



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 28, 2021

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

*To reduce health risks associated with the COVID-19 virus, we are encouraging the Public to monitor the Plan Commission meeting remotely using the following Live Stream option:
<https://www.youtube.com/user/westalliscitychannel/live>*

Plan Commissioners and Applicants will receive further instructions on accessing a virtual Zoom meeting to organize a quorum and to participate in the meeting's agenda items.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [21-0182](#) March 24, 2021 Draft Minutes

Attachments: [March 24, 2021 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0174](#) Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St.

Attachments: [Bread Pedalers \(SUP-SLA\) 1436 S 92 St.](#)

- 2B. [21-0175](#) Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002)

Attachments: [Bread Pedalers \(SUP-SLA\) 1436 S 92 St.](#)

- 3A. [21-0176](#) Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave.

Attachments: [Taqueria El Toro \(SUP-SLA\) 8322 W Lincoln Ave.](#)

- 3B. [21-0177](#) Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000)

Attachments: [Taqueria El Toro \(SUP-SLA\) 8322 W Lincoln Ave.](#)

- 4A. [21-0178](#) Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave.

Attachments: [State Fair Petro Mart \(SUP-SLA\) 8404 W Greenfield Ave.](#)

- 4B. [21-0179](#) Site, Landscaping, and Architectural Plans for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000)

Attachments: [State Fair Petro Mart \(SUP-SLA\) 8404 W Greenfield Ave.](#)

5. [21-0180](#) Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)

Attachments: [Motor Castings \(CSM\) 1323 S 65 St.](#)

6. [21-0181](#) Presentation on planning and zoning process – application, permit, implementation and compliance.

Attachments: [Planning Value Stream](#)

E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUOROM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

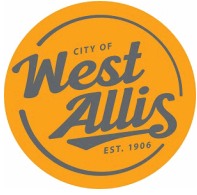
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

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Meeting Minutes

Plan Commission

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REGULAR MEETING - draft minutes

A. CALL TO ORDER

B. ROLL CALL

- Present** 7 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Amanda Nowak, David Raschka, Eric Torkelson, and Rossi Manka
Excused 2 - Jon Keckeisen, and Ben Holt

Others Attending

David Israel, Diane Israel, Brian Deckow, Paul George, Nicole DeBack, Jeff Stowe, D. Thorndasch, Steve Kolber, Charley Schalliol

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, Planner
Erin Scharf, Zoning Administrator and Business Process Liaison

C. APPROVAL OF MINUTES

1. [21-0139](#) February 24, 2021 Draft Minutes

Attachments: [PC Draft Minutes- 2-24-21](#)

A motion was made by Frank, seconded by Manka, that this matter be Approved.
The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

- 2A. [21-0134](#) Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave.

Attachments: [Wing Stop \(SUP-SLA\)10244 W National Ave](#)

This matter was Approved on a Block Vote.

- 2B. [21-0133](#) Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011)

Attachments: [Wing Stop \(SUP-SLA\) 10244 W National Ave](#)

Items 2A & 2B were taken together.

Tony Giron presented.

Wayne Clark & Eric Torkelson questioned the rationale of the five-year plan. Tony Giron, shared that both Ald. Haass and Ald. Reinke have proposed a two year time frame. The landlord was not expecting this accelerated time frame and does not have funds in reserve to address full implementation of all site improvements in the first year. The property owner is willing to work with the City on a phased site improvement approach to improve safety, ADA accessibility, promote traffic calming and install additional landscaping and bike rack/accommodations.

David Israel, property owner, stated the a phased plan was originally proposed to them by the planning staff (as Mr. Israel had indicated financial constraints).

Wayne Clark is concerned about the lengthy time frame (5 years), and feels the phases need to be completed quickly to ensure neighbor safety.

Brian Frank inquired if the median could be implemented sooner, and/or speed bumps installed to slow the traffic, while a temporary fix it would help to slow the traffic.

David Israel proposed a three year plan of benches and bike racks this summer, followed by the median island, and other landscaping improvements be addressed within the third year. They weren't expecting these requirements to be requirements for this small tenant lease.

Diane Israel shared her willingness to investigate the cost and timeframe of the speed bumps, and proposed an additional two years to fulfill these requirements, emphasizing they agree with the actual improvements but need time to space out improvements to budget their money to cover all of the requirements.

Wayne Clark suggested the speed bumps need to be addressed with the Planning & Engineering staff in Phase 1 followed by the remaining requirements within two years.

Tony Giron summarized the items reviewed and stated Phase 1 will include the median and speed bumps will be completed this summer, followed by Phase 2, bike racks and benches, handicap stall and landscaping within two years.

Steve Schaer commented that ADA accessibility should meet code.

Brian Deckow, of Perspective Design, commented temporary speed bumps could be installed and these will be a visibility feature for drivers, regarding the ADA requirements, there are accessible spots that could be utilized in the current time, but extensive work would be needed for permanent changes.

A motion was made by Brian Frank and seconded by Kathleen Dagenhardt, to approve the modified recommendation Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave. and the Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011)

Recommendation: Common Council approval of the Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011), subject to the following conditions:

(Items 1 through 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 Planning & Zoning program to show the following: (a) Phase 1 to be completed in 2021. The property owners of 10244 W. National Ave. will install speed bumps, 2 benches, 2 bike racks, and move a handicap space to the northern end of the easternmost row of parking and include a crosswalk connecting the stall to the sidewalk, and b) phase 2 to be completed by June 1, 2023. The property owners at 10244 W. National Ave. will install a landscaped median at the entrance along W. National Ave.; install landscaped end caps on two of their parking rows, and a ramp and landing connecting the sidewalk along W. National Ave. to the interior sidewalk.*
2. *An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Steven Schaefer, City Planner at 414-302-8466.*
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.*
4. *Common Council approval of the Special Use (scheduled for April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Dagenhardt, to approve all the actions on item 2A & 2B on a Block Vote. The motion carried unanimously.

3A. [21-0135](#)

Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St.

Attachments: [Wrestling Taco \(SUP-SLA\) 1606 S 84 St](#)

This matter was Approved on a Block Vote.

3B. [21-0136](#)

Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001)

Attachments: [Wrestling Taco \(SUP-SLA\) 1606 S 84 St](#)

Mayor is now present.

Items 3A & 3B were taken together.

Tony Giron presented.

Recommendation: *Recommend Common Council approval of the Special Use Permit for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., and approval of the Site, Landscaping, and Architectural Plans for Wrestling Taco, a proposed restaurant, to be located at 1606 S. 84 St., submitted by Nicole Deback, d/b/a Wrestling Taco. (Tax Key No. 452-0431-001), subject to the following conditions:*

(Items 1 and 2 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 Planning & Zoning program to show the following: (a) repair of the dislodged wheel stop at the northwest corner of the property; and (b) removal of the RV at the southeast corner of the property. Contact Tony Giron, Planner at 414-302-8469.*
2. *Common Council approval of the Special Use (scheduled for April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Frank, seconded by Torkelson, to approve all the actions on item 3A & 3B on a Block Vote. The motion carried unanimously.

4. [21-0137](#) Site, Landscaping, and Architectural Plans for Wisconsin Vision, a proposed retail business, to be located at 2262 S. 108 St., submitted by Jeff Stowe, d/b/a Wisconsin Vision. (Tax Key No. 480-027-0000)

Attachments: [Wisconsin Vision \(SLA\) 2262 S 108 St](#)

The Mayor is now chairing the meeting.

Tony Giron presented.

Paul George, property owner, shared his thoughts on the refuse requirements and questioned if it actually needed to be enlarged. Tony Giron shared that we aren't sure of other tenant usage down the road and feel this could be addressed with additional pickups. Mr. George also inquired on staff's thoughts regarding keeping the existing brick vs installing the newer brick on the entire building. Tony stated the original proposal was to paint the brick, which was later followed by a thin brick replacement, and shared that staff would prefer to have the older brick remain. Steve Schaer clarified the difference between the 2 sided vs 4 sided architectural changes.

Recommendation: *Approve the Site, Landscaping, and Architectural Plans for*

Wisconsin Vision, a proposed retail business, to be located at 2262 S. 108 St., submitted by Jeff Stowe, d/b/a Wisconsin Vision. (Tax Key No. 480-027-0000) subject to the following conditions:

(Items 1 through 3 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 and approved by the Planning & Zoning program to show the following: (a) alternate architectural elevation maintaining the existing brick and changing the corner architectural element to a contrasting brick; ~~(b) removal of black insulated glazing from windows;~~ (b) ~~either enlarging or adding a second refuse enclosure;~~ and a **4-sided refuse enclosure on site or increasing frequency of refuse pickup** (d) indication that a professional arborist will be hired to prune the existing trees. Contact Tony Giron, at 414-302-8469 with any questions.*
2. *An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.*
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.*

A motion was made by Clark, seconded by Torkelson, that this matter be Approved as Amended. The motion carried unanimously.

[21-0138](#)

5.

Sign Plan Appeal for America's Best, an existing business, located at 6822 W. Greenfield Ave. submitted by Charley Schalliol. (Tax Key No. 439-0001-007)

Attachments: [America's Best \(Sign\) 6822 W Greenfield Ave](#)

Tony Giron presented.

Charlie Schalliol explained the need for the additional sign, for both visibility and driver safety in this commercial center and emphasized there will be zero impact for residents.

Rossi Manka suggested a smaller sign area, or a more artistic variety.

Discussion ensued regarding other options and a potential mural to have as a wayfinding source which would indicate a retail establishment.

Recommendation: *Denial of the Sign Plan Appeal for America's Best, an existing business, located at 6822 W. Greenfield Ave. submitted by Charley Schalliol. (Tax Key No. 439-0001-007)*

A motion was made by Clark, seconded by Frank, that this matter be Denied. The motion carried unanimously.

E. ADJOURNMENT



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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
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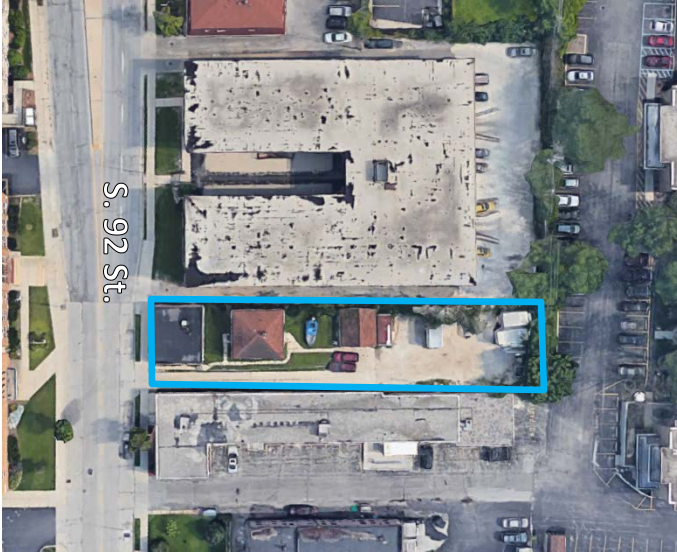
- 2A. Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St.**
- 2B. Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002)**

Items 2A and 2B may be considered together.

Overview & Zoning

The applicant, Andy Lopac, owns the property at 1436 S. 92 St. Andy owns a home remodeling business. His plans for a garage on the property were reviewed and approved by Plan Commission in January 2021. His wife and sister-in-law, Samantha and Skylar Schneider, are proposing to open a bakery and cafe at the front commercial space at 1436 S. 92 St. Bread Pedalers is a full-service bakery and cafe. The property at 1436 S. 92 St. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. A public hearing regarding the Special Use Permit application for Bread Pedalers is scheduled for May 4, 2021.





Based on their travels while bicycle racing, the Schneider sisters were inspired by bakeries all over the world and want to bring some of that influence to their hometown in West Allis. The bread will be baked daily so people in the bread club or walk-in customers can pick up their goods. The interior will have about 10 seats, a retail area, a bakery, and two restrooms. The applicant would like to prepare the roof for rooftop seating.

Customers will be able to order artisanal loaves, baguettes, bagels, cookies, muffins, scones, granola, pastries, cakes, shortbread, buns, espresso, coffee, tea, and branded merchandise.

The bakery will be operated by just Sam and Skyler for at least the first year.

Hours of operation

Wednesday - Friday: 7 am – 1 pm

Saturday & Sunday: 8 am – 4 pm

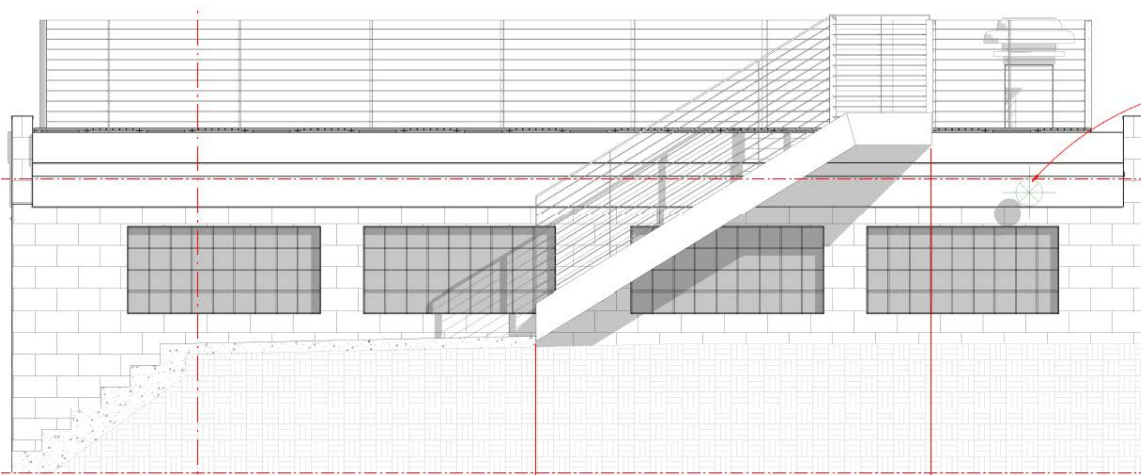


Architectural Plans

The applicant is proposing to replace existing doors with storefront glass doors. The northernmost door and window will be filled in with matching brick.




The rear of the building will have a staircase leading to the rooftop deck. The rooftop deck will be surrounded with posts and cables.




Site & Landscaping Plan


The applicant is proposing adequate landscaping throughout the site including in front of the four-sided dumpster enclosure. Existing trees and shrubs will continue to screen the use from the residential neighbors to the north. 6 parking spaces are required and 5 are proposed. Staff believes that there are sufficient on-street parking spaces along S. 92 St. to satisfy the need.






