



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, December 1, 2021**  
**6:00 PM**  
**City Hall – Art Gallery**

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

4. **Site, Landscaping, and Architectural Plans for Cleveland Liquor, an existing liquor store located at 9131 W. Cleveland Ave. submitted by Hemant Khultan d/b/a Cleveland Liquor. (Tax Key 517-0184-000)**



**Overview and Zoning**

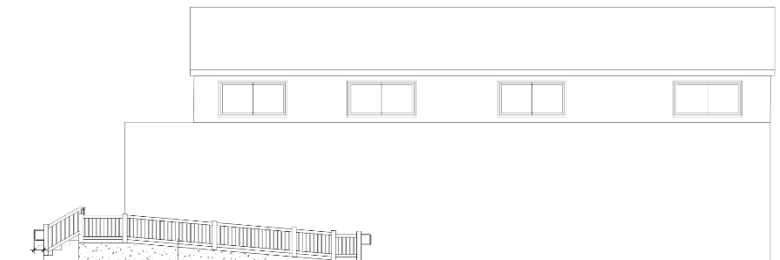
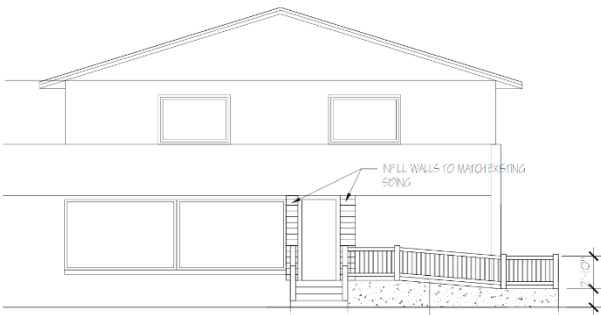
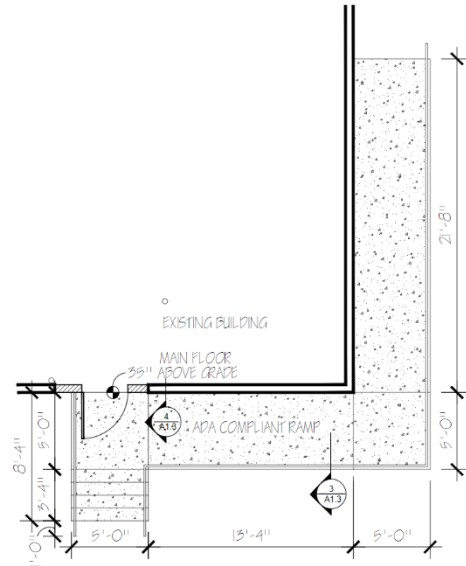
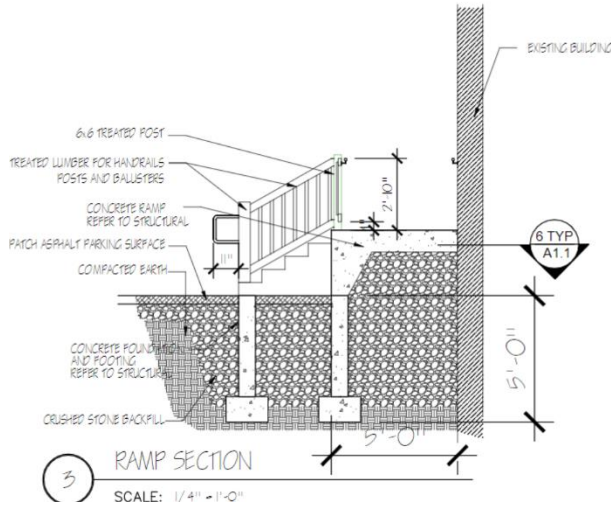
The applicant/property owner is proposing to construct an ADA ramp at 9131 W. Cleveland Ave. The property is zoned C-2 Neighborhood Commercial District, which permits alcohol beverage sales. This business has a Class A liquor sales license issued in 2021.

**City Right of Way (ROW)**

As pictured above, The City of West Allis owns most of the parking lot to the north and west of this property. The proposed ADA ramp would be within City ROW. A Privilege of Encroachment will need to be granted by the City's Law Department to allow any construction north of the building. Engineering considers this a major encroachment versus minor because the ramp will be attached to the building. Thinking long-term, the City's Engineering and Attorney's office are in favor of vacating the public land and granting it to the property owner. If this occurs, Planning staff will recommend that landscaping be included as a condition of the street vacation process for the additional lands acquired as part of the right-of-way vacation.

**Site Plan**

The business owner is proposing to build an ADA ramp to increase accessibility of their store. The steps north of the building will be replaced. The planters on the eastern facade will need to be removed to make way for the proposed ramp. The ramp will be made of concrete while the handrails and posts will be made of treated lumber. The entire ramp is 5 feet wide and is compliant with ADA standards. The ramp will begin at grade on the west elevation and wrap its way to the north entrance.



**Recommendation:** Approve the Site, Landscaping, and Architectural Plans for Cleveland Liquor, an existing liquor store located at 9131 W. Cleveland Ave. submitted by Hemant Khultan d/b/a Cleveland Liquor. (Tax Key 517-0184-000), 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 the Planning & Zoning program to show the following: (a) a four-sided refuse enclosure within property boundaries. Contact Tony Giron, Planner at 414-302-8469.

2. A Major Privilege of Encroachment being submitted for proposed ADA ramp. Contact Tony Giron, City Planner at 414-302-8469.

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

3. Right-of-way vacation being applied for or sponsored to discontinue a portion of right-of-way.

4. 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.