



STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, April 27, 2016
6:00 PM
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

1. Approval of the March 23, 2016 minutes.
2. Site, Landscaping and Architectural Plans for Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill. (Tax Key No. 753-0752-002)



Overview and Zoning

Tammy Dopp, the owner and operator of the existing bar located at 1753 S. 68 St., has applied for site, landscaping and architectural improvements to Dopp's Bar & Grill. These improvements are expected to build on momentum with other neighborhood improvements, including the recent removal of the vacant foundry, which was located directly across the street. The plans entail cleaning/restoring the old brick on the east and north facades, a new commercial storefront to the northern street frontage, new residential windows on the second story, four new windows in the southern street frontage and general site/landscaping improvements. These improvements are intended to provide a more historically accurate look to the building, similar to the original plans, as shown aside.

A commercial façade grant will be applied for to help pay for the costs of the renovations, which are projected at approximately \$50,000.



The property is zoned C-2 Neighborhood Commercial District, which allows taverns as Special Uses. The bar is operating under previously approved Special Use occupancy. Future plans indicate a potential for outdoor dining at the rear of the site, which would require the application, review and approval of a revised Special Use Permit.

Architecture

The building is comprised of two elements; a two-story brick, mixed use portion, which was built in 1926 (right/north section), and a cement block addition that was constructed in 1962 (left/south section).



On the right/north section, plans detail the installation of new commercial windows with a kick plate on the lower level, lintels and sills to open up the façade and provide transparency and light to the business/building. A new brick column will differentiate the new windows and frame in a new door area, which will stay in the same location to accommodate the existing floor plan. A sign board would be installed above the new windows and door.

In addition, the existing brick work would be cleaned and restored, as required, and new residential-style windows would be installed in the upper unit, to match what historically would've been in place.

Window details, including frame material/color and transparency percentage, and kick-plate details are being requested as conditions of approval in this area.

On the left/south section of the building, the existing mansard roof would be removed and a new metal coping detail would be added to trim the building. The block would be power washed and painted, and four new 2' x 5' horizontal windows would be installed to complement the horizontal nature of the addition. In addition to consideration of slightly taller windows (2.5' to 3'), staff is also recommending the addition of sills underneath the window, as well as submission of the proposed paint selection/scheme, as a condition of approval.

The north side of the building, which is visible to the public right of way due to the parking nature of the site, will be cleaned and tuck pointed, as required. The area has been identified as a potential location for a future creative sign or mural, which would need to be applied for and reviewed prior to installation.

Lighting

The business currently utilizes temporary lighting fixtures to highlight the building. The submitted plans reference new permanent fixtures that would be installed with these improvements. Details of those plans or any other proposed exterior lighting for both sections of the building are being requested as a condition of approval.

Site and Landscaping

In terms of site work, plans detail the demolition of the existing wood planters that front the façade. These would be replaced with concrete sidewalk and pre-cast planters. This could provide some flexibility, in terms of outdoor dining in the future, if desired. A small triangular landscape island will be installed in the front of the parking area on the north side to help screen the area and provide greater visual interest to the site. Landscaping details will be required for review, subject to approval by the City Forester.

Plans also reference a future outdoor seating area at the rear of the property, which would be delineated by a new fence. Modification to the existing Special Use Permit would be required to install this area, as well as more detailed plans of the proposed fencing and seating elements. If the applicant wishes to pursue this element at this time, both would be required as conditions of approval.

The existing refuse area behind the building is proposed to be screened within a wooden enclosure with personnel and service gates, as typical.

Parking

Per code, this use requires 16 parking stalls are required for the tavern operations, including at least one ADA accessible stall. Fifteen parking stalls are shown on the provided site plan. In addition, on street parking is available, and a bike rack is scheduled to be installed in front of the property this spring.