ARCHITECTURAL DESIGN SERVICES, LLC
414.507.3046








RETAINING WALL




ANDY LOPAC
1436 S 92ND ST
WEST ALLIS, WI 53214









ARBORVITAE



ENDLESS SUMMER ORIGINAL
HYDRANGEA SHRUB

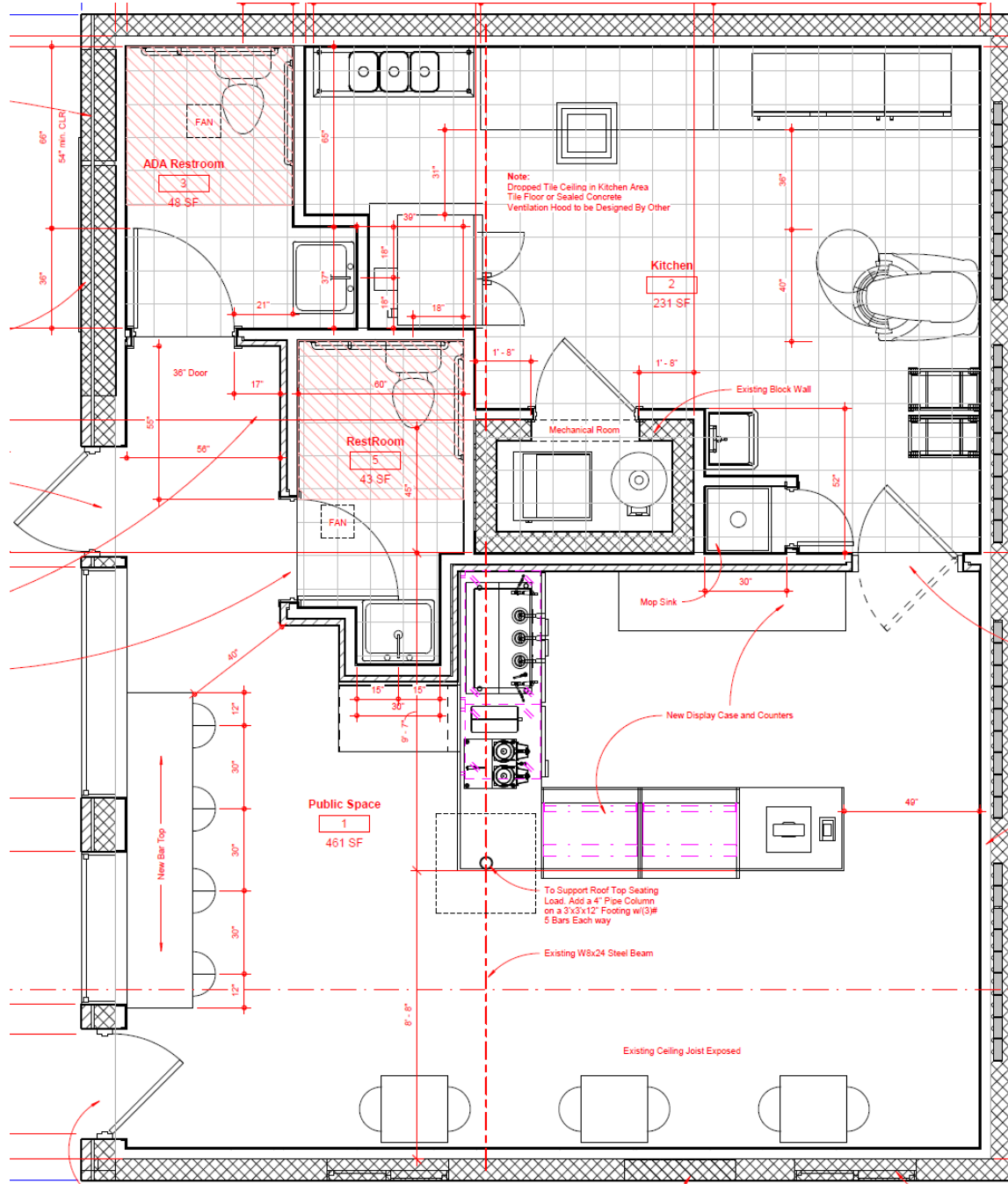


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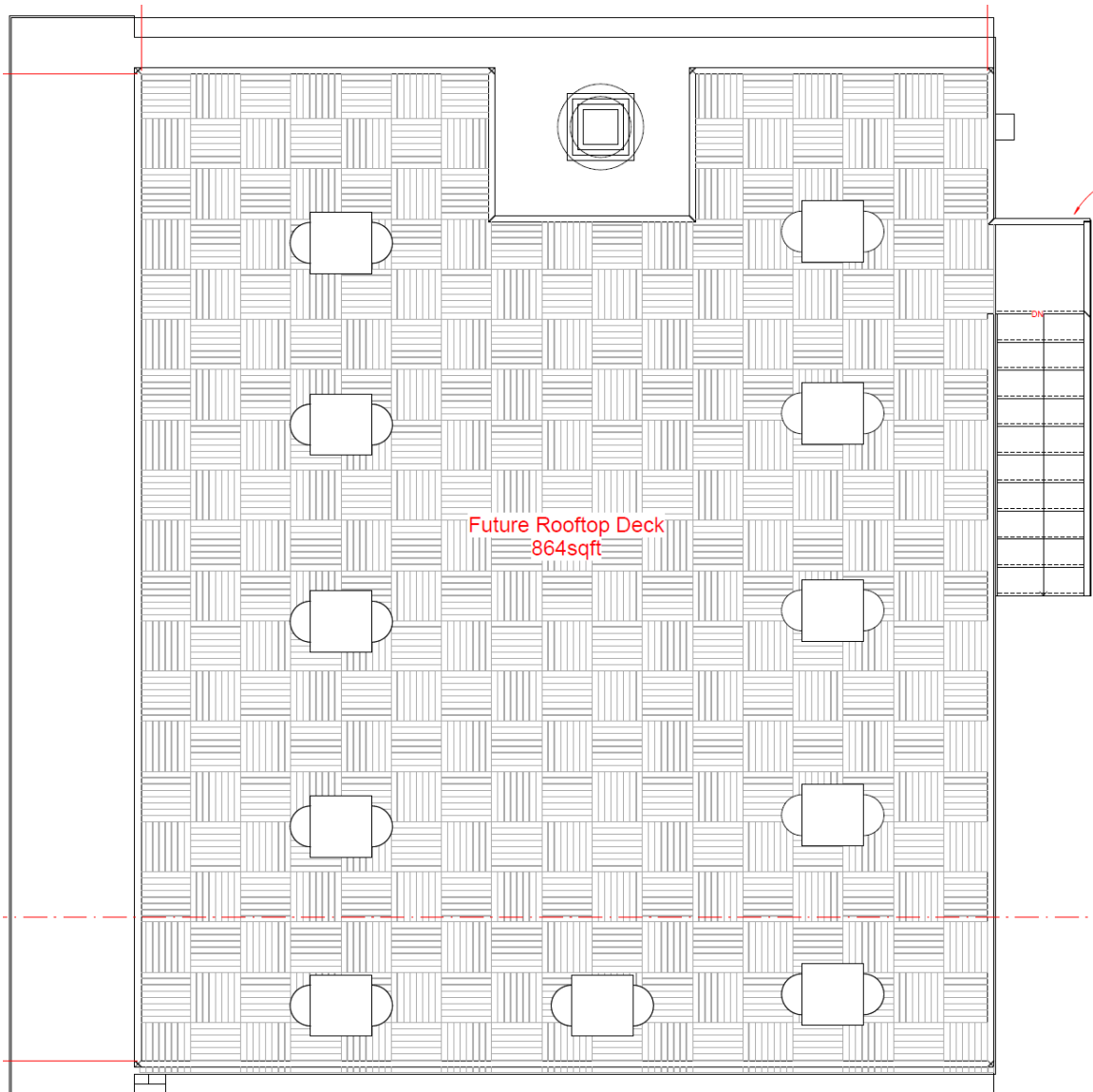
Floor Plan

The commercial space is approximately 900 square feet. The bakery part of the storefront will have dropped tile ceiling, tile floor, and a ventilation hood. The area open to the public will have display cases and counters. The seating area will have a bar top and merchandise area. The space will have two restrooms to abide by the occupancy limits in the building code. One of the restrooms is ADA compliant. Pipe columns will be installed to support rooftop seating.



Rooftop Floor Plan

The rooftop deck will accommodate 11 tables with 22 seats. A screened off vent will emit the scent of delicious baked goods. The rooftop is accessible via a staircase on the backside of the building.



Recommendation

Recommend Common Council approval of the Special Use Permit for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., and approval of the Site, Landscaping, and Architectural Plans for Bread Pedalers, a proposed restaurant, to be located at 1436 S. 92 St., submitted by Andy Lopac, d/b/a Bread Pedalers. (Tax Key No. 451-0228-002), subject to the following conditions:

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1. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) an updated site and landscaping plan to show the overall property and proposed site features including dimensions, landscape quantities, the size of the beds, location of plants; (b) landscaping in accordance with the City Forester recommendation.. Contact Tony Giron, Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of 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.



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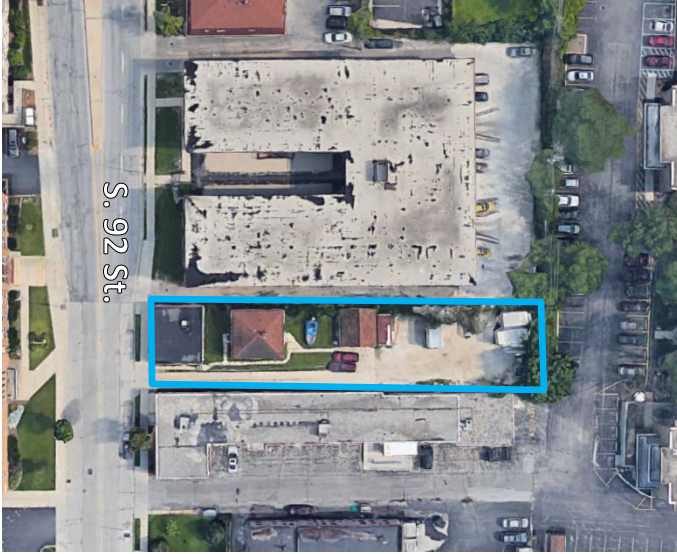
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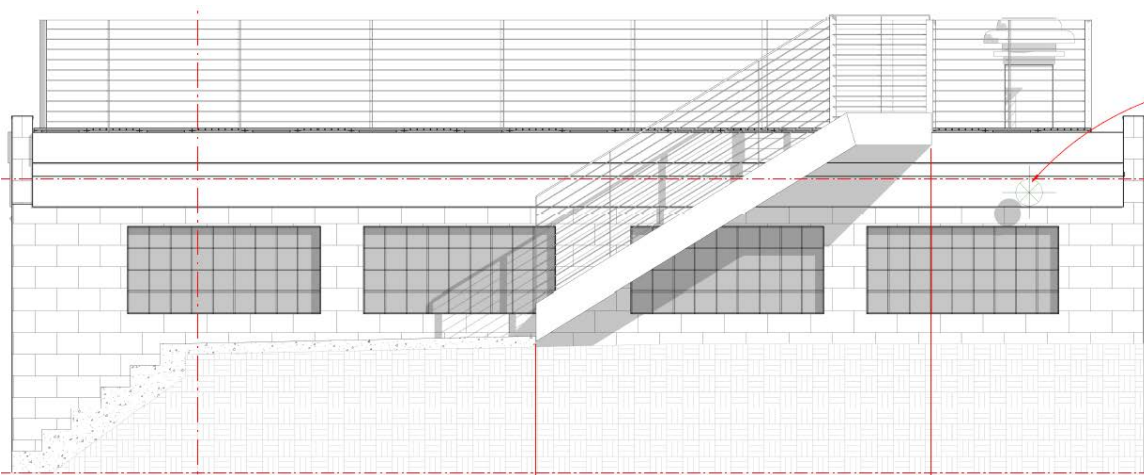


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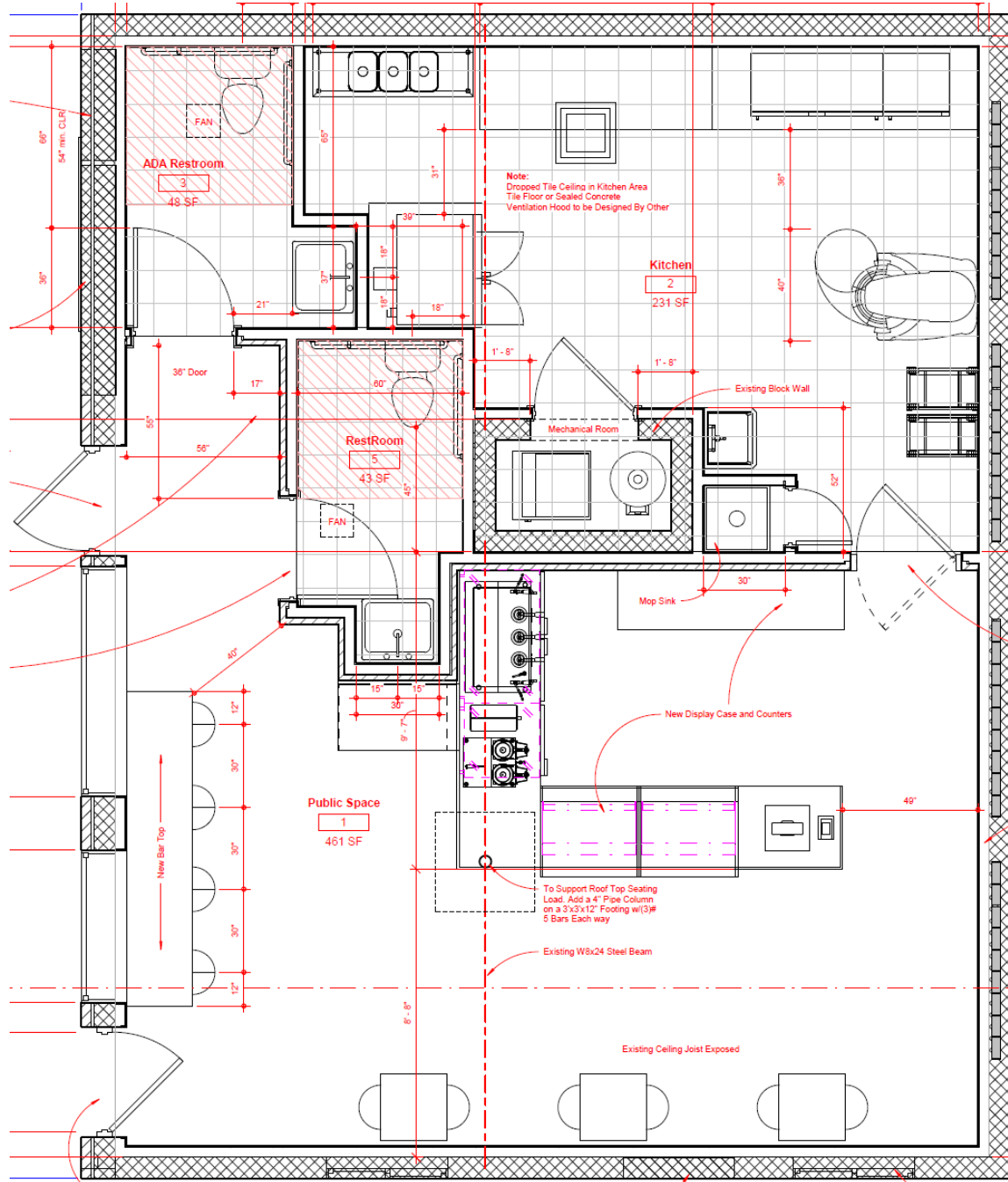
ARBORVITAE

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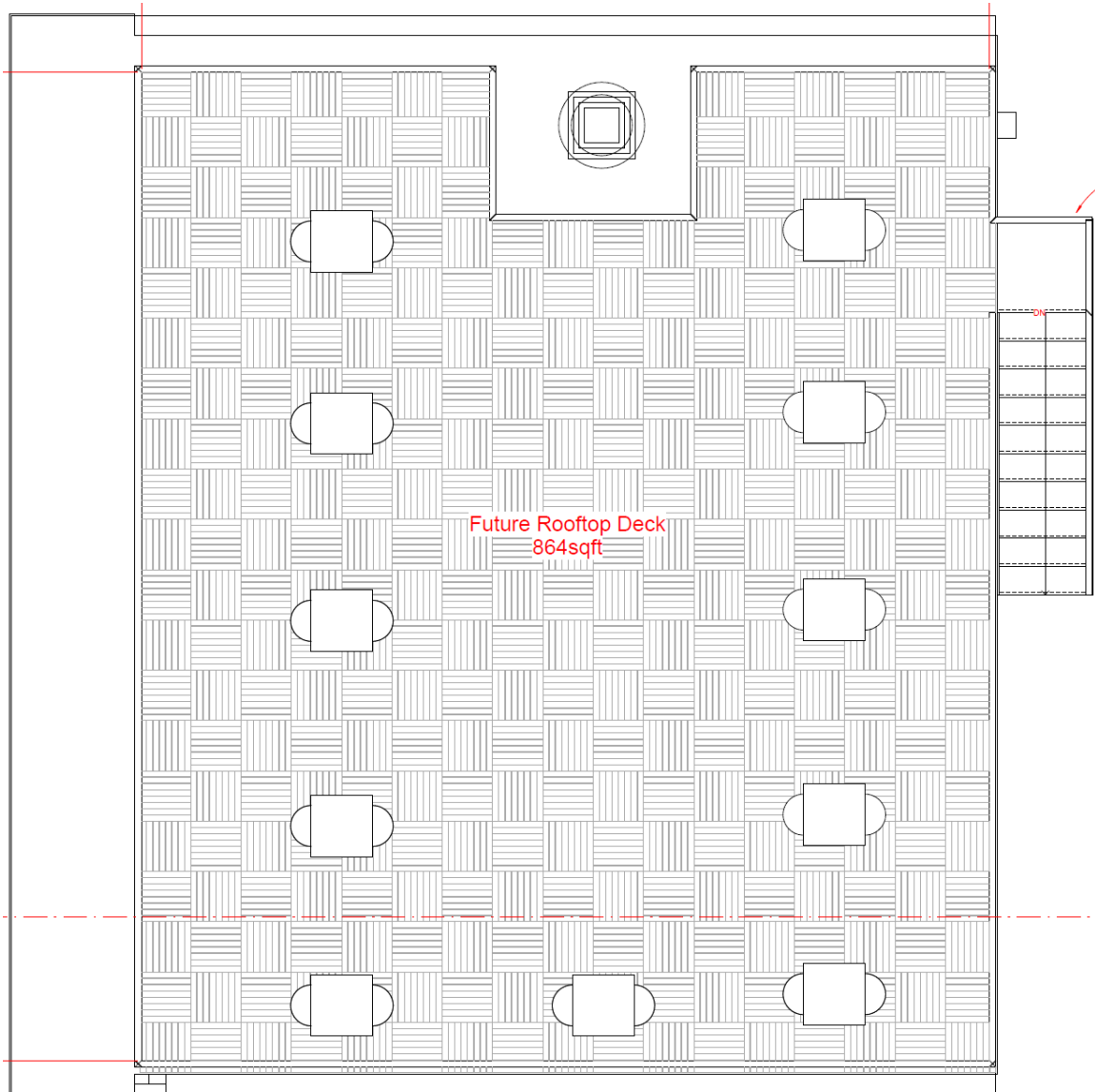
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6:00 PM

