

STAFF REPORT WEST ALLIS PLAN COMMISSION Wednesday, May 28, 2025 City Hall, Room 128 6:00 PM

6. Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing

restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000)

Overview & Zoning

The owner of Double B's BBQ is proposing to repave the area behind the existing restaurant building. Plan Commissioners may recall that a portion of public Right of Way was vacated in 2023, with a subsequent Certified Survey Map delineating the property boundaries.

The property is zoned C-1. There are no other proposed changes to the architecture of the building or operations of the existing restaurant use.

Site Plan

A basic site plan was provided by the applicant, however, additional details will be needed before submitting building (paving) permits. Staff is requesting that an updated site plan is submitted that shows property

lines, parking stall layout, utility upgrades, fixture placements including smokers & wood, and site improvements including a four-sided refuse area and screening. Staff will continue to work with the applicant on submitting the building permit according to these recommendations. Plan Commission has discretion to provide any other recommendations.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000) subject to the following conditions:



W. Greenfield Ave.

- 1. Submittal of building permit for the paving project
- 2. An updated Site Plan being submitted to Planning & Zoning to show: (a) property lines relative to the scope of the paving project; (b) parking stall layout and location of any food trucks; (c) utility upgrades; (d) placement of fixtures including smokers and wood; (e) site improvements including but not limited to a 4-sided refuse enclosure, screening, and landscaping.

ISRAEL RAMON REGISTER OF DEEDS MILWAUKEE COUNTY, WI AMOUNT: 30.00 CSM NUMBER: 9539

CERTIFIED SURVEY MAP NO. 9539

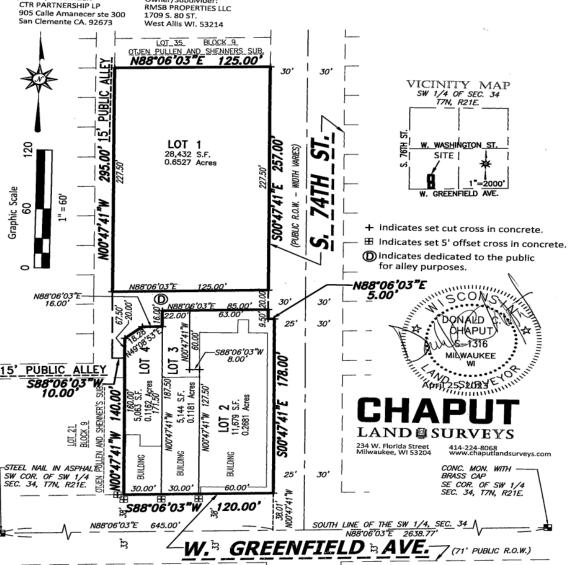
A division of Lots 22 through 34 inclusive in Block 9 of Otjen, Pullen and Shenner's Subdivision, part of a vacated alley and part of vacated South 74th Street, all in the Southwest 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Owner/Subdivider: City of West Allis 7525 W. Greenfield Ave. West Allis WI. 53214

Owner/Subdivider: CTR PARTNERSHIP LP

Owner/Subdivider: TIMBER HOLDINGS LLC 8930 S. Parkside Dr. Oak Creek WI. 53154

Owner/Subdivider: RMSB PROPERTIES LLC 1709 S. 80 ST.



Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 bears N88"06'03"E.

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 4248-grb SHEET 1 OF 7 SHEETS