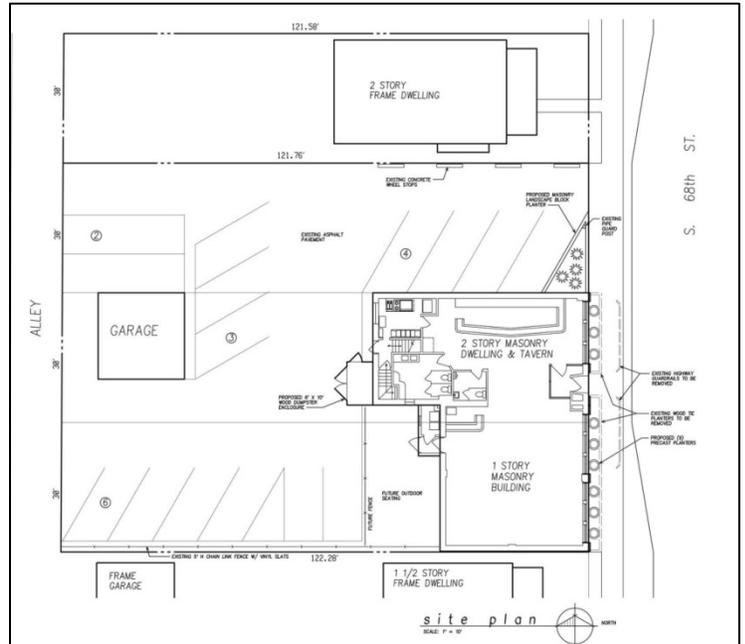
Inclusion of an ADA stall with an accessible aisle and route provided to the main entrance is being requested as a condition of approval.

Signage

No new signage is included with this application; however, a new sign board will be installed above the commercial windows and an area for a creative sign / mural has been identified on the northern façade. If either of those is desired by the applicant, signage plans would need to be submitted to the Department of Development for review and approval.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Dopp's Bar & Grill, an existing tavern located at 1753 S. 68 St., submitted by Tammy Dopp, d/b/a Dopp's Bar and Grill. (Tax Key No. 753-0752-002), subject to the following conditions:

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) window and kickplate details,



including material, color and transparency levels; (b) window sills and enlargement on south/left section; (c) paint scheme and color for south/left section; (d) lighting details of all exterior fixtures to complement the building and shield splay from neighboring properties; (e) planter details and grants of privilege, if required; (f) details of interior parking island landscaping; and, (g) inclusion of an ADA stall within parking lot. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.

2. An estimated cost of landscaping, screening and pole sign removal costs being submitted to the Department of Development for approval. Contact Steven Schaeer, 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Bart Griepentrog, Planner II at (414) 302-8469.

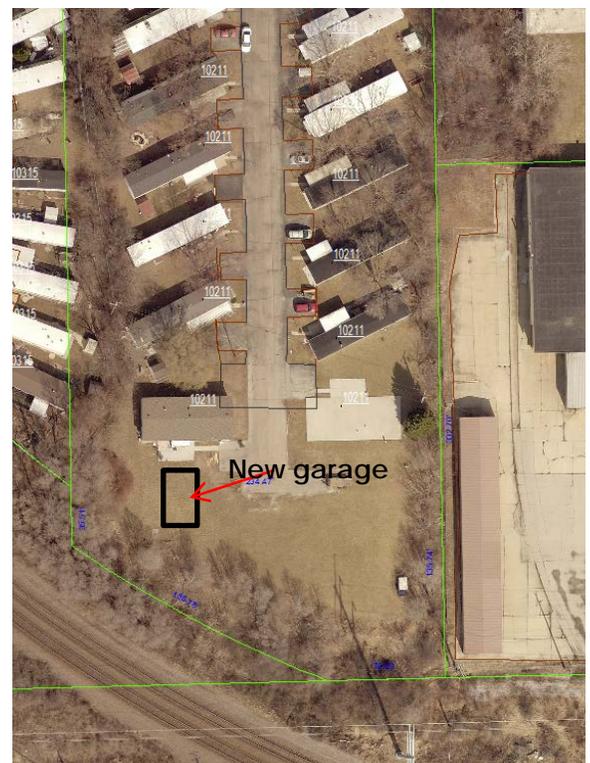
(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

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

3. Site, Landscaping and Architectural Plans for Hillside Properties, a proposed tearing down of an existing garage and constructing of a new garage on the existing site, to be located at 10211 W. Greenfield Ave., submitted by Michael Nau, d/b/a Hillside Properties. (Tax Key No. 449-9995-004)

