



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 3A. Application for a Special Use Permit for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave.**
- 3B. Site, Landscaping and Architectural Plans for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave., submitted by Christopher Paul, d/b/a Capri Restaurant Group. (Tax Key No. 439-0001-032).**

Items 3A and 3B may be considered together.

Overview & Zoning

The property consists of a vacant office building which is owned by the City's Community Development Authority (CDA). The CDA purchased the property in 2018. The building was constructed in 1938 as an employment office for Allis Chalmers (AC) who ceased occupancy in 1987. Subsequent uses after AC include a US Army Reserve Office for the 757th Transportation Battalion, Upper Iowa University, and various offices since including Toshiba.



The prospective buyer has made an offer to purchase the property from the CDA and the anticipated closing will be within the coming months. The plan is to convert the existing building to a restaurant for a new business called "Reunion" which will be a full-service Restaurant-Pub and entertainment complex complete with outdoor courts for leagues, a large outdoor fire pit, covered patio, an arcade, sports simulator, and party room.



Existing East elevation



Existing North elevation

Projected hours of operation are from 10am-midnight. Some earlier hours may occur for brunch, and a few scattered later hours may occur for special outdoor summer events, however, they are not planning on staying open until bar time on a regular basis.

Employment - approximately 20 full time staff members, and 25 part time members.

Parking - Forty-one (41) off-street parking spots provided/shown on plans. Shared (cross) access and additional parking spaces are available on the Whitnall-Summit property to the north. Street parking on S. 65 St. is also available.

- Of note, the City may consider introducing street parking along the portion of W. Greenfield Ave. between S. 65 St. and S. 70 St. so as to promote additional parking for area businesses and to reduce traffic speeds through the corridor.
- This section of W. Greenfield Ave. is two lanes in each direction, but then tapers to one lane in each direction west of S. 70 St. and east of S. 65 St.

- The total floor area for the existing building is 9,000 square feet. The off-street parking requirement for restaurants is 1 space for every 150 square feet of gross floor area, or 60 parking spaces. The existing site has 41 parking spaces. As part of the Special Use Permit, reduced parking may be permitted and customers would use shared parking and/or street parking in the area.



Zoning - The property is currently zoned M-1, Manufacturing and the land use is identified as industrial and office. Planning recommends that the property be rezoned from M-1 to C-3, Community Commercial. A land use map amendment would also be necessary. Of note the Cousins property and the 6500 W. Greenfield Ave. property are also zoned M-1, Manufacturing and Planning is working with those property owners on possible rezoning to C-3, Community Commercial. Each of the properties may continue to operate under the existing zoning. Rezoning is recommended to best align the current commercial classifications and future land use with zoning.

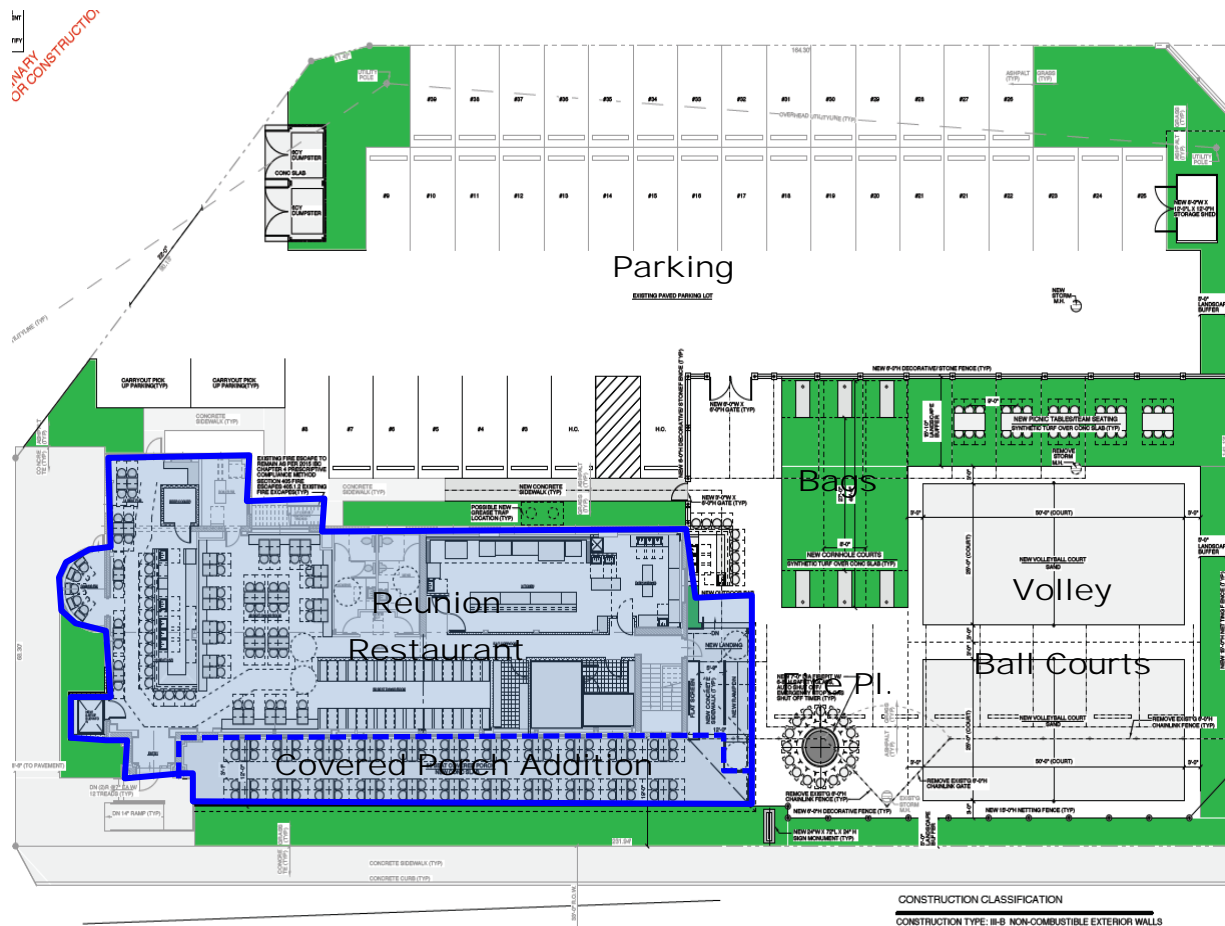
Licensing - The applicant has submitted a petition to exceed the licensed quota to the Clerk's Office. The petition was accepted by the License and Health Committee on 10/1/19 and was recommended to advance to a public hearing to exceed quota.

