



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM

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

4. Site, Landscaping, and Architectural Design Review for BP, an existing Fuel Sales use, at 9530 W. National Ave. (Tax Key No. 479-0424-002)

Overview & Zoning

National 9530, LLC, owner of the BP fuel and convenience store, has applied for a site, landscaping, and architectural design review for a small 200 sq. ft. addition on the north side of the 2,400 sq. ft. building. The addition and interior renovations will make better use of otherwise unused space that is currently separated from the retail area within the building. The addition will expand the retail floor area from 1,031 sq. ft. to 1,993 sq. ft.

The property is zoned C-3. Neighborhood Retail is a permitted use and Fuel Sales is a conditional use in the C-3 district. The premises are currently licensed to sell alcohol.

Hours of Operation: 24/7

Architectural Plan

The proposed 200 sq. ft. addition will be designed to match the exterior appearance of the existing building. The brick and roofline elements will be extended around the north and east side of the building.

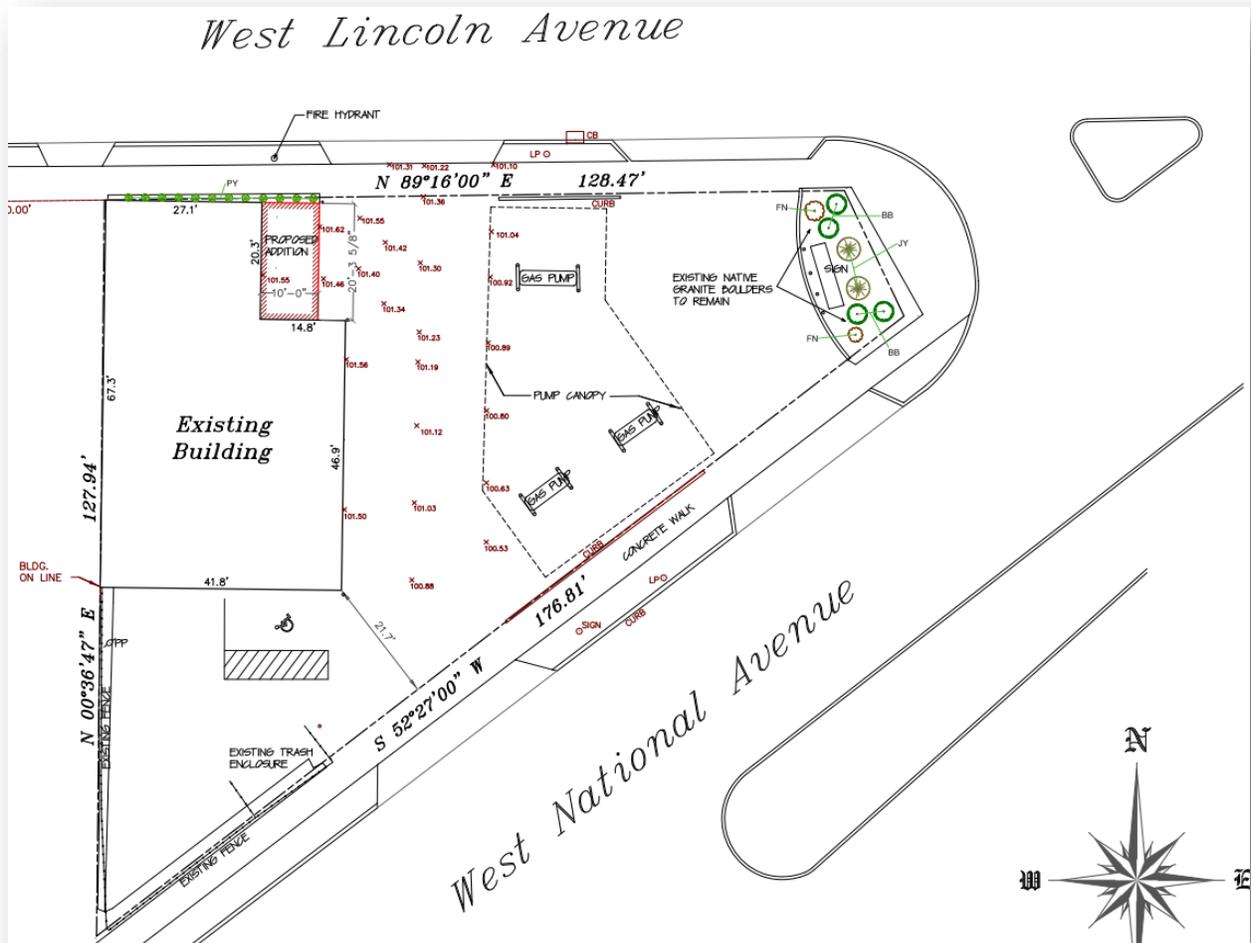


PROPOSED FRONT ELEVATION
1/4" = 1'-0"

Site and Landscaping Plan

Beyond the 200 sq. ft. addition, twelve new shrubs will be planted along the north side of the existing building and new addition. Otherwise, maintenance and freshening up of the existing landscaping on site is recommended. No other site changes are proposed. W. Lincoln Ave. will be reconstructed as part of a WisDOT project and the road construction is scheduled for 2025. The site plan includes plantings that will be disturbed by roadway construction. Planning is supportive of delaying the installation of landscaping until construction is complete. Site maintenance should continue regardless.

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.



LANDSCAPE SCHEDULE

SYMBOL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOW SHRUBS					
	2	GOLDEN DWARF JAPANESE YEW	TAXUS CUSPIDATA NANAUESCENS	30" TALL	EXISTING
	2	FIRESIDE NINEBARK	PHYSOCARPUS OPLIFOLIUS	24" TALL	EXISTING, NEW
