



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 24, 2020
6:00 PM
Virtual Meeting

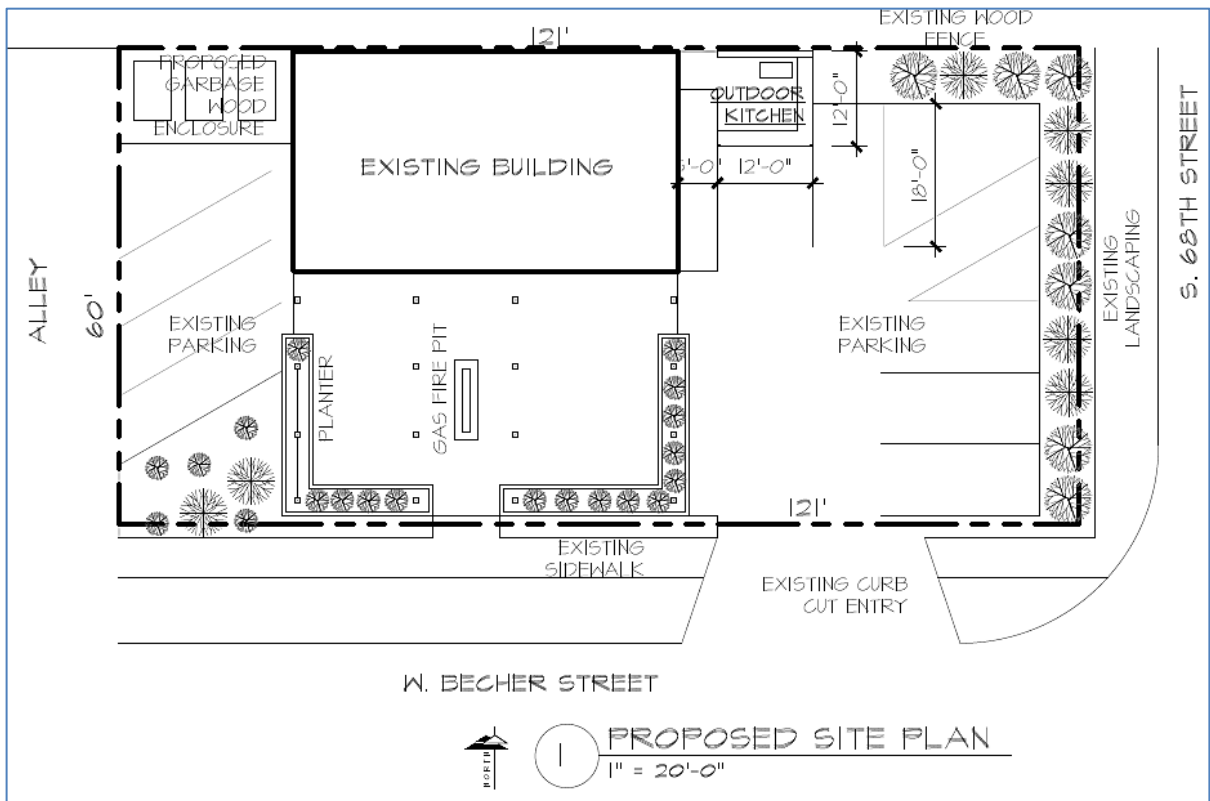
4. **Site, Landscaping and Architectural Plans Amendment for Station No. 6, an existing tavern, for a proposed outdoor grill, located at 6800 W. Becher St., submitted by Mark Lutz, property owner (Tax Key No. 476-0105-000).**

Overview and Zoning

Station No. 6 is an existing 1,300-sf tavern and beer garden approved by special use permit in June 2019 under R-2019-0372. The establishment offers outdoor seating under a pergola, an outdoor natural gas fireplace, an indoor pub area and small parking lot. The property is zoned C-2, Neighborhood Commercial District.



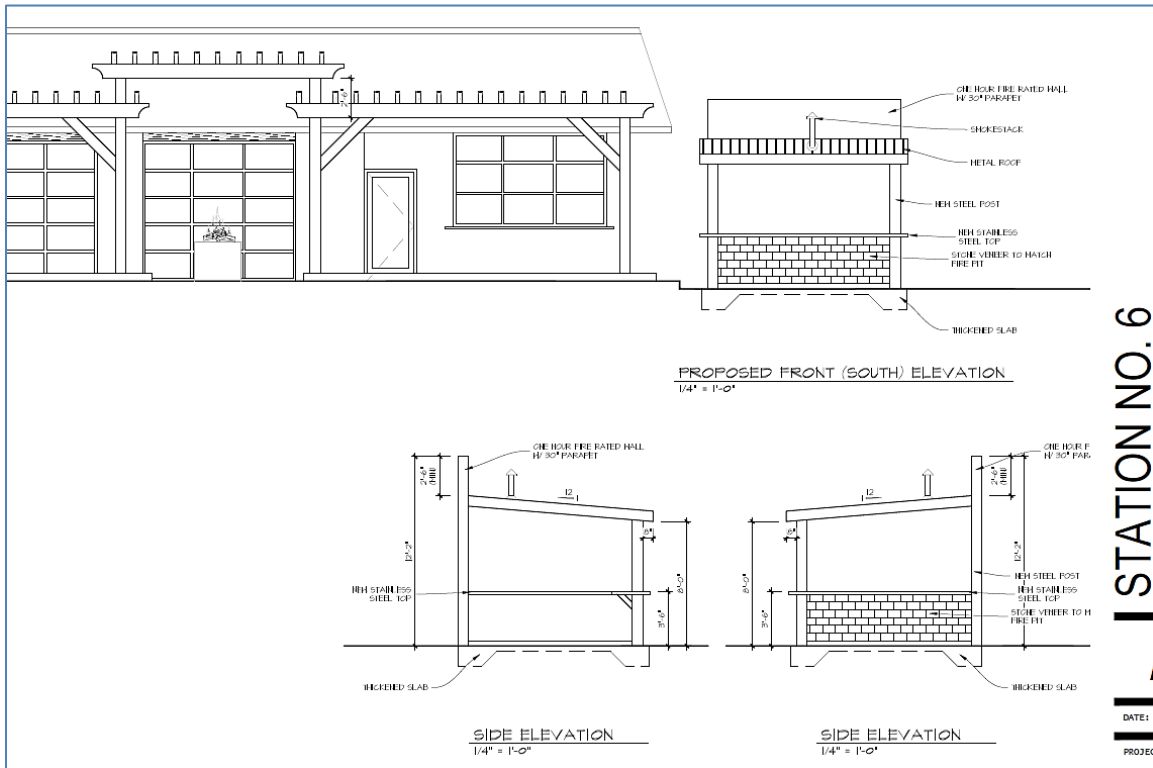
The proposal before Plan Commission is to add an outdoor grilling area (12-ft x 12-ft) and including a service counter on the north end of the parking lot and in proximity



