

46.
67.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2008-0172 Certified Survey Map In Committee

Certified Survey Map for proposed lot consolidation of a portion of a residential property, 1710-12 S. 80 St., with a commercial property, 7920 W. National Ave., for the demolition/reconstruction of an existing gas station and convenience store at 7920 W. National Ave., submitted by Michael Amrhein, Pyramid Project Management. (Tax Key Nos. 452-0539-000 and 452-0537-000).

Introduced: 3/18/2008

Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

File

Plan Commission

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/31/08</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
			Reinke	✓			
			Sengstock				
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

[Signature]

 Chair Vice-Chair Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 31 2008</u>			Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
		✓	Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>-</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

PARCEL 1

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 MICHAEL AMBHEIN
 Company PYRAMID PROJECT MANAGEMENT
 Address 719 N. MILWAUKEE STREET
 City MILWAUKEE State WI Zip 53202
 Daytime Phone Number (414) 223-7800
 E-mail Address mambhein@gleichmansumner.com
 Fax Number (414) 272-8388 COM
 Project Name/New Company Name (if applicable) SAI MART
GAS STATION & CONVENIENCE STORE

Name DWARIKA SINGH
 Company SAI RAM REAL ESTATE MANAGEMENT LLC
 Address 3040 PILGRIM ROAD
 City BROOKFIELD State WI Zip 53005
 Daytime Phone Number (414) 893-1967
 E-mail Address sadhana.k9@yahoo.com
 Fax Number (262) 373-1182

Agent Address will be used for all official correspondence.

Property Information

Property Address 7920 W. NATIONAL
 Tax Key Number 452-0537-000
 Current Zoning C2, RB2
 Property Owner MARK A. FRANKOWSKI
 Property Owner's Address 110 W28217 NORTHVIEW RD.
WAUKESHA, WI 53188
 Existing Use of Property GAS SERVICE STATION
 Structure Size 2,410 SF Addition _____
 Construction Cost Estimate: Hard 518K Soft 23K Total 541,000
 Landscaping Cost Estimate 21,000
 Total Project Cost Estimate: 562,000
 Previous Occupant UNKNOWN

Application Type and Fee
(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: RB2 Proposed Zoning: C2
- 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 **VARIANCE REQUEST**

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)

- | | | | | | |
|--|--|---|--|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Floor Plans | <input checked="" type="checkbox"/> Elevations | <input checked="" type="checkbox"/> Signage Plan | <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Certified Survey Map |
| <input checked="" type="checkbox"/> Landscaping/Screening Plan | <input checked="" type="checkbox"/> Grading Plan | <input checked="" type="checkbox"/> Utility System Plan | <input checked="" type="checkbox"/> Other <u>DEMOLITION PLAN / EXISTING SITE</u> | | |

Applicant or Agent Signature MUSTAFA

Date: 2/28/2008

Subscribed and sworn to me this 28th day of FEBRUARY, 20 08

Notary Public: Jeanne Schaal
 My Commission: 1-5-11

FEES: 2,230.00 CHECK NO. 527 SAI RAM R.E.

**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: _____

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>

PARCEL 2

Applicant or Agent for Applicant

Agent is Representing (Owner/Leasee)

Name SEE PARCEL 1 INFORMATION
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____
 Project Name/New Company Name (If applicable) _____

Name SEE PARCEL 1 INFORMATION
 Company _____
 Address _____
 City _____ State _____ Zip _____
 Daytime Phone Number _____
 E-mail Address _____
 Fax Number _____

Application Type and Fee SEE PARCEL 1 INFORMATION
 (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

Agent Address will be used for all official correspondence.

Property Information

Property Address 1710 S. 80 STREET
 Tax Key Number 452-0539-000
 Current Zoning C2, RB2
 Property Owner MARK A. FRANKOWSKI
 Property Owner's Address N10 W28217 NORTHVIEW RD.
WAUKESHA, WI 53108
 Existing Use of Property RESIDENTIAL - DUPLEX
 Structure Size _____ Addition 500 SF
 Construction Cost Estimate: Hard _____ Soft _____ Total _____
 Landscaping Cost Estimate _____
 Total Project Cost Estimate: _____
 Previous Occupant UNKNOWN

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 *Mark Frankowski* Date: 2/20/2008

Subscribed and sworn to me this 23rd day of February, 2008
 Notary Public: *Jeanne Schmal*
 My Commission: 6-5-11

**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: _____

Plan of Operation

SAI Mart #5
7920 W. National Ave.
West Allis, Wisconsin
Dwarika Singh, applicant/owner

The address of the premises is 7920 West National Avenue. The site incorporates an existing gas station that will remain in operation until construction of the new building is completed. The address will be kept by the proposed building.

