

**CITY OF WEST ALLIS
RESOLUTION R-2022-0029**

**RESOLUTION RELATIVE TO DETERMINATION OF AN APPLICATION FOR A
SPECIAL USE PERMIT FOR A RESTAURANT USE TO BE LOCATED AT 7629 W.
GREENFIELD AVENUE**

WHEREAS, Thomas and Amina Bell, filed with the City Clerk an application for a Special Use Permit, pursuant to Sec.,12.41(2) and Sec. 12.16 of the Revised Municipal Code, to establish a restaurant, located at 7629 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on February 17, 2022, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted: 1. Thomas and Amina Bell will operate as a restaurant use within an approximately 1,000-sf tenant space within an existing multi-tenant commercial building at 7629 W. Greenfield Ave. The property is owned by Audi Properties, LLC.

Legally described as:

All that land of the owner being located in the Northeast ¼ of Section 4, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin describes as follows:

North 10.00 feet of the West 60.00 feet of Lot 34 and West 60.00 feet of Lots 35 and 36 in Block 1 of the Greenfield Heights subdivision.

Said land located at 7629 W. Greenfield Ave. Tax Key No. 452-0026-000.

2. The proposed restaurant space will be located within the commercial building in the westernmost tenant space along the street front of W. Greenfield Ave. and S. 77 St. The restaurant will provide seating for approximately 25 patrons and may provide addition outdoor seating in the future, subject to site plan review by Planning & Zoning Office.
3. The aforesaid premises is zoned C-2 Neighborhood Commercial District under the Zoning Ordinance of the City of West Allis, which permits restaurants, outdoor dining, and mixed uses as a special use, pursuant to Sec. 12.41(2) and Sec. 12.16 of the Revised Municipal Code.
4. The subject property is part of a block along the south side of W. Greenfield Ave. between S. 76 St. and S. 77 St., which is zoned for commercial uses. Properties to the east are zoned and developed for commercial use. Properties to the west are zoned for commercial use and developed for mixed commercial and residential use. Properties to the north are zoned and developed for commercial use. Properties to the south are zoned and developed for commercial and residential use.
5. On-street customer parking is available, and the area is also served by public transit. There is no off-street parking provided.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Thomas and Amina Bell, to establish a restaurant located at 7629 W. Greenfield Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Section 12.16 of the Revised Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said special use permit is granted subject to the following conditions:

1. Site, Landscaping, Screening and Architectural Plans. The grant of this special use permit is subject to and conditioned upon the site, landscape, screening, and architectural plans approved on January 26, 2022, by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.

2. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Neighborhood Services and by the Fire Department.

3. Business Operations. The grant of this special use is conditioned upon the following:

A. Excessive odors from cooking on premises shall be controlled within limits of current technology.

B. Excessive noise and vibrations shall not emanate from the building.

C. All exterior doors and windows being kept closed after daytime hours to prevent excess noise from entering the adjacent neighborhood.

D. Exterior pest control shall be contracted on a monthly basis and/or in accordance with the City of West Allis Health department.

E. Licensed operation. Necessary licenses being obtained in conjunction with the proposed business operations.

F. Outdoor dining is allowed as an accessory to the principal use.

4. Hours of Operation. The proposed restaurant has indicated hours of operation to be from 6am to 4pm Monday through Saturday, 6am to 2pm on Sunday. With the grant of this special use the hours of operation shall be between 6am and 10pm daily.

5. Off-Street Parking. In accordance with Sec. 12.19 of the Revised Municipal Code, a total of 7 off-street parking spaces are required for the proposed restaurant use. Historically, no off-street parking has ever been provided on site. Street parking is available. The area is served by public transit and the area is also ideally situated for walk/ride up foot traffic as this is a central business area. With the grant of this special use the Common Council accepts/modifies the off-street parking requirement in accordance with section 12.16(9) of the zoning ordinance.

6. Signage. Signage for the overall property shall be in accordance with the City of West Allis Signage Ordinance Section 13.21 of the Revised Municipal Code; window signage shall not exceed 20 percent of each window's area and be installed on the inside of the glass.

7. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from view within an enclosure approved by the

Department of Development. All tenants of the property will be required to abide by the City of West Allis health/public nuisance rules per Chapter 7 of the Revised Municipal Code. Because there are residents that live within the residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.

8. Outdoor Lighting. The grant of this special use is subject to all lighting fixtures being orientated downward and/or shielded in such a manner that no light splays from the property boundaries.

9. Noxious Odors, Etc. The use shall not emit foul, offensive, noisome, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

10. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void 1 year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Department of Development and shall submit a \$250.00 extension fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within 60 days of the expiration of the special use permit.

D. The extension, if granted, shall be valid for a period of 6 months. If no building permit has been issued and construction has not commenced within 6 months from and after the extension has been granted, the special use shall become null and void.

11. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

12. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

13. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of West Allis, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

14. Acknowledgement. That the applicants sign an acknowledgment that he has received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.



Thomas and/or Amina Bell, Applicants

Signed this 6 day of June, 2022.

SECTION 1: ADOPTION "R-2022-0029" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2022-0029(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL FEBRUARY 17, 2022.

| | AYE | NAY | ABSENT | ABSTAIN |
|-----------------------|--------------|---------------|---------------|----------------|
| Ald. Angelito Tenorio | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Vince Vitale | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Tracy Stefanski | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Marty Weigel | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Suzzette Grisham | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Danna Kuehn | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Thomas Lajsic | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Dan Roadt | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Rosalie Reinke | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |
| Ald. Kevin Haass | <u> X </u> | <u> </u> | <u> </u> | <u> </u> |

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of West Allis

Dan Devine, Mayor City Of West Allis

