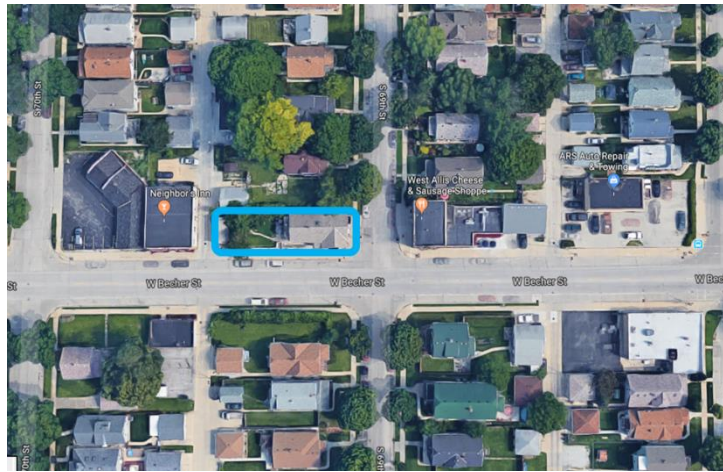




STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 23, 2018
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 3A. Special Use Permit for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St.**
- 3B. Site, Landscaping and Architectural Plans for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St., submitted by Mark Lutz (Tax Key No. 476-0085-000).**

Items 3A and 3B may be considered together.



Overview & Zoning

The property at 2079 S. 69th Street (69th Street and Becher Street) is the former location of The Corner Spot convenience store, across the street from the West Allis Cheese and Sausage Shoppe. The existing building use is mixed use, which includes one vacant

commercial space and two occupied residential rental-units. The residential units include one occupied 1-bedroom apartment and one occupied 2-bedroom apartment. The property was purchased by Lutz Land Management, LLC in September of 2018. In October 2018, Lutz Land Management, LLC received Plan Commission approval to use the commercial space as a butcher shop, while maintaining the residential units.



NEIGHBORHOOD BUTCHER SHOP
SOUTH ELEVATION



Since that time, the applicant has determined that the butcher shop business will require additional space. At this time, Lutz Land Management, LLC is proposing to construct a building addition and remove the existing residential units.

The property is currently zoned C-2 Neighborhood Commercial District. "Food production, limited," which includes delicatessens and meat markets, is considered a Special Use in the C-2 district and requires a Special Use Permit. A public hearing regarding the original Special Use Permit application was conducted on November 5, 2018. A second public hearing for the updated plans will be held on February 5, 2019.

As previously described, the butcher shop will offer fresh and cut to order meats (prime and dry aged), as well as artisan meats and charcuterie, and freshly made sausages. The space will feature a fresh meat display, multiple coolers with meat products for sale, and retail space for a variety of spices and breads. The shop intends to host informational evening classes for customers, to provide custom ordered meat products, and to occasionally host Brat Fry days (food to be catered by West Allis Cheese and Sausage Shoppe).

The hours of operation are expected to be:

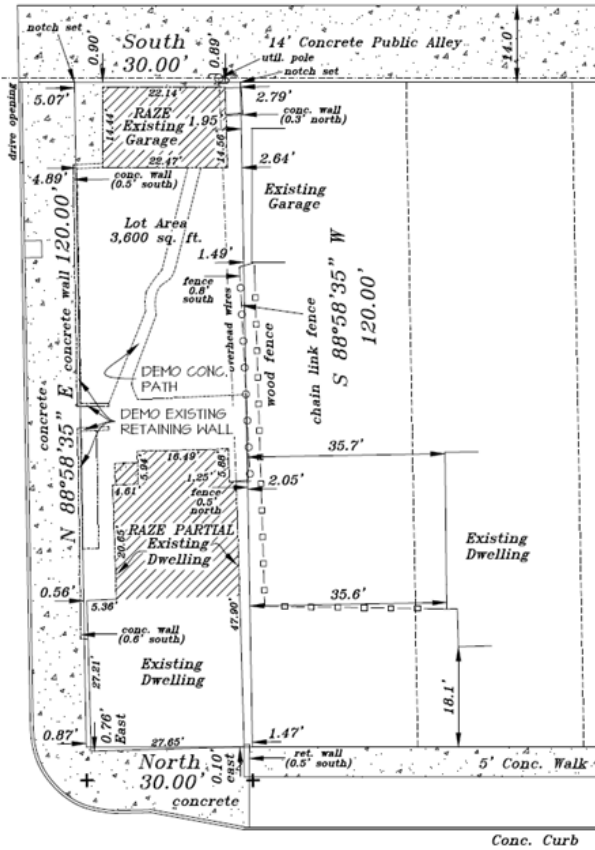
- Tuesday – Friday: 10am – 6pm
- Saturday: 9am – 4pm
- Sunday: 9am – 2pm