Virtual Meeting

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

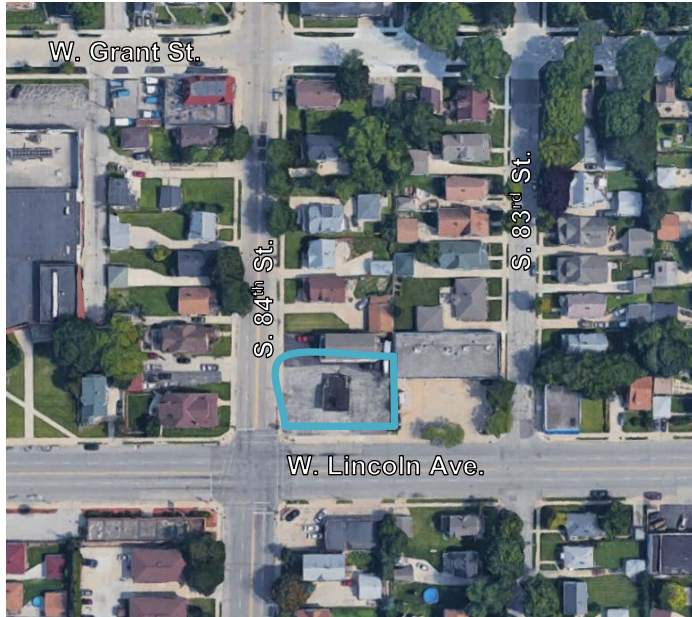
- 3A. Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave.**
- 3B. Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000)**

Items 3A and 3B may be considered together.

Overview & Zoning

Toribio Perez, owner of Taqueria El Toro, applied to open a restaurant at 8322 W. Lincoln Ave. Taqueria El Toro is a full-service Mexican restaurant. The property at 8322 W. Lincoln Ave. is zoned C-2 Neighborhood Commercial District. Under the City's Zoning Code, restaurants require a Special Use Permit. While several businesses have been interested in this space over the years, the most recent previous tenant was Boy Blue Ice Cream shop in 2005. Since the space has not been in operation for over one year, Taqueria El Toro must apply for their Special Use Permit. A public hearing regarding the Special Use Permit application for Taqueria El Toro is scheduled for May 4, 2021.





The 600 square foot building at 8322 W. Lincoln Ave. was constructed in 1953 and was originally known as the Carvel Dari-Freeze Store before changing its name to the Boy Blue Ice Cream Stand in 1963. The building is a contemporary-style structure crowned by a roofline angled and sheathed with a combination of stone veneer and glass.

Taqueria El Toro currently has a popular food truck and is proposing to open a carryout restaurant at this location. Customers will be able to park and walk up to the counter to order classic Mexican dishes including tacos and burritos.

The carryout operation will initially have 1-2 employees.

Hours of operation
 Monday - Thursday: 10 am – 1 am
 Friday & Saturday: 10 am – 3 am

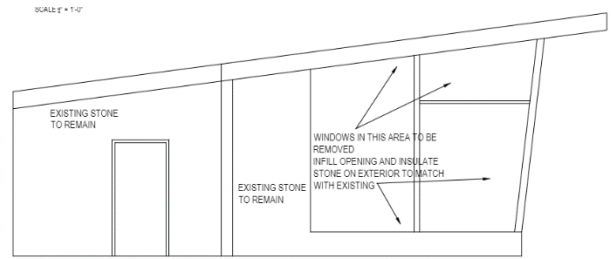
The applicant is proposing major site improvements in two phases. In Phase 1 interior updates include, carpentry, flooring, windows, electrical, lighting, plumbing, and HVAC. Project cost for Phase 1 is \$100,000. Phase 2 to take place in one year from approvals will include raised walks around perimeter of building, a paved patio area in front of the restaurant, landscaping, screen walls, enclosed refuse area, and signage. Project cost for phase 2 is \$78,000.



Architectural Plans

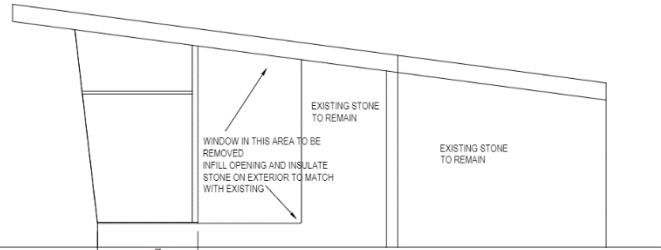
The applicant is proposing to infill the side windows with a matching stone veneer. Staff recommends that the windows to remain in keeping with the original design intent.

Staff would also like to see the upper transom windows on the south elevation uncovered as well as the removal of the awnings. Plans need to indicate proposed color detail.



WEST ELEVATION

SCALE 1/2" = 1'-0"



EAST ELEVATION

SCALE 1/2" = 1'-0"



PHOTO OF EXISTING WEST ELEVATION



PHOTO OF EXISTING EAST ELEVATION

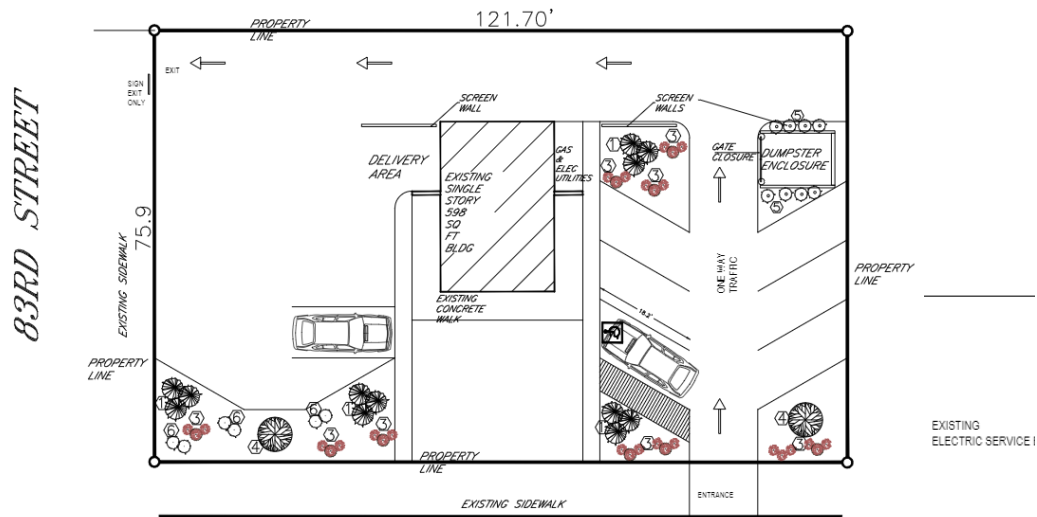


PHOTO OF EXISTING SOUTH ELEVATION

Site and Landscaping Plan

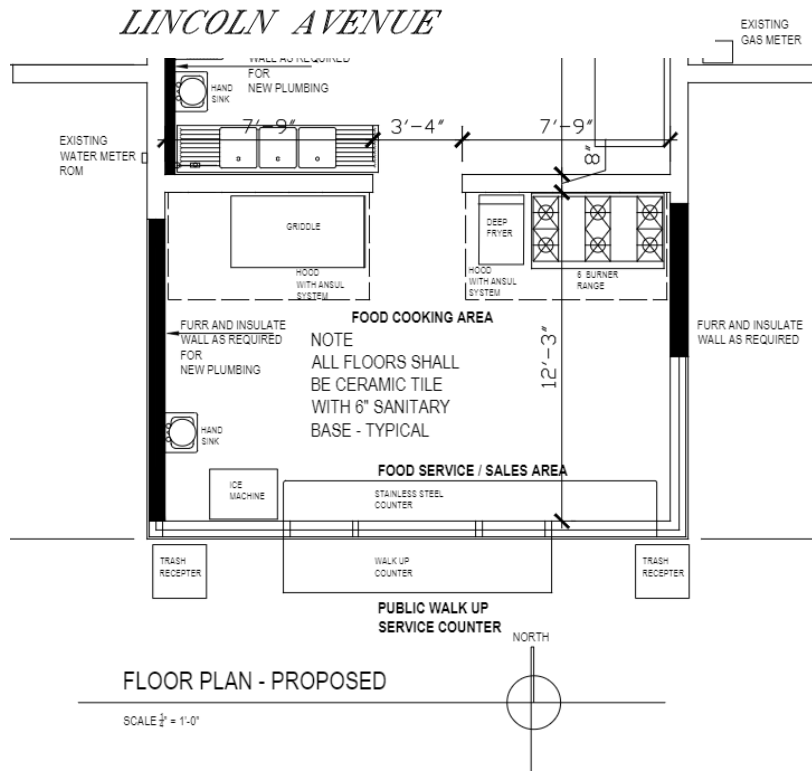
The applicant is proposing adequate landscaping in several areas within the site including around the four-sided dumpster enclosure. Screen walls will be built to screen the use from the residential neighbors to the north. Four (4) parking spaces are required and seven (7) are proposed (including 1 ADA stall). The proposed site plan is being shared with the residential property owner to the north. That property is currently for sale and pending sale. The previous property owner used to park vehicles behind the house which is not preferred as there is an attached garage on the first floor of the residence. As a courtesy to the new property owner, staff has advised the applicant to share the proposed site plan with their neighbor.





Floor Plan

The front area will include the griddle, a range, deep fryer, and counter space. The rear area will be used for food prep and storage with the addition of sinks and refrigeration units. The restroom will be enlarged to meet ADA standards.



Recommendation

Recommend Common Council approval of the Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000), subject to the following conditions:

(Items 1 through 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 Planning & Zoning program to show the following: (a) an alternate to the proposed stone veneer window covering on east and west elevations (Planning recommends glass for consistency in keeping with the original design intent). Details being provided; (b) uncover the upper transom windows on south elevation (for transparency); (c) removal of damaged awning. If a replacement is proposed, details being provided; (d) exterior material and color details being supplied; (e) delineate site surface treatments south of the building (example, outdoor dining area, additional landscaping); (f) parking lot aisle and stall dimensions, food truck staging area location (if applicable), outdoor seating areas, type of seating; (g) edge treatments around proposed landscaping areas (poured curbing is recommended); (h) exterior lighting details. Contact Tony Giron, Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use (scheduled for May 4, 2021) and applicant's acknowledgement of 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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
6:00 PM**

Virtual Meeting

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

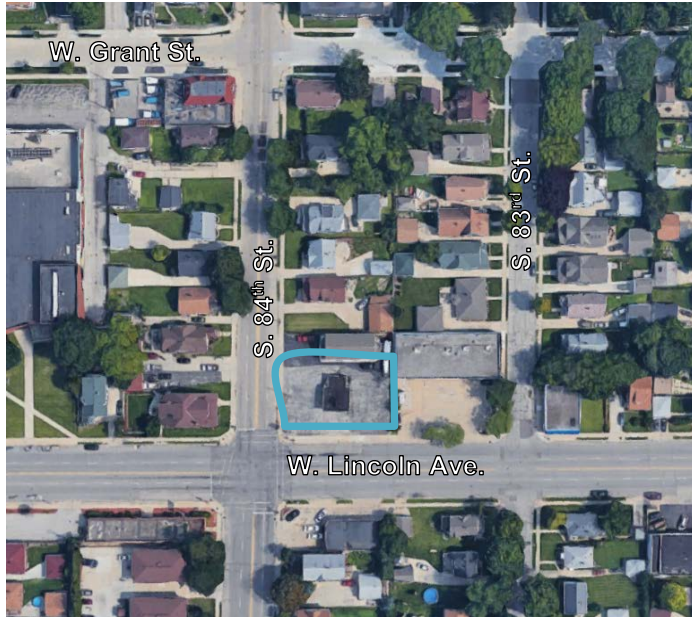
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Items 3A and 3B may be considered together.

Overview & Zoning

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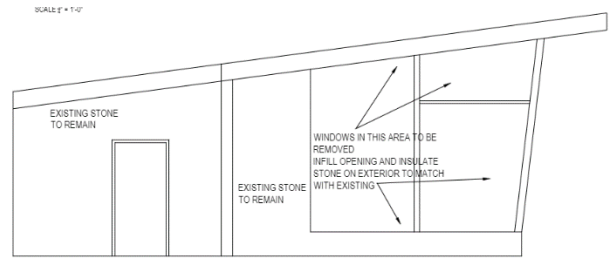
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Architectural Plans

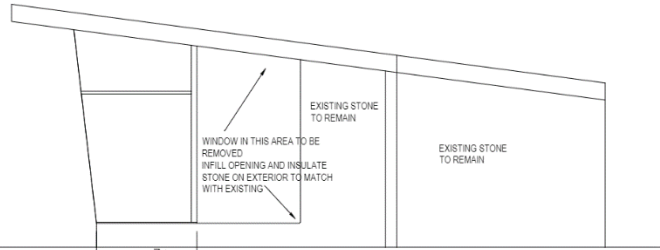
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PHOTO OF EXISTING WEST ELEVATION



PHOTO OF EXISTING EAST ELEVATION

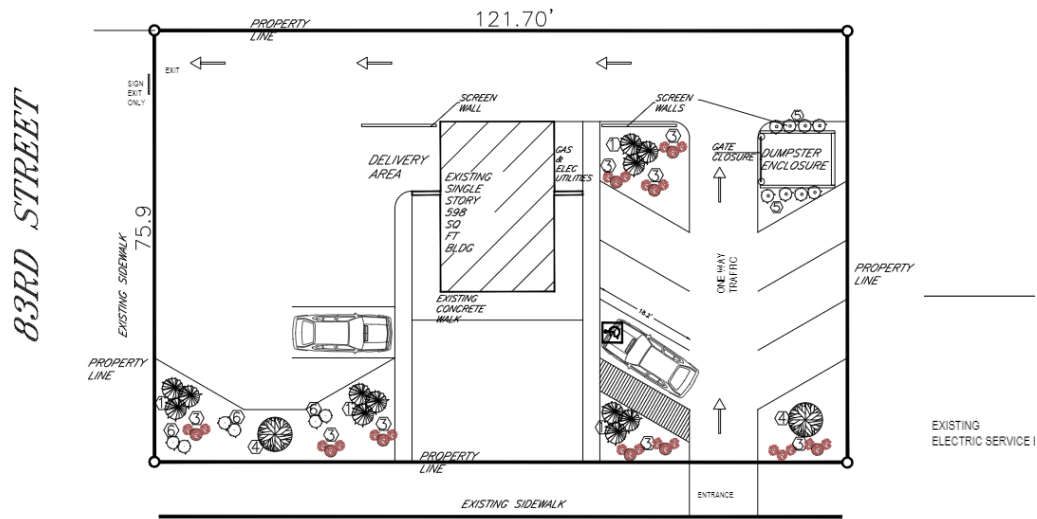


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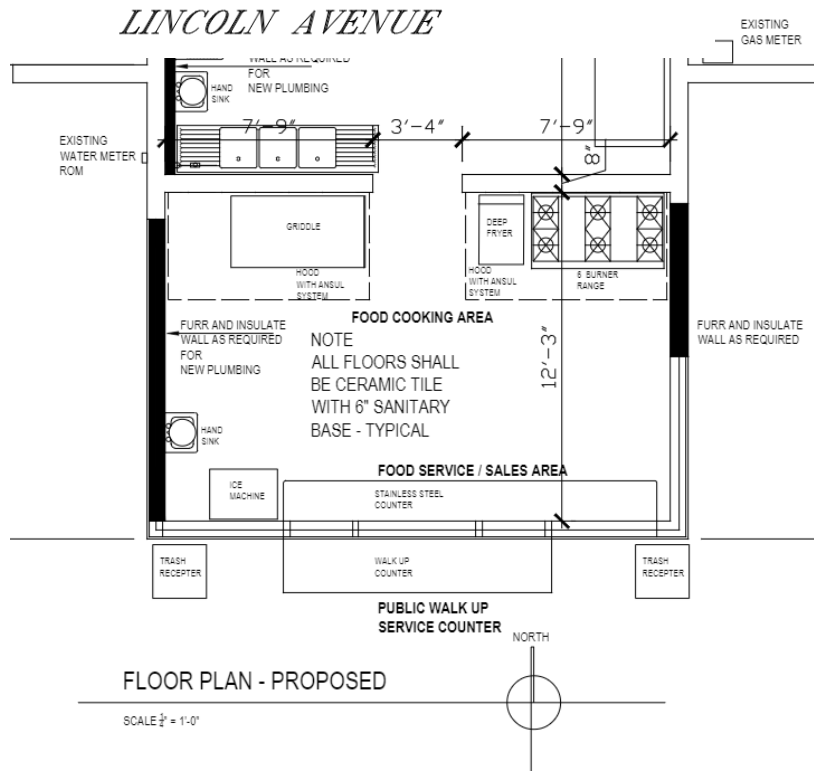
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Recommendation

Recommend Common Council approval of the Special Use Permit for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., and approval of the Site, Landscaping, and Architectural Plans for Taqueria El Toro, a proposed restaurant, to be located at 8322 W. Lincoln Ave., submitted by Toribio Perez, d/b/a Taqueria El Toro. (Tax Key No. 477-0660-000), subject to the following conditions:

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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
6:00 PM**

Virtual Meeting

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

- 4A. Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave.**
- 4B. Site, Landscaping, and Architectural Plans for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000)**

Items 4A and 4B may be considered together.

