



CITY OF ST. FRANCIS
PLANNING COMMISSION MEETING

November 20, 2019
6:00PM

NOTICE

There will be a Planning Commission meeting on **Wednesday, November 20, 2019 at 6:00pm** in the West Committee Room at the St. Francis City Civic Center located at 3400 E. Howard Avenue.

PLANNING COMMISSION AGENDA

1. Call to Order
2. Minutes
October 23, 2019 meeting
3. Correspondence
4. Discussion and Possible Action
Special Use Rezoning – 2525 E. Crawford Avenue – Faklandia Brewing
(tabled from October 23, 2019 meeting)
5. Adjourn.

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings, who have a qualifying disability under the Americans with Disabilities Act. Request should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 414-481-2300. The meeting room is wheelchair accessible from the East and West entrances.

Note: There is the potential that a quorum of the Common Council and/or other Committees, Commissions, or Boards may be present.

MINUTES OF THE PLANNING COMMISSION MEETING HELD OCTOBER 23, 2019, 6:00 PM

Planning Commission Members Present: Mayor Ken Tutaj, Alderman Steve Wattawa, Commission Members Eric Stemwell, Tim Niemiec, Richard Lentz, Charles Buechel and Tom Kiepczynski.

Planning Commission Members Excused: None.

Also present: City Administrator Mark Johnsrud, City Engineer/Director of Public Works Melinda Dejewski; City Attorney Paul Alexy; representing Falkandia Brewing Ben Mantay and Doug Gallus, Architect; John Toth of MKE Graphics and other interested citizens.

1. Call to Order

The meeting was called to order by Mayor Tutaj at 6:03pm.

2. Minute Approval

A motion was made by Commissioner Lentz, seconded by Commissioner Niemiec to approve the minutes of the August 28, 2019 meeting. Motion carried.

3. Correspondence

None.

4. Discussion and Possible Action

A. Special Use Rezoning – 2525 E. Crawford Avenue – Falkandia Brewing

City Administrator Johnsrud stated that the City had received an application for a special use for 2525 E. Crawford Avenue for a micro brewing operation. Mr. Mantay was asked to describe the proposal. He stated that the proposal is for a tap room and brewing in the space. The business would be open Thursday through Sunday 4pm to midnight. They all have other jobs so they are trying to do this outside of their other jobs. The proposal includes live music and karaoke on the stage shown on the plans. Also there is an opportunity for outdoor seating with the large garage doors in the future. There would be board and card games available for patrons. They want to create an inclusive space.

There was discussion about the existing space. The mezzanine is existing and will stay as an office area. The garage doors will stay and a logo to be placed on the garage door facing the street is proposed as a sign for the business.

There was discussion regarding other tenants in the building. Mr. Toth of MKE Graphics is a tenant in the building. He was attending the meeting to see what was being proposed. He was not aware, and was not made aware, by the owner of the building that he needed to obtain an occupancy permit until recently. He has applied for the permit. Mr. Toth indicated that there are 2 other tenants in the building – a woodworker/hobbyist and an artist group who on occasion hold art shows. City Administrator Johnsrud stated that the owner of the building has multiple violations with the City and is not supposed to be leasing the building until the violations are resolved. No occupancy permits will be issued until the violations are resolved.

City Engineer Dejewski then reviewed the letter in the packet regarding the application on the agenda.

One item that was noted was that the parking is deficient. There was discussion about areas on-site being available for additional parking. City Attorney Alexy noted that the Planning Commission could allow a parking reduction based upon shared use or other documentation showing that the uses do not conflict. Also, the parking lot needed to be paved.

Another item noted was that the plan of operation needed to be submitted. It would need to show the hours of operation, number of employees, type of license for the bar, the number of anticipated patrons, if food will be prepared and/or sold, etc.

City Attorney Alexy recommended to the Planning Commission that they table the matter until the outstanding items in the review letter and discussed at the meeting could be addressed for the November meeting.

There was general discussion on the timing of the lease agreement with the owner and the recommendation for approval from the Commission to the Council.

