



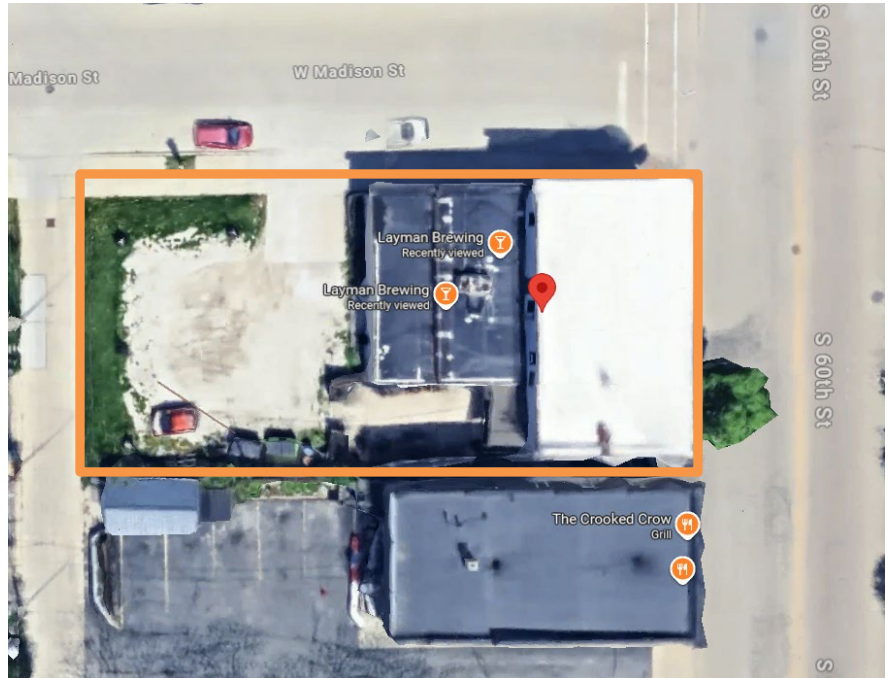
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24th, 2025
6:00 PM

5. Site, Landscaping, & Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000)

Overview and Zoning

Layman Brewing is an existing tavern that is proposing to update and renovate the gravel parking lot on site at [6001 W. Madison St.](#) The site of the project currently includes a small parking lot, un-screened dumpsters, and a small, covered outdoor seating area with string lighting.

The property is zoned C-3, “Intended for commercial development serving the broader community’s daily needs”. As an existing tavern, Layman’s use is permitted within the C-3 zoning district. The proposed site changes trigger site plan review before Plan Commission. No other changes to the site, architecture, or operation of this use are proposed outside the scope of the parking lot and beer garden project.



Site & Landscaping Plan

The applicant, Sarah Warran, proposes to regrade the entire parking lot to provide improved drainage on site. The eastern half of the existing lot will replace the traffic bond with a 6” thick concrete slab, which will run just west from the existing concrete driveway apron to the back fence along the southern property line. This will allow for improved access to a new screened refuse area as well as improved snowplow maneuvering, providing a more durable paving solution. The existing parking spaces will be rotated 90 degrees to the south and will be intended for employees and accessible parking spaces only, with the other portion of unimproved gravel lot being converted to a beer garden and outdoor dining area. While the existing dumpsters on site are not currently screened, the new plans proposed adding 4-sided dumpster screening in the form of cedar fencing with swing-out doors.

On the western part of the lot (the new beer garden area) will be converted from gravel to professionally tamped traffic bond (the new beer garden surface will be durable for foot traffic and not intended for vehicles). Additionally, 10' tall 4' x 4' and 6' x 6' cedar posts will be installed around the perimeter of the lot, which will support either wooden fencing panels to match the existing property fencing or a metal grate system to grow hops along from decorative planter boxes. The proposed fencing aims to provide additional privacy for diners while minimizing noise for Layman's residential neighbors.

The applicant aims to have the concrete, gravel, dumpster enclosure, and new fence post installation completed this year by November. If this timeline is not possible, this work will be completed in spring of 2026. The fence paneling and planter boxes will be installed as funding is available, likely in the fall of 2026.

For reference, with Plan Commission approval applicants have one year to complete projects per sec. 19.13 of the zoning code: Approval will expire 1 year from the date of approval unless construction is underway, or the applicant has been granted a valid building permit. If construction is underway or a building permit has been granted after 1 year from the date of approval, the approval will expire if construction is not completed within 2 years of the Plan Commission decision. An extension of time of the time limitations may be granted by the Plan Commission.

View of existing conditions from W. Madison St. (rear yard). An alley is located west of the site.

