

# City of West Allis

## Matter Summary

File Number	Title	Status
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2008-0175      Rezoning      In Committee

Request submitted by Michael Amrhein of Pyramid Project Management for an ordinance to amend the official West Allis Zoning Map by rezoning a portion of 1710-12 S. 80 St. and 7920 W. National Ave. to RB-2 Residence District and C-2 Neighborhood Commercial District for the demolition/reconstruction of an existing gas station and convenience store located at 7920 W. National Ave. (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>4/14/08</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
			Reinke				
			Sengstock	✓			
		✓	Vitale	✓			
	✓		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>APR 14 2008</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Dobrowski				✓
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>9</u>			<u>1</u>

# 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 AMEHEIN  
 Company PYRAMID PROJECT MANAGEMENT  
 Address 719 N. MILWAUKEE STREET  
 City MILWAUKEE State WI Zip 53202  
 Daytime Phone Number (414) 223-7800  
 E-mail Address mamehein@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 sadhanak9@yahoo.com  
 Fax Number (262) 373-1182

**Application Type and Fee**  
(Check all that apply)

Agent Address will be used for all official correspondence.

**Property Information**

Property Address 7920 W. NATIONAL  
 Tax Key Number 452-0937-000  
 Current Zoning C2, RB2  
 Property Owner MARK A. FRANKOWSKI  
 Property Owner's Address N10 W28217 NORTHVIEW RD.  
WAUKESHA, WI 53186  
 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

- 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 *[Signature]* Date: 2/28/2008

Subscribed and sworn to me this 28th day of February, 2008

Notary Public: *[Signature]*  
 My Commission: 6-5-11

**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)

Agent Address will be used for all official correspondence.

- 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
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- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

### 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 110 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: 2/26/2008

Subscribed and sworn to me this 26th day of February, 2008

Notary Public: *Janean Schmal*  
My Commission: 0-5-11

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 80<sup>th</sup> 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. 80<sup>th</sup> 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