



Wauwatosa, WI

Plan Commission

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, September 11, 2023

6:00 PM

Council Chambers and Zoom:
<https://us02web.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. Request by Chris Thomas, TOA, for a Land Division via Certified Survey Map at 11220 W. Burleigh Street [23-426](#)
2. Public hearing and consideration of the request by Matt Schroeder, Wings in Wisconsin, for a Conditional Use Permit in the C1/NOR District at 6707 W. North Avenue for an eating establishment. [23-427](#)
3. Public hearing and consideration of the request by Riddhi Patel, Mayfair Inc., for a Conditional Use Permit in the C2 District at 3122 N. Mayfair Road for a liquor store. [23-432](#)
4. Public hearing and consideration of the request by Enrique Castel, Lingle Design Group, for a Conditional Use Permit in the C2 District at 12345 W. Capital Drive for an eating establishment. [23-437](#)
5. Public hearing and consideration of the request by Abigail Gilman, The Little Village Play Cafe, to amend a Conditional Use Permit in the C1/NOR District at 6505 W. North Avenue to expand the operating hours and allow outdoor operations. [23-442](#)

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.



Staff Report

File #: 23-426

Agenda Date: 9/11/2023

Agenda #: 1.

Request by Chris Thomas, TOA, for a Land Division via Certified Survey Map at 11220 W. Burleigh Street

A. Background/Options

The applicant is proposing a certified survey map to divide a single parcel into two parcels to accommodate future multi-family residential development in the Mayfair Collection Planned Unit Development (PUD) area. The southern lot (Lot 1) of the map is 7.3 acres in size and the northern lot (Lot 2) is approximately two acres in size.

In January 2023, the City approved a Final PUD to allow 289 multi-family residential units (The Foundry) on Lot 1 of the map area. The remaining map area is anticipated to be developed with additional multi-family units.

B. Staff Comments

Planning/Zoning Division: No issues. Eight public notification letters related to the project were sent per City regulations.

Building Division: No issues.

City Clerk's Office: No issues.

Assessor's Office: No issues.

Public Works Department: The future public water main easement at the southwest corner of the property and shown on CSM pages 4 and 5 must be established via separate document.

Fire Department: No issue, current fire codes will apply.

Health Department: No issues.

Police Department: No issues.

C. Recommendation

Staff recommends approval subject to:

1. Any technical corrections as identified by the Register of Deeds and City staff.
2. Per State Statute 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.



11220 W. Burleigh St.

City of
Wauwatosa

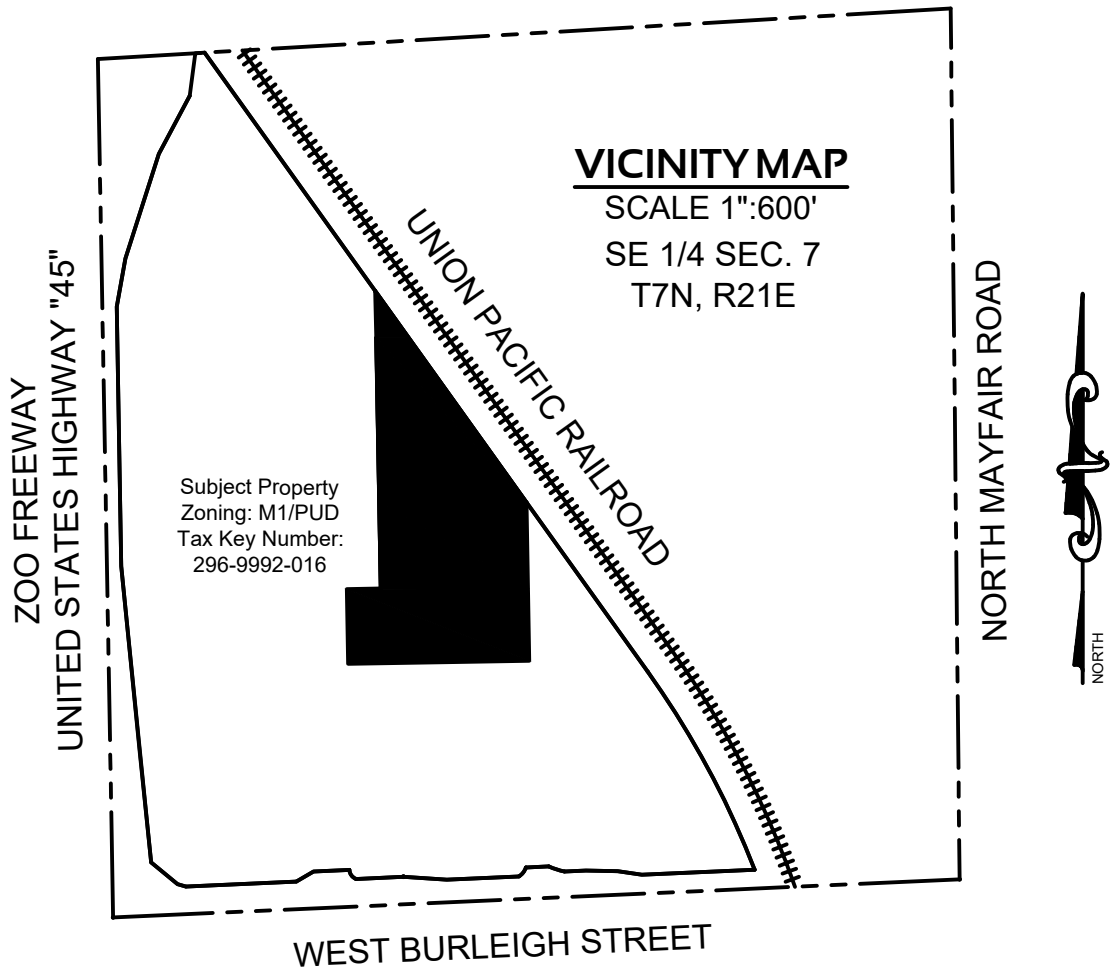


Project Description

The CSM submitted is for the purpose of creating parcels for two subsequent phases of residential development at the Mayfair Collection. The first phase, Lot 1, will consist of approximately 550 units, while the second phase, Lot 2 will contain approximately an additional 250 units. The first phase of the project has previously received Planning and Design Review Board approvals.

CERTIFIED SURVEY
MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in
the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of
Section 7, Township 7 North, Range 21 East, City of
Wauwatosa, Milwaukee County, Wisconsin



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East has a bearing of S87°25'44"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0058E with an effective date of SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access to Certified Survey Map No. 8859 from a dedicated public right of way via Reciprocal Easement and Operation Agreement recorded on January 17, 2017 as Document No. 10641155.
- Recorded Watermain Easements vacated by Document No. 11162782.

Prepared for:
TCB BURLEIGH LLC
100 S Wacker Drive Suite 950
Chicago, IL 60606

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



JUNE 7, 2023

DRAFTED BY: ST
PEG JOB#737.00G
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin



LOT 3
C.S.M. NO. 8481

TAX KEY
#296-9992-003

OWNER: JES BURLEIGH
NORTH TRIANGLE LLC

- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - ⊕ - Denotes Found Mag Nail
 - ⊗ - Denotes Found Cross
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



JUNE 7, 2023

UNPLATTED LANDS

TAX KEY
#296-9993-007

OWNER: LINEAGE
WAUWATOSA RE LLC

EXISTING BUILDING

LOT 2
87,013 SQ. FT.
1.9976 ACRES

LOT 1
319,183 SQ. FT.
7.3274 ACRES

LOT 4
C.S.M. NO. 8859

TAX KEY
#296-9992-019

OWNER: TCB MAYFAIR HOTEL
OUTLOTS LLC

SW CORNER, SE 1/4
SEC. 7, T7N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)
N=397,688.34
E=2,518,912.79
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

LOT 3
C.S.M.
NO. 8859

TAX KEY
#296-9992-018

OWNER: TCB MAYFAIR
HOTEL
OUTLOTS LLC

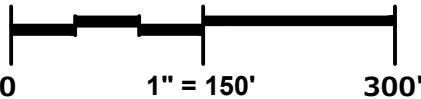
EXISTING BUILDING

LOT 4
C.S.M. NO. 8850

TAX KEY
#296-9992-015

OWNER:
BURLEIGH 45 LLC

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
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BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#737.00G
SHEET 2 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

