



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Tuesday, February 27, 2018
6:00 PM

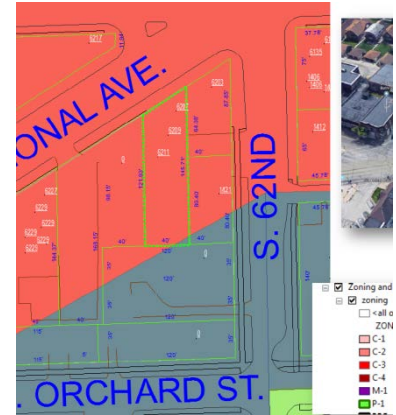
ROOM 220 – CITY HALL – 7525 W. GREENFIELD AVE.

- 3A. Special Use Permit for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave.
- 3B. Site, Landscaping and Architectural Plans for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave., submitted by Citlali Mendieta-Ramos, dba Antigua Latin Restaurant, LLC (Tax Key No. 454-0072-000)

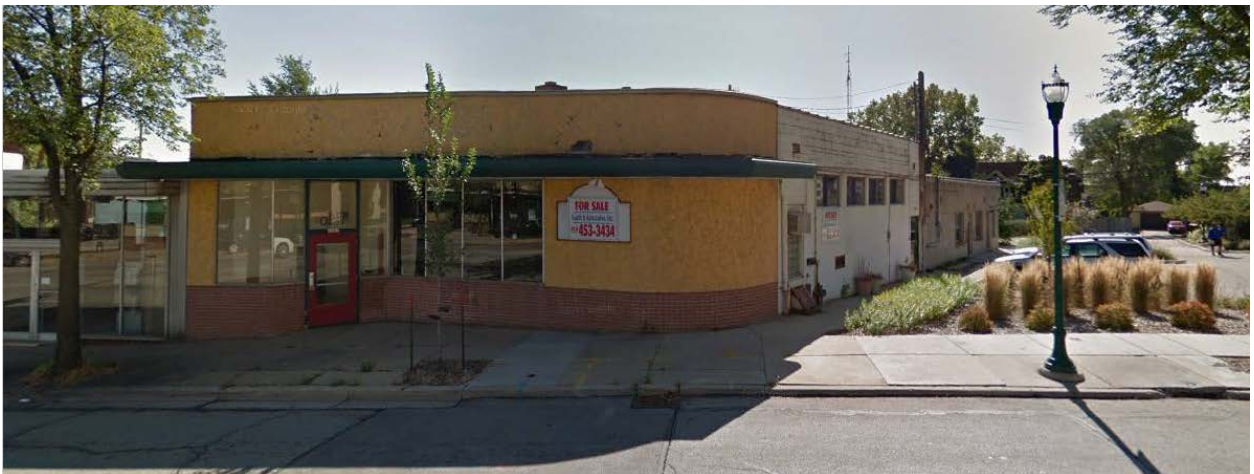
Overview and Zoning

The site is split zoned C-3 Community Commercial District and a very small portion of the site (SE corner) is zoned RB-2/residence district. In accordance with RMC 12.05 the property is considered commercial from the Planning and Zoning perspective.

Restaurants and mixed uses are permitted as a special uses in the Commercial Zoning Districts. Antigua Latin restaurant is proposing to relocate from their existing location at 5823 W. Burnham St. and lease/occupy the former Thompsons Bakery (vacant space) located in the Six Points Neighborhood at 6207 W. National Ave. The existing premise is a mixed use (commercial and residential). The first floor of the building consists of about 3,000-sf (2,300-sf restaurant & kitchen area and 700-sf existing apartment). The basement consists of 2,400-sf (1,950-sf for the commercial space storage use and 450-sf for the existing apartment space storage use).



Like Antigua’s existing location on W. Burnham St., they will offer dine in seating and also catering. About 40-50 seats will be provided within the new location. Aside from the central location within the Six Points Neighborhood, the larger kitchen will help accommodate Antigua’s menu and catering business.



Hours of Operation

The actual operating hours will be consistent with their existing location, and are generally listed here as follows: Sunday through Thursday 10am to 9pm and Friday through Saturday 10am to 10pm.

Parking

While the current site doesn't feature any off-street parking on site (it never has as the building occupies about 85% of the property), there is municipal parking for 42 vehicles abutting the subject property.