A motion was made by Commissioner Kiepczynski, seconded by Commissioner Stemwell to table action on the application until the November 20, 2019 meeting or the application provides the outstanding information. Motion carried.

5. Adjourn

A motion was made by Commissioner Kiepczynski, seconded by Commissioner Niemiec to adjourn. Motion carried. Meeting adjourned at 6:56pm.



Date: 11/3/2019

*Fee: \$ 205

Business, Commercial, & Industrial = \$205
Residential 1 & 2 Family = \$50 per Unit

Property Address: 2525 E. Crawford Ave.

Occupant Name: Faklandia Brewing LLC Phone: (618) 980-8151

Email: _____

Business Name and Type: Faklandia Brewing LLC
Brewery

Property Owner Name: Ben Mantay Phone: (618) 980-8151
Nate Fakler

Email: ben@faklandia.com

Address: 2525 E. Crawford Ave.

After Hours Contact Person: Nate Fakler Phone: (414) 779-0148

Email: nate@faklandia.com

Address: _____

Occupant Insurance: Robertson Ryan & Associates Phone: (414) 283-4220

Alarm Company Name: Ring Phone: _____

The issuance of a *Certificate of Occupancy* is contingent upon inspections by the Building, Electrical, Fire, and Plumbing Departments, and compliance with current State of Wisconsin Building and Fire Codes.

City of St. Francis
3400 E. Howard Avenue
St. Francis, WI 53235

City Hall: (414) 481-2300
Fire Department: (414) 483-4424

*Business, Commercial, and Industrial for new or existing change of occupancy through sale, lease, land contract, or otherwise.
Residential per unit for new or existing that is structurally altered.

Faklandia Brewing LLC Plan of Operation

Hours –

Year 1 =

Monday – 3pm – 10pm

Tuesday – 3pm – 10pm

Wednesday – 3pm – 10pm

Thursday – 3pm – 10pm

Friday – 12pm – 12am

Saturday - 10am – 2am

Sunday – 10am – 12am

Year 2 =

Monday – 12pm – 12am

Tuesday – 12pm – 12am

Wednesday – 12pm – 12am

Thursday – 12pm – 12am

Friday – 12pm – 2am

Saturday - 10am – 2am

Sunday – 10am – 12am

Licenses

Federal Brewers License

Occupancy

Sales License

Number of Patrons Expected

Year 1 =

6,500 Guests per year

Year 2 =

16,000 Guests per year

Number of Employees

Year 1 =

4-6 full time employees

Year 2 =

10 – 16 full time employees

Music Plan

Year 1 =

Karaoke

Live acoustic solo artists

Year 2 =

Karaoke

Live acoustic solo artists

Live Bands

Misc.

