



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 26, 2022
6:00 PM
City Hall – Room 128

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

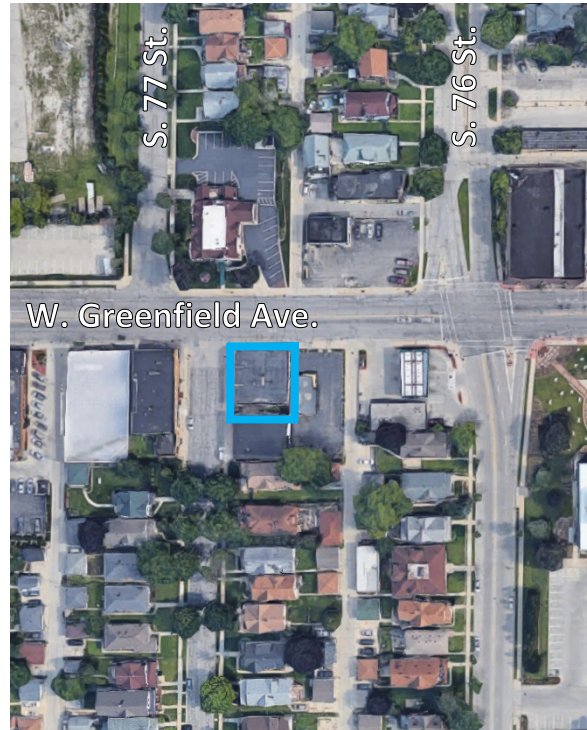
- 2A. **Special Use Permit for a restaurant use to be located at 7629 W. Greenfield Ave.**
- 2B. **Site, Landscaping, and Architectural Plans for Ethiopian Coffee Shop, a proposed cafe to be located at 7629 W. Greenfield Ave., submitted by Amina Bell. (Tax Key 452-0026-000)**

Overview and Zoning

The property is owned by Audi Investments (Mr. Omer Audi), who will lease to a business that is proposing to remodel the former [Schroeder Books](#) (978 sq. ft.) [space](#) at 7629 W. Greenfield Ave. for a coffee shop.

The applicants, Thomas and Amina Bell, are proposing to open a new coffee shop specializing in Ethiopian style coffee. Coffee from Ethiopia is known for its bright fruited and floral flavors. These coffees typically have a light to medium body and complex flavor notes.

The applicant is proposing to conduct several improvements to the interior of the building with an estimated cost of \$20,000. The front of the shop will feature seating for customers and the rear will be remodeled for a prep kitchen (non-bake food items). Menu items will various coffee drinks, teas as well as pastries, soup, salads, cold sandwiches, fruit and healthy snacks available for dine-in or carry-out. If approved, the remodel work would commence in March or April of this year.





The business is a commercial use and is considered a restaurant/café that requires a special use in the C-2, Neighborhood Commercial District.

Hours of operation will be:

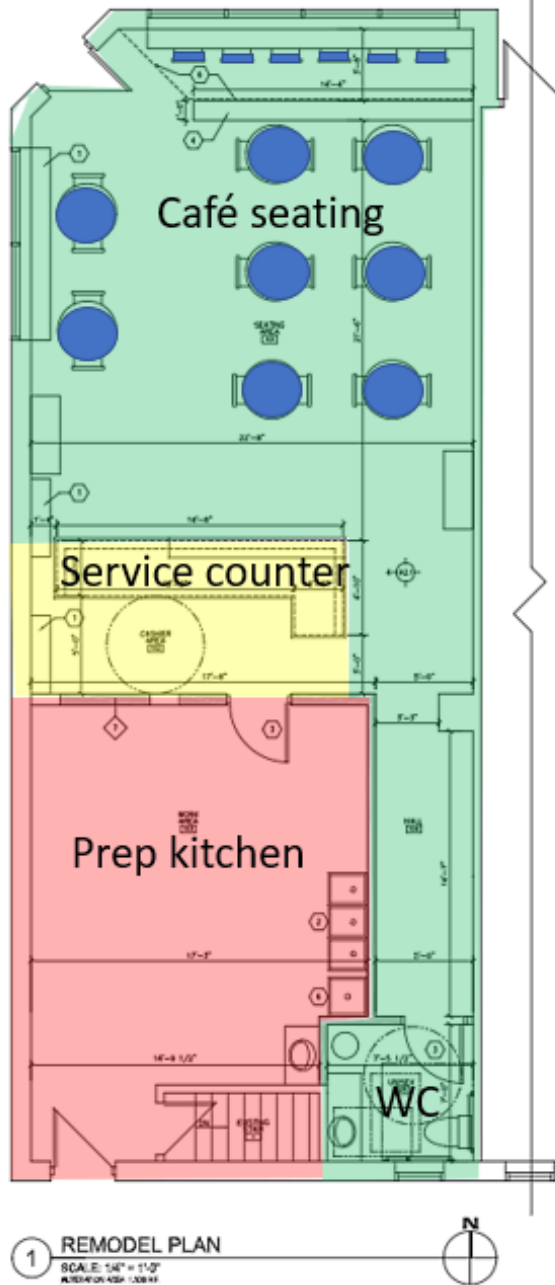
Monday – Saturday 6:00 am – 4:00 pm

Sunday 6:00 am – 2:00 pm

The building occupies most of the property, but there is a small and narrow 10-ft wide yard area behind the building used for access and some separation from the adjacent property (warehouse) to the south. The applicants haven't indicated if any outdoor seating would be provided. If so, it could likely be placed within City right-of-way (example along north or west side the building), or behind the building if space and accessibility permit.

W. Greenfield Ave.

S. 77 St.



Floor Plan

The building interior will undergo alterations to suit the layout to the coffee shop's needs. The front portion of the shop area will be designated for customer seating; an existing window display platform (along the storefront windows) will be removed to allow additional counter seating along the front windows.

A retail service counter will be placed in the middle of the space. The back end will be used as a prep area for coffee and non-bake food items.

The alteration will provide public access via hallway to a remodeled, ADA compliant bathroom.

Site and Landscaping Plan

The property is nearly entirely built-out; no significant site and landscaping changes are proposed. Of note, staff will be reviewing the feasibility of relocating the dumpster(s) placement between the buildings. The dumpster is currently situated with City right-of-way along S. 77 St. There is a slight grade difference behind the building and the rear yards area is slightly lower than the adjacent city sidewalk. It appears that a platform was built years ago on private property for purpose of supporting a refuse container.

A surety requirement is not recommended by staff.



Architecture and signage

There are no proposed exterior alterations. Signage improvements will require a sign permit and may be approved administratively if the proposed signage meets the sign ordinance. General sign ordinance guidelines: [Sign-Handout-1-2-tenants \(westalliswi.gov\)](http://westalliswi.gov).

Recommendation: Common Council approval of the Special Use Permit for a restaurant use to be located at 7629 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Ethiopian Coffee Shop, a proposed cafe to be located at 7629 W. Greenfield Ave., submitted by Amina Bell. (Tax Key 452-0026-000), subject to the following:.

1. A revised site plan being submitted to the Planning and Zoning office: (a) specify general overall scope of improvements to the rear yard of the property, specifically refuse location, removal of remnant chain-link fence and clean-up/removal of weeds, graffiti and dead tree; (b) maintain access way to rear ingress/egress tenant doors.
2. Common Council approval of the special use. A public hearing before the Common Council is expect to be scheduled for February 17 at 6pm.