	4	JAPANESE BARBERRY	BERBERIS THUNDERBII	28-30" TALL	EXISTING
	12	DRUPACEA PLUM YEW	CEPHALOTAXUS HARRINGTONIA DRUPACEA	6-8" TALL	NEW; SPACED 3/8" APART

A newer fence was added in 2018 on the south side of the property and hides the refuse enclosure area.

Design Guidelines

The proposal is considered a minor redevelopment; guidelines may be used as a framework but are not a requirement for approval.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for BP, an existing Fuel Sales use, at 9530 W. National Ave. (Tax Key No. 479-0424-002), subject to the following conditions:

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) clean up and maintenance of the existing corner landscaping feature; (b) note on plan to indicate installation of new landscaping post WisDOT construction. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. 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.

9530 W. National Avenue

Proposed Alteration & Addition

Owner: National 9530, LLC
4411 W. Woodland Drive
Franklin, WI 53132
(414)313-1614
ryansral@yahoo.com

Operator: National Petro, LLC

(Owner and operator are related entities under shared management)

Description of Project:

A 200 square foot addition is proposed to the existing building to accommodate the interior renovation that makes use of the numerous empty rooms behind the existing retail sales area. The current convenience store utilizes just 1,031 square feet of the interior space for retail sales including the walk in cooler out of the total building area of 2,467. With the proposed 200 square foot addition, the new layout will utilize 1,993 square feet of the 2,668 square feet of the building. With the proposed layout, the transaction counter can be centrally located to have better visual control of the retail sales area.

The exterior of the building received a much-needed make-over with an upgraded façade alteration less than five years ago. The proposed addition to the building will receive the same exterior materials to match in colors and detail. The added portion of the building has very little impact on the look of the building.

Timeline:

