



PLAN COMMISSION REPORT

Proposal: Temporary Use Permit – Outdoor Activity/Operation, Temporary

Description: Temporary Use Permit request for the long-term temporary outdoor activity/operation for Melrose Restaurant in the parking lot on the property at 6840 S. 27th Street.

Applicant(s): Mahmoud Jassar, Kobus Architecture and Civil Engineering Services

Address(es): 6840 S. 27th St. (2nd Aldermanic District)

Suggested Motion: That the Plan Commission approves a request for a Temporary Use Permit for outdoor activity/operations at Melrose restaurant, an existing business located at 6840 S. 27th Street, with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all outdoor activities/operations shall be located within the portion of the parking lot per the approved map.
3. That operations shall only occur between 7:00 AM and 12:00 AM daily.
4. That all building and electrical permits are obtained prior to operation.
5. That the Temporary Use Permit shall be valid between September 10, 2025, through December 31, 2025. The property shall be restored to its pre-temporary use condition by no later than January 2, 2026.

Owner(s): Hamed Holding LLC

Tax Key(s): 737-9039-000

Lot Size(s): 2.304 acres

Current Zoning District(s): B-4, General Business

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The Applicant is requesting a Temporary Use Permit to allow for long-term temporary outdoor activity/operation in the parking lot of Melrose Restaurant, located at 6840 S. 27th St. This is a permitted temporary use in the B-4 General Business District.

The proposed temporary use is an outdoor patio consisting of the following elements:

- Four weather-controlled plastic dome tents (each approximately 20 square feet in diameter)
- A composite deck board flooring system installed directly over the existing pavement, covering an area of approximately 75 feet by 22 feet.
- A 3-foot perimeter fence on three (3) sides.
- Temporary 3–4-foot traffic control barricades.

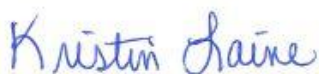
The long-term temporary use is proposed to operate 7:00 AM – 12:00 AM daily from September 10, 2025 to December 31, 2025 (113 days). Patio seating will be limited to inside the domes. Each dome will be equipped with interior and exterior lighting built-in. The domes will accommodate six (6) people each, with the entire patio able to accommodate 24 patrons. If the applicant does not obtain the proper building and electrical permits, their use will be limited to no later than October 15th, 2025, per building code requirements for seasonal use of unheated structures.

The proposed patio will be located in the business' parking lot, which will reduce the total number of parking spots from 136 to 126. Parking ratios require 3 parking spaces per 250 square feet of floor area. The minimum requirement for parking spaces for the existing business is 120 spaces, leaving the existing business compliant with parking requirements (126) despite the loss of 10 spaces. Restroom access for the patio will be provided directly through a side entrance located on the south end of the restaurant, approximately 30 feet from the patio. The existing facilities plus the proposed additional patron capacity of 24 meet the restroom facility requirements, as they can accommodate up to 375 patrons.

This proposal does not include any additional exterior lighting on the site. The seating area will be enclosed using traffic barricades to stop vehicular traffic from moving east-west between the patio and the existing restaurant. The applicant is not proposing any additional signage.

Options/Alternatives: Plan Commission has the discretion to approve the Long-Term Temporary Use Permit as presented, approved with specified conditions, or disapprove of the proposal. Should the request not be approved, the Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Kristi Laine
Community Development Director

Prepared:



Nic D'Amato
Planner

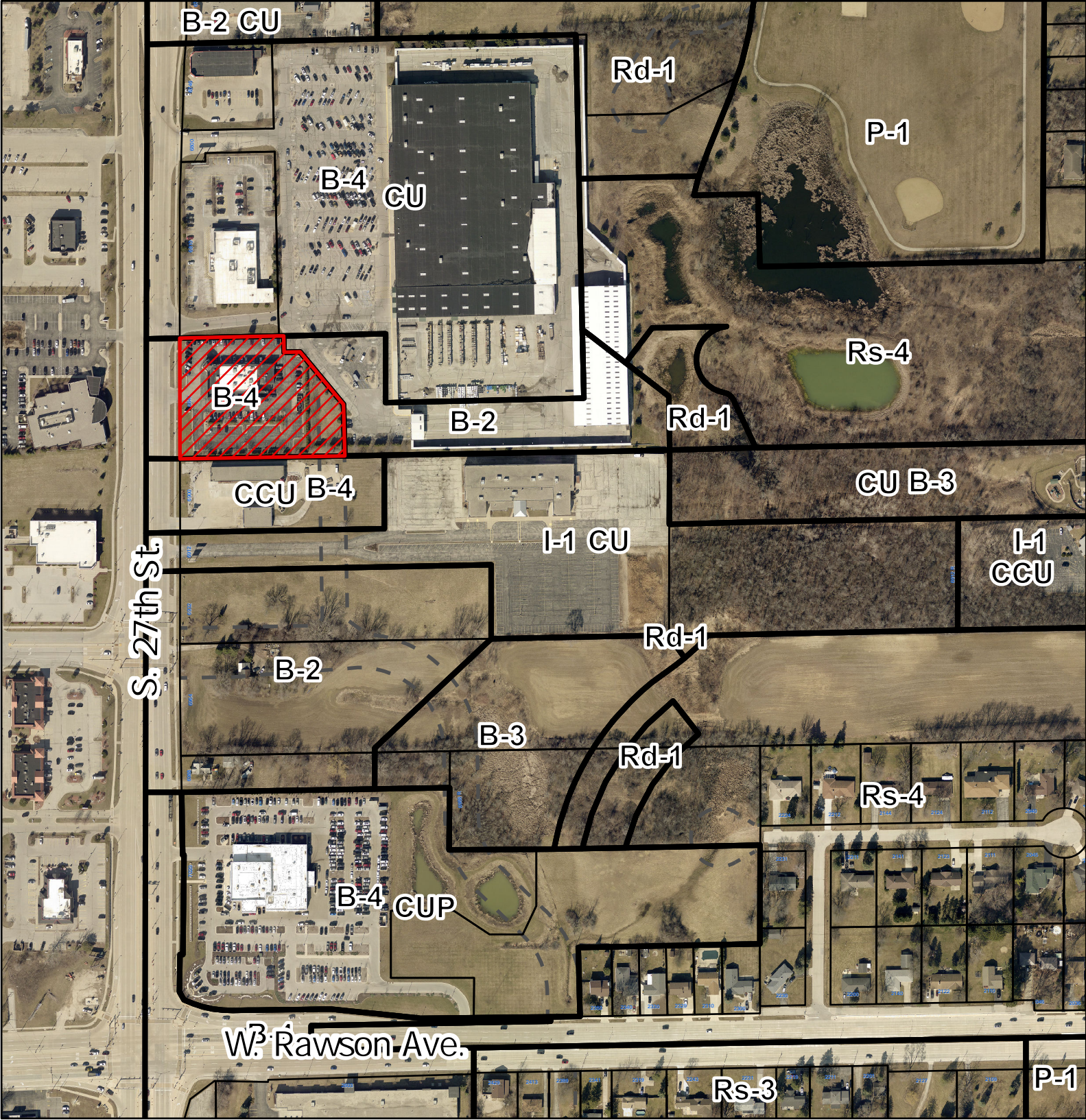
Attachments:

Location Map

Narrative with Site Plan (5 pages)

Location Map

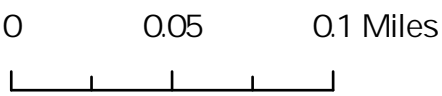
6840 S. 27th St.



This map is not a survey of the actual boundary of the property this map depicts

Legend

- Zoning
- FloodFringe2024
- Official Street Map
- Floodway2024
- Parcels
- 6840 S. 27th St.





08/13/2025

Subject: Project Narrative – Proposed addition of Long-Term Temporary Use area for Melrose restaurant at 6840 S 27th St, Oak Creek, WI 53154

Planning Department,

We are pleased to submit for your review our proposal to construct a **Long-Term Temporary Use** area featuring dome/tent structures at the address noted above.

