

Wauwatosa, WI Plan Commission Meeting Agenda - Final

Monday, June 10, 2024
6:00 PM
Council Chambers and Zoom:
https://servetosa.zoom.us/j/83599194279,
Meeting ID: 835 9919 4279

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1.	Public hearing and consideration of a request by Bhupinder Singh for a Conditional Use Permit in the General Commercial (C2) zone at 10600 W. Blue Mound Road for a drinking establishment	<u>24-0728</u>
2.	Public hearing and consideration of a request by Bhupinder Singh for a Conditional Use Permit in the General Commercial and Mayfair Overlay (C2/MAY) zone at 737 N. Mayfair Road for a liquor store	24-0729
3.	Public hearing and consideration of a request by Jodie Schroeder for a Conditional Use Permit in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) district at 6707 W. North Avenue for an outdoor dining area	<u>24-0730</u>
4.	Public hearing and consideration of a request by Pao Xiong for a Conditional Use Permit in the Midtown (MID-MIX) district at 8730 W. North Avenue for second hand sales and indoor recreation facility	<u>24-0731</u>

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue Wauwatosa, WI 53213

Staff Report

File #: 24-0728 Agenda Date: 6/10/2024 Agenda #: 1.

Public hearing and consideration of a request by Bhupinder Singh for a Conditional Use Permit in the General Commercial (C2) zone at 10600 W. Blue Mound Road for a drinking establishment

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to operate a 2,234 square foot drinking establishment (bar) at 10600 W. Bluemound Road in the General Commercial (C2) Zone. Surrounding land uses include single family residential to the north, Milwaukee County Zoo to the south, and commercial uses to the east and west. Facility operating hours are Monday - Sunday from 11:00 am to 2:00 am. In addition to the facility's primary bar operation, a lunch and dinner menu featuring various finger-foods will also be provided. All business operations will occur inside the building, no outdoor seating is being requested.

Attached to this report are the project description and plans.

B. Staff Comments

Planning/Zoning Division

Due to the offsetting hours of other business onsite and anticipated peak times of the bar, a sufficient amount of parking is available onsite to accommodate all users of the site. Site observations from staff have also concluded a sufficient amount of parking exists onsite for the use. Short and long term bike parking must be supplied prior to occupancy.

Twenty (20) public notification letters related to the public hearing and project were sent per City regulations.

Building Division

Architectural supervision, plan review and applicable building permits required. Final Occupancy inspection and approval required prior to occupancy.

City Assessor's Office

Provide detailed costs of any alterations and/or new construction, as well as income and expense information as requested by the Assessor's office

City Clerk's Office

Applicant will need to apply for appropriate business licenses with the City Clerk's Office.

Engineering Division

For existing buildings, any building project in excess of \$100,000 is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.

File #: 24-0728 Agenda Date: 6/10/2024 Agenda #: 1.

Fire Department

Fire code must be adhered to and inspections required.

Health Department

No comment.

Police Department

No issues.

C. Recommendation

Staff recommends approval subject to:

- 1. Establishing hours of operation.
- 2. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. Providing short- and long-term bicycle parking in compliance with City Code 24.11.080 prior to occupancy permit issuance.
- 4. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- 5. Obtaining other required licenses, permits, and approvals.



10600 W. Blue Mound

Wauwatosa

Bourbon and Beer Bar

The Bourbon and Beer bar will be operated by Mr. Bhupinder Singh and his staff of 3-4 employed.

It will serve the unique borbon, craft beer with domestic and international alcolol varities.

Mr Singh will hire local help, and will be serving finger food with lunch and dinner menu.

The Bar will be open from 7 days a week.