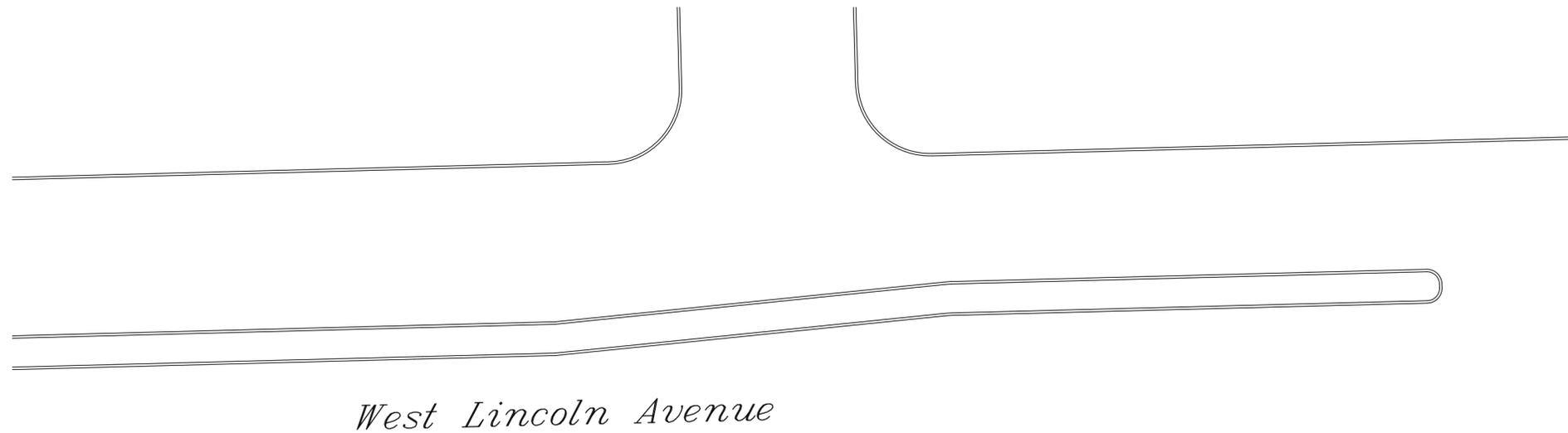
The construction work will proceed immediately upon receipt of building permits.
From start to finish, the construction period would last 14 weeks.

Plan of Operation:

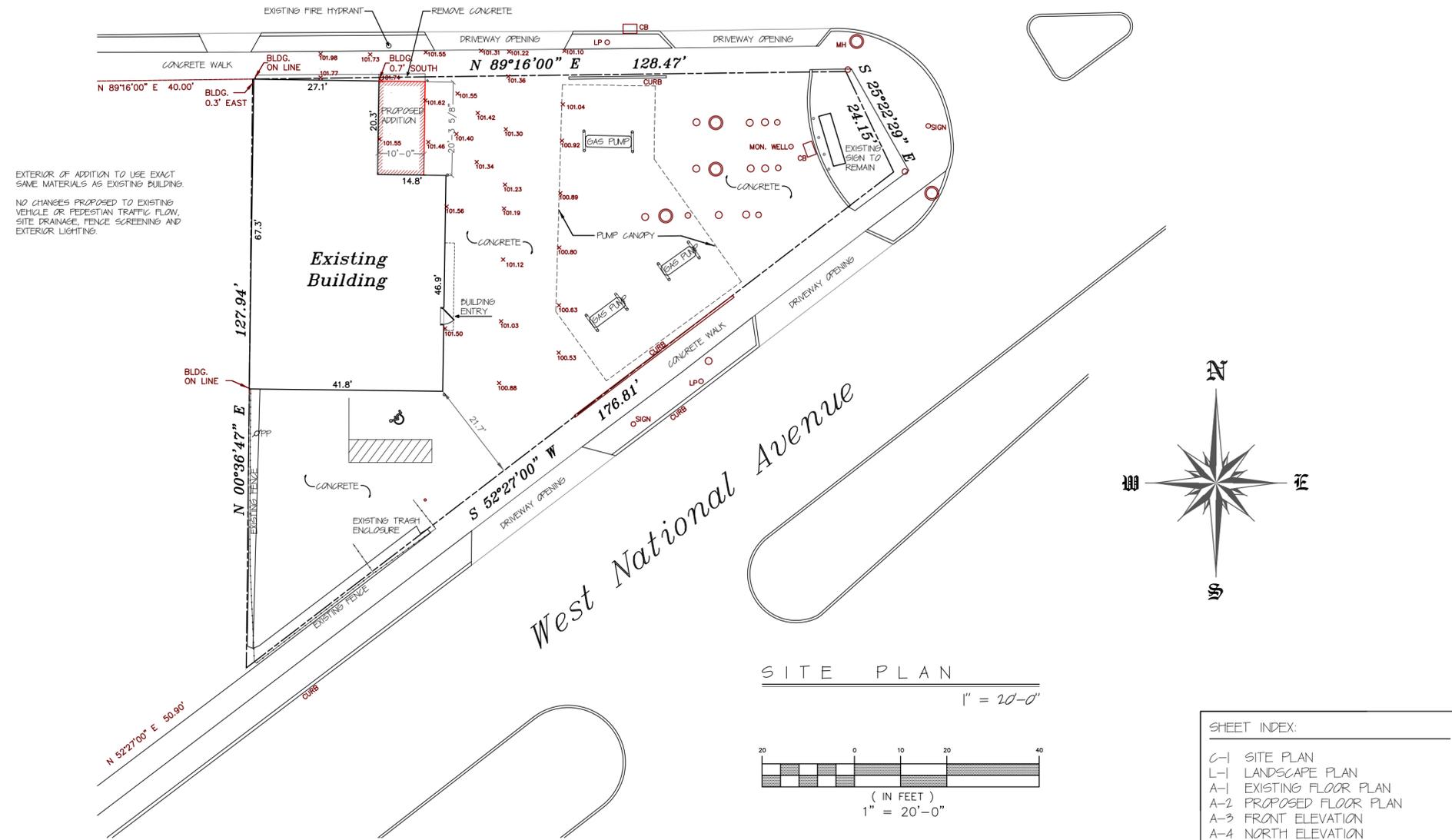
The completed building would operate in a nearly identical manner to the existing business. The renovation will allow for a more organized retail sales area with improved control and observation of the customers.

