



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
City Hall, Art Gallery
6:00 PM**

8. Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000)

Overview and Zoning

Fourth -N- Long currently operates out of their location at 8911 W. National Avenue in West Allis. The business plans to expand and redevelop the existing site to include a new structure. The proposed project calls for the development of a permanent site plan that accommodates additional seating through a new service building (the cabana), and improved site circulation. The exterior of the new structure is designed with large glass garage-style doors.

The business intends to begin improvements to the site in May 2026, with completion expected in July 2026.

Hours of operation for the existing business are as follows:

- Monday: 4 p.m. – 2 a.m.
- Tuesday: Closed
- Wednesday & Thursday: 3 p.m. – 2 a.m.
- Friday & Saturday: 11:00 a.m. – 2:30 a.m.
- Sunday: 11:00 a.m. – 11:30 p.m.

Initial hours of operation for the outdoor patio are as follows:

- Wednesday – Sunday: Open until 10 p.m. or 11 p.m., determined by management

The property is zoned C-2. Tavern uses are permitted uses in the C-2 zoning district.

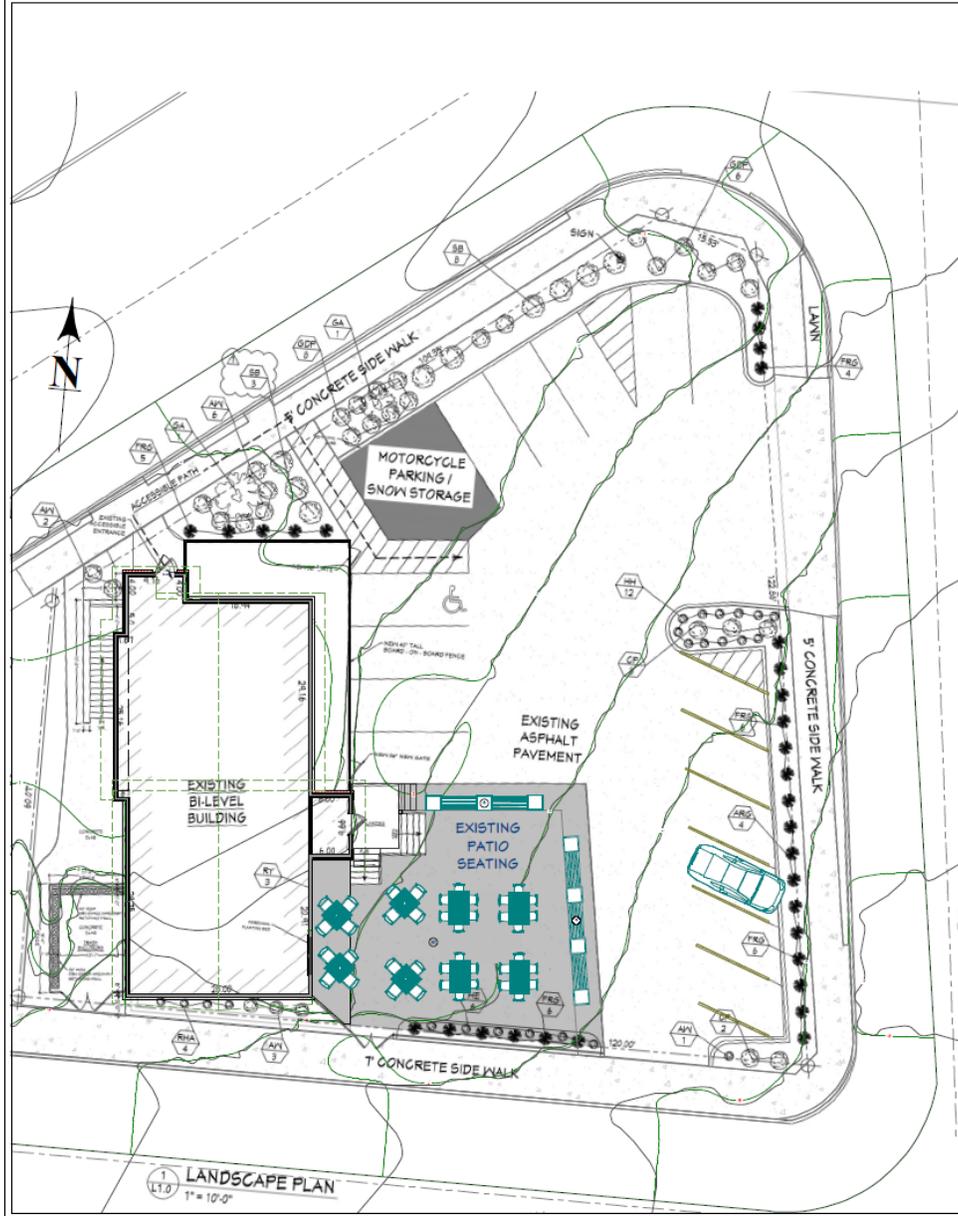
Site and Landscaping Plan

The project site is located at the intersection of W. National Avenue and S. 89th Street. The proposed site plan includes a comprehensive layout featuring an enclosed cabana/patio area including seating, heating/AC, a full service bar, and grill. The cabana connects to the existing building through stairs leading to the existing main entrance and stairs leading to the lower portion of the existing building. The new cabana building is situated on the southern portion of the site.

