



STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, March 23, 2016
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

1. Approval of the February 24, 2016 minutes.
- 2A. Special Use Permit for Westallion Brewing Company, a proposed brewery and tasting room, to be located at 1825 S. 72nd St.
- 2B. Special Use Permit for Automotive PHD, a proposed automotive repair business, to be located at 1825 S. 72nd St.
- 2C. Site, Landscaping and Architectural Plans for Westallion Brewing Company, a proposed brewery and tasting room, and Automotive PHD, a proposed automotive repair business, to be located at 1825 S. 72nd St., submitted by Erik Dorfner, d/b/a Westallion Brewing Company and Todd Antczak property owner and d/b/a Automotive PHD. (Tax Key No. 453-0665-000)

Items 2A, 2B and 2C may be considered together.

Overview and Zoning

The property is zoned M-1/Manufacturing and is owned by Todd Antczak. The building is about 6,000sf and will be occupied by the owner, who operates a private auto repair facility (Automotive PHD), and a tenant, the Westallion Brewery, who will operate a small brewery and tasting room.

Each of the proposed uses are considered special uses within the M-1 District.

Properties to the east and west are developed as manufacturing. Properties to the south are utilized as Union Pacific Railroad and properties to the north are developed as low density residential.

The estimated project cost stated on the application is \$100,000.

Automotive PHD

Mr. Antczak purchased the building in October of 2015 and desires to utilize a portion of it for automotive and light truck repair. He has been an automotive technician for over 35 years and has taught auto shop classes for the past 15 years at MATC and Greendale HS. He intends to retire in about 4 years and spend more time utilizing his building for the proposed use.



The Business operational plan indicates the following:

- The shop will not be open to the public, but will serve the auto repair needs for family and friends in his retirement.
- There are not set hours of operation, but the applicant indicates about 45 hours of use per week and volunteers the range of hours between be between 8am to 10 pm daily.

- Repair vehicles will be stored inside the building. No repair work will be conducted outside the building or within City right-of-way.
- Parking of commercial vehicles has not been indicated as associated with the use.

Westallion Brewing

Westallion Brewing Company is a small brewery operation with a tasting room that is proposed to be located within a portion of the building at 1825 S 72 St. The brewery use will be a tenant and lease approximately 3,200-3,500-sf of space.

The Business operational plan indicates the following:

- To function as a production/ distribution brewery for the processing/ production of fermented malt products (beer).
- The brewery will offer an onsite tasting room with the capacity of approx. 50 persons in which patrons can take tours of the production floor and sample the brewery's beers. A full bar will not be offered. Light snacks will be served.
- While the brewery will be in business seven days a week, it will only be open to the public Thurs-Sun. from noon until 10pm. The brewery will be in production from Mon- Wed. and Thurs will be used to clean the production floor.
- A lease for parking will be sought from either Union Pacific Railroad (adjacent to the rail tracks) or through an agreement to utilize existing off-street parking stalls from Kemp Smith, an existing business, immediately to the east.
- Westallion Brewing will initially employ a staff of three full time employees and 3-5 part time, tasting room staff.
- While outdoor dining has not been proposed as part of the operations, staff has encouraged the notion of some seating along the south side of the building facing the railroad.
- Parking of commercial vehicles has not been indicated as associated with the use.

Parking

Based on the floor areas planned the Vehicle repair shop will require 10 parking spaces (1,500 sf / 150), and the Brewery will require 13 parking spaces (1,750-sf @1/150 for the production area and 1,750-sf @ 1/150 for the tasting room) for a total of 23 parking spaces for the property. Six parking spaces may be provided on site. There are other commercial parking lots within the area that would not pose a conflict in use. Mr. Antczak is also seeking parking arrangements from either the Union Pacific Railroad (adjacent to the rail tracks) or through an agreement to utilize existing off-street parking stalls from Kemp Smith, an existing business, immediately to the east.



Street parking is also available within the area, but to avoid potential complaints and sustain a positive relationship with the neighborhood an agreement for off-site parking nearby is recommended.

Site, Landscaping and Architectural Plans

The existing building occupies the majority of the property a 0.18 acre site. There is an existing recessed loading dock on the west end of the building and there are about 6 parking spaces (including 1 ADA stall) on the west end of the building accessible from W. Burnham St. and an existing alley.



There are 5 existing windows on the east side (front) of the building one glass block window and 2 overhead doors on the south elevation (facing W. Burnham St.). A third overhead door is located on the west elevation facing the alley. The architectural proposal includes a conceptual plan to upgrade the exterior of the overall building as follows:

- Create 4 new/larger window openings on the front/east side of the building and 2 larger window openings on the south elevation. An ADA accessible public entry to the tasting room will be located on the east elevation.
- One of the existing windows on the east elevation will be infilled/closed and a new wood plank accent wall.
- Metal awnings will overhang each of the windows.
- The building will be repainted in neutral colors (gray-beige).

The initial phase of construction will focus on establishing the businesses and their interior spaces. The schedule for completing the exterior improvements (bulleted points noted above) is not planned to coincide with the initial phase, but is indicated as a future phase. Completion of those items will depend upon budget.



Staff comment – A construction schedule is needed to specify the scope and timing of improvements. At a minimum staff recommends the following improvements in year one: (a) repainting of the building's exterior, (b) installation of the wood accent wall on the east elevation, (c) installing a

replacement window within the existing opening on the south elevation, (d) installing a 4-sided refuse enclosure, if located outside the building.