Hours of Operation:

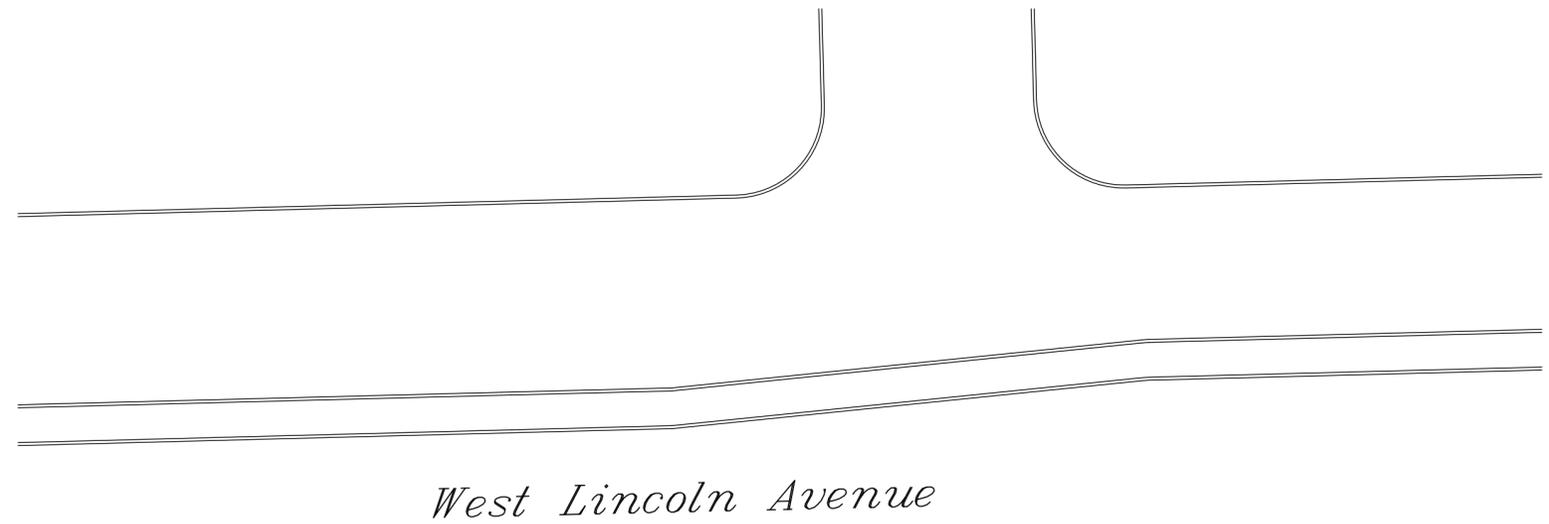
No change is proposed to the existing hours of operation;
The existing business is open 24 hours/7 days a week.



