



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2020
6:00 PM

COMMON COUNCIL CHAMBERS – CITY HALL – 7525 W. GREENFIELD AVE.

- 2A. Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St.
- 2B. Site, Landscaping and Architectural Plans for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St. submitted by Sarah Warran and Kyle Ida d/b/a Layman Ventures, LLC (Tax Key No. 439-0342-000).

Items 2A and 2B may be considered together.



Overview & Zoning

The applicant is proposing to purchase the property and renovate to open a brewpub called Layman Brewing, to be located at 6001 W. Madison St. (current location of Kokopelli's tavern).

The brewpub combines a restaurant with a taproom serving craft beer made in-house.

The site is currently zoned C-2 Neighborhood Commercial District, which allows for a Taverns, restaurants, outdoor dining and limited food production uses with a Special Use. A public hearing will be scheduled for April 22, 2020.



Brewpub use and Operations – Layman Brewing is a brewpub which means that it is a bar that serves their beer directly to consumers and accompanies their beer with food. With the brewery operational Layman Brewing will begin to produce its own beer for on-site consumption. Layman will also fill growlers and sell 22oz bottles. The establishment intends to offer pub-style food and a simple weekend brunch. For special events, Layman will offer a fish boil, brat fry, or similar Wisconsin inspired dish. By pairing pub fare with house-made beers, board games, and a low-key atmosphere Layman Brewing will become a new, classic Wisconsin pub.

The applicants indicate that the microbrewery will initially include a one-barrel production system with an expected output of 7 barrels per week as noted in Layman Brewing's plan of operation. Yearly beer production will be no more than 400 barrels. Per the Owner's submitted plan of operation, production may be expanded to a 5-barrel system with a yearly output of less than 1000 barrels if demand dictates. Based on given area within the building for storage, the most product that could be store on site (in barrels and bottles) is 50 barrels.

Deliveries & Refuse Pick-up - Beer deliveries will continue to be made using the existing suppliers and delivery methods. Grain will be delivered through the parking lot and be brought in through the garage doors. Food deliveries will be made using the owners/staff's personal vehicles by way of the parking lot/back door.

An enclosed refuse area will be located behind the building. Beer waste will be composted or offered as animal feed. Layman will contract with Compost Crusaders to remove spent hops and grains.

Staffing – Layman currently has a conditional occupancy permit to operate the existing tavern. The plan to introduce a brewpub and outdoor dining requires a special use permit. Upon completion of the project to introduce a brewpub, Layman Brewing will employ a full time brewer, kitchen manager, bartender and a part time business and marketing administrator.

Hours - Open to the public hours may change based on special/private events, seasonally, or due to changes in customer attendance patterns. With the exception for the addition of weekend brunches, Layman plans to keep the building's current service hours which are as follows: Monday to Thursday 2p-close, Friday 11am – close and Saturday and Sunday 8:30am – close.

General production and staff hours on site: 7 days per week from 8a – 10p

Brewing and kitchen prep operations will begin at 8a Mondays through Thursdays, with shopping and cleaning Friday mornings. We plan to open the kitchen around 4:30pm on weekdays and at 8:30am on weekends.

Background – Kyle and Sarah have been brewing together for over 10 years, starting when Kyle's family found his great-grandfather's prohibition era beer recipes in the old family summer cabin in rural Wisconsin.

Architectural and Floor Plan

The existing building is mixed use with a tavern, kitchen and hall on the first floor and the second floor consists of a 3 bedroom apartment.

