



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 27, 2019
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 7. Site, Landscaping and Architectural Plans for Arby's, an existing fast food restaurant located at 10743 W. National Ave., submitted by Brian Cooley, d/b/a SEH, Inc. (Short Elliott Henrickson Inc.) (Tax Key No. 519-9995-004)

Overview & Zoning

The Arby's Restaurant located at 10743 W. National Avenue is proposing interior and exterior building modifications to be up-to-date with Arby's current branding image. The property is zoned C-4 Regional Commercial District and the restaurant is operating under an existing Special Use Permit.



Interior work will focus on updating décor in the primary seating area to be consistent with Arby's current branding efforts. Toilet rooms will be updated if deemed necessary by the Building Inspections and Neighborhood Services Department.

Architectural Plans



All four facades of the building will be updated with a more modern look. For the northern (front) half of the building, the existing metal coping, lighting, and red canopies will be removed. Thin brick (white & sable) and LP Smartsiding (brown) will be added on top of the existing masonry. Updated lighting fixtures and new metal canopies (red) will also be added.

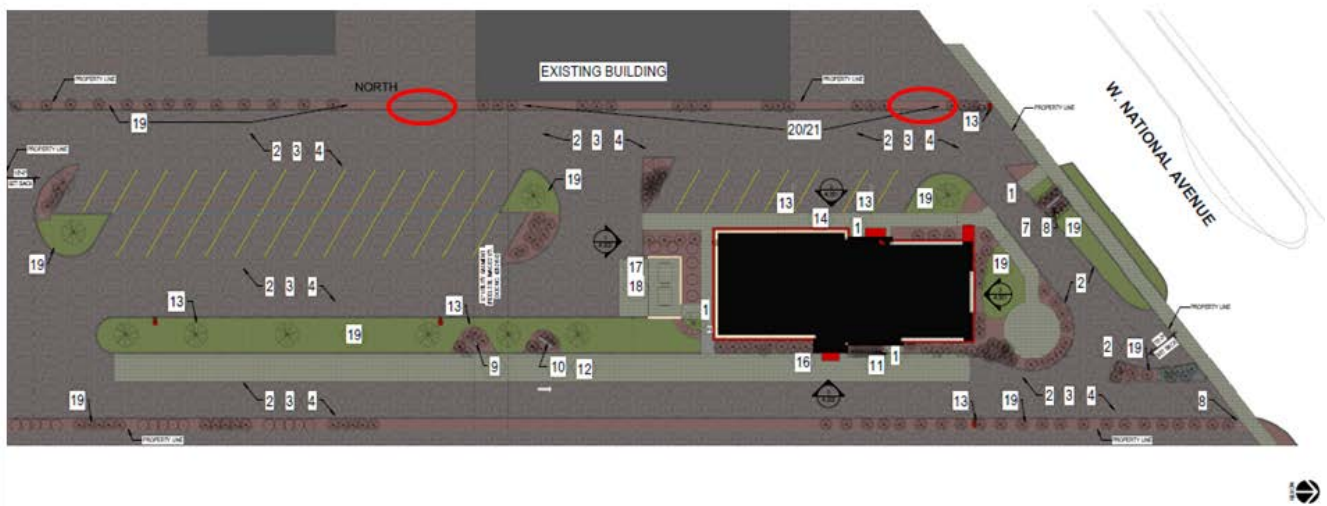


For the southern (rear) half of the building, existing charcoal masonry columns and lighting will be removed and replaced with beige masonry. Updated lighting fixtures and new metal canopies (red) will also be added.



Site & Landscaping Plans

Proposed site and landscape improvements include filling, sealing and restriping the parking lot, replacing the accessible ramp, re-painting the existing refuse enclosure and repairing the gate as needed, adding new Karl Forester grass along the west lot line, and conducting other minor touch-ups as needed. Staff has requested two additional sets of Karl Forester grass plantings be included along the west property line.



Parking

The building's gross floor area is 3,309 sq. ft. The minimum off-street parking requirements are one (1) space for every 150 square feet of gross floor space, or 23 parking stalls. The parking lot will have 36 parking stalls, including the required minimum of 2 accessible parking stalls.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Arby's, an existing fast food restaurant located at 10743 W. National Ave., submitted by Brian Cooley, d/b/a SEH, Inc. (Short Elliott Henrickson Inc.) (Tax Key No. 519-9995-004), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) two additional sets of Karl Forester grass plantings along the west property line.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.

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

4. Signage plan being provided to the Department of Development for review and approval.
5. 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.