



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, January 23, 2019  
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

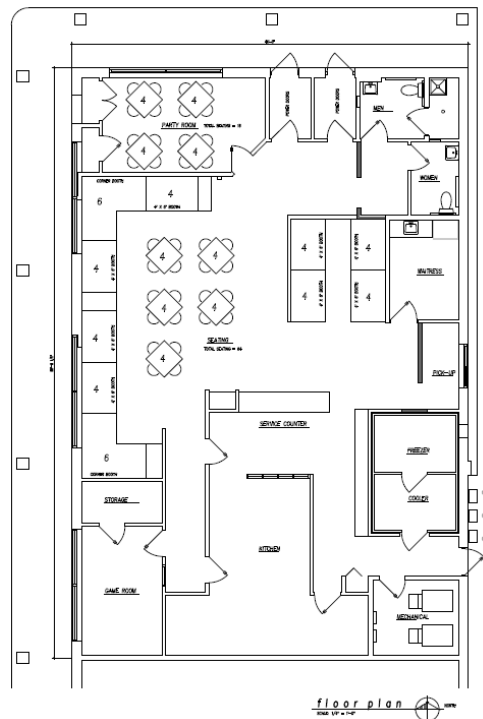
- 5A. Special Use Permit to establish a restaurant with drive-thru within the existing multi-tenant commercial building located at 1606 S. 84 St., submitted by Pete Agnos d/b/a Agnos Enterprises on behalf of J & L Enterprises of WI (Tax Key No. 452-0431-001 and 452-9999-010).
- 5B. Site, Landscaping and Architectural Plans to establish a restaurant with drive-thru within the former credit union tenant space located at 1606 S. 84 St. (Tax Key No. 452-0431-001)



**Overview**

Applicant is proposing an Italian/pizzeria style restaurant in the 3,100 square foot space at 1606 S 84<sup>th</sup> Street with options for dine in, carry out, and a drive thru window on the East side of the building. The menu will focus on pizzas, Italian dishes, and a fish fry. They will also be serving beer and wine. The dining room has seating for 64 guests with an additional party room seating 16. Business hours will be Sunday – Thursday 10am to 10pm, Friday and Saturday 10am to 11pm. Parking and refuse containers will be shared with the rest of the building. They are also adding awnings and replacing signage on the building.

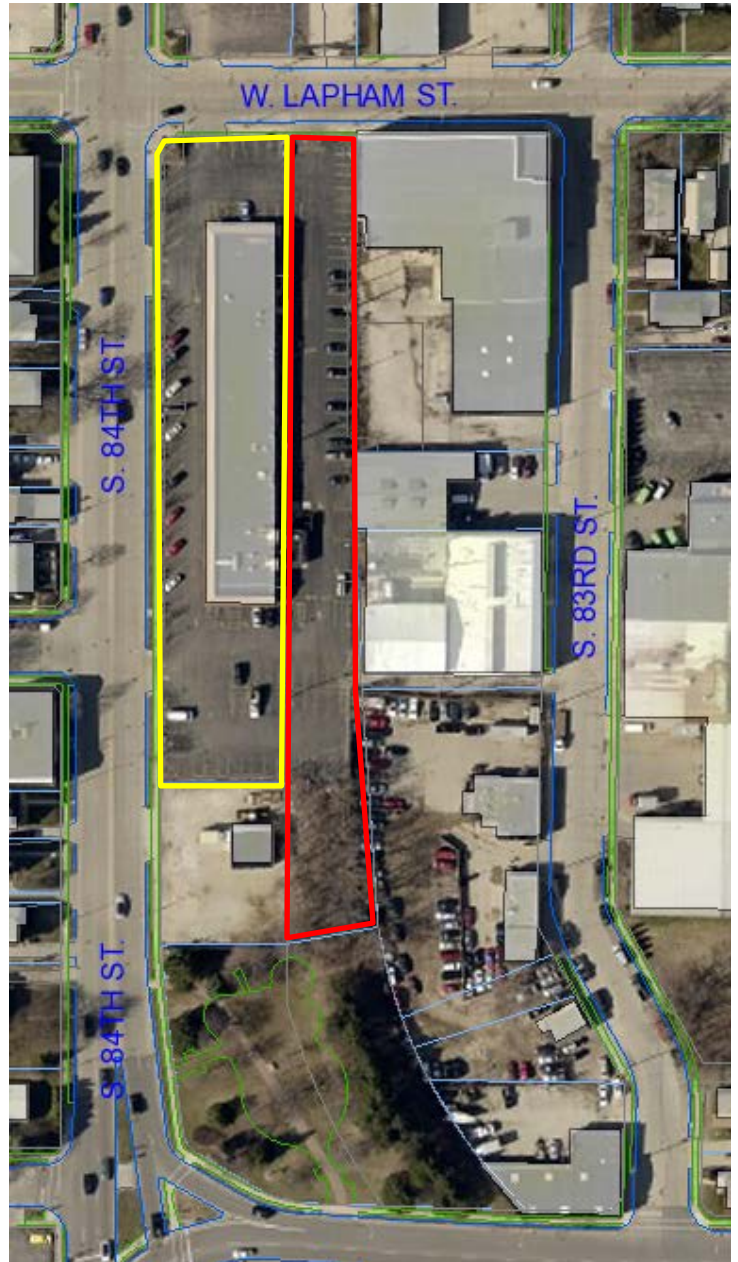
The property is currently zoned C-2 Neighborhood Commercial District.



