



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 22, 2023
6:00 PM**

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

6. **Site, Landscaping, and Architectural Design Review for LA Pub & Grill, a proposed Tavern, at 5832 W. Lincoln Ave. (Tax Key No. 474-0402-000)**

Overview and Zoning

The property was formerly a tavern called the [Sale Inn](#) on the north side of W. Lincoln Ave. and east side of S. 59 St.



On January of 2020 the Code Enforcement Department was called to the property by the West Allis Police Department due to the collapse of the brick veneer on the southern face of the building (fronting W. Lincoln Ave.). The upper veneer above the windows collapsed due to decay and failure of the steel lintel and brick ties.

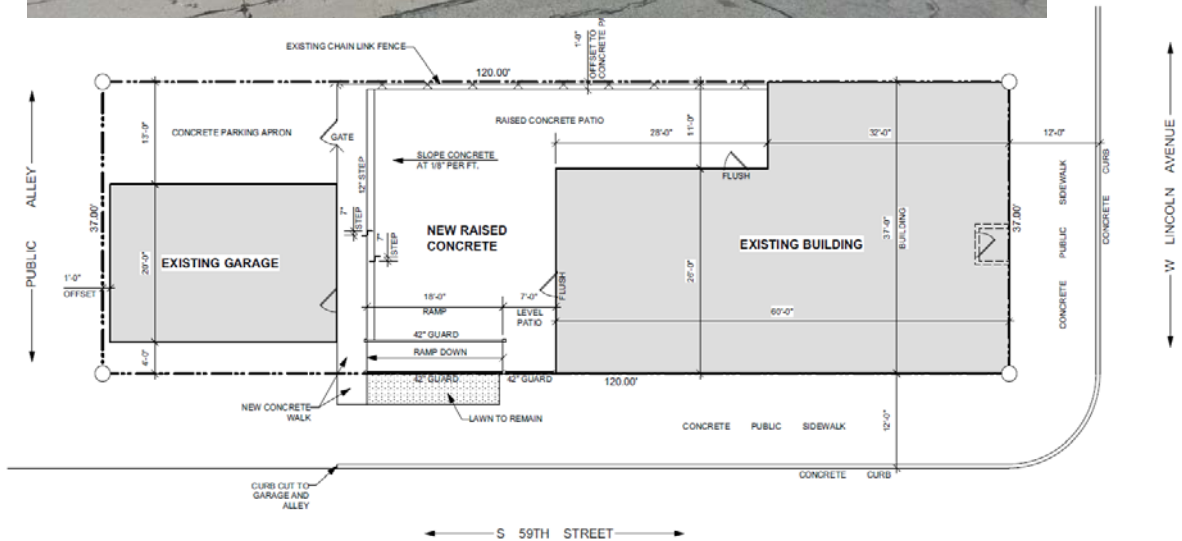
The former owner (D. Hilety) closed the tavern as the building was in disrepair. The property has since been marketed and sold to a new property owner, Mr. Anthony Burgarino and Fekri Sinani, have submitted plans toward renovating the building inside and out for a new pub. The applicant is proposing to include a kitchen and prep area serve food for dine in and carry out in addition to continuing to run the tavern.

The proposed new name is LA Pub & Grill. The new owner is actively pursuing a liquor license, building permit and [design review to cure the building](#), make renovations and improve the exterior appearance. The alterations require Planning Commission review in advance of obtaining a building permit. The property is zoned C-2, Neighborhood Commercial which allows taverns. Hours of operation stated on the license application 7am to 2am. Staffing at 3 FTE employees with an additional 5 projected over 3 years.

