

- 6A. Certified Survey Map for the proposed combination of lots at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St. (Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000) into one lot of record, submitted by Marc Passarelli, surveyor and Daniel Dougherty, d/b/a Riviera of Wisconsin, Inc.
- 6B. Site, Landscaping and Architectural Plans for Riviera Lanes, an existing bowling alley and parking lots located at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St., submitted by Owen Laviv, d/b/a Patera and Daniel Dougherty, d/b/a Riviera of Wisconsin, Inc.
(Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000)
- 6C. Ordinance to amend the official West Allis Zoning Map by rezoning properties located at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St., and their respective rights of way, from RB-2, Residential to C-2 Neighborhood Commercial (Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000)

Items 6A, 6B and 6C may be considered together.

Overview and Zoning

This property has been a bowling alley and tavern since at least 1942, perhaps back to 1936 when the building was first constructed. The overall combination of property is split zoned C-2 and RB-2 (Neighborhood Commercial District and Residence District).

The bowling alley was previously classified as a mixed-use, but in 2015 a special use permit was granted to convert the apartment to a restaurant (with kitchen). The project was phased by the owner and building permits were issued for the restaurant's kitchen, the owner is now ready to proceed with the remodeling the existing tavern area for the restaurant. The overall improvement is under an existing special use, which also includes an allowance for outdoor dining subject to Plan Commission approval.

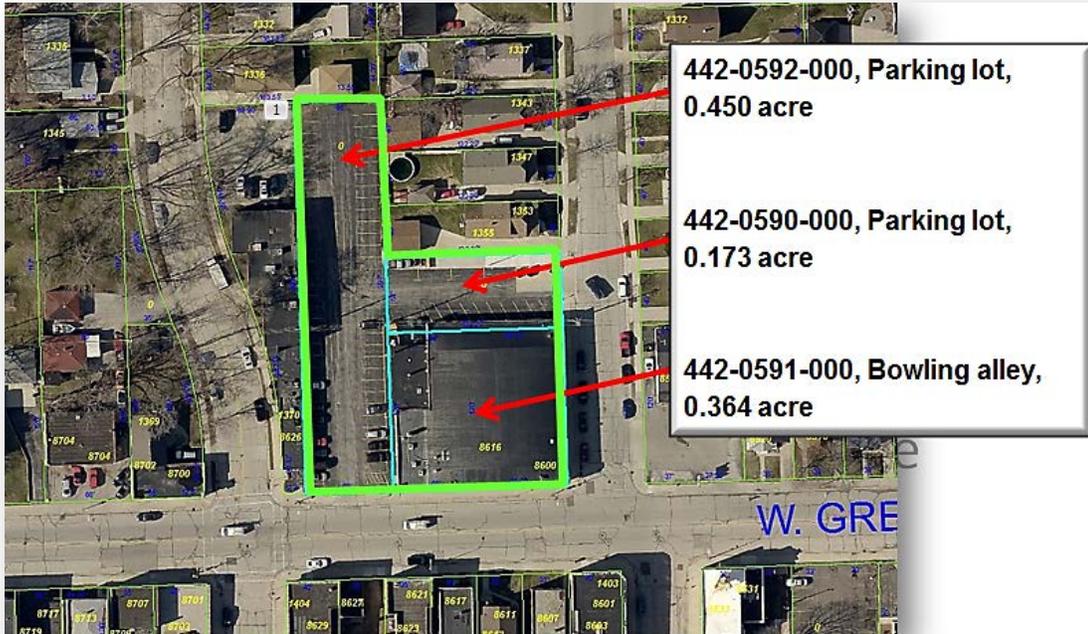
CSM to combine 3 lots into one lot

The Riviera bowling alley use consists of three properties, the bowling alley, and two parking lots. All three properties are under the same ownership, 8600 W. Greenfield Ave., LLC, Daniel Dougherty and are recommended to be combined into one lot of record. The combination will allow the proposed construction of an outdoor patio and canopy addition on the west side of the building. The existing bowling alley building also happens



overlaps the north property line and extends into what is a parking lot on the north side of the building.