Project Overview and Zoning

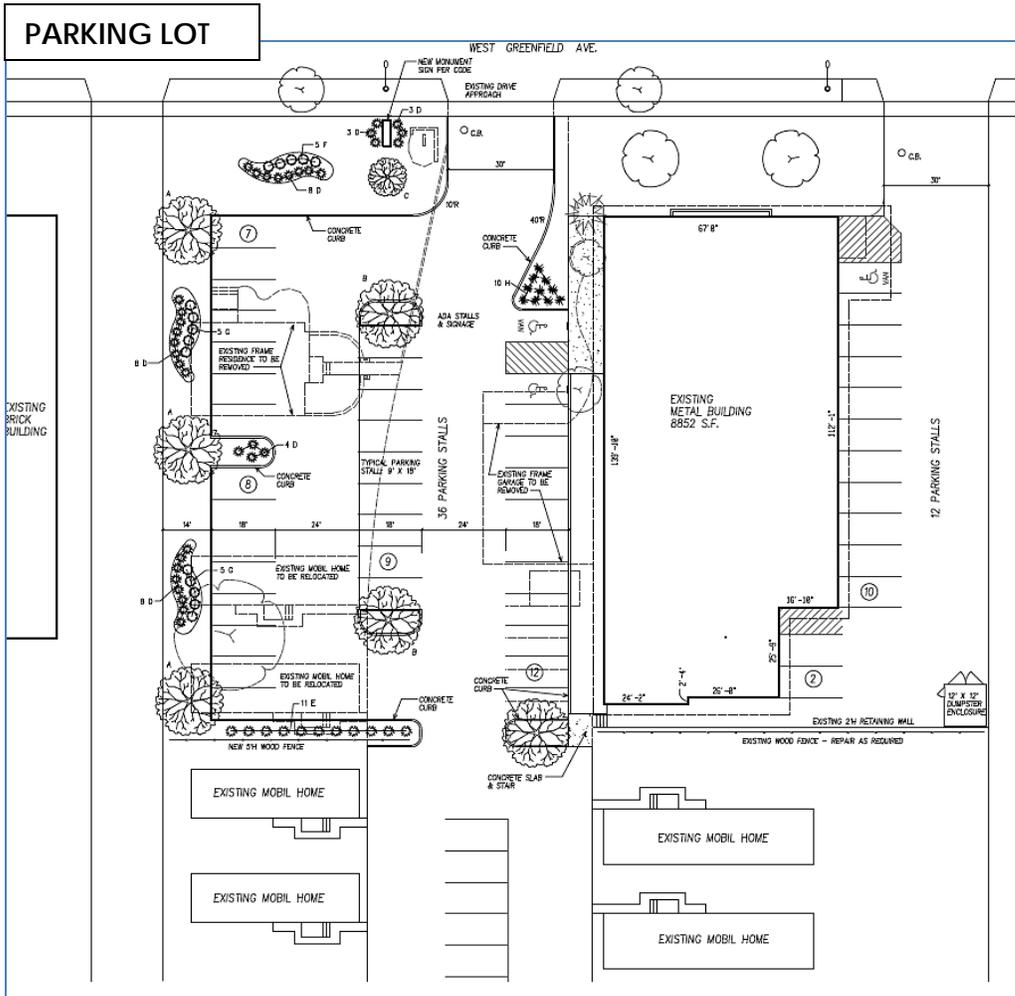
The Hillside property is located just west of I-894 and on the south side of W. Greenfield Ave. The property is 10.9 acres in area and holds about 90 lots for manufactured/mobile homes. The property is zoned



M-1/Manufacturing. The property owners Alan and Michael Nau intend to demolish the existing house and garage (10211 W. Greenfield Ave.) on the front/north end of the site and construct a parking lot. The parking lot will offer shared parking for the residents and adjacent business. The Naus intend on purchasing the abutting 10205 W. Greenfield Ave. (Quality Calibrations) property and leasing it to a new tenant.