Recommendation: Recommend Common Council approval of the Special Use Permits for Westallion Brewing Company and Automotive PHD, and the Site, Landscaping and Architectural Plans for Westallion Brewing Company, a proposed brewery and tasting room, and Automotive PHD, a proposed automotive repair business, to be located at 1825 S. 72nd St., submitted by Erik Dorfner, d/b/a Westallion Brewing Company and by Todd Antczak, d/b/a Automotive PHD (Tax Key No. 453-0665-000).

(Items 1 through 5 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) construction schedule being provided to indicate scope and timing of completion of improvements; (b) at a minimum staff recommends that the scope of work in year one include repainting of the building's exterior, the installation of the wood accent wall, a replacement south window and a 4-sided refuse area with screening being shown; (c) details rooftop unit(s) and proposed method of screening; (d) a landscaping plan being submitted for review and subject to the City Forester's recommendations of species and quantities indicated; (e) any exterior lighting being noted on plans along with a photometric plan; (f) a delivery staging area being indicated on the site plan; (g) location of refuse and frequency of refuse pick up being noted as part of each businesses operations; (h) inclusion of a bike rack near the tasting room entrance. Contact Steve Schaer at 414-302-8460 with further questions.

2. Submission of any agreements for off-site parking being provided to the Department of Development for review and approval.

3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.

4. 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 screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.

5. Common Council approval of the Special Uses (scheduled for April 4, 2016).

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

6. A signage plan being submitted to and approved by the Department of Development, if desired.

7. 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.

3A. Certified Survey Map by Bustos Asset Management LLC, to acquire property, demolish an existing building at 1126-1128 S. 108 St. and consolidate the property with property they currently own at 1136-

1138 S. 108 St. for purposes of creating an additional parking lot, submitted by Justin Flickinger of K. Singh and Associates on behalf of Bustos Asset Management, LLC. (Tax Key Nos. 444-0463-001 and 444-0460-001)

3B. Site, Landscaping and Screening Plan for Bustos Asset Management to create a parking lot at 1126-1128 W. 108 St., submitted by Justin Flickinger of K. Singh and Associates on behalf of Bustos Asset Management, LLC. (Tax Key Nos. 444-0463-001 and 444-0460-001)

Items 3A and 3B may be considered together.

Overview and Zoning

The subject property was formerly known as Bob's Bait Shop, and the abutting property owner to the south (Bustos Asset Management) has made an offer to purchase, demolish (the former bait shop) and develop a parking lot for 20 passenger vehicles to support the adjacent office and commercial lease space next door.

The applicant has submitted a CSM to combine the two lots into one lot of record. If developed as a separate lot, commercial parking lots require a special use.

The former bait shop property is 0.1 acres in area and features a 2,400-sf building (built in 1959). The Bustos property is 0.4 acres in area and features a 15,000-sf building. There are about 20 parking spaces on the Bustos property currently.

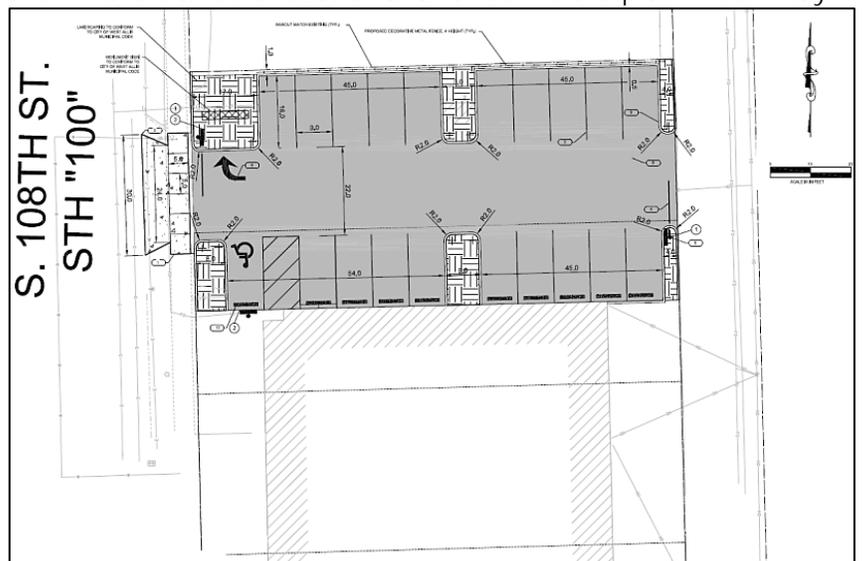


Site and Landscaping Plan

The site plan presented for review shows 90 degree parking spaces with a central access aisle accessible to/from S. 108 St. as well as the alley. An ornamental fence will be installed along the north property line on either option. Curbed landscaping islands are proposed to be placed at the end caps as well as at the mid-point of the lot. There is another subtle variation to the site plan which may be considered at the Plan Commission meeting. The variation would eliminate the proposed mid-point landscape islands for larger end cap islands.

Signage

The existing pole sign on the Bob's Bait site will be removed, and the applicant is proposing to install a monument sign on the NW corner of the parking lot site. Staff notes



that signage above 3-ft in height should not be located within the 10x10-ft vision angle. The site plan should take this requirement into consideration to ensure ample room for any new monument signage. As an alternative, the front yard of the 1136-38 S. 108 St. site is another location for monument signage.