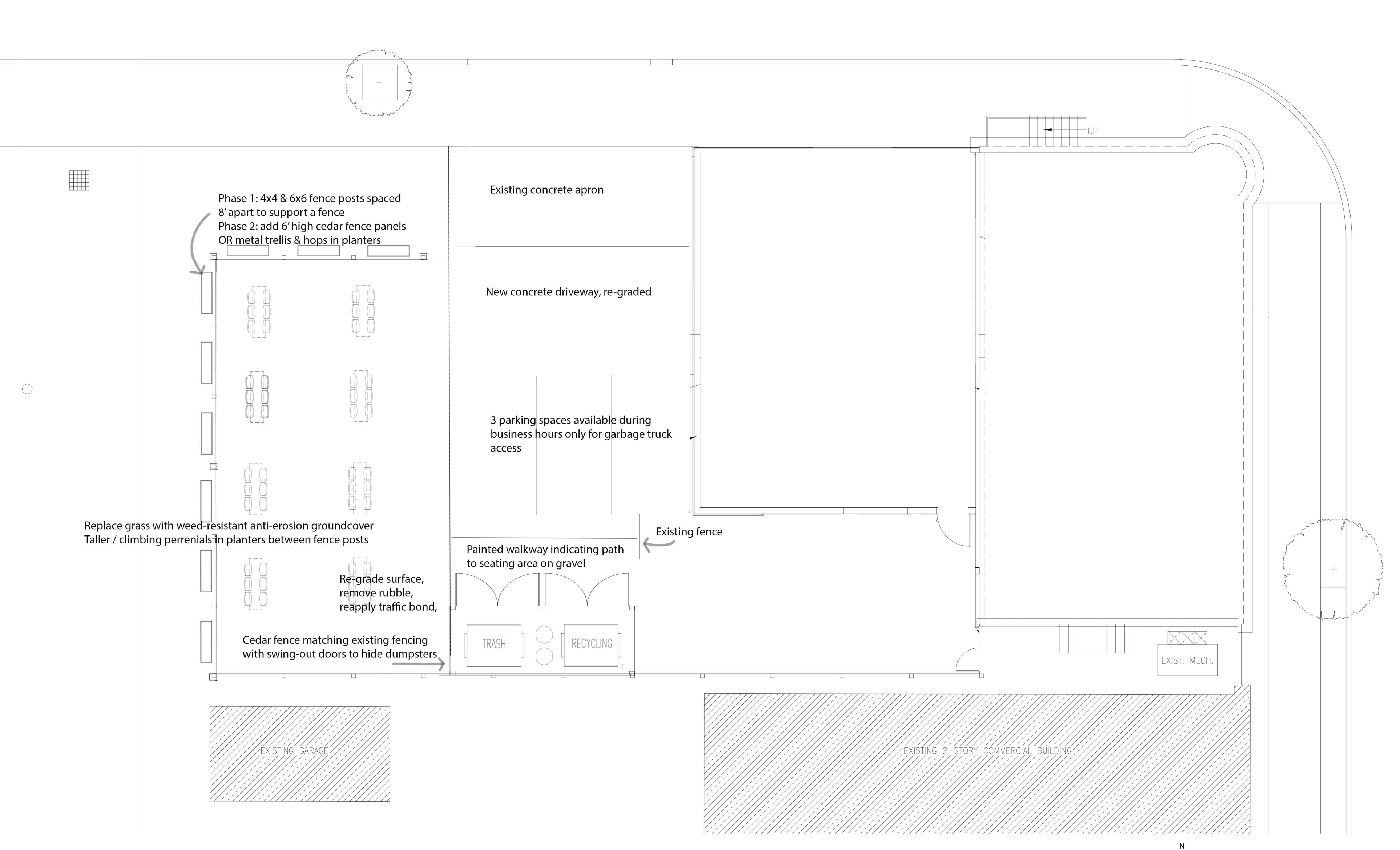


The outdoor dining space will remain open during the business' existing hours and will not be used past 9 pm unless a special event is scheduled. In order to access this area, diners will exit through the back door of the building through the existing patio. The seating will be comprised of beer garden tables and benches and customers will purchase food and drinks at the bar to carry outside, or Layman staff will deliver to the outdoor diners.



Recommendation: Approve the Site, Landscaping, & Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000) subject to the following conditions:

1. A lighting plan provided to identify existing and proposed exterior lighting. Fixture details being provided.



Layman Brewing Parking Lot Beautification & Beer Garden Transformation

6001 W Madison St

West Allis, WI 53214

Description of building improvements:

We will re-grade the entire parking lot to provide improved drainage and code compliance. On the East half of the existing parking lot we will replace the traffic bond with 6" thick concrete to withstand traffic from the dump truck. This concrete slab will run from just West of the top of the existing concrete driveway apron back to the fence along the southern property line. This will allow the snow plow to work more effectively without destroying the traffic bond every winter, allowing for more durable site beautification.

We will rotate the parking spaces 90 degrees to the south and make them employee & limited mobility accessible only, with the previous parking spaces along the West side of the lot being converted to outdoor dining space.

We will add a gated dumpster enclosure using wooden fencing materials to match the existing wooden fencing.

On the West half of the lot we will replace the existing traffic bond with new, professionally tamped traffic bond, removing the berm built up from decades of plowed traffic bond. It will be replaced by 10' tall cedar 4x4" & 6x6" posts around the perimeter of the lot. These will eventually support either wooden fence panels to match the existing wooden fence on the property, OR (if we can source the materials) metal grate fencing to grow hops along from decorative planter boxes. These will provide privacy for diners and noise dampening for our residential neighbors.

Timeline for when work will be completed

We hope to complete the concrete, gravel, dumpster enclosure & fence post installation as soon as possible as we need to get concrete poured by November or we will have to wait until spring.

The fence panels and planter boxes will be installed as we have additional funds available, with a goal of fall 2026.

Description of all operations/services

Diners will exit through the back door of the building through the existing patio. Seating will primarily be comprised of beer garden tables and benches with customers purchasing food & drinks at the bar and either carrying them out themselves or Layman staff will deliver to the tables.

Days and hours of operation

The new outdoor dining space will be open during our existing hours, and not used past 9pm except in the case of a rare special event. We want to respect our residential neighbors.