



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 14, 2023
5:00 PM

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

2A. Conditional Use Permit for West Allis Food Truck Park, a proposed Restaurant use, at 8443 W. Cleveland Ave. (Tax Key No. 517-0346-000)

2B. Site, Landscaping, and Architectural Design Review for West Allis Food Truck Park, a proposed Restaurant use, at 8443 W. Cleveland Ave. (Tax Key No. 517-0346-000)

Overview and Zoning

The owners of Michael's Family Restaurant are proposing a food truck park on a vacant parking lot just west of the existing Michael's restaurant on the parcels at 8443 & 84** W. Cleveland Ave.

The planned concept would offer space for 6 food trucks along with a 3-season bar and coffee vendor stall. Outdoor seating and yard games are also provided on site. The targeted completion date for the project is April 1st with a tentative opening in Mid-April.

Hours: state within their application but subject to conditional use and licensing consideration are as follows:

Bar:

- Sunday-Thursday: 10am – 9pm
- Friday-Saturday: 10am – 11pm

Food Trucks:

- Sunday-Thursday: 11am – 8pm
- Friday-Saturday: 11am – 10pm

The property is zoned C-2 commercial district. Restaurants are Conditional Uses in the C-2 district.

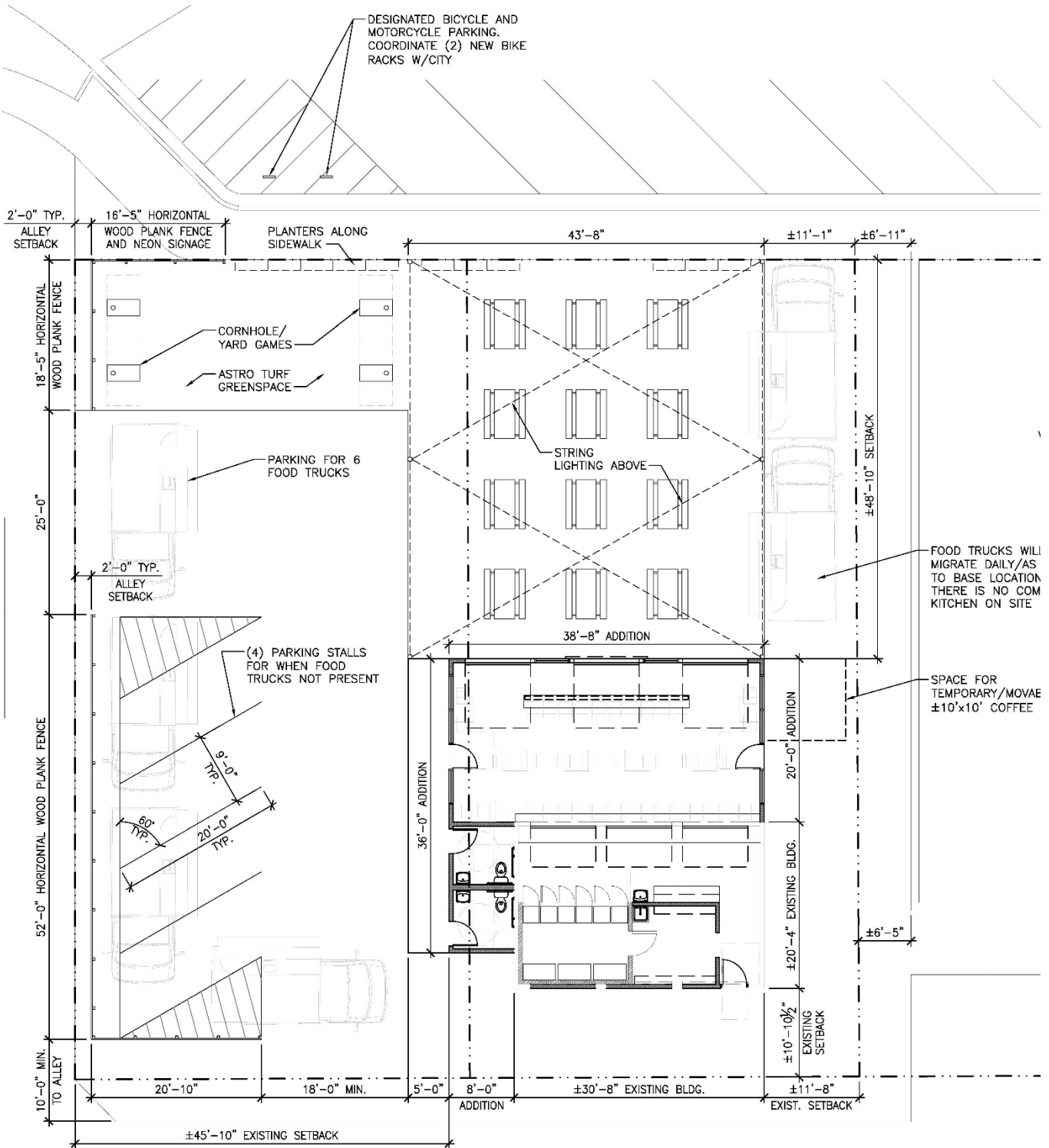




Site and Landscaping Plan:

The existing site is the space of a parking lot with a 3-car garage utilized for storage. The proposal shows the existing garage expanding with a 3-season room that will be utilized as a tavern with bar service and table seating. In between the existing parking lot and the tavern will be an outdoor seating area along with yard games situated upon astroturf. Two food trucks are placed in between the outdoor seating area and the existing building to the east of the lot. A temporary coffee stand is also shown in between the existing building and tavern. Access to the public alley for these two food trucks is hindered by the location of the