Recommendation: Recommend Common Council approval of the Certified Survey Map by Bustos Asset Management LLC, and the Site, Landscaping and Screening Plan for Bustos Asset Management to create a parking lot at 1126-1128 W. 108 St., submitted by Justin Flickinger of K. Singh and Associates on behalf of Bustos Asset Management, LLC. (Tax Key Nos. 444-0463-001 and 444-0460-001), 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.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) impervious area calculations for entire site, (b) a landscaping plan for the overall combined property being submitted for review and subject to the City Forester's recommendations; (c) details of the proposed ornamental metal fence; (d) poured curbs being included on both sides of the proposed fence. Parking being setback 2-3-ft from the new fence to avoid damage; (d) existing wheel stops being reanchored or replaced with a poured curb in the existing Bustos parking lot; (e) refuse areas being enclosed within a 4-sided enclosure details being provided. Contact Steve Schaer at 414-302-8460 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.

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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
4. Property owner's acknowledgement signature that the non-conforming pole sign will be removed prior to construction of the parking lot.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. A revised signage plan being submitted to and approved by the Department of Development, if desired.
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.

4A. Special Use Permit for Happy Tails Pet Training, a proposed dog training business, to be located at 1412 S. 72 St.

4B. Site, Landscaping and Architectural Plans for Happy Tails Pet Training, LLC, a proposed dog training business, to be located at 1412 S. 72 St., submitted by Jennifer Nowak, d/b/a Happy Trails Pet Training LLC. (Tax Key No. 453-0063-000)

Items 4A and 4B may be considered together.

Overview and Zoning

Happy Tails Pet Training is proposing to locate in Downtown West Allis at 1412 S. 72 St., which is zoned C-1/Central Business District. From the zoning perspective, dog training requires a Special Use Permit in the downtown C-1 zoning district.

The business will primarily be using the space for group classes and private training for dogs and their pet parents. There will be a small area for retail, including items such as collars, leashes, harnesses and treats. The maximum amount of dogs in the space at one time will be approximately 10. The maximum amount of people in the space at one time is anticipated to be no more than 30. The lease space is approximately 810-sf in area.

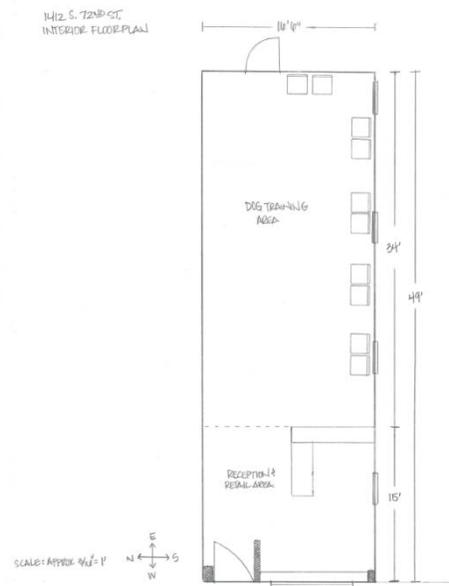
General hours of operation for the public will be from 9am to 10pm seven days per week.

Site, Landscaping and Architectural

There are no site, landscaping or architectural improvements proposed with this application.

Parking

Per code, the use requires approximately five (5) parking stalls. In addition to there being 2 hour parking on the



street, there is also public parking available in the parking lot behind the building.

Signage

The applicant plans on placing a window decal to display their business name. The code simply requires that the window display not take up more than 20% of the window area that it will be located in, no permit is required.

Recommendation: Recommend Common Council approval of the special use and approval of the Site, Landscaping and Architectural Plan for Happy Tails Pet Training, LLC, a proposed dog training business, to be located at 1412 S. 72 St., submitted by Jennifer Nowak, d/b/a Happy Trails Pet Training LLC. (Tax Key No. 453-0063-000), subject to Common Council approval of the Special Use Permit, and applicant’s acknowledgement signature on the Special Use Resolution being submitted to the Clerk’s Office. (A Public Hearing has been scheduled for April 4, 2016.)

5A. Special Use Permit for Foster-Holley Funeral Home, a proposed funeral home, to be located at 8802 W. Becher St.

5B. Site, Landscaping and Architectural Plans for Foster-Holley Funeral Home, a proposed funeral home, to be located at 8802 W. Becher St., submitted by Mike Herl, d/b/a Paulie K LLC. (Tax Key No. 478-0072-001)

Items 5A and 5B may be considered together.