For the proposed restaurant use, a total of 18 parking spaces are required which includes 16 spaces for the restaurant and 2 parking stalls for the apartment.

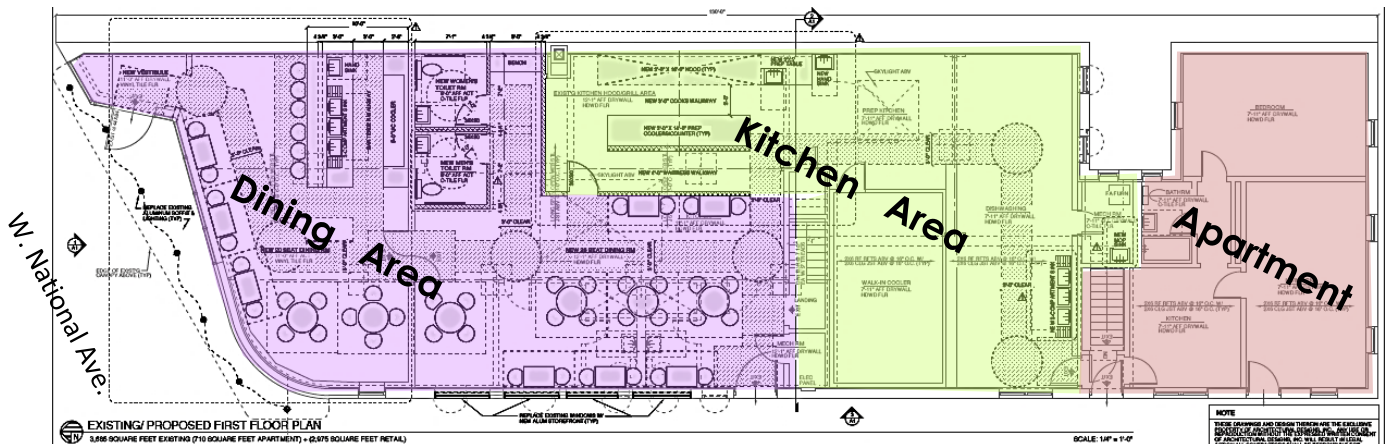
Staff notes that the current location operates with fewer off-street parking spaces (about 14 spaces). Street parking is also available within the Six Points Neighborhood along both W. National Ave. and S. 62 and S. 63 Streets.

The applicant is requesting a permission/permit for use of at least one, but perhaps two, parking stalls within the municipal parking lot (one space for a unloading area near the west side of the building and another space for parking of a commercial vehicle, a food truck, on the south end of the municipal parking lot). Staff is recommending a City permit be applied for and issued.