The existing business operates as a restaurant and coffee shop. The proposed patio will serve as an additional outdoor seating area, operating concurrently with the main business. It will follow the same hours of operation as the restaurant and coffee shop—weather permitting—from 7:00 AM to midnight, seven days a week, starting from September 10th till December 31st.

This outdoor addition is designed to enhance the customer experience by offering a unique and enjoyable seating option, particularly during the warmer months, while supporting continued business growth and community engagement.

The proposed development will include:

- **Four weather-controlled plastic dome tents** (each approximately 20 square feet), shaded, waterproof, and suitable for year-round comfort. Seating will be limited to inside these domes only, with each dome accommodating up to six people (total capacity: 24). Each dome will be equipped with interior curtains and both interior and exterior lighting.
- **A composite deck board flooring system** installed directly over the existing pavement, covering an area of approximately 75 feet by 22 feet.
- **A 3-foot perimeter fence** on three sides to ensure safety and clearly define the boundaries of the seating area.
- **Temporary 3–4-foot traffic control barricades** to close off the designated section of the parking lot from vehicle access.
- **No impact to existing landscaped areas.**

From a practical standpoint, the property currently has 136 parking spaces. The proposed outdoor seating area will occupy 10 of these spaces, leaving 126 available. Given the building's total floor area of approximately 10,000 square feet and using a parking ratio of 3 spaces per 250 square feet, the required minimum is 120 spaces—meaning the site will remain compliant with parking requirements.

The patio will be located adjacent to a side entrance that provides direct access to the main building and restroom facilities. Guests will be able to access restrooms without passing through the main dining area. The existing facilities—9 toilets for men, 5 toilets for women, and 3 sinks for each gender— will serve the existing 300 people and the additional 24, the required is 1 per 75 each gender, therefore 5 total for each gender, which means they are more than adequate to accommodate the additional seasonal occupancy.



Architecture and Civil Engineering Services

Greenfield WI 53221

414. 676 0670

Safety and comfort are our top priorities. The area is already well-lit, and the domes will include built-in lighting. No additional lighting is proposed. The seating area will be fully enclosed from vehicle traffic and situated within a secure, privately owned parking lot that is not directly connected to public sidewalks.

This ensures a safe, inviting, and enjoyable atmosphere for all patrons.

We believe this proposal will enrich the dining experience for our customers, make productive use of available outdoor space, and add an attractive seasonal feature to the neighborhood—without compromising safety, accessibility, or compliance with city regulations.

Thank you for your consideration.

Yours sincerely,

Mahmoud Jassar, PE

(414).676.0670

Mahmoud.Jassar@Gmail.com

CODE INFORMATION :
REFERENCED CODES :
IBC 2015 ; ICC/ANSI A117.1-2003, WISCONSIN SPS

OCCUPANCY CLASSIFICATION:
EXISTING : N/A -PARKING LOT
NEW : A2
(856 SQ.FT) ASSEMBLY , GROUP A2 (SECTION 303.3);

TYPE OF CONSTRUCTION:
temporary structures per IBC Chapter 31, Section 3103 - Temporary Structures

