



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 22, 2023
6:00 PM**

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

3. Site, Landscaping, and Architectural Design Review for Archie's Flat Top, a proposed Restaurant (limited), at 6922 W. Becher St. (Tax Key No. 476-0086-000).

Overview and Zoning

Archie's Flat Top is a proposed Restaurant (limited) and tavern in the former Randy's Neighbor's Inn building. The proposed restaurant will primarily sell hamburgers and will also sell alcohol. Archie's Flat Top will be in the tenant space furthest west in the existing building. Scratch Ice Cream is proposed to occupy the east tenant space in the building.

6922 W. Becher St. is zoned C-2. Due to the square footage of the restaurant, the proposed use is a permitted limited use in the C-2 Zoning District.

Hours of Operation:
Sun.-Th: 10:00am-6:00pm
Fri-Sat: 10:00am-12:00am

Site & Landscaping Plan

No changes to the existing site are proposed at this time. Staff would like to note that the site does not have a refuse enclosure. Staff have included a recommendation to screen the existing refuse with a four-sided refuse enclosure.

Architectural Plan

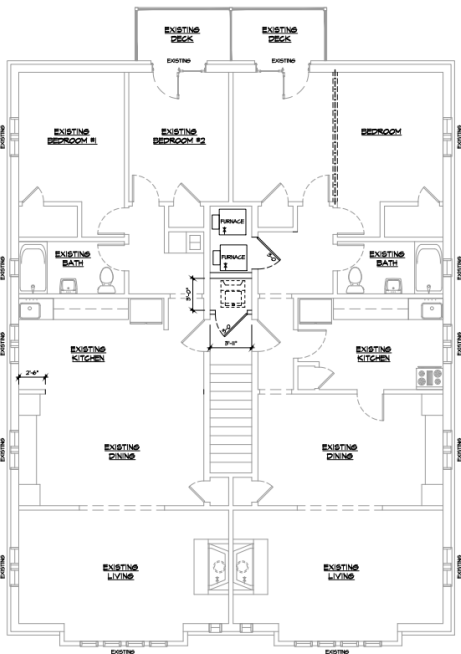
The street facing façade of the existing building will receive numerous changes to the architecture. Changes include removal of the existing awnings and siding along the lower level of the building. New storefront windows are proposed for both tenant spaces along with new lighting, a new glass door, updated painting scheme for the terracotta roof, and new siding for the upper floor. No other changes are proposed to the existing building.



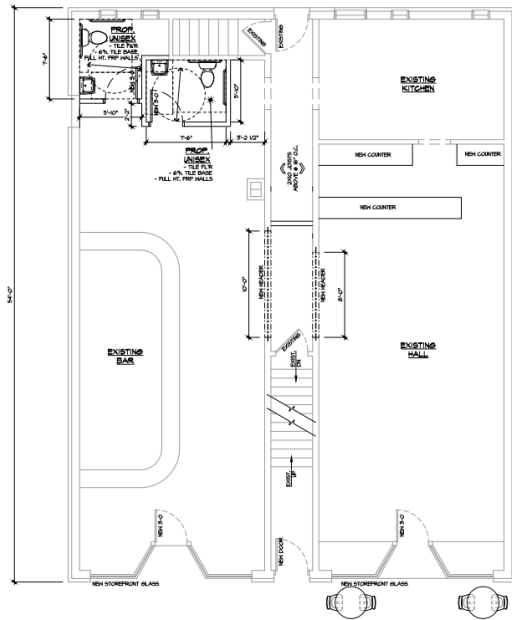


Floor Plan:

Minimal changes to the floor plan are proposed. Among the changes is an update to the existing two bathrooms on the first floor making them slightly larger. For ease of access between the two tenant spaces, a new header is proposed connecting the two spaces. The residential portion of the building on the second floor is proposed to be utilized as short-term rental through vacation rental websites.



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Design Guidelines

This project is not considered a significant redevelopment due to minimal proposed changes. Design guidelines are not mandatory but serve as a framework for review.

See attached Plan Commission checklist and [Design Review Guidelines](#) for further details. The proposed project for the existing building satisfies majority of the criteria.

Recommendation: Approve the Site, Landscaping, and Architectural Plans for Archie's Flat Top a proposed Restaurant(limited) use, to be located at 6922 W. Becher St. (Tax Key No. 476-0086-000) subject to the following conditions:

(Item 1 is 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 plan being submitted to the Planning and Zoning Office to indicate a refuse enclosure on the site.
2. Signage and lighting plans being submitted to the Planning Office for review. A sign permit is required for signage alterations.