



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

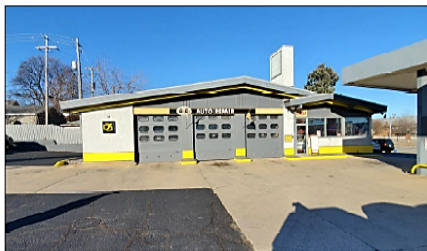
- 5A. Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St.**
- 5B. Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000). Items 4A and 4B may be considered together.**

Overview & Zoning

This is a revision to the SF Petro Mart proposal at 8404 W Greenfield Ave. that was brought before Plan Commission and the Common Council earlier this year in Spring.

It's coming back to Plan Commission and the Common Council as a new project (Special use and, site, landscaping, and architectural review application), because the property owner of 8404 W Greenfield Ave. (Gary Nagara) is interested in purchasing the single-family home property at 1359 S 84 St (just north of the vacant Auto Analyzers site). While the real estate closing is expected to be November 30, 2021, the project area including the former Auto Analyzer site (at 8404 W. Greenfield Ave.) and additional residential home property (to the north at 1359 S. 84 St.) being acquired requires zoning/use and site, landscaping, and architectural approval. The previous item noted the requested rezoning of the 1359 S 84 St property from RB-2 to C-2 Commercial.

EXISTING FRONT FACADE



PROPOSED NEW FRONT FACADE



There are four related parts to the proposal overall project: A) CSM, B) Rezoning Ordinance, C) Special use, D) Site, landscaping, and architectural review. The certified survey map is forthcoming and will combine the two lots (8404 W. Greenfield Ave and 1359 S. 84 St) into one lot of record. The CSM is provided in the staff recommendation as a condition of approval. Mr. Nagara has a valid offer to purchase the property at 1359 S. 84 St. and it may be rezoned in alignment with the future land use plan.

The scope of work will include demo of the residential home and also the former 2,500-sf Auto Analyzer vehicle repair shop for a new fuel station with convenience store and additional commercial tenant space. Site, landscaping, architectural and signage improvements to the property are also part of the scope of work.

Operational plan:

- Hours of operation as 24 hours per day and 7 days/week for the gas station and convenience store.
- Convenience store will sell general groceries, cigarettes a coffee and prepared food area. No alcohol sales will take place.
- The gas station is named State Fair Petro and the estimated project cost is \$1.65 million.



Site, Landscaping Plans

Highlights:

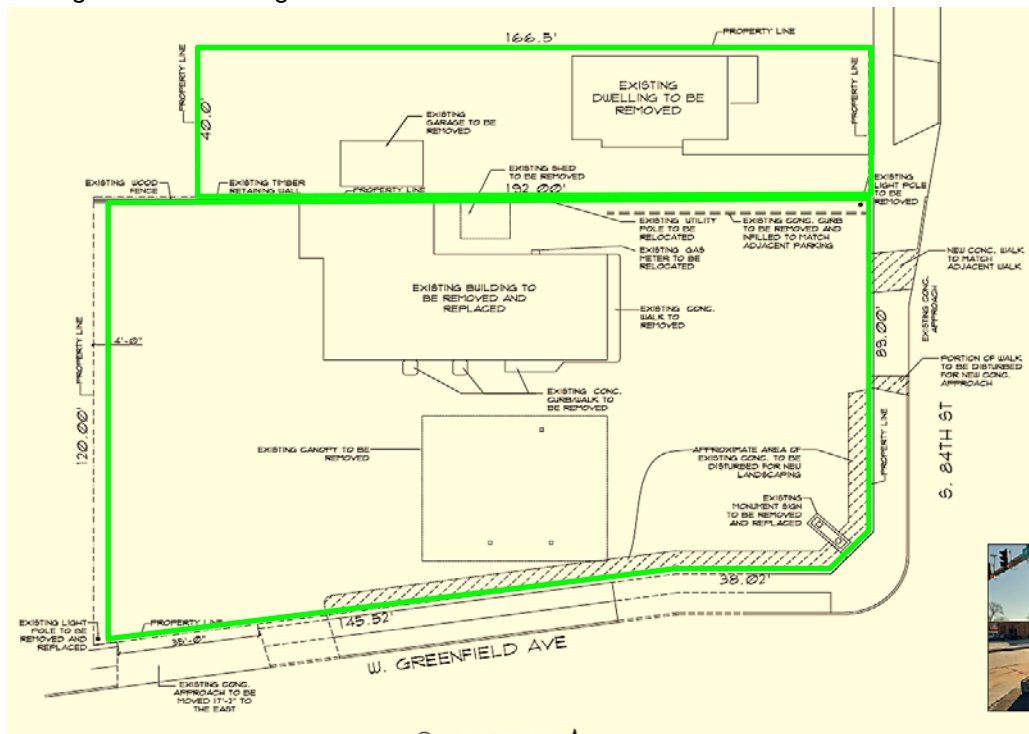
- 8404 W. Greenfield Ave. - Demolish building and pump canopy.
- 1359 S. 84 St. – purchase and demolish residential property.

