

City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2011-0084 Special Use Permit Introduced

Special Use Permit applications to establish a new restaurant/Jet's Pizza at 9129 W. Greenfield Ave. within a portion of the multi-tenant commercial building located at 9129-35 W. Greenfield Ave., submitted by Terri Stevens, LS Architecture and William Pat Waple, WJ Pizza, LLC applicant.

Introduced: 2/15/2011

Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/15/11</u>			Barczak				
			Czaplewski				
			Kopplin				✓
			Lajsic	✓			
			Narlock	✓			
	✓		Reinke	✓			
			Roadt				
			Sengstock				
		✓	Vitale	✓			
			Weigel				
			TOTAL	<u>4</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>MAR 15 2011</u>			Barczak	✓			
			Czaplewski	✓			
	✓		Kopplin				✓
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Roadt	✓			
			Sengstock	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>			<u>1</u>

Greenfield Community 9129-9135 W.
1/23/08 PC approval Greenfield

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 (Tenant/Owner)

Name TERRI LEWIS STEVENS, P.A.
Company LS ARCHITECTURE, PLLC
Address P.O. BOX 5441
City BEAUMONT State TX Zip 77726
Daytime Phone Number 409-299-0162
E-mail Address terri@LSArchitecture.com
Fax Number 409-898-8171
Project Name/New Company Name (if applicable) JETS PIZZA
WJ PIZZA, LLC

Name WMU "PAT" WAPLE
Company WJ PIZZA, LLC
Address 311 N. VERMONT
City ROYAL OAK State MI Zip 48067
Daytime Phone Number 248-508-7387
E-mail Address WJWAPLE@AOL.COM
Fax Number ---

Agent Address will be used for all official correspondence.

Application Type and Fee

(Check all that apply)

- Special Use: \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00 (Project Cost \$0 -2,000)
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00 (Project Cost \$2,001 -5,000)
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00 (Project Cost \$5,001 +)
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Signage Plan Review \$100.00
- Signage Plan Appeal: \$100.00
- Request for Rezoning: \$500.00 (Public Hearing required)
- Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Planned Development District \$1500.00(Public Hearing Required)
- Subdivision Plats: \$1700.00
- Certified Survey Map: \$600.00
- Certified Survey Map Re-approval: \$50.00
- Street or Alley Vacation/Dedication: \$500.00
- Transitional Use \$500.00 (Public Hearing Required)

Property Information

Property Address 9129 W. GREENFIELD AVE ⁵³²¹⁴
Tax Key Number 451-10057000
451-0222-000/451-0223-001
Current Zoning COMMERCIAL C-2
Property Owner METROPOLITAN WEST ALLIS VENT
Property Owner's Address 9119 W. GREENFIELD AVE
WEST ALLIS, WI 53214
Existing Use of Property COMMERCIAL STRIP CENTER
Total Project Cost Estimate: \$352,334
Previous Occupant NONE

Alder district # 3

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

(Check boxes next to each listed item):

- Completed Application
- Appropriate Fees
- Project Description
- 6 Sets of folded and stapled plans (24" x 36")
- 1 Electronic copy of plans (PDF format)
- Total Project Cost Estimate

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

- Site/Landscaping/Screening Plan
- Floor Plans
- Elevations
- Signage Plan
- Certified Survey Map
- Other _____

Applicant or Agent Signature _____

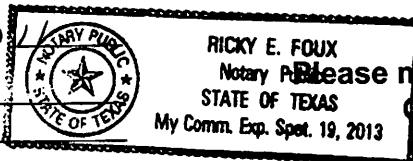
Date: FEB 03 11

Subscribed and sworn to me this

3rd day of February, 2011

Notary Public: _____

My Commission: 9-19-2013



Please make checks payable to:
City Of West Allis

2.2 Start-up Summary

The store we plan to lease is 2,000 square feet. We will build-out the store according to the Franchisor's designs to make our concept both visually and functionally suitable.

- Construction is estimated at \$115,000, includes build-out and cameras
- Equipment is estimated at \$158,534, includes ovens, mixer, signage, POS system, smallwares, etc.
- Other costs estimated at \$78,800 include franchise fee, advertising, architect fee, etc - see below for item breakdown.

