

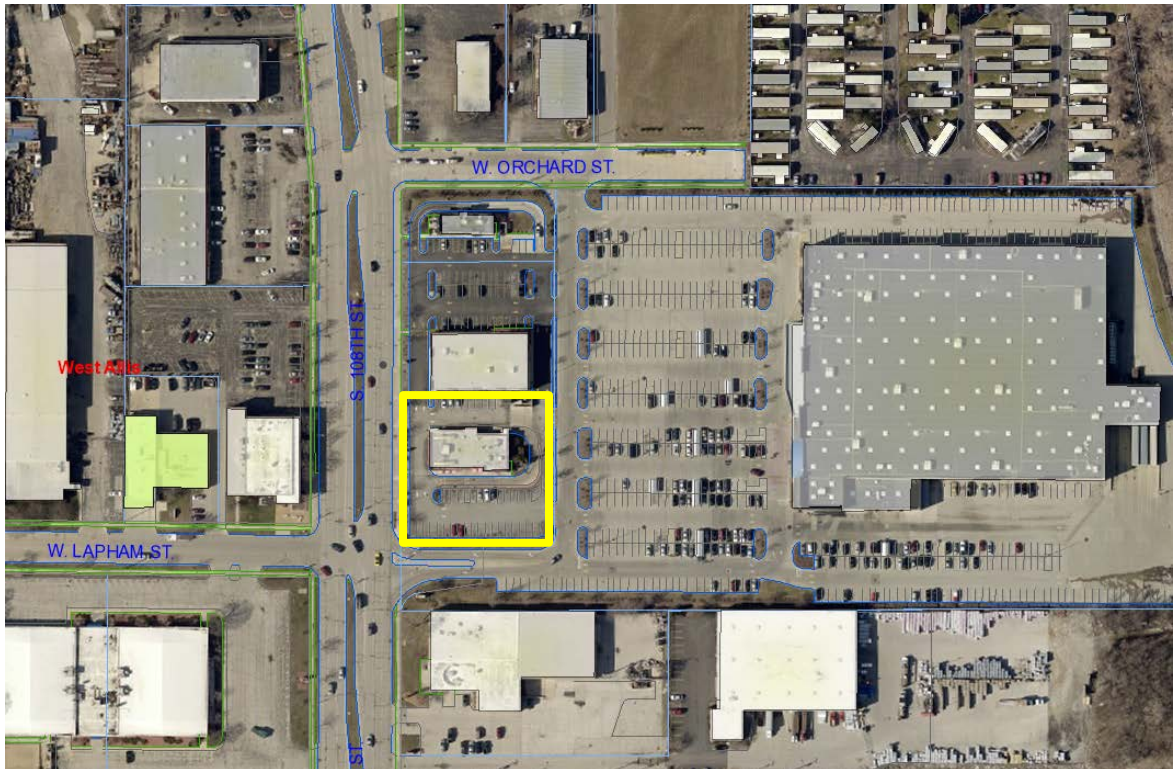


STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2019
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 6. **Site, Landscaping, and Architectural Plans for McDonald’s, an existing restaurant located at 1550 S 108th St., submitted by David Baum. (Tax Key No. 449-0034-000)**

Overview & Zoning

The McDonald’s Restaurant located at 1550 S 108th St. is proposing an interior and exterior building remodel to revitalize their current branding image and ensure compliance with ADA regulations. The property is zoned C-3 Community Commercial District and the restaurant is operating under an existing Special Use Permit.



Interior work will include updating toilet rooms, vestibule, and front counter for ADA compliance. The dining spaces and crew areas will also be redecorated. No changes will be made to the kitchen area.

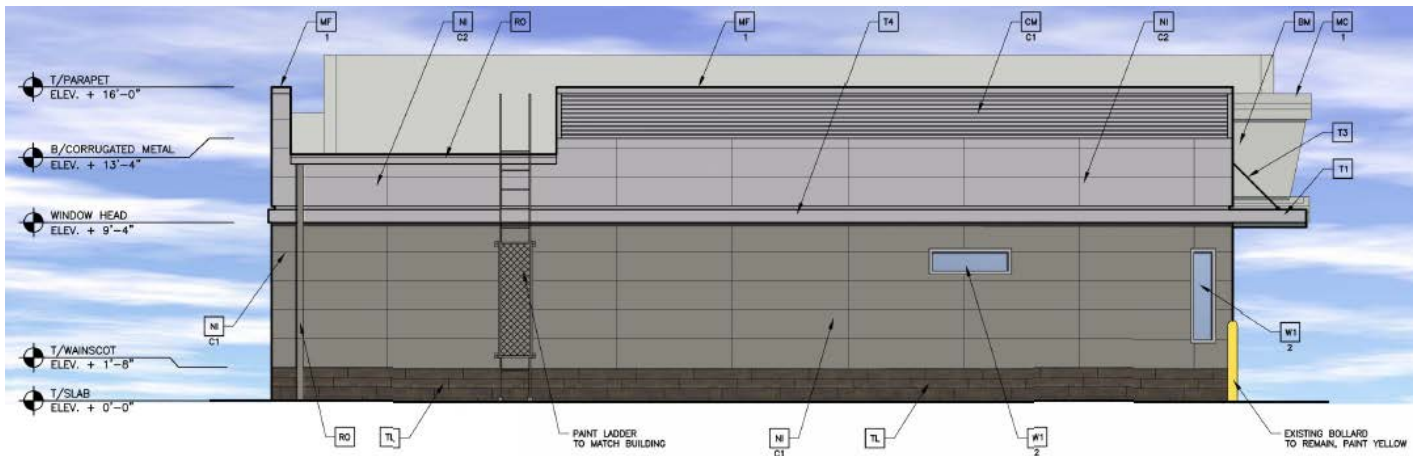
Exterior renovations include updating the building finishes, landscaping, signage, updated existing ADA parking stalls, and installation of an ADA compliant ramp connecting the sidewalk along 108th St. to the building. Sign package is not part of this proposal.