Overview & Zoning

Mr. Nagra has purchased the property and is proposing to convert the former 2,500-sf Auto Analyzer vehicle repair shop to a fuel station and convenience store. The project includes a small 600-sf building addition and interior and exterior building improvements. Site, landscaping and signage improvements to the property are also part of the scope of work.



The operations will include 24 hour 7 days/week customer service including sales of gas and groceries. The applicant has also applied for a license to sell fermented beverages/beer and is currently pending a License and Health/Common Council decision.



The property is about ½ acre and is zoned C-2 Neighborhood Commercial District which permits fuel stations as a special use.

<u>Building Information</u>	
BUILDING USE & OCCUPANCY: MERCANTILE GROUP M, GAS STATION, CONVENIENCE STORE	
CONSTRUCTION TYPE:	III-B
LOT AREA:	20,552 SQ.FT.
EXISTING ZONING:	C-2 NEIGHBORHOOD COMMERCIAL
EXISTING USE:	AUTO REPAIR SHOP
PROPOSED CHANGE OF USE:	GAS STATION, RETAIL SHOP, LIQUOR STORE
EXISTING BUILDING AREA:	2,487 SQ.FT.
NEW BUILDING ADDITION AREA:	630 SQ.FT.
TOTAL BUILDING AREA:	3,117 SQ.FT.
PARKING:	13 PARKING SPACES

The gas station is named State Fair Petro and the estimated project cost is \$1.2 million.

Project Scope:

Site improvements

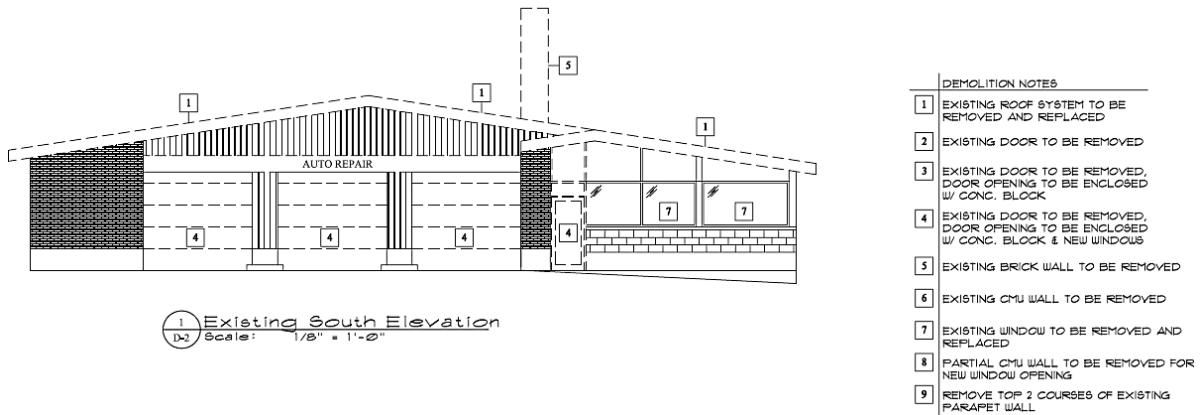
- Remove and replace existing canopy and install of 4 new fuel pumps
- Removal of concrete curbs on sides of existing repair bays
- Partial removal of concrete and asphalt surfaces along S 84 St and W. Greenfield Ave to provide new landscape areas
- New refuse enclosure
- New freestanding monument sign

Exterior renovations and alterations

- 600-sf building addition (NE side) for a total area of 3,100-sf
- Roof alterations – remove and replace framing
- Remove repair bays for conversion to retail/grocery store, office and storage space
- Exterior upgrades to finishes (brick, nichiha, awnings and glass)
- New building lighting

Interior renovations and alterations

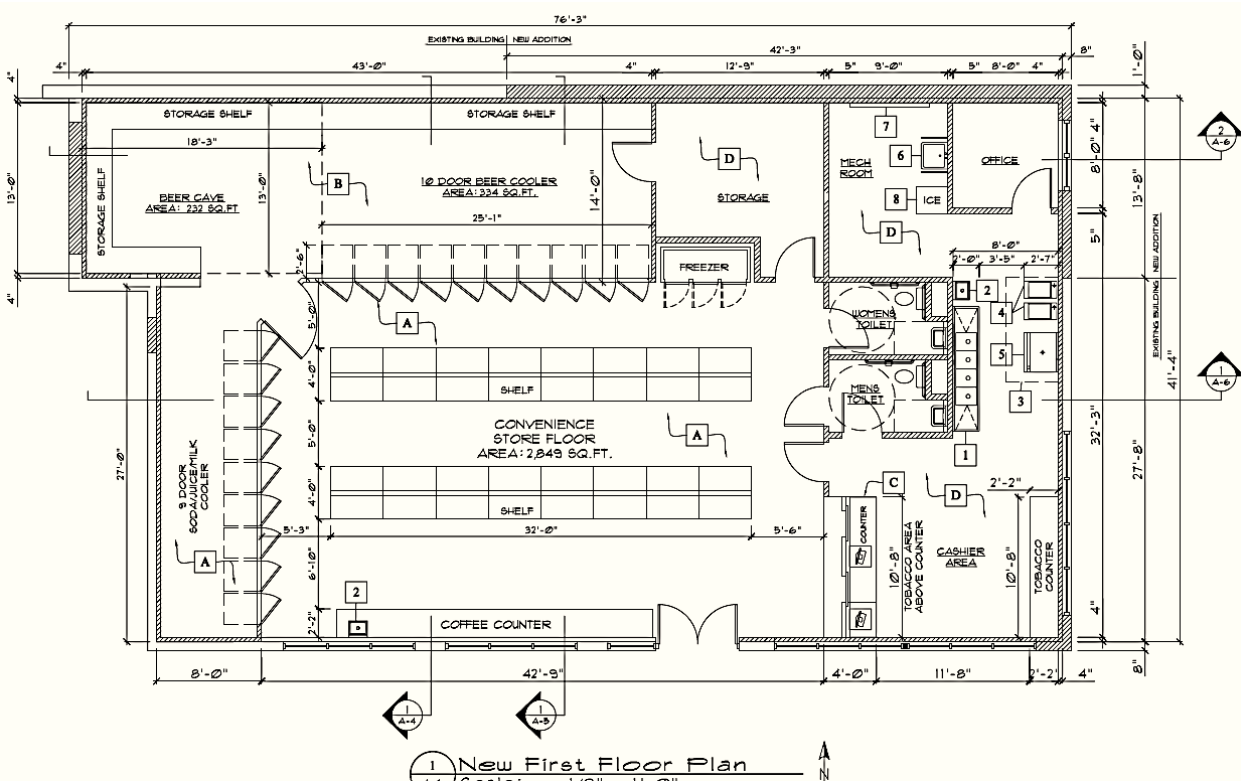
- Remove interior walls, finishes and concrete floor
- New cashier area, office, bathrooms, storage and mechanical room
- Adding coolers (soft drinks – soda, juice and milk)
- Adding beer coolers
- New interior finishes



Architectural

The existing building elevation plan (pictured above) features existing overhead repair bay garage doors and gabled roof framing that will be removed for a new look. The remodeled 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 window sills, new storefront windows (south side) and spandrel glass (east side). New metal canopies will be placed over the window areas. The new materials will be integrated with existing exterior building materials which include split faced block and brick. Repair bay doors being replaced with a new storefront set of windows for the convenience grocery store.

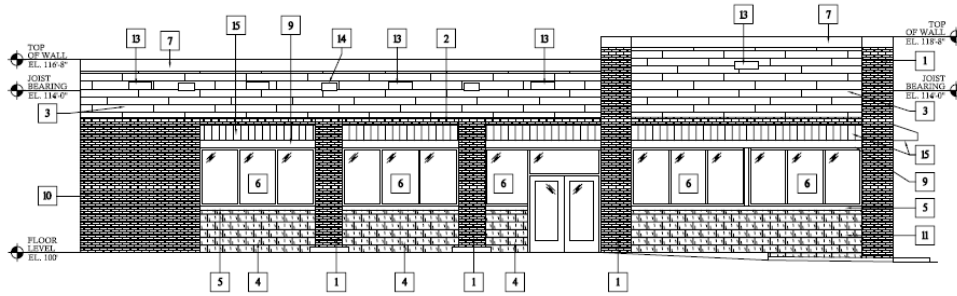
SYMBOL	AREA NAME	AREA SQ.FT	% OF STORE AREA
A	MERCHANDISE AREA:	1,397 SQ.F.T	49 %
B	BEER SALE AREA:	566 SQ.FT.	20 %
C	TOBACCO SALE AREA:	21 SQ.F.T	1%
D	STORAGE,MECH, RESTROOM CASHIER AREA:	865 SQ.FT.	30 %
TOTAL CONVENIENCE STORE FLOOR AREA:		2,849 SQ.FT.	100 %



Staff has worked with the applicant on increasing the size of the windows and including awning/canopies on the building for a more pronounced look. The original submittal included a narrower band of windows on the south and no windows on the east. The original plans also didn't include awning/canopies over storefront windows or any masonry on the proposed new pump canopy.

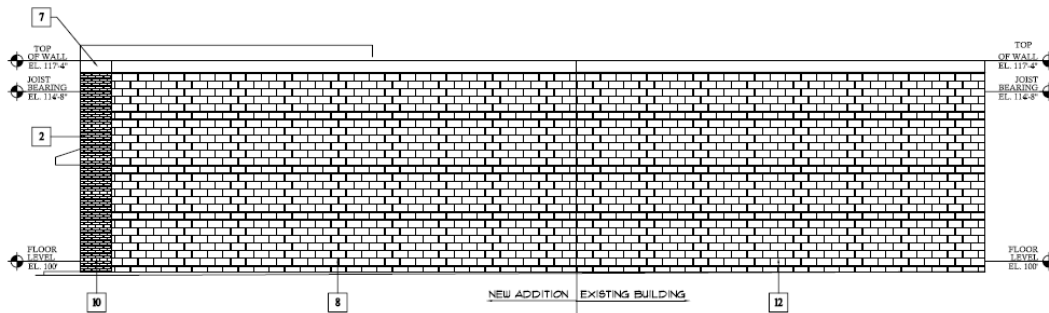
While many windows on the building feature transparent glass, spandrel/opaque glass is being used on the east side of the building (SE corner) where the internal store layout necessitates (back of shelving/equipment area).

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.

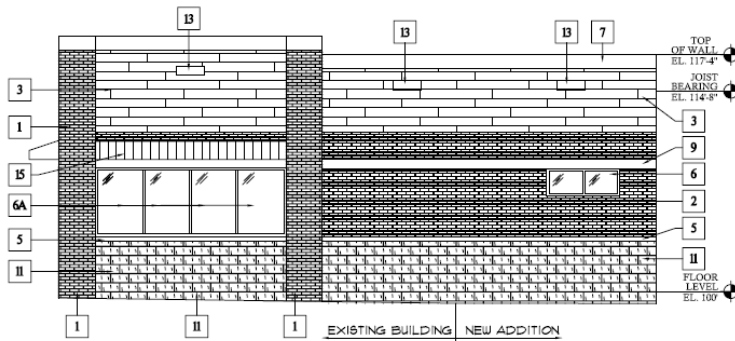


1 New South Elevation
 Scale: 1/8" = 1'-0"

- NOTES
- 1 NEW THIN BRICK VENEER (COLOR : NUTMEG)
 - 2 NEW THIN BRICK VENEER (COLOR: PEBBLE GRAY)
 - 3 NEW NICHHA WOOD GRAIN PANELS COLOR: CEDAR
 - 4 NEW SPLIT FACE CMU
 - 5 NEW STONE SILL
 - 6 NEW TRANSPARENT WINDOWS
 - 6A NEW OPAQUE WINDOWS
 - 7 NEW METAL COPING
 - 8 NEW CMU WALL
 - 9 NEW DECORATIVE STONE BAND
 - 10 EXISTING BRICK
 - 11 EXISTING SPLIT FACE CMU
 - 12 EXISTING CMU WALL
 - 13 NEW EXTERIOR LIGHT FIXTURE
 - 14 NEW SCUPPERS
 - 15 NEW WINDOW AWNING WOVEN ACRYLIC W/ ALUMINUM FRAME

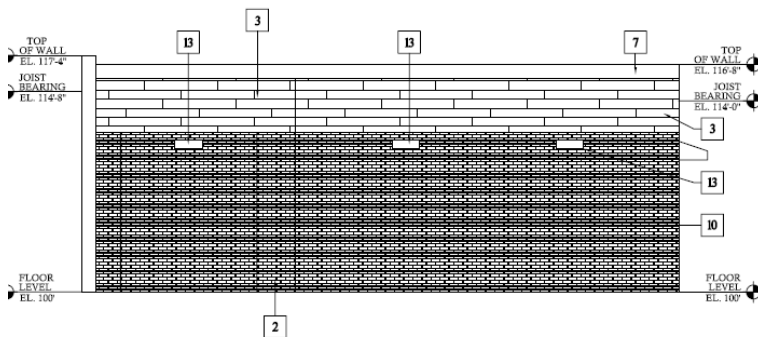


2 New North Elevation

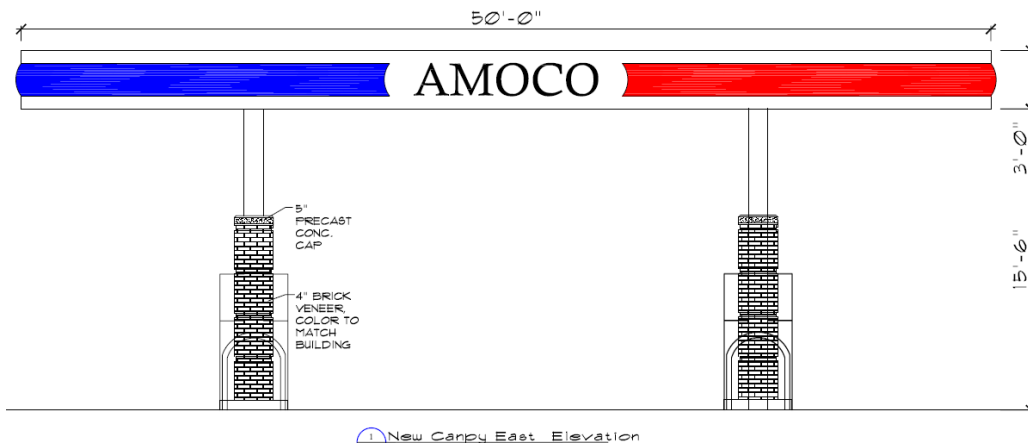


1 New East Elevation
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- NOTES
- 1 NEW THIN BRICK VENEER (COLOR : NUTMEG)
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 - 4 NEW SPLIT FACE CMU
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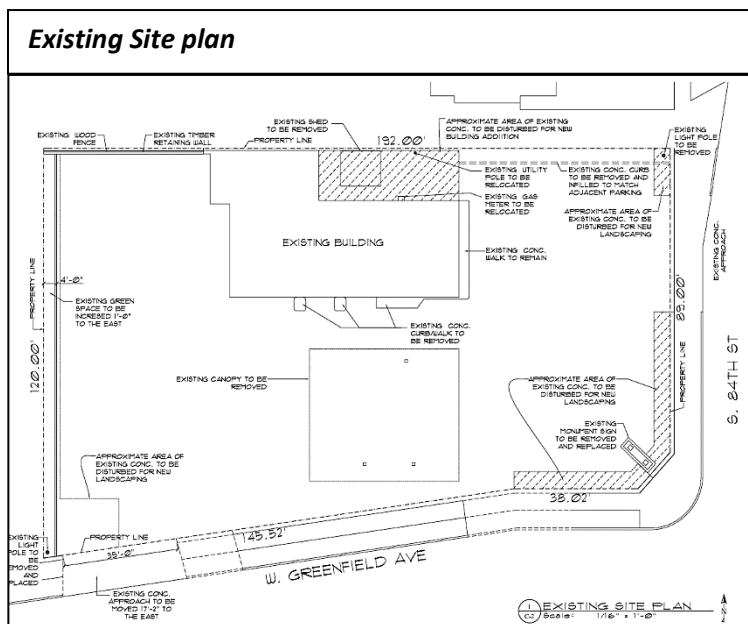


2 New West Elevation



Site and Landscaping Plan

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.



