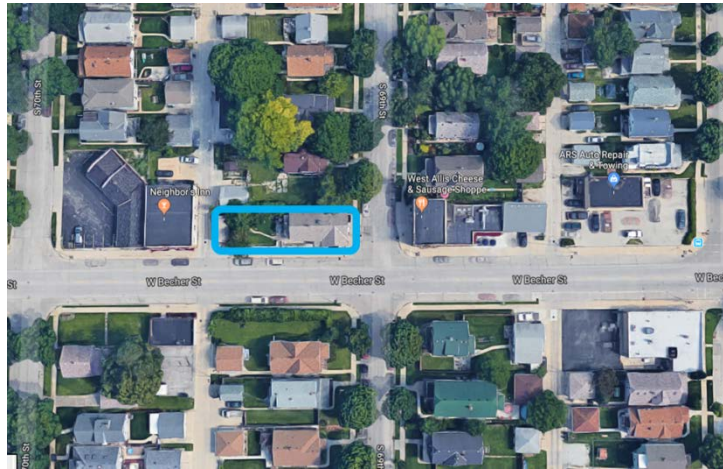


STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 24, 2018
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 3A. Special Use Permit for a proposed butcher shop to be located within the existing mixed-use building at 2079 S. 69th Street.
- 3B. Site, Landscaping and Architectural Plans for a proposed butcher shop to be located within the existing mixed-use building at 2079 S. 69th Street, submitted by Mark Lutz. (Tax Key No. 476-0085-000)

Items 2A and 2B may be considered together.



Overview & Zoning

The property at 2079 S. 69th Street (69th Street and Becher Street) is the former location of The Corner Spot convenience store, across the street from the West Allis Cheese and Sausage Shoppe. The existing building use is mixed use, which includes one vacant commercial space and two occupied residential rental-units. The residential units include one 1-bedroom apartment and one 2-bedroom apartment, which are occupied by

long-term tenants. The property was purchased by Lutz Land Management, LLC in September of 2018. Lutz Land Management, LLC is proposing to renovate the property and to use the commercial space as a butcher shop. The two apartments will remain as rental units.

The property is currently zoned C-2 Neighborhood Commercial District. "Food production, limited," which includes delicatessens and meat markets, is considered a Special Use in the C-2 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for November 5, 2018.

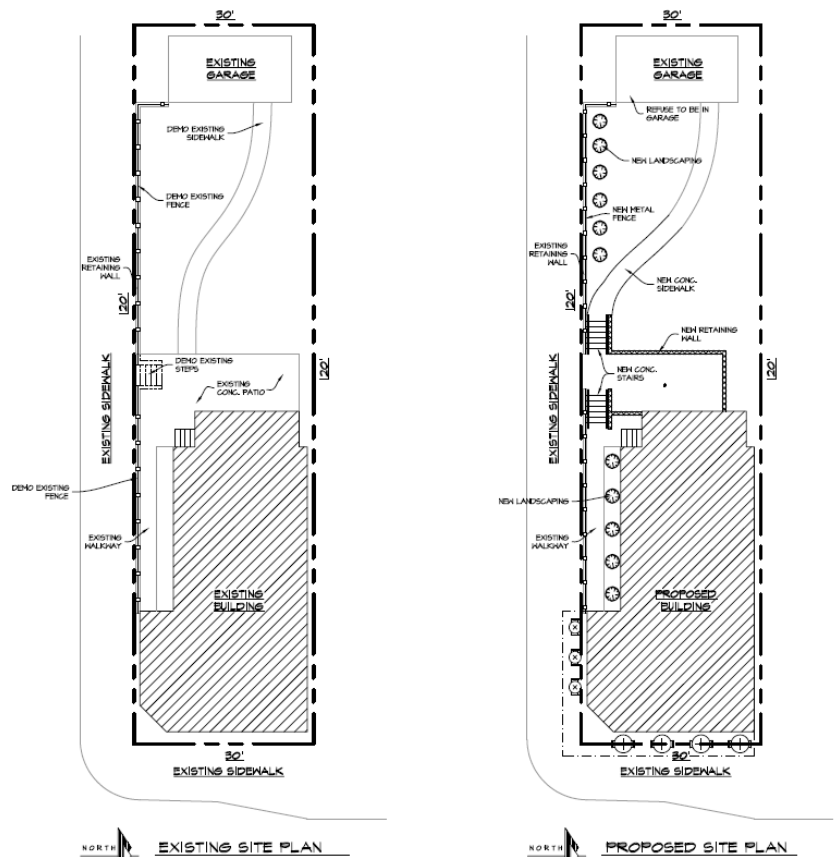
The butcher shop will offer fresh and cut to order meats (prime and dry aged), as well as artisan meats and charcuterie, and freshly made sausages. The space will feature a 16-foot fresh meat display, multiple coolers with meat products for sale, and retail space for a variety of spices and breads. The shop intends to host informational evening classes for customers, to provide custom ordered meat products, and to occasionally host Brat Fry days (food to be catered by West Allis Cheese and Sausage Shoppe).

