



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 2, 2020
6:00 PM
Virtual Meeting**

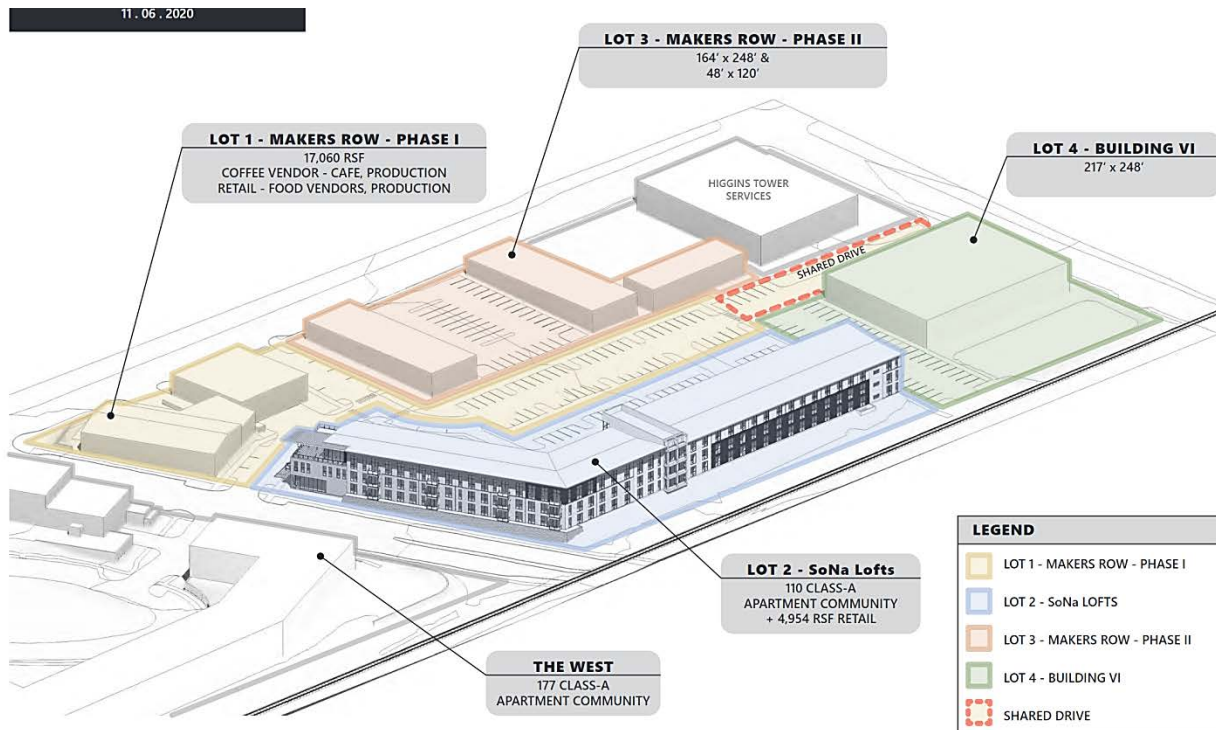
Watch: <https://www.youtube.com/user/westalliscitychannel>

- 4A. **Special Use Permit for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1)**
- 4B. **Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000).**

Items 4A and 4B may be considered together.

Overview & Zoning

Mandel Group is proposing a development south of National Ave., referred to as SoNa. As part of phase 1 Mandel Group is proposing to convert the two northernmost remediated brownfield sites (Lots 1 & 2) into multiple mixed use residential and commercial properties. The entire project is estimated to cost \$25-35 million. The developer is working on a letter of intent to purchase said property at 66** W. National Ave.