The overall building area is being increase from 2,500-sf to 3,100-sf (the additional area being added on the NE side of the building). The addition is necessary as part of the floor plan update to convert from auto repair to retail use.

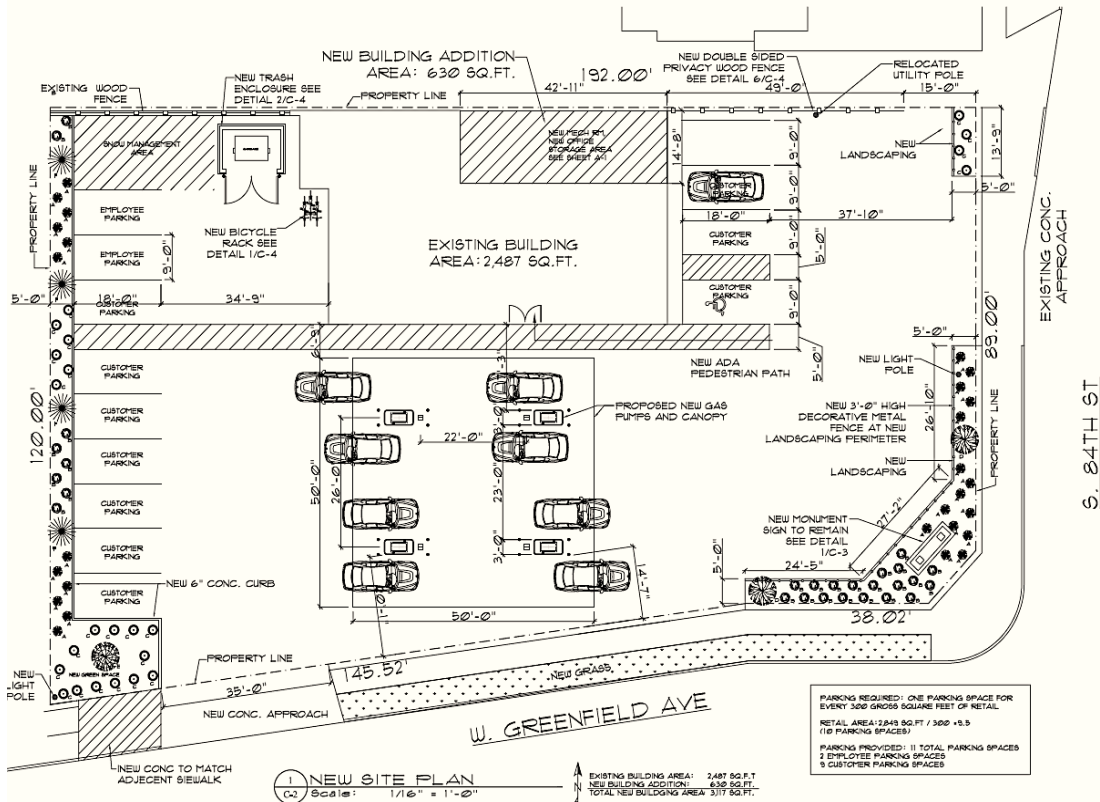
Parking - 3,100-sf building area @ 1 space/300-sf = 10 parking stalls required
13 parking stalls are provided on site (includes ADA)

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.

New asphalt paving is planned for the overall surface of the property (excepting new landscaping areas).

Proposed Site & Landscaping plan



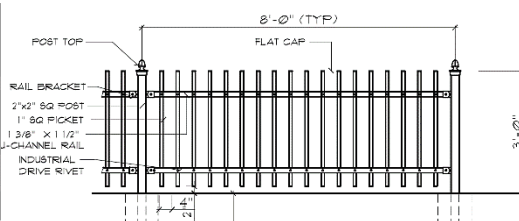
PARKING REQUIRED: ONE PARKING SPACE FOR EVERY 300 GROSS SQUARE FEET OF RETAIL
 RETAIL AREA: 2849 SQ.FT / 300 = 9.5 (10 PARKING SPACES)
 PARKING PROVIDED: 11 TOTAL PARKING SPACES
 2 EMPLOYEE PARKING SPACES
 9 CUSTOMER PARKING SPACES

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 NEW BUILDING ADDITION: 630 SQ.F.T.
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LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A	27	BYRNGA MEYERI	DWARF KOREAN LILAC	36"
B	26	HYDRANGEA PANICULATA 'ANE	LITTLE LIME HYDRANGEA	36"
C	23	ROSA RUGOSA	BEACH ROSE	36"
D	2	MALUS RASPBERRY SPEAR	RASPBERRY SPEAR CRABAPPLE	8 FT.
E	1	BYRNGA RETICULATA	IVORY SILK JAPANESE LILAC	8 FT.
F	4	GINCKO BILBOA (MALE)	GINCKO (MALE)	8 FT.

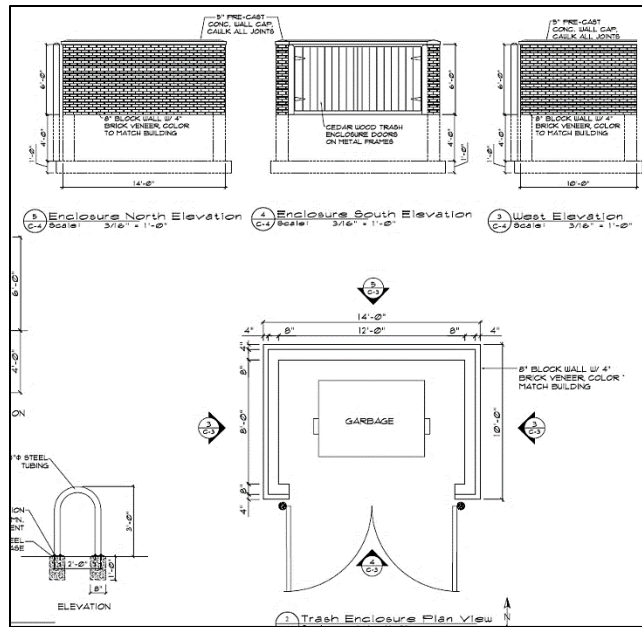


A new 4-sided refuse enclosure is planned on the west side of the building. The enclosure will include masonry walls to match the building's look. A wood gate will be added too. A double-sided wood fence will be installed on the NE side of the site to help buffer the residence to the north. The existing wood fence and retaining wall on the NW side of the site will remain.

Signage and Lighting

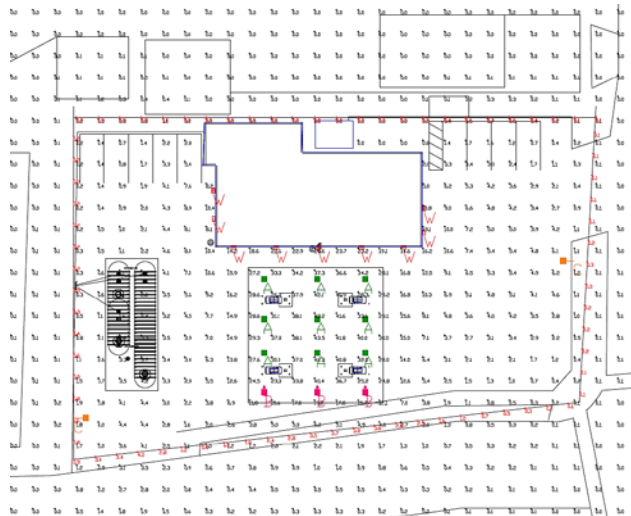
New lighting is planned for the property. There are two existing light poles on the property (NE and SW corner of the site). The SW light pole will be replaced, and the NE pole will be removed and replaced on the east side of the property. A photometric plan has been included with the submittal and is under review.

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).

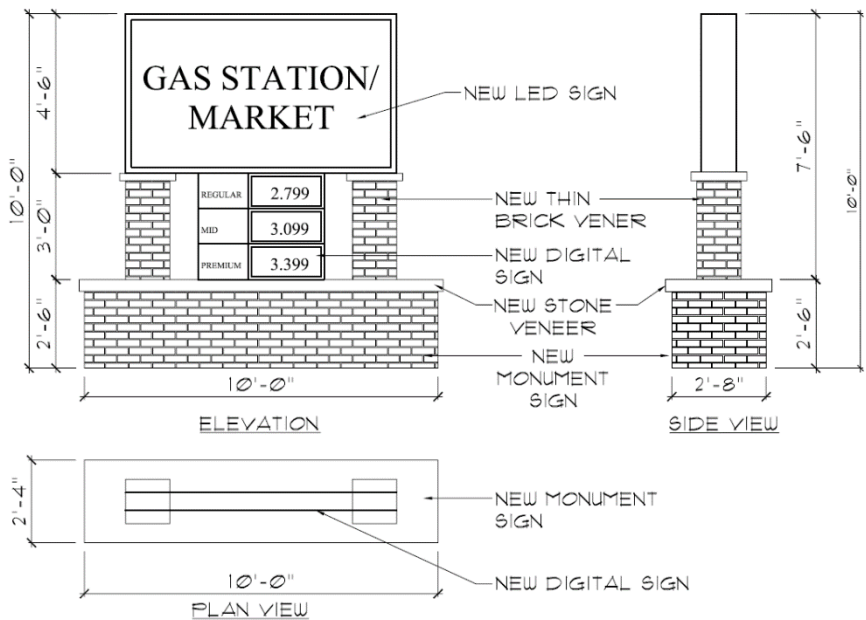
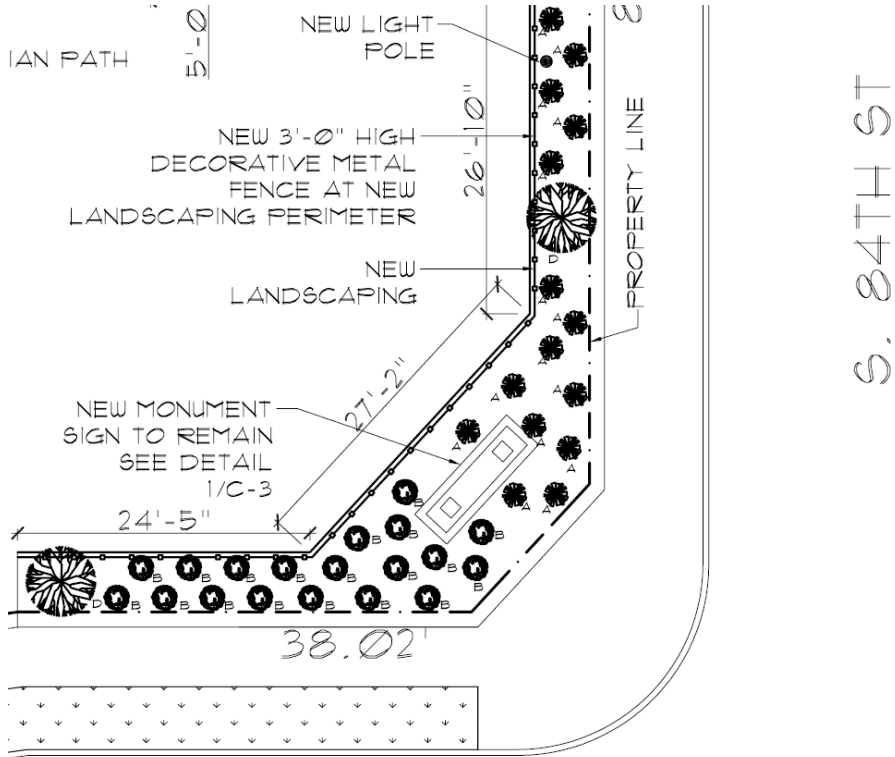


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Staff would recommend approval of the new freestanding sign location as it is consistent with more recent 2020 approvals and promotes improved visibility than the existing monument sign (located within the vision angle).



1 New Monument Sign Detail

Recommendation: Common Council approval of the Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station and the Site, Landscaping, and Architectural Plans for State Fair Petro Mart, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000) subject to the following conditions:

(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) fabric awning sample being provided (plastic awnings not permitted); (c) exterior lighting details being provided. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
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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 May 4, 2020). 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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
6:00 PM**

Virtual Meeting

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

- 4A. Special Use Permit for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave.**
- 4B. Site, Landscaping, and Architectural Plans for State Fair Petro Mart, a proposed automobile convenience store and gas station, to be located at 8404 W. Greenfield Ave., submitted by Gurinder Nagra, d/b/a State Fair Petro Mart. (Tax Key No. 442-0635-000)**

Items 4A and 4B may be considered together.

Overview & Zoning

Mr. Nagra has purchased the property and is proposing to convert the former 2,500-sf Auto Analyzer vehicle repair shop to a fuel station and convenience store. The project includes a small 600-sf building addition and interior and exterior building improvements. Site, landscaping and signage improvements to the property are also part of the scope of work.



The operations will include 24 hour 7 days/week customer service including sales of gas and groceries. The applicant has also applied for a license to sell fermented beverages/beer and is currently pending a License and Health/Common Council decision.



The property is about ½ acre and is zoned C-2 Neighborhood Commercial District which permits fuel stations as a special use.

<u>Building Information</u>	
BUILDING USE & OCCUPANCY: MERCANTILE GROUP M, GAS STATION, CONVENIENCE STORE	
CONSTRUCTION TYPE:	III-B
LOT AREA:	20,552 SQ.FT.
EXISTING ZONING:	C-2 NEIGHBORHOOD COMMERCIAL
EXISTING USE:	AUTO REPAIR SHOP
PROPOSED CHANGE OF USE:	GAS STATION, RETAIL SHOP, LIQUOR STORE
EXISTING BUILDING AREA:	2,487 SQ.FT.
NEW BUILDING ADDITION AREA:	630 SQ.FT.
TOTAL BUILDING AREA:	3,117 SQ.FT.
PARKING:	13 PARKING SPACES

The gas station is named State Fair Petro and the estimated project cost is \$1.2 million.

