



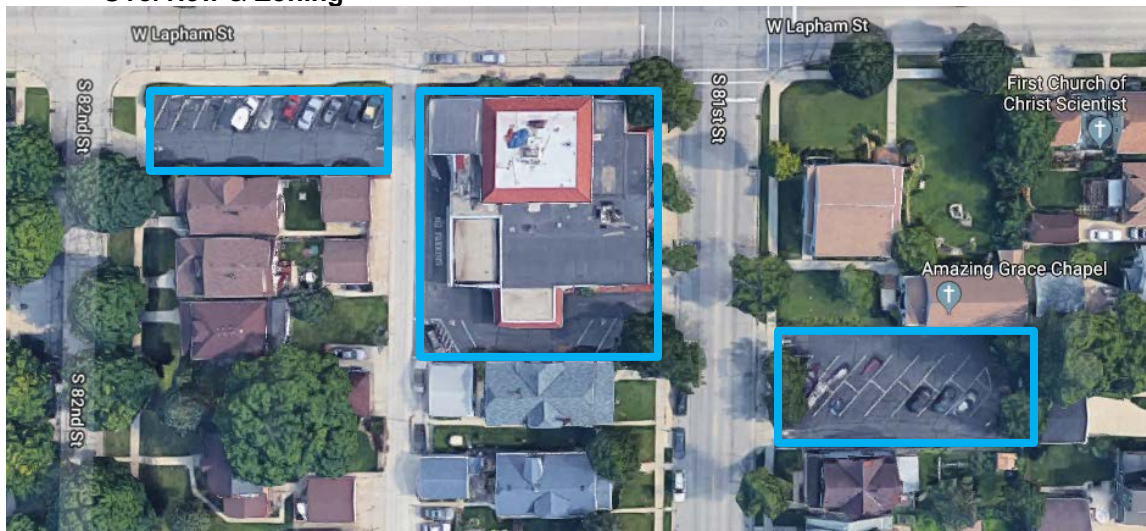
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2019
6:00 PM

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

- 2A. Application for a Special Use Permit for The Lapham, a proposed restaurant, to be located at 1603 S. 81 St., with commercial parking to be located at 1603 S. 81 St., 16**S. 82 St. and 16** S. 81 St.
- 2B. Site, Landscaping and Architectural Plans for The Lapham, a proposed restaurant with commercial parking, to be located at 1603 S. 81 St., 16** S. 82 St. and 16** S. 81 St. submitted by Ryan Oschmann, d/b/a Bass Bay Brewhouse (Tax Key No. 452-0327-001, 452-0506-000 and 452-0314-000).