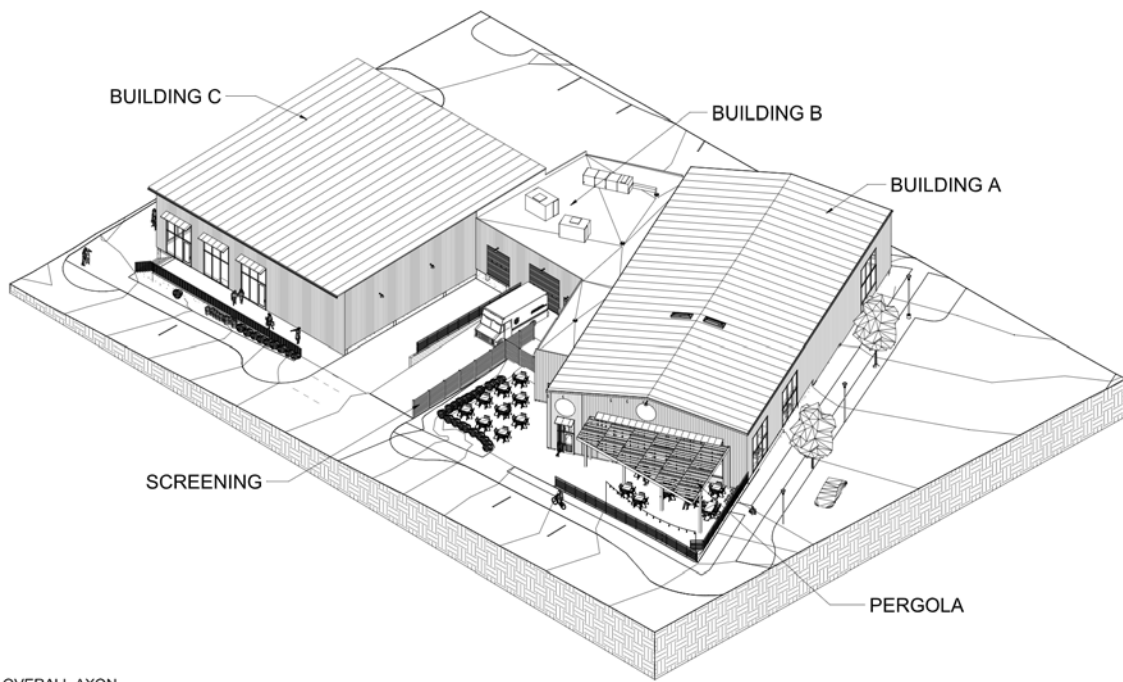


For the purpose of this review, we will be evaluating the site and landscape plan for what is considered Lot 1.



Makers Row Phase 1 is an approximate 18,000 square foot building designed to appear as individual buildings constructed over a period of time. An anchor tenant of 12,000 square feet is joined by a 6,000 square foot southern building that could be potentially subdivided for smaller users. This southern building is set up in particular to appeal to ghost kitchen/food truck operators who may also want to stage periodic retail operations, such as during events at the Farmer Market. The phase 1 parcels bound by W. National Ave. to the north, S. 66 St. to the east, phase 2 parcels to the south, and the C&NW Railroad spur track to the west, are zoned C-3 Community Commercial District, which permits limited food production and restaurant as a Special Use. A Public Hearing for the Special Use Permit is scheduled to take place on December 15, 2020.

The anchor tenant is a food and beverage business that will establish their headquarters in the Building A. The space will be outfitted with a bar and roastery for public viewing.