Project Scope:

Site improvements

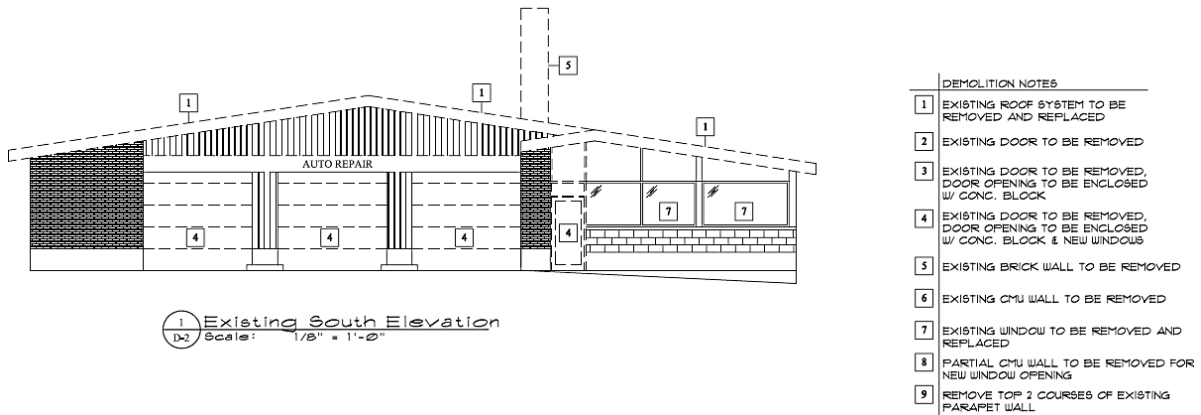
- Remove and replace existing canopy and install of 4 new fuel pumps
- Removal of concrete curbs on sides of existing repair bays
- Partial removal of concrete and asphalt surfaces along S 84 St and W. Greenfield Ave to provide new landscape areas
- New refuse enclosure
- New freestanding monument sign

Exterior renovations and alterations

- 600-sf building addition (NE side) for a total area of 3,100-sf
- Roof alterations – remove and replace framing
- Remove repair bays for conversion to retail/grocery store, office and storage space
- Exterior upgrades to finishes (brick, nichiha, awnings and glass)
- New building lighting

Interior renovations and alterations

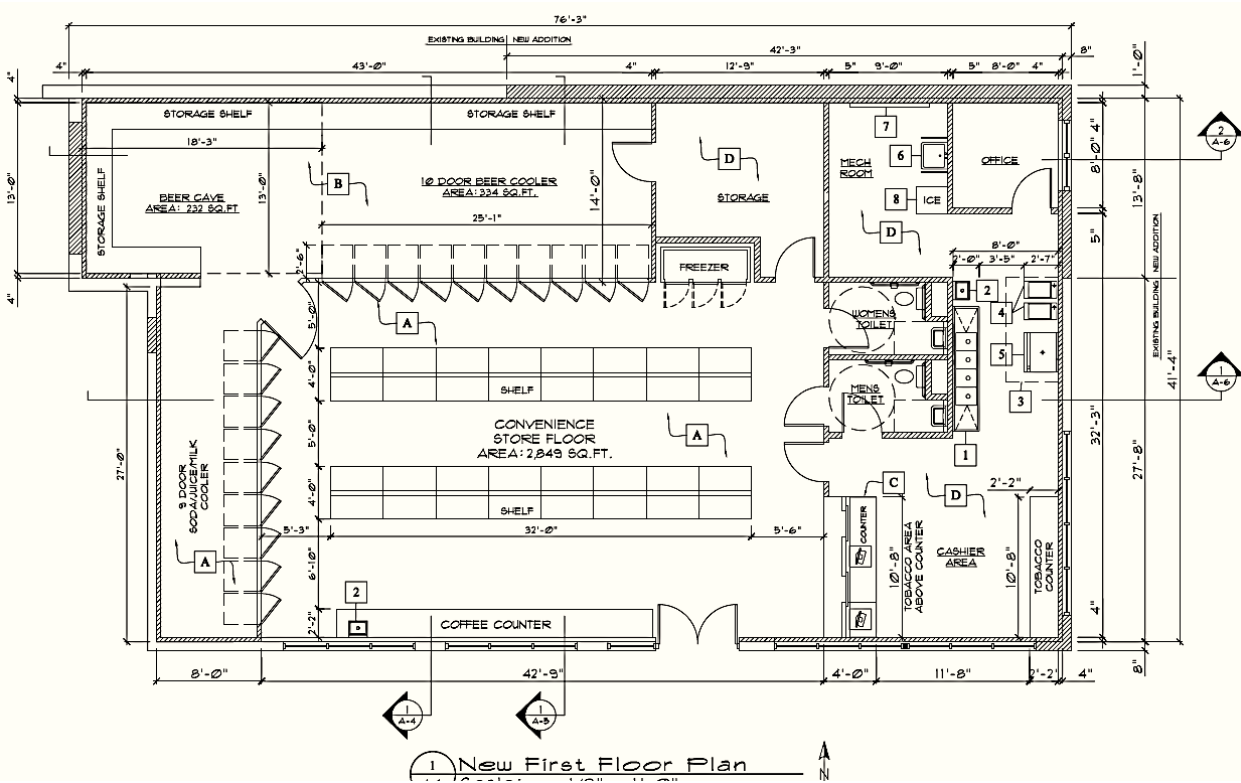
- Remove interior walls, finishes and concrete floor
- New cashier area, office, bathrooms, storage and mechanical room
- Adding coolers (soft drinks – soda, juice and milk)
- Adding beer coolers
- New interior finishes



Architectural

The existing building elevation plan (pictured above) features existing overhead repair bay garage doors and gabled roof framing that will be removed for a new look. The remodeled 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 window sills, new storefront windows (south side) and spandrel glass (east side). New metal canopies will be placed over the window areas. The new materials will be integrated with existing exterior building materials which include split faced block and brick. Repair bay doors being replaced with a new storefront set of windows for the convenience grocery store.

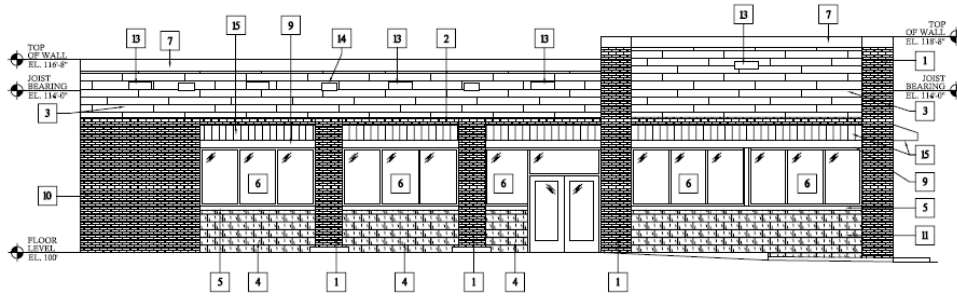
SYMBOL	AREA NAME	AREA SQ.FT	% OF STORE AREA
A	MERCHANDISE AREA:	1,397 SQ.F.T	49 %
B	BEER SALE AREA:	566 SQ.FT.	20 %
C	TOBACCO SALE AREA:	21 SQ.F.T	1%
D	STORAGE,MECH, RESTROOM CASHIER AREA:	865 SQ.FT.	30 %
TOTAL CONVENIENCE STORE FLOOR AREA:		2,849 SQ.FT.	100 %



Staff has worked with the applicant on increasing the size of the windows and including awning/canopies on the building for a more pronounced look. The original submittal included a narrower band of windows on the south and no windows on the east. The original plans also didn't include awning/canopies over storefront windows or any masonry on the proposed new pump canopy.

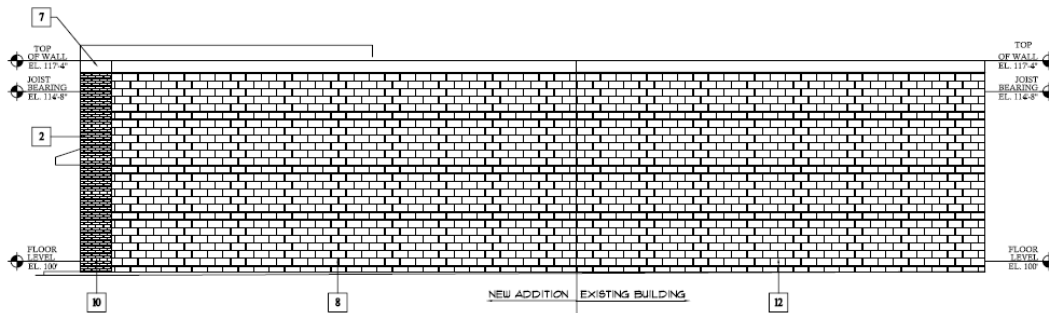
While many windows on the building feature transparent glass, spandrel/opaque glass is being used on the east side of the building (SE corner) where the internal store layout necessitates (back of shelving/equipment area).

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.

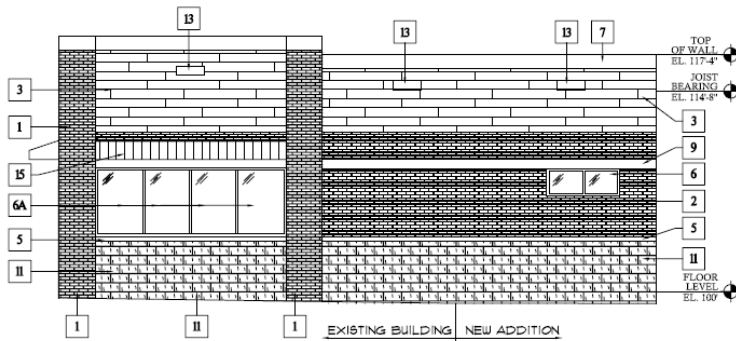


1 New South Elevation
 Scale: 1/8" = 1'-0"

- NOTES
- 1 NEW THIN BRICK VENEER (COLOR : NUTMEG)
 - 2 NEW THIN BRICK VENEER (COLOR: PEBBLE GRAY)
 - 3 NEW NICHHA WOOD GRAIN PANELS COLOR: CEDAR
 - 4 NEW SPLIT FACE CMU
 - 5 NEW STONE SILL
 - 6 NEW TRANSPARENT WINDOWS
 - 6A NEW OPAQUE WINDOWS
 - 7 NEW METAL COPING
 - 8 NEW CMU WALL
 - 9 NEW DECORATIVE STONE BAND
 - 10 EXISTING BRICK
 - 11 EXISTING SPLIT FACE CMU
 - 12 EXISTING CMU WALL
 - 13 NEW EXTERIOR LIGHT FIXTURE
 - 14 NEW SCUPPERS
 - 15 NEW WINDOW AWNING WOVEN ACRYLIC W/ ALUMINUM FRAME

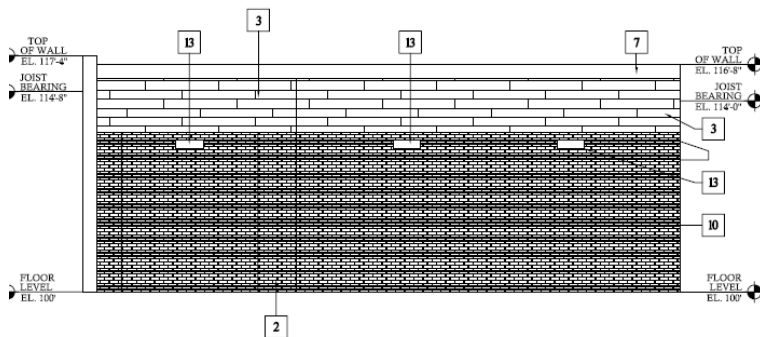


2 New North Elevation

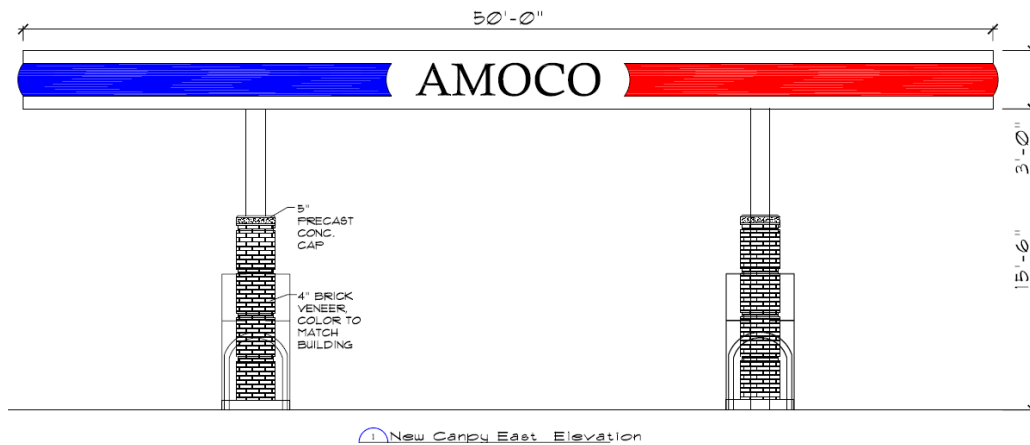


1 New East Elevation
 Scale: 1/8" = 1'-0"

- NOTES
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 - 2 NEW THIN BRICK VENEER (COLOR: PEBBLE GRAY)
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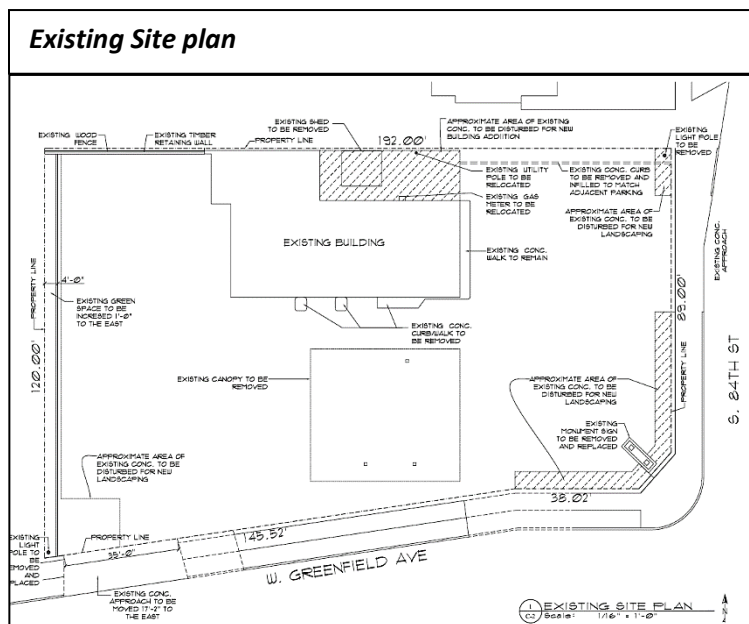


2 New West Elevation



Site and Landscaping Plan

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.



The overall building area is being increase from 2,500-sf to 3,100-sf (the additional area being added on the NE side of the building). The addition is necessary as part of the floor plan update to convert from auto repair to retail use.

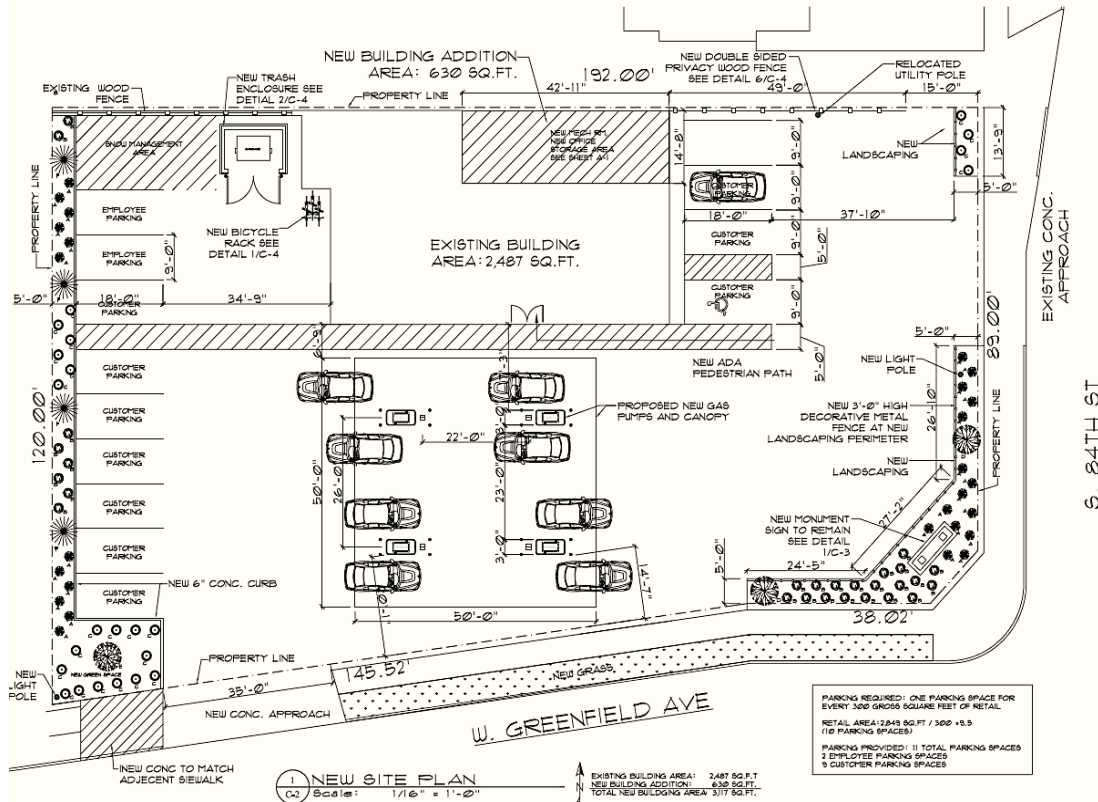
Parking - 3,100-sf building area @ 1 space/300-sf = 10 parking stalls required
 13 parking stalls are provided on site (includes ADA)

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.