Cost to Build

<u>Equipment</u>	<u>\$</u>	<u>Build-out</u>	<u>\$</u>	<u>Other</u>	<u>\$</u>
(3) Ovens	53,100	DAR Development (Appendix F)	112,000	Franchise Fee	20,000
Mixer	7,101	Cameras	3,000	Security Deposit	2,500
ASI (Appendix E)	59,000			Lease Review	400
Small Wares	5,170			Advertising	12,000
Open Sign	275			Cash Drawer	450
Delivery Bags	600			Uniforms	750
Menu Brd/Jet Mar/Hrs	264			Office	3000
Sign	3,835			Opening Food	7,500
Car Toppers	1,800			Coca-cola	500
Cheese Grater	3,653			Architect Fee	6000
240/240/60-Pans/Lids	4,986			Magnets (10,000 ct)	1200
Safe	450			1st 3 months working capital	24,500
Phone System	2,400				
Vital Link	15,000				
Lobby Bench	900				
	<u>158,534</u>		<u>115,000</u>		<u>78,800</u>
				Total	352,334

2.3 Company Locations and Facilities

We will be opening in a new 4 store plaza on our before January 1, 2011. The 13,238 square foot development will feature a beautiful water fountain, with seating area and heated walkways designed in a Lowe's anchored neighborhood center. The other 3 tenants include Office Max, Steak & Shake and Aldi.

3.0 Products

WJ Pizza LLC., will provide pizza and related products to the residential and commercial consumer. Our customers will consist mainly of residential households, which are within a five mile radius of our proposed location. Our product selection focuses on providing the consumer with a diverse menu made fresh daily with the best ingredients. Our menu can be found in the appendices of this plan.

3.1 Product Description

At present, Jet's menu provides ten main product lines, each offering a wide variety options. These products include:

- Round pizza
- Deep dish pizza
- Thin crust pizza
- Jets Boats (Calzones)
- Submarine sandwiches
- Bread sticks
- Buffalo wings

Flavorize Your Crust for FREE™



TURBO CRUST®

A Combination Of Butter, Garlic & Romano Cheese



Romano Crust



Garlic Crust



Butter Crust



Poppyseed Crust



Shredded Parmesan Crust



Cajun Crust



Sesame Crust

8 Tasty Crusts To Choose From



JET'S PIZZA®

LIFE IS SHORT. EAT BETTER PIZZA.™

Jet's® Caters

Party Tray Pizza (30 slices), Party Salads (1/2 tray & full tray),
Party Subs 3ft & 6ft (48 hour notice),
Ask about our Jet's® Party Pacs 1, 2, & 3

JetsPizza.com

Slices Available All Day



Build Your Own Jet's Pizza®

Any Way You Like It...

	Small 6 Piece	Medium 8 Piece	Large 10 Piece	X-Large 15 Piece	Party Tray 30 Piece
Premium Mozzarella Cheese	6.59	8.29	9.89	12.09	19.89
Each Topping	.99	1.29	1.49	1.99	3.89

Your choice of Toppings: Mushrooms, Pineapple, Italian Sausage, Green Peppers, Tomatoes, Ham, Bologna, Onions, Mild Peppers, Anchovies, Pepperoni, Green Olives, Black Olives, Ham, Jalapeño Peppers, Bacon, Red Onions, Cheddar Cheese, and Spicy Pepperoni. Add Chicken and Feta Cheese for an additional charge.

Small & Large - Deep Dish or Hand Tossed Round. **Medium** - Hand Tossed Round ONLY.
X-Large & Party Tray - Deep Dish ONLY. **Thin Crust** (cut into squares) Small - 12 squares; Large - 24 squares

