



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

10. Site, landscaping and architectural plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005).

Overview and Zoning

The property is zoned C-2 Neighborhood Commercial District and taverns and cocktail lounges, outdoor dining and extension of premise are considered permitted uses.

Plan Commission's role in this is simply site, landscaping and architectural review. The Common Council will make a decision on the license.

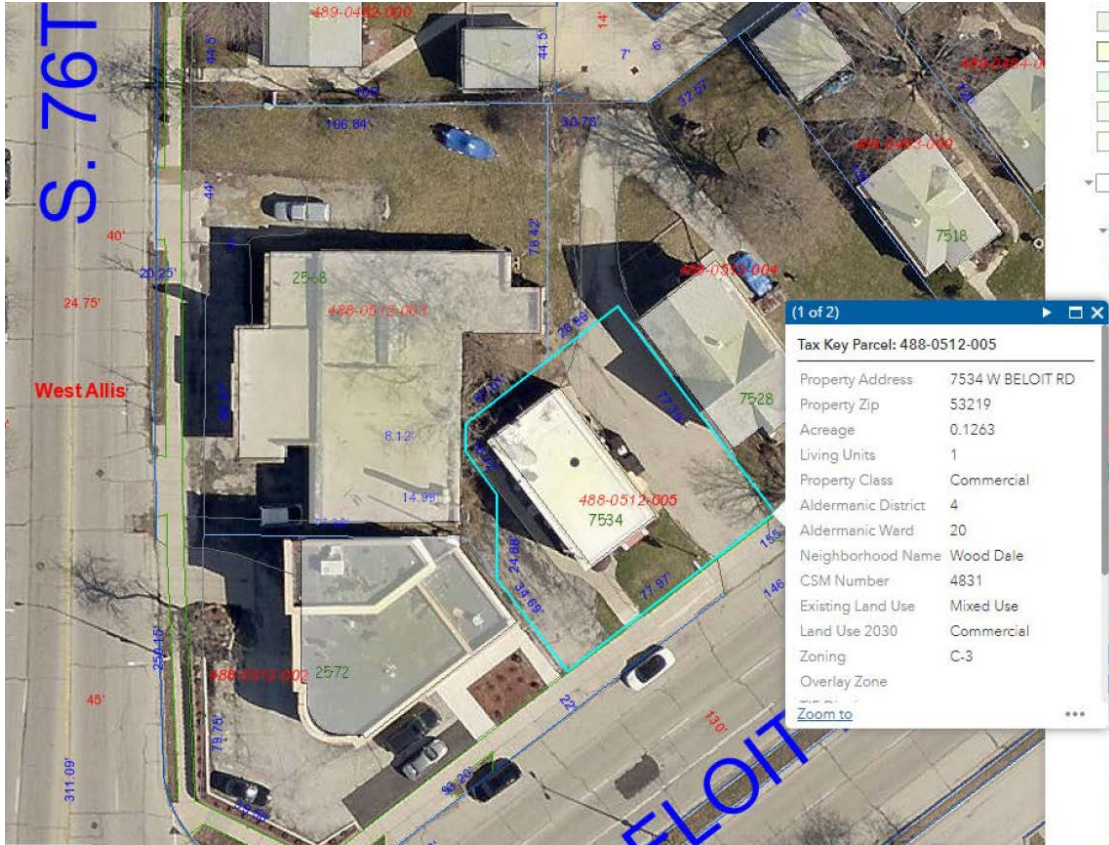


This site, landscaping and architectural review was referred to the Plan Commission by the Common Council License

and Health Committee as part of a liquor license application being considered by the Council. New property owners are interested in purchasing the bar property, at 7534 W. Beloit Rd., and also the adjacent residential home at 7528 W. Beloit Rd.

