



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 25, 2022
6:00 PM**

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

2. **Certified Survey Map to split the existing parcel located at 6767 W. Greenfield Ave. into 2 parcels, submitted by Mark Lampe, d/b/a/ NDC LLC. (Tax Key No. 453-0001-005)**

- 3A. **Conditional Use Permit for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave.**

- 3B. **Site, Landscaping, and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005)**

Items 2, 3A and 3B may be considered together.

Overview and Zoning

NDC, LLC property owners and Pentax Restaurant Group are proposing to separate an existing parcel into 2 lots and develop the former parking lot as a drive-thru restaurant. The project is estimated to cost \$1.3 million.

The lot involved is located at 6767 W. Greenfield Ave. This lot, owned by NDC, LLC/Tri-City Bank, will be split into 2 lots via Certified Survey Map. Pentax Group will establish a Taco John's restaurant via ground lease of the newly created Lot 2, which will be 37,542 sq. ft. Necessary easements will be included.

The subject area is zoned C-3. A Restaurant with accessory Drive-Through Service is a Conditional Use in the C-3 district.



**Note: The applicant applied prior to the adoption of the City's new zoning code (enacted May 6, 2022). The applicant has the vested right to the standards of either the old or new zoning code.*

Site Plan

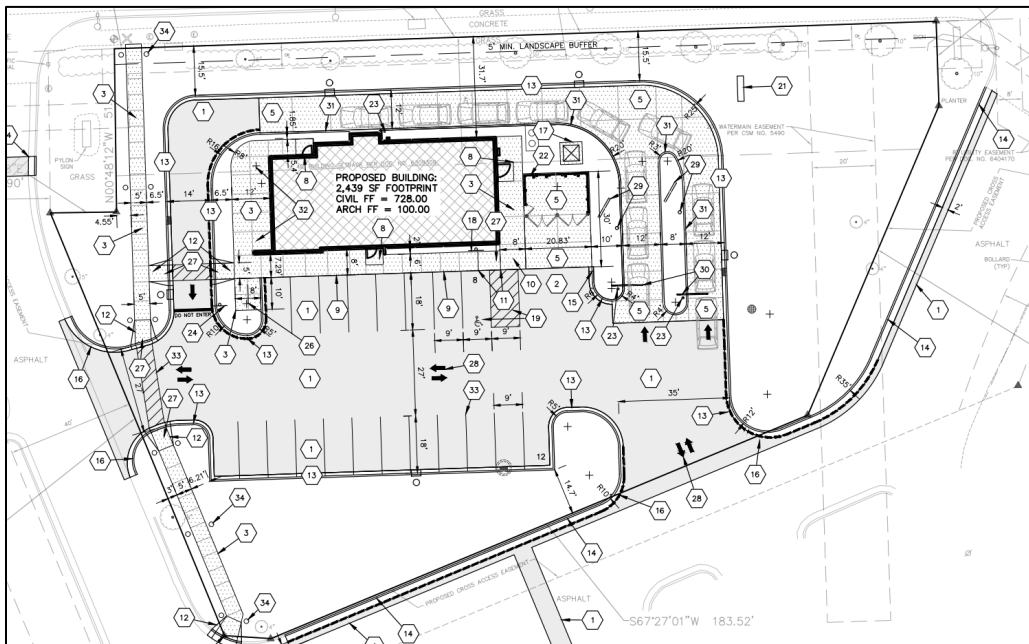
The proposed restaurant will be built towards the north end of the site, 31.7' from the front lot line along W. Greenfield Ave. A small outdoor patio with 4 dining tables will be located directly to the West. Building service facilities, including a refuse enclosure, will be located directly to the East of the building.

A single drive-through service lane and landscaping will be located between the building and the lot line. The original proposal included a second lane between the building and lot line. Staff recommended the applicant remove this lane to reflect the area's urban setting, better align with the maximum setback of 20' in the new zoning code, contribute to the street wall, and be consistent with other drive-through restaurants (ex: Burger King, Cousin's) in the area. The applicant was receptive to this recommendation and adjusted the site plans accordingly.