11:00 am to 2:00 am

8 fingh

5

EΡ

EXT

Electrical Panel

Exterior

MECH

MET

MFR

MISC

MIN

Mechanical

Manufacturer

Miscellaneous

Metal

Minimum

SECT

SHT

SHTG

SPEC

STD

STOR

Sheet

Similar

Sheeting

Specified

Standard

Southern Yellow Pine

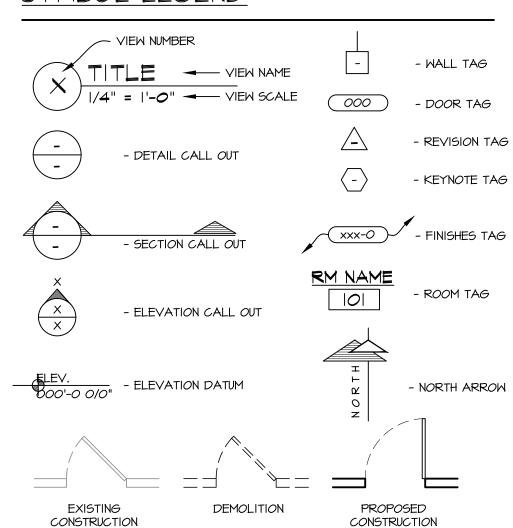
Storage

Center Line

Diameter

DIA

SYMBOL LEGEND



SCOPE OF DRAWING: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR

ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

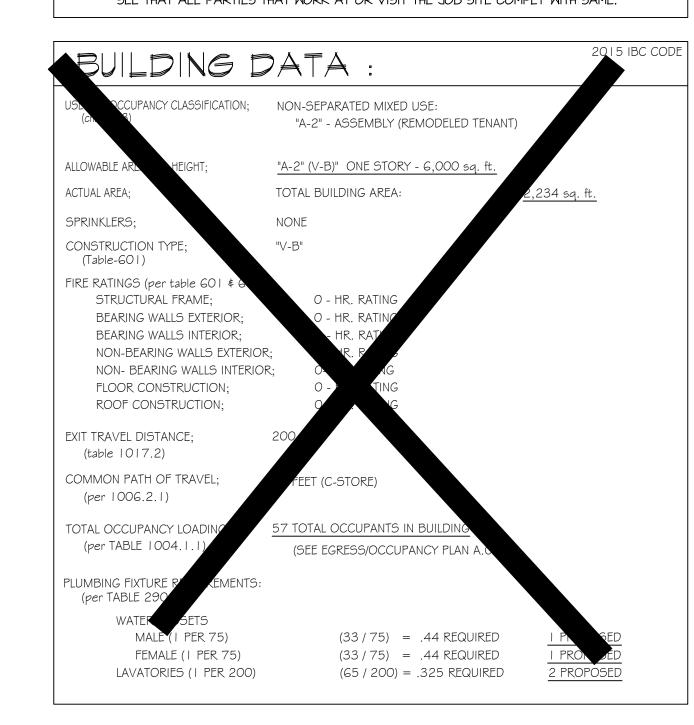
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

PLAN NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE
- 2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT THE ARCHITECT WITH ANY QUESTIONS.
- 3. ALL INTERIOR WALLS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE. (SEE WINDOW TYPES FOR ACTUAL DIMENSIONS)
- 1. PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

GENERAL NOTES:

- I. THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- 2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- 3. THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES. ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- 4. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
- 5. UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- 6. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- 7. ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.





WALL KEY:

= EXIST. WALL TO REMAIN □ □ □ = EXIST. WALL TO BE REMOVED = NEW STUD WALL

/ DEMO TENANT FLOOR PLAN

SHEET TITLE: EXISTING /

2-786-67

26

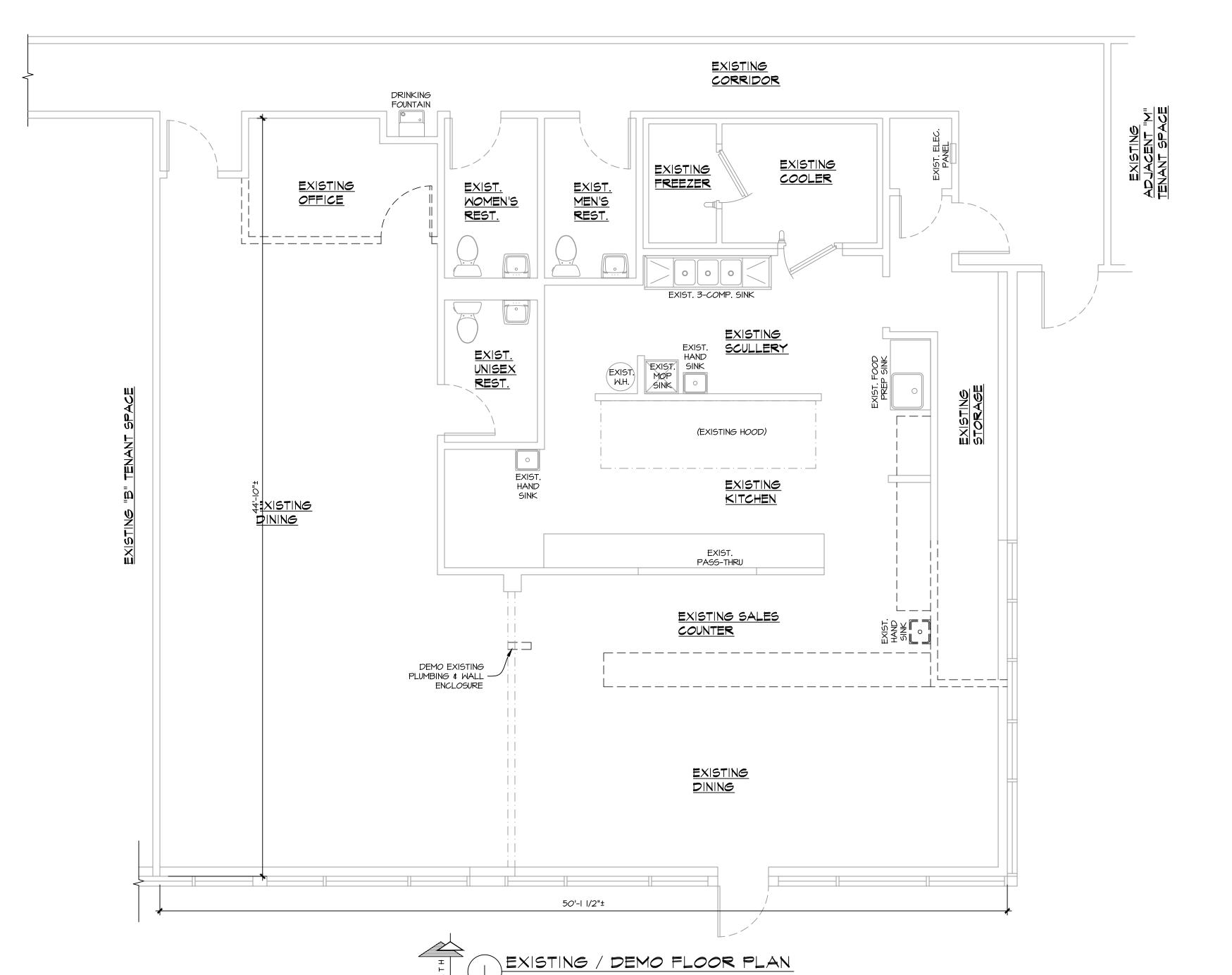
FICE)

