Property Owner INTISAR HASAN  
Property Owner's Address 18375 PATTI LANE  
BROOKFIELD, WI 53045  
Existing Use of Property GAS STATION & CONVENIENCE STORE  
Lot Size .45 AC  
Structure Size 3600 S.F. Addition NEW CLDG.  
Development cost estimate \$400,000  
Landscaping cost estimate \$5,000  
For multi-tenant buildings, area occupied N/A  
Previous Occupant N/A

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)

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 \_\_\_\_\_

Date: 1/26/04

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 2004

Notary Public: Matthew L. Richards  
My Commission: 12-16-2007

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: \_\_\_\_\_

CC. Steve Schaefer



## **Hwy 100 Mini-Mart**

1112 South 108th St. (Hwy 100)  
West Allis, Wisconsin

### **Project Description**

This proposal is for the complete removal of all existing buildings and improvements (canopy, tanks, pavement, etc.) at this site to accommodate the construction of a new 3,600 s.f. building (convenience store, equipment/storage room, single-tunnel automatic car wash), 6 pump islands, and a new canopy over the pumps.

The car wash bay would be orientated parallel to Washington Street. The entrance would be on the east side, 30 feet from the edge of the alley. An overhead door will open to allow the vehicle to enter the wash bay, then close behind it before the wash operation begins. It will remain closed during the entire wash and dry operation. The drying operation will occur on the west end of the building (facing Hwy 100). An overhead door will open to allow the vehicle to exit the wash tunnel during the drying operation. Any sound will be directed out toward Hwy 100. Drains at the exit lane will capture water dripping of the vehicles and direct it to the building's sanitary sewer.

The exterior of the building will be designed to a high level of aesthetic quality, consistent with similar gas stations recently approved by the City of West Allis. It will consist of a combination of brick, pre-colored spilt-face concrete block, and pre-cast stone accents. Extensive glass areas will be utilized.

The pumps will accommodate 12 vehicles, which will be the primary customers for the convenience store. In addition, parking for approximately 10 -12 cars will also be accommodated on-site for customers and employees. An enclosed trash area will be constructed with walls similar to the building. A semi-opaque cedar board-on-board fence will be built along the alley to screen adjacent residential areas from this use. Landscaping will be added along the Hwy 100 and Washington Street property lines. A new monument sign will be constructed along Hwy 100, with the base of similar design to the building's exterior.

Currently, there exists two driveways on Hwy 100. The northern-most driveway (closest to the intersection) will be closed. The existing driveway onto Washington Street will be maintained. No permanent access to the alley will be permitted, although a gate will be provided for intermittent use or emergencies.

Hours of operation will be 24 hours/7 days a week for the gas station/convenience store and 6:00 a.m. to 10:00 p.m., 7 days a week, for the car wash. Employees will be maximum 2/shift for the gas station/convenience store. No additional employees are necessary for the car wash. Deliveries will be several trucks per day; gas deliveries by tanker may be made at night.

## **Project Considerations**

The existing zoning for this site is C-3, which allows a gas station (as a special use) and convenience store. It does not, however, allow an automatic car wash. We are asking for an amendment to the zoning ordinance to allow automatic car washes operated with gas stations on a case-by-case basis as a special use (as gas stations are allowed).

In particular, this location is appropriate for an automatic car wash. Hwy 100 is a major regional traffic arterial, with large vehicular traffic counts 24 hours a day. The property immediately to the north is currently zoned M-1 Industrial, on which manufacturing processes could be built (it is currently used as a trailer park). To the east is a residential area, separated from this site by a public alley, with garages abutting the alley acting as a buffer.

As an automatic car wash, there would be no exterior operation component that might cause undue noise, fumes, or employees. All wash and drying operations occur within the building. Vacuums for customer use will be located along the south property line (they are allowed as part of the gas station special use).

As a special use, each site could be judged and approved based on its own set of circumstances and merits. This criteria is already applied for the approval of gas stations. C-3 zoning currently allows (as a special use) auto repair facilities, drive-thru restaurants, banks with drive-thru lanes, and similar uses which have traffic patterns, vehicle cueing lanes, and sound levels similar to an automatic car wash.

Other neighboring communities allow automatic car washes in similar zoning districts as a special use. Given the nature of this site and specifically the Hwy 100 corridor, we feel that this amendment is appropriate.

1  
City of West Allis, WI  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: MSCHULTZ Type: OC Drawer: 1  
Date: 4/07/04 01 Receipt no: 570

Description	Quantity	Amount
GV CLK ORDINACE ADMENDMENT	1.00	\$500.00

Trans number: 1161

G/L account number:

10000004420106

INTISAR HASAN

GH CLK SPECIAL USE PERMIT	1.00	\$500.00
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Trans number: 1162

G/L account number:

10000004420107

INTISAR HASAN

RECEIPT 2505

Tender detail		
CK CHECK PAY	827	\$1000.00
Total tendered		\$1000.00
Total payment		\$1000.00

Trans date: 4/06/04 Time: 18:05:57

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*



# CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

September 13, 2004

Intisar Hasan  
18375 Patti Lane  
Brookfield, WI 53045

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

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

**Monica Schultz**  
*Assistant City Clerk*

Dear Mr. Hasan:

On September 7, 2004 the Common Council approved, as amended, the Special Use Application submitted by Frank Richardson of Arch Design Ltd., on behalf of Intisar Hasan, owner, to demolish the existing gas station and construct a new gas station with convenience store and car wash facility at 1112 S. 108 St.

A copy of Resolution No. R-2004-0172 is enclosed.

Sincerely,

Monica Schultz  
Assistant City Clerk

/hc  
enc.

cc: John Stibal  
Ted Atkinson  
Steve Schaer  
Barb Burkee  
Frank Richardson