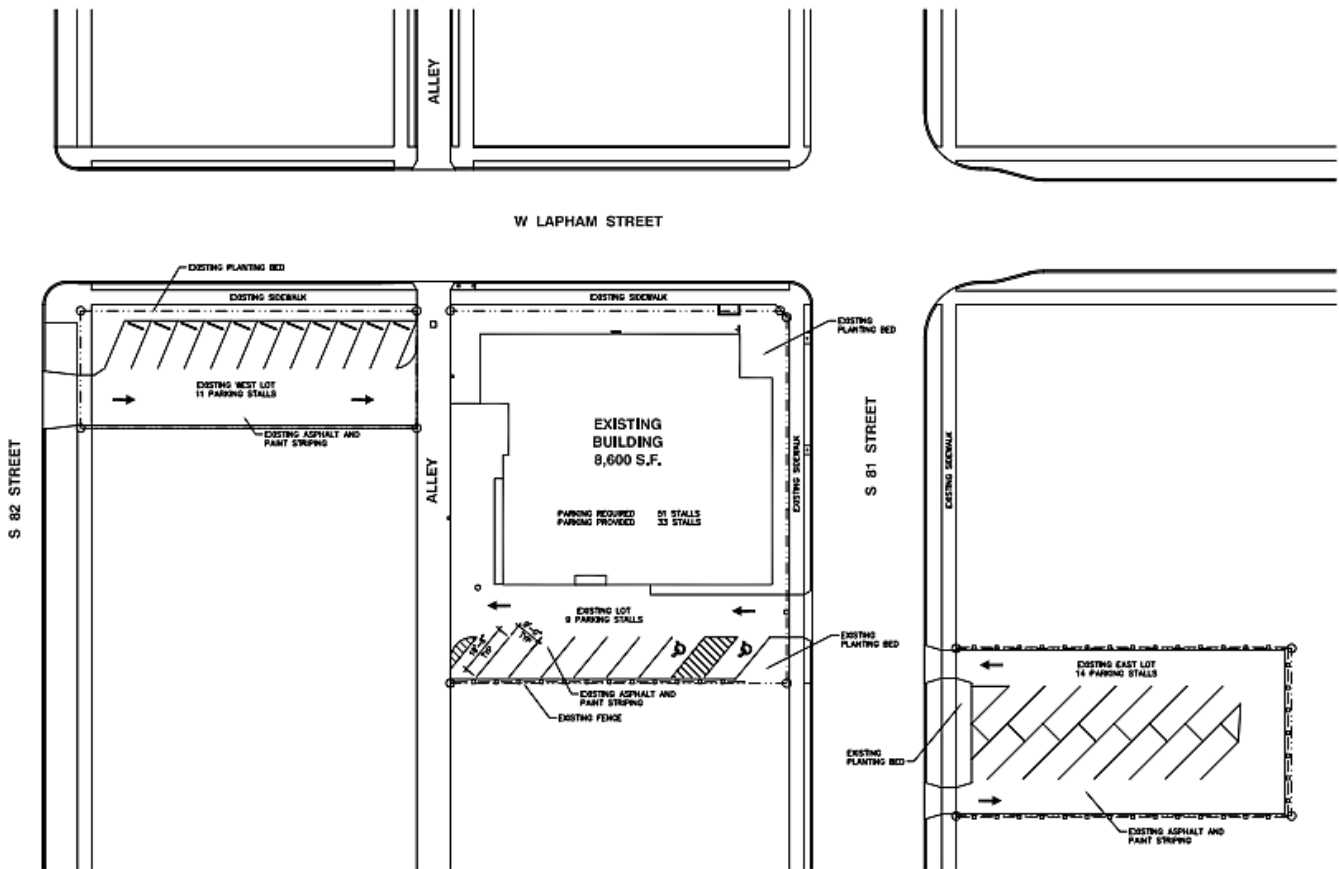
Items 2A and 2B may be considered together.

Overview & Zoning



Ryan Oschmann, d/b/a Bass Bay Brewhouse, has submitted an application to transform the former Schramka Borgwardt Funeral Home at 1603 S. 81 St. into a restaurant with a rooftop patio. Oschmann's intent is to provide a neighborhood gathering spot and a destination for dining enthusiasts from the greater Milwaukee area. Given the architecture of the building, they plan to play in between the lines of a 1920s Tavern and the elegance of a French restaurant in New Orleans. Cuisine will consist of American comfort food. Planned seating will accommodate 154 persons (118 indoor, 36 outdoor). Expected hours of operation are Tuesday – Thursday 4pm – 12am, Friday and Saturday 11am – 2am, and Sunday 10am – 9pm. .

The property is currently zoned C-2 Neighborhood Commercial District. A restaurant is considered a Special Use in the C-2 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for November 5, 2019.