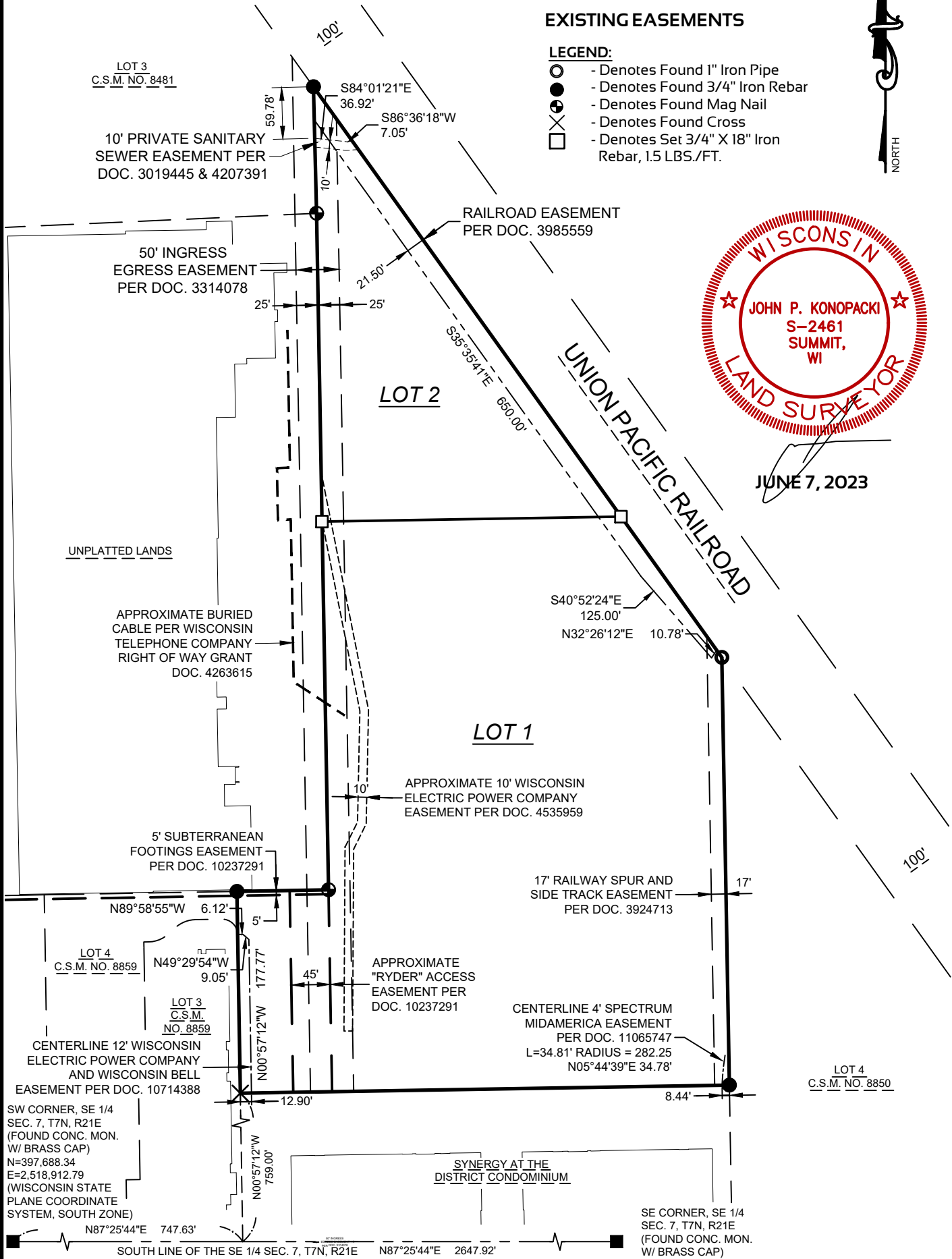
EXISTING EASEMENTS

LEGEND:

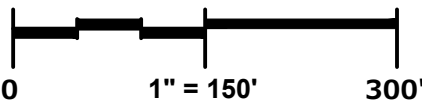
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- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



JUNE 7, 2023



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

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SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. _____

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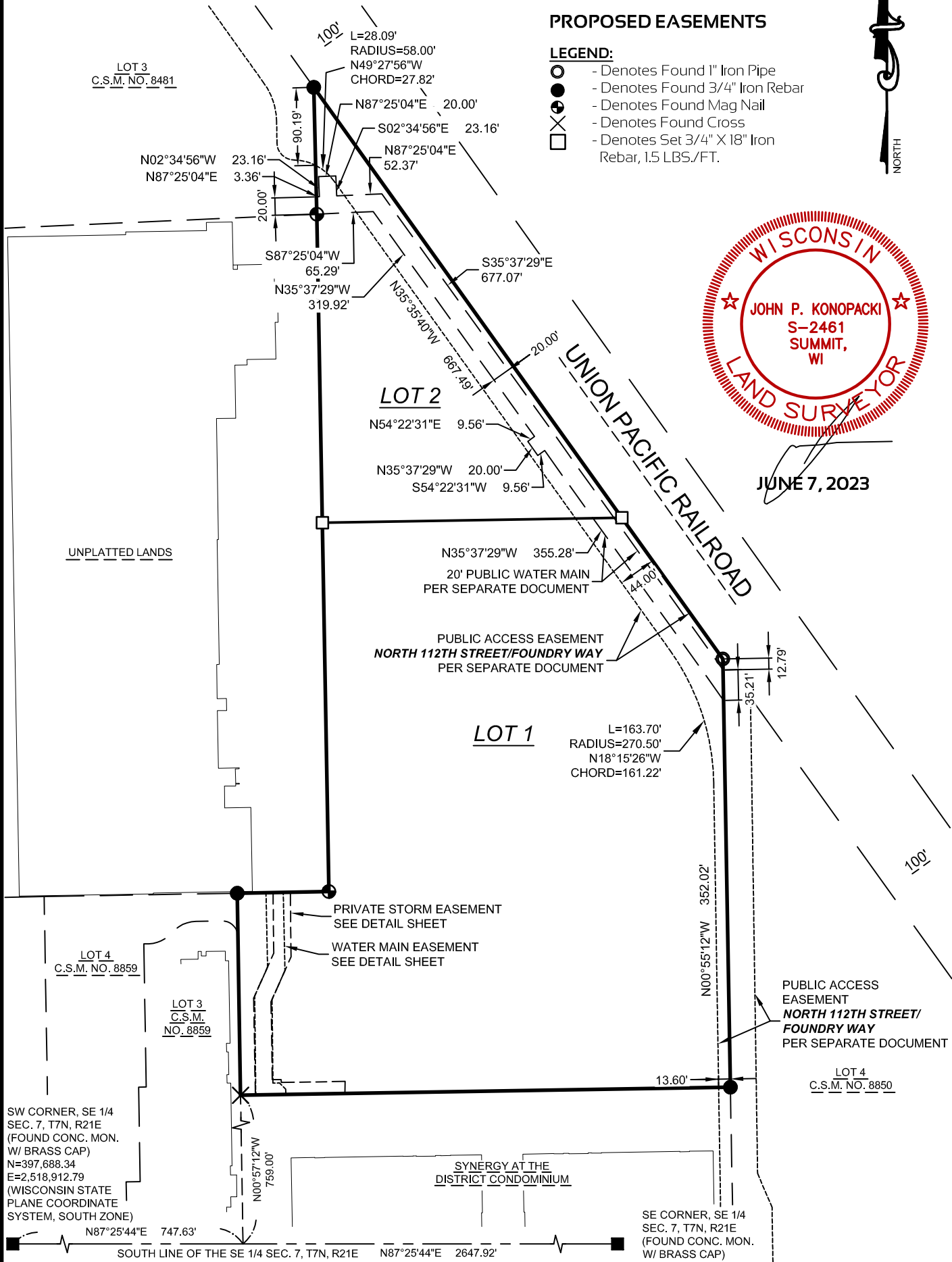
PROPOSED EASEMENTS

LEGEND:

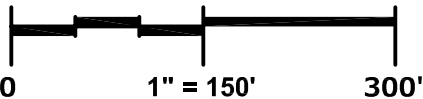
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JUNE 7, 2023



GRAPHICAL SCALE (FEET)



SW CORNER, SE 1/4
SEC. 7, T7N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)
N=397,688.34
E=2,518,912.79
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

SE CORNER, SE 1/4
SEC. 7, T7N, R21E
(FOUND CONC. MON.
W/ BRASS CAP)

Prepared By:

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SHEET 4 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

PRIVATE STORM EASEMENT DETAIL
SCALE: 1" = 50'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°02'48"E	17.06'
L2	N88°59'34"E	20.00'
L3	N89°00'04"E	10.22'
L4	S00°57'12"E	3.45'
L5	S00°37'20"W	14.01'

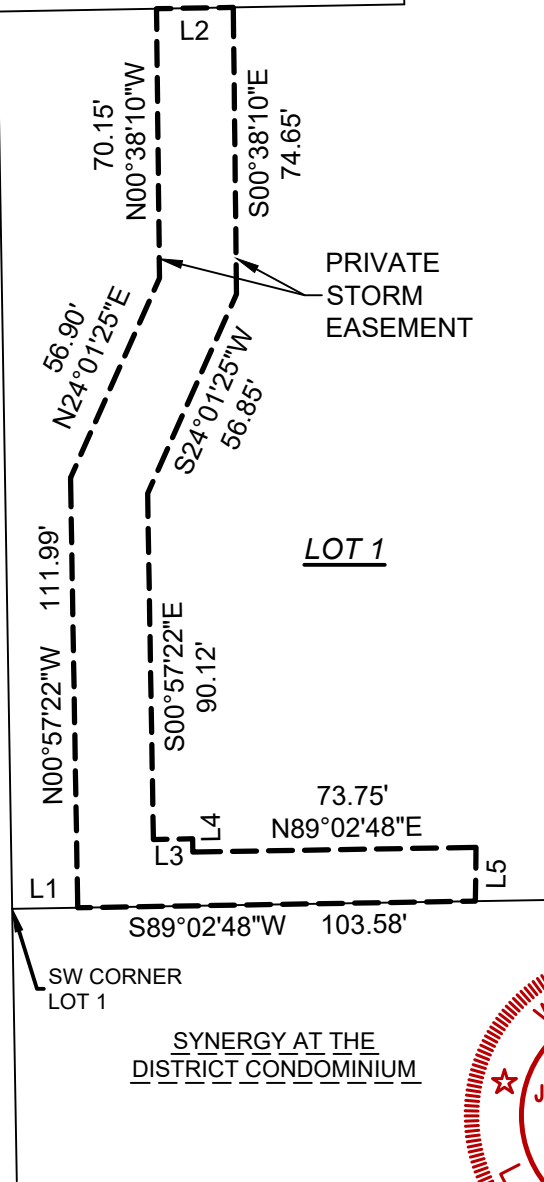
UNPLATTED LANDS

WATERMAIN EASEMENT DETAIL
SCALE: 1" = 50'