Special Use Hearing - A public hearing and Common Council meeting on November 5th. A land use map amendment and rezoning hearing will follow on December 17, 2019.

Site & Landscaping Plans

The total existing property/site area is 0.7 acres~30,535-sf. The existing building is two floors and about 9,000-sf.

- A portion of the existing parking lot pavement, east of the building will be removed and replaced with concrete. This area will feature outdoor seating and bar, corn hole/bag toss games, a fire pit and two volleyball sand courts. Some of the new concrete around the volleyball courts will feature a synthetic turf for durability;
- New landscaping, a 6-ft decorative fence and 15-ft tall netting will be placed around the outdoor gamer area on site as shown on plans.
- Within the existing front yard area, a building addition of approximately 12-ft x100-ft ~1,200-sf is proposed for an outdoor covered porch for additional seating. The covered porch addition will include a dimensional shingle roof, columns, decorative lighting and seating. Reunion may add transparent seasonal curtains and outdoor patio heating for extending comfort into cooler months.



- Setbacks - The front yard building setback within the M-1, Manufacturing District is 25-ft and the proposed building addition is setback proposed to be less (about 7-ft) from the south property line along W. Greenfield Ave.

- Authority - Common Council has the authority to change the minimum or maximum requirements specified in accordance with sec. 12.16(9)(a) of the Revised Municipal Code.
- Zoning change - The Planning Division is also recommending that Common Council rezone the property to C-3, Community Commercial District (see item 4A and 4B). The front yard setback allowance within the C-3 District is zero.