Garage

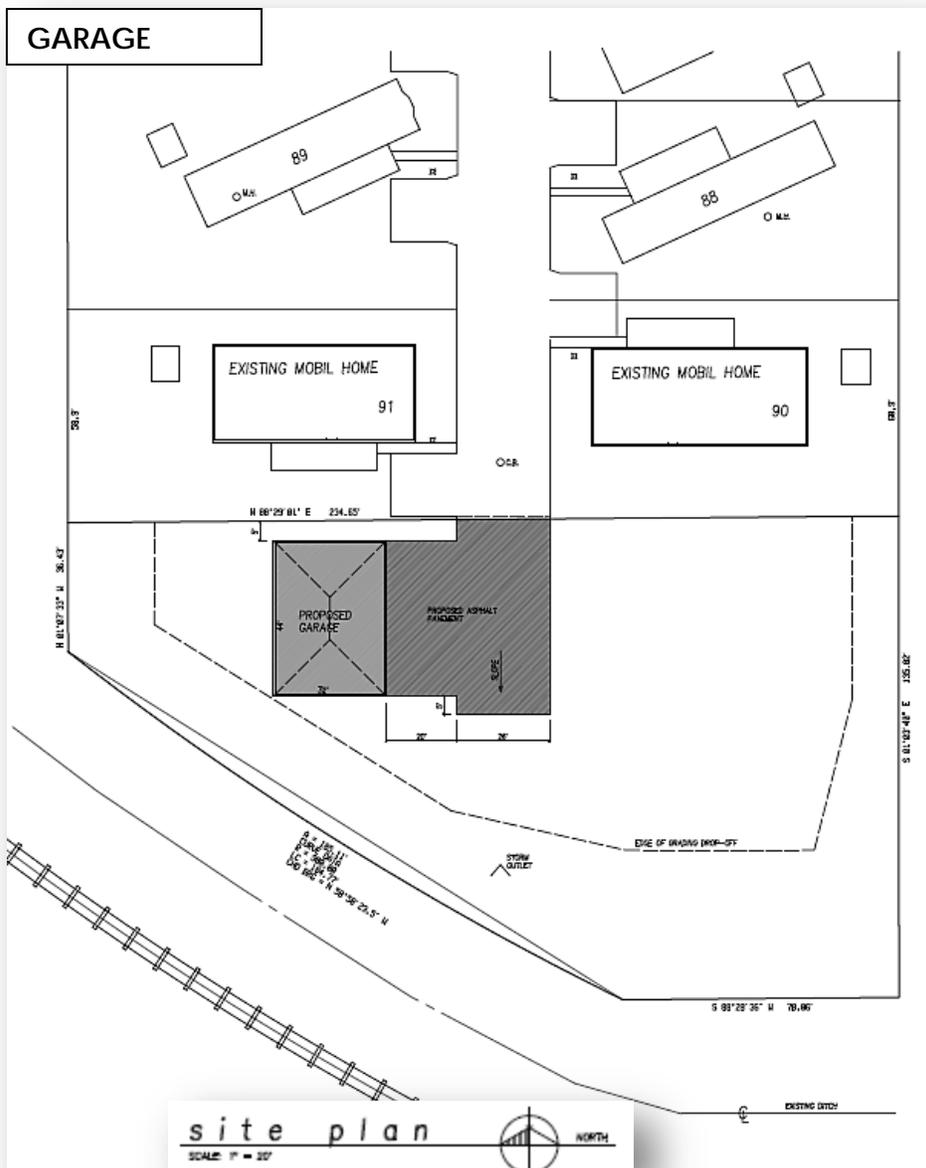
House



Site and Landscaping

In the front/north side of the property, there are several new landscaping features proposed, they include: 6 new trees, 4 new flowered areas, 2 new landscape islands, several new bushes, and a new monument sign with landscaping surrounding the base. The proposed parking lot is 6,318 S.F. of impervious surface, which is an increase of 3,624 S.F. from the previous lot. The storm water permit application for this plan has been approved by the City Engineer. The new lot requires demolishing the two existing structures and relocating two of the existing mobile homes. In their replacement will be 36 new parking stalls, including two new ADA accessible handicapped parking stalls. At the south end of the new parking lot will be a 5 ft. high wood fence to separate it from the mobile homes. There is additionally a 12' x 12' new dumpster enclosure being placed in the abutting lots (10205 W. Greenfield Ave.) southeast corner of the existing metal framed buildings on the east-side property.