REVISIONS:

5/3/24: PRELIM #1

DATE: 4/19/24

PROJECT NUMBER: 24-179



SOBER LIFE REMODEL

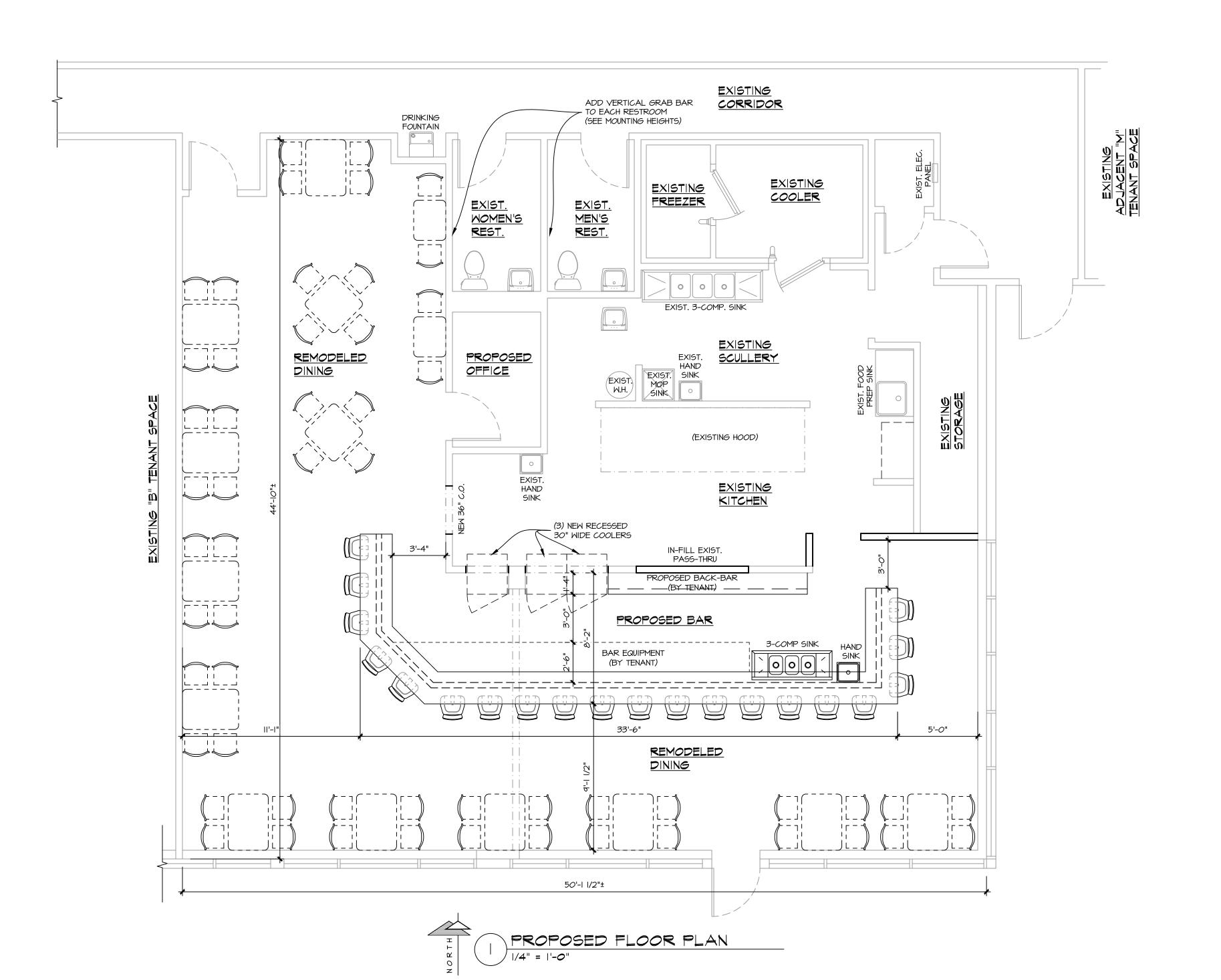
10600 W. BLUEMOUND RD.

