

# STAFF REPORT WEST ALLIS PLAN COMMISSION Wednesday, March 24, 2021 6:00 PM

### **Virtual Meeting**

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

- 2A. Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave.
- 2B. Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011)

Items 2A and 2B may be considered together.

#### **Overview & Zoning**

Steven Kolber, architect for Wing Stop, applied on behalf of Asif Rajabali to open a restaurant at 10244 W. National Ave. This tenant space is the former site of GNC, which is within a multi-tenant commercial building anchored by Piggly Wiggly. Wing Stop, a restaurant franchise, is considered a special use in the C-4, Regional Commercial District and requires a Special Use Permit. The franchise owner's architect has submitted standard floor plans for this type of restaurant. Since the review is for the entire property, the property owner has submitted a site and landscaping plan to accompany Wing Stop's application. They are proposing a landscaped median at their main entrance, an ADA ramp from W. National Ave. sidewalk, and landscaped endcaps within their parking lot, as well as benches and bike racks near business entrances.

A public hearing regarding the Special Use Permit application for Wing Stop is scheduled for April 7, 2021.



## **Operations**

Wing Stop is a quick serve restaurant offering chicken wings with various flavored dips and classic sides. During normal "non-covid" times they expect 80% of their business to be carryout and 20% to be dine-in. They expect up to 5 employees during peak times. Total project cost is estimated at \$150,000.

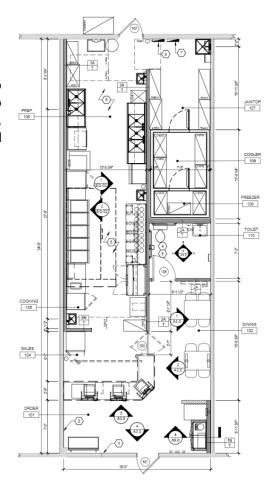


Hours of operation are Monday - Sunday, 11 am - Midnight

#### Floor Plan

Roughly 70% of the space is dedicated to food prep and storage. 30% is dedicated to dining. The dine-in area has two tables, each with four chairs. Minimal structural changes are proposed.



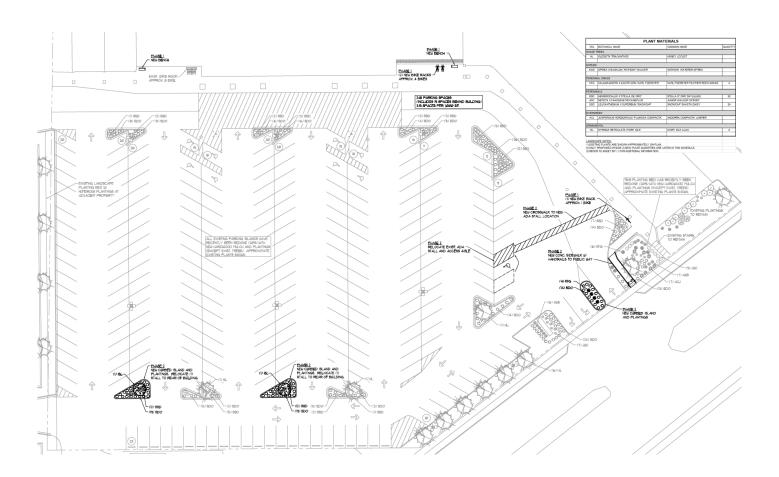


#### **Architectural Plans**

With the exception of proposed signage, no architectural changes will be made to the building. The exterior of the building is in fine shape and does not require any updates.

# **Site and Landscaping Plans**

The overall property is 5.8 acres with 62,544 square feet of building area. Wing Stop will occupy 1,085 square feet. The property owner hired an architect to address some needed site improvements. In phase 1, to be completed by this summer, they are proposing the installation of benches and bike racks. The benches are on either side of Piggly Wiggly and one bike rack is at the east entrance to Piggly Wiggly and the other bike rack is at the southeastern most area of the property. Phase 2, proposed to be completed in 5 years, will install an ADA ramp connecting the sidewalk on W. National Ave. to an interior sidewalk. They would also like to install a landscaped median at the W. National Ave. entrance. This will help with traffic calming since drivers tend to enter at a high rate of speed. Two landscaped endcaps are proposed on the southern end of two rows of parking. Lastly, they would like to relocate the handicap stall further north to lessen the grade that people would have to cross, as well as add a crosswalk to delineate the area where people cross. The location of the handicap stall and crosswalk is still being discussed and may change before the Plan Commission meeting.



#### Recommendation

Recommend Common Council approval of the Special Use Permit for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Wing Stop, a proposed restaurant, to be located at 10244 W. National Ave., submitted by Steven Kolber, d/b/a Wing Stop. (Tax Key No. 485-9990-011), subject to the following conditions:

(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.)

- Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) a shorter timeline for the phase 2 update and (b) a decision on where the handicap stall and crosswalk will be located after discussion with a City Building Inspector. Contact Tony Giron, Planner at 414-302-8469.
- 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 Tony Giron, Planner at 414-302-8469.
- 4. Common Council approval of the Special Use (scheduled for April 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.