



City of West Allis

Legislation Details (With Text)

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Title: Resolution relative to determination of Special Use Permit for proposed demolition/reconstruction of an existing gas station and convenience store located at 7920 W. National Ave. (Tax Key Nos. 452-0539-000 and 452-0537-000)

Sponsors: Safety and Development Committee (INACTIVE)

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Attachments: 1. R-2008-0088 Packet Doc

Date	Ver.	Action By	Action	Result
3/31/2008	1	Common Council		
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3/31/2008	1	Common Council		
3/31/2008	1	Common Council	Adopted	Pass
3/31/2008	1	Safety and Development Committee (INACTIVE)		Pass

Resolution relative to determination of Special Use Permit for proposed demolition/reconstruction of an existing gas station and convenience store located at 7920 W. National Ave. (Tax Key Nos. 452-0539-000 and 452-0537-000)

WHEREAS, Dwarika Singh, prospective owner, duly filed with the City Administrative Officer, Clerk/Treasurer an application for a Special Use Permit, pursuant to Sec. 12.41(2) and Sec. 12.16 of the Revised Municipal Code, to construct a gas station and convenience store by demolishing the existing gas station/auto repair facility and constructing a new 2,410 sq. ft. gas station/convenience store at 7920 W. National Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on March 31, 2008, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Dwarika Sing, perspective owner, resides at 3640 Pilgrim Rd., Brookfield, WI 53202.
2. The applicant has a valid offer to purchase said premises located at 7920 W. National Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All the land of the owner in the Northeast ¼ of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee

County, State of Wisconsin, more particularly described as follows:

West 5.00 feet of Lot 9, Lots 10, 11, 13, and East 10.00 feet and North 14.89 feet of Lot 12 in Block 1 of the Henderson's Subdivision No. 1.

Tax Key No. 452-0537-000 and 452-0539-000

Said Property being located at 7920 W. National Ave.

3. The applicant is proposing to demolish the existing gas station/auto repair building and construct a 2,410 sq. ft. gas station/convenience store. Four gas pumps and a new canopy will be added to the site.
4. The aforesaid premises is zoned C-2 Neighborhood Commercial District and RB-2 Residential District under the Zoning Ordinance of the City of West Allis, which permits gas stations and convenience stores, pursuant to Sec. 12.41(2) of the Revised Municipal Code.
5. The subject property is located mid-block on W. National Ave. between S. 79 St. and S. 80 St. Properties to the north are developed as single and two-family residential uses, the property to the east is developed as multi-family residential. Properties to the west are developed as mixed-use, residential and commercial.
6. The use, value and enjoyment of other property in the surrounding area for permitted uses will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application submitted by Wahab Hussaini, perspective owner, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Secs. 12.16 and Sec. 12.41(2) of the Revised Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said special use permit is granted subject to the following conditions:

1. Site, Landscaping, Architectural and Signage Plans and Certified Survey Map. The grant of this special use permit is subject to and conditioned upon the approval of site, landscape, and architectural plans and certified survey map approved March 26, 2008, by the City of West Allis Plan Commission and signage plans approved by the Department of Development. No alteration or modification of the approved plan shall be permitted without approval by the West Allis Plan Commission.
2. Rezoning. The grant of this special use permit is subject to Common Council approval of the proposed rezoning.
3. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning and by the Fire Department.
4. Paving and Drainage. The grant of this special use is subject to a paving and drainage plan being submitted to and approved by the Department of Building Inspections and Zoning.
5. Parking. A total of nine parking stalls, including one (1) ADA stall, are required per the Zoning Code. Twelve parking stalls will be provided on site including one (1) ADA stall.
6. Hours of Operation. Hours of operation for the gas station and convenience store shall be 5:00 a.m. to 10:00 p.m., 7 days per week.
7. Deliveries. No deliveries shall take place between the hours of 9:00 p.m. and 7:00 a.m.
8. Noxious Odors, Etc. The gas station/convenience store shall not emit foul, offensive, noisome or disagreeable odors, gases or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
9. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

10. Outdoor Lighting. All outdoor lighting fixtures and canopy fixtures shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, do not splay past the property boundaries. Canopy lighting shall be recessed within the canopy structure to limit light splay.

11. Outdoor Storage and Display. No outdoor storage, sales, or display of merchandise shall be permitted on site unless screened from view within a four-sided masonry enclosure.

12. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged, abutting sidewalk.

13. Window Signage. Window signage shall not exceed 20% of the window area.

14. Gas Station Operations. Intercoms, pagers and audio voice-guided menu systems are not permitted at point of sale areas, such as gas pumps.

15. Litter. Employees shall inspect the site and immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, grease, and other waste materials will be fully enclosed within an approved structure.

16. Expiration of Special Use Permit. Any special 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 special 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 special use shall become null and void.

17. Miscellaneous.

A. Applicant is advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicant's compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

Mailed to applicant on the _____ day of _____, 2008

Assistant City Clerk

cc: Dept. of Development
Dept. of Building Inspections and Zoning
Div. of Planning

ZON-R-671-3-31-08