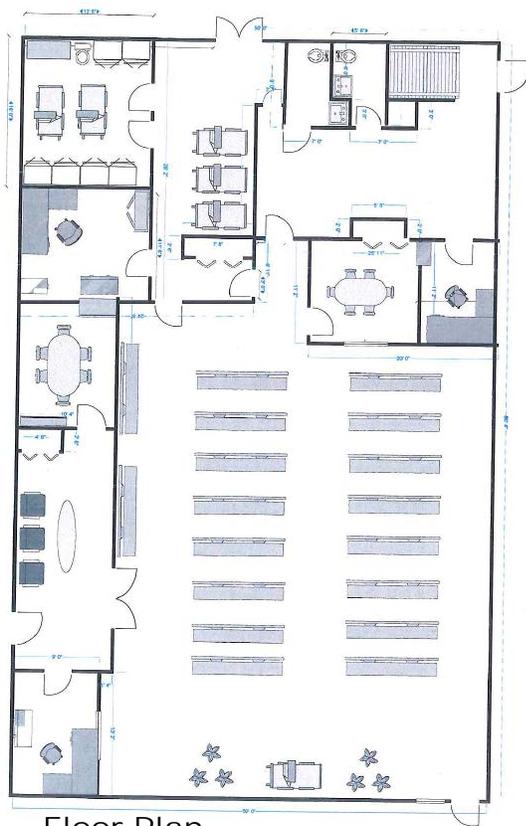
Overview and Zoning

The property is currently for sale. Mike Herl d/b/a Paulie K, LLC has an offer to purchase the property and has a tenant interested in leasing the building as a funeral home. The former use of this site was Thera Dynamics Physical Therapy which has relocated to the 8800 block of W. Lincoln Ave.

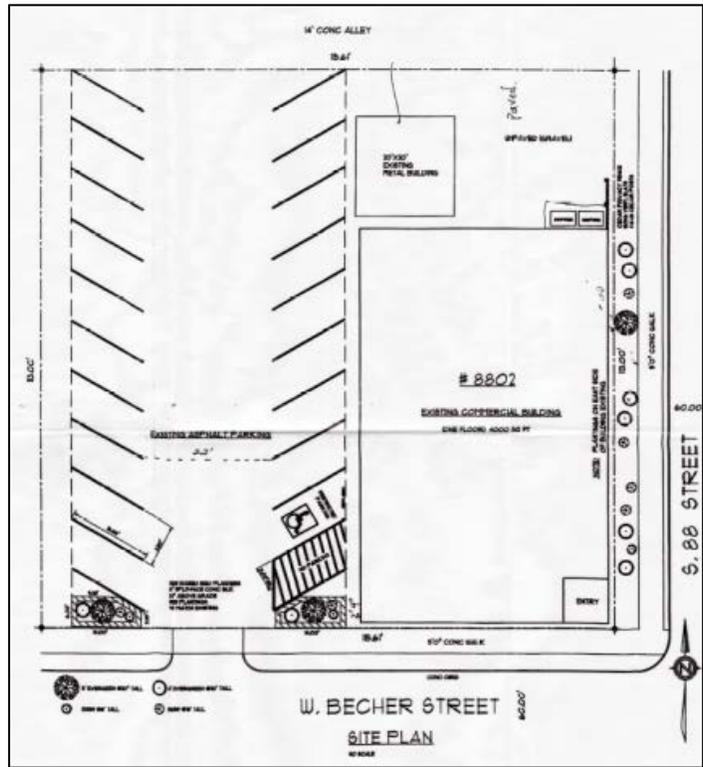
The owner intends to make interior renovations to the building and the tenant would like to start business beginning in July of this year. The funeral service tenant is Foster-Holey (Bryan Foster and Marion Holley).

The subject property is zoned C-2/Neighborhood Commercial District and funeral homes are considered special uses. A crematory service is not proposed.

Properties to the north, east and south are utilized low density residential. The property to the west is an unimproved commercially zoned lot.



Floor Plan



Site Plan

The estimated project cost is \$80,000 which includes interior build out to convert the space to a funeral home.

Parking

The site is .29 acres (13,000 sf) and the building is about 4,000 sf in area. Parking calculations are based upon the area of the building at a ratio of one parking stall for every 150 sf. Parking required per 12.19 of the RMC is 26 spaces. The site provides a total of 23 spaces (including 1 ADA stall). Staff is recommending for the existing Quonset hut, in the rear yard, to be removed as it is in poor condition and would also serve to provide additional off-street parking for about 3 vehicles to satisfy the zoning requirement for parking.



On average, the funeral home will attract between 50-70 vehicles that would be parked in the area for about 2 hours per funeral. The number of funerals per day to be determined.

The applicant has indicated that they are trying to work out an arrangement with the abutting property owner to the west. This lot is currently unimproved gravel/dirt lot, but if improved would support an additional 15-20 spaces for off-street parking.

Unimproved lot west 8800 block W. Becher St. (Tax Key No. 478-0070-000):

The applicant has indicated that the funeral home business operations plan indicates use of an existing gravel/dirt parking lot to the west. This property (to the west), is in need of improvements. This lot is currently unpaved and features several wooden timbers used as a retaining wall or parking stops.

Priority - This lot may not be used for parking in its current condition. If use of this unimproved lot is desired, staff is recommending paving and landscaping improvements need to be arranged with the property owner. If improvements cannot be arranged, the parking lot shall not be used by customers of the funeral home or other area businesses as the site does not meet the minimum construction standards for use as a parking lot (see zoning ordinance section [12.19\(3\) RMC](#))).



Staff notes that there are also refuse containers being stored on this site (possibly from the Walleye Saloon).

Site, Landscaping and Architectural Plans

The prospective buyer is not proposing any exterior site or architectural changes on the plans submitted, but staff has discussed removing the quonset hut structure as part of the project scope.



The property is under an approved site and landscaping approval from 2002 and is in fair shape. Staff is recommending that the existing landscaping beds be remulched this spring and any dead landscaping be replaced. Staff is also recommending removal of the existing quonset hut structure, on the north side of the property, as it is in poor shape (rusted, damaged from vehicle hits). The removal of this existing structure will also provide some additional/needed off-street parking for the proposed funeral home use.



