

STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, June 27, 2018  
6:00 pm

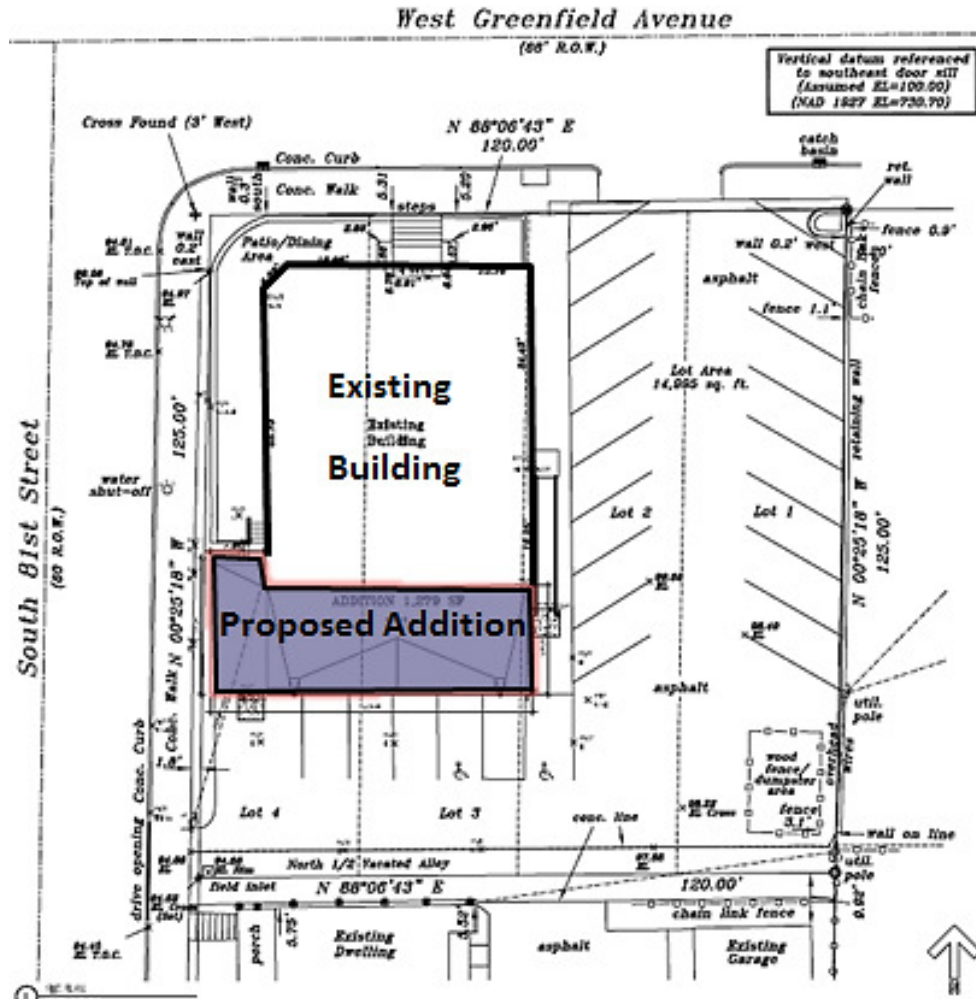
City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 7A. Special Use Permit for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave.
- 7B. Site, Landscaping and Architectural Plans for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie's Pub (Tax Key No. 452-0254-001).

Items 7A and 7B may be considered together.

**Overview and Zoning**

The property is zoned C-2, Neighborhood Commercial and consists of 0.33 acres in area. The proposed work at Paulie's Pub, 8031 W. Greenfield Ave., includes the construction of a 1,270 sq. ft. addition to the south end of their current 2 story building. The new addition would allow for a new kitchen, ADA-compliant bathrooms, and a full basement. A two-story stairwell would also be included in the proposed addition, providing access to all three floors of the building.

