



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 23, 2022
6:00 PM

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

- 2A. **Special Use Permit for Domino's, a proposed restaurant, to be located at 10922 W. National Ave.**
- 2B. **Site, Landscaping, and Architectural Plans for Domino's, a proposed restaurant, to be located at 10922 W. National Ave., submitted by Jake Chance. (Tax Key No. 520-0014-001)**

Overview and Zoning

The Domino's owner is proposing to renovate the existing building located at 10922 W. National Ave. The applicant is proposing to remove and replace all interior finishes and repaint the building's exterior. The applicant will also add landscaping and a refuse enclosure. Domino's will serve pizza and related items for take-out and delivery only.

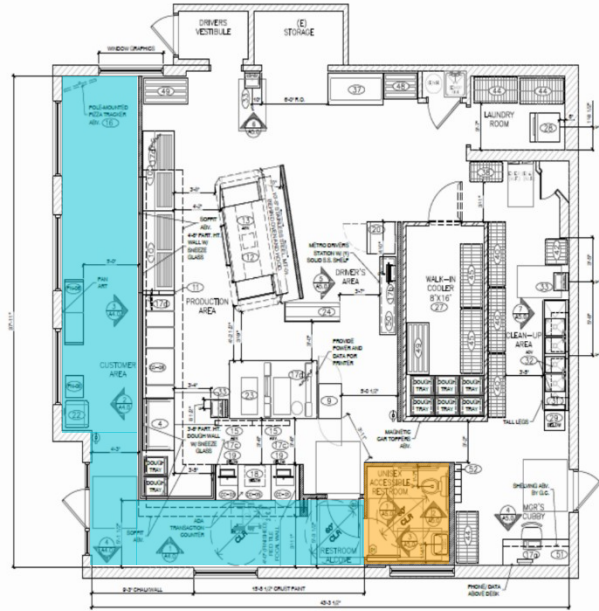
The business is a commercial use and has previously been utilized for a variety of restaurants and related frozen yogurt shops that have since ended over a year ago. A special use is required for this new business in the C-4, Regional Commercial District.



Of note, the building is under 2,000-sf in area, and proposes hours of operation as follows: Domino's will be open 10:30am – 12:00am (midnight).

Floor Plan

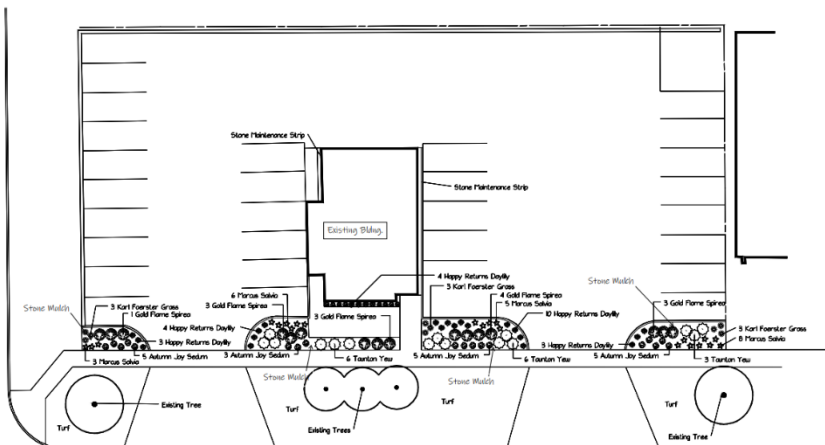
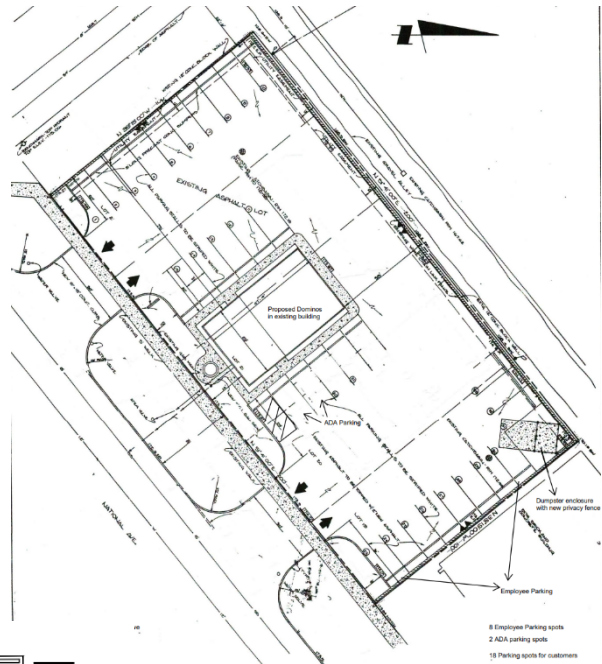
The existing building interior will undergo renovations as part of this project. All finishes will be removed and replaced. Most of the building will be devoted to kitchen space. A small customer waiting area will wrap around the corner of the building and has access to a unisex, ADA accessible bathroom.