- Construct a new one-story slab on grade building to be occupied by a gas station and convenience store with two mercantile spaces. Total building area proposed 6,224-sf (gas station and convenience store 4,009-sf and mercantile space of 2,215-sf). The new building will be setback 10-ft from adjacent property lines.
- New pavement surfaces, a new 4 station pump island with new canopy and columns to match the main building.
- New freestanding monument sign
- Combining lots via Certified Survey Map

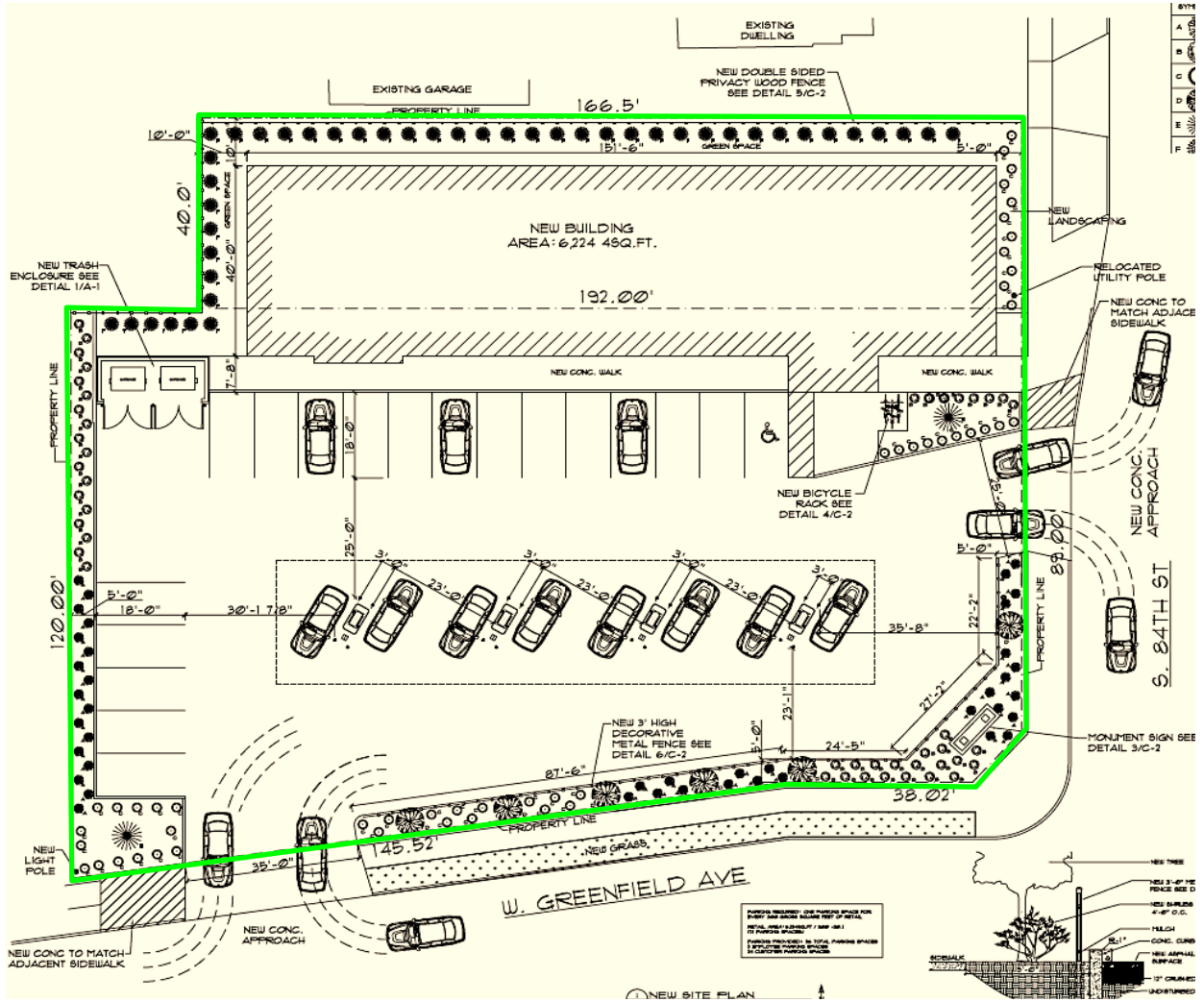
The property is located on the NW corner of the intersection of S. 84 St and W. Greenfield Ave. State Fair Petro will be accessible via 2 driveways (one on S. 84 St. and one on W. Greenfield Ave.). The applicant had originally proposed a third driveway on W. Greenfield Ave closer to the intersection, but staff recommended against that for safety reasons and the applicant has since removed that from further consideration. Instead, the existing W. Greenfield Ave. driveway will be modified and shifted slightly east to promote additional parking and landscaping on the west side of the site. Four (4) new fuel pumps are proposed under a new pump canopy.