The Northwest portion of the lot will be reconfigured along with an adjacent residential property (1710-1712 South 80th Street) also owned by Mr. Singh. Approximately 1,800 s.f. of the residential property will be removed, rezoned and added to the commercial site. And about 593 s.f. of the commercial site will be removed, rezoned and added to the residential property. The residential property will get a new 2-car garage and asphalt drive w/ access from S. 80th Street.

The existing building will be demolished. The existing canopy and gas pumps will also be demolished. A new building to house the convenience store will be constructed to the North of the existing building and a new (4) pump island with canopy will be constructed in the same general vicinity as the existing pumps and canopy.

The new building will be 2,410 sq. ft. in size. The walls will be a pre-colored split-face block base, a stone sill, brick piers that extend from finish floor to cornice and "Decade 90" brick infill between the piers. This is typical on the entire building. The front and sides of the building will have windows installed and accent fields of decorative tile. The roof will be trusses with a flat EPDM roof.

The operation of the new building will be a gas station and convenience store. The interior of the building will contain food/convenience items on racking and in coolers/freezers. A secure cashier's booth will be enclosed behind bullet-resistant glass. There will also be an area for food service (coffee, beverages, bakery, etc.). A men's and women's restroom will be available to the public.

The lot will have four gas pump islands under a new canopy, as well as parking for 12 cars. A new wood board-on-board fence will be constructed between the property and residential occupancies. A new masonry trash enclosure will be constructed with

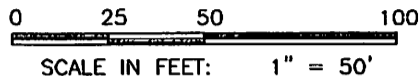
Certified Survey Map

A part of Lot 9, 10, 11, 12 & 13 of Block One (1) in Henderson Subdivision No. 1, a part of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

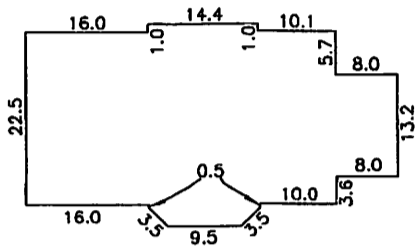
NORTH IS REFERENCED TO THE WISCONSIN COORDINATE GRID SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NE 1/4 OF SECTION 4-6-21 HAVING A PUBLISHED BEARING OF N 00°27'53" W.

OWNER:
MARK FRANKOWSKI
7920 W. NATIONAL AVENUE
WEST ALLIS, WI 53214

- ✕ - INDICATES A 3/8" REBAR FOUND.
- - INDICATES AN IRON PIPE FOUND.
- - INDICATES A 1" X 18" IRON PIPE WEIGHING NOT LESS THAN 1.13 LBS/FT SET.



