

39.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2008-0696 Special Use Permit In Committee

Special Use Permit for Chinese Relaxation Center, a proposed massage business, to be located within a portion of the Lincoln Plaza shopping center at 2245 S. 108 St. (Tax Key No. 481-9990-001)

Introduced: 11/5/2008

Controlling Body: Safety & Development Committee  
**Plan Commission**

### COMMITTEE RECOMMENDATION

~~Staff~~

### PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
DEC 16 2008			Barczak				
			Czaplewski				
		✓	Kopplin	✓			
			Lajsic				✓
			Narlock	✓			
			Reinke	✓			
			Roadt				
			Sengstock				
		✓	Vitale	✓			
			Weigel				
			TOTAL	4			1

### SIGNATURE OF COMMITTEE MEMBER

*Pat Hall*

Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION

~~Staff~~

### PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
DEC 16 2008			Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
		✓	Lajsic				✓
			Narlock	✓			
			Reinke	✓			
			Roadt	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	9			1

# 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 Hua Zhang  
 Company Chinese Relaxation Center  
 Address P O BOX 26216  
 City Wauwatosa State WI Zip 53226  
 Daytime Phone Number 414-218-6643  
 E-mail Address Zhang Hua 5569@163.com  
 Fax Number 414-425-3256  
 Project Name/New Company Name (if applicable) same

Name \_\_\_\_\_  
 Company SAME  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Daytime Phone Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_  
 Fax Number \_\_\_\_\_

**Agent Address will be used for all official correspondence.**

**Property Information**

Property Address 2245 S. 108TH ST.  
 Tax Key Number 481-9990-001  
 Current Zoning C4  
 Property Owner M.T. Pleasant Manor Co.  
 Property Owner's Address \_\_\_\_\_

Existing Use of Property Vacant

Structure Size 1870 Addition \_\_\_\_\_  
 Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total \_\_\_\_\_  
 Landscaping Cost Estimate \_\_\_\_\_  
 \* Total Project Cost Estimate: \$10,000.-  
 Previous Occupant \_\_\_\_\_

**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

**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** Hua Zhang **Date:** 10/29/08

Subscribed and sworn to me this 29 day of October, 2008

Notary Public: Deed M...  
 My Commission: 4/1/08

**Please make checks payable to:  
City Of West Allis**

*Please do not write in this box*

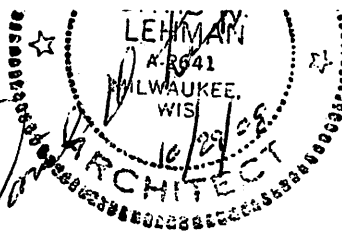
Application Accepted and Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_





(6) Daylily

"CHINESE RELAXATION CENTER"

PROJECT DESCRIPTION:

HOURS OF OPERATION:

WEEK DAYS - 10:00AM - 9:00 PM  
SATURDAY - 10:00AM - 9:00 PM  
SUNDAY - 11:00AM - 6:00 PM  
HOLIDAYS - SPECIAL POSTED HOURS

4 # OF EMPLOYEES (2 MEN 2 WOMEN)  
2 OWNERS  
6

DESCRIPTION / TYPE OF MASSAGES:

- FOOT MASSAGE
- BODY MUSCLE MASSAGE
- EXTENSION OF FULL BODY MASSAGE

6 # MASSAGE TABLES IN USE  
6 SAME TIME OR 6 # OF CLIENTS SERVED AT SAME TIME.

la D' Oro Daylily

Crabapple

ony Waterer' Spirea

'Skyline' Honeylocust

Extended Concrete Curb

Honeysuckle

(1) Ash

(5) Yew

ple

PARKING REQUIREMENTS:

1 CAR PER 150 SQ FT. OF SPACE  
1870 SQ FT ÷ 150 = 12 CARS REQ.

TOTAL PARKING 145 STALLS



David J. Frank Design Group

N120 W21350 Freistadt Road  
P.O. Box 70  
Germantown, WI 53022  
U.S.A.

Tel: (262) 255-4888  
Fax: (262) 628-4729  
Email: mail@davidjfrank.com  
www.davidjfrank.com

Landscape Development by

Jeffrey S. Miller, Assoc.  
Landscape Architect

Sheet 1  
of 1

Date: 8/18/04  
Revision: 9/5/07  
27/08

PROJECT No:  
208-14

SHEET # 1