Parking - 6,224-sf building area @ 1 space/300-sf = 20 parking stalls required
 18 parking stalls are provided on site (includes 1 ADA)
 8 spaces are provided at the pump islands

New landscaping is proposed at the SE corner of the site and along the west side of the property. A decorative 3-ft tall ornamental fence is planned as a backdrop to the new landscaping area on the SE corner of the site. Landscaping species include 3 ornamental raspberry spear crabapple and ivory silk Japanese lilacs trees and 4 ginkgo trees. Smaller ground shrub plantings are also planned per the landscaping key. Surrounding land uses include an apartment to the west, and lower density homes to the north. Commercial development to the south and State Fair Park to the east. There currently isn't any buffer to the apartment building located to the west of the existing site, but the new plan calls for a 5-ft wide landscaping bed and plantings to help soften the edges of the property and provide some screening. A new 4-sided refuse enclosure is planned on the west side of the building. The enclosure will include masonry walls to match the building's look. A wood gate will be added too. A double-sided wood fence will be installed on the

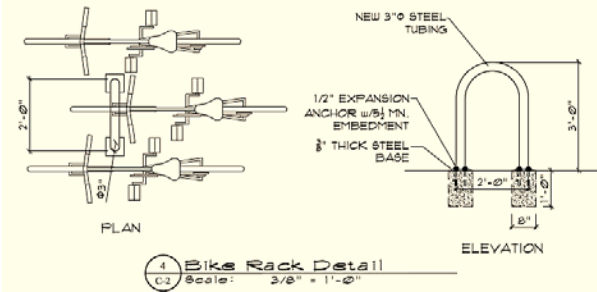
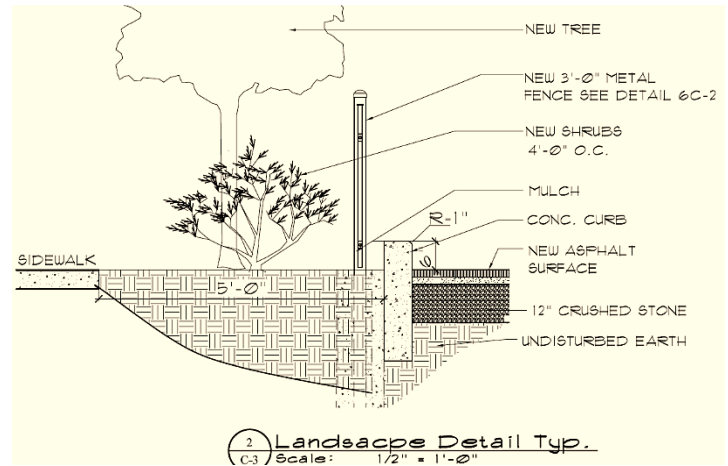
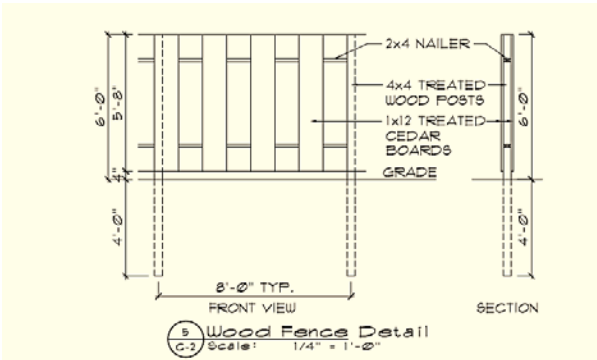
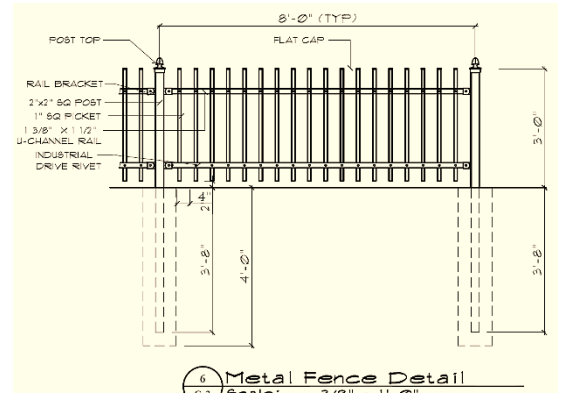


NE side of the site to help buffer the residence to the north. The existing wood fence and retaining wall on the NW side of the site will remain.



Site/landscaping Details and Parking Requirements

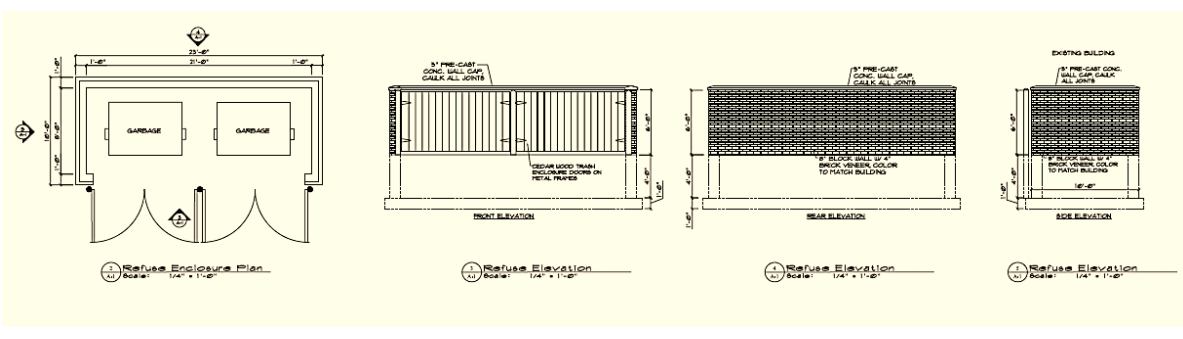
LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A	41	SYRINGA MEYERI	DWARF KOREAN LILAC	36"
B	37	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	36"
C	38	ROSA RUGOSA	BEACH ROSE	36"
D	6	GINGKO BILOBA (MALE)	GINGKO (MALE)	8 Ft.
E	2	MALUS RASPBERRY SPEAR	RASPBERRY SPEAR CRABAPPLE	8 Ft.
F		TILIA OCCIDENTALIS EMERA	EMERALD GREEN ABBORTIVE	8 Ft.



