



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

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

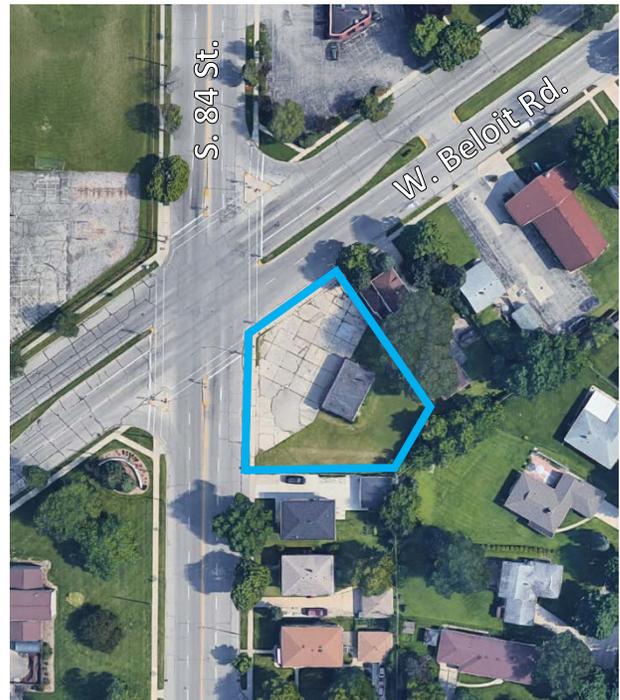
- 6A. **Special Use Permit for an automobile convenience store and gas station use to be located at 2904 S. 84 St.**
- 6B. **Site, Landscaping, and Architectural Plans for a proposed convenience store and gas station to be located at 2904 S. 84 St. submitted by Luis Barbosa d/b/a State Fair Petro Mart Inc. (Tax Key Nos. 516-9988-001).**

Overview and Zoning

The State Fair Petro Mart owner is proposing to clear a vacant site located at 2904 S. 84 St. and construct a new gas station & convenience store. This site has been vacant for over 25 years. The applicant is proposing to add a 4 new gas pumps beneath a canopy and a one-story, 3,900 SF building to be occupied as a gas station – convenience store. This store will include hot food & deli take-out. No alcohol will be sold. The business is a commercial use and is considered a special use in the C-3, Community Commercial District.

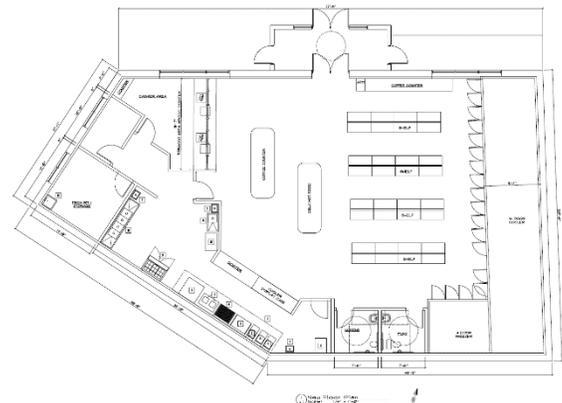
Proposed hours of operation for State Fair Petro Mart are:

Monday – Saturday 5:00 am – 11:00 pm
Sunday 6:00 am – 10:00 pm



Floor Plan

The proposed gas station – convenience store building will be added to the Southeast corner of the property. The convenience store area will be open to the public and includes a coffee counter, hot food station, shelving, coolers, bathrooms, and an over-the-counter deli. The rest of the building will be for staff only. This includes an office, cashier area, storage, and a kitchen for preparing food.



Site and Landscaping Plan

Staff made a variety of requests pertaining to the proposed site plan and landscaping, all of which the applicant accommodated. One significant request was to add landscaping to help screen the site from neighboring residential properties. The applicant more than satisfied the request by adding continuous arborvitae plantings across the South and East property lines. Plantings include a 34 flowering bushes (includes 3 different species), 3 Ginkgo trees, and 97 arborvitae.

