



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 23, 2022
6:00 PM
City Hall – Room 128**

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

- 4A. **Special Use permit to establish a mixed use (commercial and residential), an existing residential duplex property, located at 1416-18 S. 81 St.**
- 4B. **Site, landscaping and architectural plan to establish a mixed use (commercial and residential) an existing residential duplex pr operty, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiad (Tax Key No. 452-0255-001).**

Items 3A and B may be considered together.



Overview and Zoning

The subject property is a duplex that is owned by Paul and Kristine Budiad and located on a separate abutting lot to the south of Paulies Pub. Like other properties within the area, the subject property is zoned C-2, neighborhood commercial district. The Budiad's are requesting that the primary use of the property be changed from solely residence to a mixed use (residence and commercial) to allow for a tent and stage for live bands associated with Paulies Pub premise located just north at 8031 W. Greenfield Ave. (an abutting property to the north).

- Mr. Budiad will be applying for the necessary license for the tavern property (temporary extension of their licensed premise outdoors within the parking lot of the 8031 W. Greenfield Ave. pub property).
- The licensed premises doesn't extend to the subject duplex property (1416-1418 S. 81st St.) That means no alcohol storage, sales, or carrying of alcohol on the duplex property.
- If the special use is approved by Common Council, Paulies Pub may use the duplex property in a manner that is connected to Paulie's Pub, but that does not include service, sale, or carrying of alcohol **and** complies with zoning for that parcel. This Plan Commission item focuses upon the zoning (licensing is offered for informational purposes and will be considered by the License and Health Committee of the Common Council).


- Planning met with Mr. Budiak and the 2nd District Alderpersons to discuss the tent and band stage placement for the '22 season. Mr. Budiak would like to place the stage and tent on the duplex property
- If not approved by Council, there are some other options. The three (3) options to bring the duplex site into compliance with the existing zoning include:
 - a. Relocate the tent and stage to the Paulies Pub property (the tent and stage would then be located upon the licensed premise); or,
 - b. Raze the duplex and combine that parcel with Paulie's Pub via Certified Survey Map.

Planning has worked with him to come before Plan Commission this month with Council hearing in March.

If the zoning/special use is approved by the Plan Commission and Common Council (public hearing required), he would be allowed to maintain the accessory tent and live band stage on the duplex property to coincide with the outdoor activities at the Paulies Pub site. If the special use is not approved, Mr. Budiak could not legally install the tent and stage on the duplex property and the subject area could only be used for it's existing purpose as a residential duplex.



Paulies Pub outdoor events employ sound technicians and there are a number of musicians that perform over the summer. Below is a copy of last year's (2021) temporary extension license that ran May 29 - September 6, 2021.



Licensing Period:
Saturday, May 29, 2021 through Monday, September 6, 2021.

Temporary Extension of "Class B" Licensed Premise Permit

Extensions will not be valid unless the license extension permit is posted in the licensed area.

ISSUED TO:
PAULIE'S PUB & EATERY
8031 W. GREENFIELD AVENUE
WEST ALLIS, WI 53214

Premises - Building at 8025, 8027, 8029 and 8031 W. Greenfield Avenue and 1408 S. 81st Street.
Extension- Entire outdoor parking lot to the south and east of licenses premise.

- Hours of Operation for the area are limited to 10:00 AM to 10:00 PM

APPROVED EXCEPTION REQUESTS:
*Applicant is allowed to have no more than four (4) events with amplified music per week.
*Property is less than 200 feet from a residential premises.
*Exception from the sound limitations, subject to a decibel reading being equal to or less than 100db from 100 feet; allowable for 14 weeks.

Objections:
If objection is received, the council will consider the special extension application at its next regular meeting just like any new license application and may reject it or place special restrictions on the extended premises (hours, number of people, etc.

Last year, the above referenced license offered four (4) weekly events from 10am to 10pm, Paul had voluntarily reduced the number of events to three (3) per week (Saturday 3pm to 8pm, Sunday 2pm to 7pm and Monday 5:30pm to 8:30pm).

Sound level measurements are to be under the 100-decibel threshold at 100-ft from the source. The Common Council may consider rejecting or placing special restrictions on the license if it is determined to be objectionable.

