

27.  
50.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

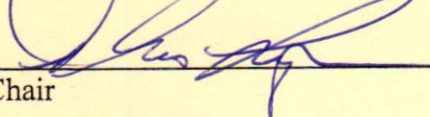
File Number	Title	Status
2007-0248	Special Use Permit	In Committee
Special Use Permit application for modifications to existing BP gas station and convenience store located at 5926 W. Beloit Rd. (Tax Key No. 455-0080-001)		
Introduced: 5/1/2007		Controlling Body: Safety & Development Committee

### 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>

**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**

Name FRANK RICHARDSON  
 Company ArchDesign Assoc.  
 Address 4615 VETTELSON RD.  
 City HARTLAND State WI Zip 53029  
 Daytime Phone Number 414-337-5976  
 E-mail Address FRANK@ARCHDESIGNLTD.COM  
 Fax Number 262-452-375-8337  
 Project Name/New Company Name (If applicable) \_\_\_\_\_  
BELOIT DP

**Agent is Representing** Owner  
Leasee APPLICANT

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)

- 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 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 Shuren  
 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: \_\_\_\_\_

Oper: GNRCDEV Type: OC Drawer: 1  
Date: 3/01/07 01 Receipt no: 21948  
GO DEV LVL 3 SITE-A 1 \$500.00  
HK PETROLEUM  
GH DEV SPECIAL USE 1 \$500.00  
HK PETROLEUM  
CK CHECK PA 8 \$1000.00  
Total tendered \$1000.00  
Total payment \$1000.00

Trans date: 3/02/07 Time: 15:58:50

PIP

24-01



## **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](http://www.ci.west-allis.wi.us)

**Paul M. Ziebler**

*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,

Monica Schultz  
Assistant City Clerk

/amn  
enc.

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