Specialty Pizzas

	Small 6 Piece	Medium 8 Piece	Large 10 Piece	X-Large 15 Piece	Party Tray 30 Piece
BBQ Chicken	9.56	12.16	14.36	18.06	31.56
Grilled Chicken, Premium Mozzarella Cheese, Red Onions, Bacon and Sweet Baby Ray's® BBQ Sauce.					
BLT	9.56	12.16	14.36	18.06	31.56
Premium Mozzarella Cheese, Bacon, Lettuce, Tomatoes and Mayonnaise.					
Hawaiian	9.56	12.16	14.36	18.06	31.56
Premium Mozzarella Cheese, Ham, Pineapple and Bacon.					
Chicken Parmesan	9.56	12.16	14.36	18.06	31.56
Premium Mozzarella Cheese, Grilled Chicken, Pizza Sauce, Tomatoes, and Parmesan Cheese.					
Super Special	10.55	13.45	15.85	20.05	35.45
Premium Mozzarella Cheese, Pepperoni, Ham, Mushrooms, Onions and Green Peppers.					
All Meaty	10.55	13.45	15.85	20.05	35.45
Premium Mozzarella Cheese, Pepperoni, Ham, Bacon, Italian Sausage and Hamburger.					
Veggie	10.55	13.45	15.85	20.05	35.45
Premium Mozzarella Cheese, Mushrooms, Onions, Green Peppers, Black Olives and Tomatoes.					
Grilled Chicken	10.55	13.45	15.85	20.05	35.45
Premium Mozzarella Cheese, Grilled Chicken, Onions, Green Peppers, Mild Peppers and Tomatoes.					
Jet 10®	11.54	14.74	17.34	22.04	39.34
Premium Mozzarella Cheese, Pepperoni, Ham, Mushrooms, Onions, Green Peppers, Hamburger, Italian Sausage, Bacon and Black Olives.					

8 Corner Pizza™

8 Delicious Deep-Dish Slices each with it's own Corner Crust.
 Premium Mozzarella Cheese 10.89
 Extra Toppings 1.99
 Also Available In Your Favorite Premium Pizzas: BBQ Chicken, BLT, Hawaiian, Chicken Parmesan, Super Special, All Meaty, Veggie, Grilled Chicken, Jet 10®

New York Bold Fold

6 Slices (Large)
 Premium Mozzarella Cheese & Spicy Pepperoni 11.38

Flavorize Your Crust for FREE!

Butter, Poppy Seed, Shredded Parmesan, Garlic, Sesame Seed, Cajun, Romano or Try Our Jet's Turbo-Crust (Our Special Blend of Butter, Garlic and Romano)

Cinnamon Stix.....3.29
 12 Pieces of Freshly Baked Bread Topped with Cinnamon and Vanilla Icing.

Jet's Wings/Boneless Chicken

1 lb. of Wings or 1 Order of Boneless Chicken (Approximately 9-12 pieces) 6.99
 Choose from Plain, BBQ, Honey BBQ, Mild or Hot Sauce.

Jet's Bread®

Freshly Baked Bread Topped with Premium Mozzarella Cheese, Butter, Garlic, and Romano Cheese. Includes Pizza Sauce.

	Small 10 Pc.	Large 16 Pc.
Original Bread	4.29	5.59
Add Pepperoni or Bacon	4.89	6.49

Jet's Triple Cheese Turbo Stix™

Premium Mozzarella, Cheddar and Romano Cheese topped with Butter & Garlic. Includes Pizza Sauce.
 12 Pc 5.99

Salads

Served With Dressing on The Side. Choose From: Italian, Greek, Ranch, Bleu Cheese, Caesar, Catalina, Fat Free Italian & Fat Free Raspberry Vinaigrette. Extra Dressing Additional.

	Small Feet 1-2	Medium Feet 2-3	Large Feet 3-4
Antipasto Salad	3.99	5.99	7.99
Lettuce, Ham, Salami, Premium Mozzarella Cheese, Tomatoes & Black Olives.			
Greek Salad	3.99	5.99	7.99
Lettuce, Feta Cheese, Beets, Tomatoes, Greek Olives, Red Onions & Pepperoncini.			
Caesar Salad	3.99	5.99	7.99
Lettuce, Croutons, & Shredded Parmesan Cheese.			
Garden Salad	3.99	5.99	7.99
Lettuce, Tomatoes, Red Onions, Green Peppers, Cheddar Cheese & Black Olives.			
Add Chicken To Any Salad	.79	1.49	1.99