MAUWATOSA, WI

10600 W. BLUEMOUND RD.
WAUWATOSA, WI
SHET TITLE:
PROPOSED TENANT FLOOR PLAN

DATE: 4/19/24

PROJECT NUMBER: 24-179





Wauwatosa, WI

7725 W. North Avenue Wauwatosa, WI 53213

Staff Report

File #: 24-0729 Agenda Date: 6/10/2024 Agenda #: 2.

Public hearing and consideration of a request by Bhupinder Singh for a Conditional Use Permit in the General Commercial and Mayfair Overlay (C2/MAY) zone at 737 N. Mayfair Road for a liquor store

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to operate a 3,486 square foot liquor store at 737 N. Mayfair Road in the in the General Commercial and Mayfair Overlay (C2/MAY) Zone. Surrounding land uses include commercial uses to the north, south, east, and west. Facility operating hours are Monday - Sunday from 8:00 am to 9:00 pm. The facility will specialize in the sale of beer, wine, spirits, and non-alcoholic beverages.

Attached to this report are the project description and plans.

B. Staff Comments

Planning/Zoning Division

Per City Code, a sufficient amount of parking is available to accommodate all users of the site. Site observations from staff have also concluded a sufficient amount of parking exists onsite for the use. Short and long term bike parking must be supplied prior to occupancy.

Eleven (11) public notification letters related to the public hearing and project were sent per City regulations.

Building Division

Architectural supervision, plan review and applicable building permits required. Final Occupancy inspection and approval required prior to occupancy.

City Assessor's Office

Provide detailed costs of any alterations and/or new construction, as well as income and expense information as requested by the Assessor's office.

City Clerk's Office

Applicant will need to apply for appropriate business licenses with the City Clerk's Office.

Public Works Department

No comments.

Engineering Division

File #: 24-0729 Agenda Date: 6/10/2024 Agenda #: 2.

For existing buildings, any building project in excess of \$100,000 is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.

If a trash dumpster is located outside, it must be screened from view of streets and all abutting lots according to the requirements outlined in City Code 24.12.040.

The applicant must provide handicap parking in compliance with City Code and ADA regulations. A site plan/parking lot permit application must be submitted to the Engineering Department.

Fire Department

Fire codes will be adhered to and inspections required.

Health Department

No comments

Police Department

No issues

C. Recommendation

Staff recommends approval subject to:

- 1. Establishing hours of operation.
- 2. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. Providing short- and long-term bicycle parking in compliance with City Code 24.11.080 prior to occupancy permit issuance.
- 4. Applicant shall coordinate with the Engineering Department to address all comments in the Engineering comment section of this report.
- 5. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- 6. Obtaining other required licenses, permits, and approvals.



