

9. **Site, Landscaping and Architectural Plans for Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill. (Tax Key No. 453-0752-002)**

Overview and Zoning

Last April, Tammy Dopp, the owner and operator of the existing bar located at 1753 S. 68 St., applied for site, landscaping and architectural improvements to Dopp's Bar & Grill. Unfortunately the timing of the project didn't work out at the time, and the approval lapsed. She has reapplied for similar improvements at this time, which has prompted a re-review by the Plan Commission.



These improvements are expected to build on momentum with other neighborhood improvements, including the recent removal of the vacant foundry, which was located directly across the street. The plans entail cleaning/restoring the old brick on the east and north facades, a new commercial storefront to the northern street frontage, new residential windows on the second story and general site/landscaping improvements. These improvements are intended to provide a more historically accurate look to the building, similar to the original plans.

Unlike the previous application, no improvements are proposed within the left/south façade at this time. The applicant would like slightly scale back the project and focus on one section at a time.

A commercial façade grant will be applied for to help pay for the costs of the renovations, which are projected at approximately \$50,000. (The City's Storefront Improvement Program offers consideration of façade grants 50% of project costs, up to \$30,000, whichever is greater, subject to Common Council approval.)

The property is zoned C-2 Neighborhood Commercial District, which allows taverns as Special Uses. The bar is operating under previously approved Special Use occupancy. Future plans indicate a potential for outdoor dining at the rear of the site, which would require the application, review and approval of a revised Special Use Permit.

Architecture

The building is comprised of two elements; a two-story brick, mixed use portion, which was built in 1926 (right/north section), and a cement block addition that was constructed in 1962 (left/south section).

On the right/north section, plans detail the installation of new commercial windows with a kick plate on the lower level to provide transparency and light to the business/building. A new column will differentiate the new windows and frame in a new door area, which will stay in the same location to accommodate the existing floor plan. A sign board would be installed above the new windows and door. As proposed, smartside panels have been proposed for the lower level end columns, however, staff is hopeful that the existing brick can simply be cleaned. A cohesive look for the façade should be determined, once that has been investigated and confirmed. Color details for all elements is also being requested as an eventual condition of approval.

In addition, the existing brick would be cleaned and restored, as required, and new residential-style windows would be installed in the upper unit, to match what historically would've been in place.

As previously stated, no architectural improvements are proposed on the left/south section of the building at this time. However, at minimum, staff is recommending that a fresh coat of paint be applied to clean up the appearance after construction; details to be provided.



proposed front elevation

SCALE: 3/16" = 1'-0"

The north side of the building, which is visible to the public right of way due to the parking nature of the site, will be cleaned and tuck pointed, as required. The area has been identified as a potential location for a future creative sign or mural, which would need to be applied for and reviewed prior to installation.

Lighting

The business currently utilizes temporary lighting fixtures to highlight the building. Previously submitted plans referenced new permanent fixtures that would be installed. Details of any proposed exterior lighting should be provided, if desired.

Site and Landscaping

In terms of site work, plans detail the demolition of the existing wood planters that front the façade. These would be replaced with concrete sidewalk and planters. This could provide some flexibility, in terms of outdoor dining in the future, if desired. A small triangular landscape island will be installed in the front of the parking area on the north side to help screen the area and provide greater visual interest to the site. Landscaping details, including plant species and quantities, will be required for review, subject to approval by the City Forester.

Plans also reference a future outdoor seating area at the rear of the property, which would be delineated by a new fence. Modification to the existing Special Use Permit would be required to install this area, as well as more detailed plans of the proposed fencing and seating elements. If the applicant wishes to pursue this element at this time, both would be required as conditions of approval.

The existing refuse area behind the building is proposed to be screened within a wooden enclosure with personnel and service gates, as typical.

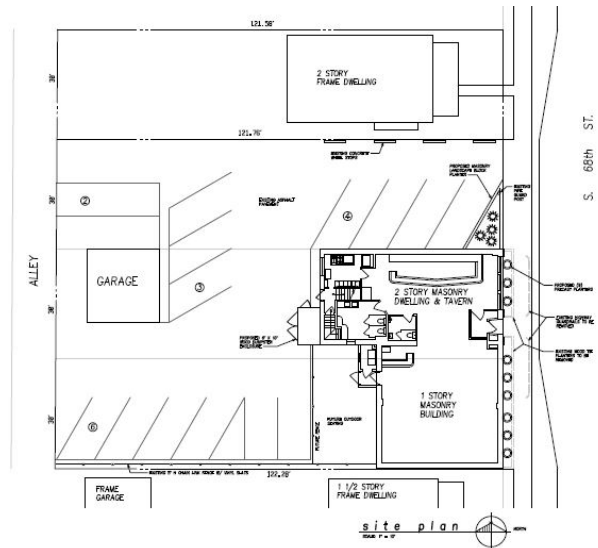
Parking

Per code, this use requires 16 parking stalls are required for the tavern operations, including at least one ADA accessible stall. Fifteen parking stalls are shown on the provided site plan. In addition, on street parking is available, and a bike rack was recently installed in front of the property.

Inclusion of an ADA stall with an accessible aisle and route provided to the main entrance is being requested as a condition of approval.

Signage

No new signage is included with this application; however, a new sign board will be installed above the commercial windows and an area for a creative sign / mural has been identified on the northern façade. If either of those is desired by the applicant, signage plans would need to be submitted to the Department of Development for review and approval.



Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill (Tax Key No. 753-0752-002), subject to the following conditions:

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) window and kick plate details, including, color and transparency levels; (b) confirmation of brick or smartside panel exterior finish, based on investigation; (c) paint scheme and color for south/left section; (d) lighting details of all exterior fixtures, if any, to complement the building and shield splay from neighboring properties; (e) planter details and grants of privilege, if required; (f) details of interior parking island landscaping, subject to City Forester approval; and, (g) inclusion of an ADA stall within parking lot. Contact Bart Griepentrog, Senior Planner at 414-302-8469 with any questions.
2. An estimated cost of landscaping, screening and pole sign removal costs being submitted to the Department of Development for approval. Contact Steven Schaeer, City Planner at 414-302-8466.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Bart Griepentrog, Planner II at (414) 302-8469.

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

4. A revised signage plan being submitted to and approved by the Department of Development, if desired.
5. 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.