



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 26, 2020
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 3. Special Use Permit for a proposed event space within an existing building located at 1139 S. 70th St. submitted by Scott Yauck, West Quarter West, LLC c/o Cobalt Partners, LLC. (Tax Key No. 440-0257-002)**

Overview & Zoning

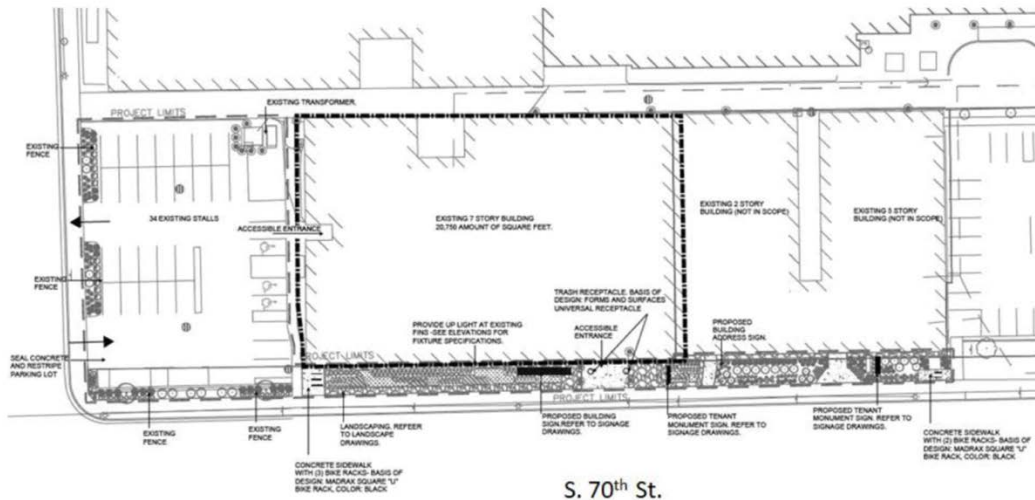
Cobalt Partners, LLC is proposing to renovate the property at 1139 S. 70th St. and to use the space as a premiere event venue. This project is one element of the overall Allis Yards development. The venue will cater to a wide variety of events, including weddings, corporate outings, and other special events. The space will seat approximately 300 people, and will include a loft area and new second story balcony.

The property is currently zoned as C-3 Community Commercial District. "Places of assembly," which includes banquet facilities, are considered a Special Use in the C-3 District and require a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for March 03, 2020.



Site and Landscaping Plans

Staff is currently working with the applicant on a revised streetscape plan that will address the vision and design of pedestrian areas for the larger Allis Yards development project, including lighting, decorative pavers, planters, benches, trash and recycling receptacles, bike racks, etc. on either side of 70th Street. The area in front of the proposed event space will be included as part of that design process. In the meantime, this area is currently regulated under a previously approved (February 2019) site and



landscape plan.

Parking

This site is part of a broader shared parking plan with the 1205 and 1235 S. 70th St. buildings. The combined gross floor area for the buildings located at 1205, 1139 and 1135 S. 70 St. is 155,593 sq. ft. The off-street parking requirement for the office uses is one (1) space for every 300 square feet of gross floor space, or 489 parking spaces. The parking requirement for the event space is one (1) space for every 100 square feet of gross floor space, or 104 parking spaces. Combined, the total off-street parking requirement is 593 parking stalls. The parking lot adjacent to the 1205 S. 70 St. building includes 34 parking stalls, three (3) of which are accessible (in line with required standards). There are three additional parking lots associated with these properties, located at: W. Washington & 71st (39 stalls); on the 900th block of S. 70 St. (116 parking stalls); and on the 1000th block of S. 70 St. (204 parking stalls). The four parking lots combined provide a grand total of 393 parking stalls. While the minimum parking requirements are not being met, this is consistent with previously approved plans and, due to differing times of the day and week during which these uses will reach their peak volume of vehicles, staff does not see an issue with the proposed parking arrangement. Additionally, the applicant will be applying for loading zone permits to accommodate pick-up and drop-off activities in front of the facility.

Architectural Plans

Interior renovations will take place to transform the building into a premier event space equipped with a banquet area, a caterer's area, renovated restrooms, a bride's room and a groom's room, a grand staircase, and an open loft gathering space.

Major exterior alterations include the relocation of the main entrance, new windows, and the addition of a new second story balcony, which is expected to have a maximum occupancy of 49 persons.



Recommendation:

Approval of the Special Use Permit for a proposed event space within an existing building located at 1139 S. 70 St. submitted by Scott Yauck, West Quarter West, LLC c/o Cobalt Partners, LLC. (Tax Key No. 440-0257-002), subject to the following conditions:

(Items 1 through 2 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 and Landscaping Plans being submitted to the Department of Development to show the following: (a) colored rendering of building exterior, detailing the materials and style/design of the new balcony for staff approval. Contact Katie Bennett, Lead Planner at 414-302-8463.
2. Common Council approval of the Special Use (scheduled for March 03, 2020) and applicant's acknowledgement of the Special Use Resolution.

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

3. Signage plan being provided for staff review and approval.