In the back/south side of the property, there are two changes being proposed: a new two-car garage and small asphalt area on what is presently grass.



S.F. in size and will drain to the south of the property. The storm water permit application for this section of the lot has been approved by the City Engineer.

Architecture

The new garage proposed on the south end of the property is 1,408 S.F., complete with 4 skylights, 2 - 12' x 8' metal clad overhead sectional garage doors, and a metal clad entryway door. The roof is proposed to be constructed with asphalt shingles and the building will be covered by Smartside siding and trim.

Lighting

No new lighting is included with this application; however, a lighting/photometric plan will need to be submitted for approval to the Department of Development if new lighting is desired by the applicant.

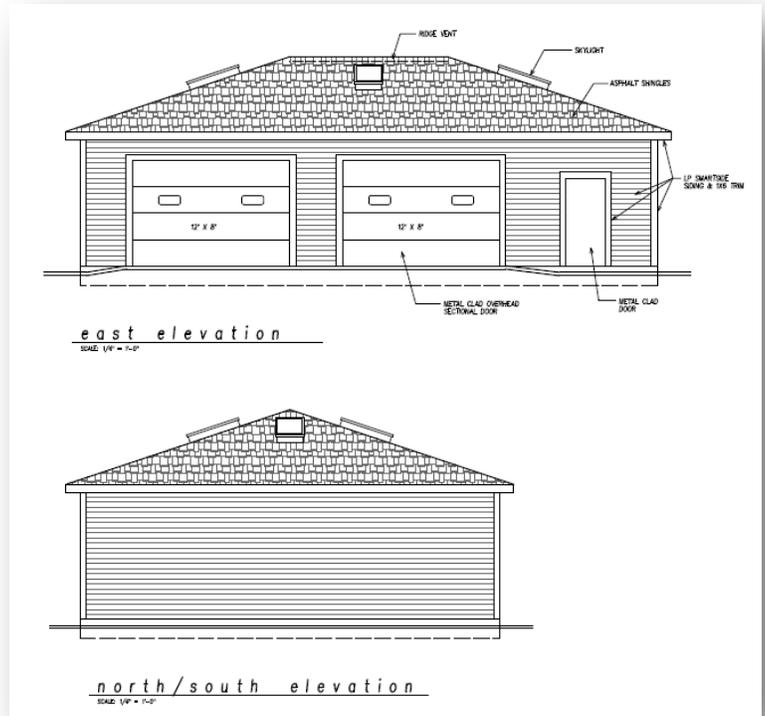
Signage

A new monument sign location is shown along W. Greenfield Ave., but the specific plan has not been submitted for review. One monument sign is permitted for the property. If a new monument sign is desired by the applicant, signage plans would need to be submitted to the Department of Development for review and approval.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Hillside Properties, a proposed tearing down of an existing garage and constructing of a new garage on the existing site, to be located at 10211 W. Greenfield Ave., submitted by Michael Nau, d/b/a Hillside Properties. (Tax Key No. 449-9995-004), 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) construction schedule being provided to indicate scope and timing of completion of improvements; (b) expand the proposed landscaping bed along W. Greenfield Ave. to the west and incorporating an additional ornamental tree and landscaping species modifications subject to the City Forester's recommendation (staff recommends taller landscaping species selections to buffer the parking lot); (c) proposed wood fencing being double sided (board on board); (d) delineate the ground surface material along the east side of the parking lot (between building and parking lot); (e) any exterior lighting being noted on plans along with a photometric plan; (f) proposed refuse areas being screened within a 4-sided enclosure. Contact Steve Schaer at 414-302-8460 with further questions.



2. Submission of agreements for off-site shared parking and cross access 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.

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

5. Existing signage being brought into compliance with the sign ordinance. A signage plan being submitted to and approved by the Department of Development.
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.

4. Overview and discussion relative to upcoming Redevelopment projects:

- a. Six Points Farmers Market**
- b. 84th and Greenfield Redevelopment**