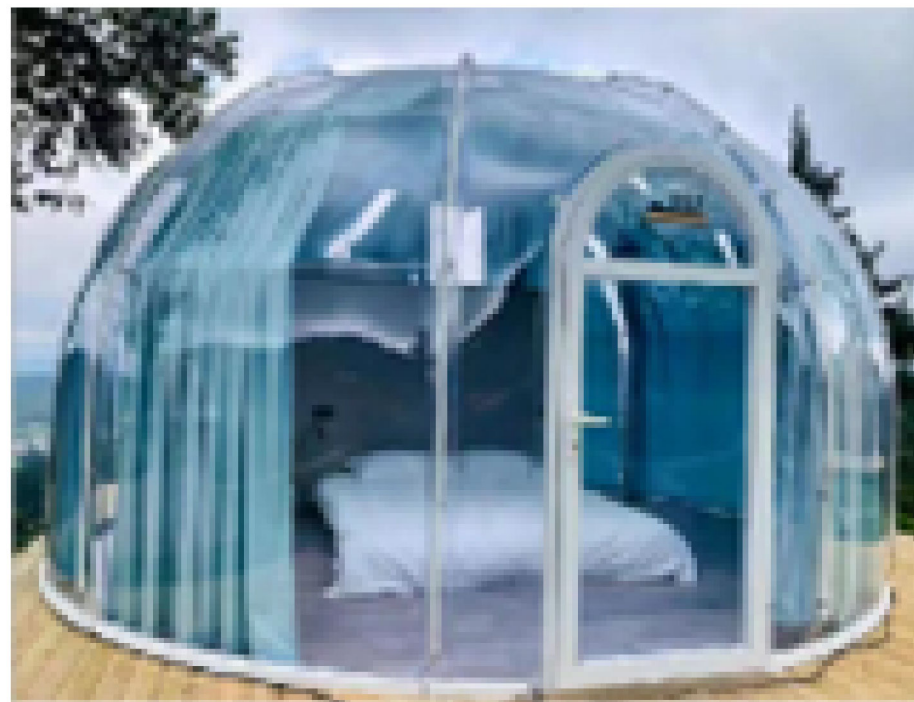
CLASSIFICATION OF WORK
LEVEL 1

OCCUPANT LOAD (PROPOSED TENANT AREA OF 856 SQ.FT):
ASSEMBLY (A2)
MEANS OF EGRESS:
OCCUPANCY LOAD: TABLE 1004.1.2
SEATING AREA 856 SQ.FT
856 SF @ 15 GSF PER OCCUPANT= 57, ACTUAL OCCUPANCY BASED ON SEATING= 24
TOTAL OCCUPANCY = 24
EXIT WIDTH REQUIRED: 24@ .2 INCHES = 5"
EXIT WIDTH PROVIDED: 36"

PLUMBING FIXTURE REQUIREMENTS: 300 EXISTING OCCUPANTS IN BUILDING + 24 OCCUPANTS OUTSIDE=325 OCCUPANTS
TOILETS :
WATER CLOSETS REQUIRED: 1 PER 75 EACH GENDER, THEREFORE 10 REQUIRED
WATER CLOSETS PROVIDED: 13 WATER CLOSETS (5 FEMALE, 8 MALES)
LAVATORIES:
LAVATORIES REQUIRED: 1 PER 500, THEREFORE 1 REQUIRED
LAVATORIES PROVIDED: 6 LAVATORY

THE PROPERTY CURRENTLY HAS 136 PARKING SPACES. THE PROPOSED OUTDOOR SEATING AREA WILL OCCUPY 10 OF THESE SPACES, LEAVING 126 AVAILABLE. GIVEN THE BUILDING'S TOTAL FLOOR AREA OF APPROXIMATELY 10,000 SQUARE FEET AND USING A PARKING RATIO OF 3 SPACES PER 250 SQUARE FEET, THE REQUIRED MINIMUM IS 120 SPACES—MEANING THE SITE WILL REMAIN COMPLIANT WITH PARKING REQUIREMENTS.