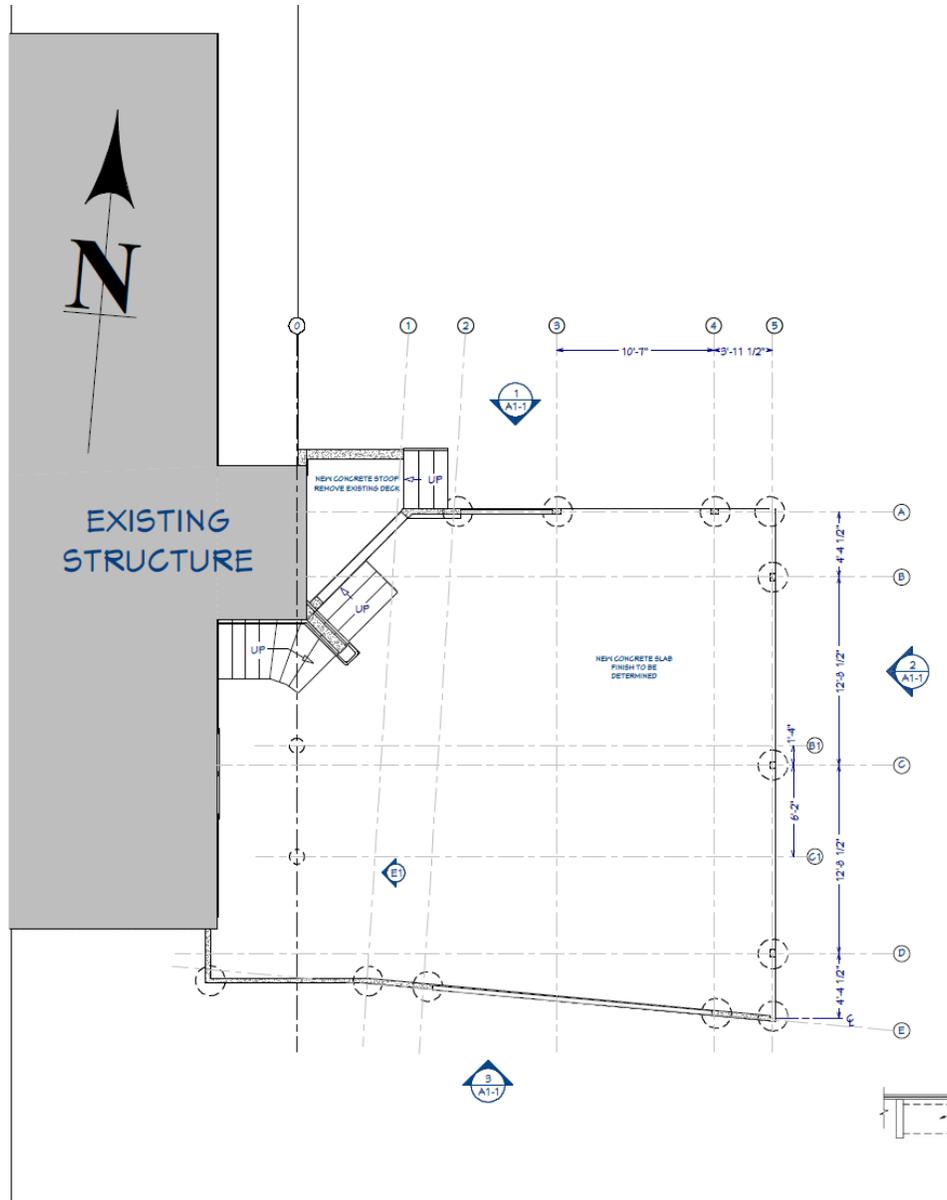
The previously approved site plan includes a designated parking area with a mix of standard and ADA-accessible stalls. Per the submittal, the site layout provides for vehicle circulation entering from W. National Avenue and exiting toward the rear or side. A dedicated refuse area is tucked into the southwest corner, screened by an existing fence. These elements are unaffected by this proposal as the project area is located on the existing outdoor patio area.

A formal landscaping plan was not fully detailed in the preliminary submittal, though perimeter green space is indicated by already approved site plan.





EXISTING SITE PLAN



PROPOSED SITE PLAN

Architectural Plan

An architectural plan was submitted with the project. The plan details a modern, single-story "Cabana" structure extending off of the existing building.. The design features a mix of materials, including:

- Roofing: A combination of shingles and EPDM flat roofing, with sections of "Alt Galv Corrugated" metal roofing for accent.
- Openings: Large "Avante" style glass garage doors that allow the building to open up to the terrace, creating a seamless indoor-outdoor environment.