Site & Landscaping Plans

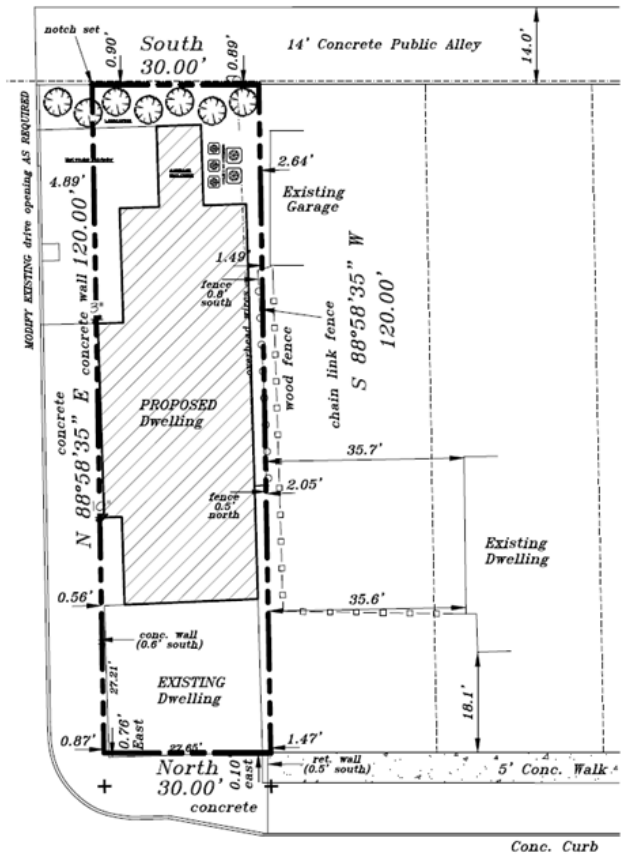
The updated site plan identifies demolition of the following: a portion of the existing building; the concrete path in the yard area; the existing retaining wall; and the existing garage. In place of these elements, a new building addition of 1,918 square feet is proposed. Additionally, along the western edge of the property, new plantings and a four-sided refuse enclosure are proposed.

Staff is requesting that the landscaping, driveway location, all gates and entryways, along with other plan elements, be clearly identified on the plan. Additionally, staff is requesting the applicant submit a drainage plan.

Existing/Demo Site Plan



Proposed Site Plan



Parking

The total floor area for the proposed building is 2,471 square feet (553 square feet of existing floor area and 1,918 square feet of proposed additional floor area). The off-street parking requirements are 1.0 space/300 square feet of gross floor space, or 8.2 parking spaces. As part of the Special Use, customers will continue to use street parking, as historically been the case for this neighborhood commercial property.

Architectural Plans

Plans for the building exterior, for both the existing building and the building addition, include:

- Removal of asphalt siding from existing building;
- Dimensional asphalt shingles on roof;
- Shake siding within roof gable areas, 6" horizontal (LP) cement board siding, trim board, fascia, gutters and thin-set stone veneer with a cut stone sill on the façade;
- Aluminum storefront windows for the south and east sides of the building;
- Metal awning with wood brackets;
- A block wall for fire prevention along the north side; and
- A projecting sign.