proposed coffee stand. Another option for these two food trucks to maneuver in and out of their respective spaces is via temporary ramps into the front parking area. The property owner will be held responsible for potential damage to the sidewalk and parking area. To avoid these issues, staff recommends locating the coffee stand on a different area of the site. Four other food trucks are also shown on the site lining the alley on the west and south sides of the property. These four food trucks will access the site via the public alley. Electrical hook-ups are shown on the plan and will be required, providing power to food trucks.

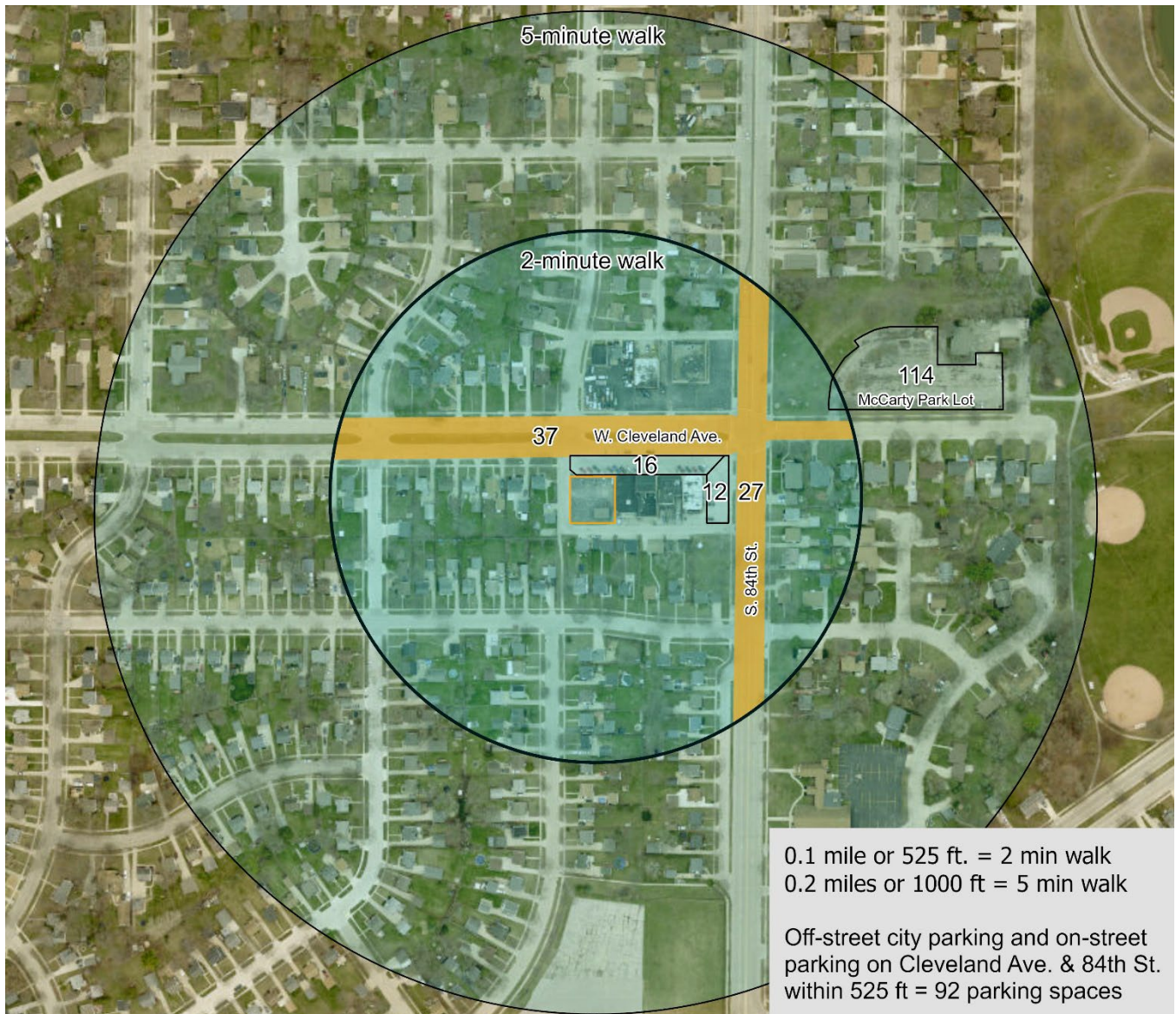
The existing use of the property offers minimal opportunities for natural landscaping. However, planters are shown along the sidewalk. Additionally, decorative elements such as patio style string lights across the outdoor seating area. A wood plank fence is shown buffering the food truck park from the public alley.