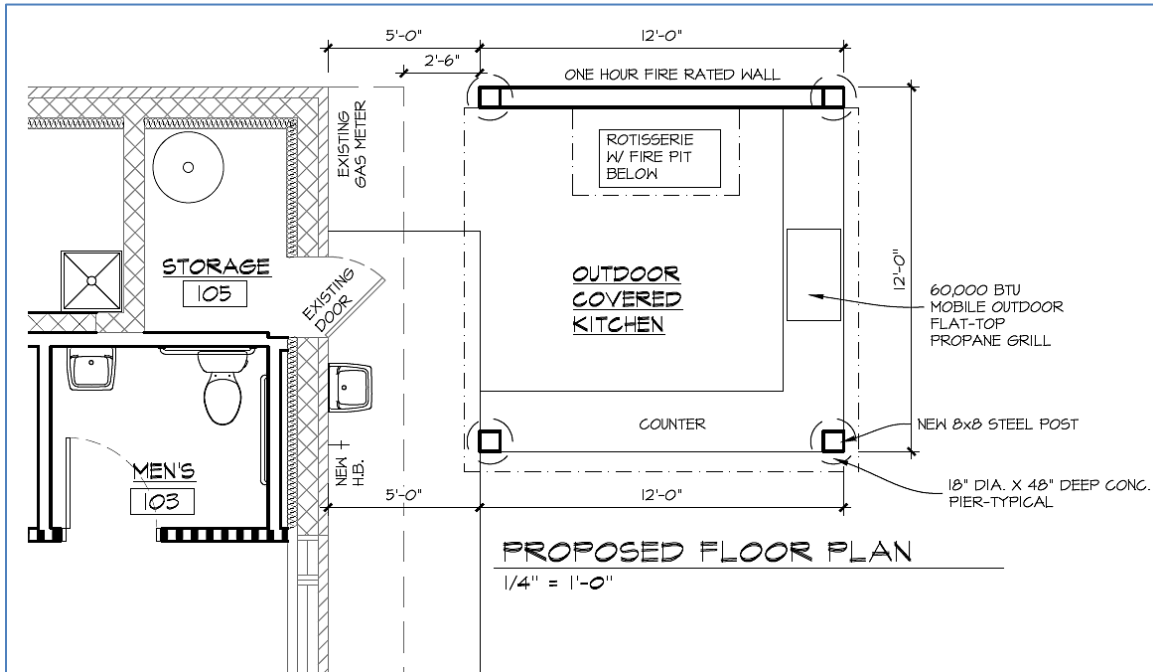
to the existing building.

The area would feature an overhead roof structure for weather protection. Steel welded commercial grade propane grill including a rotisserie will be installed. A 12-ft tall fire rated wall will be installed on the north side of the grill all other materials will be structural steel tubing for the frame, a standing seam metal roof to match the butcher shop awnings, and two service counters (one facing south and one facing east) that would be faced with brick to match the existing patio fireplace and stainless steel counter tops.

Grilled meals sourced from Becher Meats such as brats, hamburgers, chicken would be served for customers and neighbors. The grill would be used primarily on weekends between noon and 8:00pm.



The existing property offers nine parking stalls. One of the parking stalls will be modified as a result of the new grill structure. When the grill is not in use, a smaller vehicle could use the space south of the grill area (example compact car or motor cycle). City bicycle racks will be installed along W. Becher St. as this area is experiencing more ride up customer traffic.



Recommendation: Approval of the Site, Landscaping and Architectural Plans Amendment for Station No. 6, an existing tavern, for a proposed outdoor grill, located at 6800 W. Becher St., submitted by Mark Lutz, property owner (Tax Key No. 476-0105-000) subject to the following conditions:

(Items 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) details of the proposed fire rated wall; (b) an ADA parking stall being provided on site. Contact Steven Schaer, Manager of City Planning at (414) 302-8466 with further questions.

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

2. 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.