737 N. Mayfair Rd

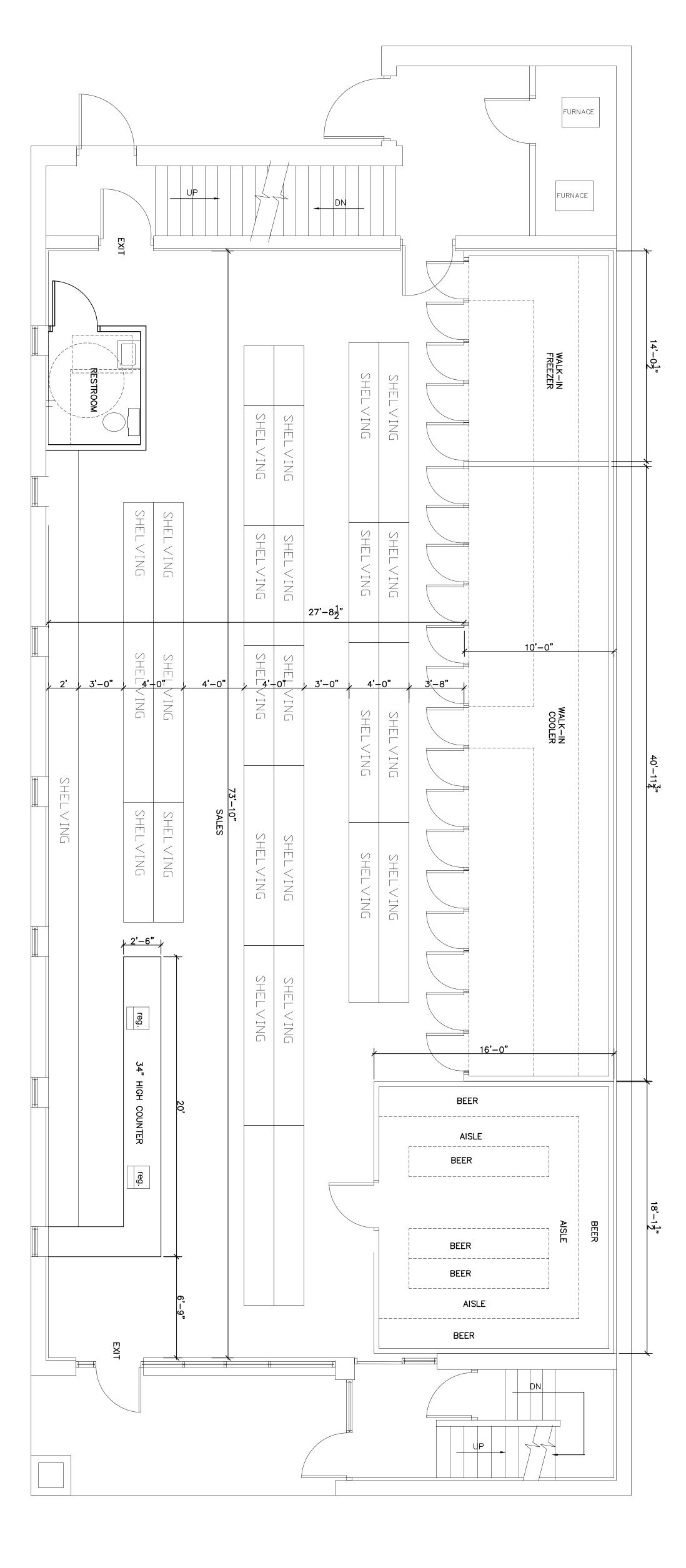
Wauwatosa

Business Description

We are proposing to open a fully stocked Liquor, Beer Wine, and nonalcoholic beverages store at 737 N Mayfair Rd, Wauwatosa, WI 53226.

It will be a family-operated store with two full-time and parttime employees. The store will be open from 8:00 am to 9:00pm seven days a week.

The store will be serving surrounding communities which includes both residential and commercial buildings.