Removal of the structure will also prompt the need for a revised plan to show the refuse location and screening. Refuse containers if located outside will need to be fully screened with a four-sided enclosure.

Signage and lighting

No new signage has been proposed with this application yet. Staff notes that there is an existing projecting roof sign that is not in conformance with the City sign ordinance and should be removed within a year.

A signage permit and plan review will be required for any new signage proposed. The property features about 115-ft of frontage along W. Becher St. based on the lot frontage at total of about 69 sf

of signage is allowed for the property. Signage may be approved administratively through the signage permit process.

No new lighting has been proposed. If any lighting is proposed, plans confirming that light will not splay beyond the property line will need to be submitted.

Recommendation: Recommend Common Council approval of the Special Use Permit for Foster-Holley Funeral Home and approval of the Site, Landscaping and Architectural Plans for Foster-Holley Funeral Home, a proposed funeral home, to be located at 8802 W. Becher St., submitted by Mike Herl, d/b/a Paulie K LLC. (Tax Key No. 478-0072-001), subject to the following conditions, subject to the following conditions:

(Items 1 through 7 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. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) demolish the quonset hut structure north of the main building and return the area to a paved surface for off-street parking; (b) site plan being updated to show 2 additional landscaping islands on the north end of the site (near the alley); (c) site plan updates to show existing landscaping on the property and around the parking lot; (d) floor plan updates to delineate floor areas/uses and seating capacity within the building; (e) re-anchor concrete wheel stops or replace with poured curb; (f) a four-sided, board-on-board refuse enclosure for any dumpsters being provided on site. Contact Steve Schaer, Manager of Planning and Zoning Planner at (414) 302-8460 with any questions.
2. Use of the abutting property to the west will require paving and landscaping site improvements before it may be used; a site and landscaping plan is required.
3. Applicant's submission of any parking agreements being provided to the Department of Development for review and approval, and if sought with abutting property owner under condition 2.
4. Property owner's acknowledgement signature that the non-conforming pole sign will be removed within one year of the granting of the Special Use Permit.
5. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
6. 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 screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
7. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office (Public Hearing scheduled for April 4, 2016).

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

8. A revised signage plan being submitted to and approved by the Department of Development.

9. 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.

6. **Site, Landscaping and Architectural Plans for NexGen Building Supply, a proposed commercial building supply company, to be located at 1707 S. 101 St., submitted by Richard Wolgemuth, d/b/a NexGen Building Supply Company. (Tax Key No. 449-9999-006)**

Overview and Zoning

This application involves the reuse of the existing property and building located at 1707 S. 101st St. NexGen Building Supply, an interior building products distributor that operates mostly in the Midwest, is moving into the building.

The property is 2.85 acres and is developed with an approximate 32,000 sq. ft. building and approximately 60,000 square feet of asphalt/concrete. The property is zoned M-1 Manufacturing District and has been vacant for the past few years, since Van Waters and Rogers moved out. The new use of the building will be a warehouse, which is the same as the previous use, and is permitted in the M-1 District.

Parking

The warehouse use requires a total of approximately 24 parking spaces. Between the east parking lot and south asphalt area, there will be more than enough off-street parking spaces.

Site and Landscaping Plan

There are no proposed alterations to the existing landscaping on the site; however based on site inspection and review of previously approved plans, improvements will need to be addressed.

New privacy screening slats are proposed to be added to the entire chain link fence surrounding the property.

Staff is recommending additional landscaping and improvements to address existing deficiencies and address excess pavement, as indicated in the staff recommendations and photos below.



East elevation: paved area in the front yard



Fence line along the east elevation separating the parking lot from the paved front yard.



Additional infill landscaping recommended along the east side of the front parking lot.



Landscaping and slatted fence in place along the SE perimeter of the of property.



Gravel area in the southeast corner of the paved lot.

Architecture

Architecturally, the main building on the site will remain with a few modifications: removal of exterior wall panels at the south wall of the south canopy, two new concrete ramps will be added to the south loading dock, two new overhead doors on the south wall loading dock area, and a new exit door to the west elevation (near the south loading dock).

Signage and Lighting

The property currently has no signage. Any changes in exterior signage will require a signage permit and review.

Similarly, no lighting plans have been submitted with this application. If the applicant wishes to light the property, particularly the parking and storage areas, plans will need to be submitted showing full cut-off fixtures and a photometric plan (Of note, flood lighting is not allowed to be attached to the building, per the City's design standards.)

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for NexGen Building Supply, a proposed commercial building supply company, to be located at 1707 S. 101 St., submitted by Richard Wolgemuth, d/b/a NexGen Building Supply Company. (Tax Key No. 449-9999-006), subject to the following conditions:

(Items 1 through 3 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. A Revised Site, landscaping and Architectural plan being submitted to the Department of Development to show the following: (a) removal of the barbwire from the top of the chain link fence; (b) infill landscaping improvements/replacements along the east side of the property (parking lot); (c) the fence line being modified in the front yard area to line up with the east edge of the building and following directly south; (d) landscaping modifications, including removing gravel in SE corner for increased green space, and removal of weeds and volunteer growth in south parking lot area; (e) the overhead lights along the roof of the southeast corner of the building is removed; (f) the chain link fence being straightened and repaired where it has been damaged; (g) repair of the yellow pole on the north side of the driveway entrance; (h) a four sided refuse enclosure being provided to screen the dumpster area; and (i) any outdoor storage should be indicated on the site plan (the general type, height, and area on plans) with adequate screening being noted. Contact Ben Rohr, Planning Intern at (414) 302-8460 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Ben Rohr, Planning Intern at (414) 302-8460 with any questions.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Ben Rohr, Planning intern at 414-302-8460.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. A signage plan being submitted to and approved by the Department of Development.
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.