HOUSE DETAIL

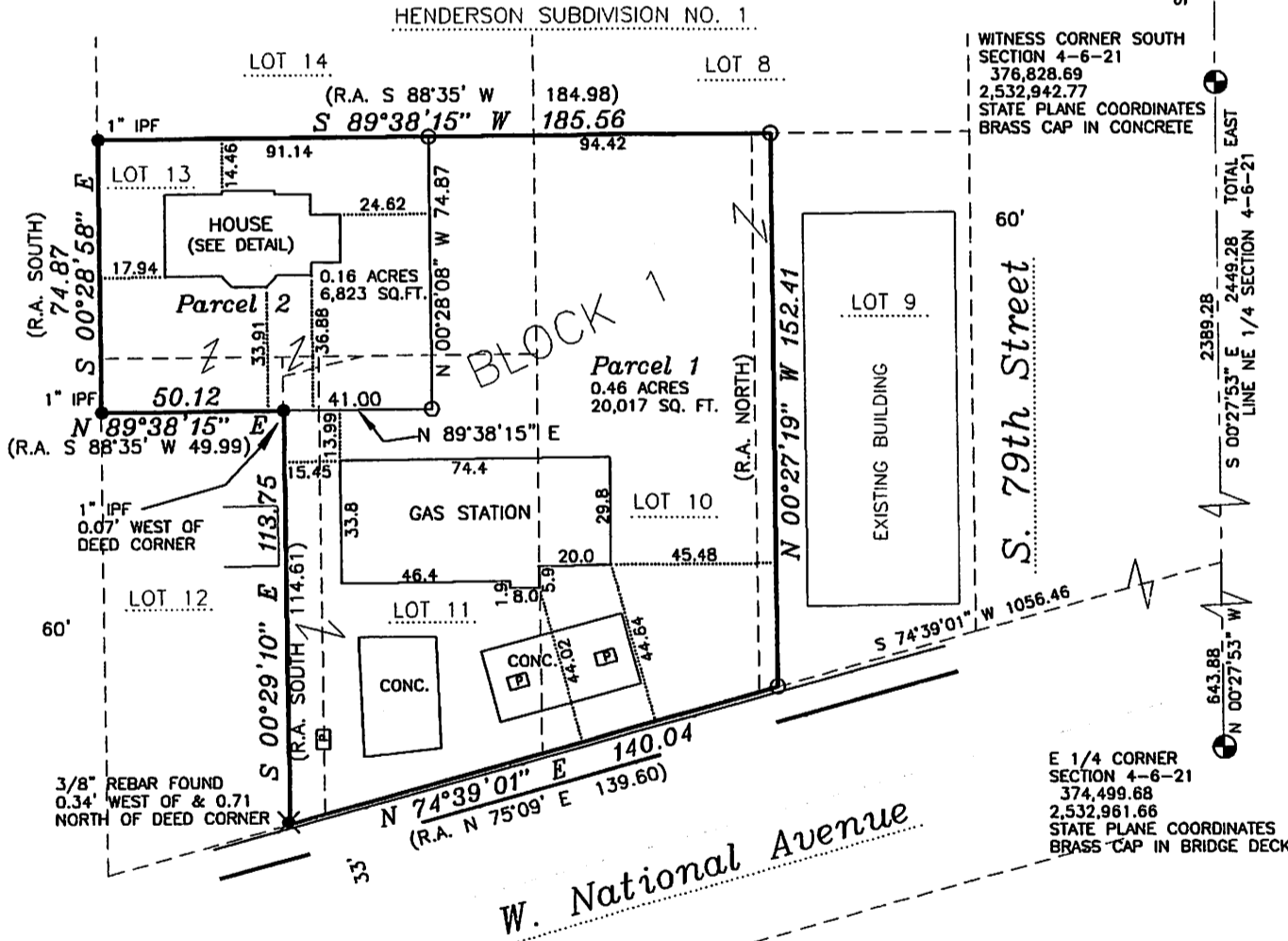


NE CORNER
SECTION 4-6-21
376,888.69
2,532,942.28
STATE PLANE COORDINATES
CROSS ON MANHOLE RIM

S. 80th Street

S. 79th Street

BLOCK 1



DATED THIS 5th DAY OF February, 2008.
REVISED THIS 21ST DAY OF MARCH, 2008.

William G. Holme
WILLIAM G. HOLME, S-2772
REGISTERED LAND SURVEYOR

Certified Survey Map

A part of Lot 9, 10, 11, 12 & 13 of Block One (1) in Henderson Subdivision No. 1, a part of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, William G. Holme, Registered Land Surveyor, hereby certify that by the direction of Mark Frankowski, I have surveyed, combined, and mapped the land shown and described hereon, being a part of Lots 9, 10, 11, 12 & 13 of Block One (1) in Henderson Subdivision No. 1, a part of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the E 1/4 Corner of Section 4; thence N 00°27'53" E along the East line of the NE 1/4 of said section, 643.88 feet to a point on the northerly right-of-way line of W. National Avenue; thence S 74°39'01" W along said right-of-way line, 1056.46 feet to the place of beginning; thence N 00°27'19" W, 152.41 feet; thence S 89°38'15" W, 185.56 feet to a point in the easterly right-of-way line of 80th Street; thence S 00°28'58" E along said right-of-way line, 74.87 feet; thence N 89°38'15" E, 50.12 feet; thence S 00°29'10" E, 113.75 feet to a point in said northerly right-of-way line of W. National Avenue; thence N 74°39'01" E along said right-of-way line, 140.04 feet to the place of beginning.

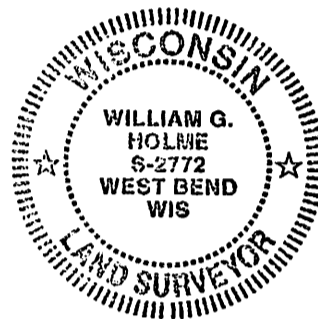
Containing 0.62 acres (26,840 square feet more or less).

