



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, AUGUST 26, 2020  
6:00 PM  
VIRTUAL MEETING**

- 5A. Special Use Permit for B&E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd.**
- 5B. Site, Landscaping and Architectural Plans for B & E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd., submitted by Carlos Beltran. (455-0117-001)**

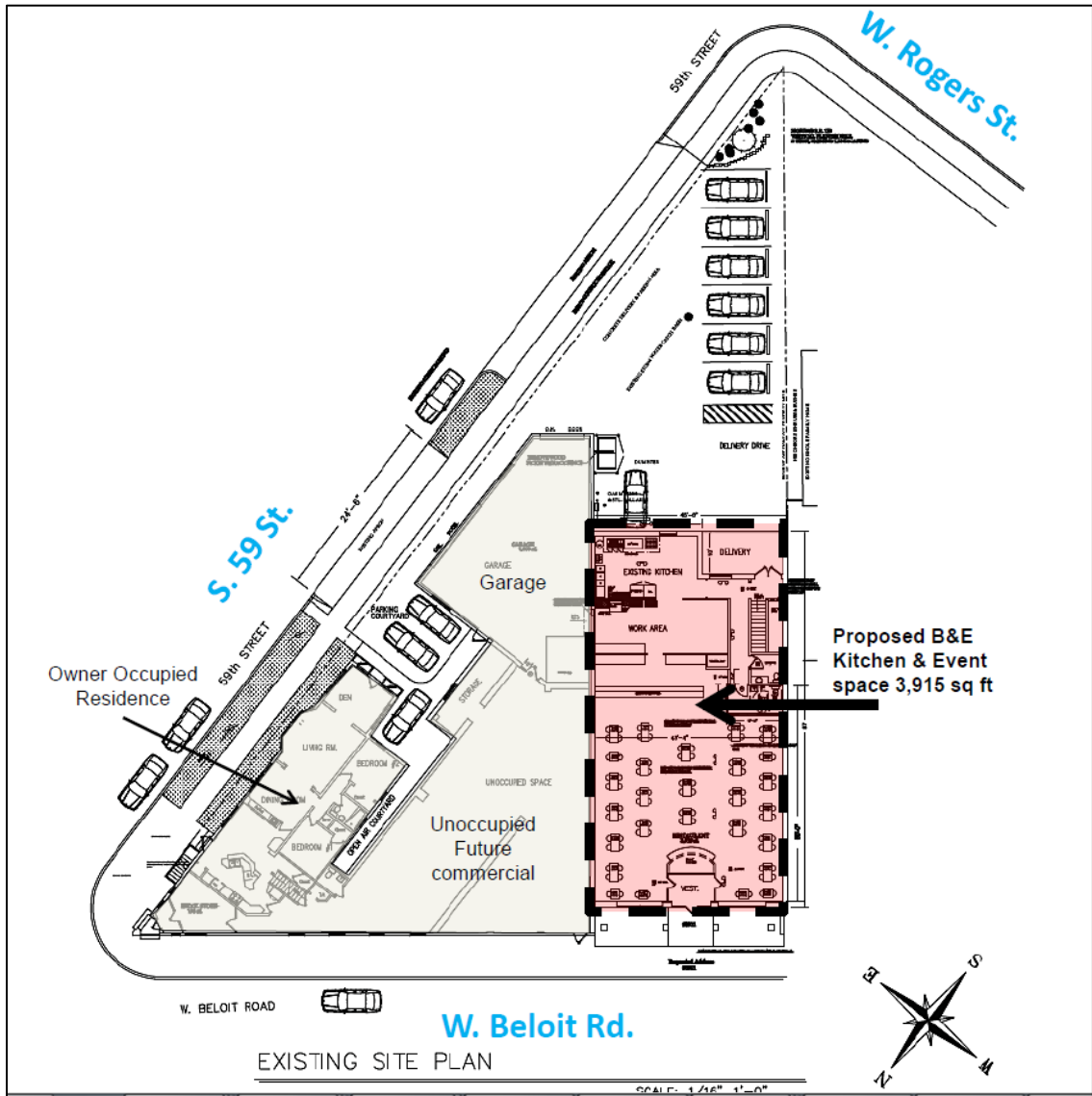
Items 5A and 5B may be considered together.

**Overview & Zoning**

B & E Kitchen is a proposed shared kitchen and event space. The proposed location for B & E Kitchen is the southernmost tenant space at 5901 W. Beloit Rd.

An owner of the building, Carlos Beltran, has submitted an application to establish a shared kitchen and event space.





B & E Kitchen will serve as a rentable kitchen commissary for multiple food tenants to do their food prep in the commercial kitchen. The main floor will serve as rentable space for various events from small parties to corporate gatherings. Groups who rent the space will be able to hire caterers who use the kitchen space.



5901 W. Beloit Rd. is zoned C-2 Neighborhood Commercial District. Limited food production and mixed uses are 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 September 1, 2020.



**Site, Landscaping and Architectural Plans**

The applicant is proposing to occupy the southernmost tenant space at 5901 W. Beloit Rd. The proposed space will include a kitchen in the back with an event space up front. The building also has an unoccupied tenant space east of the proposed kitchen space. The owner/applicant lives in the home that is also attached to the building. Staff believes that the existing landscaping is adequate. Hours of operation have not been verified but the applicant has stated that he would like to offer flexible hours for vendors to be able to use the kitchen as early or as late as possible.

Off-street parking code requires restaurants to have 1 space for every one hundred fifty (150) square feet of gross floor area. The proposed space has 3,915 square feet, which requires 26 off-street parking spaces. Due to the occasional use of the business, the applicant said that they don't expect the event space to be used very often. The back lot has six parking spaces available. The remainder of the twenty-one parking spaces will be supplied by on-street parking. Staff believes that the number of parking spaces available on the street is sufficient to meet demand.

The applicant plans to improve the interior walls of the space, as well as repair the stamped concrete at the entrance to provide level access to the ramp and sidewalk. In addition to that repair, staff asks that the applicant provide a schedule of façade repairs.

**Recommendation:** Recommend Common Council approval of the Application for a Special Use Permit for B & E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd., and approval of the Site, Landscape and Architectural Plans for B & E Kitchen, a proposed shared kitchen and event space, to be located at 5901 W. Beloit Rd., submitted by Carlos Beltran. (Tax Key No. 455-0117-001), 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. The following information being provided within a project description: (a) submit an architectural plan for the north elevation of the building with respect to the unoccupied façade and a schedule of proposed alterations; and (b) hours of operation for B&E kitchen; (c) confirmation of any outdoor seating along W. Beloit Rd.; (d) confirmation of storefront planters and improvements.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, 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, Planner at 414-302-8469.
4. Common Council approval of the Special Use Permit (scheduled for September 1, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

5. Signage 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.