



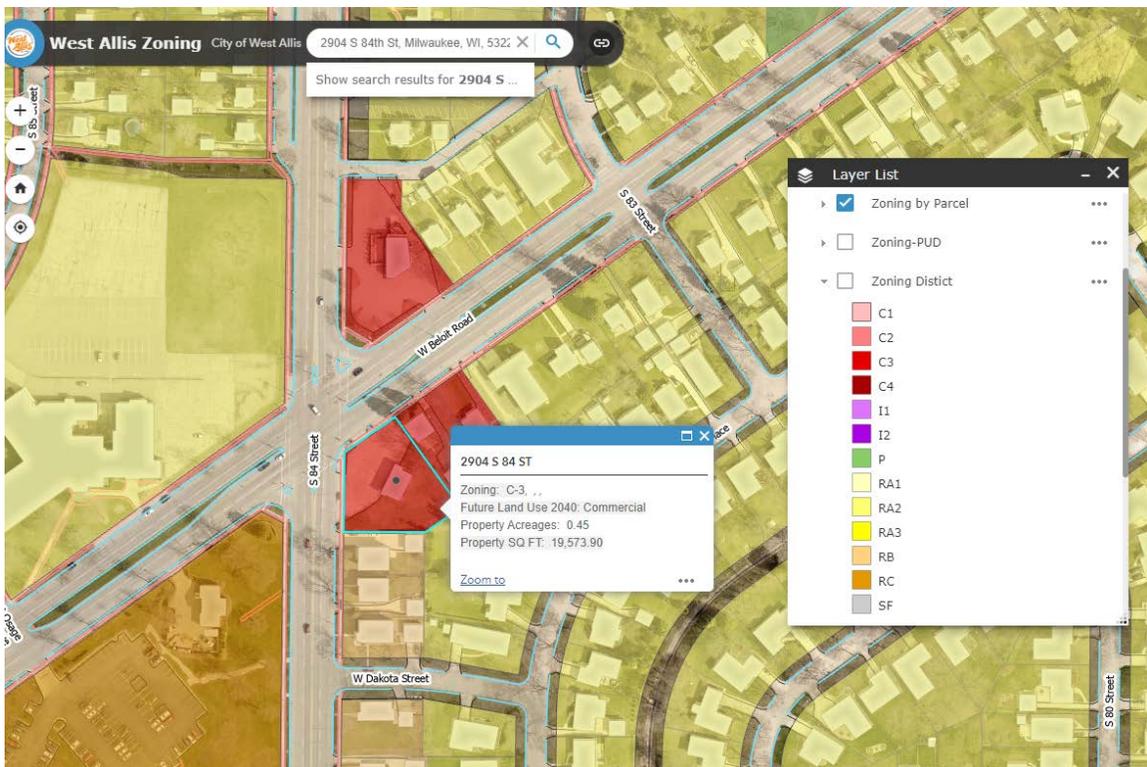
STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, October 26, 2022
 6:00 PM

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

5. **Six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 2904 S. 84 St. submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 516-9988-001).**

Overview and Zoning

The project involved a conditional use and was approved by Plan Commission on October 27, 2021 and by Common Council on November 16, 2021.



Existing zoning map

A building permit was applied for on October 4, 2022 but has not yet been 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-2021-0671 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;

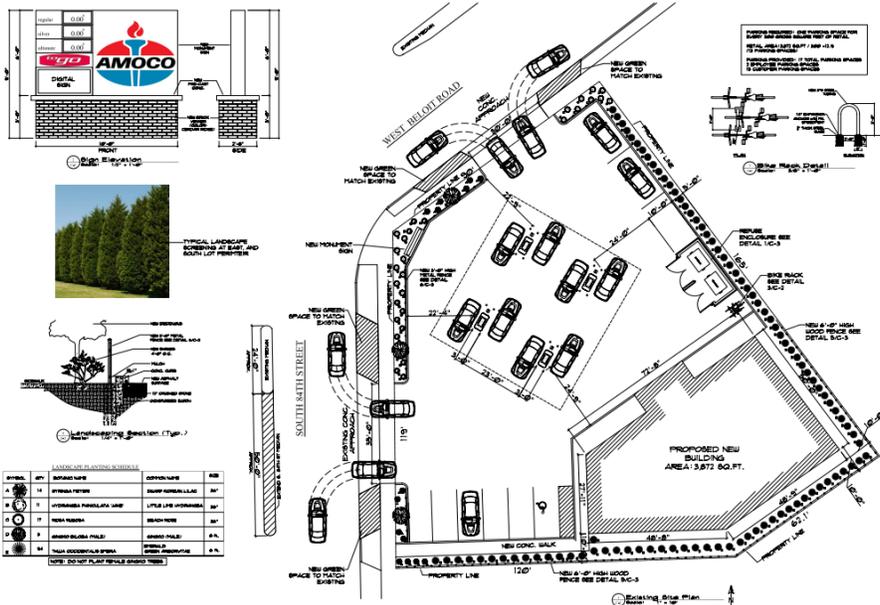
C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

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.

EXISTING FRONT FACADE



PROPOSED NEW FRONT FACADE



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.

Date: October 14, 2022

Project: Proposed Gas Station – Convenience Store
At 2904 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

<u>2022</u>	
November-December	Asbestos Report – Remediation
<u>2023</u>	
January	Complete construction drawings
February	Apply for plan review, demolition permits, and construction permits
March-April	Building demolition
April-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: Council approval of a six-month extension of time to commence a proposed fuel sales and retail use, to be located at 2904 S. 84 St. submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 516-9988-001).