



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
 Wednesday, October 27, 2021  
 6:00 PM  
 City Hall – Room 128

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

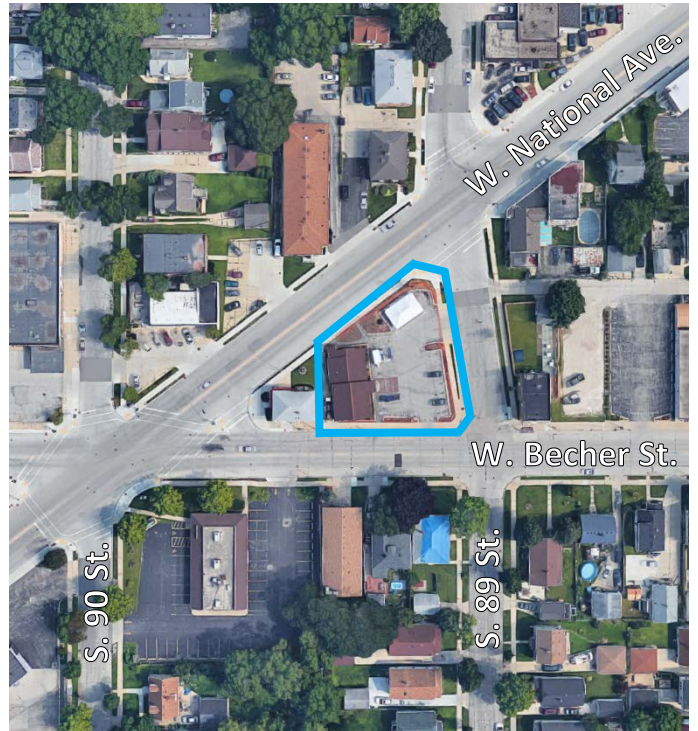
9. **Site, Landscaping, and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000).**

**Overview and Zoning**

The Fourth-N-Long owner is proposing to renovate the existing building located at 8911 W. National Ave. The applicant is proposing to conduct extensive improvements to the interior and exterior of the building. The business is a commercial use and is considered a special use in the C-2, Neighborhood Commercial District.

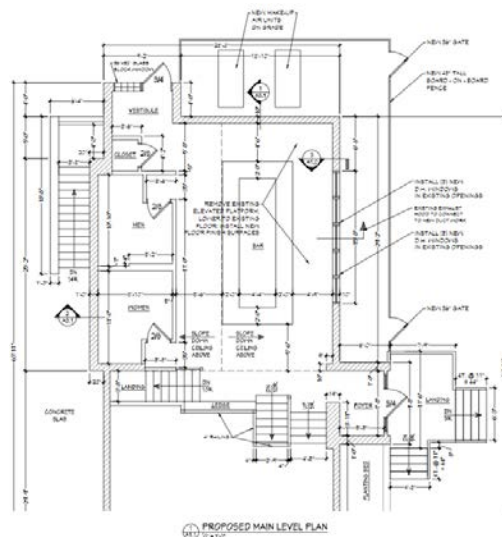
Hours of operation for Fourth N Long will be unchanged and are:

Monday – Thursday	4:00 pm – 2:00 am
Friday - Saturday	11:00 am – 2:30 am
Sunday	11:00 am – 2:00 am



**Floor Plan**

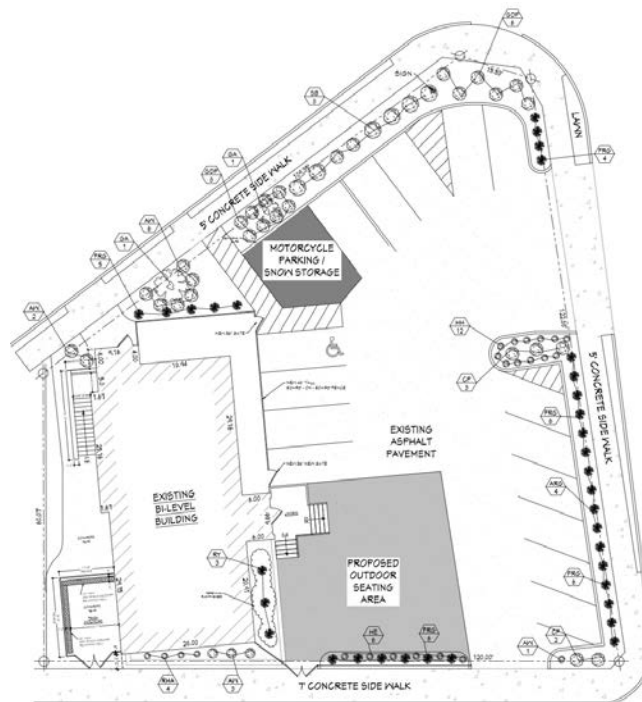
The existing building interior will undergo extensive renovations as part of this project. While the main floor layout will not change significantly, the floor will be regraded so that it is even on all sides of the bar. The bulk of interior renovations are concentrated in the kitchen, located on the lower level. This includes installing a new venting system which will also impact the exterior of the property.