The hours of operation are expected to be:

- Tuesday – Friday: 10am – 6pm
- Saturday: 9am – 4pm
- Sunday: 9am – 2pm

Site & Landscaping Plans

One notable alteration to the exterior site is the proposed removal of an existing stairway, which leads into the rear yard from Becher Street. This rear entryway and an existing concrete patio will be lowered, to be level with the existing sidewalk, and a new retaining wall will be built around it. Two new stairways will be built in the patio area, one leading to the rear yard and the other to the residential units. Additionally, the walkway in the rear yard will be demolished and replaced, in order to properly meet with the new stairway. These alterations are being made to accommodate access to a new secondary entry/exit at the rear of the building.



Additional items to note include:

- 1) The installation of a new 42" tall metal fence above the retaining wall on Becher;
- 2) New landscaping in the rear yard along Becher (combination of spirea, decorative perennial grasses, and daylilies);
- 3) Refuse will be enclosed in the existing garage at the alleyway; and
- 4) Residents and customers will continue to use street parking.

Parking

The existing building use is mixed use, which includes one vacant commercial space and two occupied residential rental-units. The residential units include one 1-bedroom apartment and one 2-bedroom apartment. Based on this configuration the off-street parking requirements are: 1.5 spaces/1 bedroom; 2.0 spaces/2 bedroom; 1.0 space/300 square feet of gross floor space. This would require 5.3 parking spaces.

Architectural Plans

Significant changes will be made to the interior of the building to convert it from a convenience store to a butch shop. The floor plan includes approximately 40% retail space, including a 16-foot fresh meat display. The remaining 60% will be dedicated to a cut room/meat preparation room, storage coolers and freezers, other food preparation areas, and a restroom.