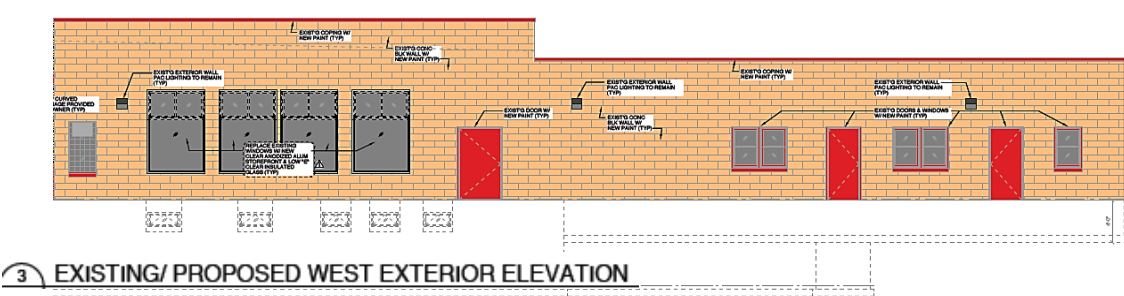
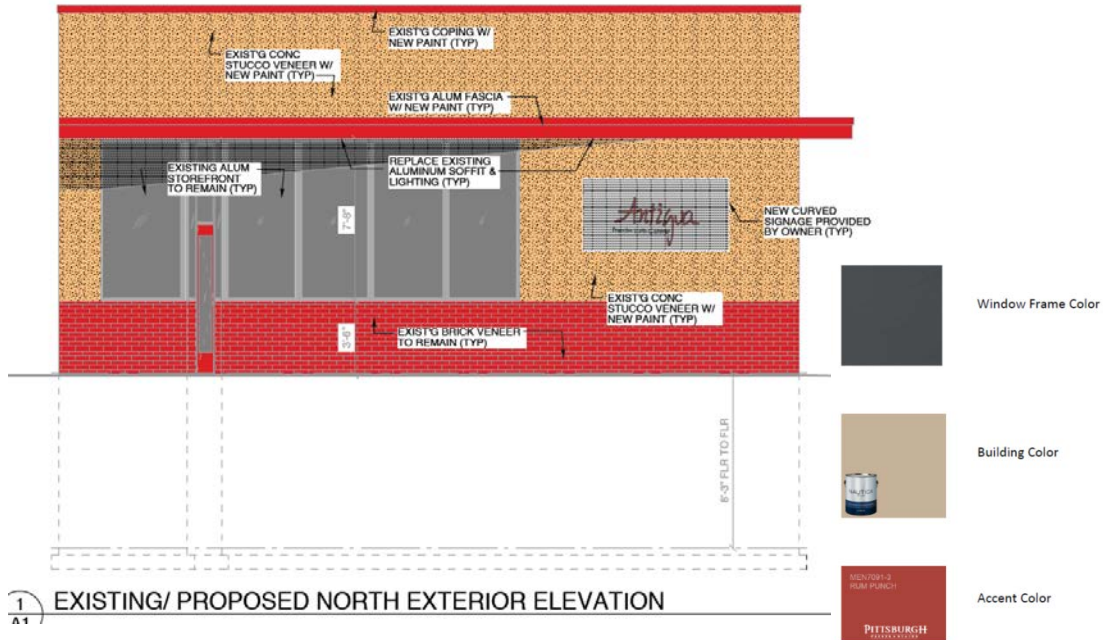
Architecture

The most significant changes renovations will be conducted within the building to convert the floor plan of the former retail bakery space into a full service restaurant and kitchen. New bathroom areas will be installed, floors will be refinished, a small bar area incorporated, demo/removal of the existing interior partition wall between the former retail bakery and the kitchen area (to create an expanded retail/seating area), interiors walls being painted.



The new seating/dining area will be located on the front/north end of the building and make use of existing storefront windows. The existing aluminum storefront system will remain.

Existing clearstory windows on the west elevation will be expanded and new windows installed. The existing flat canopy on the front of the building facing W. National Ave. will be refaced with new aluminum soffit.



The portions of the exterior of the building (existing cement block and existing stucco) will be painted with a new color scheme. The existing green and gold color scheme will be replaced with a new beige with more earthen tone colors (red-brown and steel gray trim accents). The existing brick veneer on the front of the building will not be painted and remain.

