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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2007-0248	Special Use Permit	In Committee
Special Use Permit application for modifications to existing BP gas station and convenience store located at 5926 W. Beloit Rd. (Tax Key No. 455-0080-001)		
Introduced: 5/1/2007		
Controlling Body: Safety & Development Committee		

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>6/5/07</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
		✓	Reinke	✓			
	✓		Sengstock				
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		<u>1</u>

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

PLACE ON FILE

COMMON COUNCIL ACTION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 05 2007</u>			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin				✓
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>	<u>1</u>		<u>1</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 **APPLICANT**

Name FRANK RICHARDSON
 Company ARCHDESIGN ASSOC.
 Address 4615 VETTELSON RD.
 City HARTLAND State WI Zip 53029
 Daytime Phone Number 414-337-5916
 E-mail Address FRANK@ARCHDESIGNLTD.COM
 Fax Number 262-482-375-8337
 Project Name/New Company Name (If applicable) _____
BELoit DP

Name ZUBAIR ARSHAD
 Company AB PETROLEUM
 Address 5926 W. BELoit RD.
 City WEST ALLIS State WI Zip _____
 Daytime Phone Number 414-698-9129
 E-mail Address _____
 Fax Number 414-698-9129

Application Type and Fee
(Check all that apply)

Agent Address will be used for all official correspondence.

- 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

Property Information

Property Address 5926 W. BELoit RD.
 Tax Key Number 455-0080-001
 Current Zoning C.2
 Property Owner AB PETROLEUM
 Property Owner's Address 5926 W. BELoit RD.
WEST ALLIS, WI
 Existing Use of Property GAS STATION/CONVENIENCE
STORE/AUTO REPAIR
 Structure Size 2200 S.F. Addition 0
 Construction Cost Estimate: Hard 250k Soft _____ Total \$250,000
 Landscaping Cost Estimate _____ 5,000
 Total Project Cost Estimate: _____ \$255,000
 Previous Occupant SEA AUTO SERVICE

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 Zubair Arshad Date: 4-26-07

Subscribed and sworn to me this 26 day of April, 2007

Notary Public: Mary Shuen
 My Commission: 6/21/2009

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: _____

Gas Station / Convenience Store

5926 West Beloit Road

City of West Allis, Milwaukee County, Wisconsin

Zubair Arshad / AB Petroleum - Owner/Applicant

Frank Richardson, AIA / ArchDesign Assoc. - Architect/Agent

PLAN OF OPERATION

Currently, the site is used as a gas station and small convenience store operated by the applicant (the applicant recently purchased this site). Auto repair formerly took place at this location as well.

The proposal is for the remodeling of the interior and exterior of the building to expand the convenience store operation (additional shelving, counters, coolers and freezers) into the former auto service bays. A new toilet room will be added for ADA compliance. A new trash enclosure will be constructed on the site. The existing canopy over 4 gas pumps (located in the front of the site) will be remodeled. Site enhancements (landscaping, curbing, fencing, etc.) will be added. New signage will be constructed at the front of the property.

There are currently 4 driveways onto the site (2 on 60th and 2 on Beloit), as well as access from the alley at the rear of the site. All driveways are necessary for proper flow of traffic at the gas pumps and gas deliveries. The alley access will be removed.

The site is currently zoned C-2. Adjacent uses include commercial buildings and residences.

The gas station/convenience store will have a maximum of 2 employees on-site at any time.

Hours of operation for the gas station/convenience store will be 5:00 a.m. till 12:00 midnight, 7 days a week.

Parking for 11 cars will be provided on-site for customers and employees. In addition, 8 cars can be accommodated at the gas pumps.

Deliveries will be several trucks per day at varied times. Trash pick-ups will be in the mornings. Gas deliveries can be anytime during the day or evening.

Construction would commence within one month of gaining approval. Completion would take about 3-4 months.



7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4648



CITY CLERK/TREASURER'S OFFICE

414/302-8200 or 414/302-8207 (Fax)

www.ci.west-allis.wi.us

Paul M. Ziehler

City Admin. Officer, Clerk/Treasurer

Monica Schultz

Assistant City Clerk

Rosemary West

Treasurer's Office Supervisor

June 8, 2007

Frank Richardson
Arch Design Assoc.
4615 Vettelson Rd.
Hartland, WI 53029

Dear Mr. Richardson:

On June 5, 2007 the Common Council approved a Resolution relative to determination of Special Use Permit for proposed modifications to the existing BP gas station and convenience store located at 5926 W. Beloit Rd.

A copy of Resolution No. R-2007-0137 is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

Monica Schultz
Assistant City Clerk

/amn
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee
Zubair Arshad