



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 27, 2022
6:00 PM
City Hall – Common Council Chambers

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

4. **Site, Landscaping and Architectural Plans for 6500 Bar & Grill, a proposed tavern, to be located at 6500 W. Greenfield Ave., submitted by James Hoerig, d/b/a 6500 Bar & Grill. (Tax Key No. 439-0148-000)**



This was formerly Scotty's Perfect Timing tavern, and the property has been vacant for over 5 years.

Mr. Montrell Morris has purchased the building and submitted a plan to renovate the building internally, for a bar and grill and second floor office space.

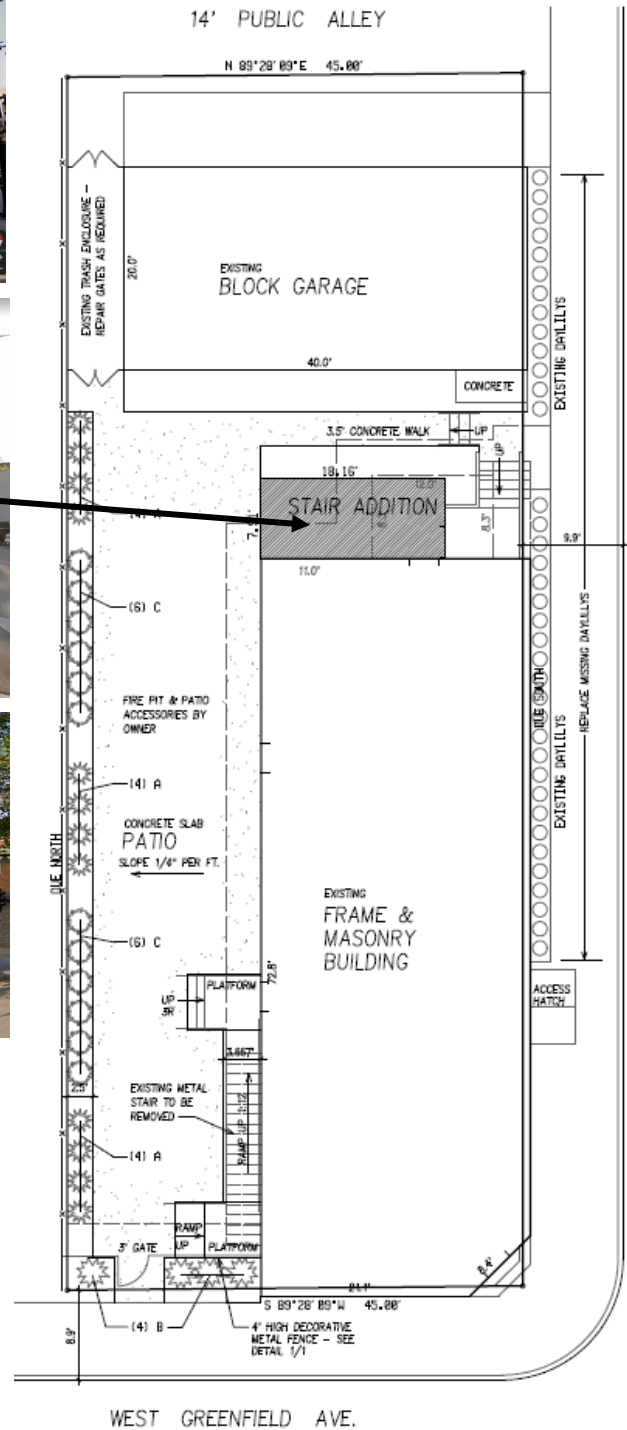
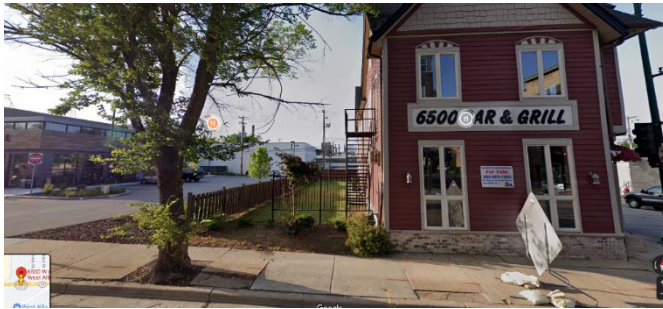
The use of the building for a tavern and office space is a permitted use in the C-3, Community Commercial zoning district.