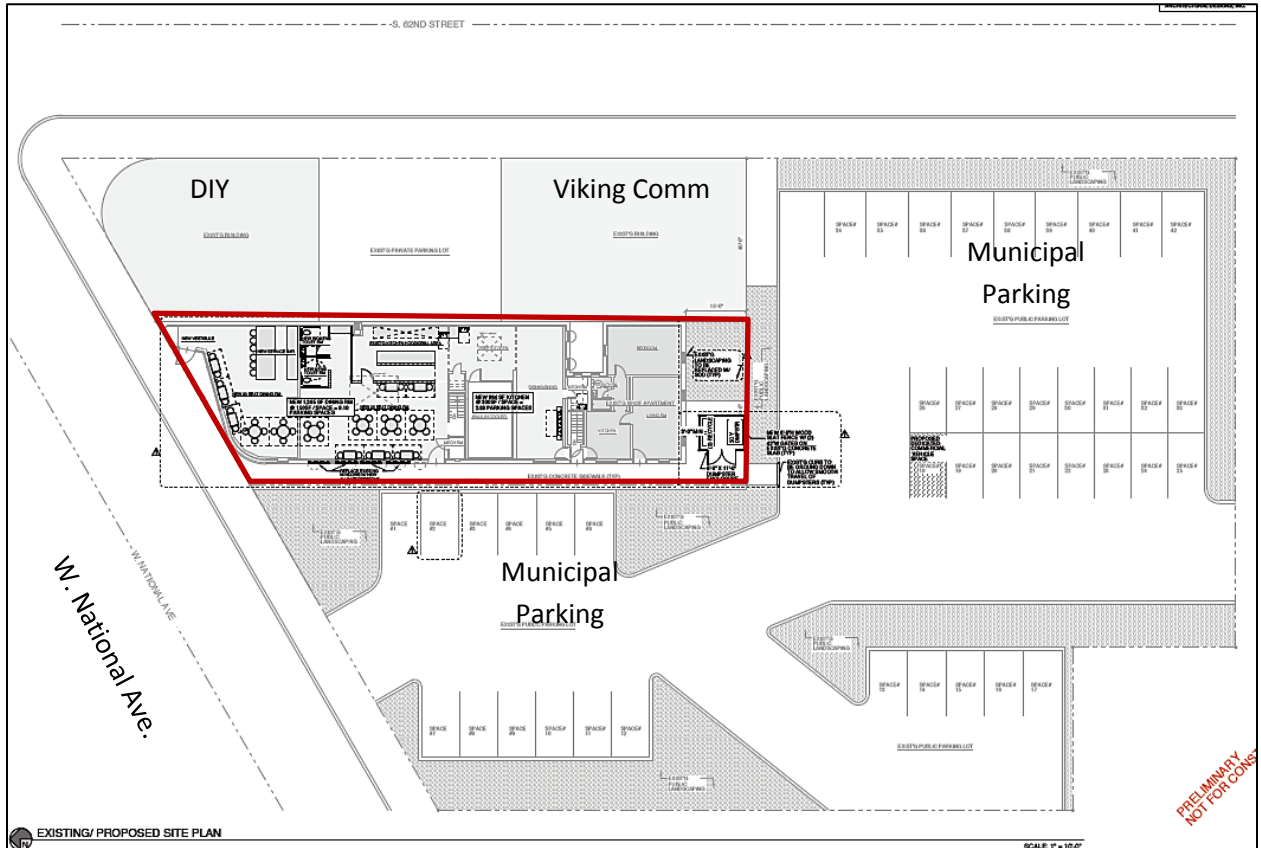


Antigua will give the building a uniform look with the windows. All doors, and door frames around the building, including the apartments, will be painted in the same dark steel color to

achieve a uniform look on the building. The exterior of the building, including the south end, will be painted the same color as the front to achieve a uniform look. All windows will be transparent, and they will replace the current block window with a window that will match the rest.

Site and Landscaping

Vehicular access to the municipal parking is available from both W. National Ave. and W. Orchard St. Another municipal parking lot is also within 200-ft of the proposed use at S. 63 St. and W. Greenfield Ave. Street parking is also available within the Six Points area.



A small former patio area behind the building will be utilized to accommodate a screened/enclosed refuse area. The refuse area will be hidden from view. The area behind the building will be cleaned up, to remove overgrown landscaping and volunteer growth. New evergreen trees will replace existing shrubs along the south side of the existing patio/refuse area. Antigua is proposing to construct a wood screen fence around the refuse area, and it will have enough room for the dumpsters to be rolled in and out. Near the dumpster area, Antigua will ground down the existing curb and walk to create a ramp, to ease the rolling of garbage dumpsters on pick-up days.

Antigua will continue to contract with a commercial waste hauler. The restaurant will use a 2 cubic yard dumpster for garbage, and two recycling carts (same size as to what the City uses). This is what they have been using for several years, and it is sufficient for the restaurant. Garbage currently gets pick up once a week and is expected to remain the same with the new location.

Lighting

Existing recessed soffit lighting within the front canopy will be replaced with new lighting. Wall mounted wall sconces currently located on the west elevation of the building will remain.

Signage

A new storefront sign will be added on the north elevation. A signage plan will be submitted for staff approval and subject to sign permits.



Recommendation: Recommend approval of the Special Use Permit for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave., and the Site, Landscaping and Architectural Plans for Antigua Latin Restaurant, LLC, to relocate to 6207 W. National Ave., submitted by Citlali Mendieta-Ramos, dba Antigua Latin Restaurant, LLC (Tax Key No. 454-0072-000)

(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. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 Steve Schaer, City Planner at 414-302-8466.
3. Parking permit being applied for with through the City Clerk and Treasurers Office.
4. Common Council approval of the special use (scheduled for March 6, 2018). Applicant’s acknowledgement signature on the Special Use Permit Resolution.

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

5. A signage plan being submitted for permit review and approved by the Department of Development.
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.