



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

City Hall – Room 128– 7525 W. GREENFIELD AVE.

5A. Special Use Permit for the expansion of Tall Guy and a Grill an existing catering business at 6733 W. Lincoln Avenue, submitted by Dan Nowak, (Tax Key No. 490-0368-000)

5B. Site, Landscaping and Architectural Plans for building improvements at Tall Guy and a Grill, an existing catering business, located at 6733 W. Lincoln Avenue submitted by Dan Nowak, (Tax Key No. 490-0368-000)

Items 5A and 5B may be considered together.

Overview and Zoning

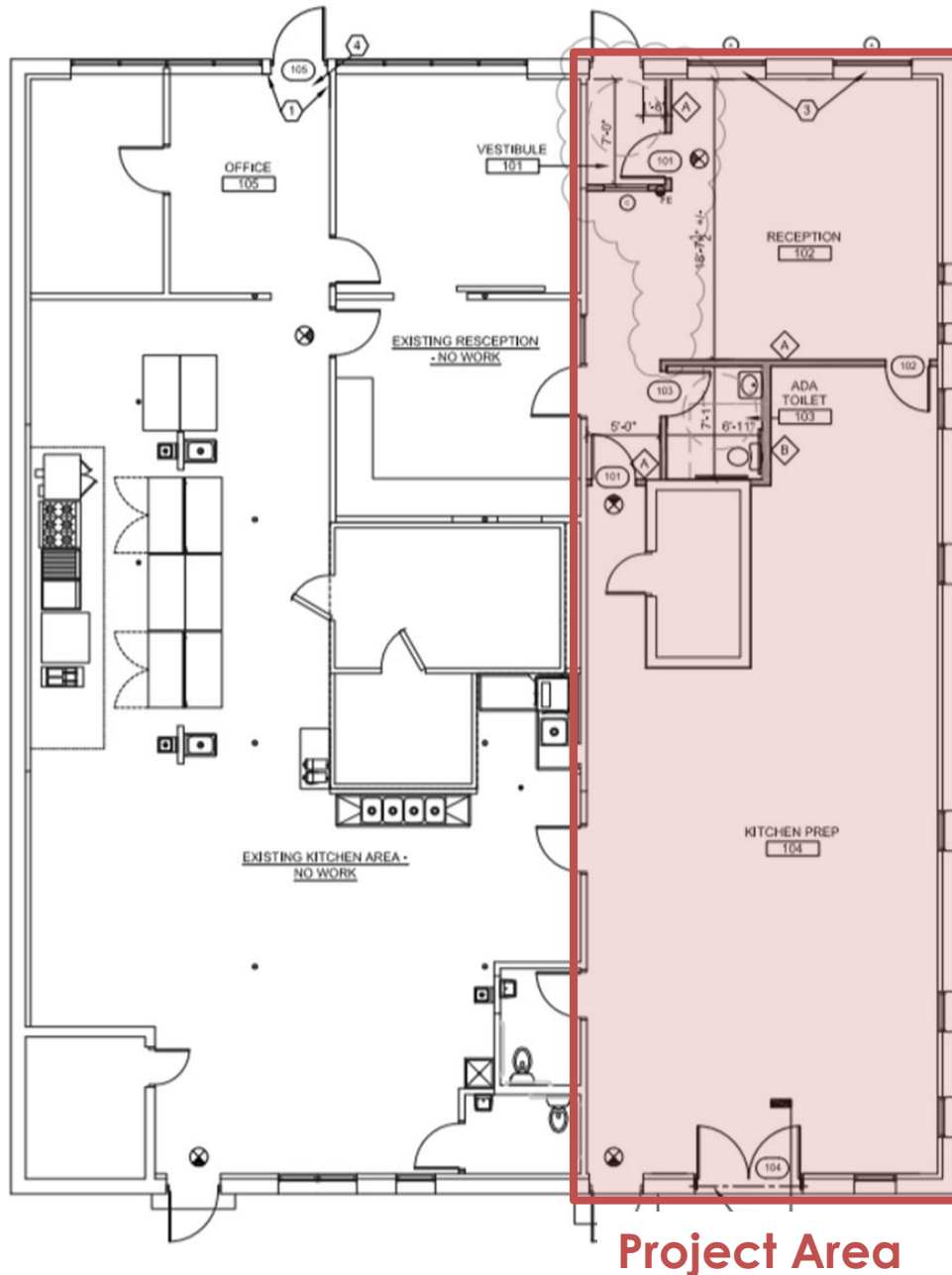
The applicant, Tall Guy and a Grill Catering, is renovating and expanding into the remaining space in their commercial building located at 6733-35 W. Lincoln Ave. The applicant is a caterer for off-site parties including weddings, private parties, and other corporate events. The space is used for food preparation, general office work, and meetings/menu tasting with current and potential clients. The property is zoned C-2 Neighborhood Commercial District – Caterers are a Special Use and the proposed change is an expansion of the existing Special Use. A Public Hearing for the Special Use is scheduled for February 5th.



The following is from the applicant's project description:

We are renovating the remaining 2,000+ square feet of our building (4,800 square feet is the total footprint of the building) to include additional office space, 1 additional bathroom (for employees/ customers who stop in for meeting/menu tastings), and a larger area to store our equipment (serving pieces, paper products, dry good inventory,

etc.). This storage area will help streamline our workflow. Additional office space will allow us to have space to conduct multiple customer visits at the same time. This renovation will also allow us to move existing storage out of our kitchen space so that we can add additional space for us to do food preparation. Our sales increased 33% in 2018, so this will allow us to add 3 to 4 new full time positions that we need (all will be hired and trained before April 15th) and an additional 6 to 8 part-time employees to help us keep up with increased demand.



Façade Improvements & Signage

New matching windows will replace the glass block windows on the front of the building. The soffits on either end of the fascia are being repaired. Old wood will be removed and replaced to match the existing fascia. Fascia will be power washed and cleaned before installing new signage. The new sign will be an approx. 44 square foot sign with black backlit letters with and a flickering red flame.



Example of backlit letters

Parking

Six spaces are provided on site, sixteen stalls are required by code. The conversion of space is not increasing the parking requirement that was previously adopted with the 2017 Special Use. The parking shortage was previously accepted with the Special Use approval. As part of the Special Use process the Common Council does have the option to modify the parking requirements.

During the applicant's peak summer season, they will have 13 to 14 full time employees working Tuesday-Saturday. All part-time employees meet at off site at the venue. There are 8 public, non-time restricted parking spaces on Lincoln Avenue in front of the building. Staff typically uses 4 of the spaces and the rest of the employees park on 67th or 68th street.

Recommendation: Recommend Common Council approval of the Special Use Permit for the expansion of Tall Guy and a Grill, an existing catering business located at 6733 W. Lincoln Ave. and approval of the Site, Landscaping and Architectural Plans submitted by Dan Nowak, d/b/a Tall Guy and a Grill. (Tax Key No. 490-0368-000), subject to the following conditions:

(Items 1- 2 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 submitted to the Department of Development to reference the scope of work on the front/north façade of the building. Contact Jill Gregoire, Planner at (414) 302-8460 with questions.
2. Common Council approval of the Special Use Permit, the Public Hearing is scheduled for February 5th, 2019, and the applicant's acknowledgement of the special use resolution.

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

3. 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.