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# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2008-0611      Special Use Permit      In Committee

Special Use Permit for Topper's Pizza, a proposed delivery/carry-out pizza restaurant to be located at 1676 S. 108 St. (Tax Key No. 449-9981-011)

Introduced: 9/16/2008

Controlling Body: Safety & Development Committee

**Plan Commission**

**COMMITTEE RECOMMENDATION**

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
			Czaplewski				
			Kopplin	✓			
<i>10/7/08</i>			Lajsic	✓			
		✓	Narlock	✓			
			Reinke	✓			
			Roadt				
	✓		Sengstock				
			Vitale	✓			
			Weigel				

TOTAL      5    0      \_\_\_\_\_

**SIGNATURE OF COMMITTEE MEMBER**

Chair

Vice-Chair

Member

**COMMON COUNCIL ACTION**

**PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	✓			
			Czaplewski	✓			
<i>OCT 07 2008</i>	✓		Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
		✓	Reinke	✓			
			Roadt	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			

TOTAL      10    -      \_\_\_\_\_

## 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/Leasee)

Name Curtis White  
 Company JWL Management  
 Address 142 S BUTLER ST. suite 2  
 City Madison State WI Zip 53703  
 Daytime Phone Number 608-467-6572  
 E-mail Address curtis@jwl-mgt.com  
 Fax Number 608-268-6979  
 Project Name/New Company Name (If applicable) TOPPER'S PIZZA

Name John Kubisiak  
 Company Topper's Pizza  
 Address 21401 E Moreland Blvd  
 City WAUKESHA State WI Zip 53186  
 Daytime Phone Number 262-880-3764  
 E-mail Address Kubisiak5@gmail.com  
 Fax Number 262-432-0747

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

Agent Address will be used for all official correspondence.

### Property Information

Property Address 1676 S. 108th  
 Tax Key Number 449-9981-011  
 Current Zoning M-1 and PDD-2  
 Property Owner SPECTERIE COMMERCIAL PROPERTIES 2  
 Property Owner's Address PO Box 1205  
BROOKFIELD, WI 53008  
 Existing Use of Property RETAIL  
 Structure Size 1801 SF Addition \$418,000  
 Construction Cost Estimate: Hard      Soft      Total \$118,000  
 Landscaping Cost Estimate N/A  
 Total Project Cost Estimate: \$118,000  
 Previous Occupant NEW space

- 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

## 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 *Ben Specter* Date: 9/4/08

Subscribed and sworn to me this 4th day of SEPTEMBER, 2008  
 Notary Public *John White*  
 My Commission: 9-6-09

**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: \_\_\_\_\_

Toppers Pizza is a restaurant, specializing in carryout and delivery. Primary menu items include pizza, topperstix, oven toasted grinders and wings. Hours of operation will be 10:30 AM-3:00AM 7 days a week. There will be roughly 20-30 employees on staff, with a maximum of 15 operating at once, of which 4-6 delivery vehicles will be coming and going depending on volume. The chances of all delivery vehicles being parked at the same time during a revenue period is not likely but may happen from time to time. Minimal seating will be available, as our specialty is delivery. Operation is similar to other pizzas chains Dominos and Papa Johns.

The Landlord has demised Topper's leasable space to approximately 1,801 s.f. and construction will consist of typical interior tenant leasehold improvements.