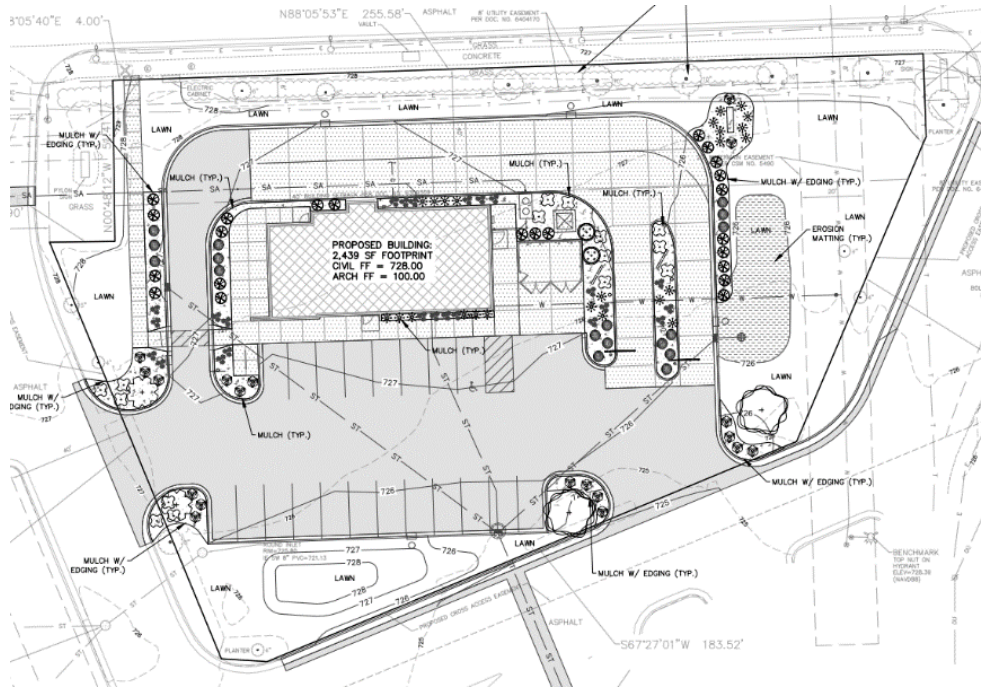
Staff recommended the applicant include a pedestrian sidewalk with lighting along the west property line and connect it to the southwest corner of the lot. The applicant fulfilled this request and connected the sidewalk to the patio.

Parking will be located behind the building, towards the south end of the site. This area will be buffered from the south corner of the lot by a landscaped bed. Twenty (20) parking stalls will be provided. Because the old zoning code used minimum parking standards and the new code uses maximum parking standards, there is no parking requirement for this project. Taco John's indicates that about 75-80% of their business will be via drive-thru service.

The parking area and drive-through may be accessed through 2 driveways on the Southeast and West sides of the lot. These driveways connect to private drives on the adjacent lots. The property has appropriate access easements.



Due to the unique lot configuration, 2 stacking lanes for drive-through ordering will be located to the east of the building. This configuration will better prevent queuing into the private drive and improve service. A large, landscaped area will provide buffer to the east.



Landscaping Plan

The site, which was nearly totally impervious, will have much more pervious area. New landscaping will be added to key locations throughout the site. Staff recommends updating landscaping plans to include more landscaping material on the south and east landscaped areas, such as several new trees or planting areas. Staff also recommends removing the bushes along W. Greenfield Ave. (which are generally in poor condition) and replacing them with ornamental grasses or perennial flowers.



Architectural Plans

The proposed 2,439 sq. ft. restaurant building will be 1-story and visually broken into 2 key forms. These forms will be separated by a visually distinctive red accent wall but united by their use of materials like thin brick and LP Smartside.

The back-of-house operations will be housed to the west in a 19' 6" windowless portion of the structure. Visually, this will be defined by LP Smartside panel siding on the upper 2/3