West Lincoln Avenue



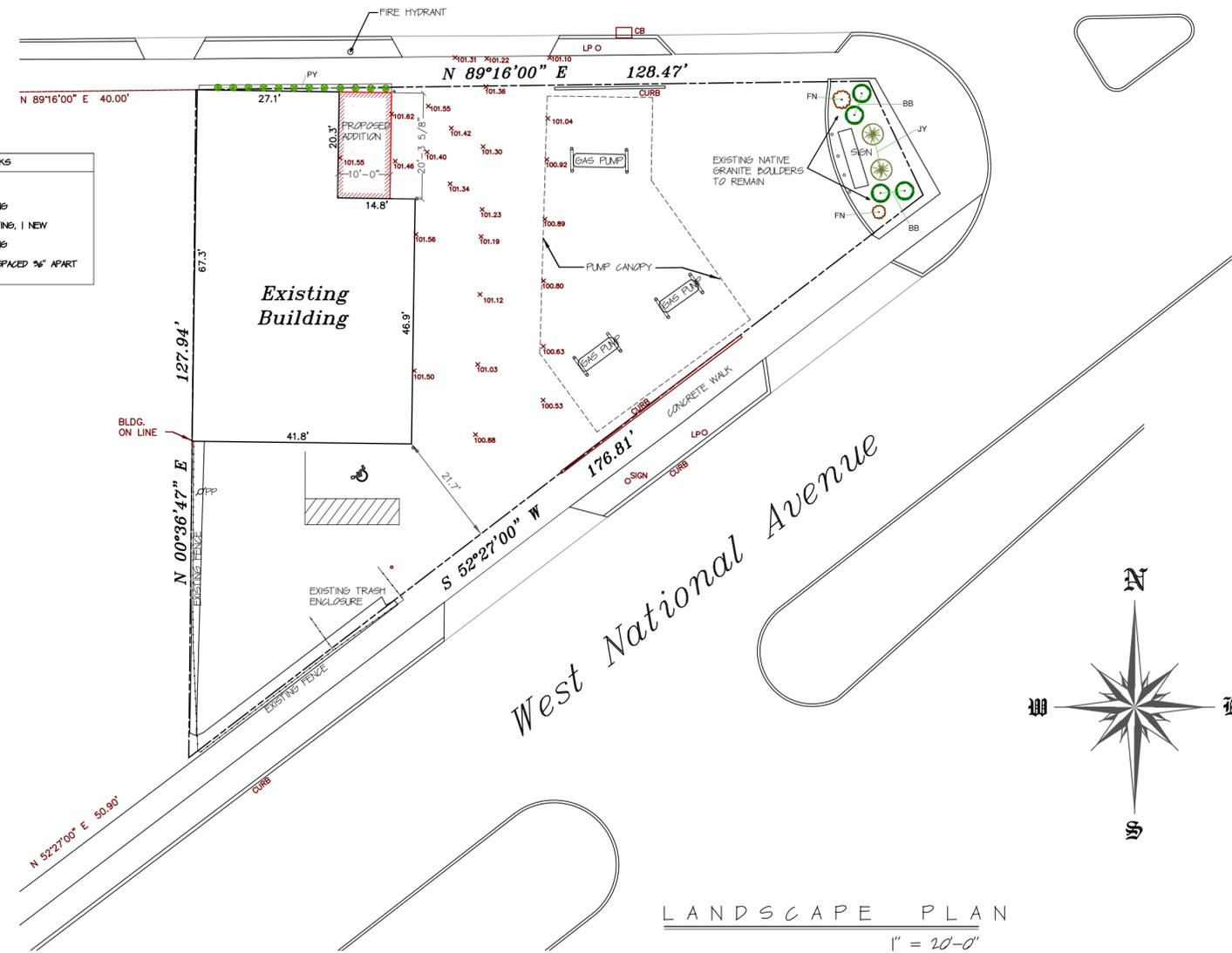
EXTERIOR OF ADDITION TO USE EXACT SAME MATERIALS AS EXISTING BUILDING.
NO CHANGES PROPOSED TO EXISTING VEHICLE OR PEDESTRIAN TRAFFIC FLOW, SITE DRAINAGE, FENCE SCREENING AND EXTERIOR LIGHTING.