Buildings and their subsequent additions should be constructed upon a lot (per the Revised Municipal Code) rather than overlapping property lines. Such overlapping will also further complicate obtaining a building permit for the intended building



improvements.

The bowling alley property is approximately 1/3 acre, occupying the northwest corner of Greenfield Ave and 86th St, fronting both of these streets. Together with two adjoining parking lots, the business occupies about 1 acre. The property fronts 132 feet of Greenfield Ave. and 120 feet of S. 86th St. The side and rear parking lots border a neighboring commercial structure at Greenfield and 87th St, as well as single-family residential lots on 86th and 87th Streets.

Architectural

An updated site, landscaping and architectural plan have been submitted for Plan Commission consideration in light of changes including the addition of an outdoor patio area and a new exterior architectural design scheme.

Architectural improvements proposed include:

1. Remodel the existing tavern interior as a restaurant. New restrooms, bar, refrigeration and seating.
2. Constructing a new building entrance addition in the parking lot area on the west side of the building (masonry block walls, storefront glass, new roofline).
3. Restoring a portion of the south elevation of the building by uncovering window openings and installing new storefront restaurant windows and infilling an unused entry (new sliding glass windows).
4. A storage shed is proposed on the north end of the site. The new shed will serve to house the dumpsters.

The proposed canopy addition will consist of a standing seam metal roof overhang and columned gable over the new west restaurant vestibule entry.

The new patio area will be surrounded with new stone columns and decorative metal railings. 4 tables are shown on plan including approximately 16 seats. A portion of the patio area will be covered.

Commercial glass and aluminum storefront doors will be installed within the new entry. New fiber cement horizontal siding will be featured on a portion of the west elevation in the area of the new entry.

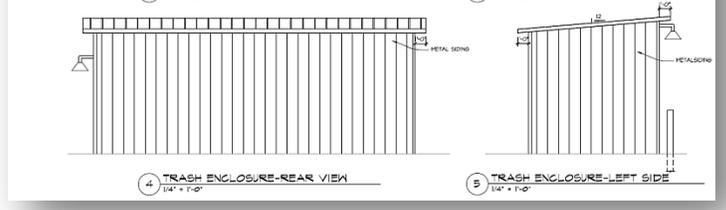
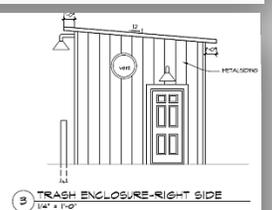
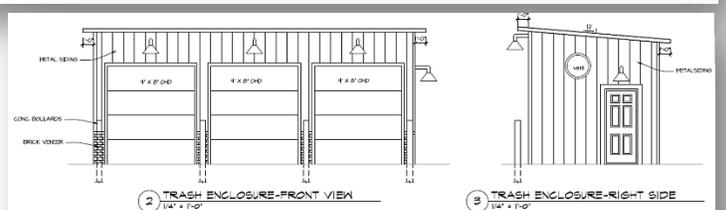
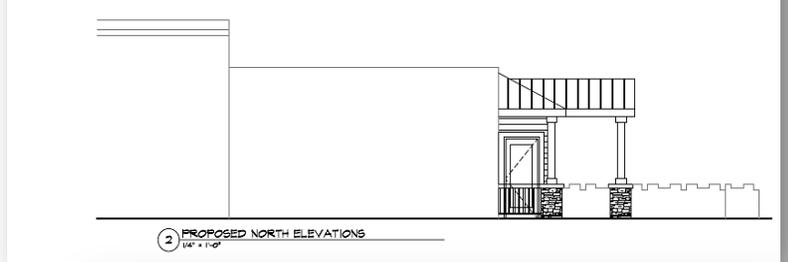
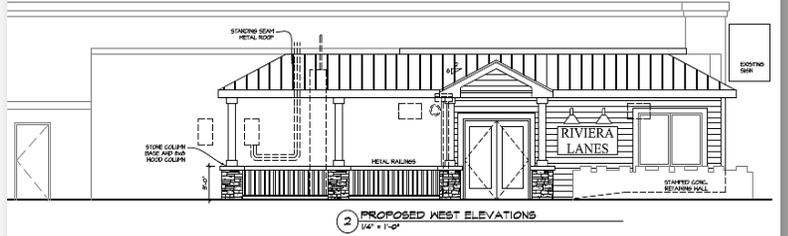
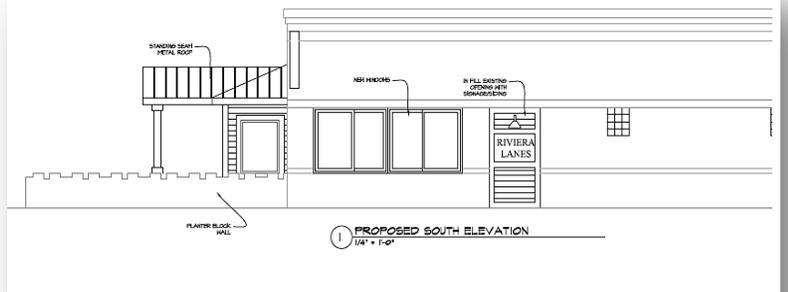
Staff comment: Additional horizontal siding is recommended on the west side of the building in proximity to the new overhang, or at a minimum the west elevation being repainted in a color to match new siding.