Seasonal Outdoor Area



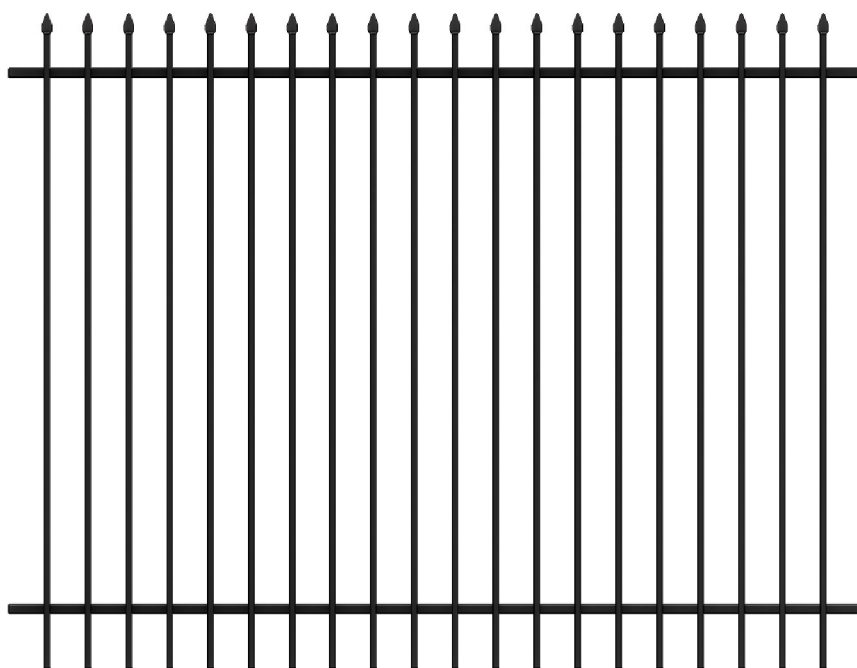
Size Dia 16.4F * 10.17F high
Material: 3mm thick high quality transparent PC panel+aluminum frames;
Note:①one single door included; ②inner curtains included; ③the lighting strips included;
Advantages: Waterproof,UV resistant

Temporary Road Closure Barricade



Temporary Road Closure Barricade
5'F Plastic Barricade Red | Safety Barrier with Easy Attachable Sign Board and Warning Light Socket | 90° Swivel Foots Easy Stackable Barricade for Schools Businesses Road Works

Metal Fence H= 3Feet



Metal Garden Fence 36 inch H x 24 inch W (5 Panels, Total Length 10 ft) No Need Dig Outdoor Rustproof Animal Barrier Fencing Border Fence

GENERAL NOTES:
The project involves exterior alterations to the existing parking lot to create a new temporary outdoor patio.
The scope of work includes:

1. Laying composite deck board flooring on top of pavement.
2. Placing anchored temporary structures -Domes
3. Adding a temp 3' fence and temporary traffic control items

CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MFG. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. (I.E. 8" CMU= 7 5/8"). DIMENSIONS FOR FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK



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Sheet Name	Sheet Number
GENERAL PLAN	A100
LAYOUT	A101
3Ds	A102

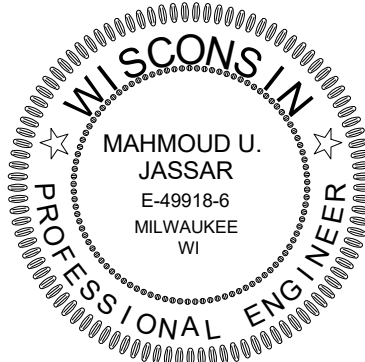
 **KOBUS**
GreenField
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Phone: 414-676-0670
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Revision Schedule		
No.	Revision	Date