PARKING REQUIRED: ONE PARKING SPACE FOR EVERY 300 GROSS SQUARE FEET OF RETAIL

RETAIL AREA: 6,224SQ.FT / 300 = 20.1
(21 PARKING SPACES)

PARKING PROVIDED: 26 TOTAL PARKING SPACES
2 EMPLOYEE PARKING SPACES
24 CUSTOMER PARKING SPACES



Architectural Plans



Highlights:

- Exterior wall finishes (modular brick veneer, nichiha (fiber cement wood grain panels), concrete block, stone band, awnings and glass)
- Roof will be a standing seam metal roofing system
- New building lighting

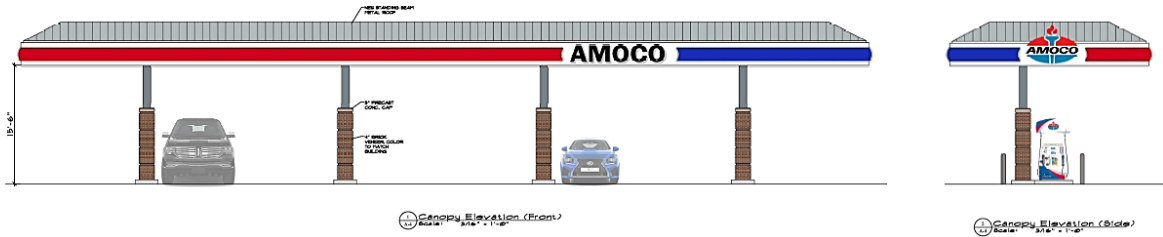
Interior renovations and alterations

- Cashier area, office, kitchen, bathrooms, storage and mechanical rooms.
- Adding coolers (soft drinks – soda, juice and milk)

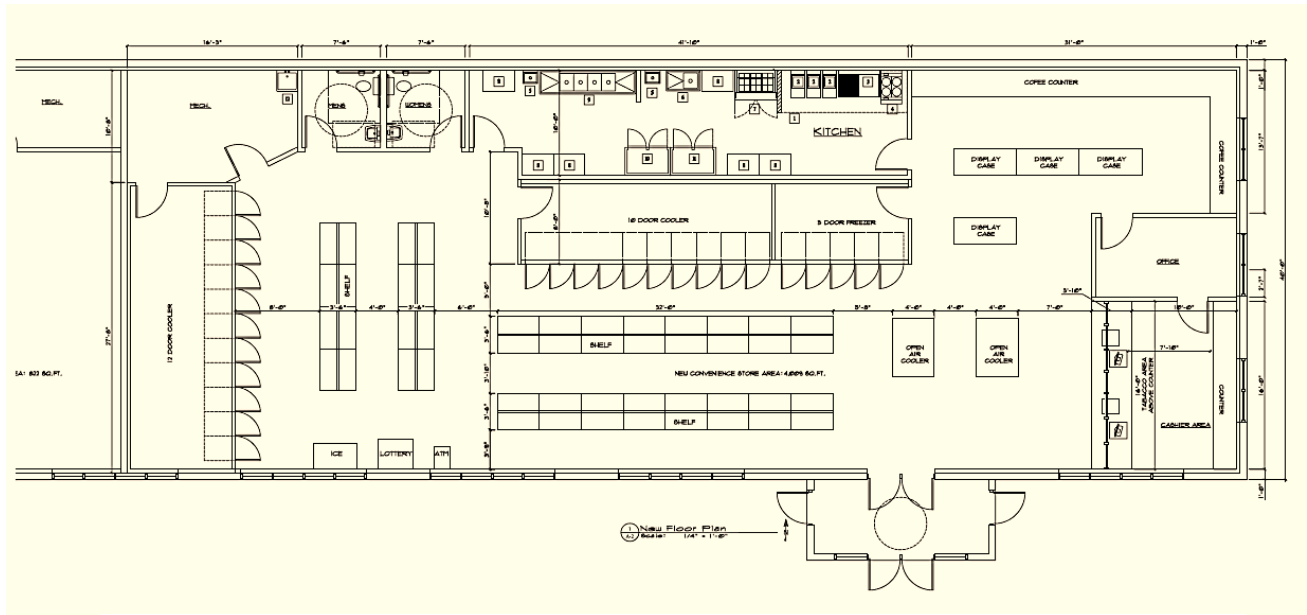
The new building will feature two different color types of exterior brick (nutmeg and pebble gray), nichiha wood grain panels (cedar color), new split faced block, stone windowsills, new storefront windows (east and south sides) and two spandrel glass windows (south side retail tenant space). An overhanging roof eaves around the building and two points of entry on the south side of the building.

