



PLAN COMMISSION AGENDA
Wednesday, September 23, 2020
6:00 P.M.

Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 2A. Application for a Special Use Permit for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave.
- 2B. Site, Landscaping and Architectural Plans for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave. submitted by Bhupendra Patel (Tax Key No. 439-0001-014).

Items 2A and 2B may be considered together.

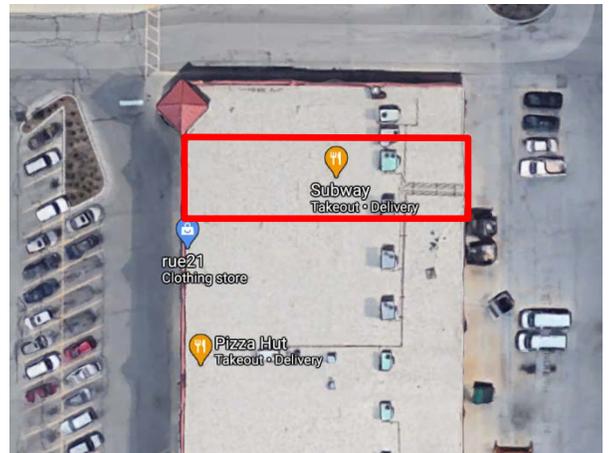


Overview & Zoning

The applicant is proposing to lease the property and renovate to open a Subway restaurant, to be located within Towne Centre Plaza at 6736 W. Greenfield Ave. (former location of Travel Agents International).

The restaurant is a standard Subway franchise.

The site is currently zoned C-3 Community Commercial District, which allows for restaurants uses with a Special Use. A public hearing will be scheduled for October 20, 2020.



Subway use and Operations – Subway is an American privately held restaurant franchise that primarily sells submarine sandwiches and salads. It is one of the fastest-growing franchises in the world and, as of October 2019, had 41,512 locations in more than 100 countries. More than half its locations are in the United States. This location will have 16 tables with chairs and not have any outdoor seating.

Deliveries & Refuse Pick-up - Food deliveries will be made using the owners/staff's personal vehicles by way of the parking lot/back door. Refuse will be picked up on a weekly basis. An enclosed refuse area will be located behind the building.

Staffing – Subway intends to have anywhere from 3 to 5 employees working at this location at any given time.

Hours - Subway plans to keep the following business service hours as follows: Monday to Saturday 8 am – 9 pm, Sunday 9 am – 9 pm.

Background – Bhupendra Patel owns 6 other Subway franchises in the Milwaukee area.

Architectural and Floor Plan

The existing Towne Centre Plaza development is mixed use with plenty of off-street parking, a well landscaped lot, a private sidewalk, and a utility and refuse collection area behind the building. Their nearest neighbor is Rue 21 clothing store to the south.

Subway will utilize the current restaurant and kitchen space within the building to serve their patrons.

Exterior – Subway will not be making any exterior improvements. The Towne Center Shopping Center has provided the restaurant with an adequate exterior that does not require any repairs or improvements.

Subway has added their standard business signage to the front (western) façade.



Site, landscaping and Screening Plan

As part of the staff recommendation, a four-sided refuse enclosure will be required around the dumpster behind Subway.

Parking – Per zoning code Chapter 12.19, restaurants are required to provide 1 off-street parking space per 150 square feet of gross floor area. The parking lot at Towne Center

provides more than enough parking spaces for Subway and all the other shops in the area.

Signage – Subway already has an approved sign plan on file.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave. submitted by Bhupendra Patel (Tax Key No. 439-0001-014)., 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) details of a four-sided refuse enclosure surrounding the dumpster and frequency of pick-up being provided. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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 Tony Giron, City Planner at 414-302-8469.
4. Common Council approval of the special use (scheduled for October 20, 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.