



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 26, 2022
6:00 PM

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

6. **Six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 8404 W. Greenfield Ave., submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 442-0635-000)**

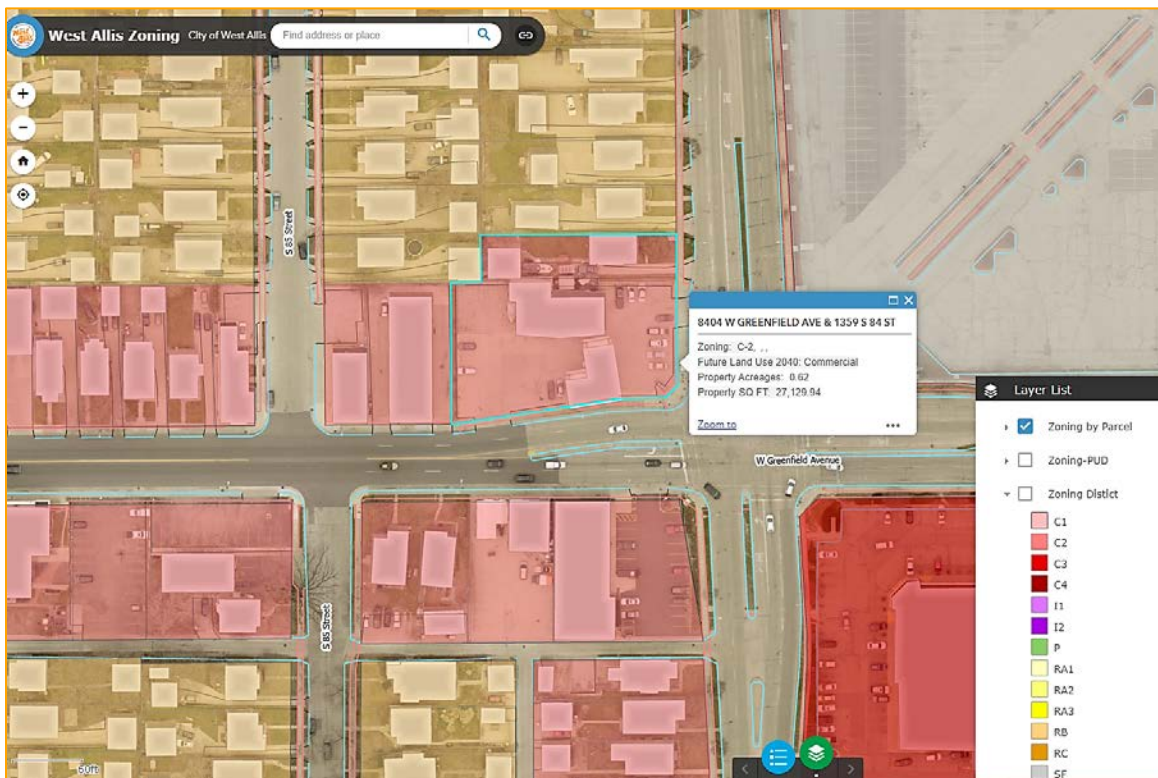
Overview and Zoning

The project involved a conditional use, a certified survey map and rezoning of land and was approved by Plan Commission on October 27, 2021 and by Common Council on November 16, 2021.

Since this time the subject properties at 8404 W. Greenfield Ave. and 1359 S. 84 St. have been combined via certified survey map and the overall property is zoned C-2, neighborhood commercial district.



Existing building (south elevation)



Existing zoning map

A building permit has not yet been applied for or issued. Since we are nearing the one-year mark, the owner will need to apply for an extension of time to keep the conditional use permit alive in alignment with the terms of the zoning ordinance.

Stipulations of the conditional use approved under R-2021-0670 indicate the following:

- o *Expiration of Conditional use permit. Any conditional use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the conditional use in accordance with the following criteria:*

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the conditional use shall become null and void.

The property owner has submitted an explanation and schedule with their request for a six-month extension to obtain a building permit and commence the project.



2021 proposed south elevation and existing street view from S. 84 St.

Date: October 14, 2022

Project: Proposed Gas Station – Convenience Store
At 8404 W. Greenfield Ave. and 1359 S. 84th St., West Allis, WI 53214

Subject: Request for an Extension of Time on the Conditional Use Permit approved in 2021

Proposed Project Timetable

2022

November-December	Coordination with WE Energies for removal of underground and above ground electrical easements on the north property line of 8404 W. Greenfield Ave.
	Asbestos Report – Remediation for commercial and residential properties to be demolished

2023

January	Disconnect electrical, gas, water, and sewer lines
February	Apply for building demolition
March	Complete construction drawings for new building and site development
	Apply for plan review, demolition permits, and construction permits
April	Start of building demolition of commercial and residential units
May	Start excavation for installation of underground gas tanks, canopy and gas pumps
June	Start building construction and site development
July	Construction and site development in progress
August	Construction and site development in progress
September	Construction and site development in progress
October	Complete construction – site development
November	Apply for occupancy permit – construction inspections
December	Complete unforeseen items

Recommendation: Common Council approval of a six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 8404 W. Greenfield Ave., submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 442-0635-000).