New asphalt paving is planned for the overall surface of the property (excepting new landscaping areas).

Proposed Site & Landscaping plan



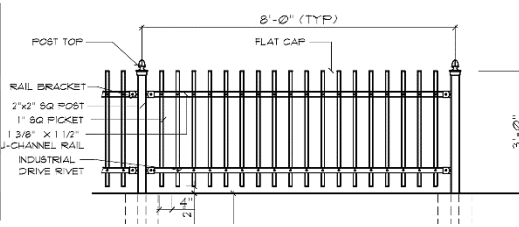
PARKING REQUIRED: ONE PARKING SPACE FOR EVERY 300 GROSS SQUARE FEET OF RETAIL
 RETAIL AREA: 2849 SQ.FT / 300 = 9.5 (10 PARKING SPACES)
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 NEW BUILDING ADDITION: 630 SQ.F.T.
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LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A	27	BYRNGA MEYER	DWARF KOREAN LILAC	36"
B	26	HYDRANGEA PANICULATA 'ANE	LITTLE LIME HYDRANGEA	36"
C	23	ROSA RUGOSA	BEACH ROSE	36"
D	2	MALUS RASPBERRY SPEAR	RASPBERRY SPEAR CRABAPPLE	8 FT.
E	1	BYRNGA RETICULATA	IVORY SILK JAPANESE LILAC	8 FT.
F	4	GINKGO BILBOA (MALE)	GINKGO (MALE)	8 FT.

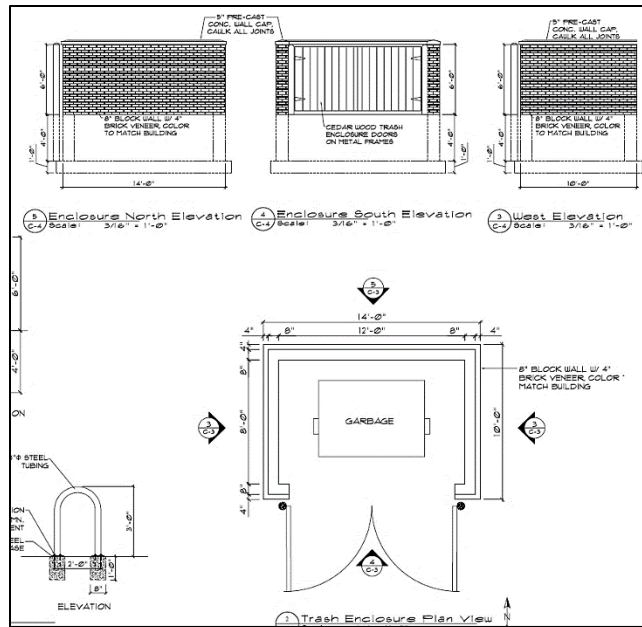


A new 4-sided refuse enclosure is planned on the west side of the building. The enclosure will include masonry walls to match the building's look. A wood gate will be added too. A double-sided wood fence will be installed on the NE side of the site to help buffer the residence to the north. The existing wood fence and retaining wall on the NW side of the site will remain.

Signage and Lighting

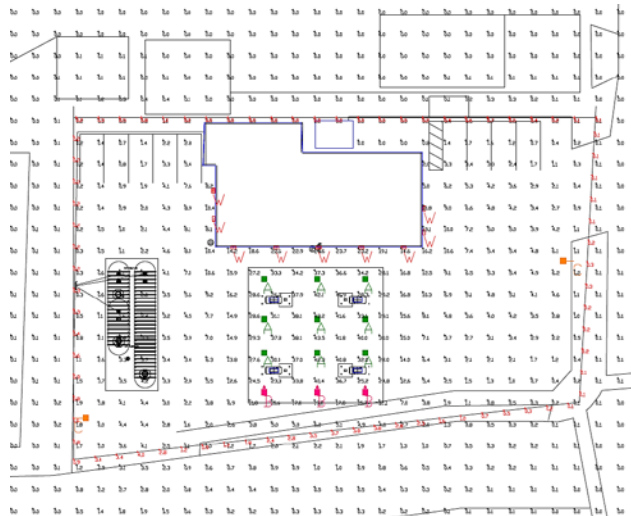
New lighting is planned for the property. There are two existing light poles on the property (NE and SW corner of the site). The SW light pole will be replaced, and the NE pole will be removed and replaced on the east side of the property. A photometric plan has been included with the submittal and is under review.

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).

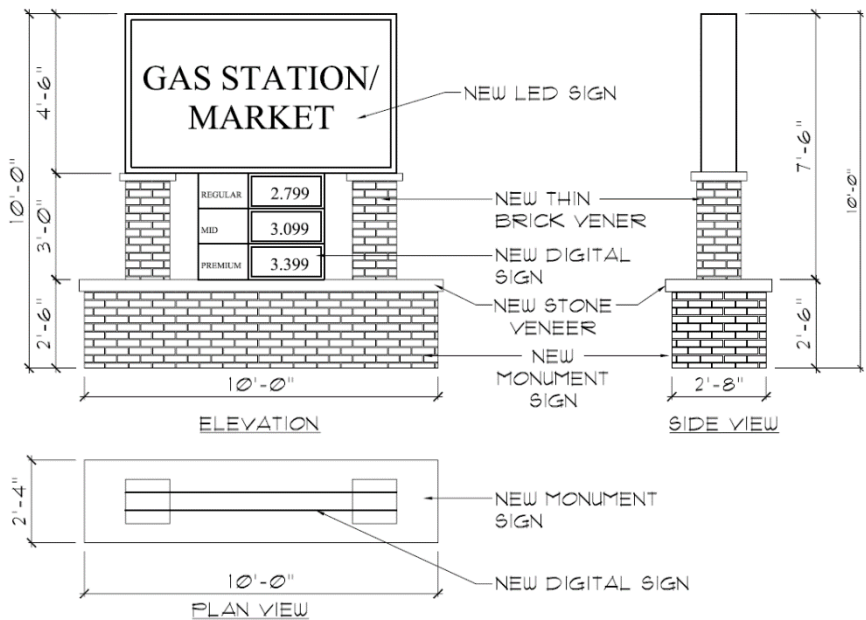
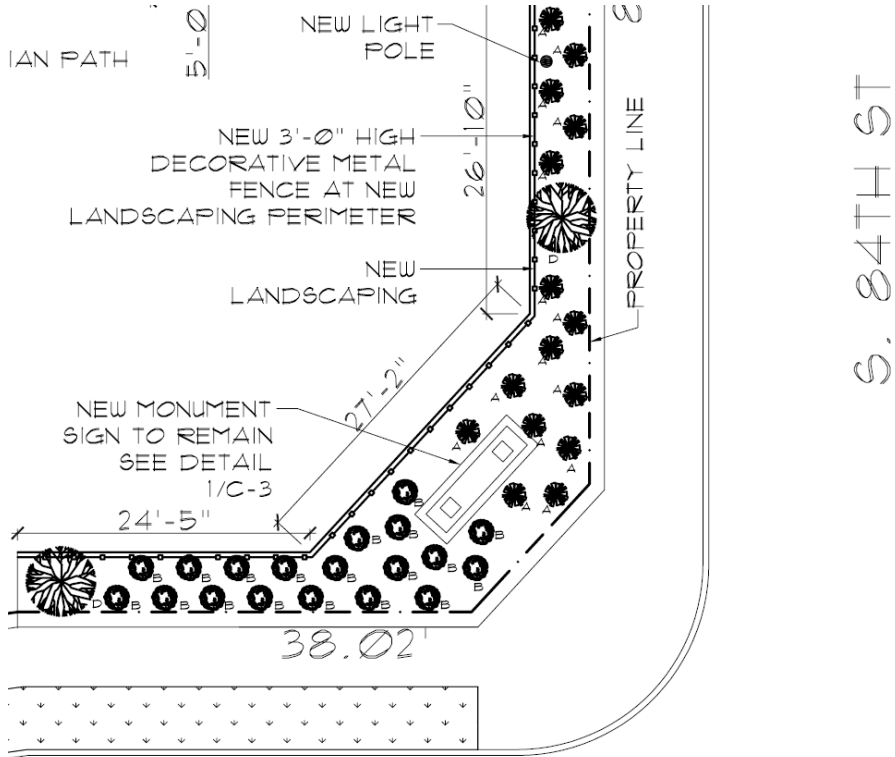


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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 28, 2021
6:00 PM**

Virtual Meeting

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- 5. Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)**

Overview and Zoning

In February Common Council passed an ordinance to rezone portions of the former Motor Castings property from M-1, light industrial to C-3, Community Commercial.

The former (now vacant) Motor Castings properties consist of the following:

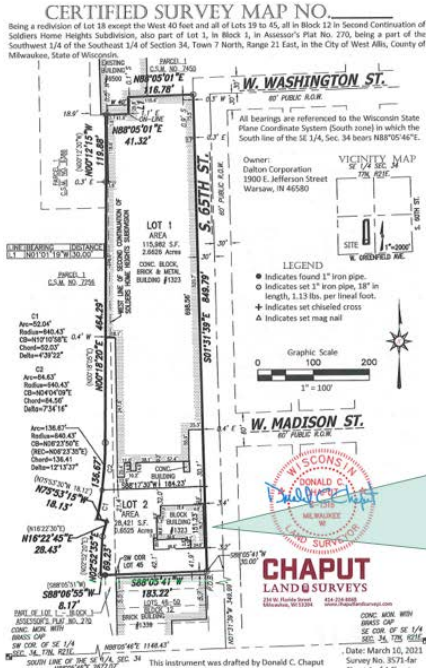
- | | | | |
|------------------------|------------------------|----------------|-----|
| 1. The storage yard, | 6500 W. Washington St, | (439-0001-037) | C-3 |
| 2. Office and Foundry, | 1323 S. 65 St, | (439-0139-002) | C-3 |
| 3. Warehouse building, | 1339-1347 S. 65 St., | (439-0140-001) | M-1 |

The properties are owned by the Dalton Corporation of Warsaw, IN. Dalton has received a valid offer to purchase the warehouse building at 1339-47 S. 65 St. and the former Motor Castings Office building (currently on the same property as the foundry). The purpose of this item is to divide the office building from the foundry. The Certified Survey Map is a land division tool to sub-divide the 1323 S. 65 St. property. A separate lot will be created for the office building.

- o The properties are zoned in accordance with the 2040 Comprehensive land use plan.
- o The changes would be an introductory step toward considering a more diverse array of redevelopment options for the area.

The schedule includes Plan Commission (4/28/21) and Common Council meeting May 4, 2021.





Recommendation: Common Council approval of the Certified Survey Map to split the existing parcel located at 1323 S. 65 St. into two parcels, submitted by Donald Chaput (Tax Key No. 439-0139-002)