Site, Landscaping Plan ([Link to site plan](#))

The building is situated up to the street frontages of W. Lincoln Ave. and S. 59 St. there is

a small side and backyard area where a new concrete patio is proposed. A new glass overhead door will be installed on the north elevation to access the patio from the pub. An existing chain-link fence is proposed to remain on the east side of the yard separating the patio from the barber shop next door. An existing three car garage sits on the rear of



1 PROPOSED SITE PLAN ← N

SCALE: 1" = 10'

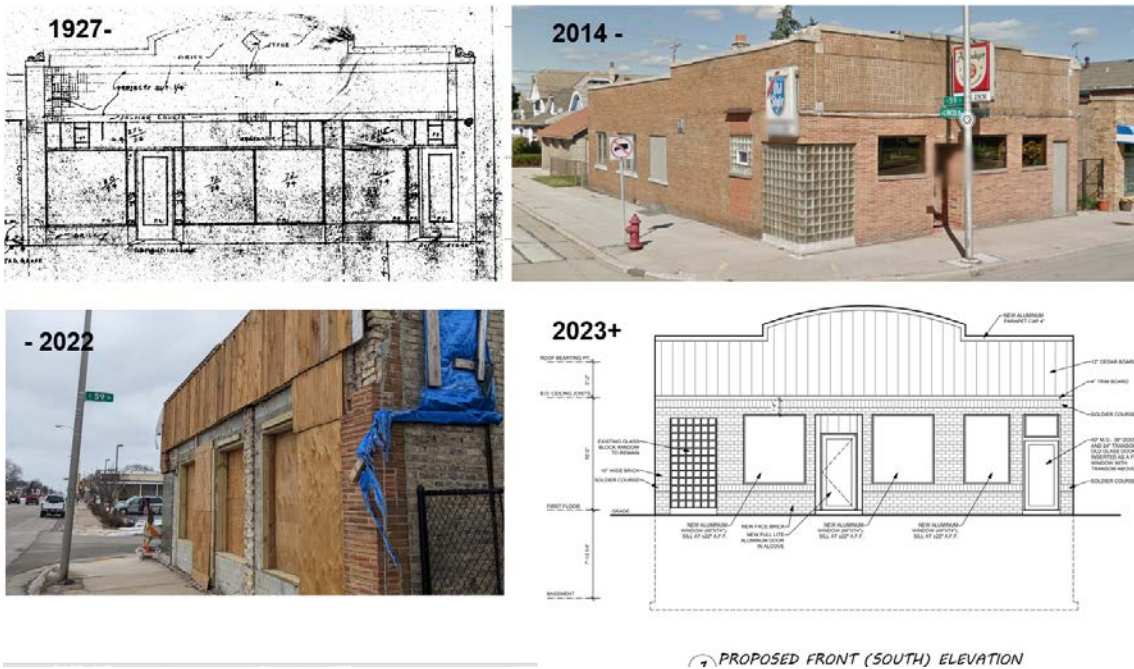
the property along the alleyway. A concrete apron exists east of the garage. New fencing is proposed along the street frontage with S. 59 St. and between the garage and the east property line. No other changes are proposed to the site.

Staff is recommending the site plan specify site improvements like chain link fence removal areas, new fence areas, fence style and height, refuse area and screening details. Provide a basic table chair layout of the outdoor area (number of seats) and any screening considerations.

Architectural Plan [\(link to plans\)](#)

The new owner is seeking approval of architectural elevations and a site plan to renovate the exterior of the building and site for a new tavern with food. The collage below summarizes nearly 100 years of time. The building was constructed in 1927 and featured large glass windows facing W. Lincoln Ave. Then, in the mid-1950’s the original buildings design was altered, closing doors, adding glass block, infilling storefront window systems with different types of brick from the original (covered to create a near windowless environment). At least three to four different types of brick were used to infill window openings and doors over time.

Based on past occupancy permits, the building functioned for about 55 years as a tavern with living quarters between 1966 to about 2020 (The New Key and the Sale Inn tavern). The new ownership would like to secure the building, get it water tight (wall and roof repairs) rebuild the south parapet wall, re-skin it with a combination of brick and exterior siding materials light enough in weight to avoid future failures. There is urgency to repair the south parapet wall to ensure weather tight interior. Staff recommends that the south parapet wall be repaired/renovated as a priority (while working toward the right exterior aesthetic).



