



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2019
6:00 PM**

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

- 4A. Special Use Permit for a proposed beer garden, to be located at 6800 W Becher St.**
- 4B. Site, Landscaping and Architectural Plans for a proposed beer garden, to be located at 6800 W Becher St, submitted by Mark Lutz, d/b/a Lutz Land Management, LLC. (Tax Key No. 476-0105-000)**

Items 4A and 4B may be considered together.

Overview & Zoning



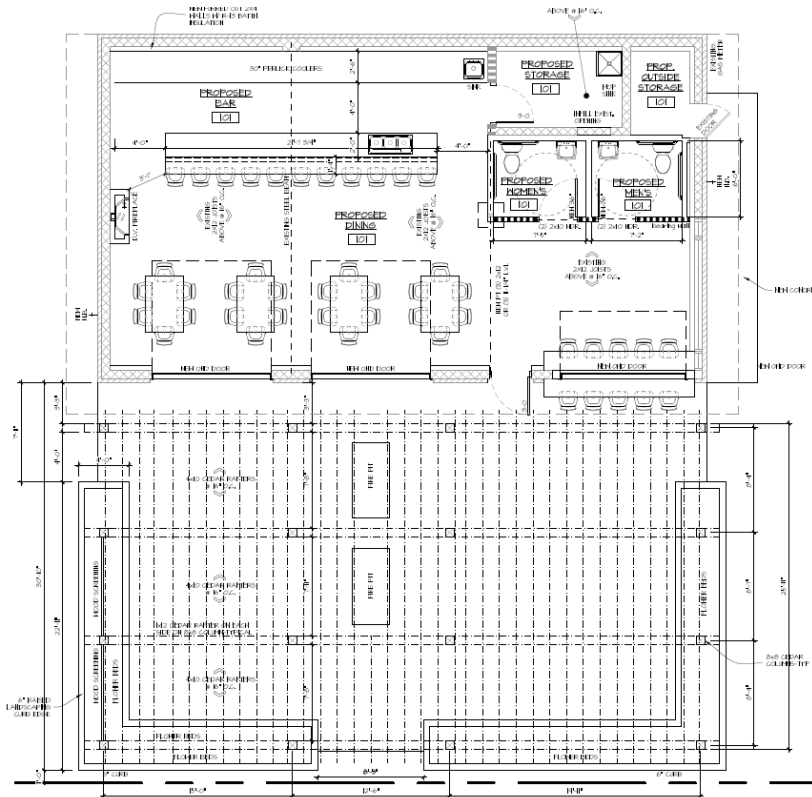
Mark Lutz, d/b/a Lutz Land Management, has submitted an application to transform the former auto repair shop at 6800 W. Becher St. into a craft beer and coffee brew garden. Lutz' intent is to provide a friendly, inviting, and relaxing atmosphere for families and friends in the neighborhood. Planned seating will accommodate 60 persons (40 indoor, 20 outdoor). Food will not be served, but customers will be able to order takeout from West Allis Cheese & Sausage and Wild Roots. Expected hours of operation are 11am – 9pm Tuesday – Saturday, and 10am – 4pm on Sunday.

The property is currently zoned C-2 Neighborhood Commercial District. A tavern is considered a Special Use in the C-2 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for June 4, 2019.

