



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 24, 2021
6:00 PM

Virtual Meeting

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

- 2A. **Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave.**
- 2B. **Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011)**

Items 2A and 2B may be considered together.

Overview & Zoning

Steven Kolber, architect for Wing Stop, applied on behalf of Asif Rajabali to open a restaurant at 10244 W. National Ave. This tenant space is the former site of GNC, which is within a multi-tenant commercial building anchored by Piggly Wiggly. Wing Stop, a restaurant franchise, is considered a special use in the C-4, Regional Commercial District and requires a Special Use Permit. The franchise owner's architect has submitted standard floor plans for this type of restaurant. Since the review is for the entire property, the property owner has submitted a site and landscaping plan to accompany Wing Stop's application. They are proposing a landscaped median at their main entrance, an ADA ramp from W. National Ave. sidewalk, and landscaped endcaps within their parking lot, as well as benches and bike racks near business entrances.

A public hearing regarding the Special Use Permit application for Wing Stop is scheduled for April 7, 2021.



Operations

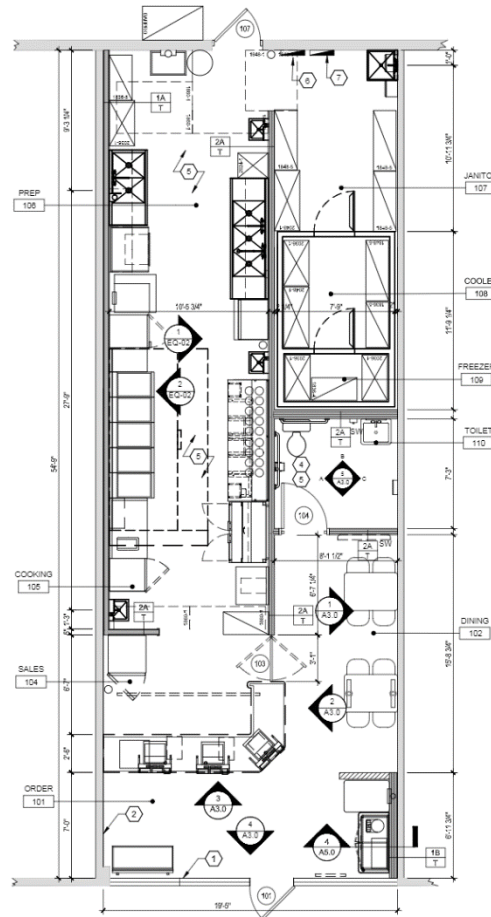
Wing Stop is a quick serve restaurant offering chicken wings with various flavored dips and classic sides. During normal “non-covid” times they expect 80% of their business to be carryout and 20% to be dine-in. They expect up to 5 employees during peak times. Total project cost is estimated at \$150,000.



Hours of operation are Monday – Sunday, 11 am - Midnight

Floor Plan

Roughly 70% of the space is dedicated to food prep and storage. 30% is dedicated to dining. The dine-in area has two tables, each with four chairs. Minimal structural changes are proposed.



Architectural Plans

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

Recommendation

Recommend Common Council approval of the Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011), 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 Planning & Zoning program to show the following: (a) a shorter timeline for the phase 2 update and (b) a decision on where the handicap stall and crosswalk will be located after discussion with a City Building Inspector. Contact Tony Giron, Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Steven Schaer, 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use (scheduled for April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.