The 1st floor will be a bar facility that serves food. The floor plans show 58 seats at tables and another 12 seats at a bar. The application indicates a posted seating capacity of 99 persons. The facility will have 5 employees. The hours of operation will be: - Monday - Saturday: 11 am to 2am - Sunday: 11 am to 9pm

The 2nd floor will be an office lease space with an anticipated capacity of 12 persons.



Exterior building alterations are proposed on the north side of the building with a small, enclosed staircase addition. The exterior of the addition will match the existing building in materials and color. On the west side of the building, an area is shown for an outdoor patio.



Recommended that the applicant submit a menu and share more information on the business operations including a construction/implementation schedule as these will be questions the Common Council license and Health Committee will ask in their consideration of a [liquor license](#).

- A liquor license and outdoor extension of premise should be applied for the proposed use and any proposed accessory outdoor extension of premise (patio/dining area).

All licensing would come before the Common Council/License and Health Committee for consideration for both the tavern inside and any planned outdoor extension of licensed premise.

Before opening for business, permits would need final inspections and a [business occupancy permit](#) would be issued.

Architectural and Site Plans

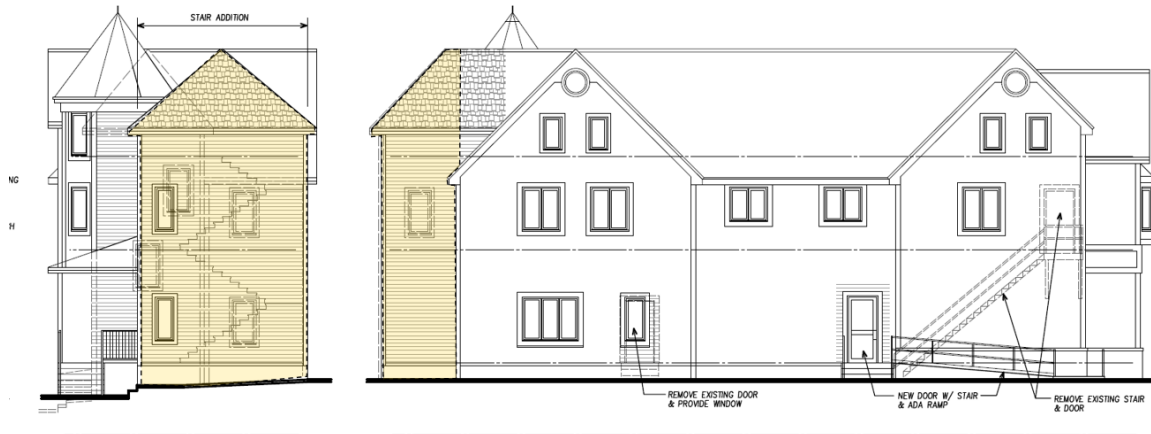
An existing enclosed staircase will be removed from the north side of the building and a new and larger enclosed staircase will be built in place on the north side of the building (highlighted below). New lap siding, to match existing, will be used for the new enclosed staircase on the north side of the building.



south elevation

east elevation

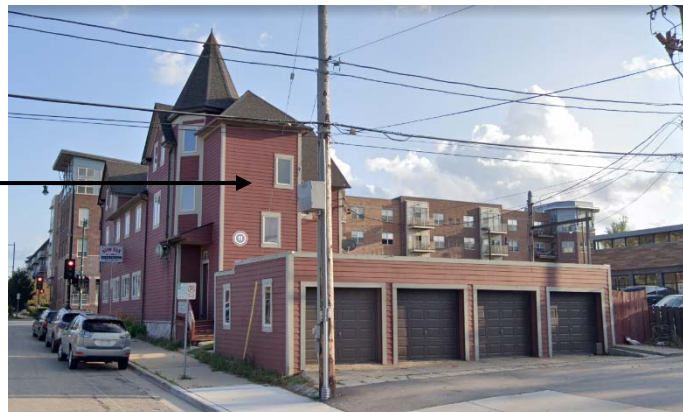
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north elevation

west elevation

View from S. 65 St. looking south toward the back of the 6500 W. Greenfield Ave building. The existing enclosed staircase will be removed.