Proposed 2022 Event schedule

Mr. Budiac proposes the following event schedule for 2022. With the submittal of a license application, the License and Health Committee will give consideration. The yellow highlighted rows would not include an outdoor band. ***Planning notes that the term of the special use for the duplex property may be limited to run with the season or any licensing term.***

PAULIE'S SUMMER 2022 EVENT SCHEDULE

MAY – MAX OF 3 DATES

- FRIDAY MAY 27TH OR SATURDAY MAY 28TH-
- SUNDAY MAY 29TH
- MONDAY MAY 30TH

JUNE – MAX OF 7

- FRIDAY JUNE 3RD OR SATURDAY JUNE 4TH
- SUNDAY JUNE 5TH
- FRIDAY JUNE 10TH OR SATURDAY JUNE 11TH
- SUNDAY JUNE 12TH
- FRIDAY JUNE 17TH OR SATURDAY JUNE 18TH
- SUNDAY JUNE 19TH
- FRIDAY JUNE 24TH /SATURDAY JUNE 25TH NO REQUEST NO OUTDOOR BAND
- SUNDAY JUNE 26TH

JULY - MAX OF 9

- FRIDAY JULY 1ST /SATURDAY JULY 2ND NO REQUEST NO OUTDOOR BAND
- SUNDAY JULY 3RD
- MONDAY JULY 4TH
- FRIDAY JULY 8TH /SATURDAY JULY 9TH NO REQUEST NO OUTDOOR BAND
- SUNDAY JULY 10TH
- FRIDAY JULY 15TH OR SATURDAY JULY 16TH
- SUNDAY JULY 17TH
- FRIDAY JULY 22ND OR SATURDAY JULY 23RD
- SUNDAY JULY 24TH
- FRIDAY JULY 29TH OR SATURDAY JULY 30TH
- SUNDAY JULY 31

AUGUST – MAX OF 4

- FRIDAY AUGUST 5/ SATURDAY AUGUST 6TH NO REQUEST NO OUTDOOR BAND
 - SUNDAY AUGUST 7TH NO REQUEST NO OUTDOOR BAND
 - FRIDAY AUGUST 12TH/ SATURDAY AUGUST 13TH NO REQUEST NO OUTDOOR BAND
 - SUNDAY AUGUST 14TH NO REQUEST NO OUTDOOR BAND
 - FRIDAY AUGUST 19TH OR SATURDAY AUGUST 20TH
 - SUNDAY AUGUST 21ST
 - FRIDAY AUGUST 26TH OR SATURDAY AUGUST 27TH
 - SUNDAY AUGUST 28TH
-

SEPTEMBER – MAX OF 7

- FRIDAY SEPTEMBER 2ND OR SATURDAY SEPTEMBER 3RD
- SUNDAY SEPTEMBER 4TH
- MONDAY SEPTEMBER 5TH
- FRIDAY SEPTEMBER 9TH OR SATURDAY SEPTEMBER 10TH
- SUNDAY SEPTEMBER 11TH
- FRIDAY SEPTEMBER 16TH OR SATURDAY SEPTEMBER 17TH
- SUNDAY SEPTEMBER 18TH.

DATES IN YELLOW ARE EITHER SUMMEREST OR WI STATE FAIR THAT WE WILL **NOT** BE HAVING OUTDOOR ENTERTAINMENT THOSE DAYS. LISTED DUE TO THEM BEING WEEKENDS

MOST OF THE FRIDAY OR SATURDAY WOULD BE SATURDAY JUST NEED FLEXIBILITY IF BANDS CAN'T DO SATURDAY LAST YEAR HAD ONE BAND THAT HAD A CANCELLATION SO THEY NEEDED TO DO A FRIDAY WHICH WE DIDN'T DO A SATURDAY TO MAKE SURE WE HAD CORRECT AMOUNT OF DAYS PER WEEK PERMITTED.

15 EITHER FRIDAYS OR SATURDAYS, 15 SUNDAYS, 3 HOLIDAYS

HOURS HAVE BEEN PREVIOUSLY AS FOLLOWS:

FRIDAYS 6-10PM

SATURDAYS 4-8PM

SUNDAYS 3-7PM

MONDAYS/HOLIDAYS 3-7PM

Site, Landscaping and Architectural

The placement of the tent and stage is within the rear yard of the existing duplex property between the house and the garage.

Site improvements/fencing - Mr. Budiak, has replaced an existing chain link fence with a solid screen fence that spans from roughly the Paulies Pub site south to Field Trip site. The fence is about 6-ft tall and constructed of a composite material.

Any tent and stage installation would meet the Fire Department tent permit requirements.

Porta-potties and a wash stations would be provided on the adjacent Paulies Pub site.

Exterior improvements/garage –The existing garage on the duplex site has been resided to repair the exterior. The garage cannot be used for service. Otherwise, there are no



additional site or architectural changes proposed to the duplex property and Mr. Budiac intends to continue to lease the duplex to residential tenants regardless of the zoning decision.

Recommendation: Common Council approval of the special use permit to establish a mixed use (commercial and residential), and approval of the site, landscaping and architectural plan to establish a mixed use (commercial and residential), at an existing residential duplex property, located at 1416-18 S. 81 St. submitted by Paul and Kristine Budiac (Tax Key No. 452-0255-001).