



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, December 11, 2019  
6:00 PM  
Room 128 – City Hall – 7525 W. Greenfield Ave.

7. **Site, Landscaping and Architectural Plans for Mission BBQ, a proposed restaurant to be located at 2927 S. 108 St. submitted by Alan Hamm, d/b/a Alan Hamm Architects (Tax Key No. 520-1002-000)**

**Overview & Zoning**

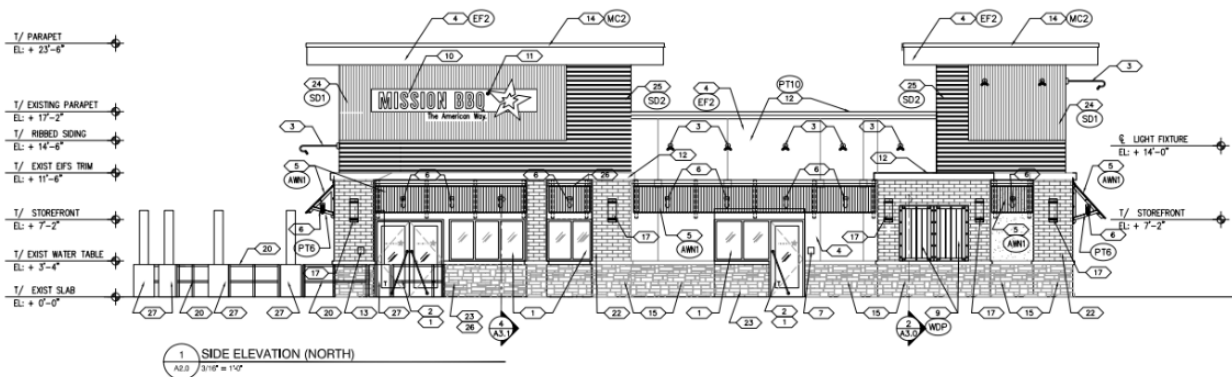
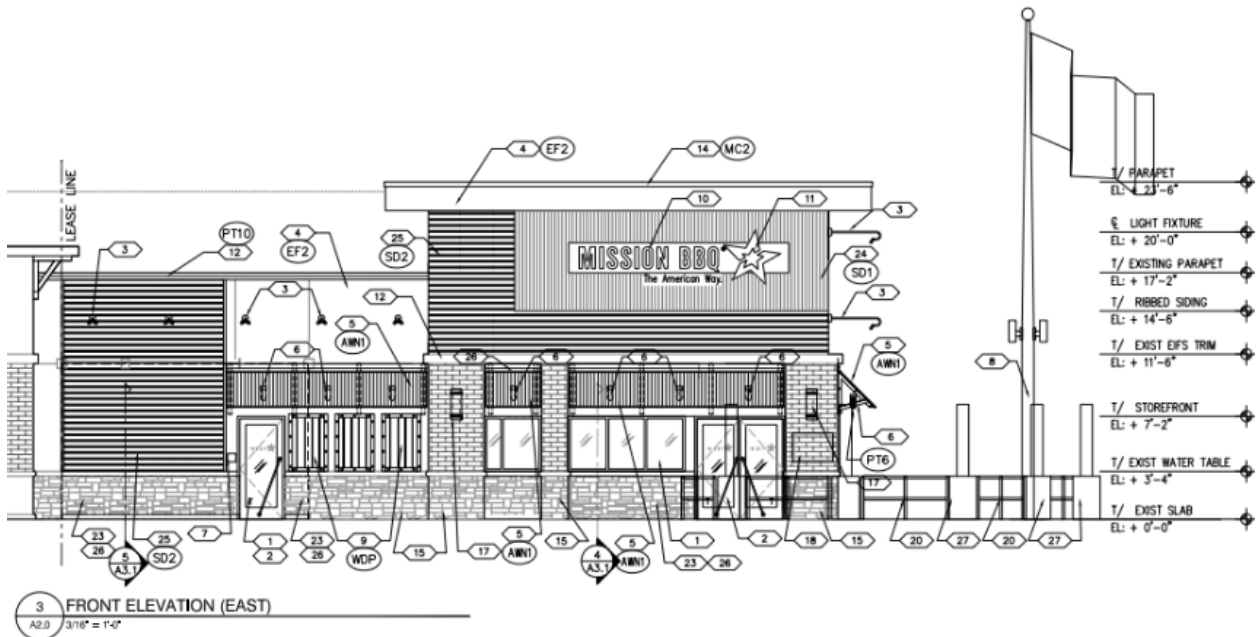
The Shoppes on 100 located at 2923-2939 S. 108 St. is a commercial development consisting of two buildings with four tenant spaces in the southern building and four tenant spaces in the northern building. Existing shops in the northern building include Adecco Staffing, Jimmy John's, Sprint Store, and Sports Clips. Existing shops in the southern building include Starbucks, Coldstone, and the UPS Store. Mission BBQ will be occupying the same space where CiCi's Pizza used to be in the southern building.



Mission BBQ is proposing an interior and exterior building remodel to meet their current branding image. The property is zoned C-4 Regional Commercial District and the restaurant is operating under an existing Special Use Permit. Interior work will include updating toilet rooms, kitchen, and dining spaces. Exterior renovations include updating the building façade, installing an underground grease trap, and adding new patio seating.

