



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2004-0092 Special Use Permit In Committee

Special Use application submitted by KB Investments to construct and establish a restaurant with a drive-through and outdoor dining at 1440 S. 84 St. (vacant lot south of Walgreen's, tax key 451-0642-004).

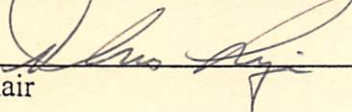
Introduced: 2/18/2004

Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/2/04</u>			Barczak				
		✓	Czaplewski	✓			
			Kopplin				
			Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
			Weigel		✓		
		TOTAL		<u>5</u>	<u>-</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)



 Chair Vice-Chair Member

COMMON COUNCIL ACTION PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 02 2004</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
		✓	Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock				
			Trudell		✓		
			Vitale		✓		
			Weigel		✓		
		TOTAL		<u>9</u>	<u>-</u>		<u>1</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
 Name MIKE MULLER
 Company HAAS MULLER, INC.
 Address 101 E. GRAND AVE.
 City PORT WASH. State WI Zip 53074
 Daytime Phone Number 262 268 1200
 Project Name/New Company Name (if applicable) -

Agent is Representing (Owner/Leasee)
 Name ANDY & CHRIS KARABELAS
 Company KB INVESTMENTS
 Address 13805 ADELAIDE LN.
 City BROOKFIELD State WI Zip 53005
 Daytime Phone Number 262 790 1772

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.

Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)
 Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$400.00
- Special Use: \$300.00 (Public Hearing required)
 Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)
 - Residential: \$500.00
 - Industrial/Commercial: \$500.00
- Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee _____
- Conceptual Project Review: _____
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

Property Information
 Property Address 1440 S. 84TH ST.
 Tax Key Number _____
 Current Zoning C-2
 Property Owner KB INVESTMENTS
 Property Owner's Address P.O. BOX 511328 MILWAUKEE, WI 53203
 Existing Use of Property VACANT
 Lot Size 30,535 SF
 Structure Size 4179 SF Addition N/A
 Development cost estimate TBD
 Landscaping cost estimate \$10,000.
 For multi-tenant buildings, areas occupied N/A
 Previous Occupant N/A

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.
 PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

BUSINESS PROPOSED IS A FAST FOOD OPERATION WHICH WILL SERVE BURGERS, SANDWICHES, CUSTARD, ETC. A DRIVE-THRU FACILITY WILL ALSO BE AVAILABLE FOR PATRON'S CONVENIENCE. HOURS OF OPERATION: 6AM - MIDNIGHT. NO. OF EMPLOYEES: 15-20 W/ 8± AT PEAK. DELIVERIES WILL BE 2 TO 3 TIMES/WK, EARLY AM. SEE DRAWINGS FOR SITE and ARCHITECTURAL INFO.

CITY CLERK REMIT
 Special Use Permit REMIT \$300.00
 DM0504000254001 2/06/04 PAID

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 LOT LIGHTING PLAN

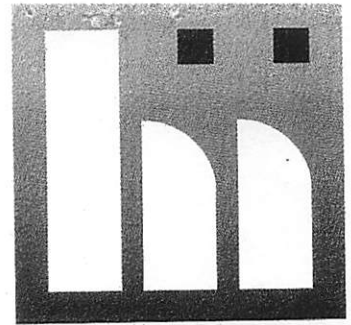
Applicant or Agent Signature [Signature] Date: 2.5.2004.

Subscribed and sworn to me this FEBRUARY day of 20 04
 Notary Public: Katherine L. Krueger
 My Commission: 2002

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: _____



haag müller, inc.
Architects • Engineers
Telephone: (262) 268-1200
Facsimile: (262) 268-1250
www.haagmuller.com

February 5, 2004

City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214-4688

Attn: Steven Schaer
Re: Karabelas Restaurant - West Allis, WI
HMI Project #312238

Dear Steve:

We are requesting this project be placed on the February 25, 2004 Plan Commission agenda for site, landscaping and architectural review. The signage portion of this project will be submitted at a later date by the selected signage vendor. Per our conversation today, I understand we will also be on the public hearing agenda on March 2nd, 2004 for the special use review.

Enclosed are:


- 1) Planning Application Form
- 2) A check for \$300.00 payable to the City of West Allis
- 3) Directory of Owner, Contractor, and Architect.
- 4) 8-Sets of Site Layout Plan, Landscaping Plan, Lighting (Photometric) Plan, and Building Elevations

A partially colored elevation, along with exterior building material samples will be provided the evening of the Plan Commission meeting. Please give me a call with any questions or comments you may have to offer.

Thanks Steve!

Very Truly Yours,

HAAG MÜLLER, INC.
Architects & Engineers



Mike Müller, AIA

Copies To: Andy and Chris Karabelas
Jay Campbell, Burkhart Construction Corp.

Karabelas Restaurant
1440 South 84th Street
West Allis, WI
HMI Project #312238

DIRECTORY:

Owners:

Andy and Chris Karabelas
13865 Adelaide Lane
Brookfield, WI 53005
Ph. (262) 796-1772

Contractor:

BURKHART Construction Corporation
12800 W. Silver Spring Dr.
Butler, WI 53007
Ph. (262) 783-4333
Contact: Jay Campbell email: jay@burkhartconstruction.com

Architect:

HAAG MÜLLER, INC.
Architects & Engineers
101 East Grand Avenue
Port Washington, WI 53074
Ph. (262) 268-1200
Contact: Mike Müller email: mmuller@haagmuller.com



CITY OF WEST ALLIS

WISCONSIN



City Clerk/Treasurer Office

Paul M. Ziehler
*City Administrative Officer
Clerk/Treasurer*

March 10, 2004

Dorothy E. Steinke
Deputy City Treasurer

Chris and Andy Karabelas
KB Investments
13865 Adelaide Ln.
Brookfield, WI 53005

Monica Schultz
Assistant City Clerk

Dear Chris and Andy Karabelas:

On March 2, 2004 the Common Council approved the Special Use Application submitted by Chris and Andy Karabelas, KB Investments, to construct and establish a restaurant with a drive-thru and outdoor dining at 1440 S. 84 St. (vacant lot south of Walgreen's)

A copy of Resolution No. R-2004-0081 is enclosed.

Sincerely,

Monica Schultz
Assistant City Clerk

/hc
enc.

cc: John Stibal
Ted Atkinson
Steve Schaer
Barb Burkee