Staff has worked with the applicant on increasing the extent of brick around all four sides of the building and increasing the number of windows and providing some additional roof overhang. The original plans also didn't include a more decorative pump canopy that matches the building.

In addition, to the above reference exterior updates to the main building, brick canopy columns to match the main building have also been included on the plans being presented to the Plan Commission.



Floor Plans (Gas/Convenience portion)

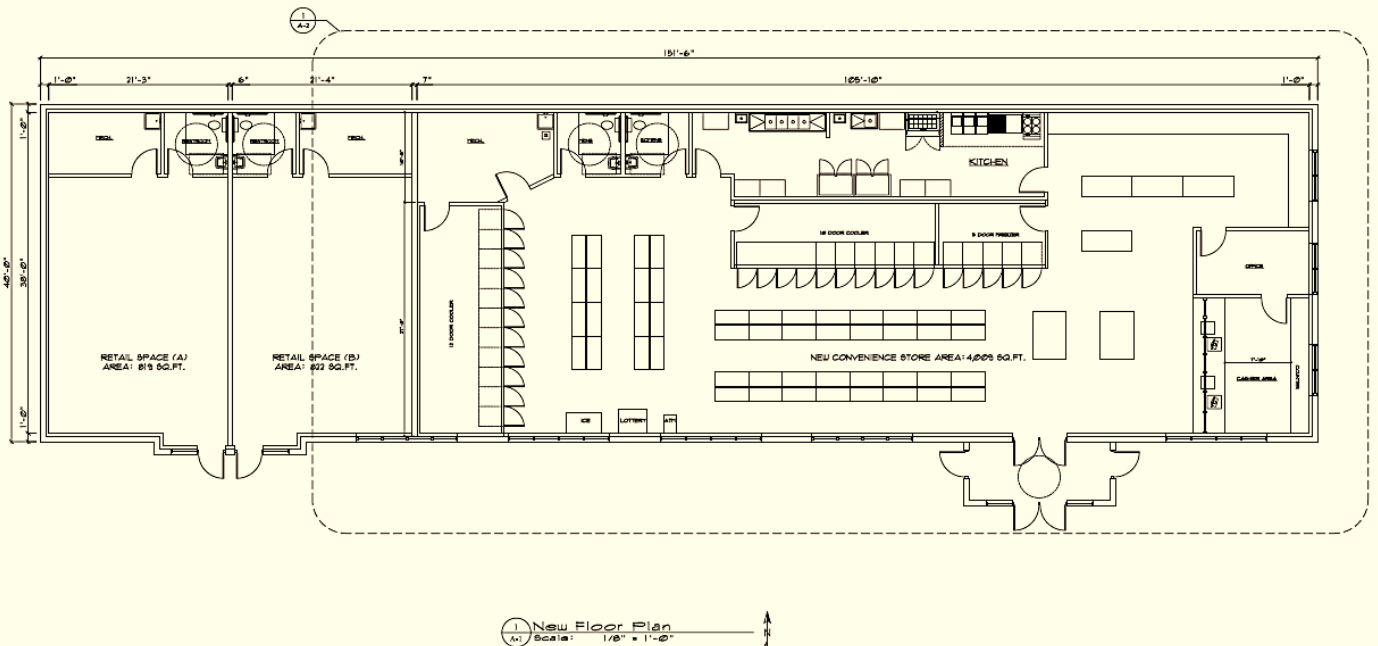


TOBACCO SALE AREA CALCULATION.

