



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 9A. Application for Special Use Permit for an outdoor extension of premise at the existing bar located at 7127 W. National Ave. – Steve**
- 9B. Site, Landscaping and Architectural Plan amendment for an outdoor extension of premise at the existing bar located at 7127 W. National Ave. submitted by Eric Millard of Red, White and Brews (Tax Key No. 453-0612-000).**

Items 9A and 9B may be considered together.

Overview & Zoning

2015 aerial, 7127 W. National Ave.

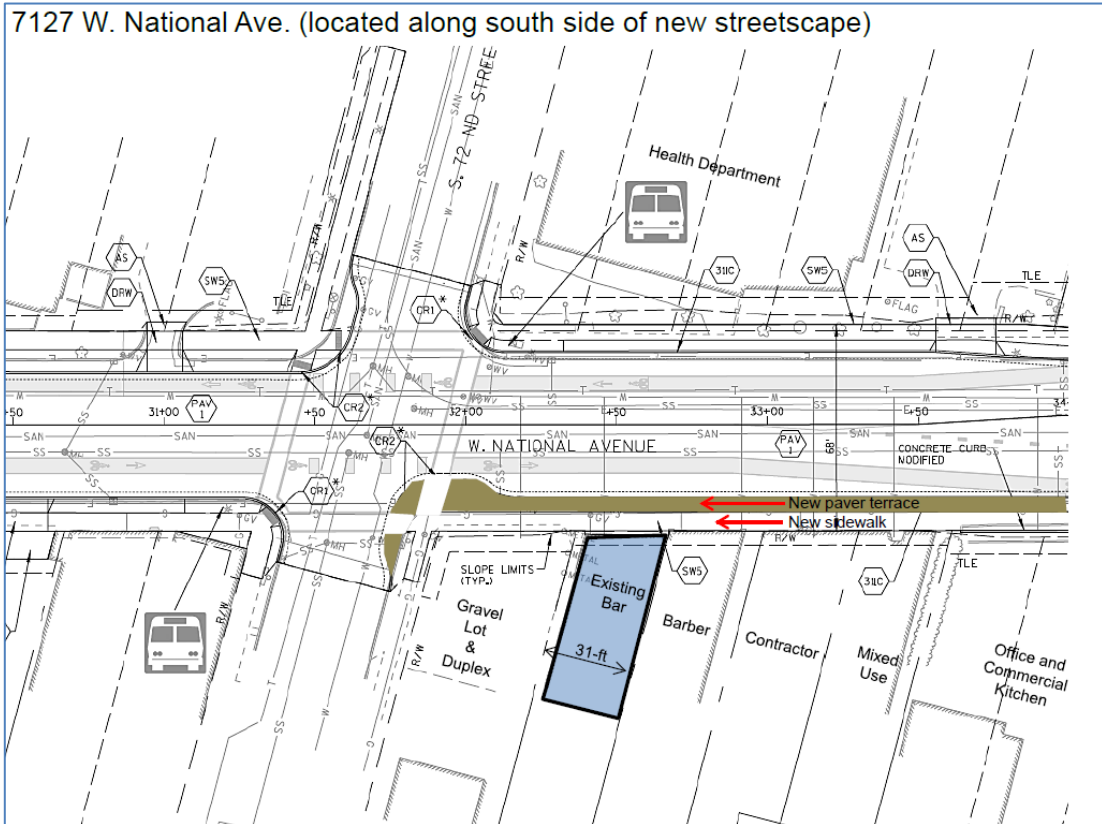


The existing bar use is under an existing special use permit from 2015 (initialed for the former bar Bottom's Up). Under the existing special use resolution R-2015-0173, tavern operations do not include any outdoor use of the side or rear yard areas.

With the streetscaping project along the W. National Ave. (phase one) S. 70-S. 76 St. near completion, Eric Millard, d/b/a Red, White and Brews, has submitted an application seeking Common Council approval of an outdoor extension of licensed premise for outdoor seating both along the sidewalk (in front of the building – facing W. National Ave.) and also is requesting to make use of the existing outdoor patio area (behind the building).

- The application indicates up to 4 tables in front of the building; and,
- 6 tables behind the building.
- Proposed outdoor hours of operation are 10am to 10pm. The existing bar hours of operation are 11am – State Mandated closing time (seven days per week).

The property is currently zoned C-2 Neighborhood Commercial District. Outdoor extensions of premise and/or dining are considered Special Uses in the C-2 district. A public hearing regarding the Special Use Permit application is scheduled for July 16, 2019.