MELROSE_HARAZ RESTAURANT OUTDOOR SEATING AREA

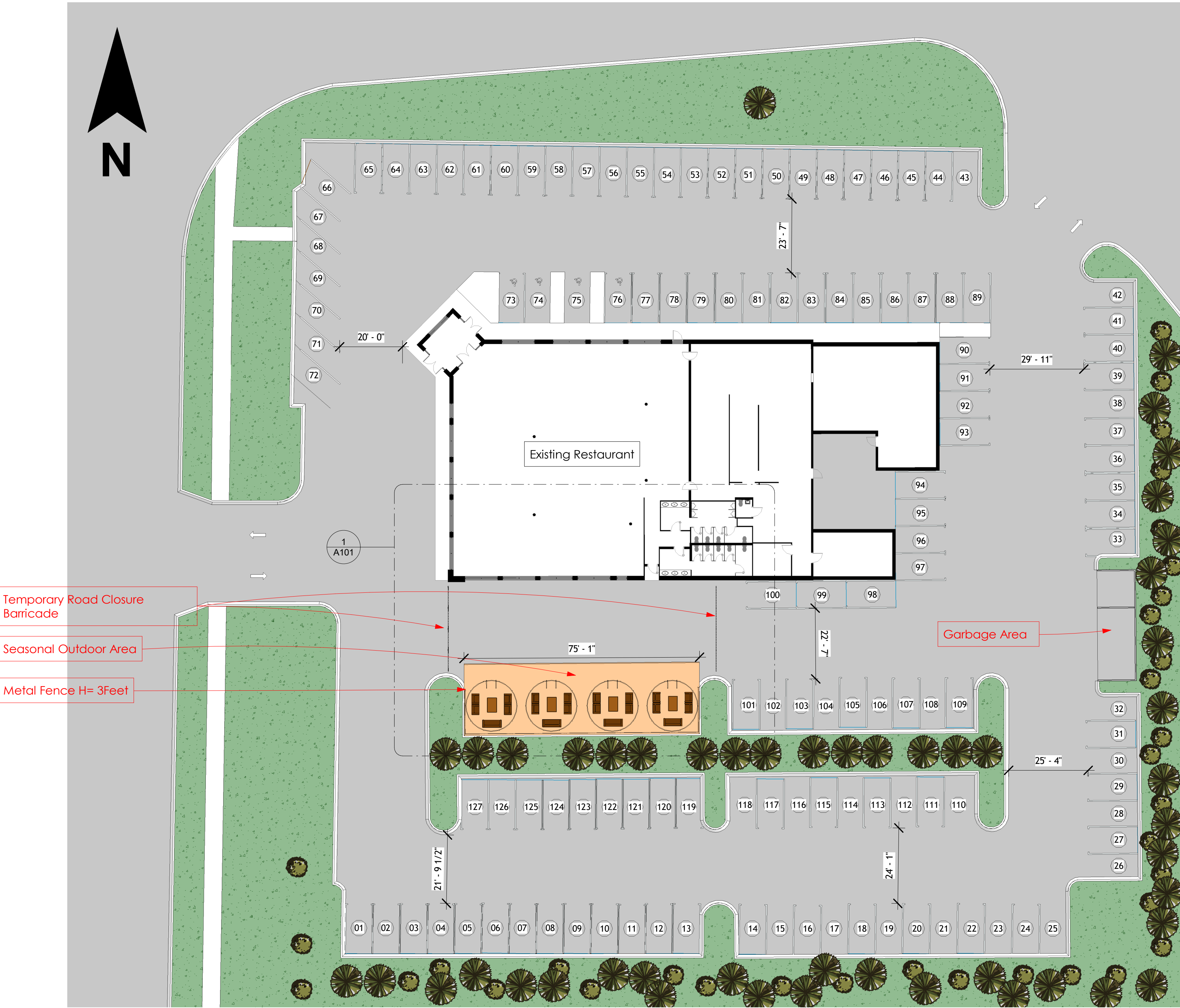
6840 S 27th St
Oak Creek, WI 53154

SCALE
VARIES



GENERAL PLAN

A100



③ Site Plan
3/64" = 1'-0"



