



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

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

- Ordinance to amend the official West Allis Zoning Map by rezoning property located at 1359 S. 84 St. from RB-2 Residence District to C-2 Neighborhood Commercial submitted by Gurinder Nagra d/b/a State Fair Petro Mart, Inc. (Tax Key 442-0604-000).**

**Overview & Zoning**

The property owner of 8404 W. Greenfield Ave. (former Auto Analyzers) has a valid offer to purchase a residentially zoned property at 1359 S. 84 St. The subject property includes a single-family home just north of 8404 W. Greenfield Ave. That property was brought before Plan Commission and the Common Council earlier this year in Spring for the proposed development of a gas station and convenience store.



The 1359 S. 84 St. property is zoned residential but based on the guidance provided from the 2040 Land Use Plan, the underlying land use of the residential property is classified as commercial, so rezoning the parcel from RB-2 to C-2 would be consistent with the future land use plan.

The applicant will be submitting a certified survey map to combine the two properties (8404 W. Greenfield Ave and 1359 S. 84 St) into one lot of record. The CSM is provided as a requirement in the staff recommendation as a condition of approval. Mr. Nagra 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.