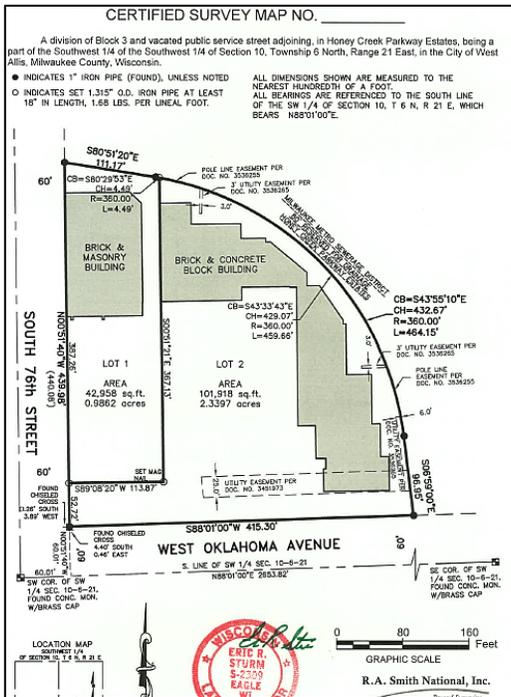
- 7. Certified Survey Map by Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Avenue into two parcels, submitted by Brad Kropp, of Perspective Design, Inc. on behalf of the Crown Group, property owners (Tax Key No. 515-0124-000).

Overview and Zoning



The Riverbend Shopping Center is a 3.3 acre property that is zoned C-3 Community Commercial District and located within the Honey Acres neighborhood. The shopping center includes various tenants including CVS Pharmacy, Andreas Pizzeria, New No. 1 Chinese restaurant and recently added a Save-A-Lot grocery store.

A certified Survey Map has been submitted to separate the property into two lots (a 1 acre lot and a 2 acre lot). The property owners are creating two lots as a business decision to create flexibility of options (future refinancing or sale). They have indicated that a CSM is the cleanest and most cost effective method to create a separate tax parcel and mortgageable tract of land.



Each of the newly created lots would provide sufficient parking per zoning requirements.

- Required parking for CVS = 43 spaces
- Required parking for Save-A-Lot and other retail shops = 122 spaces
- Parking provided overall – 181 on property

The property owner has submitted a cross access, shared parking, utility facilities agreement as requested per the Planning Division. The agreement establishes that current and/or future owners together as tenants-in-common of the property known as Riverbend Shopping Center. The agreement would be recorded as part of the CSM. The agreement benefits each property. While the ownership may stay the same, if/when it's sold (all or a part), the Planning wants to ensure a "wall" doesn't go up between the properties.

Recommendation: Recommend Common Council approval of the Certified Survey Map by Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Avenue into two parcels, submitted by Brad Kropp, of Perspective Design, Inc. on behalf of the Crown Group, property owners (Tax Key No. 515-0124-000), subject to building and fire codes being met.

8. Site, Landscaping and Architectural Plan Amendment for proposed temporary telecommunication tower on an existing commercial parking lot located in the 900 Block S 84 St., submitted by Peter Schau of Ton 80 Realty Services, Inc., on behalf of Verizon Wireless. (Tax Key No. 442-0384-000)

Overview and Zoning

The applicant has applied for a Site Plan amendment to allow a temporary cell tower in the parking lot at 903 S. 84 St., which is the parking lot of the Town Beer and Liquor. The temporary cell tower will be contained within a truck, to be parked in the northwest corner of the lot. The truck will be onsite for approximately one week before State Fair and removed within a week after the end of State Fair (site leased from July 23 to August 30). The truck will be enclosed by a temporary fence.



The current State Statute (section 66.0404) relative to Mobile Tower Siting Regulations prohibits enforcement of the current zoning ordinance, though the proposal is still subject to site plan approval.

The temporary tower is anticipated to be a minor addition to the overall increase in activity on S. 84 St. during the Wisconsin State Fair. The property owner leasing this parking lot space also owns the residence located in between Town Beer and Liquor and this parking lot.



Project Description

Verizon Wireless is proposing to place a temporary Cell tower in the parking lot of Town Beer & Liquor, at 903 S. 84th St. This tower is intended to provide wireless coverage for visitors to Wisconsin State Fair. The site was chosen specifically for its proximity to the fairgrounds. Verizon anticipates the equipment will occupy the site from mid-July until the end of August (July 18 thru August 31, 2016).