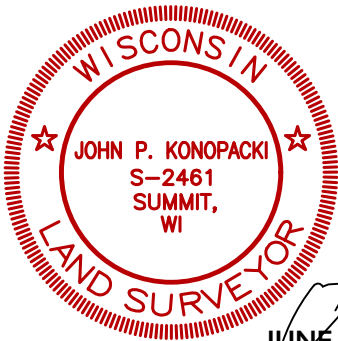
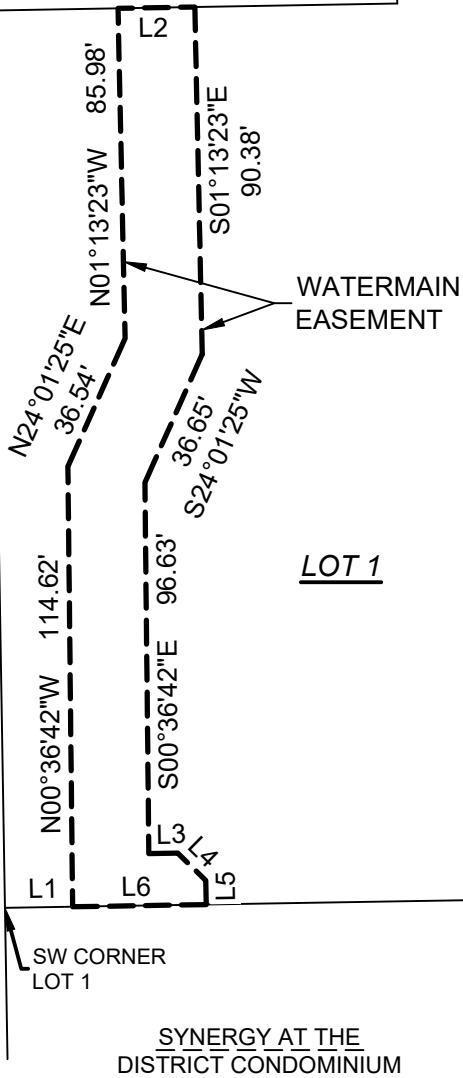
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°02'48"E	17.60'
L2	N88°59'34"E	20.00'
L3	N89°02'54"E	7.53'
L4	S45°41'52"E	10.20'
L5	S00°54'30"E	6.25'
L6	S89°02'48"W	34.79'

UNPLATTED LANDS

LOT 3
C.S.M.
NO. 8859



LOT 3
C.S.M.
NO. 8859



JUNE 7, 2023

Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#737.00G
SHEET 5 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 8859, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10615348, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 7;
Thence North 87°25'44" East along the south line of said Southeast 1/4, 747.63 feet;
Thence North 00°57'12" West, 759.00 feet to the Point of Beginning;

Thence continuing North 00°57'12" West along the east line of Lot 3 of said Certified Survey Map No. 5589, 233.68 feet;
Thence North 88°59'34" East, 106.03 feet;
Thence North 01°24'54" West along the east line of Lot 3 of Certified Survey Map No. 8481, 146.60 feet to the southwesterly line of the Union Pacific Railroad;
Thence South 35°35'41" East along said southwesterly line, 812.53 feet;
Thence South 01°00'26" East along the west line of Lot 4 of Certified Survey Map No. 8850, 495.23 feet;
Thence South 89°02'48" West along the north line of Synergy at the District Condominium, a recorded condominium, 566.34 feet to the Point of Beginning.

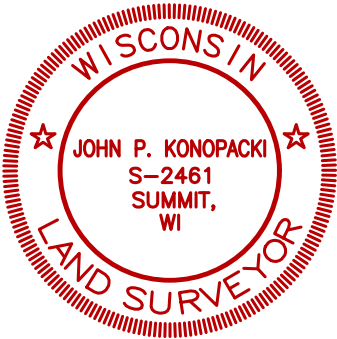
Containing 406,196 Square Feet (9.3250 Acres) of land, more or less.


That I have made such survey, land division and map by the direction of TCB BURLEIGH III, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Wauwatosa Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: JUNE 7, 2023





John P. Konopacki
Professional Land Surveyor S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

OWNER'S CERTIFICATE

TCB BURLEIGH III, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Illinois, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

TCB BURLEIGH III, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. City of Wauwatosa

IN WITNESS WHEREOF, the said TCB BURLEIGH III, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2023.

In the presence of: TCB BURLEIGH III, LLC

Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2023.

Date

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



JUNE 7, 2023

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 8859 in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, City of Wauwatosa, Milwaukee County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Wauwatosa on this _____ day of _____, 2023.

Date

Dennis McBride, Chairman

Date

Secretary or Clerk

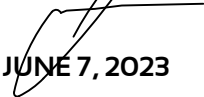
COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Wauwatosa, Wisconsin, on this _____ day of _____, 2023.

Date

Steven Braatz, City Clerk




JUNE 7, 2023



Staff Report

File #: 23-427

Agenda Date: 9/11/2023

Agenda #: 2.

Public hearing and consideration of the request by Matt Schroeder, Wings in Wisconsin, for a Conditional Use Permit in the C1/NOR District at 6707 W. North Avenue for an eating establishment.

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to operate a 1,300 square foot eating establishment at 6707 W. North Avenue in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) Zone. Facility operating hours are Sunday - Thursday, from 11:00 am to 10:00 pm, and Friday and Saturday from 11:00 am to 12:00 am. All business operations will occur inside the building, no outdoor dining is being requested.

B. Staff Comments

Planning/Zoning Division: No additional vehicular parking is required as parking requirements in the C1 District are uniform for commercial uses, including eating/drinking uses. Short and long term bike parking must be supplied prior to occupancy.

Twenty-eight public notification letters related to the public hearing and project were sent per City regulations.

Building Division: Design Review Board approval required for any exterior changes; Plan review & applicable building permits required. DSPS plan approvals may be required depending on scope of work, Final Occupancy inspection and approval required prior to occupancy.

City Clerk's Office: No issues.

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

Public Works Department: 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 grease trap is necessary, the plumbing plans must show the proposed location.

City records show that this building is served by an existing 1-inch lead water lateral from the building to the former County water main in W. North Ave. The existing water lateral must be disconnected from the former County water main per City standards and connect to the 12-inch City water main in W. North Ave. Staff strongly recommends that all existing lead piping is replaced.

If sprinklers are required by the Fire Department, fire flow calculations in accordance with City Code 14.20.080 will be required.

Roof drains are required to be directly connected to the City's storm sewer through underground piping per City Code 15.04.060.F.2.

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 rear parking lot does not appear to have any designated handicap parking. The applicant should work with the land owner/operator of the of the building at 6715 W. North Ave to provide handicap parking in compliance with City Code and ADA regulations. The applicant should also indicate if designated parking will be signed for carry out or third-party deliveries.

Fire Department: No issue, all fire code will be applicable

Health Department: Obtain required Health Department approvals.

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. Design Review Board approval required; plan review and all applicable building permits required. DSPS plan approvals may be required depending on scope of work.
4. Submittal and approval of a Site Plan Parking Lot Permit addressing all comments in the Public Works Department section of the staff 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.



Project:

Open a WingZone quick casual eating establishment at 6707 North avenue.

Highlights:

- Build out interior with kitchen and seating for up to 12 customers (majority of orders are carryout and third party delivery)
- Beautify exterior which includes enhancements to landscaping for community (not just customers) and building facade
- Operate as a good citizen of the community

Menu:

Chicken Wings (bone-in & boneless), chicken tenders, chicken sandwiches, french fries, veggie sticks, sauces and soda (Pepsi products).

Hours of Operations:

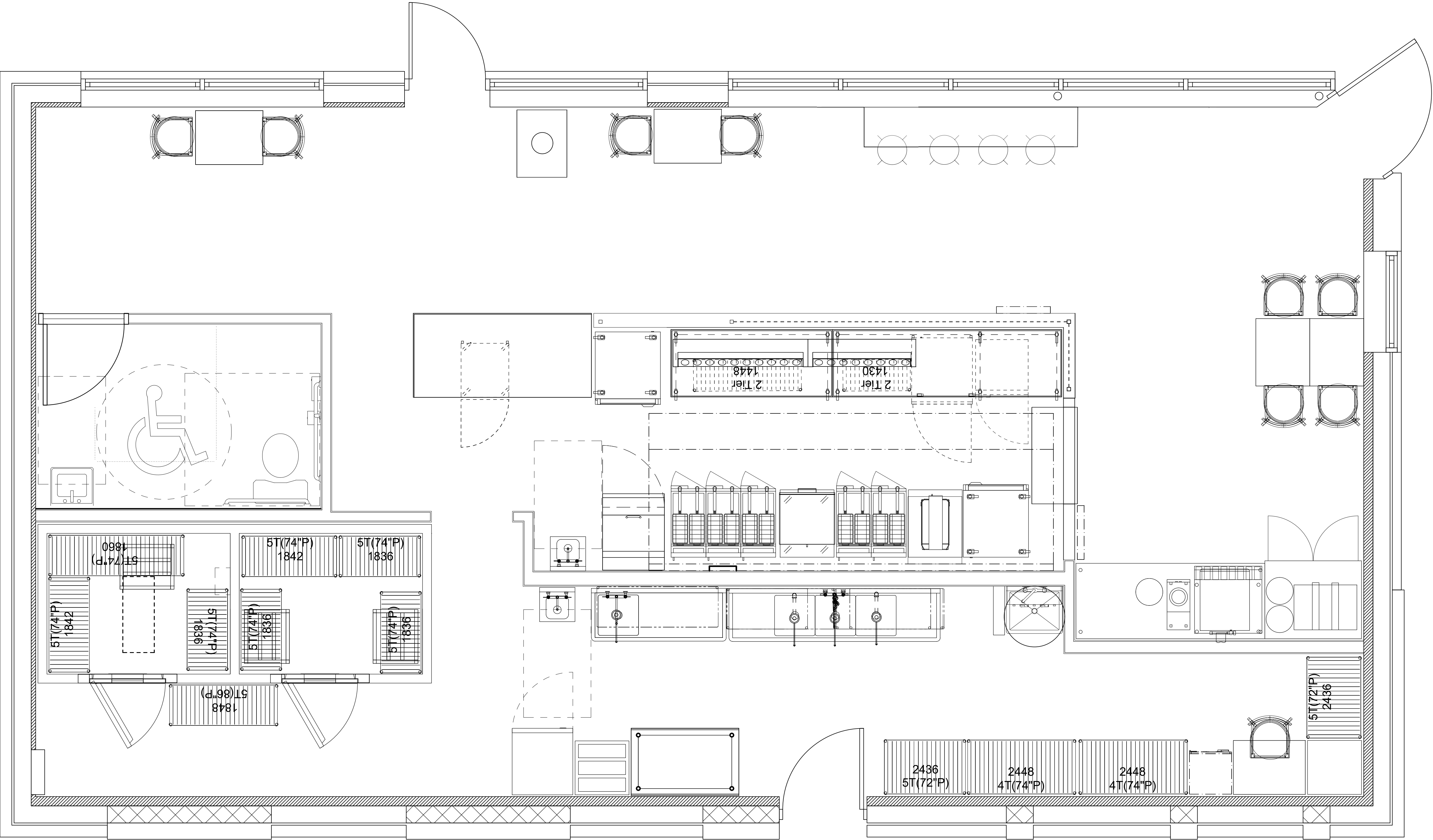
- Sunday – Thursday: 11 AM – 10 PM
- Friday – Saturday: 11 AM – Midnight

Number of Employees

- 3 employees during business times. Expected to schedule approximately 210 labor hours per week.