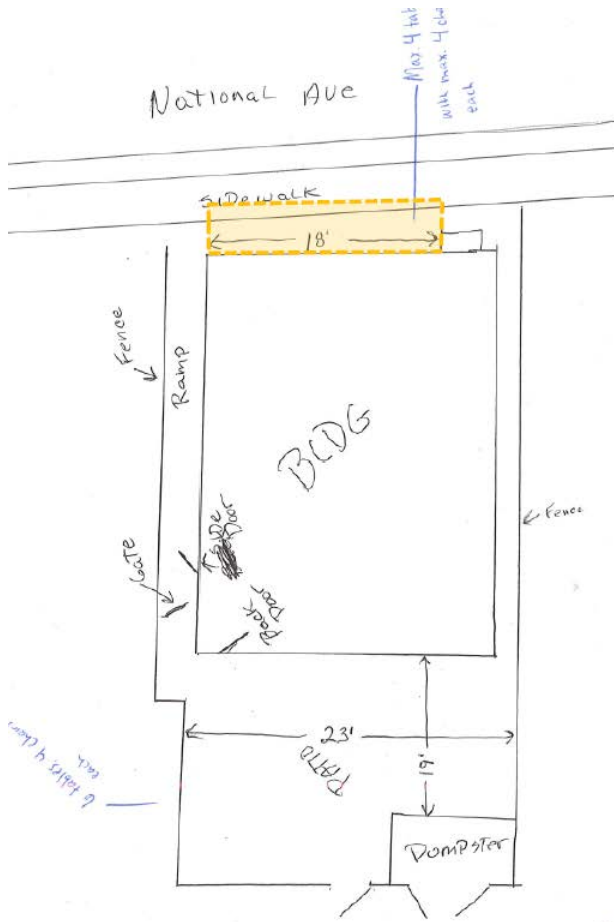


Site, Landscaping and Architectural Plans

The new streetscape of W. National Ave. features a paver terrace area (between sidewalk and street), new sidewalk, curb extensions at several intersections/corners, bike lanes, landscaping.

Staff comment

- With the addition of tables and chairs along W. National Ave. there will need to be a minimum of 3.0 ft. of sidewalk clearance for customers and pedestrians to utilize the remainder of the sidewalk.
- A minor encroachment will need to be obtained from the City for placement of the tables and chairs within the public right of way.
- Staff will need a more detailed plan, which shows the dimensions of the sidewalk area, the table dimensions, any and that a 3.0 ft. area of clearance on the sidewalk is maintained for customers and pedestrians.



Existing streetscape in front of bar along W. National Ave. (requesting an extension of premise for up to 4 tables)



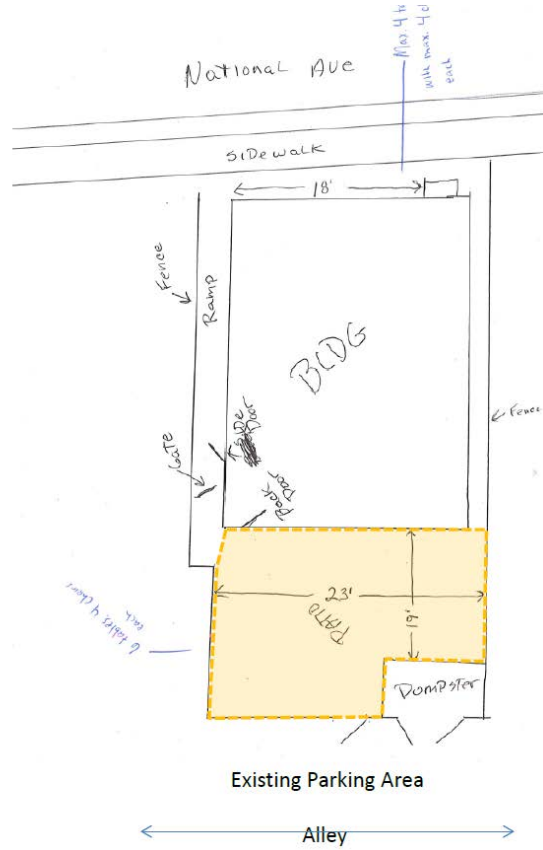
Existing Parking Area



Black



Existing patio behind bar
 (Requesting Ext of Premise w/ up to 6 tables)



Recommendation Recommend Common Council approval of the Special Use Permit for an outdoor extension of premise at the existing bar located at 7127 W. National Ave, and approval of the Site, Landscaping and Architectural Plan amendment for an outdoor

extension of premise at the existing bar located at 7127 W. National Ave. submitted by Eric Millard of Red, White and Brews (Tax Key No. 453-0612-000)., subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by 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) detailed plan to show the entire sidewalk width from the restaurant to the curb, furniture locations and dimension and any other objects in the right of way, a minimum of 3.0 ft. of clearance must be maintained on the sidewalk for pedestrians; (b) accurate number of indoor/outdoor seating be reflected on the plans; (c) landscaping planters being installed behind the building to buffer the outdoor patio area from view. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
2. Request for a Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office, for issuance of a grant of Privilege for furniture. Contact Margaret Jutz , Attorney's Office, at 414-302-8445.
3. Common Council approval of the special use (scheduled for July 16, 2019) and applicant's acknowledgement of the special use resolution.