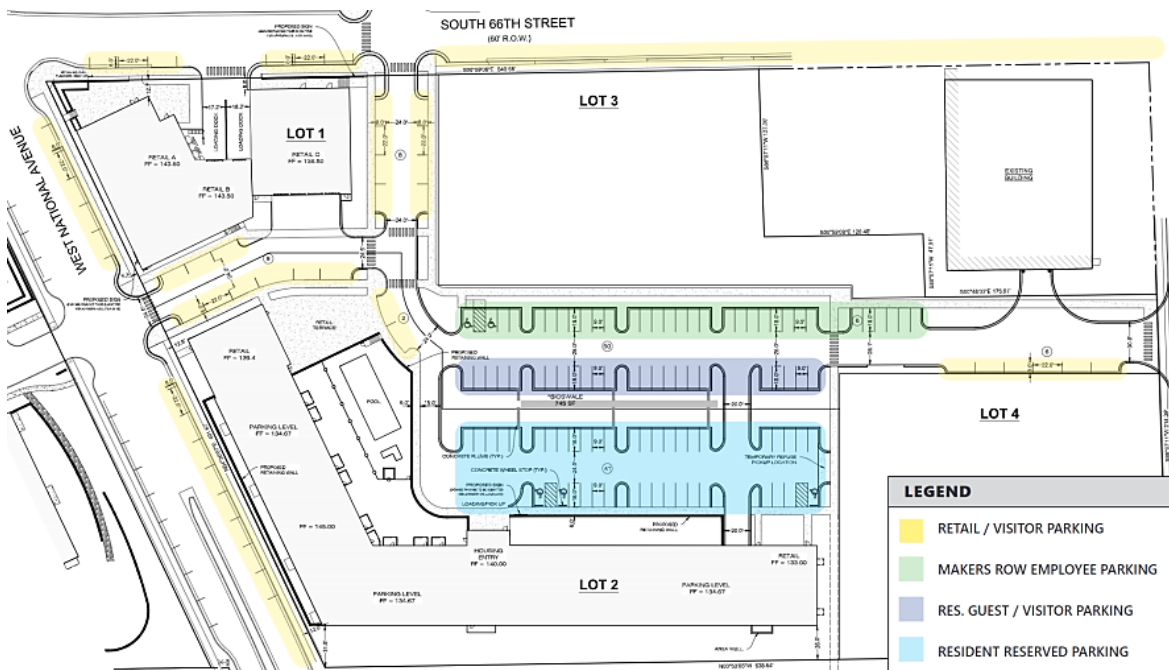
Parking

44 Total off-street parking stalls provided for Makers row.

- 22 stalls for Cafe
- 12 stalls for food prep
- 35 non-reserved stalls
- Bike parking was not shown on the initial plan.

Specific parking requirements are currently being evaluated based on the uses within the building. The staff recommendation will seek to work toward a minimum number of stalls required. While some of the space will be retail other portions will be maker/production space. Parking ratios vary according to the use and will be shared at the meeting.

The Common Council may modify the parking requirements as part of the Special Use Permit approval on December 15, 2020.

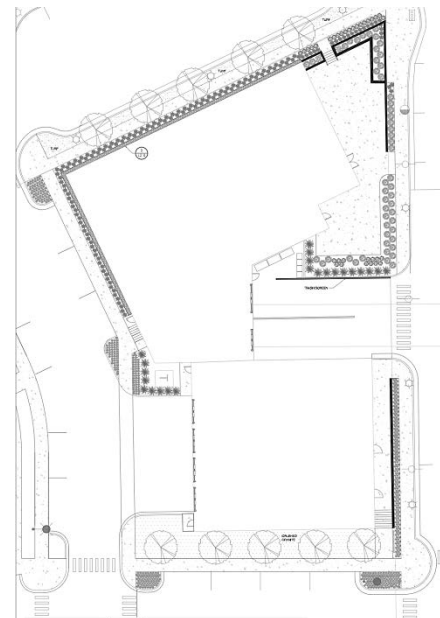


Site Plan

The site is generally laid out with the Makers Row buildings tucked into the northeast corner of the SoNa development area. The series of buildings face the Farmers Market as well as National Ave. Building A is a proposed café with 6,960 sf of commercial space. Building B is 2,600 sf. Building C is 6,000 sf.

The entrance to Building A will have a 2,500 sf patio with a pergola sheltering an outdoor seating space. Just outside of that will be decorative benches illuminated by string LED lights. A wooden fence will screen the patio area from the loading dock connected to Building B. Building C is surrounded by a concrete apron on three sides.

Landscape Plan



The entire site is lined with a diverse array of shrubs and grasses. The parking lot is adorned with a mix of deciduous and evergreen trees as well as annuals and perennials.

Architectural Plan

The Makers Row buildings take their inspiration from historic loft structures of older steel-framed buildings. The exterior elevations have a sharp-looking, tasteful palette of materials together with carefully selected glazing, signage, and lighting. Materials for the most part consist of dark grey, silver, and brown ribbed metal panels.