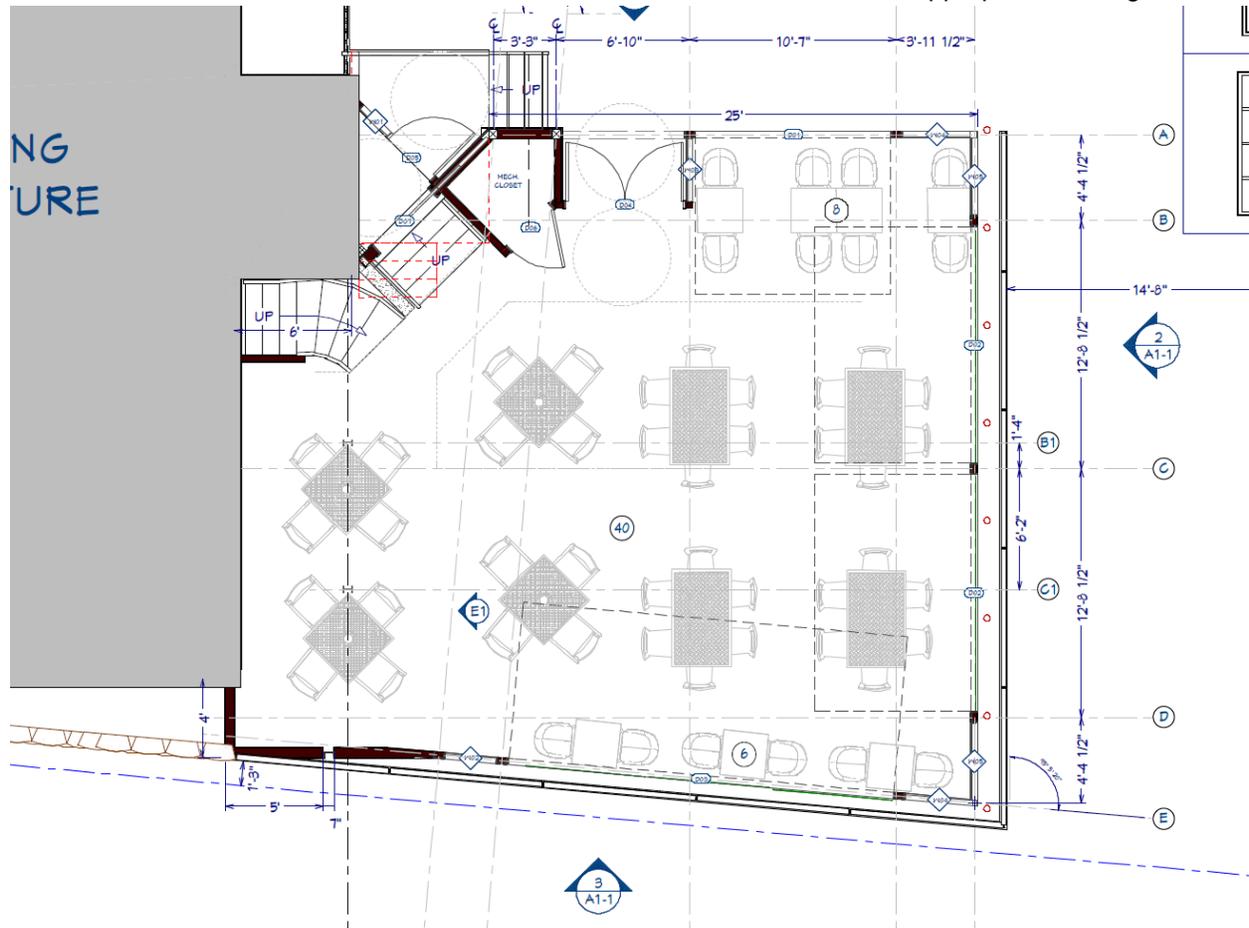
Confirmation is needed on the exterior materials beyond the glazing and roofing. Shown on the renderings appears to be a wooden-like exterior material. Staff requests details on this material to ensure quality.



Floor Plan

The submitted floor plan focuses on the interior of the cabana. The cabana interior is designed to provide additional seating with an outdoor feel, yet indoor protection from the elements. The plan shows a variety of tables in the cabana. The space is accessible at-grade through the existing parking lot, a small flight of stairs up to the existing main entrance, and a staircase connecting to the lower level of the existing building. The Code Enforcement department has requested details regarding the landing size at the top

and bottom of the stairs. This information is needed to ensure there is an appropriate landing size.



Design Review Guidelines:

This project triggers a design review due to the new construction and significant site improvements. Overall, the project excels in meeting the intent of the West Allis design guidelines by:

- Activating the Streetscape: Moving the primary activity to the front and side of the lot creates a vibrant presence on Becher St.
- Pedestrian Orientation: The inclusion of multiple pedestrian entry points and high-transparency glass doors fosters an inviting atmosphere.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000) subject to the following conditions:

1. Submittal of [building permits](#) and [plan review](#) subject to Code Enforcement review
2. A revised site and architectural plan being submitted that includes a) bicycle parking location b) details on the proposed exterior materials of the building addition, c) bollards placement should be considered along the east side of the new addition given proximity to off-street parking.
3. Any concrete work done in the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.
4. An exterior signage and lighting plan being submitted as part of the sign permit process.