The temporary Cell on Light Truck (COLT) setup is described as follows:

- Low power and very specific to location and height,



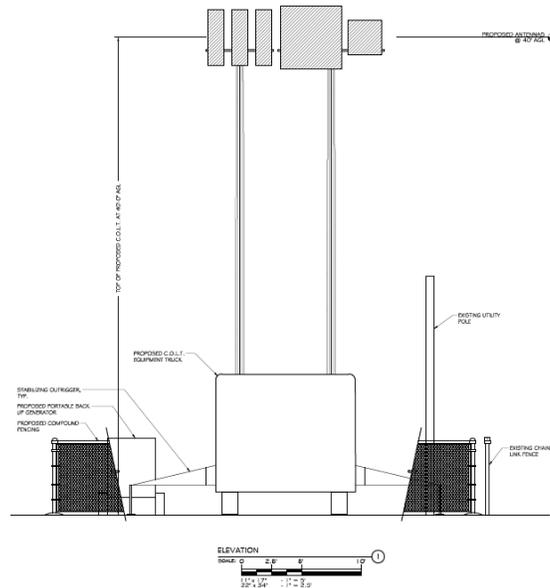
- 40' tall, with a fenced and secured area 45' by 35' and no lighting required,
- Direct power connection permitted by WE Energies, and a back-up diesel generator within the fence used only in the event of a power outage,
- Operational during the State Fair, with only infrequent visits from technicians,
- No permanent change to the property – the COLT setup unpacks and packs up to leave the property in its original condition, and
- \$10,000 surety bond to the City and Verizon have already agreed to so as to remove equipment and restore the property if needed.

Site and Landscaping

The cell tower will be enclosed by a temporary fence, in a 45' by 35' secured area. The northwest corner of the parking lot is well-protected by existing fences, trees and landscaping along the property lines.

The cell tower will connect to electric power at the utility pole on the property line, and the temporary fence placement will allow continued access to the utility pole.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan Amendment for proposed temporary telecommunication tower on an existing commercial parking lot located in the 900 Block S 84 St., submitted by Peter Schau of Ton 80 Realty Services, Inc., on behalf of Verizon Wireless. (Tax Key No. 442-0384-000), subject to the following conditions:



(1) temporary use of the site by the applicant from mid-July to the end of August (July 18 to August 31, 2016); and,

(2) Verizon providing a surety bond or other form of security, as required under Sec. 12.13(14) of the Revised Municipal Code, in the amount of \$10,000 to be executed by the applicant for the purpose of site restoration and equipment removal after the completion of the lease. This bond or letter should be delivered to the Department of Development prior to site preparation. Contact Shaun Mueller, Senior Planner at 414-302-8460 with any questions.

9. Ordinance to amend the Official Zoning Ordinance to allow tattoo and body piercing establishments in the C-1 Central Business District and/or C-2 Neighborhood District, as a Permitted Use or as a Special Use.

History: On July 1, 2008 the Common Council passed an ordinance to repeal tattoo and body-piercing uses from Section 12.41 and 12.42 of the Revised Municipal Code and to permit them as Special Uses in 12.43, C-4 Regional Commercial District of the Revised Municipal Code.

Over the past few years, there have been several requests and interest for these types of uses in commercial districts. Based on conversations with Alderpersons regarding these applications, interest has been expressed to consider adjusting the Municipal



Code to allow tattoo and body-piercing uses in other commercial districts, not just C-4 Regional Commercial District.

The proposed ordinance has various options for the Common Council to consider as follows:

- A. Allow tattoo and body-piercing as a permitted use in all commercial districts (C-1, C-2, C-3, and C-4).
- B. Allow tattoo and body-piercing as a Special Use in all commercial districts (C-1, C-2, C-3, and C-4).
- C. Allow tattoo and body-piercing as a permitted use in only the C-2, C-3, and C-4 Districts.
- D. Allow tattoo and body-piercing as a Special Use in only the C-2, C-3, and C-4 Districts.
- E. No action (keep tattoo and body-piercing as Special Uses in C-4)

These options will be discussed/considered at the Monday, April 4th Common Council meeting as a public hearing has been scheduled. Common Council passage of an ordinance is required for the zoning amendment to become effective.

With respect to allowing such uses in the C-1/Central Business District, the Downtown BID has been contacted regarding their position on the matter and mentioned that 4 members of the BID Board were against allowing the uses Downtown, 2 were for the change, and 2 did not care.

Staff is recommending approval of option A (permitted use in all commercial districts), on the basis that tattoo and body piercing shops are currently regulated by the State of WI and locally adopted via the Revised Municipal Code sec. 9.30. A link the RMC licensing requirements for tattoo and body piercing establishments may be found in the following link below:

[RMC 9.30 Tattoo and Body Piercing Establishments](#)

If additional regulation of the hours of operation is desired, one of the special use options would be available.



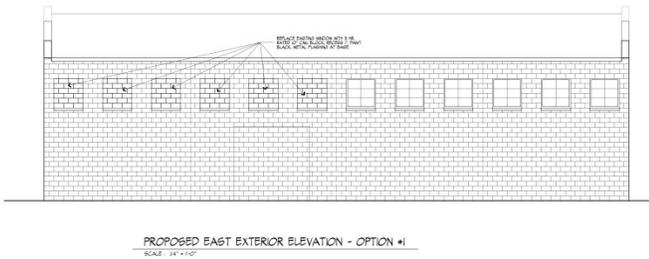
Recommendation: Recommend Common Council approval of an Ordinance to amend the Official Zoning Ordinance to allow tattoo and body piercing establishments in the C-1 Central Business District and C-2 Neighborhood District, as a Permitted Use (option A).