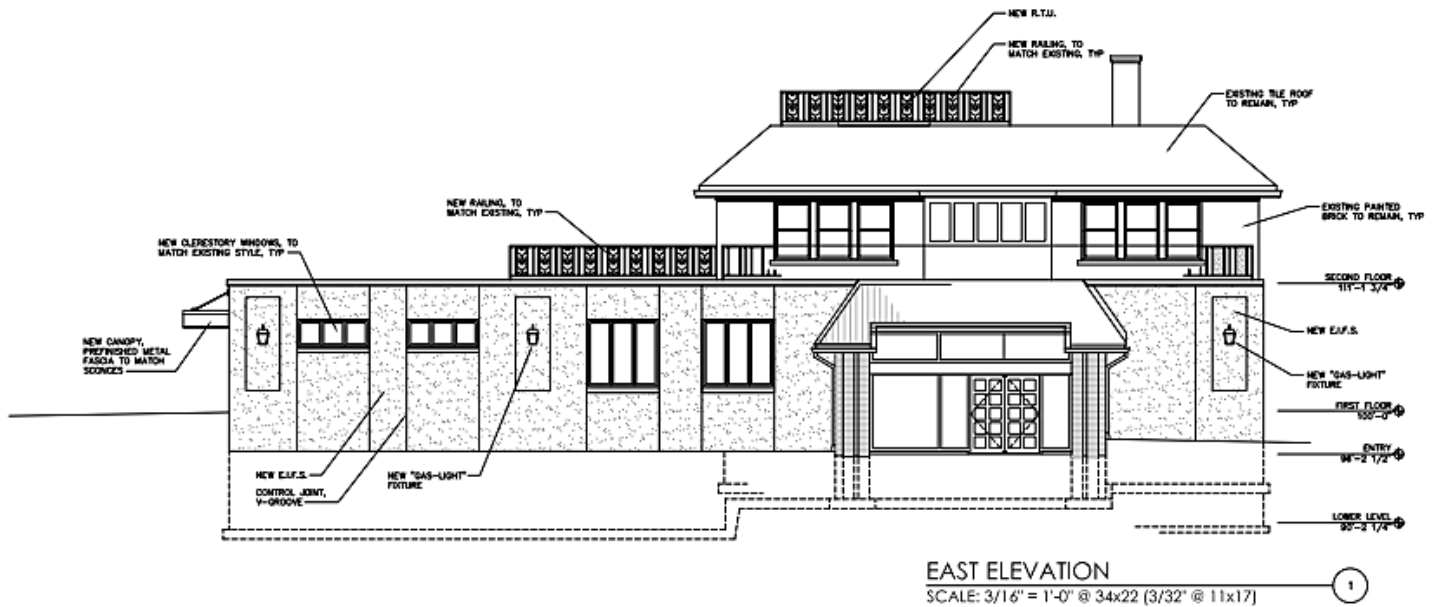
Site, Landscaping and Architectural Plans

The building's interior will be reconfigured to accommodate indoor and outdoor customer seating, two bars, a kitchen, and will provide for the necessary mechanical and restroom upgrades. A combined 1,465 square foot outdoor seating area will be installed on the second floor of the existing building. The second floor seating area will have a railing surrounding the perimeter. The exterior façade of the building will include gas light

features. The doorway on Lapham Street will be removed, directing people to use the 81 St. and back of building entrances. Staff recommends the use of troweled stucco instead of the proposed EIFS.

Staff has requested that the applicant submit a landscape plan showing the existing condition and what is proposed.

The total floor area for the existing building is 8,600 square feet. The off-street parking requirement for restaurants is 1 space for every 150 square feet of gross floor area, or 57 parking spaces. The existing site has 33 parking spaces separated into 3 separate parking lots. As part of the Special Use Permit, reduced parking may be permitted and customers would use street parking, as has historically been the case for the previous use of a funeral home.



Recommendation

Recommend Common Council approval of the Special Use Permit for a proposed restaurant, to be located at 1603 W. 81 St., and approval of the Site, Landscaping and Architectural Plans for a proposed restaurant, to be located at 1603 W. 81 St., submitted by Ryan Oschmann, d/b/a Bass Bay Brewhouse, (Tax Key No. 452-0327-001, 452-0506-000 and 452-0314-000), 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) Eliminate EIFS from the plans and use troweled stucco where needed; (b) Planned landscaping and identification of number and species of plantings; (c) City Forester approval of the landscaping

species and number; (d) Resealing of existing parking lots; (e) Add a bike rack to the plans. Contact Tony Giron, City Planner at 414-302-8469.

2. An estimated cost of 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. 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 and exterior lighting 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.