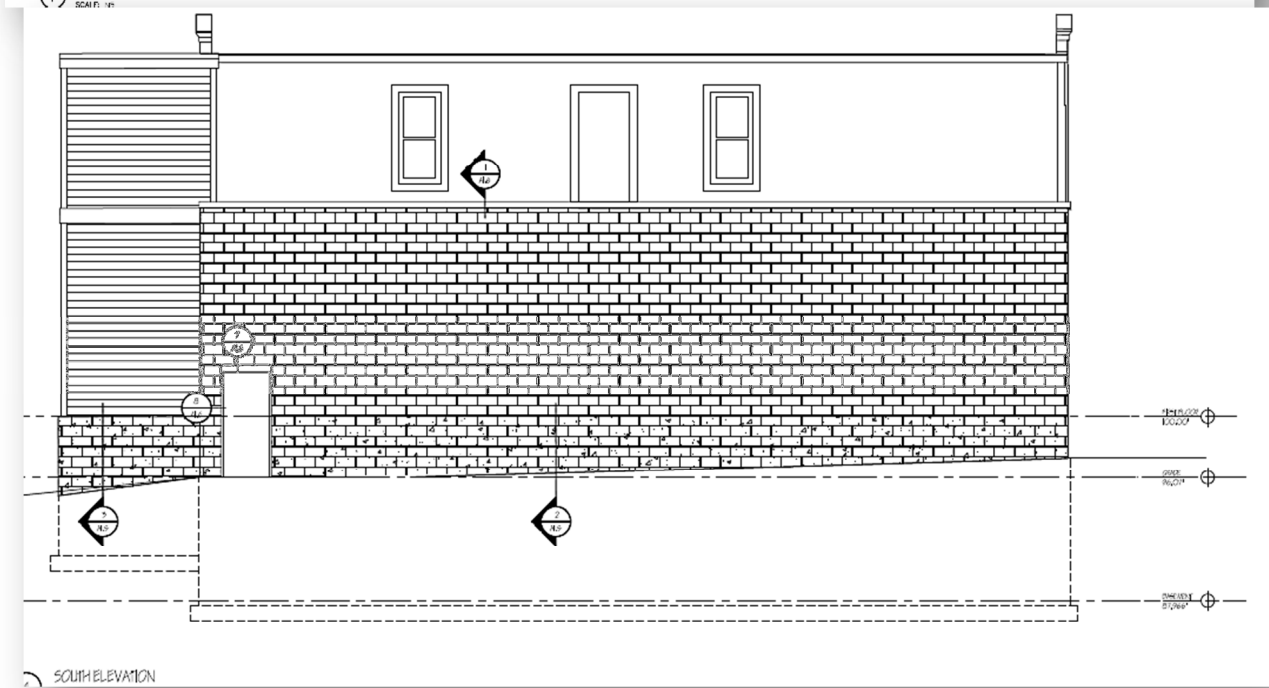


The existing pub floor area is 3,800-sf and with new addition will be 5,000-sf. The second floor area is 3,000-sf and includes an existing hair salon tenant which will remain in tenancy. The basement area is also 3,000-sf which is used for storage.

Zoning requires a total of 50 parking stalls. This includes the 8 additional spaces prompted by the building addition, 30 spaces for the existing pub and patio area, 10 spaces for the second floor retail tenant and 2 spaces for the basement storage). Parking for 44 vehicles is provided (includes off-street parking for 21 vehicles provided on site and an additional 23 off-street vehicle parking spaces off-site and about 35-ft south of the subject property). Of note, the former alley south of the pub was vacated in 2009 and is now private property. Paulies owns the subject property and the other 5 properties south of the existing pub.

Existing pub hours will remain unchanged 10am until state mandated closing time. The existing outdoor patio area's existing operating hours are between 10am and midnight.





### **Site, Landscaping and Architectural Plans**

The existing building was originally built in 1910 and has been modified over the years. The exterior features a stucco finish. Window openings have also changed over time and in 2009 a patio addition was added.

Architectural updates with the new addition:

East elevation – split faced block and a new concrete with metal railing ingress/egress ramp. Also, on the east elevation of the existing pub wall, larger windows and a new door will be installed. Staff suggests that an awning or similar shelter feature be installed over the new door.

West elevation – split faced masonry block base with lap siding above

South elevation – split faced block

Staff comment - To assemble some consistency and a more fitting look with the surrounding neighborhood, staff is recommending incorporating a siding material (like on the west elevation) around the south and east elevations of the building.

While no landscaping updates have been proposed, staff will recommend that foundation plantings be incorporated along the south elevation of the new addition to soften the area between the parking lot and building. Additionally, the existing landscaping areas being updated with some perennial landscaping infill in the area around the foundation of the existing patio and parking lot.

Pavement repairs are also recommended on the southwest portion of the site.

**Recommendation:** Common Council approval of the Special Use Permit for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., and the Site, Landscaping and Architectural Plans for Paulie's Pub, an existing bar and restaurant, to construct an addition to the current building located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie's Pub (Tax Key No. 452-0254-001).

(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 and approved by the Department of Development to show the following: (a) an awning or similar shelter feature be installed over the new east door; (b) location and type of HVAC and exterior infrastructure being incorporated into the architectural elevations; (c) incorporating a siding material and trim (like on the proposed west elevation) around the south and east elevations of the building; (d) strengthening the roofline features around the new building addition to better coordinate with the existing building; (e) confirmation of new window and trim details being indicated on plan; (f) foundation plantings be incorporated along the south elevation of the new addition to soften the area between the parking lot and building. Additionally, existing landscaping areas being updated with some perennial landscaping infill in the area along the west property line; (g) pavement repairs being noted to repair/replace damaged pavement on the southwest portion of the site; (h) location of lighting fixtures and

details for all site and architectural lighting. Contact Steven Schaer, Planning Manager at 414-302-8466 with any questions.

2. An estimated cost of 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 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 #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the special use (scheduled for July 17, 2018) 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 updated lighting plan updates if applicable 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