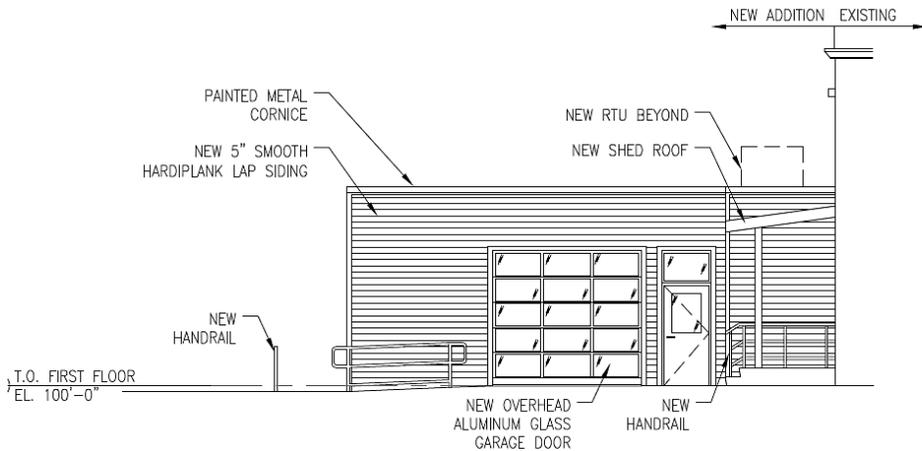
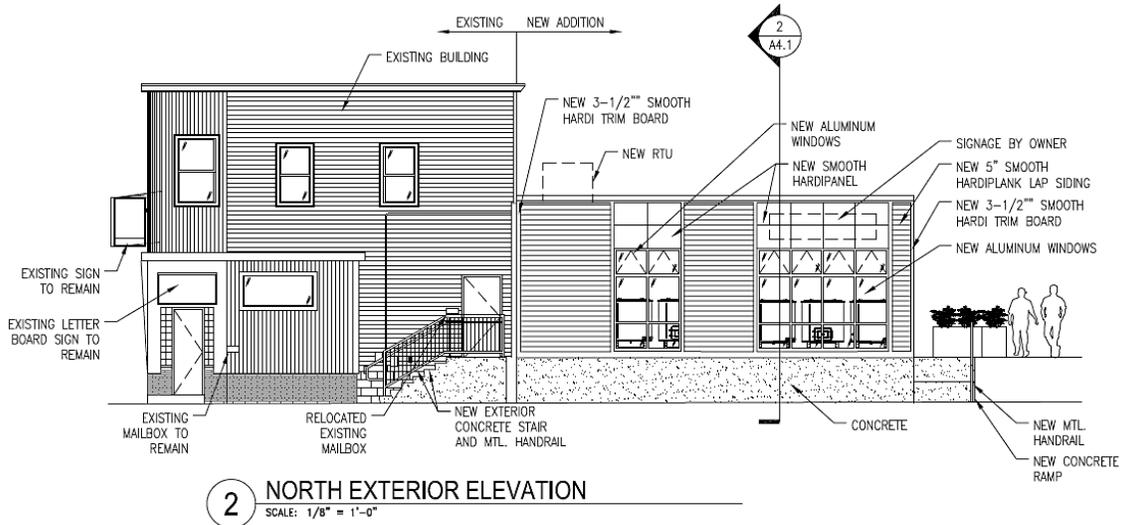
Layman will utilize the current tavern and kitchen space within the building to serve their patrons. The existing single story hall area (on the west side of the building) will be razed and replaced/rebuilt within the existing footprint. Layman's intends to erect temporary

barriers between the original building and the back hall, and to keep the original bar open throughout construction.

The new addition will include an employee-only area that will contain beer fermenters, determination tanks and storage for finished product and a public space for additional seating. An outdoor beer garden/patio area will also be offered on the southeast side of the building.