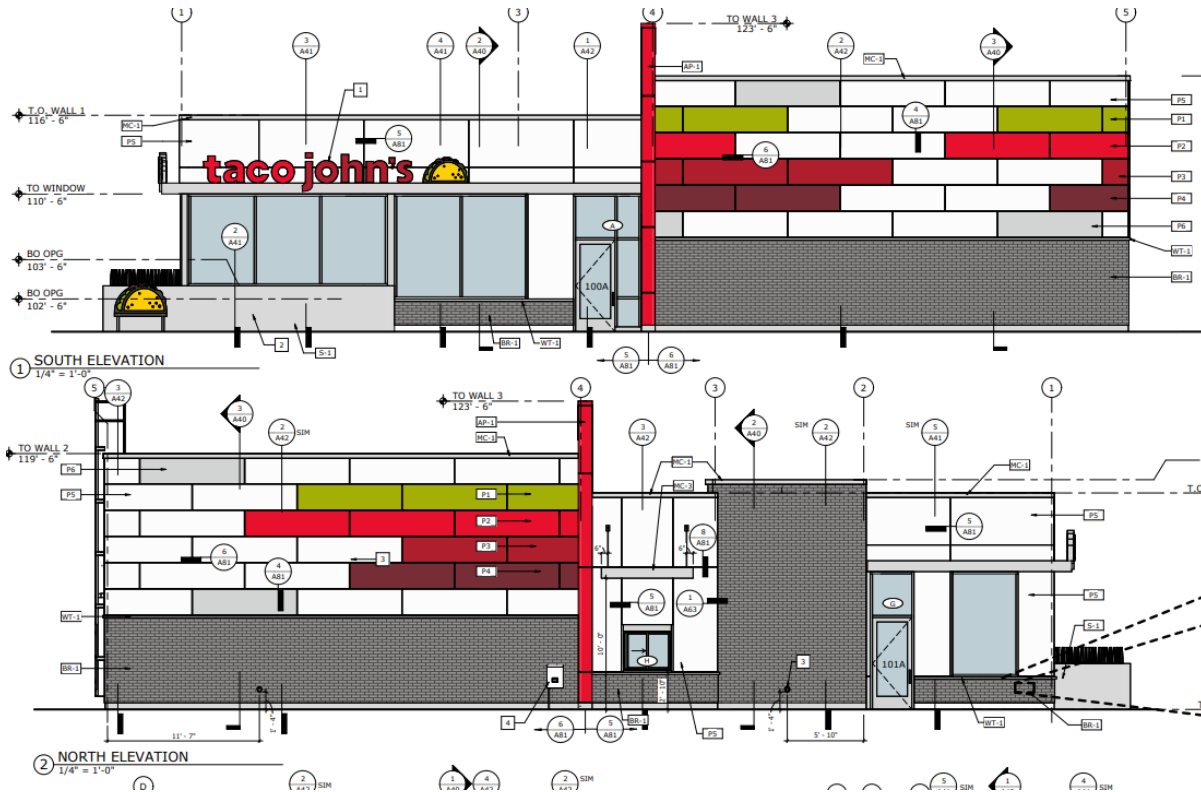


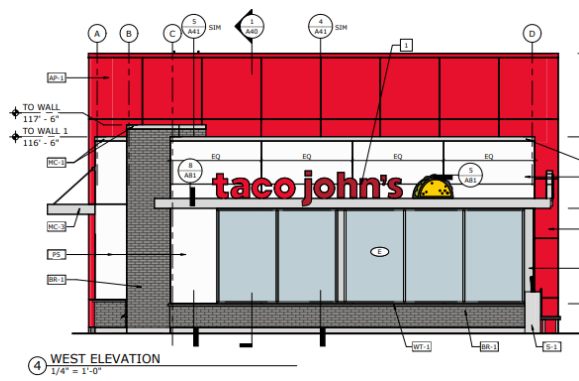
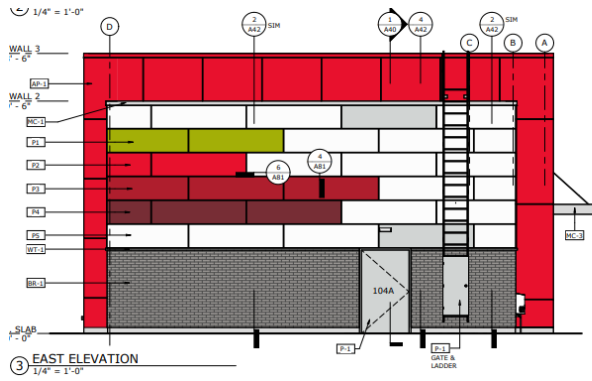
of its façade. The company’s “salsa” colored branding will be used on certain panels to provide highlights and visual interest. Staff recommended the building incorporate a greater variety of materials, and brick specifically. The applicant accommodated this request. The lower 1/3 will be rooted in grey colored thin brick, a material that references a common visual theme in the area. This will use TABS II, a higher quality thin brick system that reduces issues with water absorption.

