

**CITY OF WEST ALLIS  
RESOLUTION R-2021-0670**

**RESOLUTION FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE  
CONVENIENCE STORE AND GAS STATION USE TO BE LOCATED AT 8404 W.  
GREENFIELD AVE. AND 1359 S. 84TH ST.**

**WHEREAS**, Gurinder Nagra, d/b/a State Fair Petro Mart, Inc., filed with the City Clerk an application for a Special Use Permit, pursuant to Sec.,12.41(2) and Sec. 12.16 of the Revised Municipal Code, to establish an automobile convenience store and gas station, located at 8404 W. Greenfield Ave. and 1359 S. 84th St.; and,

**WHEREAS**, after due notice, a public hearing was held by the Common Council on November 16, 2021, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

**WHEREAS**, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Gurinder Nagra, d/b/a State Fair Petro Mart, Inc, will operate the proposed use at 8404 W. Greenfield Ave. and 1359 S. 84th St. The applicant is currently the owner of the 8404 W. Greenfield Ave. property and has an offer to purchase the property at 1359 S. 84th St. The subject property is described as follows:

All the land of the owner being located in the Southwest ¼ of Section 33, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Lots 1, 32, 33 and 34 in Block 1 of the Distinctive Homes Subdivision No.1.

Tax Key Nos. 442-0635-000 and 442-0604-000.

Said land being located at 8404 W. Greenfield Ave. and 1359 S. 84th St.

2. On May 4, 2021, the applicant was granted special use/zoning approval by the Common Council to establish a gas station and convenience store at 8404 W. Greenfield Ave. (R-2021-0280). The applicant has since made an offer to purchase an additional property (abutting to the north) at 1359 S. 84th St. thereby expanding the project area and requiring a new application for special use. For consistency in zoning and land use, the 1359 S. 84th St. property will also need to be rezoned from residential to commercial zoning district and combined via certified survey map, if the expanded project area to be used as a gas station and convenience store.

3. Expanded Project area and scope:

A. The 8404 W. Greenfield Ave. property is 20,649-sf (0.469 acres) in area and is classified as

a commercial land use within the C-2, Neighborhood Commercial Zoning District. The existing building was formerly used as a passenger vehicle repair shop and with the subject reuse adaptively reused for a convenience store and gas station. The existing commercial building is about 2,500-sf is proposed to be demolished as part of the new expanded project area.

B. The property at 1359 S. 84th St. this is currently a single-family residential home zoned RB-2, residence district. The land area of this residential lot is 6,660-sf (0.152 acres).

C. The project scope is for a new gas station and convenience store with an additional space for two retail tenants. The new building would include a 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 being 4,009-sf, and retail/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.

4. The 8404 W. Greenfield Ave. property is zoned C-2, Neighborhood Commercial District, under the Zoning Ordinance of the City of West Allis, which permits automobile convenience store and gas station uses as a special use, pursuant to Sec. 12.41(2) and Sec. 12.16 of the Revised Municipal Code. The property at 1359 S. 84th St. will need to be rezoned and consolidated via Certified Survey Map for the expanded project area and scope to commence.

5. The subject property is located along the north side of W. Greenfield Ave. and west of S. 84th St., which is zoned for commercial purposes. Properties to the east are zoned and developed for State Fair Park. Properties to the west are zoned commercial and developed for high density residential. Properties to the south are zoned and developed for commercial use. Properties to the north are zoned and developed for low density residential uses.

6. The property will provide off-street parking for employees and customers. The area is also served by public transit and will include bicycle accommodations.

**NOW THEREFORE**, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Gurinder Nagra, d/b/a State Fair Petro Mart, Inc., to establish an automobile convenience store and gas station, located at 8404 W. Greenfield Ave. and 1359 S. 84th St., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Section 12.16 of the Revised Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said special use permit is granted subject to the following conditions:

1. Rezoning. Property at 1359 S. 84th St. being rezoned from RB-2, residence district to C-2, neighborhood commercial district.
2. Certified Survey Map. The properties at 8404 W. Greenfield Ave. and 1359 S. 84th St. being combined into one lot of record via a Certified Survey Map.
3. Site, Landscaping, Screening and Architectural Plans. The grant of this special use permit is subject to and conditioned upon the site, landscape, screening and architectural plans approved on October 27, 2021, by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.
4. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Neighborhood Services and by the Fire Department.
5. Business Operations. The grant of this special use is conditioned upon the following:
  - A. Excessive odors from cooking on premises shall be controlled within limits of current technology.
  - B. Excessive noise and vibrations shall not emanate from the building.
  - C. All exterior doors and windows being kept closed after daytime hours to prevent excess noise from entering the adjacent neighborhood.
  - D. Exterior pest control shall be contracted on a monthly basis and/or in accordance with the City of West Allis Health department.
  - E. Licensed operation. Necessary licenses being obtained in conjunction with the proposed business operations.
6. Hours of Operation. The proposed automobile convenience store and gas station has indicated hours of operation to be 5:00 AM to 12:00 AM (midnight) Monday through Sunday.
7. Off-Street Parking. Twenty (20) off-street parking spaces are required for the proposed use. A total of twenty-six (26) will be provided on site including one ADA space.
8. Litter. Employees shall inspect the area and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be enclosed in accordance with the approved site plan.
9. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

10. Signage. Signage for the overall property shall be in accordance with the City of West Allis Signage Ordinance Section 13.21 of the Revised Municipal Code; window signage shall not exceed twenty (20) percent of each window's area and be installed on the inside of the glass.

11. Deliveries and Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from view within an enclosure approved by the Department of Development. All tenants of the property will be required to abide by the City of West Allis health/public nuisance rules per Chapter 7 of the Revised Municipal Code. Because there are residents that live within the residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.

12. Intercoms and Loudspeakers. If gas pump loudspeakers are used, audio volume must be contained to the property and levels must be adjustable to prevent nuisance. The use of other outdoor pagers, intercoms, or loudspeakers shall not be permitted on site.

13. Outdoor Lighting. The grant of this special use is subject to all lighting fixtures being orientated downward and/or shielded in such a manner that no light splays from the property boundaries.

14. Noxious Odors, Etc. The use shall not emit foul, offensive, noisome, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

15. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

16. Expiration of Special Use Permit. Any special 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 special 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 special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of West Allis, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

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Gurinder Nagra, d/b/a State Fair Petro Mart, Inc.

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

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City Clerk

**SECTION 1:**        **ADOPTION** “R-2021-0670” of the City Of West Allis  
Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

R-2021-0670(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Angelito Tenorio	_____	_____	_____	_____
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Rebecca Grill, City Clerk, City Of  
West Allis

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Dan Devine, Mayor City Of West  
Allis