Looking North to Whitnall Summit parking

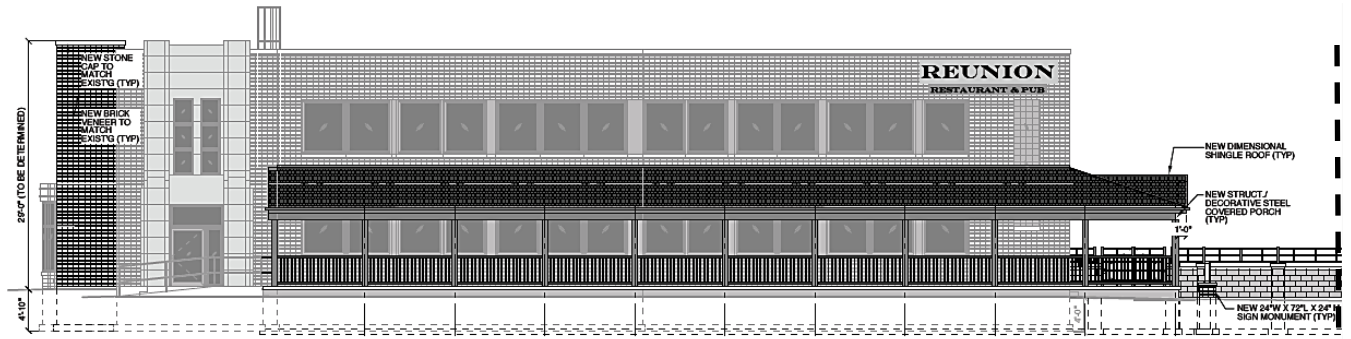


Looking Northwest toward Blast Cleaning Tech

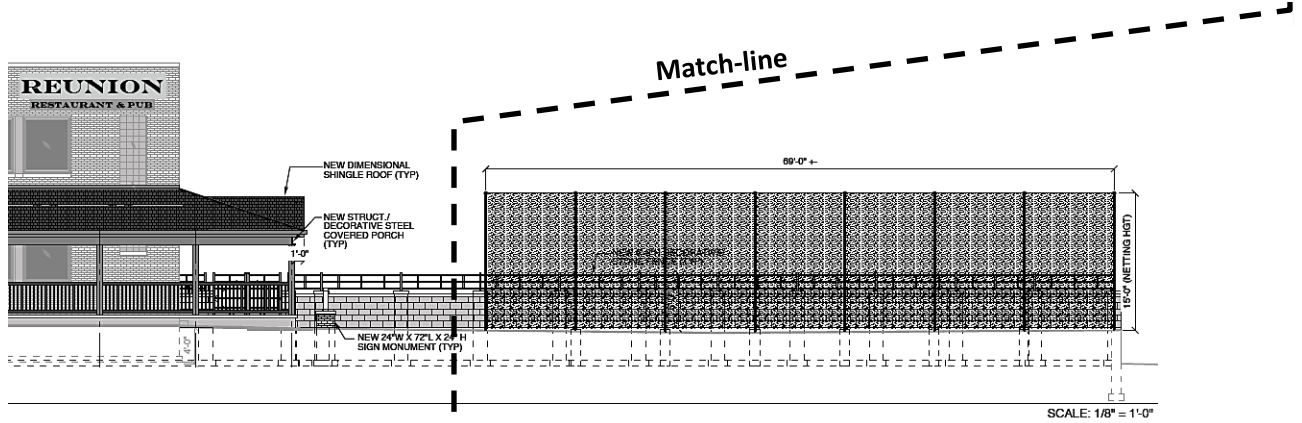
Architectural Plans (located at 6682 W Greenfield Ave)

The building's interior will be reconfigured to accommodate about 224 total seats. Indoor about 136 seats and outdoor/covered seating for about 88 patrons. Two bars are shown on floor plans (indoor and an outdoor), a kitchen, and will provide for the necessary mechanical and restroom upgrades. Staircases and an elevator will be included to the second floor.

The second floor will feature an interior staircase for access as well as a secondary exterior staircase for egress. Second floor area uses include game areas, party rooms and a prize room.

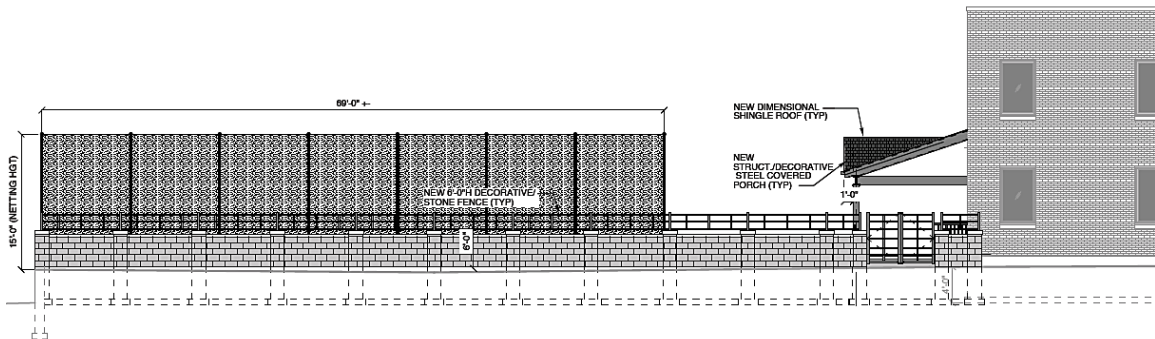


2
A4 EXISTING/ PROPOSED SOUTH EXTERIOR ELEVATION



3
A4 EXISTING/ PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'



1
A4 EXISTING/ PROPOSED NORTH EXTERIOR ELEVATION

Recommendation - Recommend Common Council approval of the Application for a Special Use Permit for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for the Reunion Restaurant, a proposed restaurant and event facility, to be located at 6610 W. Greenfield Ave., submitted by Christopher Paul, d/b/a Capri Restaurant Group. (Tax Key No. 439-0001-032), subject to the following conditions:

(Items 1 through 4 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) work with staff on improved pedestrian connections from the City sidewalk into the site and with abutting Whitnall Summit property; (b) a landscaping plan to show details of new infill landscaping along the south side of the property and around the parking lot area. Identification of number and species of plantings. City Forester approval of the landscaping species and number; (c) porch column and fascia details; (d) fence and refuse enclosure details being indicated on plan; (e) a bike rack(s) being incorporated into the site plans; (f) exterior lighting details being provided (building and site). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
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 Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
4. Common Council approval of the special use (scheduled for November 5, 2019) 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)

5. Signage plan being provided for staff review and approval.
6. 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.