Number of Customers

800 customers per week are forecasted with weekends having a higher percentage of customers.



WING ZONE
6615 WEST NORTH AVENUE
WAUWATOSA, WI 53213

REVISIONS

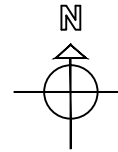
DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NUMBER

A2.1

12/7/2020 XXX

1 FIRST FLOOR PLAN - prelim 1
SCALE: 1/2" = 1'-0"



NOT FOR CONSTRUCTION



Staff Report

File #: 23-432

Agenda Date: 9/11/2023

Agenda #: 3.

Public hearing and consideration of the request by Riddhi Patel, Mayfair Inc., for a Conditional Use Permit in the C2 District at 3122 N. Mayfair Road for a liquor store.

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to operate a 2,800 square foot liquor and convenience store at 3122 N. Mayfair Road in the General Commercial (C2) zone. The proposed operating hours are Monday through Sunday from 8:00 am to 9:00 pm. The store specializes in the sale of beer, liquor, cigars, cigarettes, vape, and herbal products. In addition to these items, the facility will also sell groceries such as milk, soda, and other food products.

B. Staff Comments

Planning/Zoning Division: Short and long-term bike parking in compliance with City Code must be added prior to occupancy. Twenty-one public notification letters related to the public hearing and project were sent per City regulations.

Building Division: Plan review & applicable building permits required. DSPS plan approvals may be required depending on scope of work. Final Occupancy inspection and approval required prior to occupancy.

City Clerk's Office: Applicant needs to apply for a Class A Combination alcohol license and a Cigarette/Tobacco license.

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

Public Works Department: 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. The existing parking lot at the east and north sides of the site is shared by all tenants at this building. A parking lot re-striping plan that was prepared by the proposed day care located at 3136 N. Mayfair Road did include handicap parking.

Fire Department: No issues, fire codes must be adhered to.

Health Department: Obtain required Health Department approvals.

Police Department: No issues.

C. Recommendation

Staff recommends approval subject to:

1. Establishing hours of operation.
2. Adding short and long-term bike parking in compliance with City Code prior to occupancy.
3. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
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. 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.
6. Obtaining other required licenses, permits, and approvals.



3122 N. Mayfair Rd

City of
Wauwatosa



MAYFAIR INC

CONVENIENCE/ LIQUOR STORE BUSINESS PLAN

This convenience store will be a small retail business where everyday items like snacks, soft drinks, food items, cigarettes, beer, liquor, vape etc. will be sold.

BUSINESS NAME: MAYFAIR INC (DBA MAYFAIR CONVENIENCE AND LIQUOR)

BUSINESS PLAN:

- Executive Summary
- Our Product and Services
- Vision Statement
- Mission Statement
- Business Structure
- Sales and Marketing Strategy

Executive Summary

Mayfair convenience and liquor store is a fully registered retail business which will be carrying out its business operation at 3122 N MAYFAIR RD, WAUWATOSA, WI 53222 with approximately 2800 square feet. The business will mainly be concerned with providing the basic daily needs of each customer of our store. Mayfair convenience and liquor store will be owned by Riddhi Patel and she will be the CEO and assigning her husband Sunny Patel as Manager of the store.

Our Product and Services

Mayfair convenience and liquor store will be a small retail business which will provide service mainly to retail consumers. Having done a lot of research we are ready to offer something new in this environment, the following are the product and services that will be rendered by Mayfair convenience and liquor store:

- Daily operation from 8 am to 9 pm.
- Selling Grocery, Beer, Premium Liquor, Cigars, Cigarettes, Vape, Herbal products
- Sales of all essential daily needs like milk, soda etc

Vision Statement

Our vision in the retail business is to become the prince in satisfying the needs of each customer.

Mission Statement

Our mission in the retail business is to become a reputable convenience store and liquor store that provides the best services for our consumers daily. We want a profitable business that will benefit both us and our consumers.

Business Structure

The structure of Mayfair convenience and Liquor store will not be extremely large, but it will reasonably fulfil the sole aim of starting the business. Our structure will go a long way in defining the success of our business, therefore much attention will be given to this.

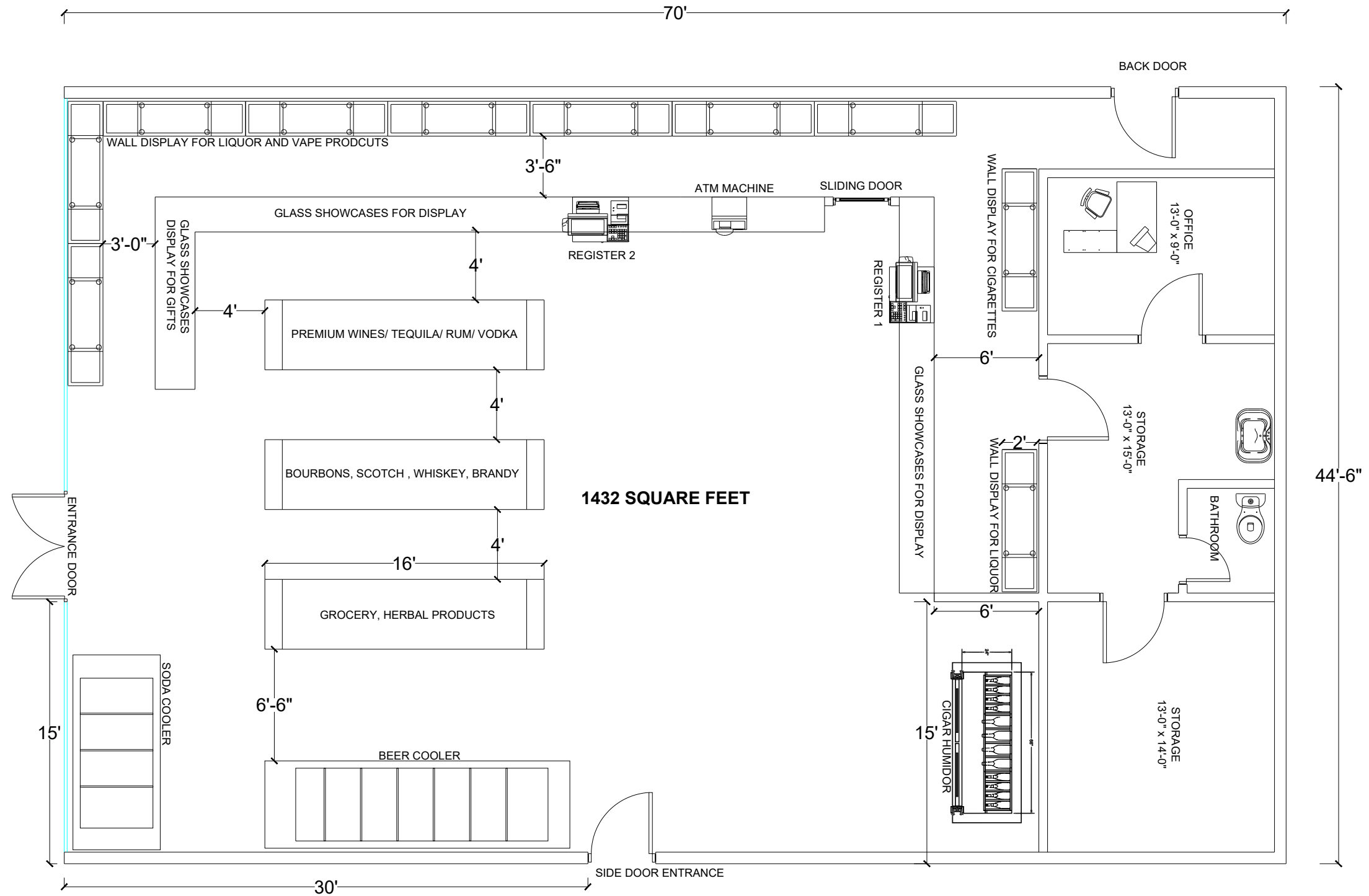
Below are the posts that will be occupied:

- Manager
- Accountant (1)
- Cashier (2)

Sales and Marketing Strategy

As earlier stated, one of the key successes to our business will be based on customer relations. So, our business will primarily be promoted by our good customer relationship scheme. We will also be making other plans to inform all resident of Wauwatosa of our business, below are some of them:

- Distribution of business card far and wide
- We would also make reasonable use of social media to target residents of Wauwatosa.



A
AD-01 FLOOR PLAN

TOTAL SQUARE FEET= 2800

**MAYFAIR INC (FLOOR PLAN)
DBA MAYFAIR CONVENIENCE AND LIQUOR
3122 N MAYFAIR RD, WAUWATOSA, WI
53222**



Staff Report

File #: 23-437

Agenda Date: 9/11/2023

Agenda #: 4.

Public hearing and consideration of the request by Enrique Castel, Lingle Design Group, for a Conditional Use Permit in the C2 District at 12345 W. Capital Drive for an eating establishment.

A. Background/Options

The applicant is requesting approval of a Conditional Use Permit to operate a 2,638 square-foot eating establishment (Dave's Hot Chicken) at 12345 W. Capital Drive in the General Commercial (C2) zone. The space was previously occupied by an eating establishment (Teriyaki Madness). The proposed operating hours are Monday through Sunday, from 10:30 am to 11:00 pm. All improvements are interior, no outdoor dining is requested.

B. Staff Comments

Planning/Zoning Division: No issues. Three public notification letters related to the public hearing and project were sent per City regulations.