Architectural Plans

The new façade will include a variety of modern materials in a selection of gray tones. Materials include new dark gray tile along the base of the building. Thin brick will be applied over the existing tile on the North, West, and South sides of the building. Corrugated metal panels will accent the roofline and around the drive thru windows. Nichiha will cover the most of the Eastern elevation and accent the North and South sides. Metal panels will wrap the front wedge under new signage. There are red branded accent panels on the North and South elevations. Iconic yellow arches are to remain.



1 FRONT ELEVATION
 A2.1 1/4" = 1'-0"

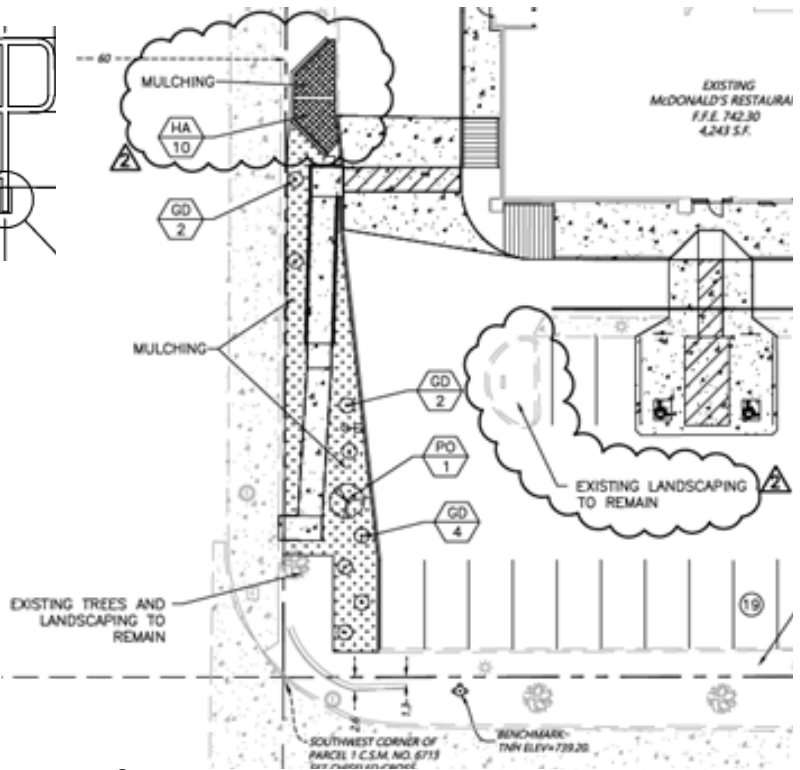
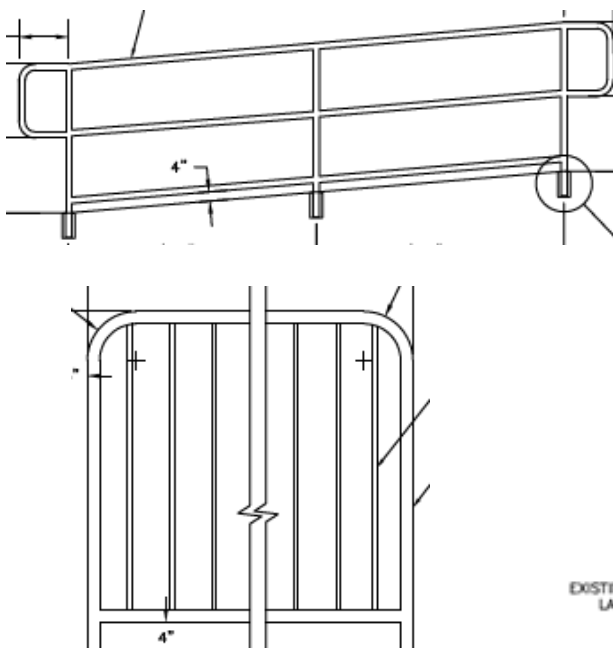