DATE 5-7-24
ISSUED FOR

MAYFAIR LIQUOR BEER / WINE

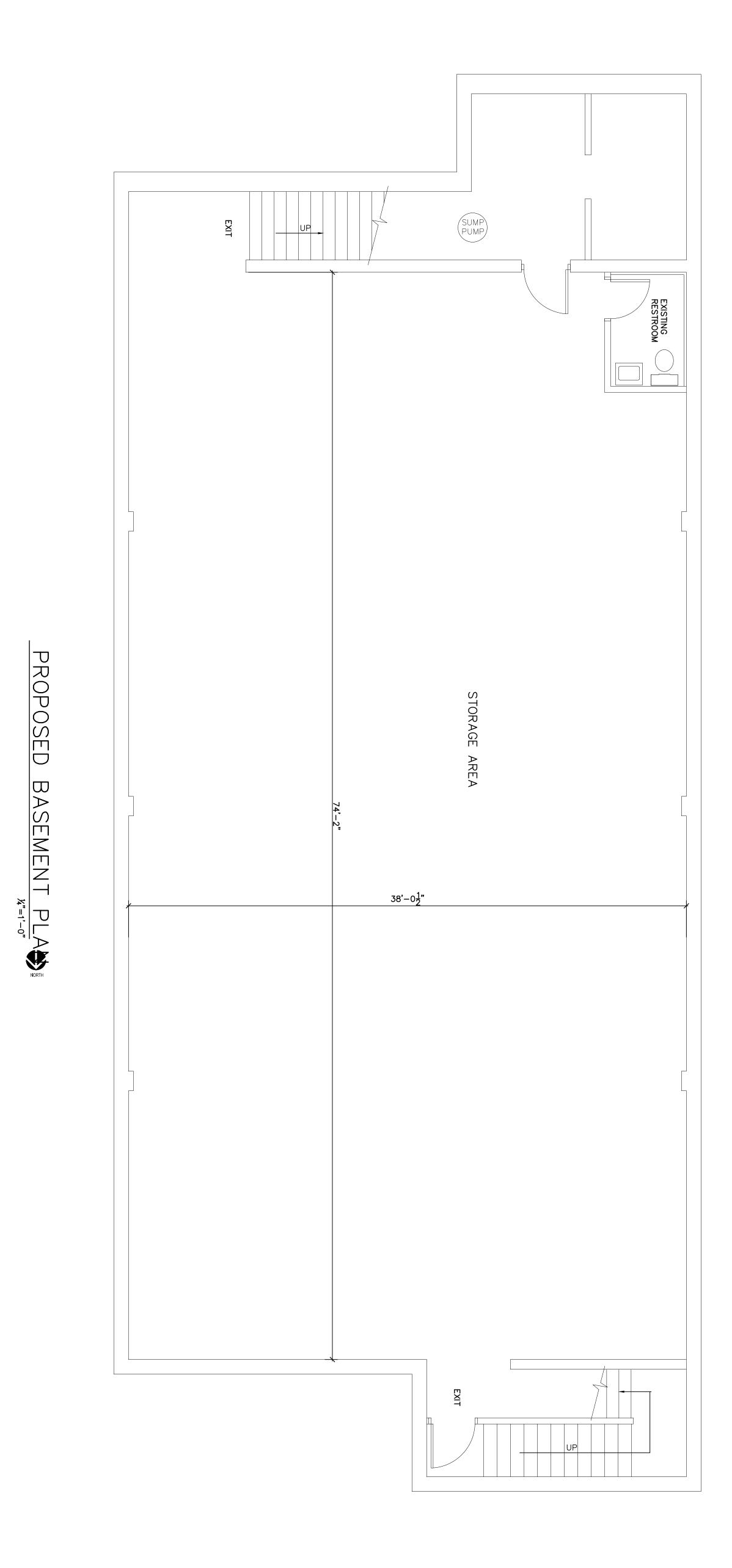
> 737 N. Mayfair Road Wauwatosa, Wisconsin

PROPOSED FIRST FLOOR PLAN

Architects & Engineers

5565 S. 25th Street
Milwaukee, Wisconsin 53221
Cell:(414) 897-4723
tycj9900@gmail.com

NO. DATE REVISIONS BY



DATE
5-7-24
ISSUED FOR

MAYFAIR LIQUOR BEER / WINE

> 737 N. Mayfair Road Wauwatosa, Wisconsin



Architects & Engineers

5565 S. 25th Street Milwaukee, Wisconsin 53221 Cell:(414) 897-4723 tycj9900@gmail.com

_			_
NO.	DATE	REVISIONS	BY



Wauwatosa, WI

7725 W. North Avenue Wauwatosa, WI 53213

Staff Report

File #: 24-0730 Agenda Date: 6/10/2024 Agenda #: 3.

Public hearing and consideration of a request by Jodie Schroeder for a Conditional Use Permit in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) district at 6707 W. North Avenue for an outdoor dining area

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to add an outdoor dining area to a previously approved eating establishment located at 6707 W. North Avenue in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) district. Surrounding land uses include commercial uses to the north, east, and west, and single family residential to the south. The outdoor dining area will be located at the east of the site and will contain tables & chairs, bench seating, string lights, and new hardscape. The existing bike rack will remain. Outdoor dining hours are Monday - Thursday, from 11:00 am to 9:00 pm Sunday to Thursday, and 11:00 am to 10:00 pm Friday and Saturday. Hours for the restaurant (interior) are approved to be open later into the evening.

Attached to this report are the project description and plans.

B. Staff Comments

Planning/Zoning Division

Conditional Use Permit (Wing Zone) for the restaurant was approved in September 2023.

Twenty-nine (29) public notification letters related to the public hearing and project were sent per City regulations.

Building Division

Prior to business operations, the business operator must obtain a Certificate of Occupancy.

City Assessor's Office

Provide detailed costs of any alterations and/or new construction, as well as income and expense information as requested by the Assessor's office.

City Clerk's Office

No comments.

Engineering Division

No issues.