- If the Council issues the liquor license, the real estate transaction will commence this year and Glenn and Melissa Schrubbe will be the new owners. They also intend to operate the bar.
- The Schrubbe's indicated that they will close/block off access to the alley along with their intended occupancy date (contingent upon obtaining licensing and business occupancy).
- The full scope of their intended improvements is shared below and would otherwise be completed within one year of opening for business.
- They also intend to move into the residential home next door, but would need to give the existing tenants notice. Their intent is to purchase both properties (bar and house).

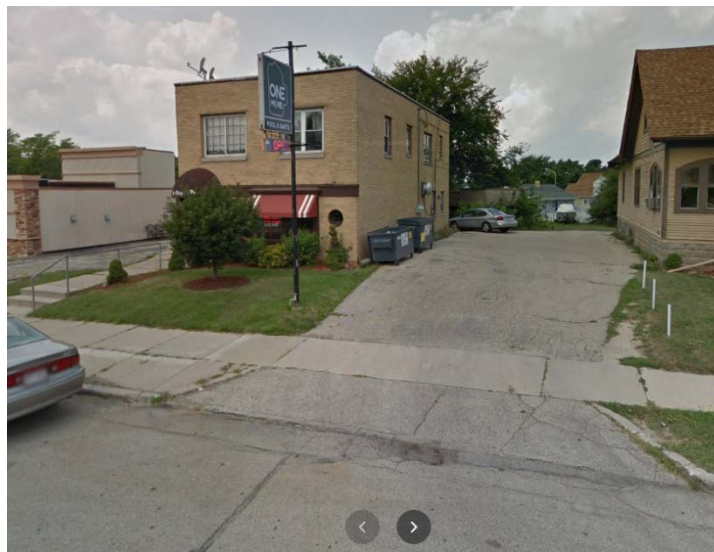
The Schrubbe's class B application was considered at the License and Health Committee on 9/6/21. The Common Council directed the license applicants to prepare a site plan for Plan Commission consideration. Neighbors of the area expressed their concerns with the past history of the property and continued commercial cross access to/from a nearby residential alley (their voices were heard at the 9/6 Council meeting).



Site, Landscaping and Architectural

The applicants have submitted a site plan and a scope of work (see next page). Highlights include:

1. Eliminating cross access with a new 6-ft fence and refuse enclosure area on part of the west and north property lines.
2. Removal of asphalt pavement (replaced with concrete patio) on the west side of the tavern property. A new concrete walkway behind the tavern.
3. A new glass doorway on the west elevation to access the west patio area directly
4. A new retaining wall system and planting beds along W. Beloit Rd.



Site and landscaping plan proposed for 7534 S. Beloit Rd.

All proposed items, with the exception of Item 1, will be completed within one year of ownership of 7534 Beloit Rd.

1. East parking lot

- The east parking lot drive to the alley will be blocked off with concrete barriers to prevent vehicle traffic. The concrete barrier will be installed within one month of licensing. Private property signage will be posted at the end of the private drive by the alley to deter foot traffic from passing through the commercial lot until the fencing is installed.

2. Wooden 6ft privacy fence

- Fencing will run from the bar property across the east parking lot to the residence on the south. The fence will run 4 feet south of the northeast corner of the bar property to 4ft south of the northwest corner of the residential property.
- The dumpster enclosure will be 15' x 4' centered behind the east parking lot fence, dumpster access doors will open on the south side of the fence on the east parking lot toward Beloit Rd.
- Fencing will run 2ft east of the property line on the west side of the property. Fencing will begin 20 feet north of the sidewalk and follow the property line north 38ft. Fencing will then run east to the bar property. A gate will be placed in the center of this section of the fence.

3. Asphalt

- All asphalt will be removed on the west side of the building

4. Retaining wall

- A two-tiered retaining wall, located on the west side of the property, will run 2 ft from the western property line, east to the stairway and sidewalk. The retaining wall will be set back 3 feet from the sidewalk on Beloit Rd.
- A retaining wall will run 2ft east of the property line north and meet with the western privacy fence.
- A retaining wall will run from the east end of the retaining wall parallel to Beloit road, north following the walkway to the southwestern corner of the building.
- A two-tiered retaining wall will run the length of the building from the left of the front entrance to the east end of the building.
- All retaining walls will have plants, wild grasses, and flowers.