Jet's® Famous Sub.....5.49

All 8 Inch Subs Served Heated

- Italian:** Ham, Salami, Provolone Cheese, Lettuce & Tomato
- Ham & Cheese:** Ham, Provolone Cheese, Lettuce & Tomato
- Vegetarian:** Onions, Green Peppers, Mushrooms, Provolone Cheese, Lettuce, Tomatoes & Black Olives
- Steak & Cheese:** Thinly Sliced Steak, Provolone Cheese, Lettuce & Tomatoes.
- Pizza:** Ham, Pepperoni, Mushrooms, Premium Mozzarella Cheese & Pizza Sauce.
- Tuna:** Tuna, Provolone Cheese, Lettuce & Tomatoes.
- Classic Grilled Chicken:** Grilled Chicken Breast, Provolone Cheese, Lettuce & Tomatoes.
- Chicken Parmesan:** Grilled Chicken Breast, Premium Mozzarella Cheese & Pizza Sauce.
- Meatball:** Italian Meatballs, Premium Mozzarella Cheese topped with Pizza Sauce.

Jet's Boat®

Freshly Baked Pizza Dough Stuffed with Premium Mozzarella Cheese, Pizza Sauce, and Your Favorite Toppings.
 Premium Mozzarella Cheese & One Topping 6.49
 Also Available: Chicken Parmesan and Meatball - additional cost.

Deli Boats®

Freshly Baked Pizza Dough Stuffed with Your Favorite Sub Ingredients.
 Italian, Veggie, Steak, Ham & Cheese 6.49
 Chicken or Tuna additional cost.

8 CORNER PIZZA™
 Premium Mozzarella Cheese
 and 1 Topping
\$10.99

Excludes 12/31/09. Participating locations only. Extra cheese, toppings, tax and delivery additional. Menu priced as shown. Prices subject to change without notice.

CHOOSE YOUR COMBO
 Your choice of a 1 Topping Pizza, Order of Jet's Bread® with Sauce and a 2 Liter Coke

Combo #1: Small Pizza & Small Bread, 2 Liter of Coke
 Combo #2: Medium Pizza & Small Bread, 2 Liter of Coke
 Combo #3: Large Pizza & Large Bread, 2 Liter of Coke

Combo #1: Small \$12.49
 Combo #2: Medium \$13.99
 Combo #3: Large \$15.99

Excludes 12/31/09. Participating locations only. Extra cheese, toppings, tax and delivery additional. Menu priced as shown. Prices subject to change without notice.

HAND TOSSED MEDIUM ROUND PIZZA
 Premium Mozzarella Cheese
 and 1 Topping
 (8 Slices)
\$5.99

Excludes 12/31/09. Participating locations only. Extra cheese, toppings, tax and delivery additional. Menu priced as shown. Prices subject to change without notice.

THE BEST OF JET'S®
 Premium Mozzarella Cheese & 1 Topping
 (Deep Dish, Hand Tossed Round or Thin Crust)

Small \$5.99
 Large \$8.99
 X-Large \$12.99
 Party Tray \$22.99

Excludes 12/31/09. Participating locations only. Extra cheese, toppings, tax and delivery additional. Menu priced as shown. Prices subject to change without notice.

CERTIFIED SURVEY MAP NO. _____

A Division Of Lots 3 Through 6, Block 1, Assessor's Plat No. 255, Being A Part Of The Northwest 1/4 Of The Northwest 1/4 Of Section 4, Town 6 North, Range 21 East, City Of West Allis, County Of Milwaukee, State Of Wisconsin.

