



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 28, 2018
6:00 PM
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 4A. Special Use Permit for Pho Saigon, a proposed restaurant, to be located at 10534 W. Greenfield Ave.**
- 4B. Site, Landscaping and Architectural Plans for Pho Saigon, a proposed restaurant, to be located at 10534 W. Greenfield Ave., submitted by Barry Yang, AIA, d/b/a Barry C. Yang Architect. (Tax Key No. 444-0511-001 and 444-0513-000)**

Items 4A and 4B may be considered together.

Overview and Zoning

Tu Tan Nguyen, property owner of 10534 W. Greenfield Ave., is looking to establish a new restaurant, Pho Saigon. The building was most recently used as Sammy's Taste of Chicago.

The subject property consists of two lots, a 0.25 acre lot which includes the building, and a separate 0.12 acre parking lot. Both parcels are zoned C-3 Community Commercial District, which permit restaurants and outdoor dining as a Special Use. Staff is recommending the two parcels be combined via Certified Survey Map within one year of Plan Commission decision.



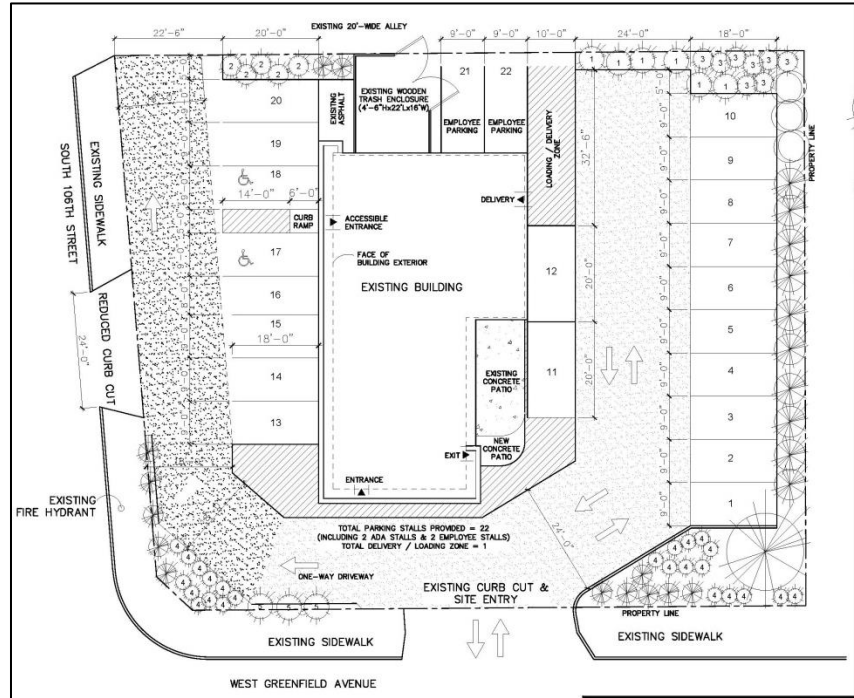
The restaurant will serve authentic Vietnamese and Chinese cuisine. Seating for about 66 people is shown on the floor plan. The restaurant will employ three full-time and two part-time employees.

Total project costs are estimated at \$120,000.

Site and Landscaping Plan

The majority of the improvements for this project will focus on the interior of the building, though the applicant is also proposing several modifications to the site and building exterior. Proposed exterior improvements include new infill landscaping around the perimeter of the site, touching up and repainting the exterior of the building, and extending the outdoor patio area.

The site is currently landscaped, though since the closing of Sammy's, some of the landscaping has not been well maintained. As part of this proposal, a variety of new landscaping will be added to the site. The applicant has followed the City Forester's landscaping recommendations, and staff is pleased with the proposed plantings throughout the site. On north east side of the property along the alley, additional landscaping will be installed to buffer the residential neighborhood to the north of the alley. The additional landscaping will result in the elimination of one access point to the alley. However, staff is supportive of this change, as it will add additional landscaping to the site and will concentrate vehicular access closer to the road and further away from the adjacent residential properties.



Minor changes to the parking configuration are also proposed, though the layout will remain very similar to what currently exists. A loading zone shown to the north of the building would adjoin space currently used as a refuse area. The refuse area is currently screened by a six foot wood fence. There are currently no proposed improvements to the fence, though staff recommends a new fence for this area as the current one is damaged in several areas.