EXISTING ALLEY

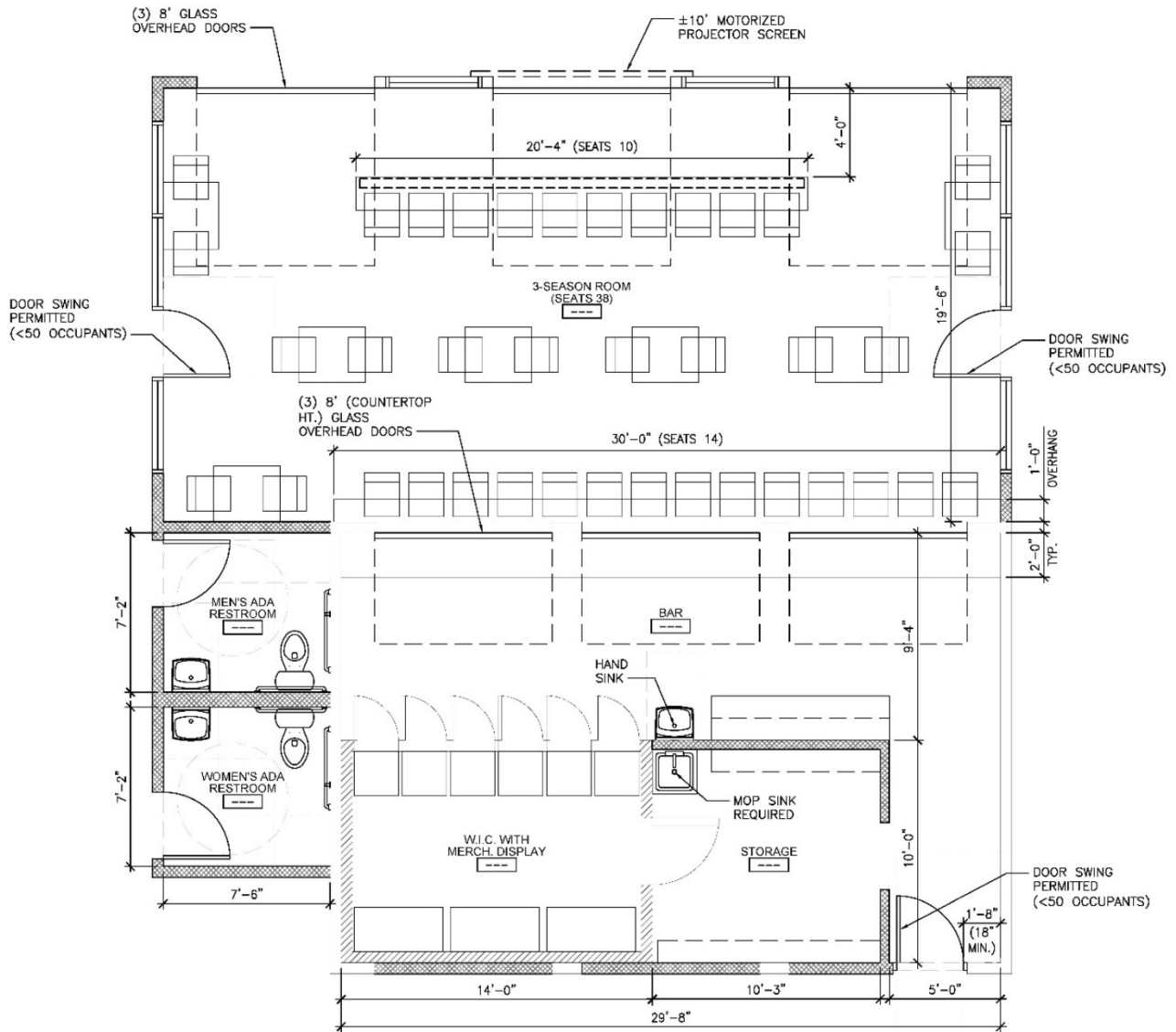
Parking

Two bicycle racks are shown in the existing parking lot to the north. Vehicle parking is not included with the project. However, the shared parking lot directly north of the parcels, street parking along W. Cleveland Ave. & S. 84th St., and the City owned parking lot on the southwest corner of 84th St. and Cleveland Ave. may be utilized. These parking areas equate to 92 parking stalls within a two-minute walk (0.1 miles) from the food truck park. Additional parking may be utilized within the McCarty Park parking lot, which has a capacity for 114 vehicles. The existing parking lot directly north is currently City right-of-way and could someday be considered for discontinuance/vacation.



Floor Plan

The existing garage is to be utilized primarily as storage area for the restaurant and tavern operations. A walk-in cooler is shown along with a general storage area and back of bar area. The expansion of the garage shows a 3-season room with table and bar seating. The expanded bar area is accessible by multiple doors. Additionally, two ADA restrooms are shown on the expanded portion of the proposed building.