5. Grass areas

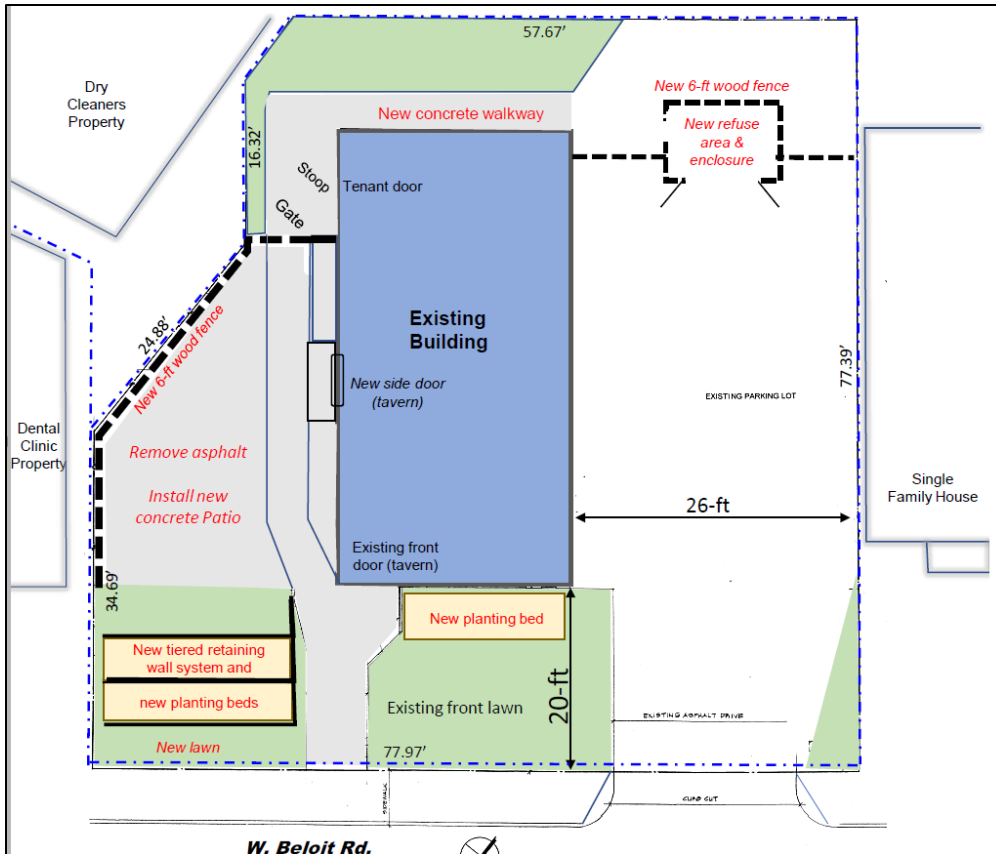
- The eastern side of the building will be grass from the sidewalk on Beloit Rd to the retaining wall on the front of the building.
- The 3-foot area in front of the retaining wall running on the western side of the building along Beloit Rd will be grass.

6. East parking lot

- The east parking lot will be private parking only.

7. Entrance to patio

- Glass doors will be installed on the west side of the building to access the patio area.



Plan Commission's role in this is simply site, landscaping and architectural review. The Common Council will make a decision on the license.

Recommendation: Approval of the site, landscaping and architectural plan for planned site improvements for a proposed new class B tavern license application for DHV Enterprises, LLC, d/b/a The G Spot, 7534 W. Beloit Rd. submitted by Glenn Schrubbe, agent (Tax Key No. 488-0512-005). subject to the following conditions:

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) landscaping details (species and quantity); (b) door type on west elevation; (c) schedule completion being provided. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.