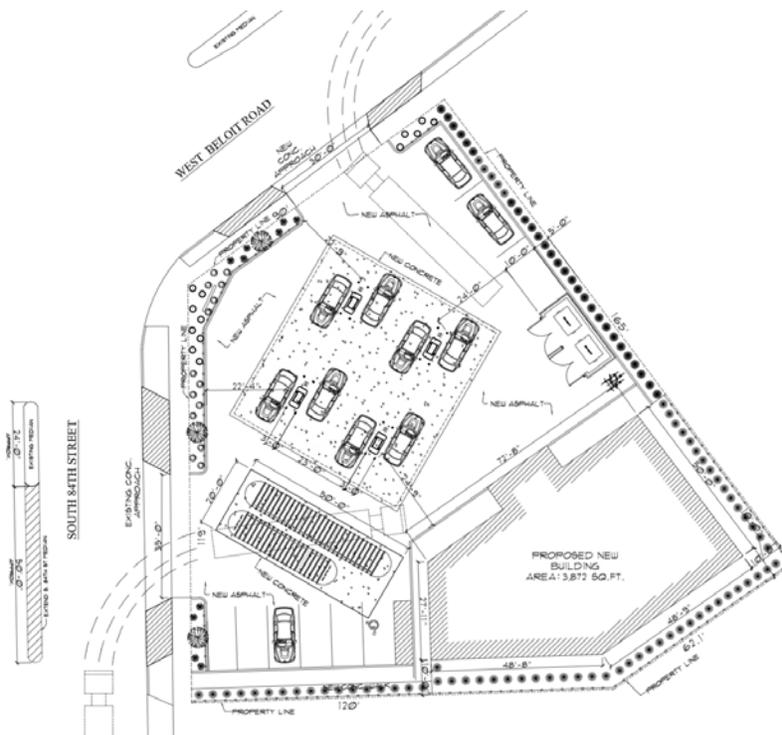
Staff also requested the site accommodate people walking and biking to the convenience store. The applicant added a pedestrian connection via sidewalk at the Southwest corner of the site. They also added an on-site bike rack for bicycle parking.

The applicant further modified plans at request of City Engineering to make the driveway onto S. 84 St. right-in right-out only. Specifically, the applicant plans to extend the existing median 50' South to block potential left turns into or out of the driveway.

Plans include 6' wood fencing along the South and East property lines. 3' metal fencing would be installed along the Northwest corner of the property line alongside a monument sign.

The zoning ordinance requires 26 parking stalls but plans only include 17. Staff recommends waiving the parking requirement because there is not sufficient space for additional parking on the site.

Staff recommends requiring a surety bond for this project.



Architecture



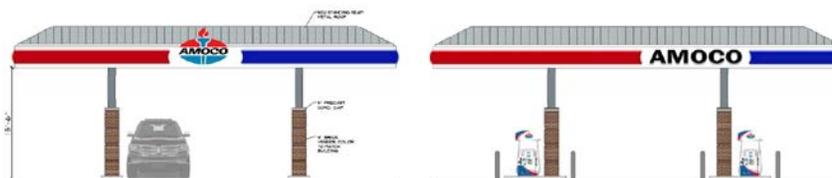
The gas station – convenience store exterior will primarily consist of brick veneer. This includes “cedar ridge” colored brick along the building base, and “pebble gray” colored brick above. The façade will be broken up by 2 decorative CMU stone bands that run horizontally across the building. These are situated above and below the aluminum frame windows. Upon staff request, the applicant modified the design to wrap these elements around all 4 sides of the architecture.

Other decorative elements include a metal cornice along the top of the structure and acrylic/polyester awnings above the windows. The visual centerpiece of the building will be the decorative Nichiha wood grain panels encasing the entrance.



The refuse enclosure will be covered on 3 sides by brick veneer matching the primary structure’s base. The other face will be composed of cedar wood doors on metal framing.

Plans also include a canopy to cover 4 gas pumps. The structure includes brick veneer to match the base of the site’s primary structure. This element will rise three quarters of the support beams. The canopy top will include company branding. Upon staff request, a standing seam metal roof was added to better align with the residential character of the neighborhood.



Recommendation: Approve the Site, Landscaping and Architectural Plans for a proposed convenience store and gas station, to be located at 2904 S. 84 St., submitted by Luis Barbosa, d/b/a State Fair Petro Mart. (Tax Key No. 484-9999-013) subject to the following conditions:

(Items 1 & 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 and approved by the Planning & Zoning program to show the following: ~~a) wrap façade elements around all four sides; b) median extension on S. 84 St.; c) pedestrian connection;~~ d) exterior color samples; e) taller evergreen plantings (6-ft initial planting height) in proximity to adjacent residential use lines of sight; f) alternate to wood fence (composite fence); e) paving and drainage/stormwater management details shown on a civil engineering plan. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
2. 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 Zac Roder, City Planner at 414-302-8465.