Building Division: Plan review & applicable building permits required. DSPS plan approvals may be required depending on scope of work, Final Occupancy inspection and approval required prior to occupancy.

City Clerk's Office: No issues.

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

Public Works Department: 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.

Engineering has received a parking lot/site plan application to expand the existing dumpster and to update the landscaping along the Capitol Drive frontage. Plant replacement and additions are required to meet previously approved landscaping plan.

Fire Department: No issues, fire code will be adhered to.

Health Department: Obtain required Health Department approvals.

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. Compliance with approved landscape plan prior to occupancy.
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. 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.
6. Obtaining other required licenses, permits, and approvals.



LINGLEDESIGN GROUP INC

WWW.LINGLEDESIGN.COM

158 WEST MAIN STREET, LENA, IL 61048

PHONE: 815.369.9155

FAX: 815.369.4495

August 7, 2023

City of Wauwatosa
Project Description
Conditional Use Permit Application

Re: Project: Dave's Hot Chicken
Location: 12345 Capital Dr

To whom it may concern,

Attached to this document are the drawings showing the proposed location of the above referenced project. The project consists of remodeling of existing restaurant (formerly known as Teriyaki Madness) for a fast-casual dining concept serving Nashville-style Hot chicken.

The business will have approx. 30-40 employees, working at various times during the day. The hours of operation will be from 10:30 AM to 11 PM daily.

The interior of the store will have diamond plate metal wainscot, painted wall and graphics will be provided as graffiti art to reflect local community.

If you have any additional questions or comment please do not hesitate to contact us.

Best,

Enrique Castel
Licensed Architect



DAVE'S HOT CHICKEN

LOCATED AT:
12345 CAPITOL DR.,
WAUWATOSA, WI 53222

WEST CAPITOL DRIVE

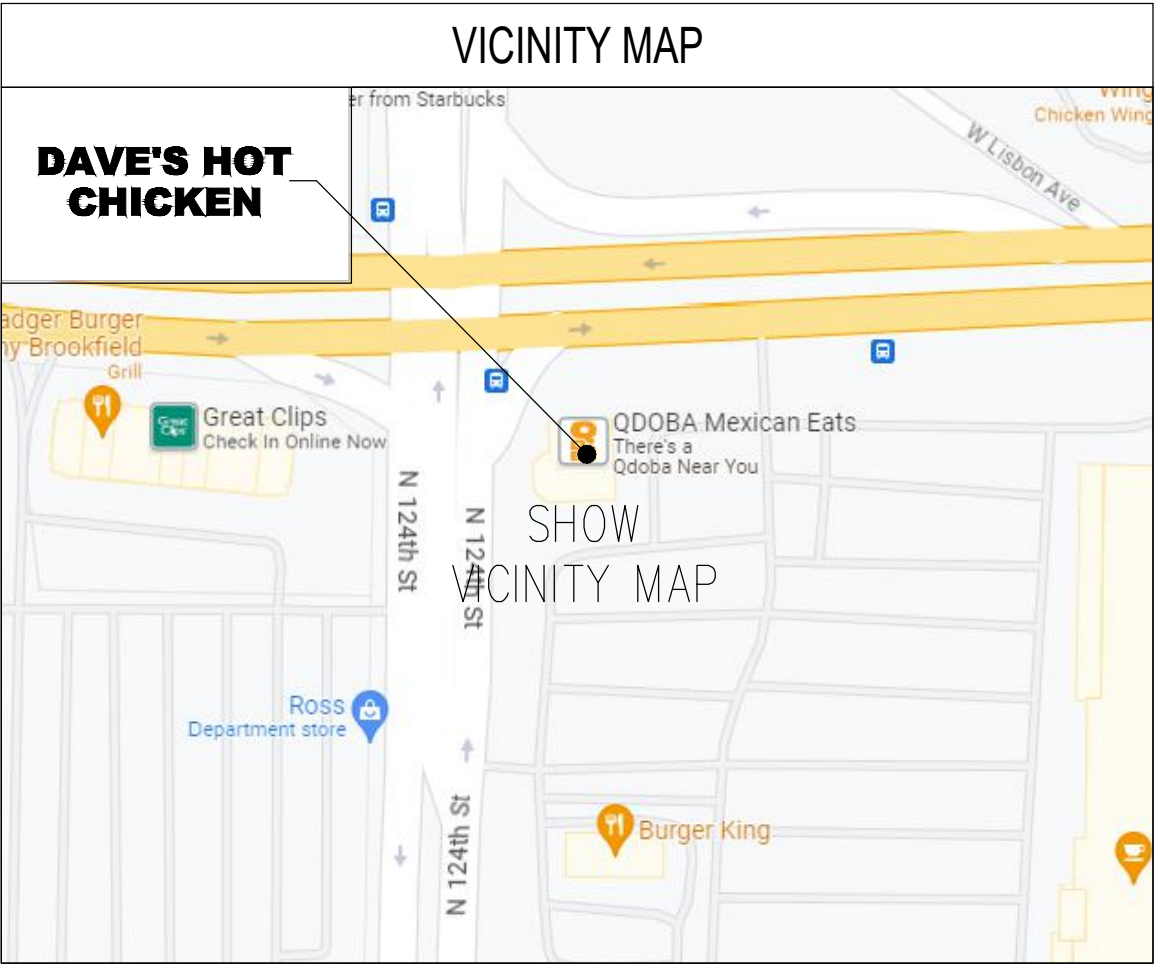
DAVE'S HOT CHICKEN

NORTH 124th STREET



KEY PLAN

Scale: N.T.S.



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PROJECT #:
23-223
DRAWN BY: EC
CHECKED BY: MP/EC

REVISIONS

- 06/09/23 - DD SET
- △ 06/28/23 - DD SET UPDATED
- △ 07/07/23 - DD SET UPDATED
- △ 07/28/23 - PERMIT SET
- △ 08/07/23 - CUP SUBMITTAL
- △ -
- △ -