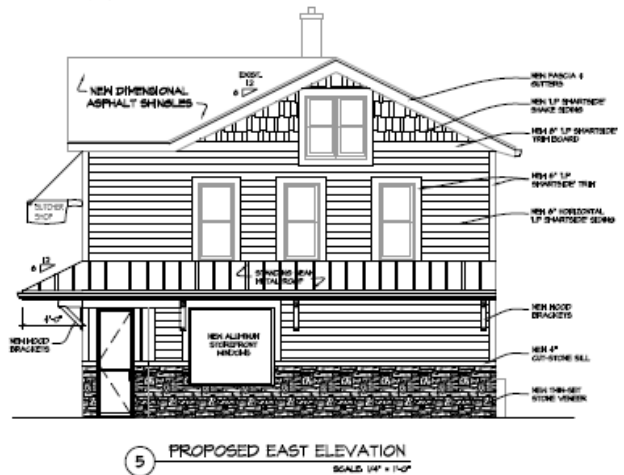
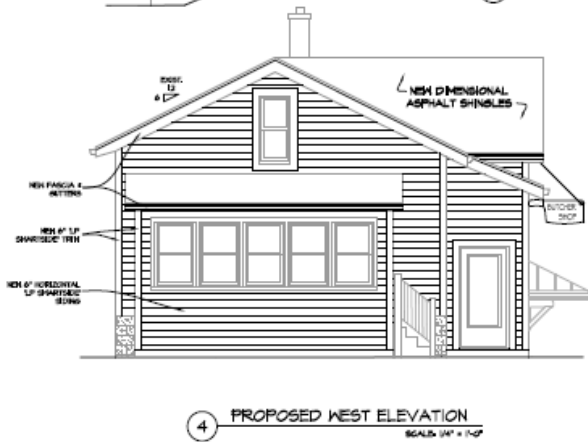
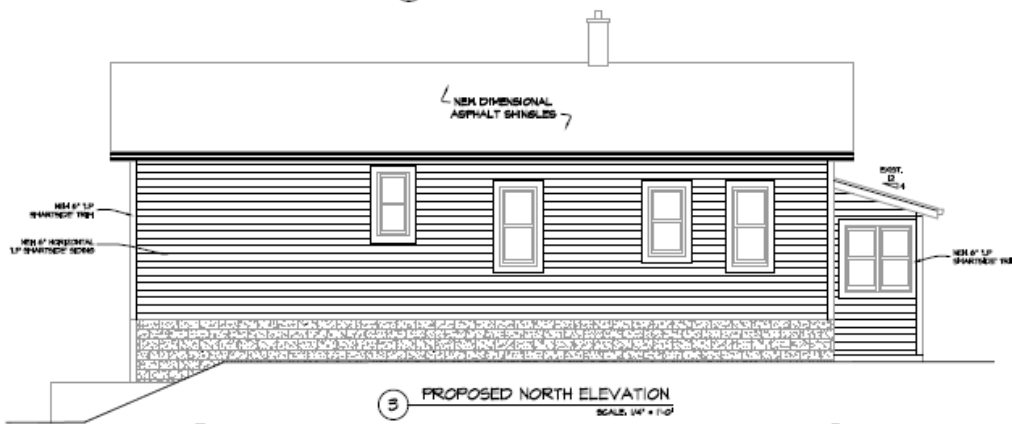
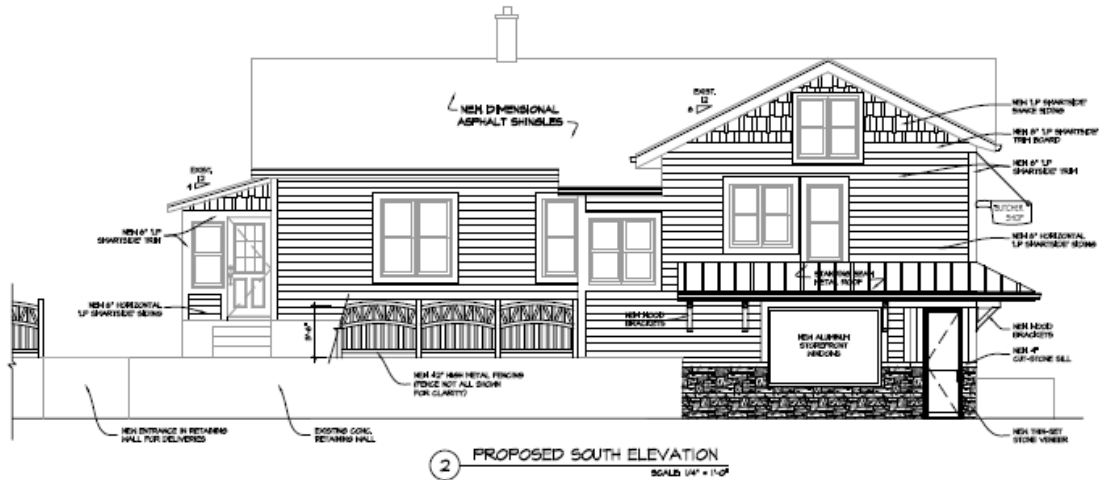
Proposed changes to the exterior of the building include new:

- Removal of existing asphalt siding
- Dimensional asphalt shingles on the roof;
- Shake siding within roof gable areas, 6" horizontal (LP) cement board siding, trim board, fascia, gutters and thin-set stone veneer with a cut stone sill on the façade;
- Aluminum storefront windows for the south and east sides of the building;
- Metal awning with wood brackets; and
- Projecting sign.



NEIGHBORHOOD BUTCHER SHOP
SOUTH ELEVATION





The applicant has been awarded a Commercial Façade Grant by Common Council to assist with this project. Additionally, the applicant has received a Grant of Privilege from the City to allow for the awning, projecting sign, and tables and chairs within the public right-of-way. Renderings submitted by the applicant show tables and chairs on both Becher Street and 69th Street. However, the applicant has indicated that tables and chairs will be located only on 69th Street.

Recommendation

Recommend Common Council approval of the Special Use Permit for a proposed butcher shop to be located within the existing mixed-use building at 2079 S. 69th Street and approval of the Site, Landscaping and Architectural Plans for Special Use Permit a proposed butcher shop to be located within the existing mixed-use building at 2079 S. 69th Street, submitted by Mark Lutz (Tax Key No. 476-0085-000), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. An estimated cost of landscaping and fencing being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.
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 fencing 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 Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Katie Bennett, City Planner at 414-302-8463.
3. Common Council approval of the special use (scheduled for November 5, 2018) and applicant's acknowledgement of the special use resolution.

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

4. Signage plan being provided for staff review and approval.
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.