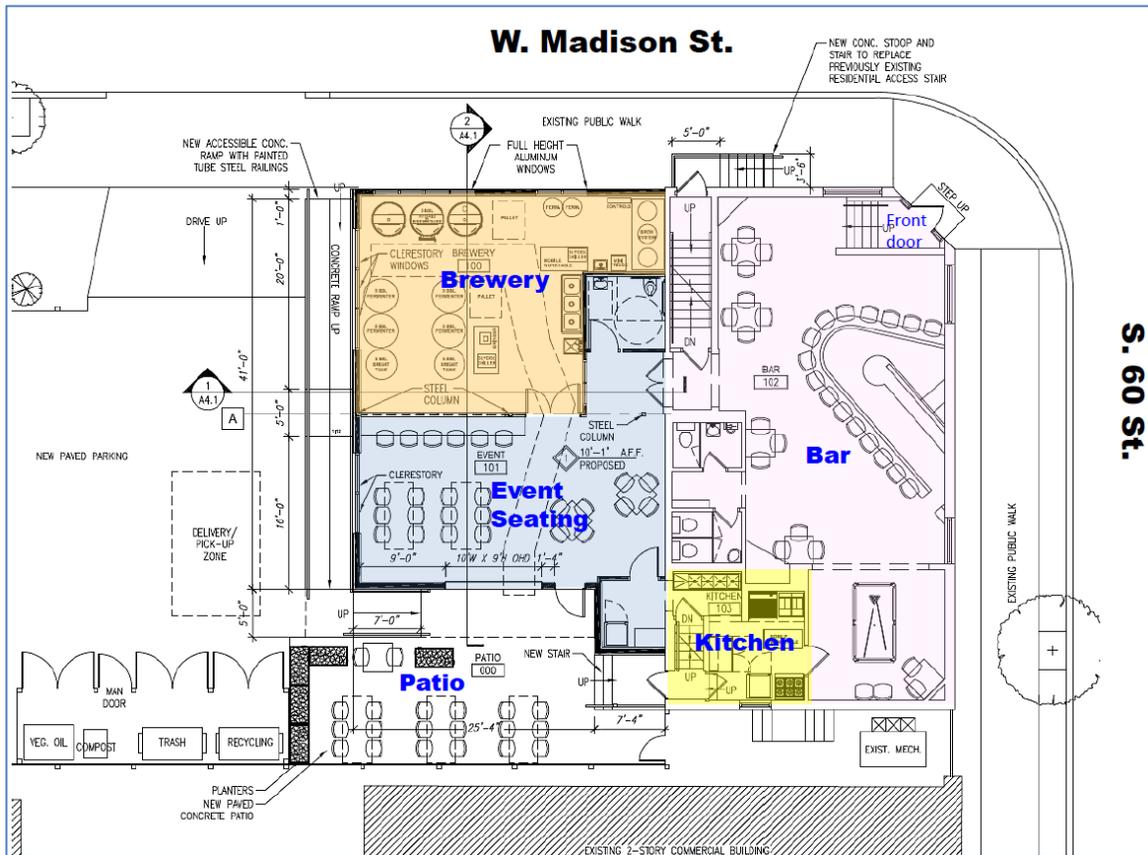
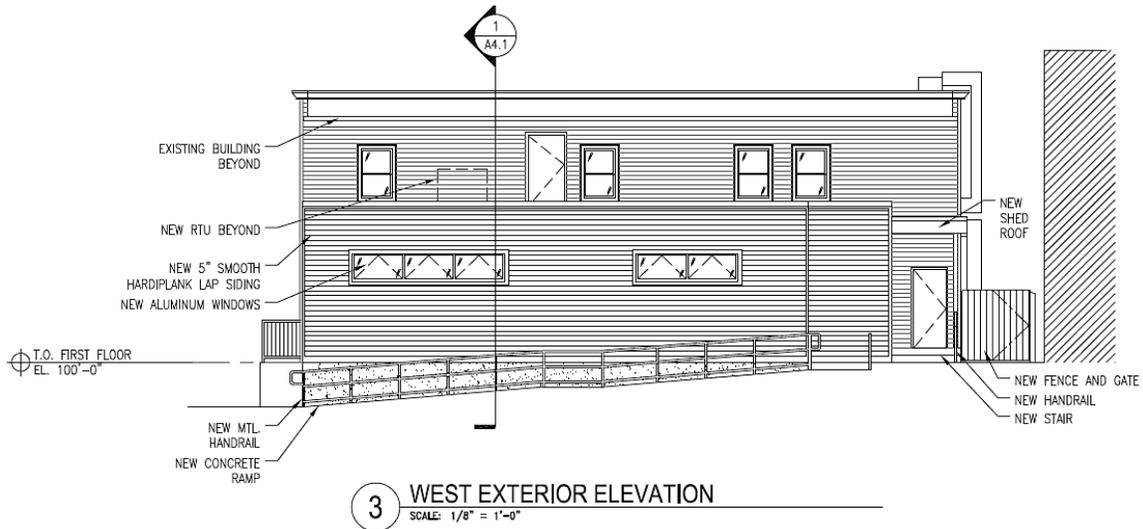
Exterior – A replacement staircase will be added along the north wall of the existing building. The new addition will include a pedestrian access ramp on the rear of the building. The ramp will provide access for deliveries and customers into the building.

Several new windows are planned and are shown on the exterior elevations. The windows will allow a view into the production area and also infuse the customer seating and production areas with natural light. A glass panel overhead door will offer an opening between the customer seating area and the outdoor beer garden.



Exterior siding colors have not been finalized by the applicant, but the current intent indicates that the colors of the addition's exterior will be compatible with the colors of the existing building exterior finishes to remain.

Windows will be prefinished aluminum framed windows with clear glazing. Exterior cladding materials are noted on the submitted plan elevations (smooth Hardiplank cementitious siding and trim boards with painted finish).



Site, landscaping and Screening Plan

As part of the staff recommendation, a plat of survey is recommended to delineate and ensure the new construction is implemented on the property (along West Madison Street). Building setbacks within the C-2, Neighborhood Commercial District are zero lot line, excepting areas adjacent to a residential use (10-ft setback when abutting residential use). Surrounding uses are commercial.

Parking – Per zoning code Chapter 12.19, taverns and restaurants are required to provide 1 off-street parking space per 150 square feet of gross floor area, or **5** parking spaces.