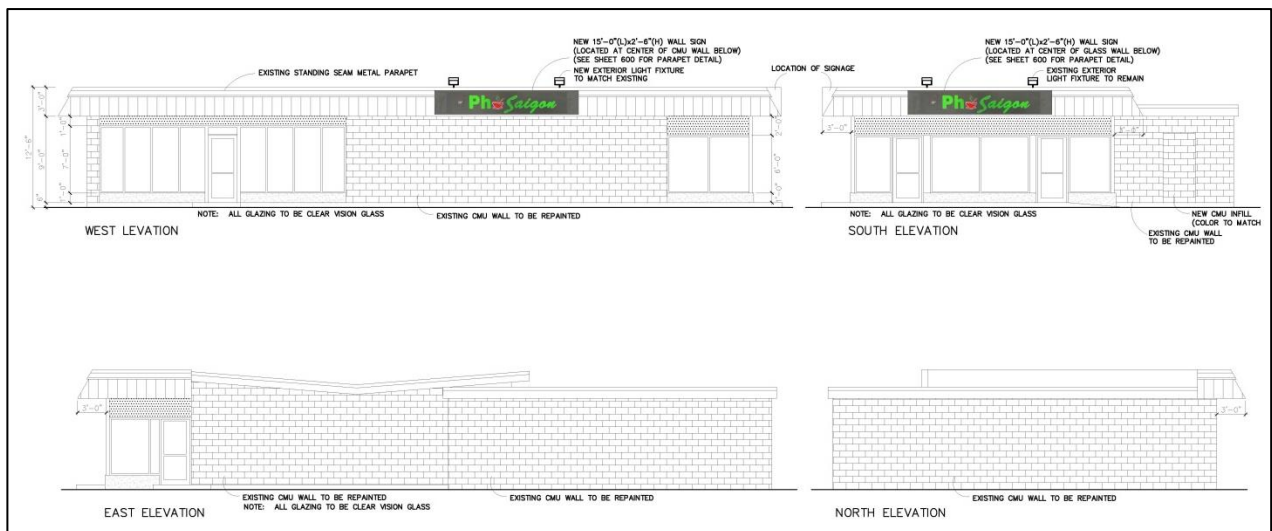
There are a few additional details that staff would like to see on the landscape plan. Some of the curbing, specifically the southwestern corner of the site, is broken up. Fixing areas with broken curbing is not currently shown on the site, and staff would recommend adding a condition of approval to address the curbing. In addition, the current patio area features wood planks that are dilapidated. The current plans show that the patio area will be extended, although no improvement to the current patio area is proposed. Staff recommends removing all of the wood planks and infilling with a durable material such as concrete.

Currently, the two parking areas are in different states of repair. The asphalt of parking area to the east of the building is in good condition. However, the area west of the building has several uneven areas and cracked asphalt. There are no proposed improvements to the parking area at this time, but staff recommends that this area be repaired.

The curb cut along S. 106 St. was previously narrowed. However the geometry shown on plan should be corrected to reflect the actual as-built situation on site.

Architectural Plan

The subject building currently features a painted CMU wall with windows on the south end and west side of the building. A pitched metal parapet is another distinguishing architectural feature of the building.



The applicant is proposing to repaint the building exterior, though the color details will need to be provided to staff. Earth tones are recommended. With the interior space changing drastically, the exterior functionality will also change. Customer entrances are on the west and south side of the building with both featuring vestibule areas. There are currently two doors on the south side of the building, one being unused (and bolted shut)



and the other the previously mentioned customer entrance. There will be two other entrances, both on the east side of the building; one will access the patio area, and the other will be a delivery entrance. There is also a third door on the east side of the building that will be removed and filled in with CMU. On the southeast corner of the building there is a window that is currently painted over, though it is proposed to be opened up as part of the renovations.

Wood accent panels are featured along the east side of the building and should be removed as they are worn and slightly damaged. The applicant has not proposed to remove the wood panels, so the removal of them should be included in the elevations.

Initially, the applicant proposed to remove the current pitched metal parapet and replace it with a standing seam vertical parapet. However, project costs and staff suggestions led to other priority improvements. As a result, the current angled parapet will remain, although it should be modified to better suit the proposed restaurant. The current parapet features a checkered accent area that was a remnant from Sammy's. Staff recommends removing this, as it is not denoted in the elevations provided. Additionally, there are damaged areas of the parapet that need to be repaired and called out on the elevations.



Parking

The building is 2,340 sq. ft., making for 16 parking stalls required by code. A total of 22 parking stalls will be provided on site, two of which being ADA stalls. At this time, no bike parking is provided, though staff recommends including at least two bike racks (inverted-u style). Staff is currently working with the project architect to determine a location for the bike parking, and will receive and updated site plan showing the location.

Signage and Lighting

Two wall signs have been shown for reference on the architectural elevations. A detailed signage plan and permit will be required as typical prior to installing any business signage. All signage will need to be compliant with the City's Sign Code, and can be approved administratively by staff.

Exterior lighting is shown on plans to illuminate the existing walkways and signage areas. Lighting details shall be provided, and have been included as part of the staff recommendation. Of note, a decorative gooseneck style lamp or similar could be used to illuminate proposed signage. Staff will work with the applicant on an appropriate signage and lighting solution.

Recommendation: Recommend Common Council approval of the Special Use Permit for Pho Saigon, a proposed restaurant, to be located at 10534 W. Greenfield Ave. and approval of the Site, Landscaping, and Architectural Plans for Pho Saigon, a proposed restaurant, to be located at 10534 W. Greenfield Ave., submitted by Barry Yang, AIA, d/b/a Barry C. Yang Architect. (Tax Key No. 444-0511-001 and 444-0513-000), 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) plans to note curbing repair along the southwestern corner of the site; (b) pavement repair being noted within the west parking area; (c) exterior color, door and window details; (d) new wood refuse enclosure being indicated on plan (provide detail); (e) removal of the damaged checkered accent panel and LED lighting along the roofline; (f) Exterior lighting details being provided. Existing soffit lighting being repaired, and a decorative style of exterior signage lighting is recommended; (g) removal of the existing patio wood plank surface within the existing patio area for a more durable paved surface; (h) replace the east and west side exterior doors. Details being provided; (i) curb cut geometry along S. 106 St. being corrected on plan to fit as built situation; (j) removal of the existing wood header board on the east side of the building (previously supported a pergola feature which no longer exists); (k) bike rack/parking being noted on site and details of an inverted-u rack being noted. Contact Steve Schaer, Planning Manager at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, Planning Manager at (414) 302-8466 with any questions.
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 refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, Planning Manager at (414) 302-8466 with any questions.
4. Common Council approval of the Special Use Permit (scheduled for April 4, 2018) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

5. Submission of an application to combine parcels 444-0511-001 and 444-0513-000 via a Certified Survey Map.
6. Sign Plan details via a Sign Permit Application to be submitted to the Department of Development for review and approval.
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.