NEW BUILDING GROSS AREA:	6,225 SQ.FT.	
INTERIOR CONVENIENCE STORE GROSS AREA:	4,009.FT	
AREA NAME	AREA SQ.FT	% OF STORE AREA
TOBACCO SALE AREA (ABOVE CASHIER COUNTER)	35 SQ.FT.	0.87 %
$35 \text{ SQ.FT.} / 4,009 \text{ SQ.FT.} = 0.87\%$		

- | NEW EQUIPMENT LIST | |
|--------------------|-------------------------------------|
| 1 | 12'-0" EXHAUST HOOD |
| 2 | FRYER |
| 3 | GRIDDLE/ GRILL 4'-0" X 2'-6" |
| 4 | 4 BURNER RANGE |
| 5 | HAND SINK |
| 6 | VEGETABLE SINK |
| 7 | PREP- TABLE |
| 8 | STAINLESS STEEL TABLE 3'-0" X 2'-0" |
| 9 | 4 COMPARTMENT SINK |
| 10 | 2 DOOR FREEZER |
| 11 | 2 DOOR COOLER |
| 12 | JANITOR SINK |

Overall Floor Plan (two retail tenant spaces on the west)



Signage and Lighting

New lighting is planned for the property. There are two existing light poles on the property (NE and SW corner of the site). The SW light pole will be replaced, and the NE pole will be removed.

Other lighting updates include new wall mounted fixtures on the exterior of the building and within under the new pump canopy.

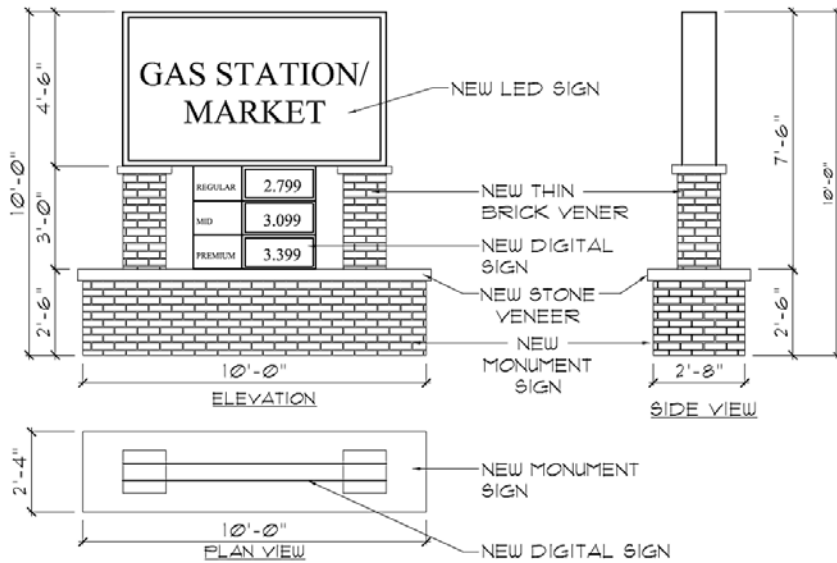
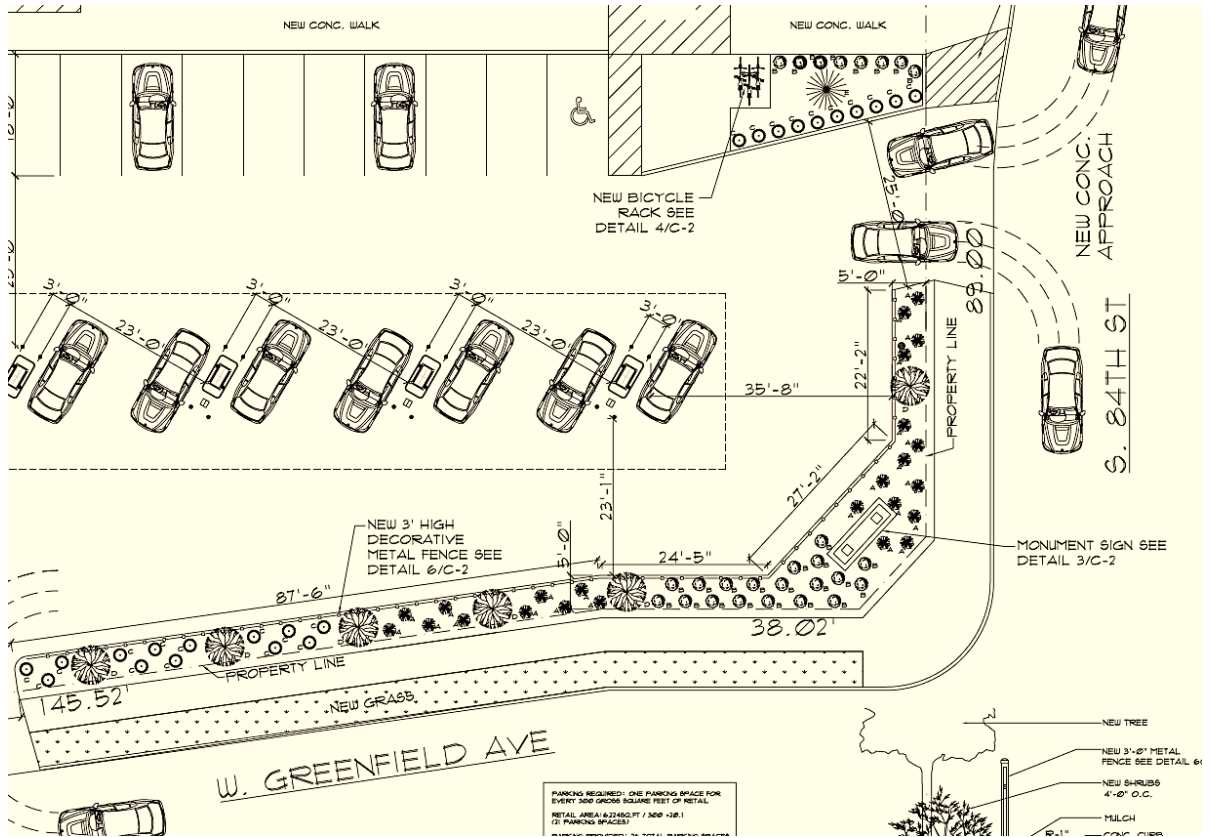
The signage plans presented include the replacement of an existing 12-ft tall freestanding sign with a new compliant 10-ft tall freestanding sign at the corner of S. 84 St. and W. Greenfield Ave. Like the existing sign, it's located within the vision angle.