FLOOR PLAN

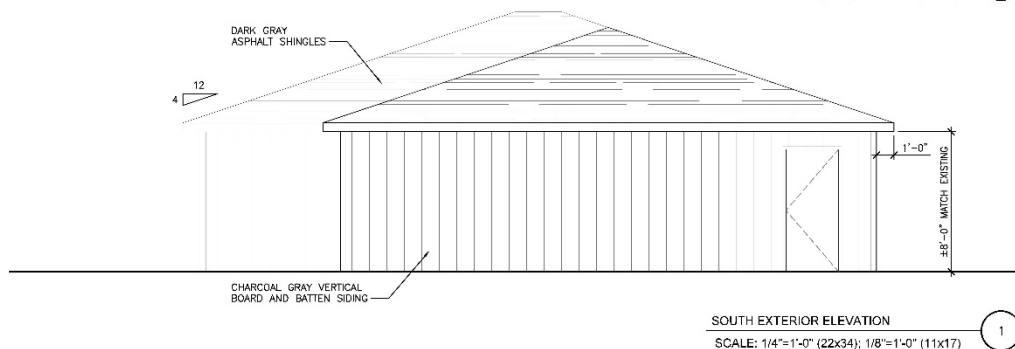
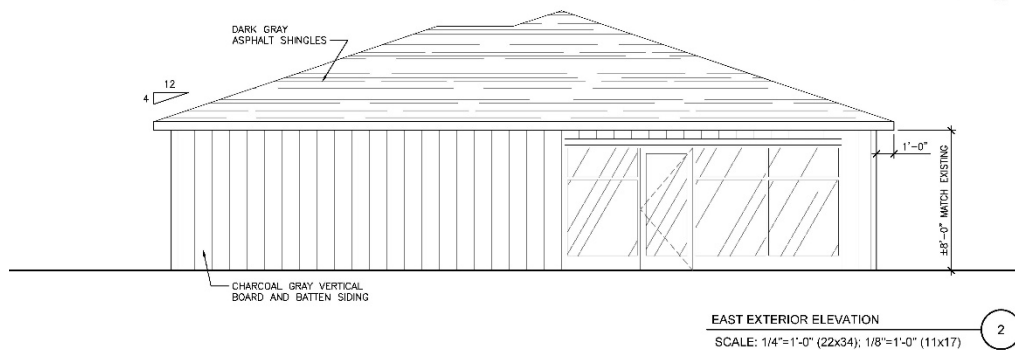
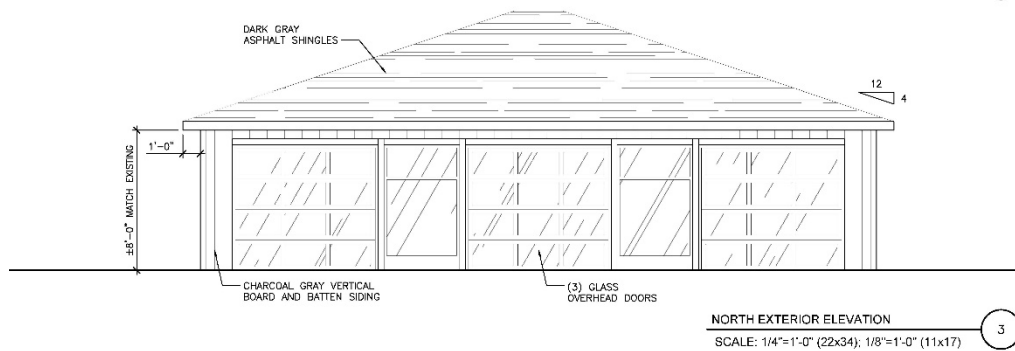
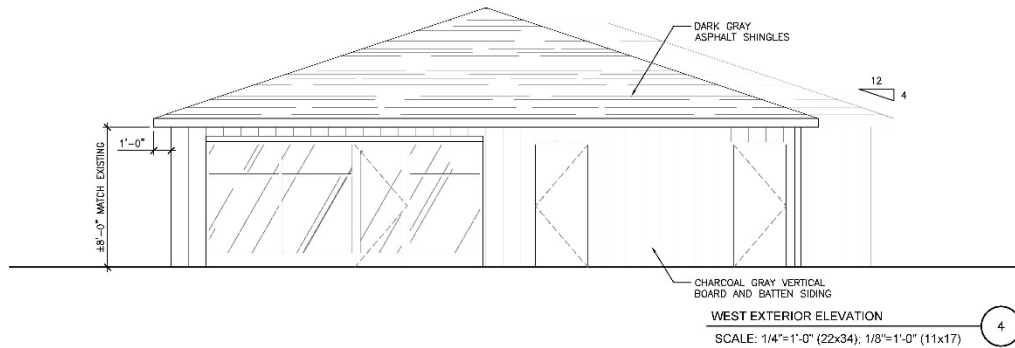
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

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Architectural Plan

The proposed building expansion consists of a one-story building matching the height of the existing building. The north façade shows three glass overhead doors used for entrance to the bar area with large windows between them. The north façade is cornered with charcoal gray vertical board and batten siding that continues around the building. The west façade shows a continuation of the large windows along with a glass entry door. Two additional doors are shown for access to the bathrooms. The south façade facing the public alley shows siding along with one door. The east façade shows a glass entry door along with three large glass windows near the northern corner. Dark gray asphalt shingles cover the roof of the building, complementing the siding of the building.





Design Guidelines

The project is an adaptive reuse.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for West Allis Food Truck Park, a proposed Restaurant use, at 8443 W. Cleveland Ave. (Tax Key No. 517-0346-000) subject to the following conditions:

(Item 1-2 are 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. Common Council approval of the Conditional Use Permit.
2. Details on refuse location, frequency of pick-up by commercial hauler.
3. Electrical service being provided on site to support operations.
4. Submittal of a certified survey map to combine the parcels at 8443 W. Cleveland Ave. and 84** W. Cleveland Ave.