File #: 24-0730 Agenda Date: 6/10/2024 Agenda #: 3.

Fire Department

Fire code will be adhered to and inspection required.

Health Department

No comments.

Police Department

No issues.

C. Recommendation

Staff recommends approval subject to:

- 1. Establishing hours of operation.
- 2. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. The dining area kept clean, neat, and in an orderly appearance free of trash, debris, and/or obnoxious odors. This includes upkeep of outdoor dining furniture.
- 4. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- 5. Obtaining other required licenses, permits, and approvals.



6707 W. North Ave

Wauwatosa Wauwatosa

Wing Zone 6707 W North Ave

To: Art Piñon & Plan Commission

Re: Conditional Use Permit

Description:

We would like to add an outdoor dining area for customers of the Wing Zone at 6707 W North Ave. The patio is approximately 1500 sq ft (50 ft x 30 ft). The dining area would have 5 small tables seating a maximum of 30 people. The hours of operation are 11 am - 9 pm on Sunday – Thursday and 11 am - 10 pm on Friday and Saturday.

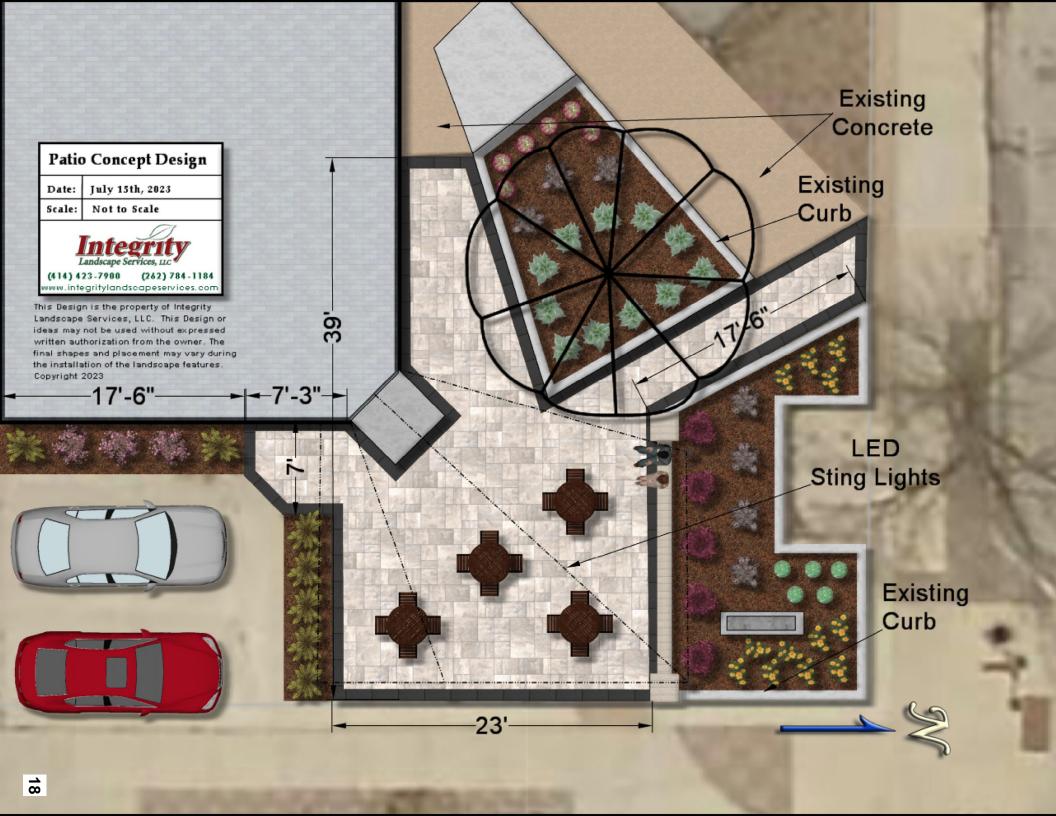
Exterior:



Note: The fence will be moved to the north border of the patio creating an open space for a dining patio.

Example of furniture:







Wauwatosa, WI

7725 W. North Avenue Wauwatosa, WI 53213

Staff Report

File #: 24-0731 Agenda Date: 6/10/2024 Agenda #: 4.

Public hearing and consideration of a request by Pao Xiong for a Conditional Use Permit in the Midtown (MID-MIX) district at 8730 W. North Avenue for second hand sales and indoor recreation facility

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to allow second-hand sales and game tournaments as part of a 1,500 square foot card & board game retail establishment located at 8730 W. North Avenue in the Midtown Mixed-Use (MID-MIX) district. Surrounding land uses include single family residential to the north and commercial uses to the south, east, and west. The hours of operation for the facility are 3:00 pm to 8:00 pm, Tuesday to Friday; 11:00 am to 8:00 pm Saturday & Sunday; and closed on Monday. Tournaments will take place Thursday and Friday, from 6:00 pm to 8:00 pm; Saturday from 2:00 pm to 8:00 pm; and Sunday from 4:00 pm to 8:00 pm.