- The existing monument sign is 12-ft high, our ordinance allows a 10-ft tall sign @ up to 50-sf.
- The Plan Commission granted an appeal 15 years ago to raise the sign up to 12-ft because it was within the 20x20-ft vision triangle at the corner of S. 84 and W. Greenfield Ave. The added height was to allow visibility under the sign between the columns. Not a perfect solution, but one that worked at the time. More recently in 2020 Plan Commission has been recommending signs within the vision angle to be placed diagonally (like the BP at 60 and National).

With the changes proposed a sign permit will be required. Signage plans will require the submittal of a signage permit and may be approved administratively (The Plan Commission has previously approved the sign location at the April meeting).

Staff would recommend approval of the new freestanding sign location as it is consistent with more recent 2020 approvals and promotes improved visibility than the existing monument sign

(located within the vision angle). Our Engineering Department has indicated that its new location will not obstruct visibility.



3 New Monument Sign Detail
C-3 Scale: 1/4" = 1'-0"

Recommendation: Common Council approval of the Special Use Permit for an automobile convenience store and gas station use to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. and approval of the Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 8404 W. Greenfield Ave. and 1359 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 442-0635-000 and 442-0604-000).

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) Landscaping revisions in accordance with the City Forester's recommendations; (b) paving and drainage/stormwater management details being shown on a civil engineering plan; (c) exterior lighting details (fixture types and photometrics) being provided. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
4. Common Council approval of the Special use (scheduled for November 16, 2021). Applicant's acknowledgement signature on the Special Use Permit Resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.