Value Stream Draft

SUP-SLA

CSM

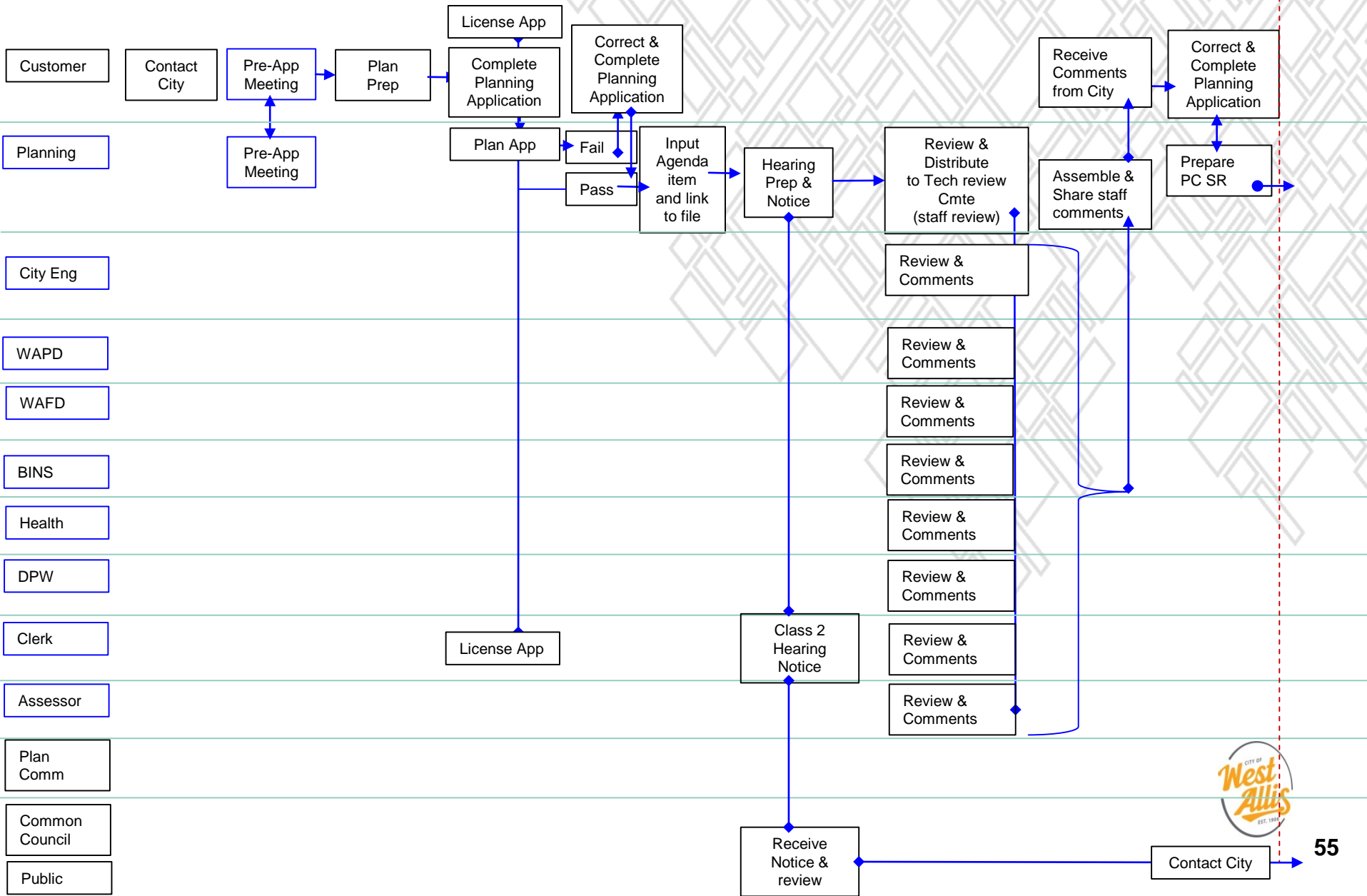
SIGN

Rezone

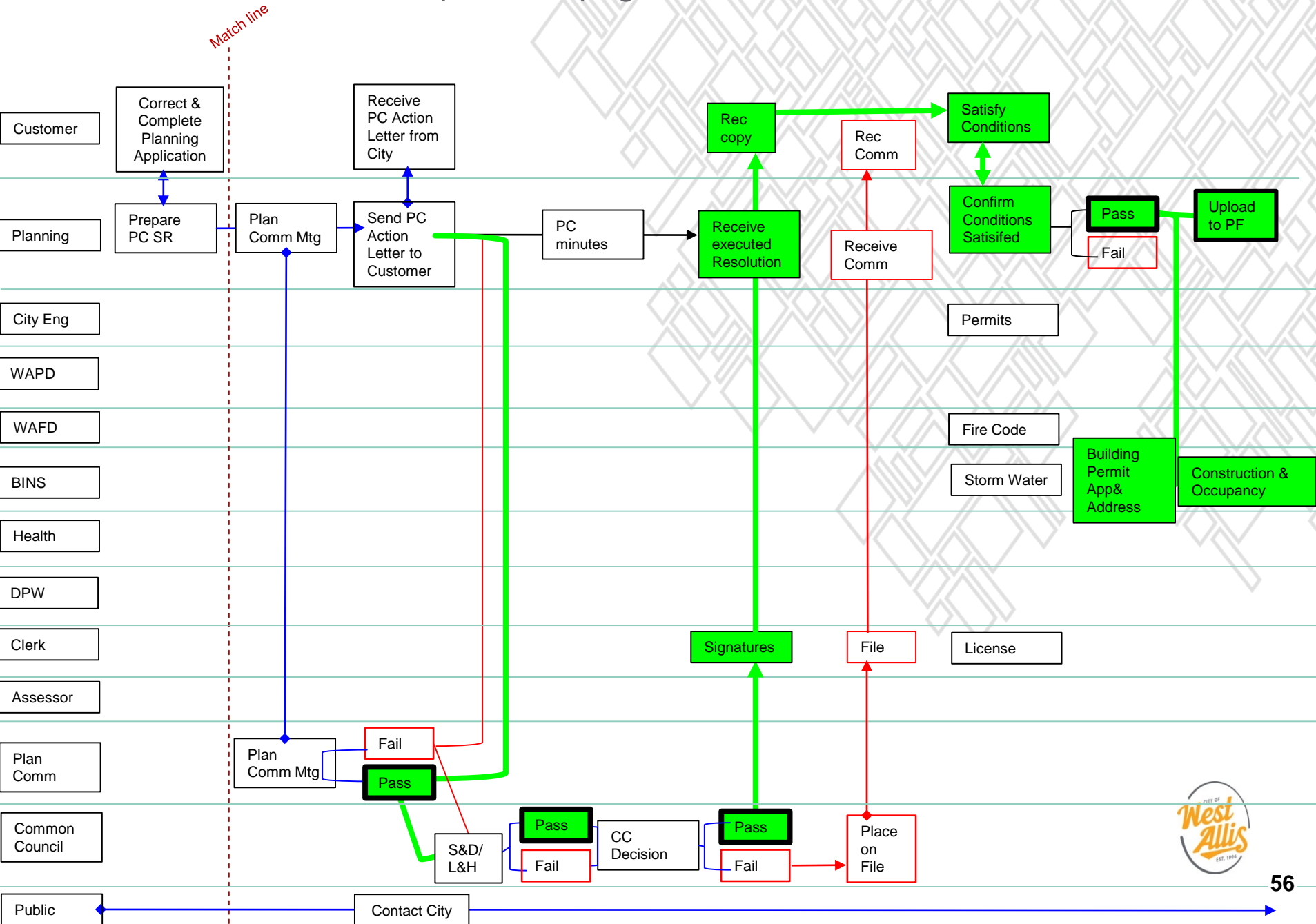


March 10, 2020

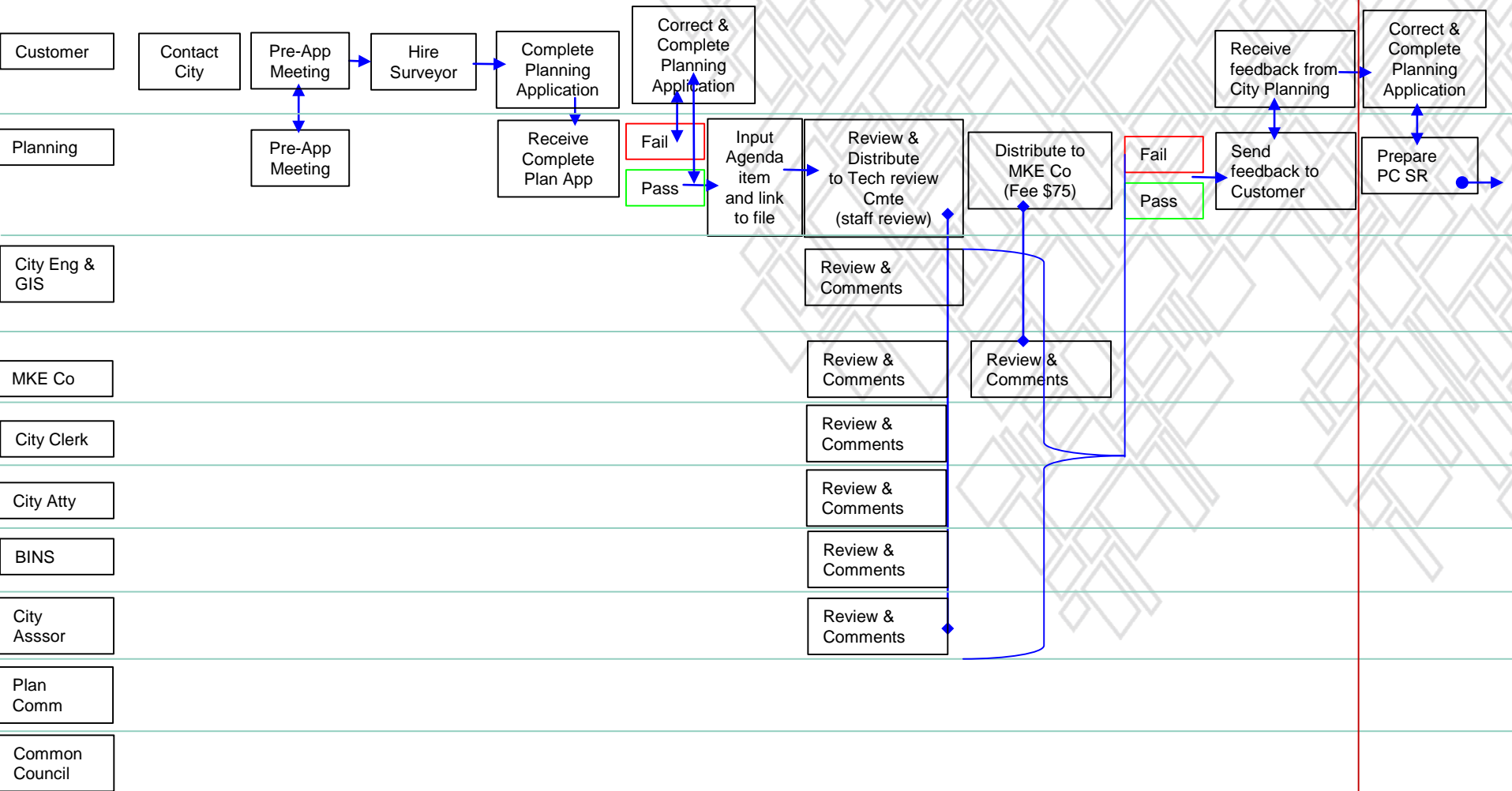
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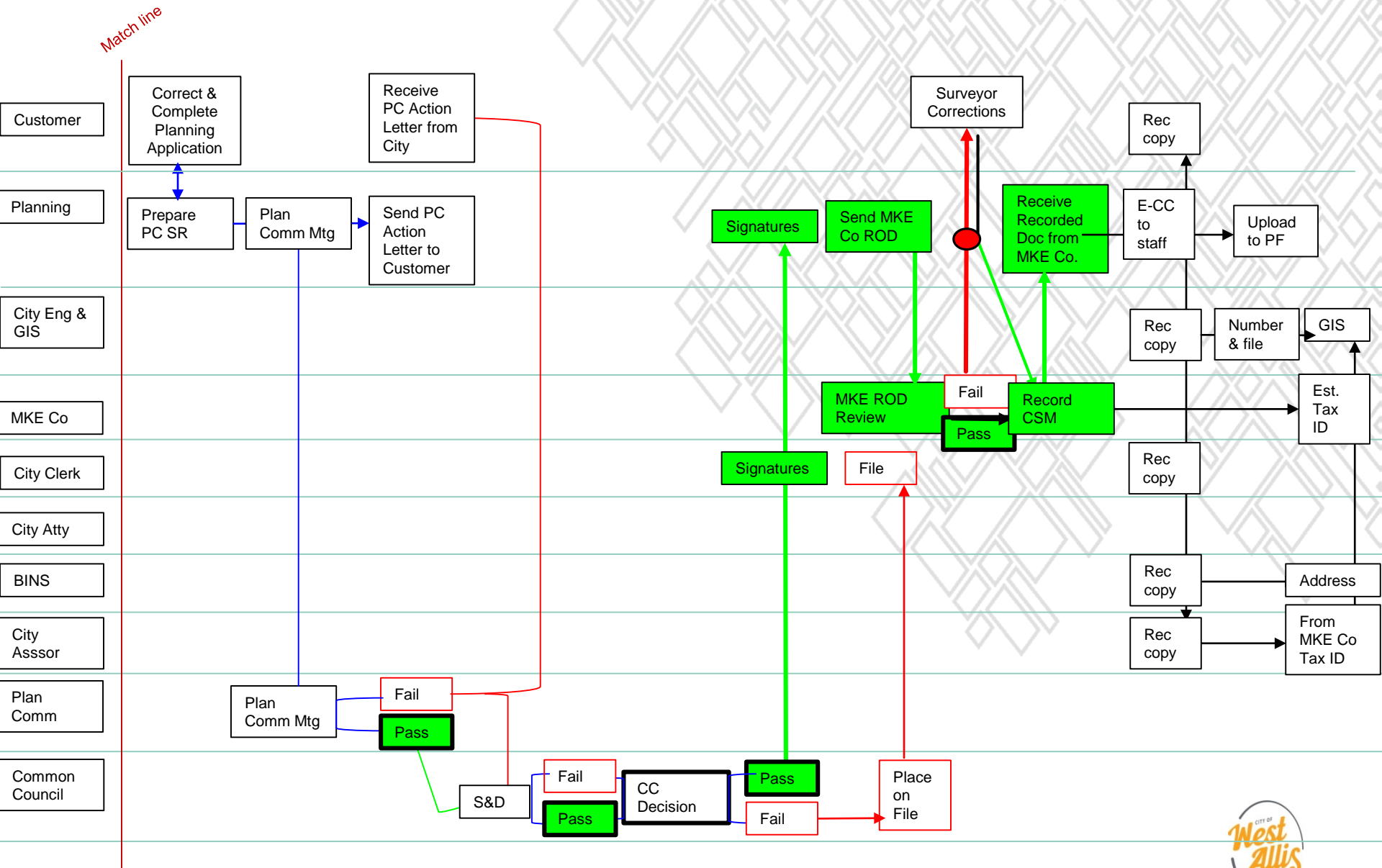
Application Type: Certified Survey Map Review (CSM)



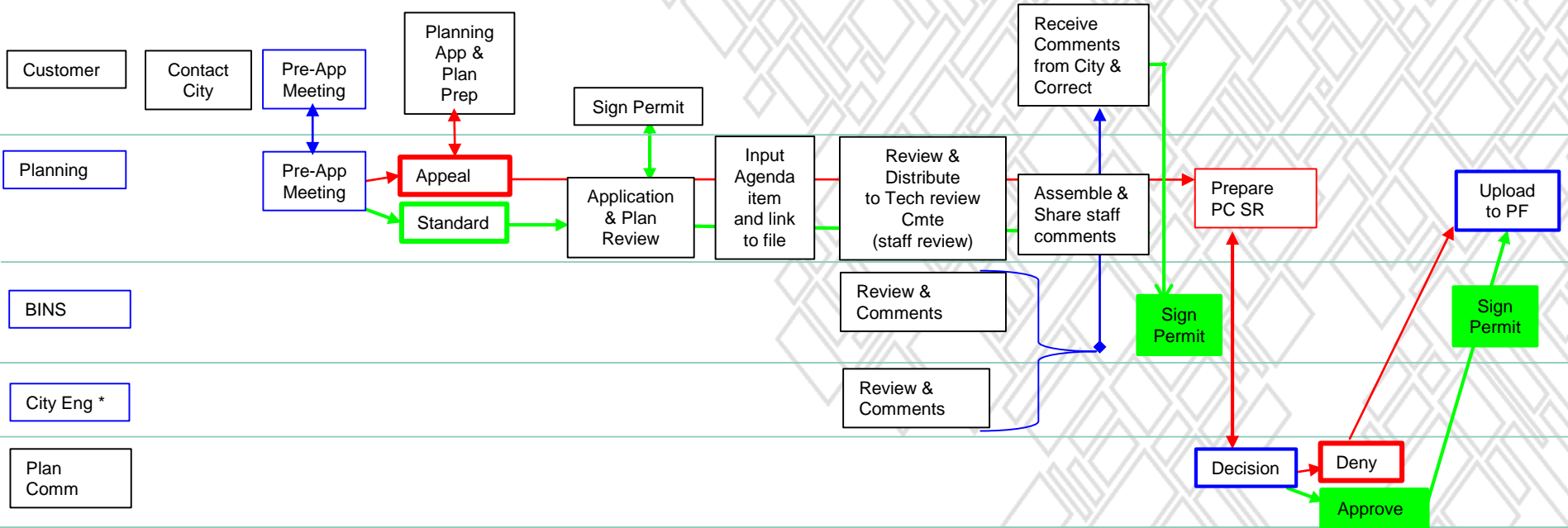
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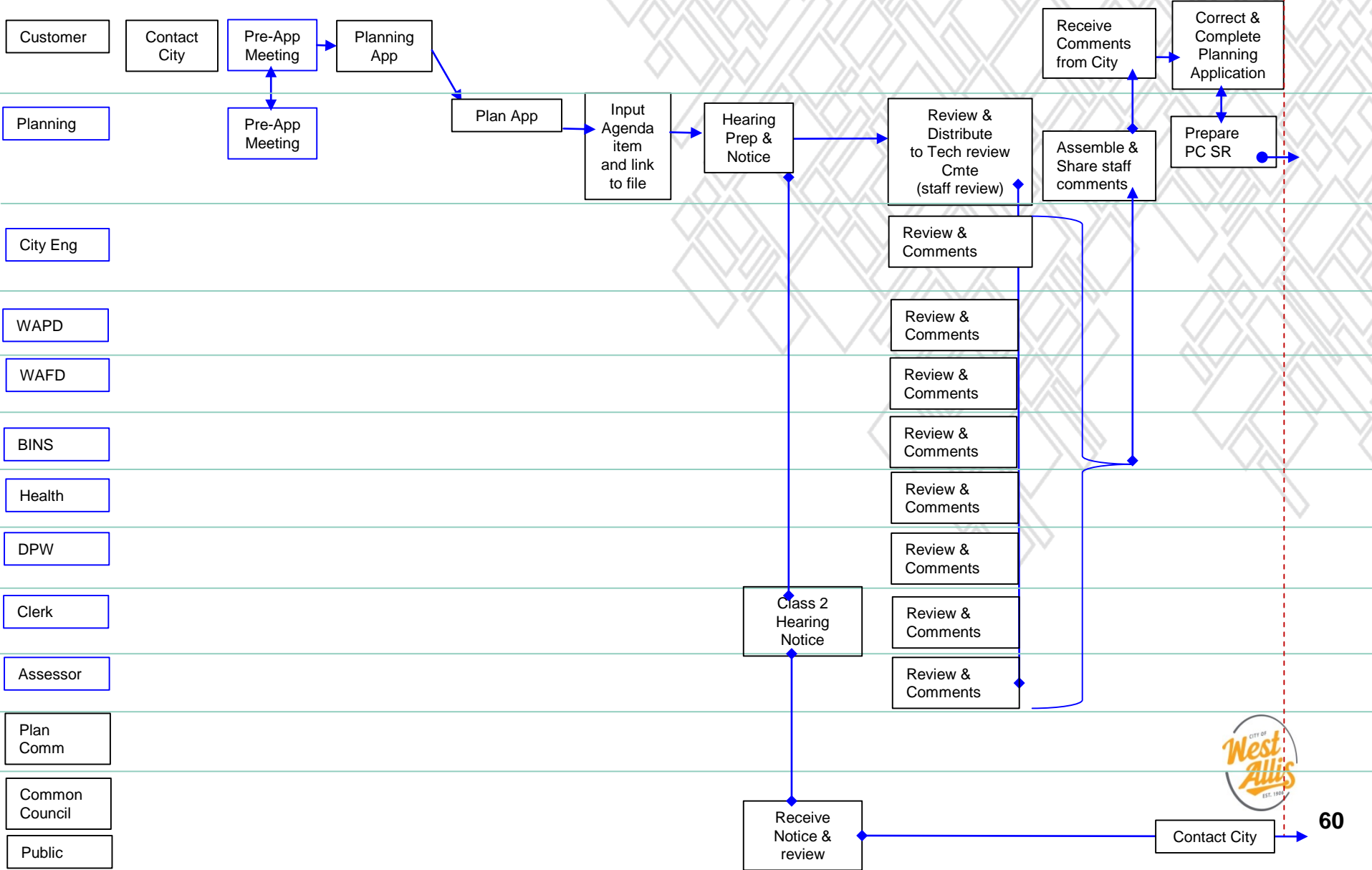
Application Type: SIGNAGE Ordinance/Permit Review (SIGN)



* City Engineering is a reviewer when there is a vision angle consideration



Application Type: Rezoning/Zoning Map Change (Rezone)



Application Type: Rezoning/Zoning Map Change (Rezone)

