



STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, OCTOBER 25, 2017
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 2A. Special Use Permit for The Peanut Butter & Jelly Deli, a proposed restaurant, to be located at 6125 W. Greenfield Ave.
- 2B. Site, Landscaping and Architectural Plans for Peanut Butter & Jelly Deli, a proposed restaurant, to be located at 6125 W. Greenfield Ave., submitted by Mike Hottinger, d/b/a The Peanut Butter & Jelly Deli. (Tax Key No. 454-0062-000)

Items 2A and 2B may be considered together.

Overview and Zoning

Mike Hottinger, d/b/a The Peanut Butter & Jelly Deli, has applied to open a restaurant within the existing mixed-use building at 6125 W. Greenfield Ave. The restaurant space, which is approximately 1,300 sq. ft. will specialize in classic and gourmet peanut butter and jelly sandwiches, as well as other specialty foods and treats that feature peanut butter and jelly combinations.



The property is zoned C-3 Community Commercial District, which permits restaurants as Special Uses.

The deli will offer dine-in, carry out, delivery and catering options, and may also be rented out for private events. The restaurant is proposed to be open from 7:00 am to 2:30 pm, but the business may also be utilized after hours for catering and events.

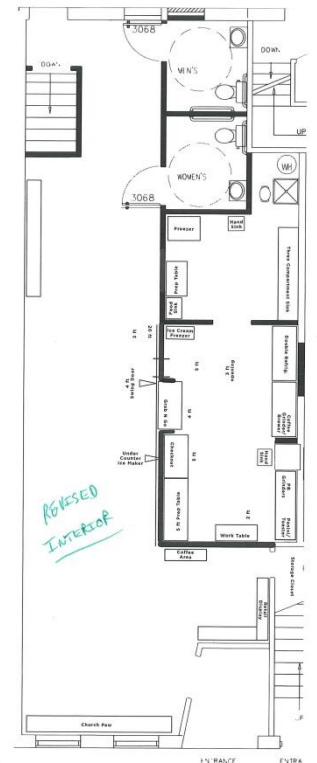
The applicant has been fixing up this building for over a year and has successfully opened the other three tenant spaces. With the opening of the Peanut Butter & Jelly Deli, the building will be fully occupied.

The estimated cost of improvements is \$75,000.

Site and Landscaping

No site or landscaping improvements are proposed with this application. Staff is acceptable to the proposed plans, with the exception that full refuse details, including the number and type of receptacles shall be shown on the plans.

Of note, the property was most recently reviewed by the Plan Commission in April 2017 for the neighboring tenant Kater 2 Kidz. As was then as is now, the site remains in compliant condition.



Architecture

Similarly, no architectural changes are proposed with this application.

Parking

In consideration of all of the uses on the site (3 commercial tenants and one residential apartment), the property should have 21 parking stalls on site, including 1 ADA-compliant stall. Nine of those stalls are technically required for the 1,300 sq. ft. restaurant use (1:150).

No off-street parking is provided for any of the building's tenants, nor is parking currently permitted in front of the building. However, on-street parking is allowed nearby, and two municipal parking lots are located within 250 feet of the building that can provide customer parking. The Common Council may waive parking requirements within the approval of the Special Use Permit Resolution.



Signage

No signage is proposed with this application; however, the Plan Commission did approve a creative sign for the business back in May 2017. That “astronaut mural” has since been installed. The applicant has also applied for architectural awnings with signage that has been approved by staff, but is awaiting finalization of the required grant of privilege prior to installation.

Recommendation: Recommend Common Council approval of the Special Use Permit for The Peanut Butter & Jelly Deli, a proposed restaurant, to be located at 6125 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Peanut Butter & Jelly Deli, a proposed restaurant, to be located at 6125 W. Greenfield Ave., submitted by Mike Hottinger, d/b/a The Peanut Butter & Jelly Deli. (Tax Key No. 454-0062-000), subject to the following conditions:

(Items 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) complete details of the quantity and type of refuse containers. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 with any questions.

2. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing has been scheduled for November 7, 2017.)

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

3. 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.