West Lincoln Avenue

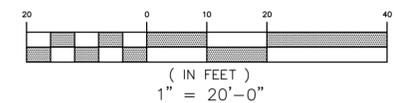
LANDSCAPE SCHEDULE

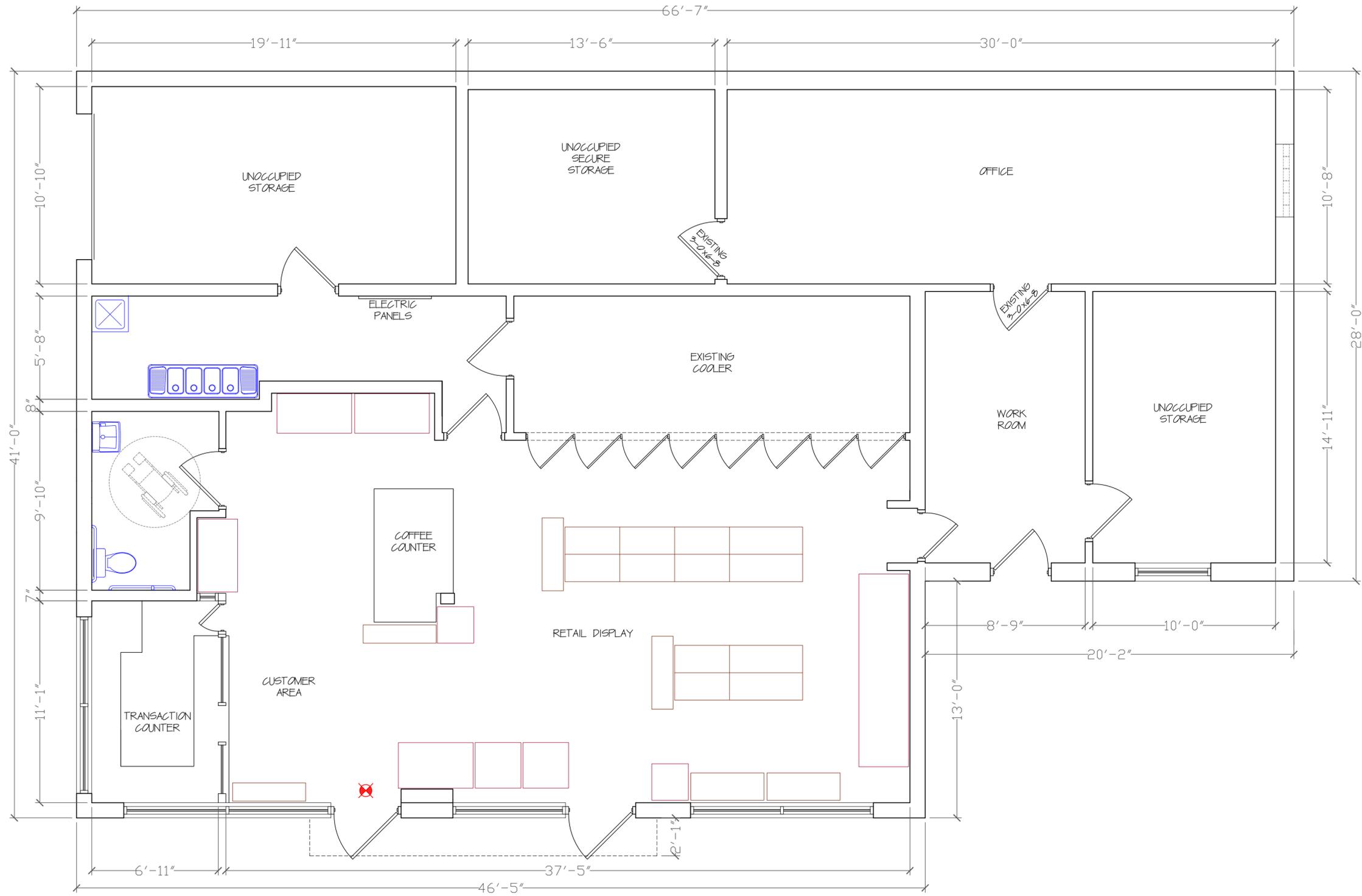
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOW SHRUBS					
JY	2	GOLDEN DWARF JAPANESE YEW	TAXUS CUEPDATA NANURESCENS	30" TALL	EXISTING
FN	2	FIRESEDE NINEBARK	PHYSOCARPUS OPULIFOLIUS	24" TALL	1 EXISTING, 1 NEW
BB	4	JAPANESE BARBERRY	BERBERIS THUNDERBII	18-30" TALL	EXISTING
PY	12	DRUPACEA PLUM YEW	CEPHALOTAXUS HARRINGTONIA DRUPACEA	4-8" TALL	NEW, SPACED 36" APART