- 10. **Architectural Plan Amendment for RSR Services, a proposed commercial truck repair facility to be located at 6014 W. Beloit Rd., submitted by Steve Ignasiak, d/b/a RSR Services LLC. (Tax Key No. 475-0034-004)**

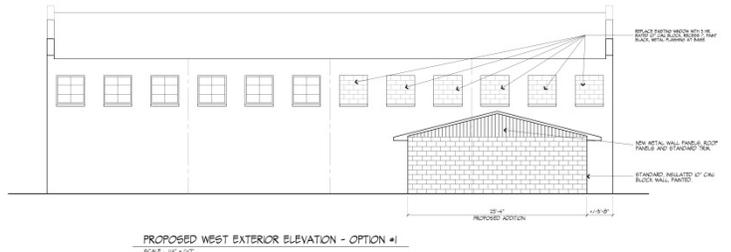


Project Overview

Steve Ignasiak of RSR Services came before the Plan Commission in September 2015 with plans to occupy the industrial building at 6014 W. Beloit Rd. for his commercial vehicle repair business. At the time, he was most interested in getting into the building, in order to perform interior improvements. Occupancy of the building was subject to both Plan Commission and Common Council approval. Ultimately the Plan Commission provided conditional approval, subject to returning to the Plan Commission in the Spring for discussion of the desire to enclose the windows along the top of the building on both the east and west facades.



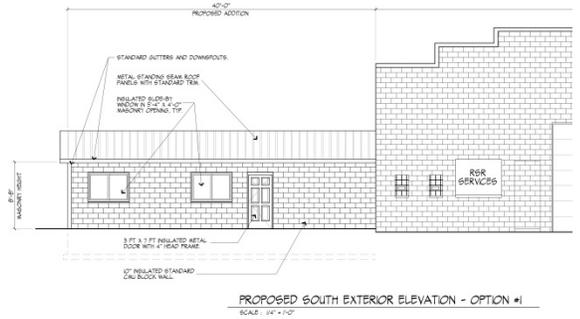
PROPOSED EAST EXTERIOR ELEVATION - OPTION #1
SCALE: 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION - OPTION #1
SCALE: 1/4" = 1'-0"

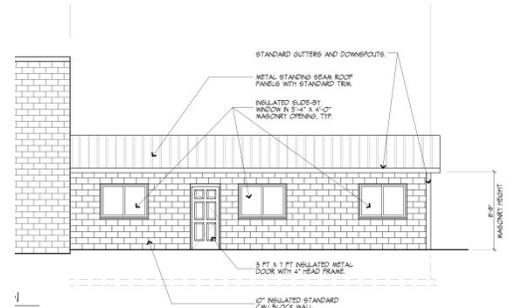
Architecture

In September, the applicant had proposed to infill the windows with metal siding that was intended to match a future office addition on the western side of the building. Staff did not agree that the windows should or needed to be filled in, and further, did not think that the proposed material was appropriate for the building. Staff noted that unless the interior floor plan disallowed for the continuance of the existing windows the opening should remain, as they provide the only architectural relief to the large expanse of concrete block wall.



PROPOSED SOUTH EXTERIOR ELEVATION - OPTION #1
SCALE: 1/4" = 1'-0"

In the current proposal, the applicant has proposed to leave the rear six windows on each façade in place, but is still seeking to fill in the six front windows. However, this time the infill would be concrete block, slightly inset within the opening and painted black. While this is better than the previous proposal in terms of agreeing to keep half of the windows, it still does not match staff's previous recommendation to only consider infill where



the floor plan requires it. As such, staff is maintaining its previous recommendation to repair and/or restore all window openings in these locations. Without windows, staff believes that these two facades will become more imposing and diminish the already compromised quality of the architecture.

Of note, since the time of the last approval, staff did work with the applicant to allow the front personnel door and western window to be blocked off to accommodate the desired interior floor plan. However, this approval took place after the work had already been performed.

The proposed office addition, which was also not reviewed/approved in September 2015, is now proposed to be constructed of 10" insulated standard CMU block wall material. The one-story structure is now shown on plans and would be 40' in length and 25' 4" in depth and have a standing seam metal roof. The structure is more substantial than the previously discussed metal-sided building, but still lacks the architectural character/detail that is typically sought on new construction.

Of note, the City's design guidelines state that "The City requires the use of quality building materials such as brick, wood, and decorative materials. Plain concrete block or unfinished metal surface materials are not acceptable in commercial and multi-family districts, but may be acceptable in industrial areas, with the approval of the Plan Commission." Although the use of this building is industrial, the property is located on a highly visible corridor that is primarily residential and commercial in nature.

As such, staff is recommending that the materials of the new addition be revised to be of a more decorative style masonry product or brick, with consideration of color banding or accents to match the existing building.

Site and Landscaping

No site or landscaping amendments have been sought with this application. Staff has already received a \$25,000 bond to cover the work conditionally approved in September 2015. The applicant technically has until September of 2016 to provide revised plans and begin work on them, although staff would like the required clean-up work to be performed this spring, as soon as weather permits.

Recommendation: Recommend approval of the Architectural Plan Amendment for RSR Services, a proposed commercial truck repair facility to be located at 6014 W. Beloit Rd., submitted by Steve Ignasiak, d/b/a RSR Services LLC. (Tax Key No. 475-0034-004), subject to the following conditions:

(Item 1 is 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. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) restoration/repair of existing windows along the entire portion of the eastern and western facades, unless infeasible with required floor plan modifications; and, (b) inclusion of decorative style masonry product of complementary color(s) on the new addition, with corresponding window and door style and sill features to match/complement the existing building. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.