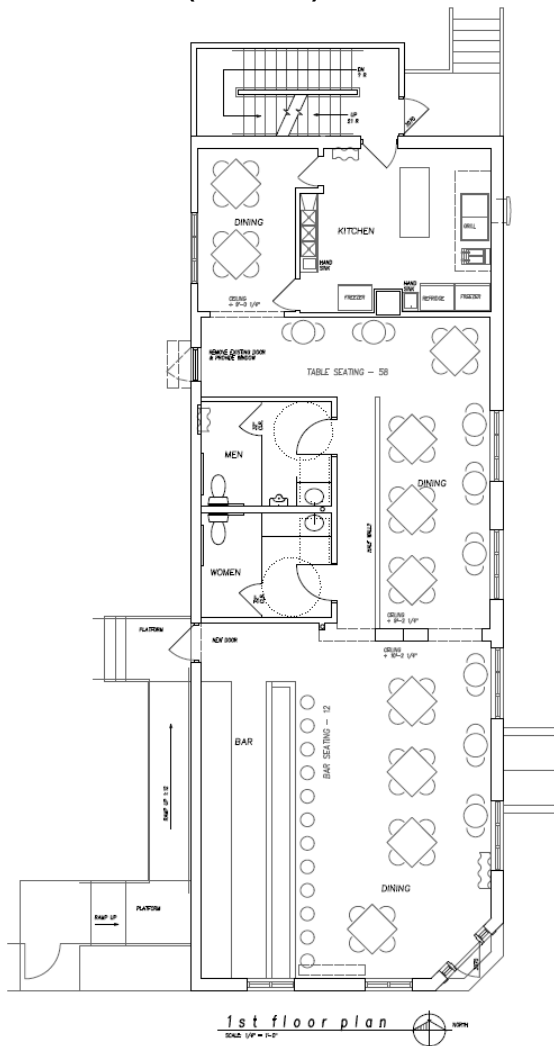
On the west side of the building, an existing metal staircase on the exterior of the building will be removed along with an existing door way at grade. A new door way with stair and ADA ramp will be added for access between the indoor area and the patio.

Site/ Landscaping - Proposed site and landscaping improvements include adding new landscaping along the west side of the property consisting of Karl Forester perennial grasses and hydrangea in accordance with the City Forester's recommendation. The proposed outdoor patio area will be enclosed within a fenced area consisting of a wood fence on the west (Cousin's restaurant fence), and a new metal decorative fence being installed along W. Greenfield Ave. The rear of the yard area is enclosed by an existing refuse enclosure and 3-car garage.

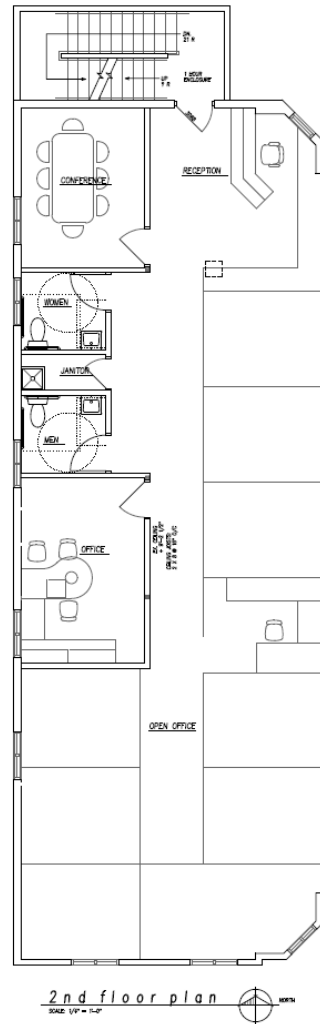
The overall outdoor yard area is about 17-ft wide x 90-ft long. The patio area would be serviced by a new door being added on the west elevation. The plans show the west yard area being paved with concrete, Staff is requesting more information if the overall area would be used for outdoor dining.

- Staff is recommending a revised plan to show more detail and the extent of outdoor patio area on the west side of the building.

Floor Plan Bar (first floor)



Floor Plan Office (second floor)



Recommendation: Approval of the Site, Landscaping and Architectural Plans for 6500 Bar & Grill, a proposed tavern, to be located at 6500 W. Greenfield Ave., submitted by James Hoerig, d/b/a 6500 Bar & Grill. (Tax Key No. 439-0148-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the grant of licensing and issuance of permits associated with the proposed work as reviewed by Plan Commission. Contractors applying for permits should be advised accordingly).

1. Apply for a [liquor license](#). Include an operational description of the business include a food menu and description of the construction/implementation schedule for opening the business.
2. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) show the extent and details of the outdoor patio area on the west side of the building; (b) the plans show a decorative entrance canopy over the SE entry door. Details of this alteration are needed if it's proposed, (d) any maintenance repairs to the garage and refuse area to be noted on plans. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466 with further questions.
3. A signage and lighting plan being submitted to and approved by the Planning office.
4. 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.