Stream every Local Sporting Game

Pick and choose UFC Fights to stream

Free Board games throughout

Per hour cost for private gaming room

Member only Events throughout the year

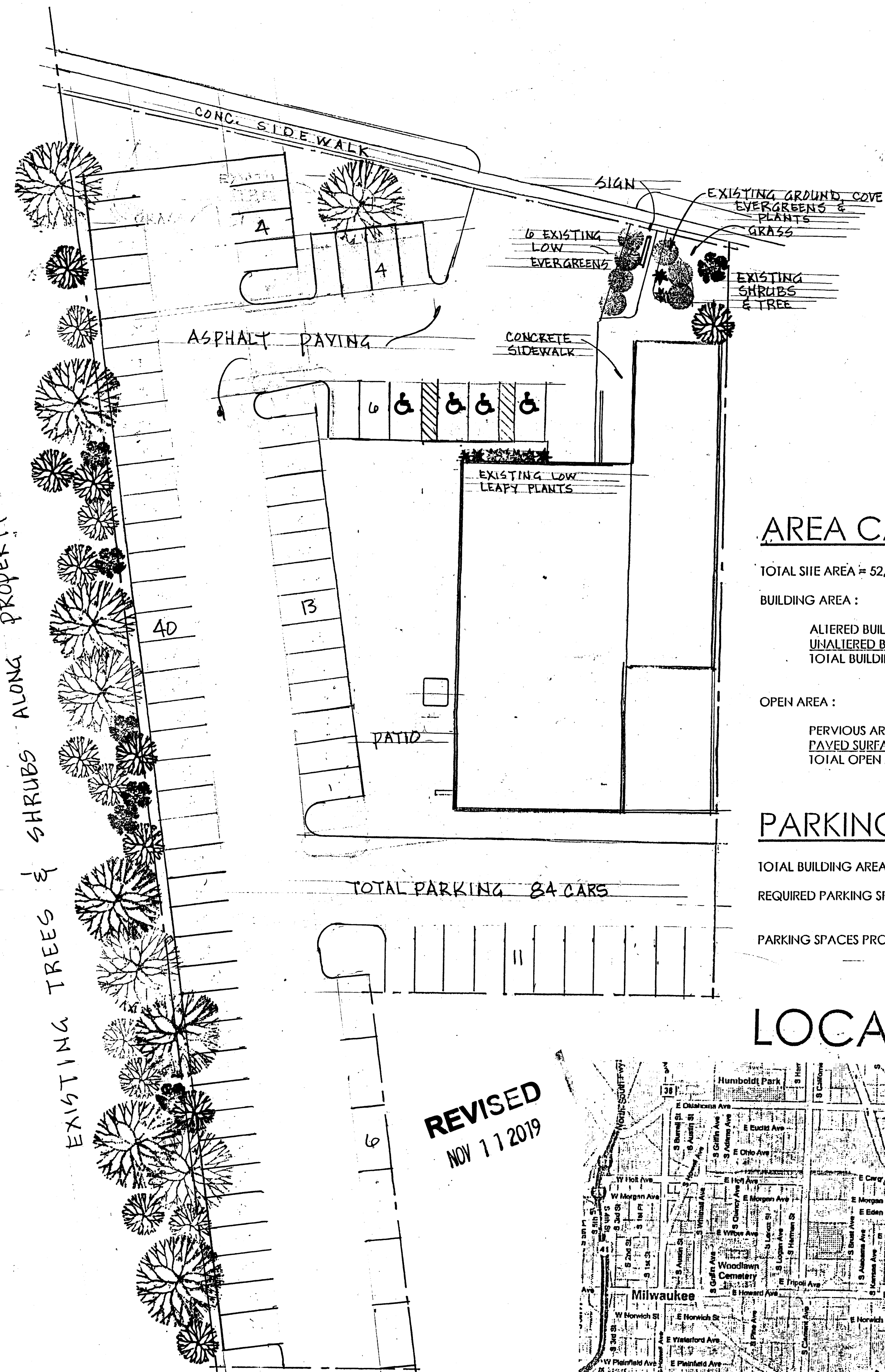
Public beer releases once per quarter

Give back percentage of profits to the community and charitable programs every year

Hold city events and festivals as needed

Sponsor city events

EXISTING TREES & SHRUBS ALONG PROPERTY LINE



LANDSCAPE PLAN

REVISED
NOV 17 2019

AREA CALCULATIO

TOTAL SITE AREA = 52,459 SQ. FT.
 BUILDING AREA :
 ALTERED BUILDING AREA = 5,270 SQ. FT.
 UNALTERED BUILDING AREA = 3,892 SQ. FT.
 TOTAL BUILDING AREA = 9,162 SQ. FT.
 OPEN AREA :
 PERVIOUS AREA = 21,607 SQ. FT.
 PAVED SURFACE AREA = 21,670 SQ. FT.
 TOTAL OPEN AREA = 43,277 SQ. FT.

PARKING CALCUL

TOTAL BUILDING AREA = 9,162 SQ. FT.
 REQUIRED PARKING SPACES = 9,162 SQ. FT. x 3 SP
 28 PAI
 PARKING SPACES PROVIDED = 41 PAI

LOCATION M