## Site and Landscaping Plan

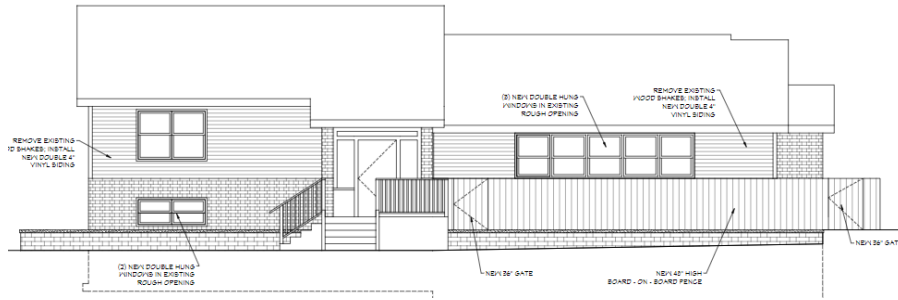
While most of the improvements are focused on the building itself, there are several proposed changes to the properties site plan. The existing nonconforming freestanding sign will be removed from the Northeast corner of the property, as previously volunteered by the applicant. The applicant is also proposing to slightly expand the outdoor seating area to wrap around the building entryway. Lastly, the applicant is proposing to remove a portion of the existing landscaping bed along W. National Ave. to create space for motorcycle parking. This space will also be used for enhanced snow storage in winter months.

Staff does not recommend requiring a surety bond because landscaping changes are relatively minor, and the business is already making significant financial commitments to the project.

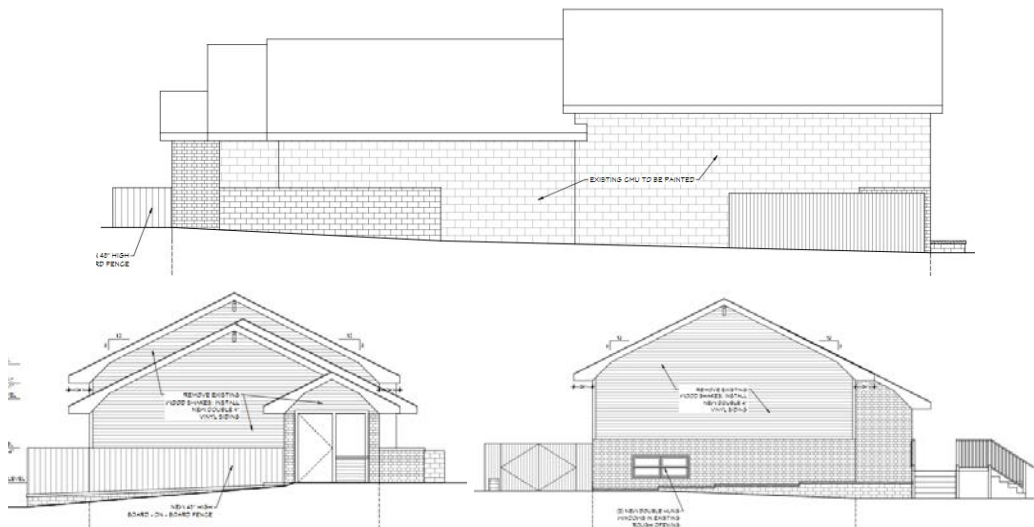


## Architecture

There are several proposed exterior architectural changes. The applicant is proposing to remove the existing wood shake siding and replace it with new double 4" vinyl siding. The color will be determined in part by a vote among restaurant patrons. New double hung windows will also be installed in the existing openings.



Another significant proposed exterior modification is the installation of a new 4' high wood board fence. This fence will be installed along parts of the North and East side of the property to screen the new vents from the public view. This fenced area will replace an existing planting bed.



**Recommendation:** Approve the Site, Landscaping and Architectural Plans for renovations to an existing bar and restaurant located at 8911 W. National Ave. submitted by Michael Lange d/b/a Fourth-N-Long (Tax Key 478-0085-000) subject to the following conditions:

(Item 1 is 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 Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) color of exterior paint; b) landscaping species plan approved by Forestry; c) site plan to reflect the applicant proposal to remove freestanding sign. Contact Zac Roder, at 414-302-8465 with any questions.