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MELROSE_HARAZ RESTAURANT OUTDOOR SEATING AREA

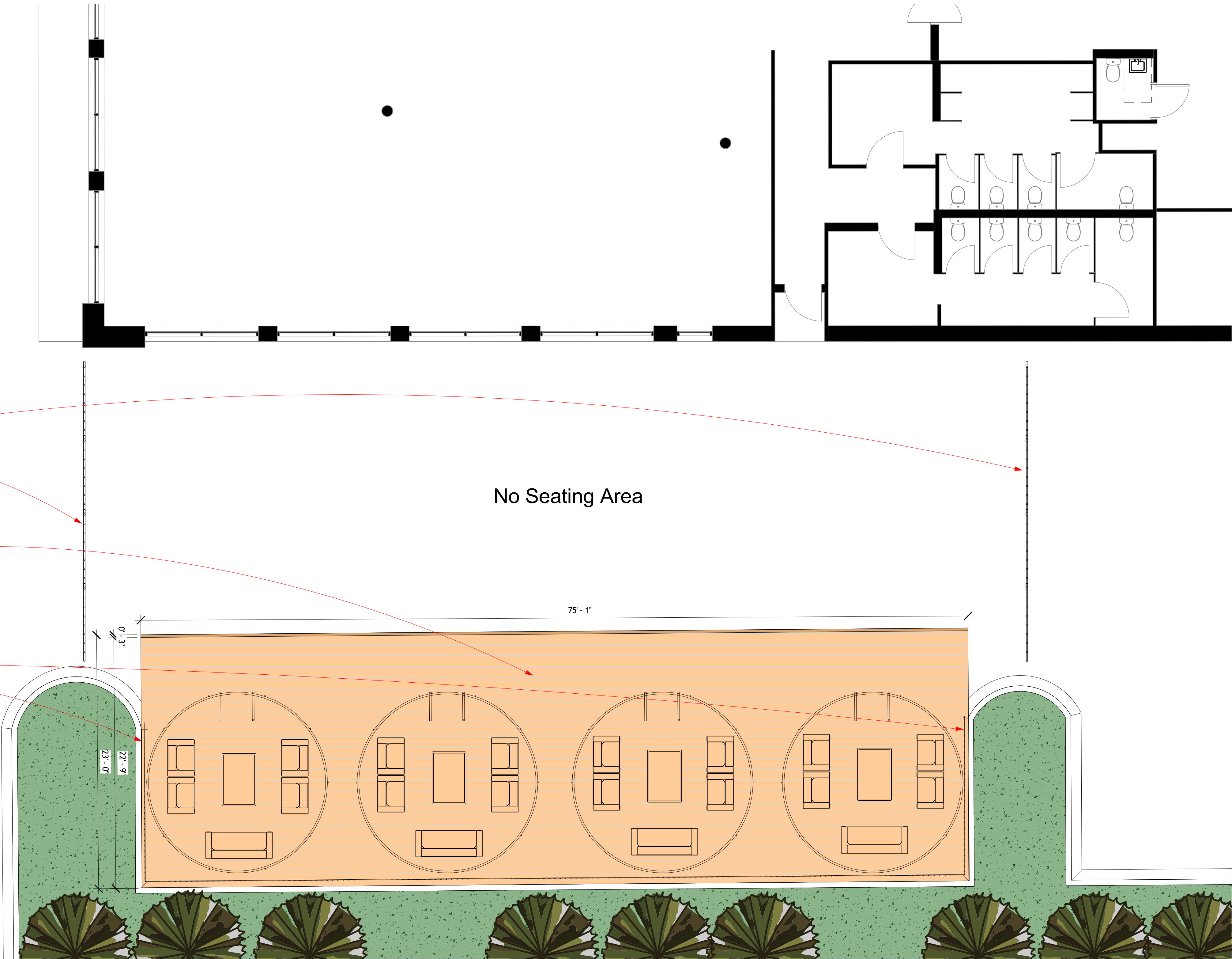
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Oak Creek, WI 53154

SCALE
VARIES



LAYOUT

A101



Temporary Road Closure
Barricade

Seasonal Outdoor Area

Metal Fence H= 3Feet

① Site Plan - Callout 1
3/16" = 1'-0"



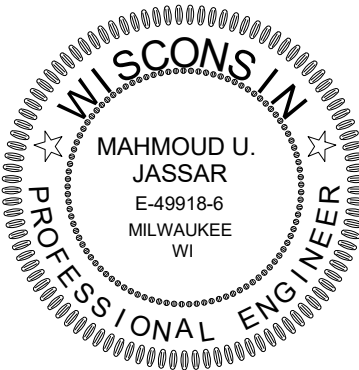
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MELROSE_HARAZ RESTAURANT OUTDOOR SEATING AREA

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SCALE
VARIES



3Ds

A102