Site and Landscaping

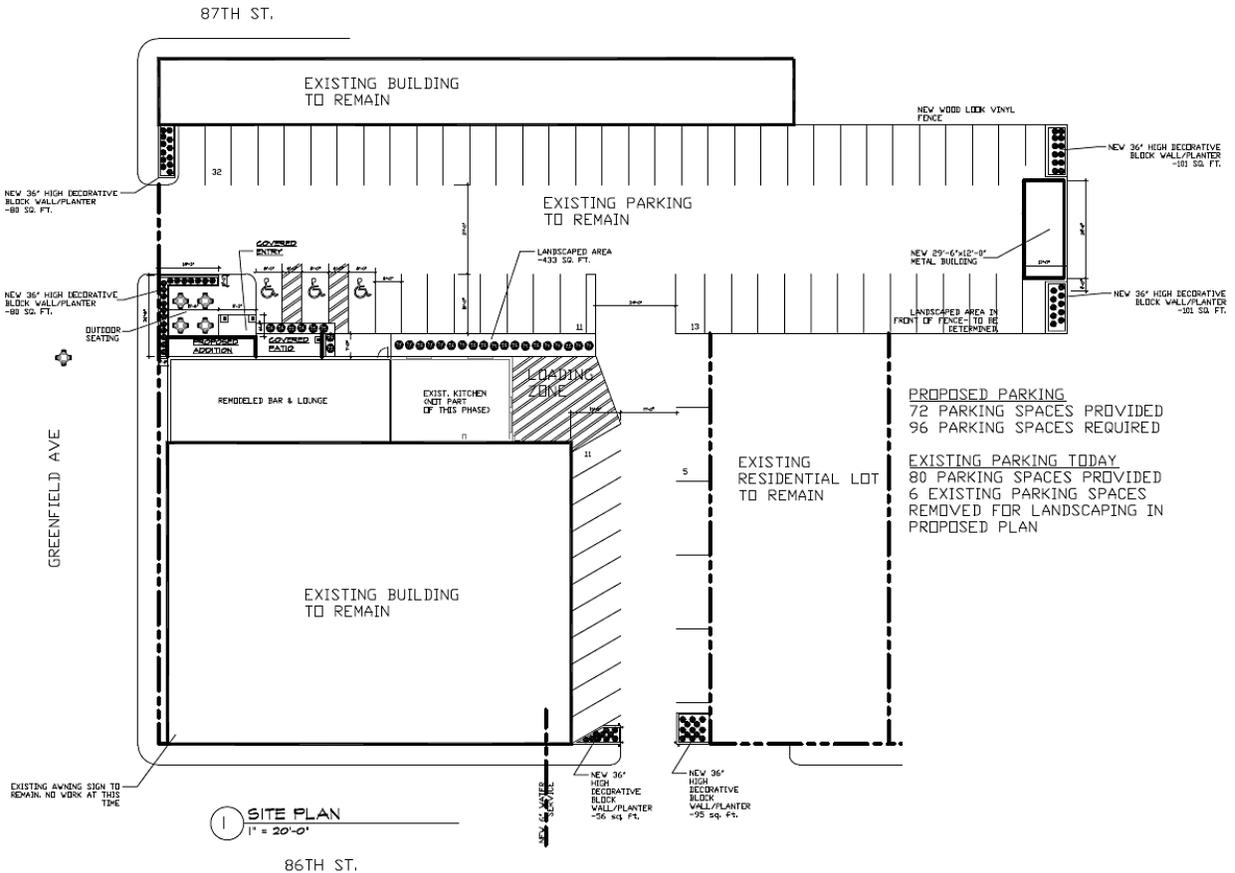
Additional landscaping is proposed as part of the building improvements. Specifically along the street frontages of W. Greenfield Ave. and S. 86 St. There are also new landscaping areas proposed along the west side of the building and on the far north end of the west parking lot near a proposed refuse storage shed. A surety letter of credit has previously been submitted to ensure completion of the applicant's proposed work.

