

26.
78.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2005-0463

Request

In Committee

Request for an Ordinance to amend the official West Allis Zoning Map by rezoning the underlying zoning of 1540 S. 108 St. from M-1 Manufacturing District to C-3 Community Commercial District pursuant to Section 12.05 of the Revised Municipal Code and to establish a Planned Development District Commercial PDD-2 overlay for 1540 S. 108 St. pursuant to Sec. 12.61 of the Revised Municipal Code.

Introduced: 6/21/2005

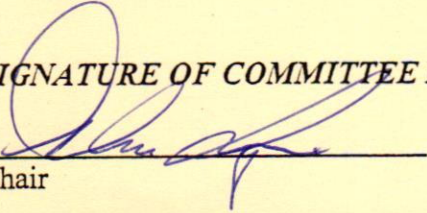
Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>2/6/07</u>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				
	<input checked="" type="checkbox"/>		Reinke	<input checked="" type="checkbox"/>			
			Sengstock				
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER



Chair Vice-Chair Member

PLACE ON FILE

COMMON COUNCIL ACTION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>FEB 06 2007</u>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski				<input checked="" type="checkbox"/>
			Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>	<u>0</u>		<u>1</u>

**STANDING COMMITTEES OF THE
CITY OF WEST ALLIS COMMON COUNCIL
2004**

ADMINISTRATION & FINANCE

Chair: Michael J. Czaplewski
Vice-Chair: Martin J. Weigel
Gary T. Barczak
Thomas G. Lajsic
Rosalie L. Reinke

PUBLIC WORKS

Chair: Richard F. Narlock
Vice-Chair: Linda A. Dobrowski
Kurt E. Kopplin
Vincent Vitale
James W. Sengstock

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Vincent Vitale
Gary T. Barczak
Martin J. Weigel
Rosalie L. Reinke

LICENSE & HEALTH

Chair: Kurt E. Kopplin
Vice-Chair: James W. Sengstock
Linda A. Dobrowski
Richard F. Narlock
Michael J. Czaplewski

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Gary T. Barczak
Linda A. Dobrowski
Vincent Vitale
Martin J. Weigel

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 Eric Morff
Company CoreStates Inc.
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

Name Bruce Hawkins
Company Sam's Real Estate Business Trust
Address 702 S.W. 8th Street
City Bentonville State AR Zip 72716
Daytime Phone Number (479) 644-5416
E-mail Address bruce.hawkins1@wal-mart.com
Fax Number (479) 273-8211

Application Type and Fee (Check all that apply)

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.

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: M-1 Proposed Zoning: C-3
- 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 1540 South 108th Street
Tax Key Number 449-9981-017
Current Zoning M-1
Property Owner Sam's Real Estate Bus. Trust
Property Owner's Address 702 S.W. 8th Street
Bentonville, AR 72716-0500
Existing Use of Property Parking
Lot Size 26,224 S.F. (.60 AC)
Structure Size 5,728 S.F. Addition _____
Construction Cost Estimate: Hard _____ Soft _____ Total _____
Landscaping Cost Estimate _____
Total Project Cost Estimate: \$750,000
For Multi-tenant Buildings, Area Occupied _____
Previous Occupant _____

***Attach detailed description of proposal.**

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

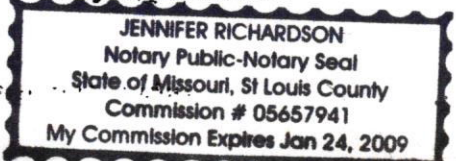
- Site Plan Floor Plans Elevations Signage Plan Legal Description Certified Survey Map
- Landscaping/Screening Plan Grading Plan Utility System Plan Other _____

Applicant or Agent Signature *Eric Morff* Date: 2/24/06

Subscribed and sworn to me this 24th day of February, 2006

Notary Public: *Josh Richardson*
My Commission: 05657941

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: _____

Oper: ANEFF
 Date: 3/30/06 01
 Type: CC Drawer: 1
 Receipt no: 20158
 PZ PLANNING & ZONIN 1 \$500.00
 DURESTATES
 CK CHECK PA 10377 \$500.00
 Total tendered \$500.00
 Total payment \$500.00
 Trans date: 3/30/06 Time: 14:36:02

My Commission Expires Jan 24, 2009
 Commission # 0582941
 State of Missouri, St. Louis County
 Notary Public Notary Seal
 JENNIFER RICHARDSON

**SAM'S GAS #6303
1540 SOUTH 108TH 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 108th 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.

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

Agent is Representing Owner Leasee

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

Name Sam's Real Estate Business Trust
Company Sam's Real Estate Business Trust
Address 702 SW 8th 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)

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.

Request for Rezoning: \$500.00 (Public Hearing required) fee waived

Existing Zoning: M-1/F-1 Proposed Zoning: PDD-2 C-3+ 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

Property Information

Property Address 1540 South 108th 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 8th 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

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)

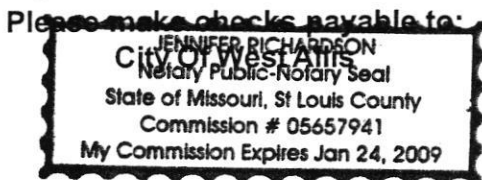
- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other _____

Applicant or Agent Signature Eric Morff (Eric Morff) Date: 6/2/05

Subscribed and sworn to me this 15th day of June, 2005

Notary Public: Josh R. Chadson

My Commission: Jan 24, 2009



Please do not write in this box

Application Accepted and Authorized by: _____

Date: _____

Meeting Date: _____

Total Fee: _____

cc. Steve Schaar



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

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Surveying

Technical Services