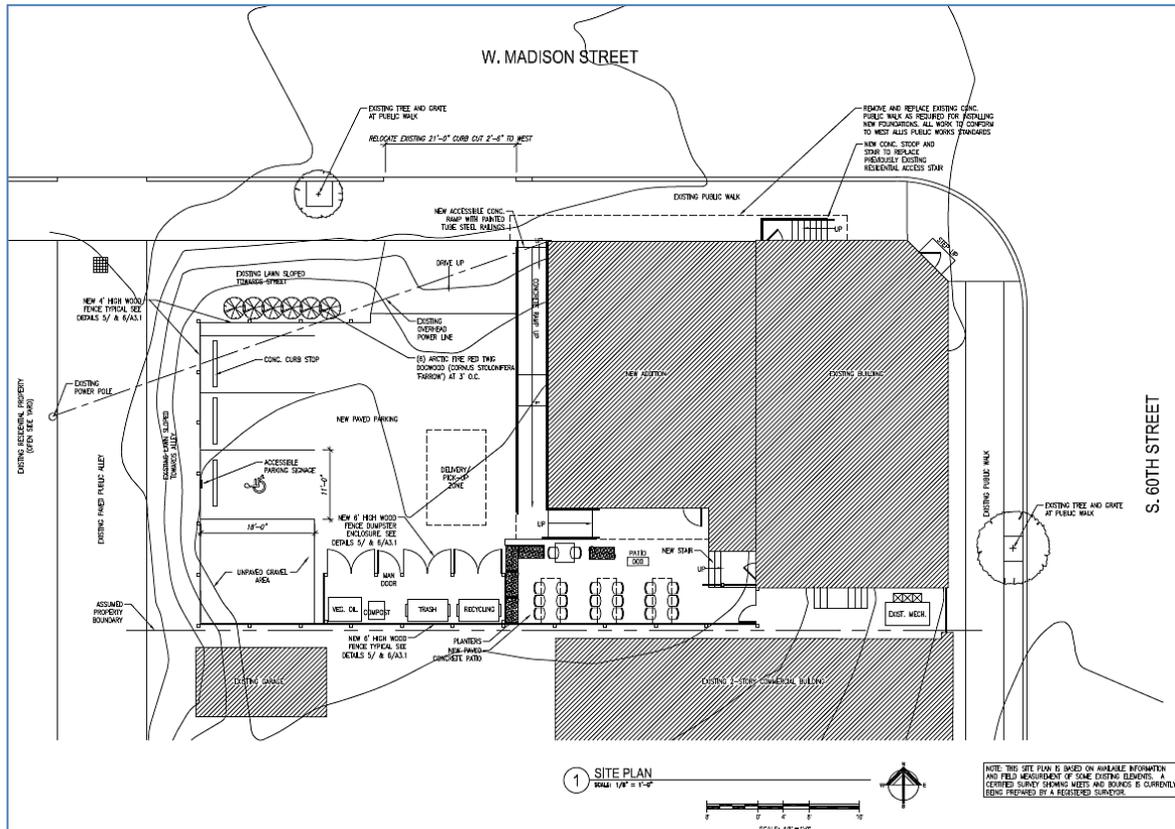


The property currently doesn't offer any formal parking spaces on site. The project proposes to create 3 off-street parking spaces. Site work and paving of the parking lot will be done at the end of the building construction phase as the parking area will be needed for lay-down area during construction.

As part of the Special Use Permit, reduced parking may be permitted and customers would use street parking.

New fencing - A 6-ft wood fence will be added around the new parking lot in the existing rear yard area. The fence will be 6-ft tall on the south and 4-ft tall along the west and north sides of the parking area. Additionally, a 6-ft tall refuse enclosure will be added around the dumpsters.

A short 6-ft section of wood fence will be added between the existing building and the tavern to the south. This fence will help secure and hide a mechanical area between the buildings.



Construction Schedule – All work will be done in one construction season starting in late spring/early summer of 2020.

Lighting - No additional lighting is planned along the public walks to the east and north of the building as there is sufficient street lighting. The parking area to the west will be lit with LED cut-off fixtures from the building on photocell control. The new exit door from the addition to the patio area will have LED egress lighting at levels required by code on a photocell. Additional LED lighting fixtures to light the patio area will be located on the building and will be switched. Fixture type and wattage as well as number of fixtures are to be specified by the design/build electrical contractor base on required photometrics.

Signage – future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St. and approval of the Site, Landscaping and Architectural Plans for Layman Brewing, a proposed brew pub, to be located at 6001 W. Madison St. submitted by Sarah Warran and Kyle Ida d/b/a Layman Ventures, LLC (Tax Key No. 439-0342-000), subject to the following:

(Items 1 through 4 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, and Architectural Plans being submitted to the Department of Development to show the following: (a) plat of survey to delineate property lines relative to the proposed building addition; (b) exterior color detail; (c) ADA accessible parking unloading aisle being shown on the site plan; (d) green space rain garden or swale being added within parking lot to replace gravel area; (e) a bike rack being incorporated into the plans. The City offers a bicycle rack program for consideration. Contact Steven Schaer, City Planner at 414-302-8466.
2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, City Planner at 414-302-8466.
4. Common Council approval of the special use (scheduled for April 22, 2020) 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)

5. Signage and exterior lighting plan being provided for staff 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.