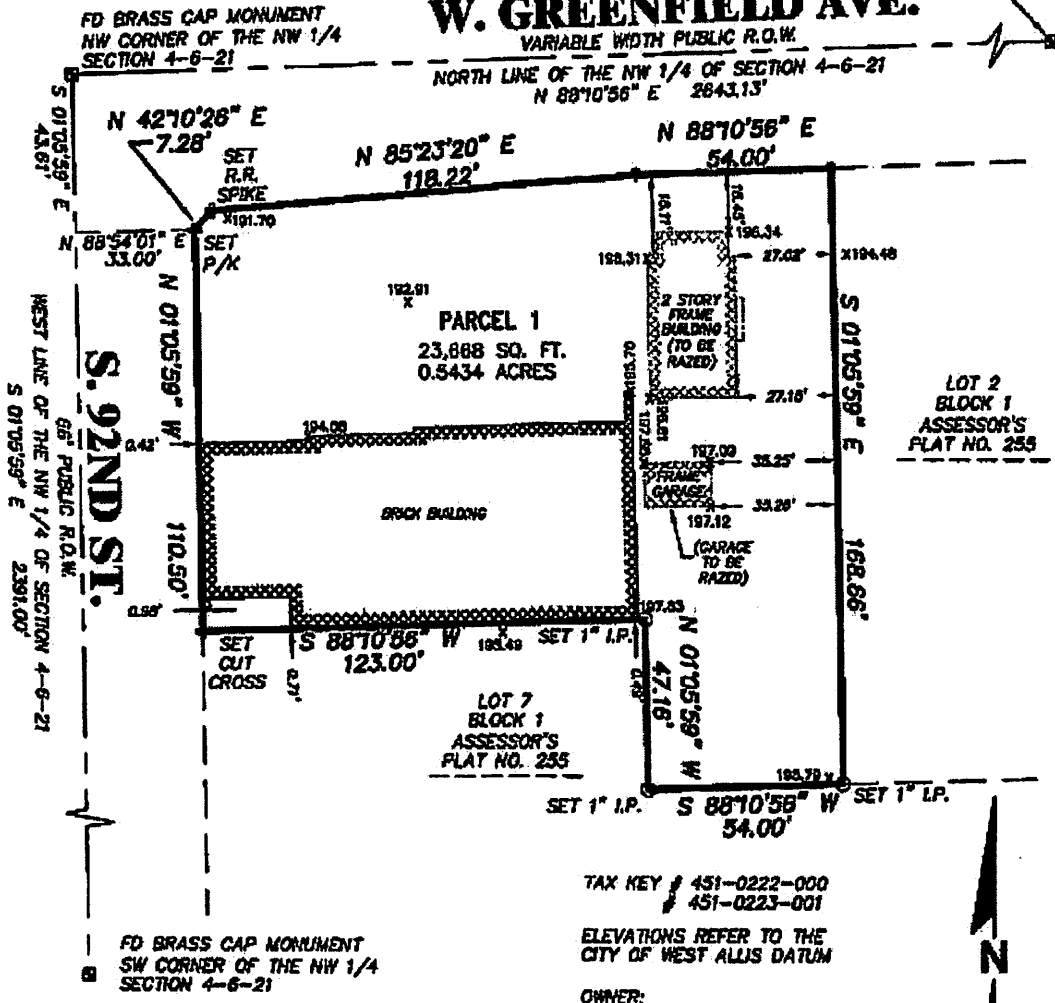
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

FD ALUMINUM CAP MONUMENT
NE CORNER OF THE NW 1/4
SECTION 4-6-21

(S.T.H. "59")

W. GREENFIELD AVE.

VARIABLE WIDTH PUBLIC R.O.W.



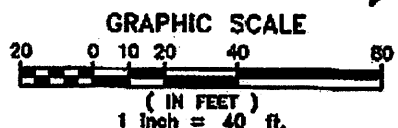
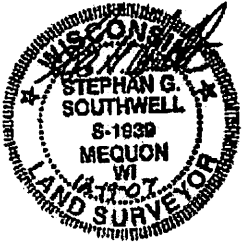
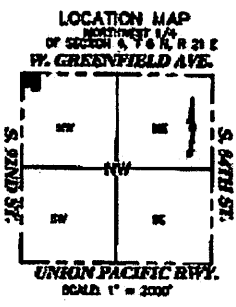
LOT 2
BLOCK 1
ASSESSOR'S
PLAT NO. 255

TAX KEY / 451-0222-000
/ 451-0223-001

ELEVATIONS REFER TO THE
CITY OF WEST ALLIS DATUM

OWNER:
METROPOLITAN WEST ALLIS VENTURE
9119 W. GREENFIELD AVE.
WEST ALLIS, WI 53214

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 4, T 6 N, R 21 E, WHICH BEARS S 01°05'59" E



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A Division of R.A. Gatz & Associates, Inc.
www.nse.com

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Suite 200
Brookfield, WI 53005-5938

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CS10R.dwg\CS101140
SHEET 1 OF 4 SHEETS