Staff has been working with the applicant and has the **following recommendations** for the exterior design of the building:

- i. General - Detail exterior materials being used on the plan elevations. Ideally the plans would be revised to detail a consistent exterior brick type, windows & doors overall as best possible...
- ii. South elevation –
 1. Alternative material to replace the existing cedar board siding area above windows include a [hardi-board panel](#), [nichiha](#)

[products](#) or [porcelain tile](#). Any one of these materials would provide a durable finish and could help freshen up the look.

In the original building design, a brick soldier course frames/outlines a parquet brick pattern above the windows. New exterior materials could be framed-in to provide some additional layering and relief/off-set to avoid a flat plain look.

Carry brick up the SW and SE corners of the building. See screenshot below... work-around in the glass block area on SW corner.

2. Add masonry sills under the new windows areas. This would help with some consistency with the west elevation windows/sills.
- iii. HVAC recommendation – Kitchen remodel/HVAC. Venting be through the roof upwards. If there are any new penetrations on the building as part of the kitchen remodel, please note on plans.
- iv. Garage – provide a plan to show any upgrades to the existing garage. Or at minimum a basic scope of work (new overhead doors, paint...)
- v. Exterior lighting plans. Show the proposed location and fixture type you are proposing on the plans. Introduction of exterior lighting fixtures could be a nice addition and would also help add some additional interest to the front of the building. Of note, avoid exposed LED rope or strip lighting or similar as an accent light.

Example: decorative exterior lights, 7508 W. Greenfield Ave.



Design Guidelines

Design guidelines are not mandatory but serve as a framework for review. See attached Plan Commission checklist and [Design Review Guidelines](#) for further details.

Floor Plan:

The floor plan shows the new layout with a bar and sit-down dining space. A kitchen and prep area are also replacing a former apartment unit in the NW corner of the building. A staircase, located centrally within the building leads to a full basement that will not be used as a pub, but instead storage area. Building floor area:



First floor: 1,919 gross sq. Ft.
 Basement: 1,560 gross sq. Ft.
 Total floor area: 3,479 gross sq. Ft.

- The menu will be heavy meat.
 Just a draft for now
- Apps**
 Gourmet calamari
 Gourmet eggplant
 Gourmet mozz stick
 Gourmet mushroom
 Gourmet wings
- Salads**
 Gourmet Caesar
 Gourmet Wedge
 Gourmet Caprese
- Sandwiches**
 Gourmet Burgers
 Cheese choices,
 serano raspberry gouda,
 provolone, asiago, cheddar.
 Gourmet chicken sandwich
 Gourmet sicilian steak
 Gourmet prime rib
 Gourmet tenderloin

MAXIMUM OCCUPANCY:
 80 PERSONS

2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" GROSS AREA=1,919 SQ. FT.



AND CROWN
 MAIN

Recommendation: Approve the Site, Landscaping, and Architectural Amendment for Office 6500, a proposed office and 1-unit dwelling at 6500 W. Greenfield Ave. (Tax Key No. 476-0086-000) subject to the following conditions:

(Items 1-3 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 architectural plan to be submitted to the Planning and Zoning Office to show the following: (a) detail exterior materials being used on the plan elevations; an alternative material to replace the proposed cedar board siding area above windows (consider LP, hardi-board panels, nichiha products or tile); (b) façade additional layering and relief/off-set to avoid a flat plain look; (c) carry brick up the SW and SE corners of the building (d) show any HVAC wall or roof top units; (e) provide a plan to show any upgrades to the existing garage. At minimum a basic scope of work (if new overhead doors, paint...);
2. Exterior lighting plans. Show exterior lighting details of the proposed location and fixture type on the plans.
3. Revised site and landscaping plan to be submitted to the Planning and Zoning Office to show the following: (a) specify site improvements like chain link fence removal areas, new fence areas, fence style and height, refuse area and screening details; (b) Provide a basic table chair layout of the outdoor area (number of seats) and any screening considerations.