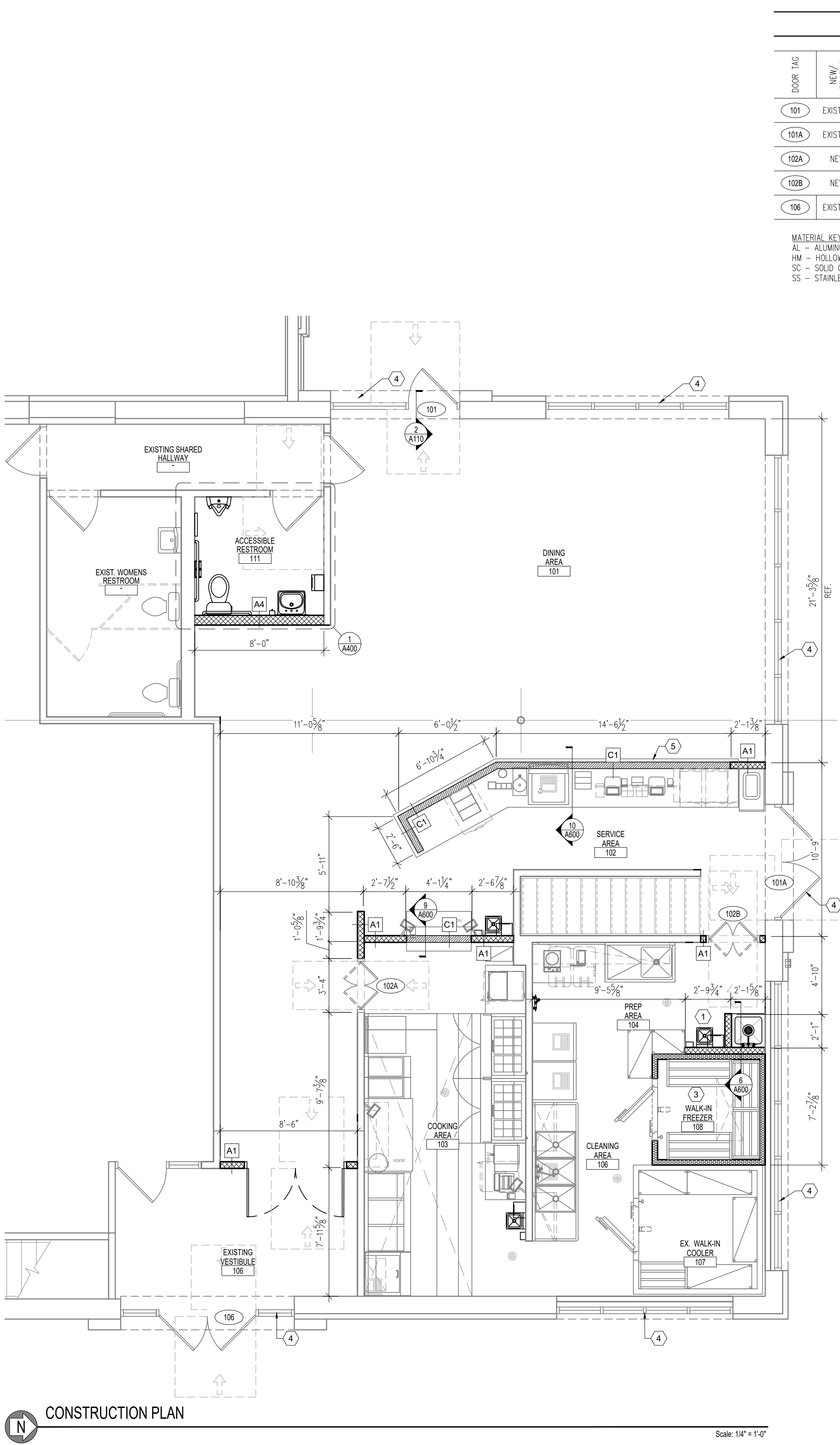
DAVE'S HOT CHICKEN

STORE#

ADDRESS
12345 CAPITOL DR.,
WAUWATOSA, WI 53222

SHEET TITLE
TITLE SHEET

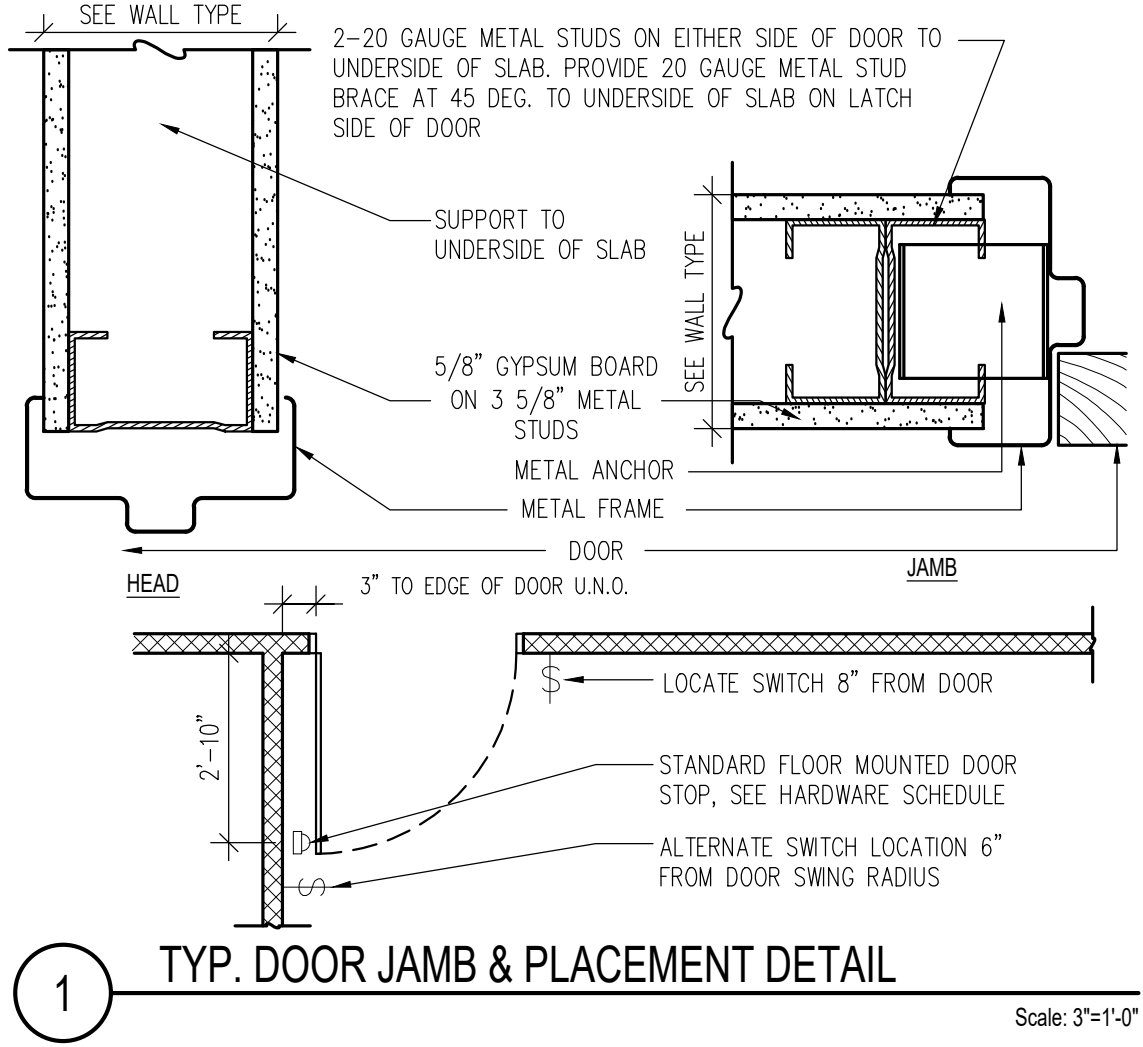
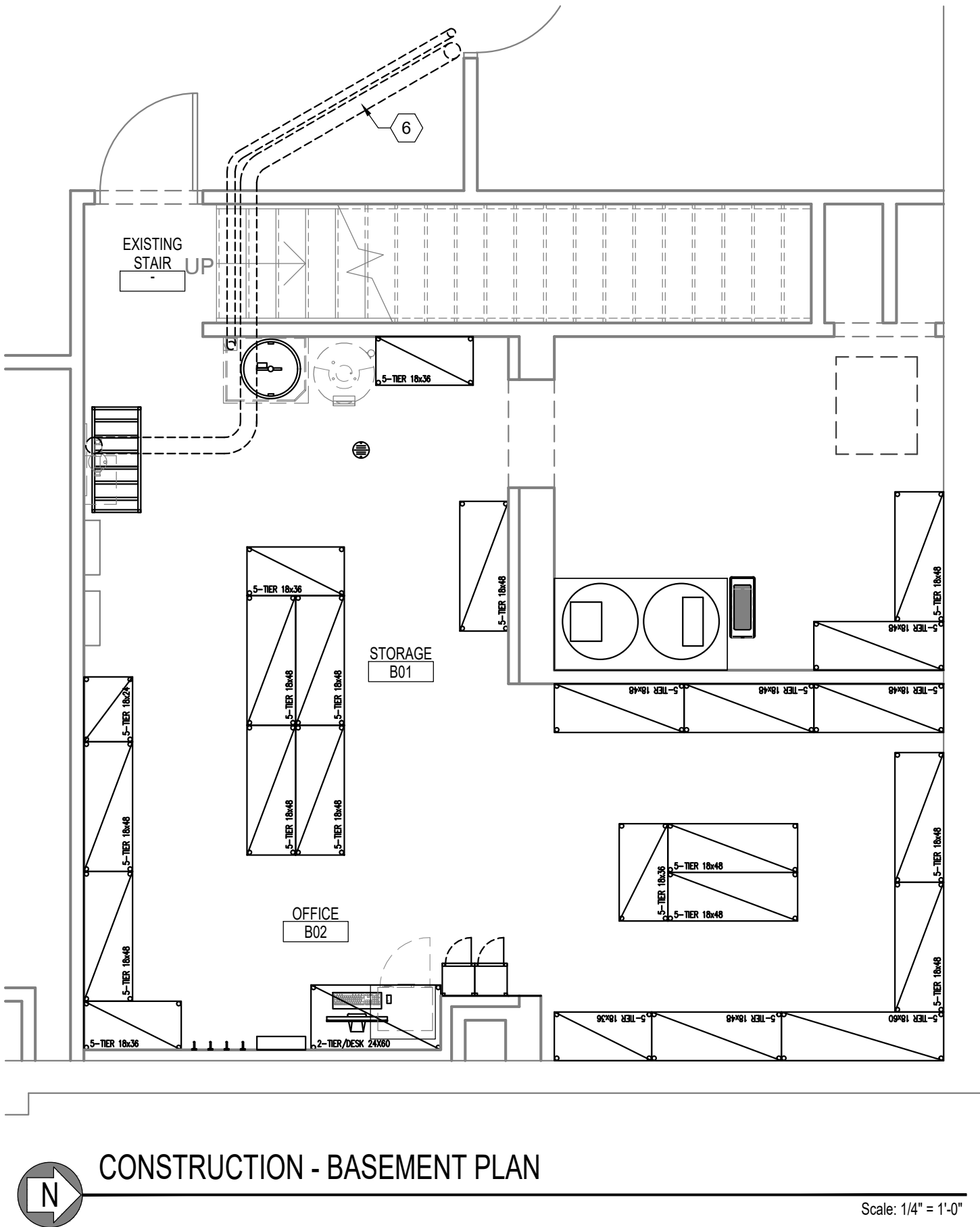
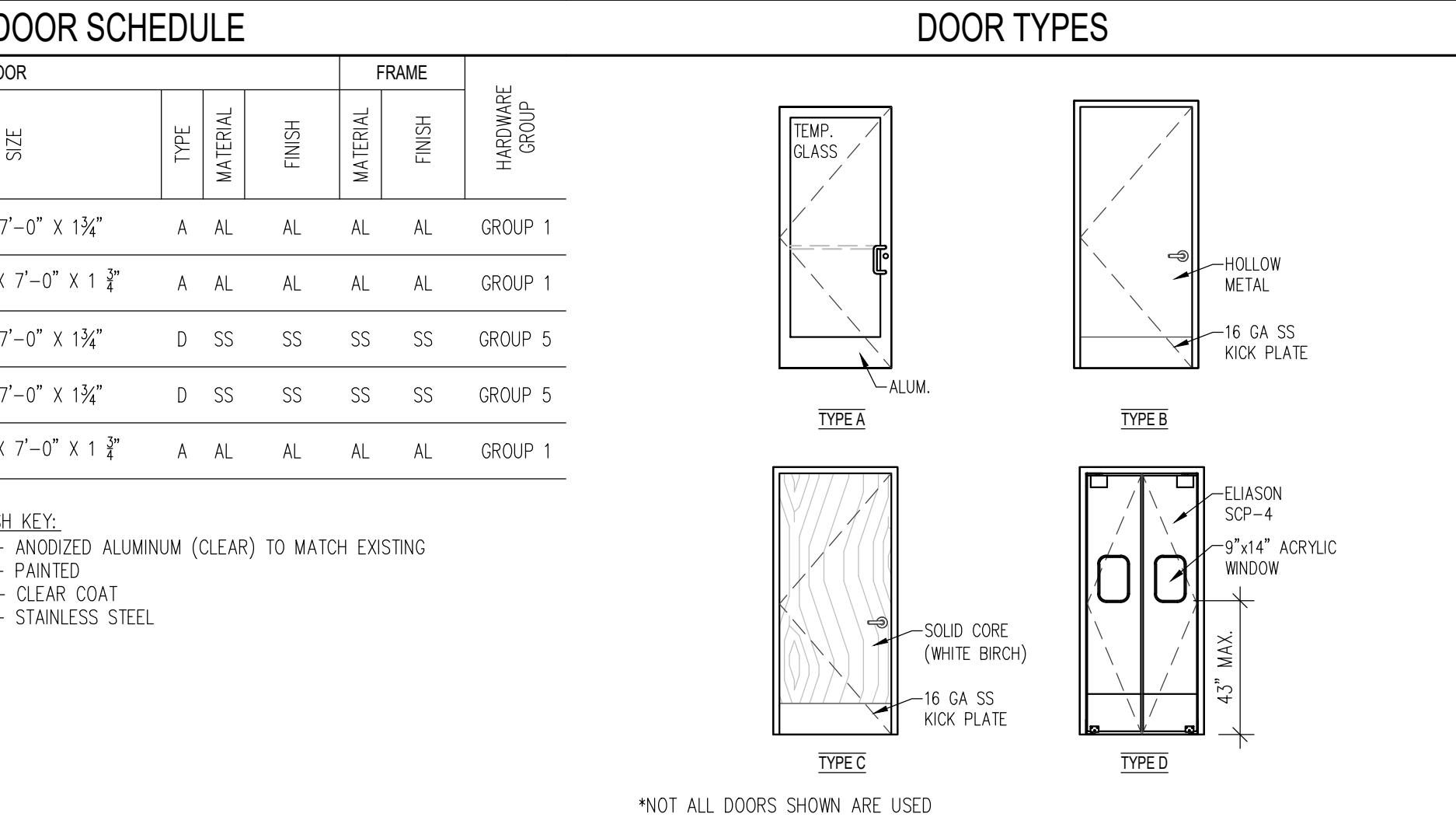
SHEET NUMBER:
G001