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the City of West Allis Land Division Ordinance in surveying, combining, and mapping of said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the combining of said lands.

DATED THIS 5TH DAY OF February, 2008.
REVISED THIS 21ST DAY OF MARCH, 2008

William G. Holme

WILLIAM G. HOLME, S-2772
REGISTERED LAND SURVEYOR



OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, combined, and mapped as represented on this Certified Survey Map. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or rejection:

COMMON COUNCIL, CITY TREASURER FOR THE CITY OF WEST ALLIS, & MILWAUKEE COUNTY TREASURER

MARK A. FRANKOWSKI - OWNER

STATE OF WISCONSIN) MILWAUKEE COUNTY)ss

Subscribed and sworn to before me this _____ day of _____, 2008.

_____, Notary Public, _____ County, Wisconsin.

My commission expires _____.

CONSENT OF MORTGAGEE: (IF APPLICABLE)

As mortgagee of the land described on this map, we hereby consent to the surveying, combining, and mapping of said land, and hereby consent to the certificate of the owner.

PRESIDENT (VICE)

SECRETARY (ASSISTANT)

STATE OF WISCONSIN) MILWAUKEE COUNTY)ss

Subscribed and sworn to before me this _____ day of _____, 2008.

_____, Notary Public, _____ County, Wisconsin.

My commission expires _____.

CITY OF WEST ALLIS COMMON COUNCIL APPROVAL:

BE IT RESOLVED by the Common Council of the City of West Allis that the Certified Survey Map, being a combining of a part of Lots 9, 10, 11, 12, & 13 of Block One (1) in Henderson Subdivision No. 1, a part of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin is hereby approved.

APPROVED

ADOPTED

JEANNETTE BELL - MAYOR

PAUL M. ZIEHLER - CLERK/TREASURER
CITY ADMINISTRATIVE OFFICER

Certified Survey Map

A part of Lot 9, 10, 11, 12 & 13 of Block One (1) in Henderson Subdivision No. 1, a part of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

CITY OF WEST ALLIS CITY CLERK'S CERTIFICATE:

I, Paul M. Ziehler, do hereby certify that I am the duly appointed, qualified City Administrative Officer, Clerk/Treasurer of the City of West Allis and the foregoing is a true and correct copy of a resolution adopted by the Common Council of the

City of West Allis on this _____ day of _____, 2008.

 PAUL M. ZIEHLER - CLERK/TREASURER
 CITY ADMINISTRATIVE OFFICER

MILWAUKEE COUNTY TREASURER'S CERTIFICATE:

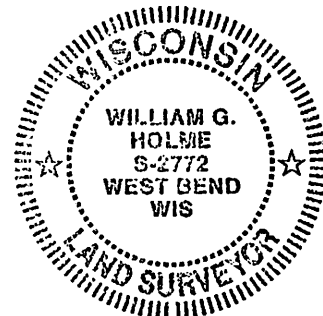
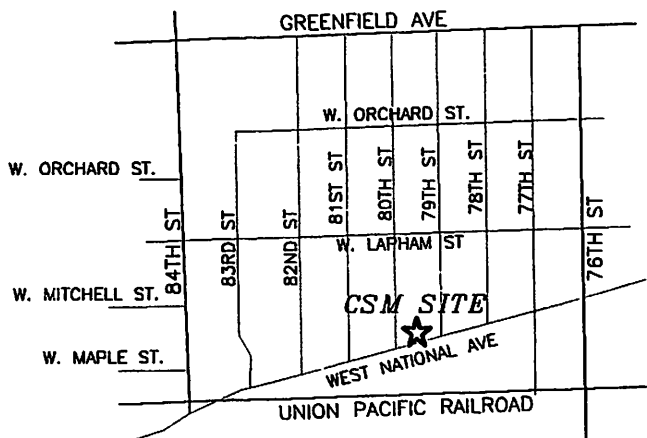
I, Daniel J. Diliberti, being the duly appointed, qualified and acting County Treasurer for the County of Milwaukee, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of

_____, 2008, on any of the lands included in this Certified Survey Map.

 DANIEL J. DILIBERTI - COUNTY TREASURER

VICINITY SKETCH

NOT TO SCALE
 NE 1/4 OF SECTION 4-6-21



DATED THIS 5th DAY OF February, 2008.
 REVISED THIS 21ST DAY OF MARCH, 2008.

William G. Holme
 WILLIAM G. HOLME, S-2772
 REGISTERED LAND SURVEYOR