Site and Landscaping updates:

1. A new outdoor patio and dining area with raised planters on the west side of the building;



2. Add raised planters with landscaping to at both parking lot entries, and around the new patio.
3. New refuse enclosure (shed) on the north end of the property.



The existing special use accepts the following allowances, which are recapped below.

Required parking 96 spaces and calculated as follows:

- Bowling alley 16 bowling lanes @ 5/lane = 80 parking spaces
- Restaurant and tavern 2,448 sf @ 1/150 = 16 parking spots

Provided parking on site (off-street) 72 spaces:

- A total of 80 spaces are currently provided on site. The proposed site and building improvements will reduce off-street parking to 72 spaces.

While off-street parking is deficient per our zoning, the current special use permit will accept a minimum of 72 parking spaces. The parking considered acceptable because this is an existing building within a fully developed neighborhood commercial urban corridor. Street parking is available along Greenfield Ave and 86th and 87th Streets, as well as neighboring streets.

The neighborhood is considered very walkable. The site is also well-served by local transit. Staff is recommending the addition of two bicycle racks either on site near the new restaurant entrance or along W. Greenfield Ave.



Staff comment additional landscape screening is recommended in the following area abutting residential:

Parking lot (north of the bowling alley building). The neighboring residential property, while owned by the bowling alley, is a residential use. The site, landscaping and architectural guidelines recommend buffering between residential and commercial land uses. Staff is recommending a portion of the existing concrete pavement (which is on bowling alley property) be removed and replaced with soil amendments and landscaping and/or a wood fence.

The applicant is opposed to removing pavement previously installed as he owns both properties and wishes to continue to use the space for parking.