**Scope/Proposal** - Applicant is looking to do mostly interior remodeling with a few exterior changes. They have installed awnings and added a new landscape area on the NE corner of the site.

Planning staff is recommending additional improvements to the site. Currently the site is exceeding off-street parking by approximately 42 stalls. Staff is recommending additional landscaping areas added to the site (some possible areas for inclusion of landscaping are referenced below). There has been little change to this property for the past 20 years. Adding some additional landscape curb appeal will green the site and reduce the surplus parking without significantly impacting required customer parking.

The site also has four driveways entering or exiting the site. The City Engineer has recommended closure of the entrance/exit on the NE corner of Lapham St. to improve safety by eliminating the conflict point and thereby increasing the distance from the intersection with 84<sup>th</sup> and Lapham St. to the next driveway opening further east on the site.



### Combination of lots via CSM

Planning Staff is recommending combining the two existing lots that comprise both the existing parking lot and the building. See the diagram above for reference – the parcel containing the building along 84<sup>th</sup> St. (yellow) and the parcel to the East containing the rear parking (red). These two parcels have the same owner (Agnos).

**Recommendation:** Approval of the Special Use and Site, Landscaping and Architectural Plans to establish a restaurant with drive-thru within the existing multi-tenant commercial building located at 1606 S. 84 St., submitted by Pete Agnos d/b/a Agnos Enterprises on behalf of J & L Enterprises of WI (Tax Key No. 452-0431-001 and 452-9999-010) subject to the following conditions:

(Items 1-4 are 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, and Architectural Plans being submitted to the Department of Development to show the following: (a) closure of the W. Lapham St. driveway nearest the intersection (on the NW corner of the site); (b) removal of existing non-conforming signage on the pizzeria façades. Details of the underlying fascia material being provided on plan; (c) additional landscaping being incorporated into the site/landscaping plan. Specific areas include street frontages, the NW corner of the site and along the east property line; (d) updated site plan showing accurate depiction of parking stalls, lot lines, drive-lanes, etc.; (e) a bicycle rack being installed on site and noted on the site plan; (f) a project timeline being provided.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Jill Gregoire, City Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Jill Gregoire at 414-302-8469.
4. Driveway permit being applied for with the City Engineering Department for closure of the driveway on W. Lapham St. nearest the intersection. Contact Greg Bartelme at (414) 302-8367.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. Submittal of a Certified Survey Map combining the two properties at 452-0431-001 and 452-9999-010 into one lot of record.
6. Signage plan for any new signage and awnings being submitted to the Department of Development for review and consideration.

7. 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.