DOOR SCHEDULE							
DOOR				FRAME		HARDWARE GROUP	
DOOR TAG	NEW/ EXISTING	SIZE	TYPE	MATERIAL	FINISH		
101	EXISTING	3'-0" X 7'-0" X 1 1/4"	A	AL	AL	AL	GROUP 1
101A	EXISTING	(2) 3'-0" X 7'-0" X 1 3/4"	A	AL	AL	AL	GROUP 1
102A	NEW	3'-0" X 7'-0" X 1 1/4"	D	SS	SS	SS	GROUP 5
102B	NEW	3'-0" X 7'-0" X 1 1/4"	D	SS	SS	SS	GROUP 5
106	EXISTING	(2) 3'-0" X 7'-0" X 1 3/4"	A	AL	AL	AL	GROUP 1

MATERIAL KEY:
AL - ALUMINUM
HM - HOLLOW METAL
SC - SOLID CORE
SS - STAINLESS STEEL

FINISH KEY:
AL - ANODIZED ALUMINUM (CLEAR) TO MATCH EXISTING
PT - PAINTED
CC - CLEAR COAT
SS - STAINLESS STEEL



HARDWARE SCHEDULE	
GROUP 1 - ENTRY DOORS (V.I.F. - PROVIDE IF NOT EXISTING)	
1 EA.	EXIT DEVICE - PANIC BAR
1 EA.	LOCK - RIM CYLINDER-80-129 VERIFY CAM. & FINISH MAT'L
1 EA.	CLOSER - HEAVY DUTY CLOSER, LCN-4041 (4040 SERIES)
1 EA.	DOOR PULL - KAWNEER - CO-9 (OR EQUAL) - COLOR TO MATCH STOREFRONT
1 EA.	SIGNAGE - SIGNAGE "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
1 EA.	SIGNAGE - SIGNAGE "MAXIMUM OCCUPANCY". POST AT MAIN ENTRY THRESHOLD TO MATCH DOOR TYPE AND FLOOR CONDITION (PROVIDE POSITIVE SEAL AGAINST AIR PENETRATION)
1 EA.	THRESHOLD - PROVIDE DOOR SWEEP TO MATCH THRESHOLD (MATCH STOREFRONT)
1 EA.	SWEEP - PROVIDE DOOR SWEEP TO MATCH THRESHOLD (MATCH STOREFRONT)
GROUP 2 - RESTROOM DOORS PRIVACY SET	
3 PR.	HINGE - STANLEY - FBB179 - 4 1/2"x4 1/2"
1 EA.	LATCH - SCHLAGE - ALX-80 PSAT 626 - (PRIVACY HDW.)
1 EA.	CLOSER - DORMA - 7414 AR
3 EA.	SILENCERS - IVES - KP10K34-32D
2 EA.	KICK PLATE - 12"x34" KICK PLATE, 16 GA. SS
1 EA.	WOMEN'S - SIGN: "WOMEN" (SEE SIGN ON SHEET A400)
1 EA.	MEN'S - SIGN: "MEN" (SEE SIGN DTL ON SHEET A400)
1 EA.	UNISEX - SIGN: (SEE SIGN DTL ON SHEET A400)
1 EA.	STOP - FLOOR MOUNTED - ZORO - G2170901 (OR SIMILAR)
GROUP 3 - SERVICE DOOR (V.I.F. - PROVIDE IF NOT EXISTING)	
3 PR.	HINGE - STANLEY - CB179 - 4 1/2"x4 1/2"
1 EA.	LOCK - CYLINDER W/ REMOVABLE CORE
1 EA.	CLOSER - HEAVY DUTY CLOSER, LCN-4041 (4040 SERIES)
1 EA.	ALARM - DETEX, EXT ALARM EAX-3500 (FLUSH MOUNTED)
1 EA.	THRESHOLD - PEMKO - #171A - SIZE AS REQUIRED
1 EA.	SWEEP - PEMKO - #307AV - SIZE AS REQUIRED
1 EA.	WEATHER STRIP - PEMKO - 303AV - SIZE AS REQUIRED
1 EA.	PEEP HOLE - PRIME-LINE #U 10314 - SATIN NICKEL FINISH 1" BORE 130° VIEWER
1 EA.	KICK PLATE - 24"x34" (16 GA. STAINLESS STEEL FINISH)
GROUP 4 - OFFICE DOOR	
3 PR.	HINGE - STANLEY - FBB179 - 4 1/2"x4 1/2"
1 EA.	LATCH - SCHLAGE - ALX-80 PSAT 626 - (PRIVACY HDW.)
1 EA.	CLOSER - DORMA - 7414 AR
3 EA.	SILENCERS - IVES - KP10K34-32D
2 EA.	KICK PLATE - 12"x34" KICK PLATE, 16 GA. SS
1 EA.	STOP - WALL MOUNTED - DON-JO - 1407-630
GROUP 5 - ELIASON DOOR - MODEL # SCP-4	
1 EA.	HINGE - EZ SWING
1 EA.	WINDOW - 9"x14" SINGLE PANE BLACK RUBBER MOLDING
1 EA.	KICK PLATE - 12"H KICK PLATE, 20 GA. SS

- DOOR AND HARDWARE NOTES:
- PERIMETER DOORS TO BE KEYPED ALIKE. PROVIDE KEYWAY AT EXT. FACE.
 - G.C. TO FURNISH & INSTALL CYLINDER IN ALL INTERIOR H.M. DOORS. ALL INTERIOR DOORS TO BE KEYPED ALIKE. PROVIDE KEYWAY AT EXT. FACE.
 - ALL HOLLOW METAL DOOR FRAMES ARE TO BE WELDED.
 - EGRESS DOOR HARDWARE SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER SECTION 1010.1.9.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, PER SECTION 1010.1.9.1. THE OPERATIONAL FORCE SHALL BE AS FOLLOWS: OPERATION BY A FORWARD, PUSHING OR PULLING MOTION = 15 POUNDS MAX., OPERATION BY A ROTATIONAL MOTION = 28 INCH-POUNDS MAX.
 - DOOR STOPS AND BUMPERS TO BE INSTALLED BEHIND ALL DOORS.
 - ALL HDW. TO BE US-260 BRUSHED CHROME, CLEAR ANODIZED FINISH.
 - AT ALL EXISTING DOORS THE CONTRACTOR SHALL VERIFY THAT EXISTING HDW. HAS ALL FUNCTIONS LISTED IN THE HDW. SETS AND IS IN PROPER WORKING ORDER - TO MATCH DAVE'S HOT CHICKEN SPECIFICATIONS.
 - IF A PANIC DEVICE IS PROVIDED, THE EXIT INDICATOR & PUSH BAR ARE NOT REQUIRED.
 - THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP HAZARDOUS CONDITION.

GENERAL NOTES:

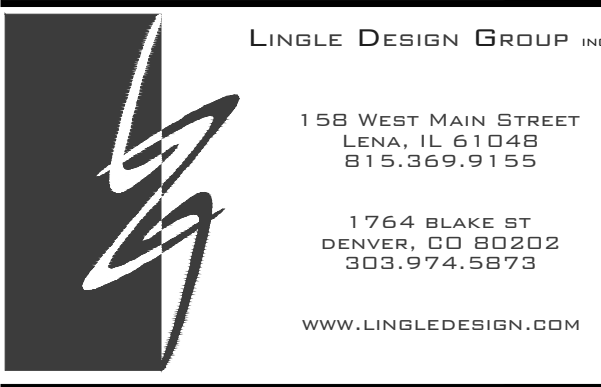
- HEALTH DEPARTMENT REQUIRES SNEEZE GUARD TO BE PLACED AT ALL OPEN FOOD AREAS
- MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR BOTH EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.
- ADD DUROCK CEMENT BOARD OR EQUAL FROM FINISH FLOOR TO 24" A.F.F. ON ALL KITCHEN WALLS AND BATHROOM WALLS, PROVIDED DUROCK CEMENT BOARD OR EQUAL TOP TO BOTTOM ON ALL WALLS IN MOP SINK STALL.
- VERIFY SEALANT & CONCRETE FLOORING SAMPLE WITH THE CORPORATE CONSTRUCTION MANAGER AND OWNER PRIOR TO INSTALLATION OF ANY MATERIALS. VERIFY CORRECT MOISTURE LEVELS PRIOR TO ANY TILE AND/OR STAINING INSTALLATION.
- SEE ENLARGED RESTROOM PLANS ON SHEET A400 DIMENSIONS, ELEVATIONS, AND DETAILS.
- USE DUROCK CEMENT BOARD OR EQUAL AT WET WALLS & BEHIND PLUMBING FIXTURES.
- PROVIDE BATT INSULATION IN WALLS WHERE SCHEDULED ON WALL TYPES.
- DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, U.N.O.
- ALL GLAZING SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
- ALL STATIONARY FOOD SERVICE EQUIPMENT MUST BE SEALED TO BOTH CURBS AND WALLS WITH CLEAR CAULK.

