

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 24, 2018
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 5A. Special Use Permit for Citgo, an existing fuel station and convenience store, to obtain a Class A license located at 9530 W. National Ave.
- 5B. Site, Landscaping and Architectural plan for Citgo, an existing fuel station and convenience store, to obtain a Class A license located at 9530 W. National Ave. submitted by Ramzan Charania, property owner (Tax Key No. 479-0424-002)

Items 5A and 5B may be considered together.

Overview & Zoning

Ramzan Charania, the owner of Sunrise Citgo fuel and convenience store has applied for a class A liquor license to sell packaged alcohol beverages for off-site consumption. This is a new/original application in that the premise has not previously sold alcohol beverages. Alcohol beverage sales are a special uses within the subject C-3, Community Commercial Zoning District. A site, landscaping and architectural review is also applicable to this process.

The existing building is 1,400-sf and alcohol sales will occupy not more than an 8-ft x 8ft area per the floor plan. The applicant has applied for a class A license through the Clerk's Office and has subsequently applied for a special use permit per ordinance.

Hours of operation for alcohol sales shall be in accordance with licensing and state law.

As part of the special use the applicant is also proposing architectural updates to the exterior of the building which is

located at the intersection of W. National Ave. and W. Lincoln Ave. at S. 95 St. The scope of work includes demolition of existing gable and mansard rooflines, adding a new



roofline and also brick exterior façade treatments. The estimated project cost of development is \$50,000.

Architectural Plan

The applicant is seeking to update the exterior appearance in a similar fashion to an existing building within the City of Milwaukee located in the 9900 Block of W. Oklahoma Ave. That building features a brick façade, storefront windows and an EIFS cap with elevated entry feature. Staff has recommended that an alternate to the proposed EIFS roofline be shown on a revised set of plans. The applicant's is going to provide an alternate at the Plan Commission meeting (cement board siding).

Staff is also recommending that the brick and roofline elements be extended around the north, south and west side of the building. Of note, the west wall is in proximity to the west property line. If so, staff is willing to consider paint accents to match the updates on the other 3-sides of the building.



Site and Landscaping Plan

The refuse area is located on the south side of the building within a small fenced parking lot area. A total of 6 parking stalls not including staging at pumps are shown on the site plan that was approved in 1995. Staff is recommending that the existing wood fence on the south side of the property be removed and replaced with a new fence and a refuse enclosure area.

Furthermore, on the east end of the site, remove the phone booth and temporary signage. On the north side of the site, remove or replace the flag pole and base near the drive entrance/exit. Clean up and maintenance of the existing corner landscaping feature is needed.

Recommendation: Common Council approval of the Special Use Permit for Citgo, an existing fuel station and convenience store, to obtain a Class A license located at 9530 W. National Ave. and approval of the Site, Landscaping and Architectural plan for Citgo, an existing fuel station and convenience store, to obtain a Class A license located at 9530 W. National Ave. submitted by Ramzan Charania, property owner (Tax Key No. 479-0424-002), subject to the following conditions:

(Items 1-5 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 and Landscaping Plans being submitted to the Department of Development to show the following: (a) an alternate to the proposed EIFS roofline be shown on a revised set of plans. Additionally, that the brick and roofline elements be extended around the north, south and west side of the building (inclusive of the existing office extension on the north); (c) remove and replace the existing fencing and incorporate a new perimeter fence and refuse enclosure area on the SW side of the site; (d) remove the phone booth and temporary signage (without permits) on site; (e) on the north side of the site, remove or replace the flag pole and base near the drive entrance/exit (f) clean up and maintenance of the existing corner landscaping feature. 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 Certified Survey Map and Special use (not yet scheduled). 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. 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.