The dining area will be housed in the western 16’ 6” portion of the building. This building will be defined by its large, 8’ transparent windows, glass entrances, and signage. It will also feature simple, white LP Smartside panels and a strip of thin brick to root the structure.

The drive-through service window will be visually defined by an awning and adjacent, vertical column of thin brick. This helps to visually break the massing of the building, diversify its appearance, and distinguish differences in use.

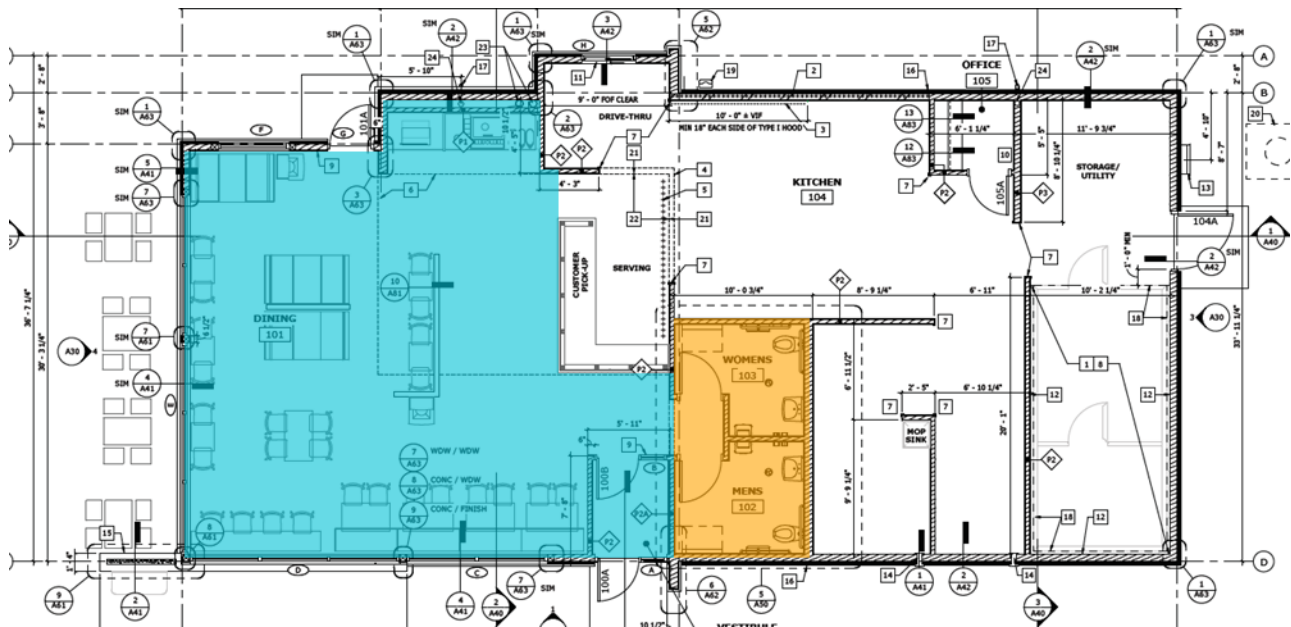
Elevations





Floor Plans

The building will feature publicly accessible areas to the west, including a dining area (blue), customer service area, and 2 ADA bathrooms (orange). Operations will be conducted in the east side of the building (white). This includes a kitchen, space for storage/utilities, customer service, and an office.



Recommendation: Approve the Site, Landscaping and Architectural Plans for Taco John's, a proposed restaurant with accessory drive-through service, to be located on a new lot to be created east of 6767 W. Greenfield Ave., submitted by Lisa Van Handel, d/b/a Taco John's. (Tax Key No. 453-0001-005) subject to the following conditions:

(Item 1-7 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 Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) revised landscaping plan with additional plantings approved by Planning, b) landscaping species plan approved by Forestry; c) revised exterior lighting plan, d) refuse enclosure details approved by Planning. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.
2. ~~Submittal of a certified survey map to separate 6767 W Greenfield Ave into 2 parcels.~~
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.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Contact Greg Bartelme (414) 302-8367.
6. Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.
7. Common Council approval of the Conditional Use and applicant's acknowledgement of the Conditional Use resolution.