



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 22, 2020
6:00 PM

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

- 6A. Special Use Permit for State Fair Liquor, an existing grocery and liquor store located at 1568 S. 81 St., proposing to relocate within a commercial portion of the mixed use building at 2248 S. 108 St.
- 6B. Site, Landscaping and Architectural Plans for State Fair Liquor, an existing grocery and liquor store located at 1568 S. 81 St., proposing to relocate within a commercial portion of the mixed use building at 2248 S. 108 St., submitted by Pabitra Halder d/b/a State Fair Liquor (Tax Key No. 480-0275-001)

Items 6A and 6B may be considered together.

Overview and Zoning

State Fair Liquor & Food, is a convenience store that sells groceries and alcoholic beverages. The business is relocating and has applied for a liquor license transfer request from their current location at 1568 S. 81 St. to a new approximate 2,600-sf lease space at 2248 S. 108 St. The license transfer request and the special use will be considered by the Common Council. A public hearing on the special use has been scheduled for February 19.



Zoning. The property is zoned C-4, Regional Commercial District, which requires businesses with alcohol beverage sales (Class A License for original and/or transfer applications) to obtain a special use permit prior to gaining an occupancy permit.

RMC 12.41(2)(dd) Alcohol beverage sales (Class A License for original and/or transfer applications). [Ord. O-2017-0016, 3/21/2017]

The mixed use building consists of a commercial ground floor space and four, one bedroom apartments on the second floor.

Business Operations. The applicant, Mr. Prabita Halder, has submitted a basic floor plan and scope of operations which includes retails sales: food and grocery items, alcohol, lottery and tobacco. Of note, tobacco products will be required to be less than 20% of floor area or the use would be considered a tobacco retailer and subject to a 1000-ft separation from other licensed tobacco uses. The retails sales floor area is about 2,600-sf.

Hours of operation. Open daily,
7 days/week between 9am to 9pm.

Parking. A total of 15 parking spaces are required for the property (9 spaces for the commercial use and 6 spaces for the residential). 15 parking spaces are available on site.

Site and Landscaping

Currently, the site features a grass front yard, there areas for additional greenspace along the south, east and west sides of the existing parking lot. A detailed site and landscaping plan is part of the staff recommendation to confirm available off-street parking quantities, and recommended site and landscaping improvements:

The following site improvement are recommended to be shown on a detailed site and landscaping plan:

1. Parking lot details (number of parking stalls, dimensions, accessibility)
2. Removal of wheel stops from the south side of the parking lot;
3. Saw cutting/removal of asphalt and soil amendments for new landscaping areas on the south, east and west sides of the parking lot;
4. Landscaping details being provided for recommended new landscaping areas around the parking lot;
5. Refuse area being identified on the site plan (to the rear of the building/site) and details of a 4-sided enclosure being noted.

Architecture

Preliminary scope of work indicates closure of an existing door on the rear of the building and a new door being added on the south side of the building. A detailed architectural elevation is part of the staff recommendation.



Recommendation: Common Council approval of the Special Use Permit for State Fair Liquor, an existing grocery and liquor store located at 1568 S. 81 St., proposing to relocate within a commercial portion of the mixed use building at 2248 S. 108 St. and approval of the site, landscaping and architectural Plans, submitted by Pabitra Halder d/b/a State Fair Liquor (Tax Key No. 480-0275-001), 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. A Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) an updated and detailed floor plan layout of the new store noting specific floor areas within the commercial space, area/dimensions for alcohol and tobacco sales; (b) parking lot details (number of parking stalls, dimensions, accessibility); (c) removal of wheel stops from the south side of the parking lot; (d) saw cutting/removal of asphalt and soil amendments for new landscaping areas on the south, east and west sides of the parking lot; (e) landscaping details being provided for recommended new landscaping areas around the parking lot. Subject to the City Foresters species recommendations; (f) refuse area being identified on the site plan (to the rear of the building/site) and details of a 4-sided enclosure being noted; (g) exterior architectural elevations to reflect proposed changes (door openings, closure details, material considerations). Contact Steven Schaer, City Planner at (414) 302-8460 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at (414) 302-8460 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8460.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A public hearing is scheduled for February 19, 2020).

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

5. Sign Plan details via a Sign Permit Application to be submitted to the Department of Development for 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.