

# Planning Application



Project Name Cornerstone Village - West Allis

### Applicant or Agent for Applicant

Name John Pechan  
 Company Bethesda Lutheran Communities  
 Address 600 Hoffman Dr.  
 City Watertown State WI Zip 53094  
 Daytime Phone Number 206.914.8541  
 E-mail Address john.pechan@bethesdalcc.org

### Agent is Representing (Tenant/Owner)

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

### Property Information

Property Address 8530-56 WEST NATIONAL AVENUE  
 Tax Key No. 478-9998-003  
 Aldermanic District 3  
 Current Zoning M-1 (C-2 DISTRICT OVERLAY)  
 Property Owner GTR NATIONAL LLC  
 Property Owner's Address C/O ANTHONY D. STEVENS  
2465 S 170TH STREET, NEW BERLIN, WISCONSIN 53186  
 Existing Use of Property MULTI-TENANT COMMERCIAL  
 Previous Occupant N/A  
 Total Project Cost Estimate \$50,000,000

### Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$525 G4
- Level 1: Site, Landscaping, Architectural Plan Review \$125 (Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$275 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$525 (Project Cost \$5,000+) G0
- Site, Landscaping, Architectural Plan Amendment \$125
- Extension of Time \$275
- Master Sign Program Review \$125
- Sign Plan Appeal \$125
- Request for Rezoning \$600 (Public Hearing Required) GJ  
Existing Zoning: M-1 Proposed Zoning: C-2
- Planned Development District \$1,525 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$750
- Certified Survey Map Re-approval \$75
- Street or Alley Vacation/Dedication \$525
- Formal Zoning Verification \$225

In order to be placed on the Plan Commission agenda, Planning & Zoning **MUST** receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- Set of plans (electronic) - check all that apply
  - Site/Landscaping/Screening Plan
  - Floor Plans
  - Elevations
  - Certified Survey Map
  - Other

Items shall be emailed to [Planning@westalliswi.gov](mailto:Planning@westalliswi.gov)  
 Please make checks payable to: City of West Allis

### FOR OFFICE USE ONLY

Application Received \_\_\_\_\_  
 Plan Commission 10/27/21  
 Publication Date \_\_\_\_\_  
 Common Council Introduction \_\_\_\_\_  
 Common Council Public Hearing 11/16/21

Applicant or Agent Signature John Pechan Digitally signed by John Pechan Date: 2021.09.20 13:02:13 -0500 Date 9/20/2021

Property Owner Signature Anthony Stevens ANTHONY STEVENS Date 9/23/21



User: WALSHK      Check# 5654  
Date: 9/24/21      DL Receipt no: 58029  
CHECK PAYMENTS      \$1650.00  
Amount tendered      \$1650.00  
FOR DEPOSIT ONLY IN  
TRI-CITY NATL BK  
CITY OF WEST ALLIS #17107-250

Oper: WALSHK      Type: UC      Drawer: 1  
Date: 9/24/21      Receipt no: 58029  
DL      DEV SPECIAL USE PERMIT  
1.00      \$625.00

KORB & ASSOC  
00      DEV LVL 3 SITE-ARCH PLAN R  
1.00      \$525.00

KORB & ASSOC  
01      DEV REQUEST FOR REZONING  
1.00      \$600.00

KORB & ASSOCIATES  
OK CHECK PAYMEN      5654      \$1650.00  
Total tendered      \$1650.00  
Total payment      \$1650.00

Trans date: 9/24/21      Time: 12:47:20