Site, Landscaping and Architectural Plans

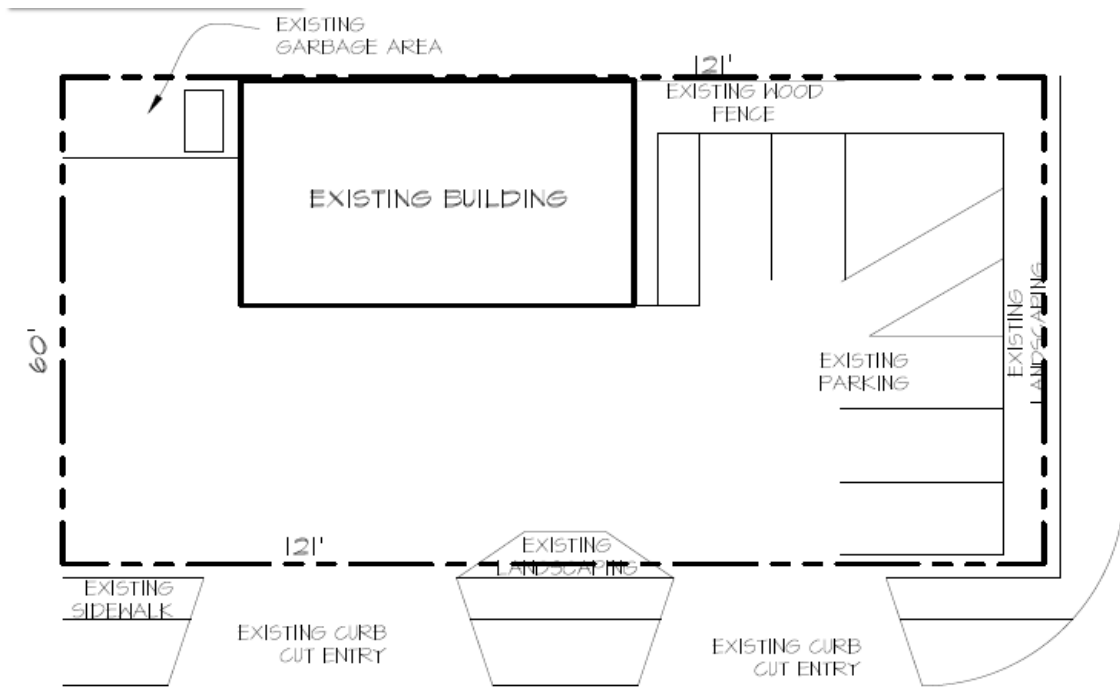


The building's interior will be reconfigured to accommodate customer seating and a bar, and to provide for the necessary mechanical and restroom upgrades. A 1,300 square foot concrete patio will be installed in front of the existing building, which will include outdoor seating, fire pits, planters, and an overhead pergola. The pergola will be made of cedar and range in height from approximately 10.5 feet to 14 feet. The existing garage doors will be replaced with decorative glass garage doors, approximately 9 feet tall. Both store front windows will be replaced – one with a similar, upgraded storefront window and the other with a half garage door style roll up window, which will allow for seating at an outdoor bar. Staff recommends the existing roof be painted prior to the installation of the pergola.



Staff has requested that the applicant submit a site plan showing that one of the site's existing drives, which will lead to the proposed patio area, be closed. Additionally, staff has requested a revised site plan to show outdoor seating arrangements and landscaping plans.

The total floor area for the existing building is 1,344 square feet. The off-street parking requirement for taverns is 1 space for every 150 square feet of gross floor area, or 9 parking spaces. The existing site has 6 parking spaces. As part of the Special Use Permit, reduced parking may be permitted and customers would use street parking, as historically been the case for this neighborhood's commercial district. Staff has requested that the applicant submit an updated site plan to show planned parking with dimensions to ensure there is sufficient room for vehicles to navigate the space.



Recommendation

Recommend Common Council approval of the Special Use Permit for a proposed beer garden, to be located at 6800 W Becher St, and approval of the Site, Landscaping and Architectural Plans for a proposed beer garden, to be located at 6800 W Becher St, submitted by Mark Lutz, d/b/a Lutz Land Management, LLC. (Tax Key No. 476-0105-000), subject to the following conditions:

(Items 1 through 4 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) planned landscaping and identification of number and species of plantings; (b) City Forester approval of the

landscaping species and number; (c) driveway location, curb details, and any intended parking areas with dimensions; (d) closing of driveway at new patio area; (e) the roof being painted and color identification; and (f) exact number of indoor/outdoor seating be reflected on the plans. Contact Katie Bennett, City Planner at 414-302-8463.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.
4. Common Council approval of the special use (scheduled for June 4, 2019) and applicant's acknowledgement of the special use resolution.

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

5. Signage plan being provided for staff review and approval.
6. 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.