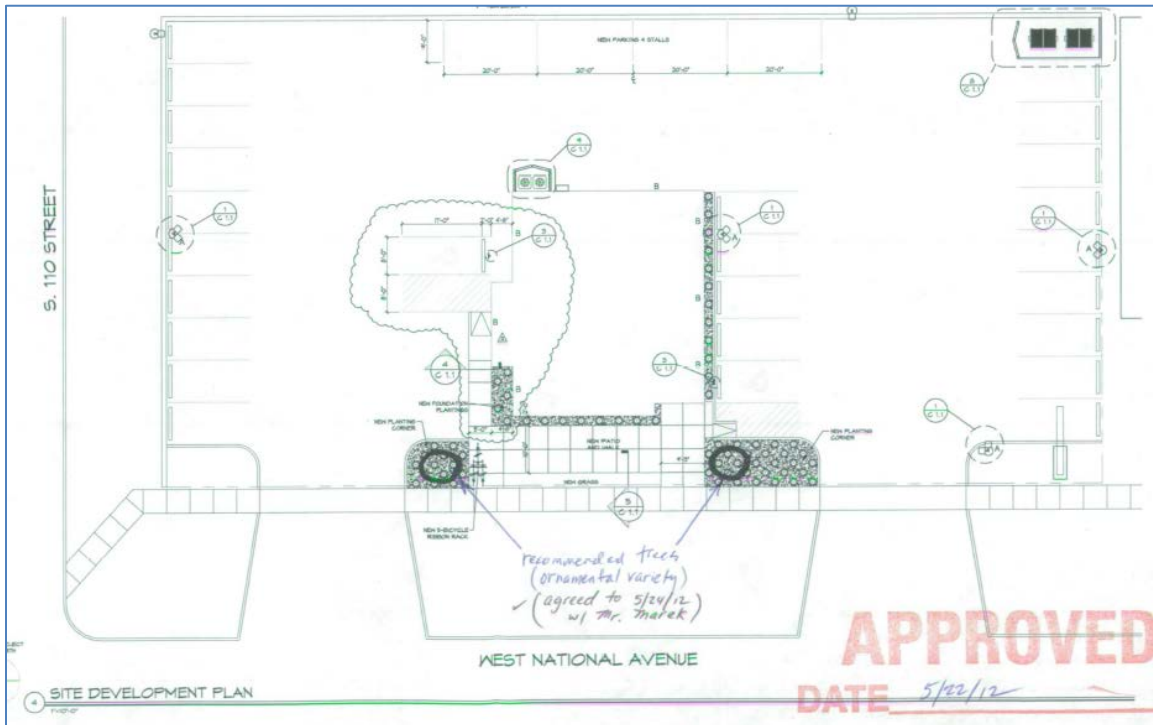
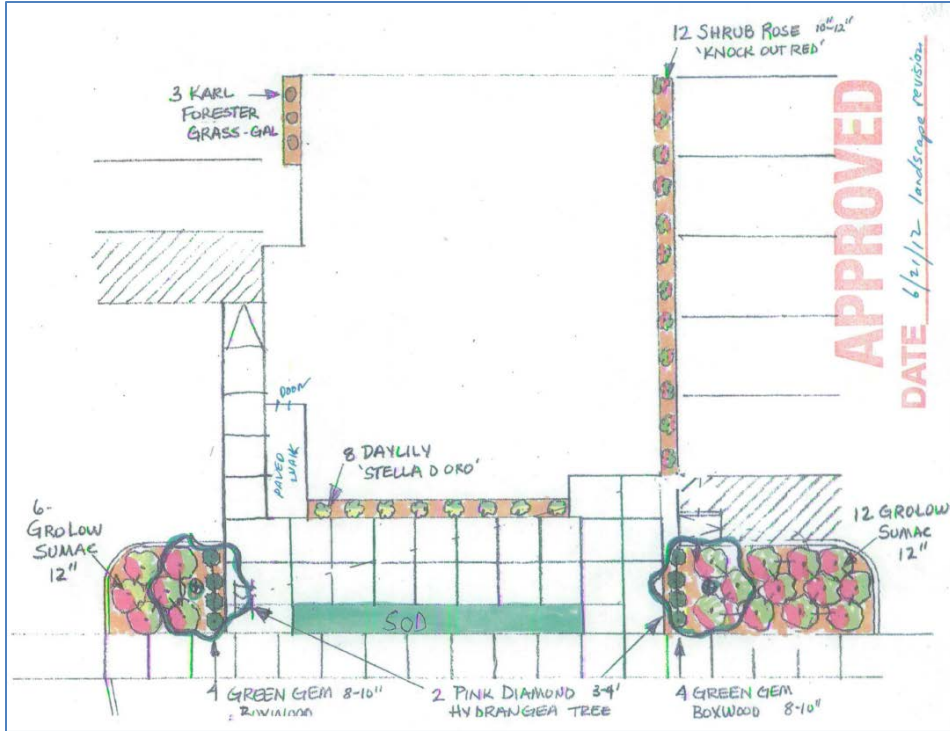


Site and Landscaping Plan

While most of the improvements are focused on the building itself, there are several proposed changes to the site plan. The refuse enclosure, located in the rear Northeast corner of the property, will be updated. The landscaping will also be improved, with new plantings in the existing beds.

The site is currently under an approved site and landscaping plan from 2012 and any changes to the approved plans shown on the next page, will require update on a revised plan. Staff does not recommend requiring a surety bond because landscaping changes are relatively minor.





Recommendation: Approve the Site, Landscaping and Architectural Plans for Domino's, a proposed restaurant, to be located at 10922 W. National Ave., submitted by Jake Chance. (Tax Key No. 520-0014-001) subject to the following conditions:

(Item 1 is 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 and approved by the Planning & Zoning program to show the following: a) color details of exterior paint; b) exterior elevations to note window transparency and any roof or wall penetrations for HVAC or exterior duct work; c) any site changes being noted on a revised site/landscaping plan and proposed refuse location and screening area/method being provided; d) confirmation of a contract with a commercial waste hauler and frequency of pick-up. Contact Zac Roder, at 414-302-8465 with any questions.
2. Common Council approval of the special use permit for Domino's, a proposed restaurant, to be located at 10922 W. National Ave. (hearing tentatively set for April 19).