



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 27, 2019
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 4A. Special Use Permit to establish a catering service (food production, limited) and restaurant within the existing building located at 7412 W. Greenfield Ave.
- 4B. Site, Landscaping and Architectural Plans to establish a catering service (food production, limited) and restaurant within the existing building located at 7412 W. Greenfield Ave, submitted by Mark Timber (Tax Key No. 440-0414-000).

Overview & Zoning

The owners of Double B's are purchasing the former D.C. Ellington building located at 7412 W. Greenfield Ave. with plans to convert the building into a catering and small private event space. The venue will have a theme and décor matching Double B's serving BBQ cuisine, craft cocktails, bottled beer, and soft drinks. The venue will hold approximately 80-90 guests and plans to open in fall 2019. The property is zoned C-1 Central Business District with a project cost of \$210,000.



Hours of operation

Daily, 7 days per week, 10am to 11pm.

Parking - 24 parking stalls are required for the use (3,500-sf building @1/150)

Provided – While no parking exists on site, shared (municipal) parking within Downtown West Allis is located behind the building and along the W. Greenfield Ave. corridor.

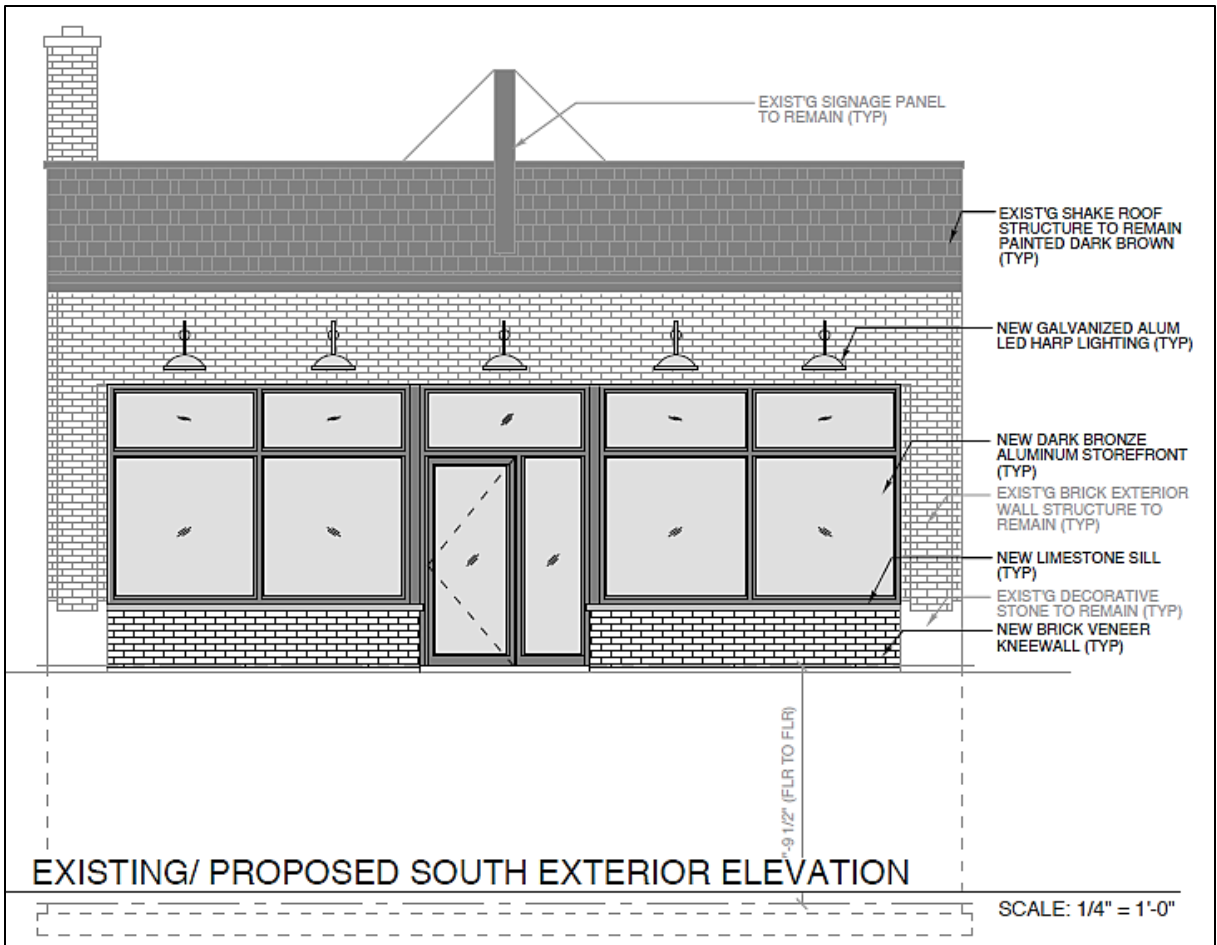


Architectural Plans

The existing Ellington storefront is at a slight angle and not parallel with the sidewalk of street. Plans include removing the existing store front structure to realign the front façade with the street frontage.

The new façade will include dark bronze aluminum windows and door, new brick veneer knee-wall with limestone sill, galvanized aluminum LED harp lighting, and the existing shake roof to be painted dark brown.

Staff is recommending removal of the existing front projecting sign from the roof of the building as it no longer meets code.



In the rear of the building, two windows will be removed and replaced with an overhead bi-fold door to provide access to back of house kitchen areas. Additional brick infill will be added to cover a new steel I-beam. The refuse area is currently located behind the building within public right-of-way. Staff is recommending that a dumpster enclosure be installed to hide the dumpsters from view.



Landscaping Plan

A landscaping plan has not been submitted as the building occupies the entire property. Like the existing Double B's restaurant, there are likely opportunities to include small planters near the main entrance and storefront. Staff is not recommending any landscaping at this time.



Recommendation: Recommend approval of the Special Use Permit and approval of the Site, Landscaping and Architectural Plans to establish a catering service (food production, limited) and restaurant within the existing building located at 7412 W. Greenfield Ave. submitted by Mark Timber (Tax Key No. 440-0414-000) subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal 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) removal of projecting sign; (b) location and screening details for refuse enclosure; (c) lighting details being provided to the Department of Development for review.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Jill Gregoire, 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Jill Gregoire, City Planner at 414-302-8469.
4. A Grant of Privilege application being submitted to the City Attorney's Office for encroachments into the public right of way.

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

5. Signage plan being provided to the Department of Development for 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.