



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2024
City Hall, Room 128
6:00 PM

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

3. Site and landscaping plan revision for a proposed tavern use, at 7534 W Beloit Rd. (Tax Key No. 488-0512-005)

Overview & Zoning

The property is zoned C-2 Neighborhood Commercial District. The Common Council approved the liquor license for this pub earlier this year. The property owners, Glenn and Melissa Schrubbe own the property and the property to the east (where they also reside). The pub is a mixed-use building with the tavern downstairs and a residential apartment above. The property owners have submitted plans to enhance the site including an outdoor patio on the west side of the property, a new refuse location (moved from east side to west side of the property), and adding new greenspace and off-street parking area for both tenant and bartender parking on site. The site plan amendments require design review before Plan Commission.

Site and Landscaping Plan

See proposed site plan amendment exhibit.

Design Review Guidelines:

A screened refuse area is needed. Since the refuse location is being moved from the east side of the building to the west side. This change prompts site review. Cross-traffic between W. Beloit Rd. and an alley to the north of the property has been eliminated in alignment with neighborhood concerns.

Recommendation: Approval of the Site and landscaping plan revision for a proposed tavern use, at 7534 W Beloit Rd. (Tax Key No. 488-0512-005), subject to the following:

1. A revised site and landscaping plan being submitted to the Planning and Zoning Office to show the following: (a) proposed grade of the relocated refuse area. Since the location proposed is shown near the front yard it should be built into the grade to reduce visibility and improve functional characteristics (grade for servicing the dumpster units). Provide confirmation from commercial waste hauler on functionality of proposed location; (b) landscaping plan with quantity, type/species of landscaping being referenced on plan; (c) retaining wall details (material selection, height, cross section detail) being provided on plan; (d) east yard fence detail being provided.
2. Driveway permit being applied for with the Engineering Department.
3. Extension of licensed premise will be required if patio is intended for alcohol consumption.

Aerial 7534 W Beloit Rd



(1 of 2) ▶ □ ✕

Taxkey Parcel: 488-0512-005

Property Record Card	More info
MD Property Class	Commercial
MD Property Type	Tavern/Grill & Apts - 2 sty
Neighborhood Name	Wood Dale
Property Acreage	0.13
Property Address	7534 W BELOIT RD
Property Square Feet	5,503.66
Zoning	C-3, ,

[Zoom to](#) ⋮

Site Plan Concept from Submittal 7534 W Beloit Rd

- Outdoor patio on west side
- Enclosed refuse area proposed in west yard
- New 6-ft wood privacy fencing around patio
- New concrete approach and driveway
- New landscaping area and retaining walls in front yard
- New landscaping and parking on east side of bar/yard.
- Cross-access to alley eliminated



PLAN-24-70 Submittal

