



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2007-0200 Special Use Permit In Committee

Special Use Permit for proposed addition to Fortune Restaurant, an existing business located at 2945 S. 108 St. (Tax Key No. 520-9965-033)

Introduced: 4/17/2007

Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>6/3/08</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt				
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 03 2008</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>	<u>-</u>		

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)

Name YONGKENG LAI
 Company LAI FORTUNE HOLDING, LLC
 Address 2945 S. 109th St.
 City West Allis State WI Zip 53227
 Daytime Phone Number 414-329-9890, c. 262-501-3921
 E-mail Address fortune.lai@sbcglobal.net
 Fax Number 414-329-4216
 Project Name/New Company Name (If applicable) _____
FORTUNE RESTAURANT Addition & Alteration
 Agent Address will be used for all official correspondence.

Name BERYL HSIANG
 Company BERYL HSIANG ARCHITECTS, INC
 Address 10014 N. SHERIDAN DRIVE
 City MEQUON State WI Zip 53092
 Daytime Phone Number 262-241-9409
 E-mail Address b.hsiang@sbcglobal.net
 Fax Number 262-240-0154

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

Property Information

Property Address 2945 S. 109th St., West Allis, WI 53227
 Tax Key Number 520-9965-033
 Current Zoning C-4
 Property Owner LAI FORTUNE HOLDING, LLC
 Property Owner's Address 2945 S. 109th St.
WEST ALLIS, WI 53227
 Existing Use of Property RESTAURANT
 Structure Size 1850 sq. ft. Addition 1894 sq. ft. (per ft.)
 Construction Cost Estimate: Hard 418,200 Soft 95,640 Total 513,840
 Landscaping Cost Estimate \$1,200
 Total Project Cost Estimate: \$591,040
 Previous Occupant /

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 [Signature] Date: Apr. 6. 07
 Subscribed and sworn to me this 6 day of April, 2007
 Notary Public: [Signature]
 My Commission: 4210

**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: _____

**BERYL HSIANG
ARCHITECTS, INC**

10014 N. Sheridan Drive
Mequon, WI 53092
Phone 262-241-8408
Fax 262-240-0154
E-mail b.hsiang@sbcglobal.net

**Fortune Restaurant
Lais Fortune Holding, LLC**

2945 S. 108th Street
West Allis, WI 53214
Phone 414-328-9890

PROJECT DESCRIPTION

April 5, 2007

To: City of West Allis, Department of Development
7525 W. Greenfield Ave., West Allis, WI 53214

Project: Fortune Restaurant / Addition & Alteration
2945 S. 108th Street, West Allis, WI 53227

RE: Plan Commission Review, Plan Submittal
City of West Allis

Fortune Restaurant is a very successful well known designation restaurant. The existing facility is only 1,850 sq ft. It is too small to accommodate the popular demand. The proposed project is to expand the existing facility by adding two story structure with partial basement; 1,894 sq ft addition for 1st floor, 1,894 sq ft addition for 2nd floor, and 1,054 sq ft for basement. Gross floor area of existing & addition is 5,638 sq ft (excluding the basement). The proposed occupant is approximate max 160 seating, 6-10 employees. The restaurant requires maintaining open during construction in order to keep the business and customers. The proposed design and phases of construction are so planed to keep the restaurant remains open for business. We are requesting the occupancy permit per the proposed condition of the construction phases. (refer construction phases below)


The scope of the work includes the following:

- in addition area; elevator, stairs, new front entry, new kitchen, new wait station, new toilet facilities, new drive through pick up window in the rear.
- in existing area; remodeling of the area, demo and alternate the existing kitchen and toilet to dining area, demo existing kitchen hood units on roof, demo old unused chimney, and demo existing drive through pick up window.
- provide automatic fire sprinkler system to the whole building, new water sanitary lines, gas and electrical services.
- upgrade of the existing building façades to integrate with the addition facades.
- site improvement includes adding 100 ft x 90 ft paved parking area, concrete curbs, landscape, building and monumental sign, site lightings, and masonry dumpster enclosure.
- temporary doors screen fencing and barricade during construction stages.

The project would be in two construction phases (refer floor plans of Phase-1 & Phase-2):

- during Phase-1 construction of the addition, the existing restaurant will remain open for occupancy, the front and rear parking will be done prior to Phase-I construction, separate driveways for customer use and construction use.
- during Phase-2 construction of the existing area alteration, the addition area will be open for restaurant occupancy.

The existing access drive from S. 108th street is to remain.


Beryl, Hsiang, AIA Apr. 6.07
Architect date

 Apr. 6.07.
Yongfeng (Frank) Lai date
Owner / Fortune Restaurant