## Architectural Plans

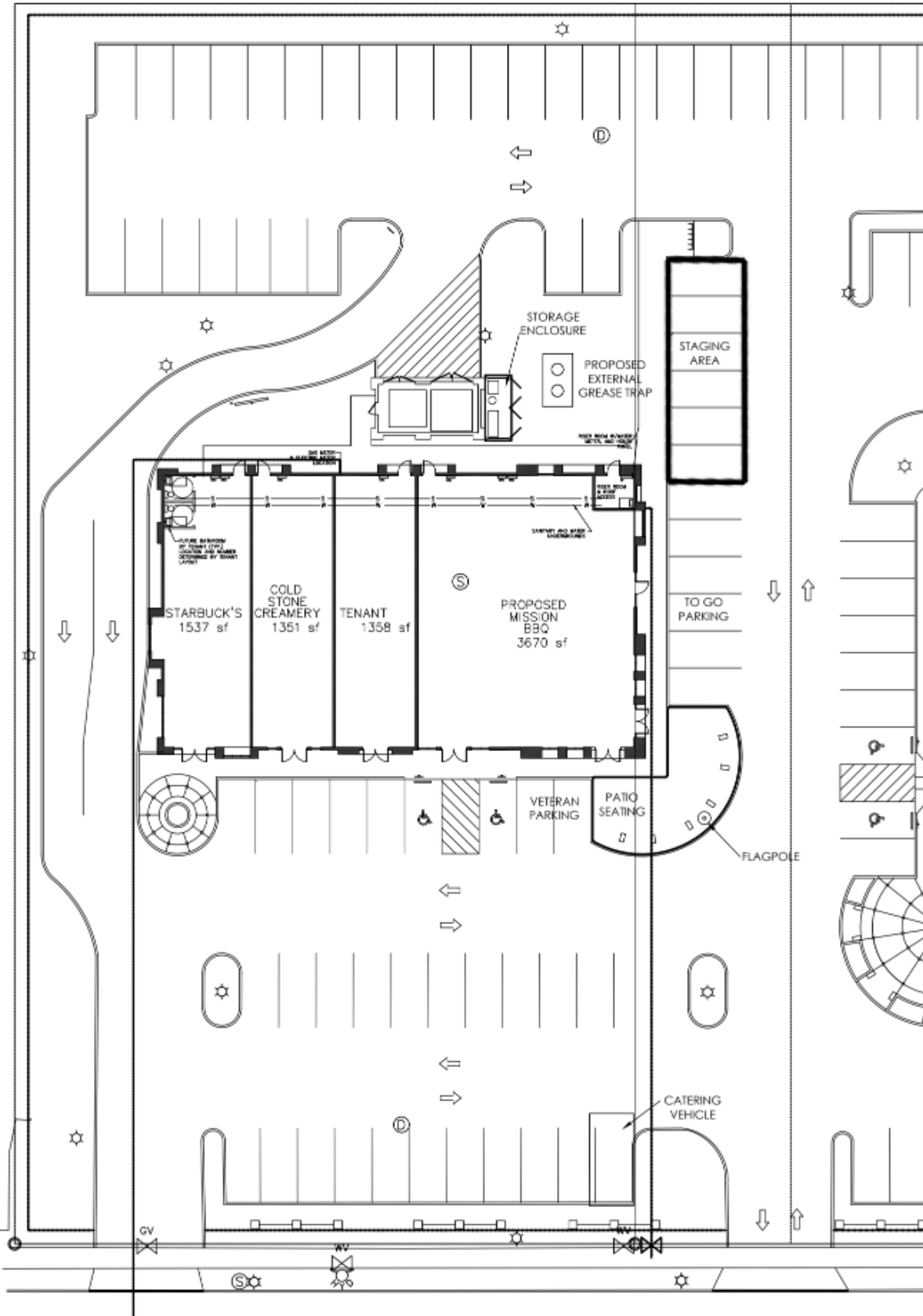
The new façade will include a variety of modern materials in a selection of gray tones all of which are in line with Mission BBQ's branding. Materials include new distressed corrugated steel awnings and siding, horizontal metal ribbed siding, and wood/steel panels. Corrugated metal panels will accent the exterior walls. The front door will be made of aluminum and glass. A new flagpole will be installed, as well as new lighting fixtures. Patio seating will be surrounded by new railings.





**Site & Landscaping Plans**

Proposed site and landscape improvements include installing outdoor seating in the existing concrete pads outside of the main entrance and a new flagpole. Landscaping in this area will remain the same as what was previously approved for Shoppes on 100. An underground grease trap will be installed behind the restaurant that will be out of public view. Storage area behind the restaurant will be appropriately screened from public view.



**Parking**

The minimum off-street parking requirement for this property is 24 parking stalls. The parking lot has approximately 68 parking stalls, including the required minimum of 2 accessible parking stalls. As part of Mission BBQ's mission, they will reserve two parking spaces for veterans.

**Recommendation:** Recommend approval of the Site, Landscaping, and Architectural Plans for Mission BBQ, a proposed restaurant to be located at 2927 S. 108 St. submitted by Alan Hamm, d/b/a Alan Hamm Architects (Tax Key No. 520-1002-000), subject to the following conditions:

(Items 1-3 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) all existing EIFS must be removed and replaced with a higher quality building material; (b) all new EIFS must be replaced with a higher quality building material. Contact Tony Giron, Planner at 414-302-8460 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, Planner at 414-302-8460.
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. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Tony Giron, Planner at (414) 302-8460.

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

4. Signage plans being submitted to the Department of Development.
5. 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.