LANDSCAPE PLAN

1" = 20'-0"





BUILDING ALTERATION & ADDITION
National Petro of WI, Inc.
9520 W. National Avenue
Milwaukee, Wisconsin

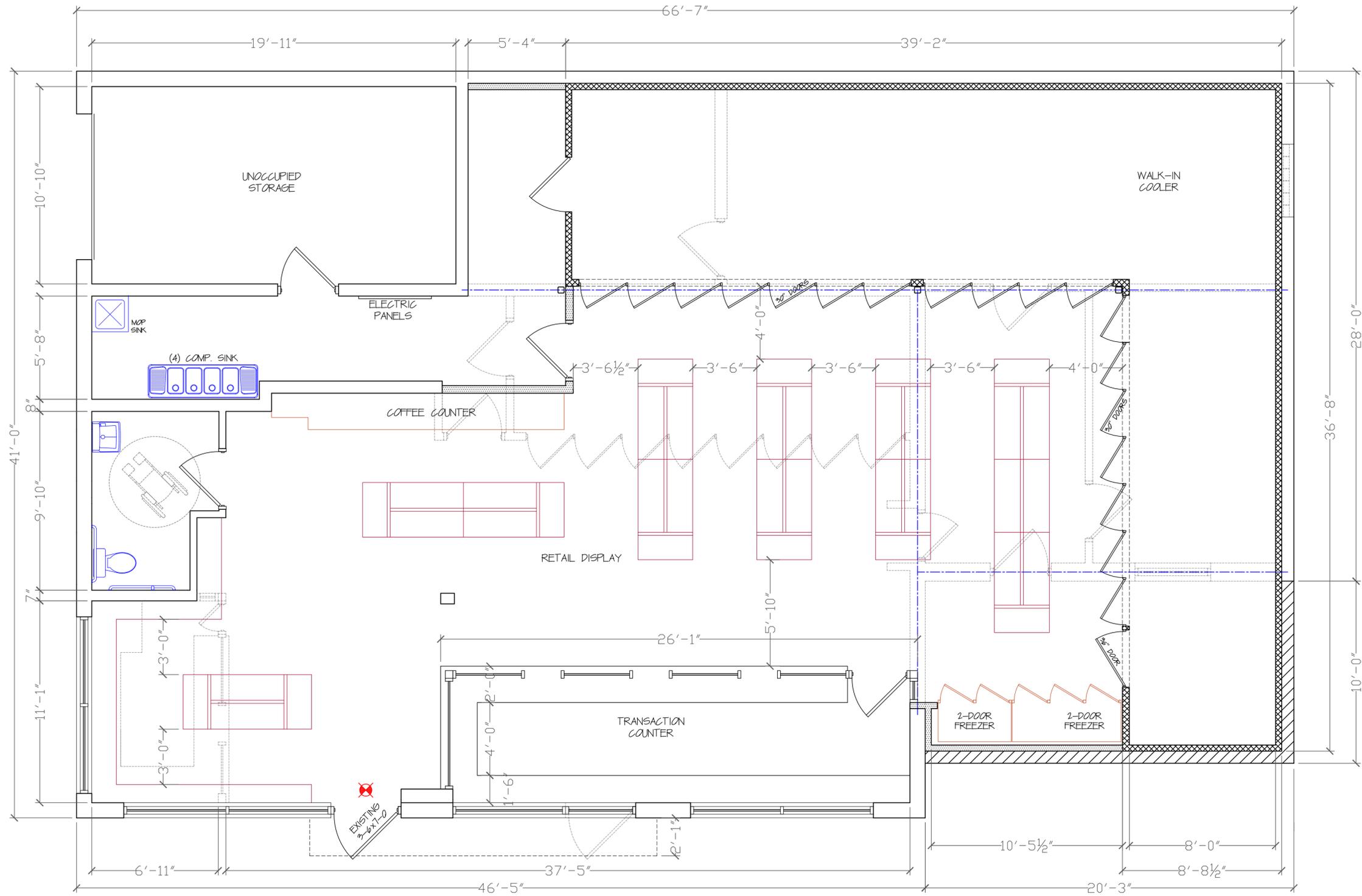
06-19-23

EXISTING
FLOOR PLAN

A-1

EXISTING FLOOR PLAN

1/4" = 1'-0"



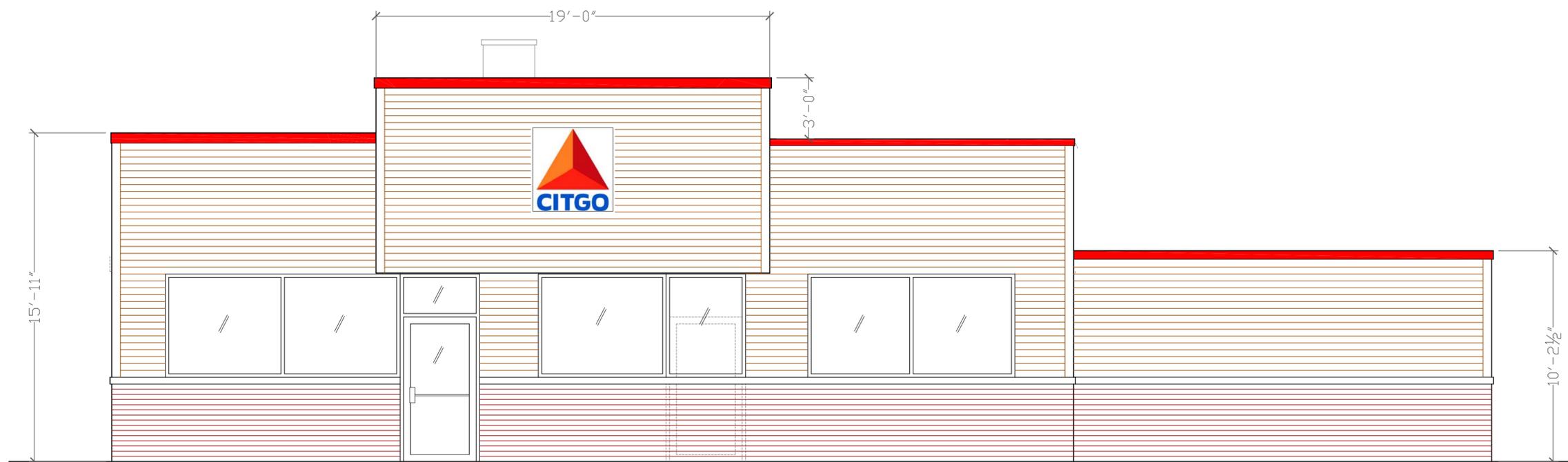
PROPOSED FLOOR PLAN

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

BUILDING ALTERATION & ADDITION
National Petro of WI, Inc.
9590 W. National Avenue
Milwaukee, Wisconsin

06-19-23

FRONT
ELEVATIONS

A-3



EXISTING NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



PROPOSED NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

BUILDING ALTERATION & ADDITION
National Petro of WI, Inc.
9590 W. National Avenue
Milwaukee, Wisconsin

06-19-23

NORTH
ELEVATIONS

A-4