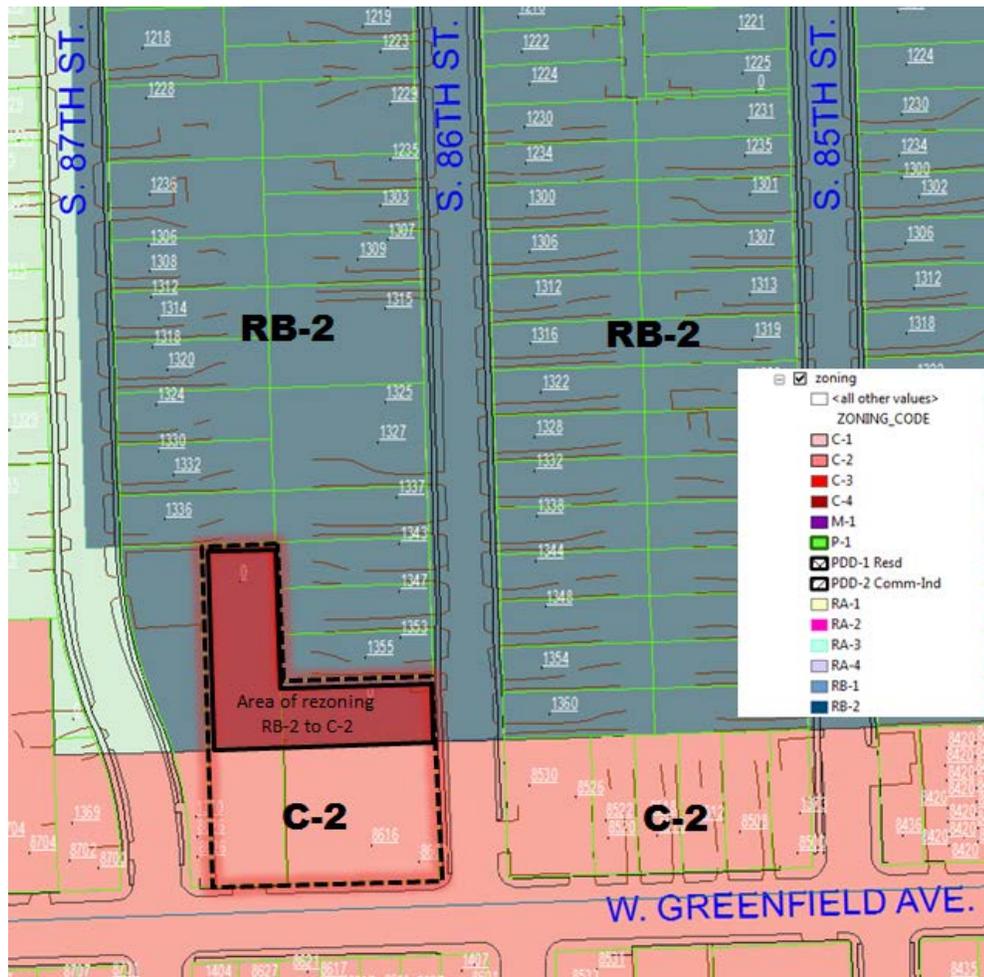
Signage

A signage plan will be submitted separately to the Department of Development for approval. There is an existing projecting sign on the southwest side of what will become

the restaurant. There is also a vinyl awning over the main entry to the bowling alley (on the southeast corner of the building). This awning with signage was installed on the southeast corner of the building as permitted at the time in 1989. Staff would like to work with the owner of the property on a more creative and appropriate style of entrance shelter and signage as part of the future signage plan.

Rezoning

The existing properties are split zoned partially Commercial and part Residential. With the consolidation of lots (from 3 to 1) staff is recommending consolidating the zoning from a split zoned configuration to one commercial zoning district to avoid a split zoning. The rezoning is not critical to the development of the bowling alley addition, but given the proposed project staff is recommending a rezoning as an opportunity to eliminate the split zone.



Recommendation: Recommend Common Council approval of the Certified Survey Map for the proposed combination of lots at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St. (Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000) into one lot of record, submitted by Marc Passarelli, surveyor and Daniel Dougherry, d/b/a Riviera of Wisconsin, Inc., the Site, Landscaping and Architectural Plans for Riviera Lanes, an existing bowling alley and parking lots located at 8600-8616 W. Greenfield Ave. and the 1300 Block S. 86 St., submitted by Owen Laviv, d/b/a Patera and Daniel Dougherry, d/b/a Riviera of Wisconsin, Inc. (Tax Key Nos. 442-0591-000, 442-0592-000 and 442-0590-000) and

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(Items 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) Additional horizontal siding is recommended on the west side of the building in proximity to the new overhang, or at a minimum the west elevation being repainted in a color to match new siding; (b) confirmation on plans of translucent vision glass being utilized; (b) a masonry window sill or brick ledge being incorporated under the new windows; (c) additional landscape screening in the form of a new wood fence and/or landscaping along a portion of the north parking area (abutting residential properties) to the north; (d) landscaping species subject to the review and approval by the City Forester; (e) lighting details being provided; (f) 2 bicycle racks the location being noted on plan. Staff notes that they could be installed within City r.o.w. along W. Greenfield Ave. Contact Steven Schaer Manager of Planning and Zoning at (414) 302-8466 with any questions.
2. Common Council approval of the Certified Survey Map.

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

3. Common Council approval of the rezoning (removal of split zoning) from RB-2 Residential to C-2 Neighborhood Commercial District.
4. A signage plan being submitted for permit review and approved by the Department of Development.
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.