LEGEND:

- INDICATES EXISTING WALL, COLUMN, OR CONSTRUCTION TO REMAIN, U.N.O. PATCH + PAINT AS NEEDED
- INDICATES NEW WALL. (SEE WALL ASSEMBLIES)
- INDICATES NEW HALF HEIGHT WALL. (SEE WALL ASSEMBLIES)
- WALK IN COOLER PREMANUFACTURED WALL. (SEE EQUIPMENT PLAN)
- EXISTING STOREFRONT W/ FIXED GLAZING.
- INDICATES NEW AND/OR RELOCATED GLAZING
- STOREFRONT TAG - SEE SHEET A200
- DOOR TAG - SEE SHEET A110
- WALL TYPES - SEE SHEET A111

CODED NOTES

- INSTALL 5/8" PLYWOOD BACKING THROUGHOUT B.O.H. AT NEW WALLS
- CASEWORK BY VENDOR - REFER TO MILLWORK SHOP DRAWING, G.C. TO SIGN OFF PRIOR TO FABRICATION - RE: Q110
- REMOTE CONDENSER RACK TO BE ROOF MOUNTED FOR WALK-IN COOLER AND FREEZER - PROVIDE CONDENSER RACK SIM. TO PRECISION ALUMINUM PRODUCTS INC. - A/C STAND - ROUTE REFRIGERANT LINES FROM ROOF TO WALK-IN(S), SEE MEP ROOF PLAN
- EXISTING STOREFRONT SYSTEM, WINDOW GLAZING & FRAME - EXISTING STOREFRONT DOORS TO REMAIN, G.C. TO VERIFY AND PROVIDE HARDWARE AS SPECIFIED IN DOOR HARDWARE SCHEDULE
- COUNTER TOP BY MILLWORK PROVIDER, RE: 10/A600
- ABOVE CEILING BEVERAGE CHASE - RE: 2/A600



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PROJECT #:
23-223

DRAWN BY: EC

CHECKED BY: MP/EC

REVISIONS

- | |
|-----------------------------|
| 06/09/23 - DD SET |
| △ 06/28/23 - DD SET UPDATED |
| △ 07/07/23 - DD SET UPDATED |
| △ 07/28/23 - PERMIT SET |
| △ 08/07/23 - CUP SUBMITTAL |
| △ - |
| △ - |



DAVE'S HOT CHICKEN

STORE#

ADDRESS
12345 CAPITOL DR.,
WAUWATOSA, WI 53222

SHEET TITLE
INT. CONSTRUCTION
PLAN & DOOR
SCHEDULE

SHEET NUMBER:

A110



Staff Report

File #: 23-442

Agenda Date: 9/11/2023

Agenda #: 5.

Public hearing and consideration of the request by Abigail Gilman, The Little Village Play Cafe, to amend a Conditional Use Permit in the C1/NOR District at 6505 W. North Avenue to expand the operating hours and allow outdoor operations.

A. Background/Options

In July 2022, the City granted approval of a conditional use permit to allow the operation of an indoor café with an activity and play area for children at 6505 W. North Avenue in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) Zone. The applicant is now requesting to expand the facility by incorporating an outdoor seating and play area at the east end of the building and expand operating hours from 7:00 am to 9:00 pm daily, to 7:00 am to 10:00 pm daily. The outdoor dining and activity area will remove all parking from the site (three spaces) and will contain four dining tables with seating, planter boxes, stroller and bike parking, and kids mud kitchen.

B. Staff Comments

Planning/Zoning Division: Staff believes removal of the parking area is warranted in that both short and long-term bike parking will be provided onsite in compliance with City Code, street parking is provided on both North Avenue and 65th Street, and public transit (MCTS) stops are located at the corners of North Avenue and 64th and 66th Streets. Furthermore, removal of the parking area will create a more pedestrian friendly environment by removing potential vehicle/pedestrian conflict points on and around the project site.

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

Building Division: No issues.

City Clerk's Office: No issues.

Assessor's Office: No issues.

Public Works Department: A site plan/parking lot permit must be submitted to the Engineering Department. The site plan should include details on where Code compliant short- and long-term bike parking will be provided. The plan must also address how the proposed outdoor space will be protected from vehicles entering the space from the south drive approach.

Fire Department: No issue, fire codes will be adhered to.

Health Department: No issues.

Police Department: No issues.

C. Recommendation

Staff recommends approval subject to:

1. Establishing hours of operation.
2. Providing short- and long-term bicycle parking in compliance with City Code 24.11.080 prior to occupancy permit issuance.
3. A site plan/parking lot permit must be submitted to the Engineering Department. The site plan should include details on where Code compliant short- and long-term bike parking will be provided. The plan must also address how the proposed outdoor space will be protected from vehicles entering the space from the south drive approach.
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.





Conditional Use Permit

This is an amendment to my original conditional use permit proposing the expansion of our hours and the use of our parking lot to the east of our building for outdoor dining, sales, events, classes and food trucks.

The attached drawing shows a proposed use of lot space (8) including:

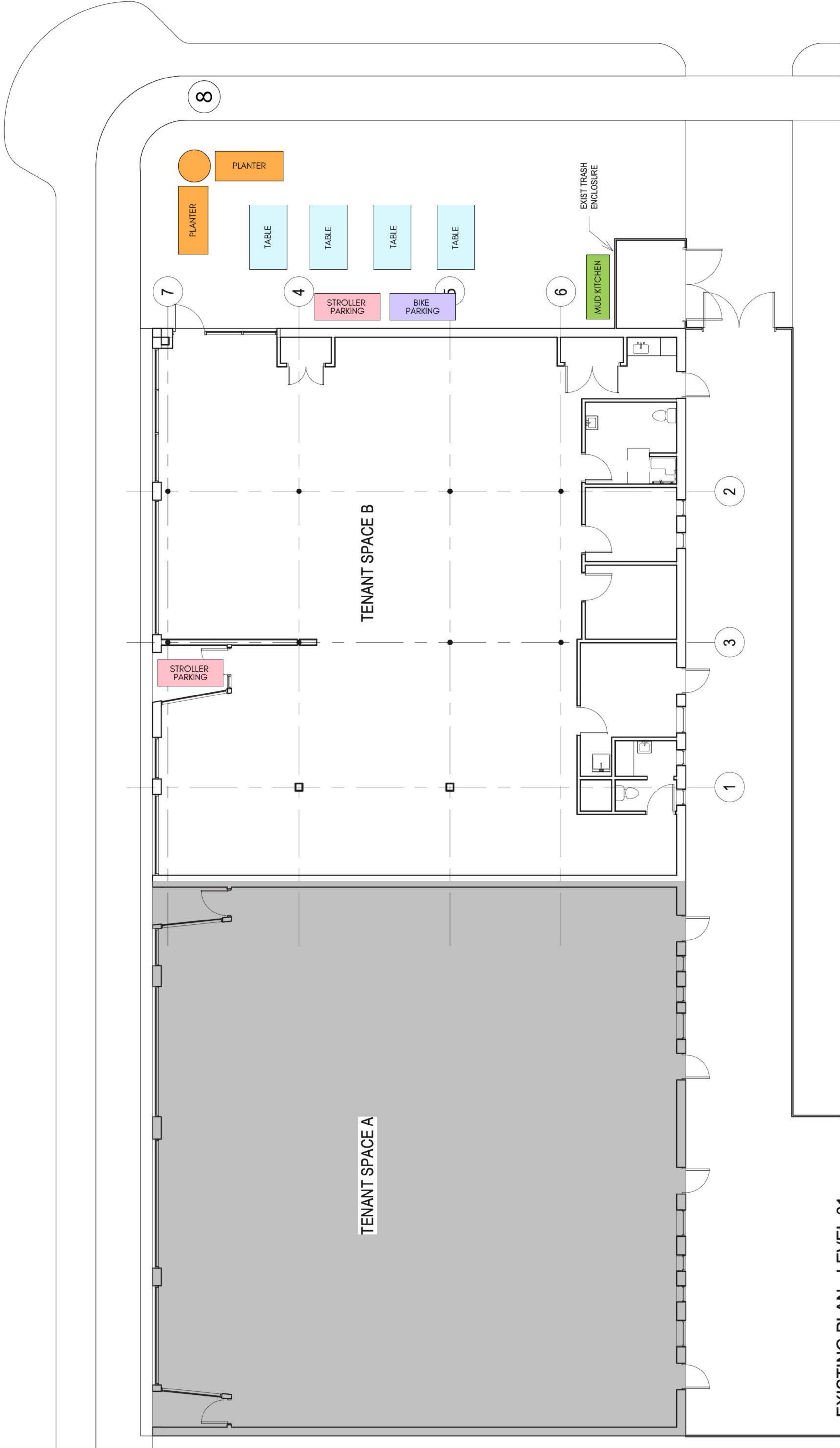
- Flower planters
- Picnic tables
- Mud kitchen
- Stroller parking
- Bike parking

Previously 3 parking spaces were in this lot, however the lot has not been used for car parking since we opened in January. Ample street parking and daytime hours have made parking a non-issue for customers and neighbors. A large majority of our customers live within walking distance. We often have 3-5 strollers parked at the cafe at a time. Additionally we offer playtime in 30, 60 and 90 minute increments which ensures a rotation of customers and complies with the 2-hour parking limitations.

I'd also like to amend our hours of operation to expand our hours:

- Monday: 7 am - 8 pm
- Tuesday: 7 am - 8 pm
- Wednesday: 7 am - 8 pm
- Thursday: 7 am - 10 pm
- Friday: 7 am - 10 pm
- Saturday: 7 am - 10 pm
- Sunday: 7 am - 10 pm

We will not routinely be open these hours, but expanding these hours gives us an opportunity to open earlier as well as use our space to host parties and events for adults later in the evening.



LITTLE VILLAGE CAFE

6501 W NORTH AVE
MILWAUKEE, WISCONSIN

DATE: 06/07/2022
PROJECT NO: 1808-004

DAN BEYER ARCHITECTS

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