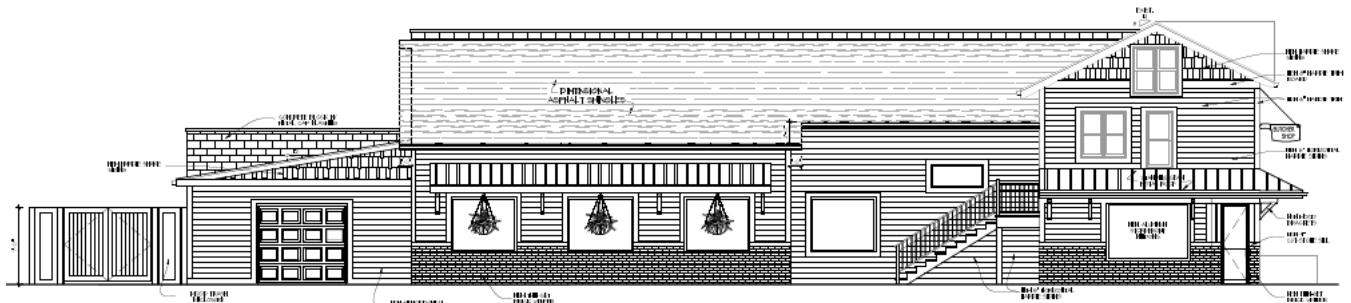
PROPOSED EAST ELEVATION

1/4" = 1'-0"



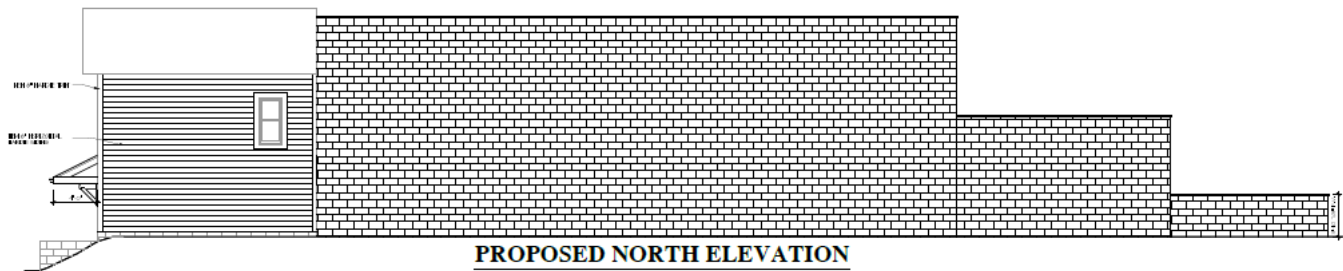
PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

The applicant has been awarded a Commercial Façade Grant by Common Council to assist with this project. Additionally, the applicant has received a Grant of Privilege from the City to allow for the awning, projecting sign, and tables and chairs within the public right-of-way.

Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St. and approval of the Site, Landscaping and Architectural Plans for a proposed butcher shop, which includes converting the existing mixed use building to commercial and expanding the existing building, to be located at 2079 S. 69 St., submitted by Mark Lutz (Tax Key No. 476-0085-000), subject to the following conditions:

(Items 1 through 4 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) additional landscaping and identification of landscaping species on plan; (b) City Forester approval of the landscaping species and number; (c) driveway location, curb details, and any intended parking areas; (d) all gates, outdoor stairwells and entryways; (e) staff approval of a more aesthetically pleasing / improved garage door; (f) decorative lighting on both sides of garage door; (g) screening of HVAC units as needed; (h) identify separation of proposed landscaping from sidewalk, alley and private drive; (i) clear labels for all plan elements; and (j) an approved drainage plan. Contact Katie Bennett, City Planner at 414-302-8463.
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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.
4. Common Council approval of the special use (scheduled for February 5, 2019) 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)

5. Signage plan being provided for staff review and approval.
6. 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.