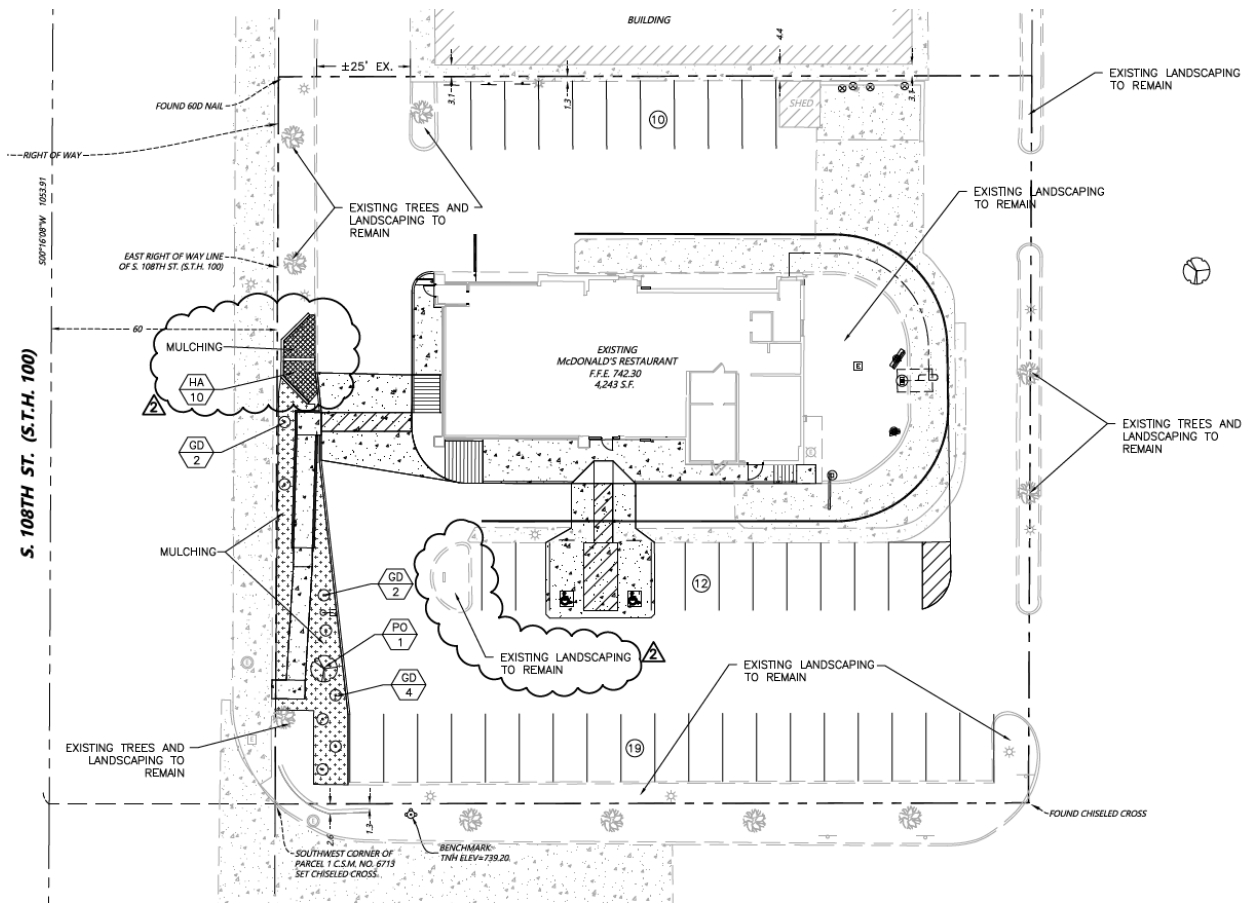
2 REAR ELEVATION
 A2.1 1/4" = 1'-0"



Site & Landscaping Plans

Proposed site and landscape improvements include installing a 35 foot ADA accessible ramp from the sidewalk along 108th St. to the front of the building. Landscaping in this area will need to be removed to accommodate the ramp. New landscaping will be added behind the ramp to replace what was removed. Plants include a sycamore tree, 8 boxwoods, and 10 day lilies. The existing outdoor dining areas are to be removed to provide an accessible pedestrian walkway to the entrance of the building.





Parking

McDonalds will lose one (1) parking spot on the South West corner of the property for installation of additional landscaping in this area. The minimum off-street parking requirement for this property is 28 parking stalls. The parking lot will have 41 parking stalls, including the required minimum of 2 accessible parking stalls. The ADA stalls will be widened and restriped to meet current requirements.

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Plans for McDonald’s, an existing restaurant located at 1550 S 108th St., submitted by David Baum. (Tax Key No. 449-0034-000), subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. 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.
2. 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, City Planner at 414-302-8469.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

3. Signage plan being provided to the Department of Development for review and approval.
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.