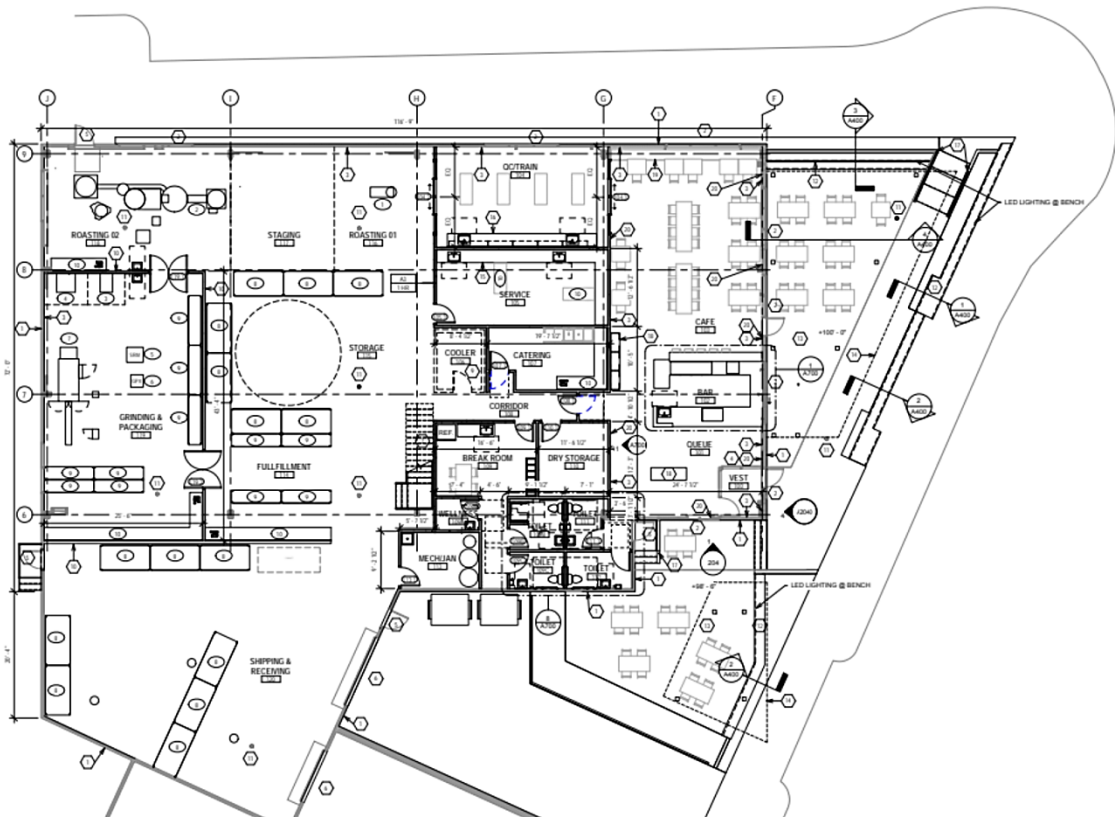
VIEW FROM W. LATHAM ST & 56TH ST

Floor Plan

Building A's floor plan is outfitted for a food & beverage user. The space has indoor and outdoor seating with the retail component comprising about 25% of the tenant space. Another 25 % is back of house area and offices on a mezzanine level. The remaining 50% of the space is for production, which includes areas for roasting, grinding, storage, and packaging. Floor plans for Builds B & C have not been submitted yet.



VIEW FROM NATIONAL AVE



Lighting

The lighting plan submitted adequately splays an appropriate amount of lumens throughout the entire development area and especially throughout the parking lot.

Signage

The architectural elevations show where some of the desired signs are to be located. To date, no sign plans have been submitted for review. Accordingly, no formal comments have been given. When ready, the applicant may apply for signage directly to the Department of Development for administrative review and approval, unless a variance is requested.

Recommendation: Recommend Common Council approval of the Special Use Permit for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1) and approval of the Site, Landscaping, and Architectural Plans for a limited food production and restaurant use, to be located at 66** W. National Ave. (Lot 1) submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000).subject to the following:

(Items 1 through 7 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 the Department of Development to show the following: (a) generally delineate floor areas within the building A and C relative to parking calculations and parking ratios; (b) location and details of a four-sided refuse enclosure; and (c) location and screening considerations of proposed rooftop units (d) exterior lighting plan being provided; and (e) a schedule for timing of proposed improvements; (f) outdoor bicycle parking. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
3. 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 Tony Giron, City Planner at 414-302-8469.
4. Utility plan to indicate transformer locations and coordination with existing overhead lines (along the west property line) being provided to the Department of Development approval. Contact Tony Giron, City Planner at 414-302-8469.
5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.

6. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works. Contact Greg Bartelme, Engineering Department at 414-302-8367.
7. Common Council approval of the special use (scheduled for December 15, 2020) and applicant's acknowledgement of the special use resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

8. A signage plan being submitted for permit review and approved by the Department of Development.
9. 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.