Attached to this report are the project description and plans.

B. Staff Comments

Planning/Zoning Division

Due to the offsetting hours of other businesses onsite, a sufficient amount of parking is available for tournaments within proposed tournament hours. Street parking is available on North Avenue, Pasadena Avenue, and 88th Street. A public transit stop is also available at the northeast corner of North Avenue and 88th Street. There is an existing short term bike rack located at the front of the building.

Thirty (30) public notification letters related to the public hearing and project were sent per City regulations.

Building Division

Final Occupancy inspection and approval required prior to occupancy.

City Assessor's Office

Provide detailed costs of any alterations and/or new construction, as well as income and expense information as requested by the Assessor's office

City Clerk's Office

Applicant shall obtain appropriate business licenses from the City Clerk's Office.

Engineering Division

For existing buildings, any building project in excess of \$100,000 is subject to sanitary sewer lateral replacement

File #: 24-0731 Agenda Date: 6/10/2024 Agenda #: 4.

or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.

Fire Department

Fire codes will be adhered to and inspections required.

Health Department

No comments

Police Department

No issues

C. Recommendation

Staff recommends approval subject to:

- 1. Establishing hours of operation for tournaments.
- 2. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. Providing short- and long-term bicycle parking in compliance with City Code 24.11.080 prior to occupancy permit issuance.
- 4. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- 5. Obtaining other required licenses, permits, and approvals.



The Crimson Guild will be selling TCG (trading card games) products such as One Piece, Lorcana,
Magic the Gathering, Pokemon, and many more products. The hours of operation as well as
tournaments are as followed:

Mondays – Closed

Tuesday – Friday – 3pm to 8pm

Weekends - 11am - 8pm

Tournament's date

Thursdays – Pokemon 6pm – 8pm

Fridays – Lorcana – 6:30pm – 8pm

Saturdays - Dragon ball 2pm - 5pm/ One Piece 5pm - 8pm

Sundays – Magic the Gathering 4pm – 8pm

The store is currently only run by me and my two brothers who are partners of the business.

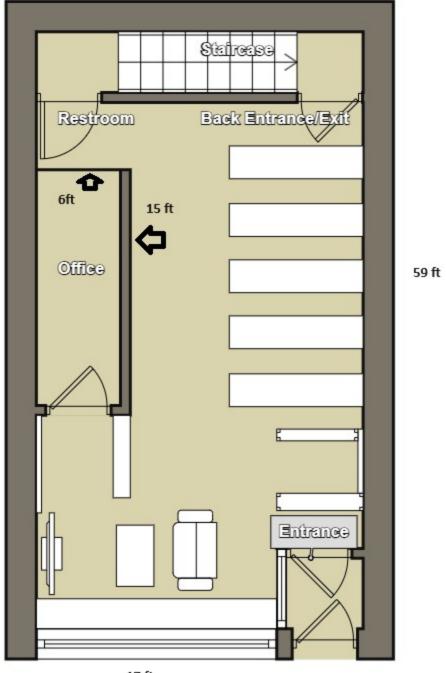
The store also is 1500 Spare feet.

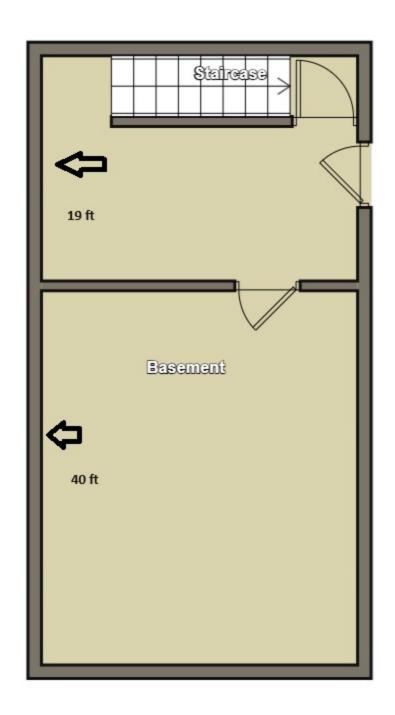
Below is a drive file showcasing the shop floor:

https://drive.google.com/file/d/1H5BBS_5P6s9EDiS_ssrvYeOXfTI-2uVG/view?usp=drive_link

17 ft

59 ft





17 ft