



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 22, 2022
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

2. **Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahll LLC. (Tax Key No. 453-0433-002)**

Overview and Zoning

The multi-tenant commercial building located at 1715 S. 76 St. is anchored by Dollar General and is zoned C-2. The owner of the building is proposing to renovate the building's western façade.

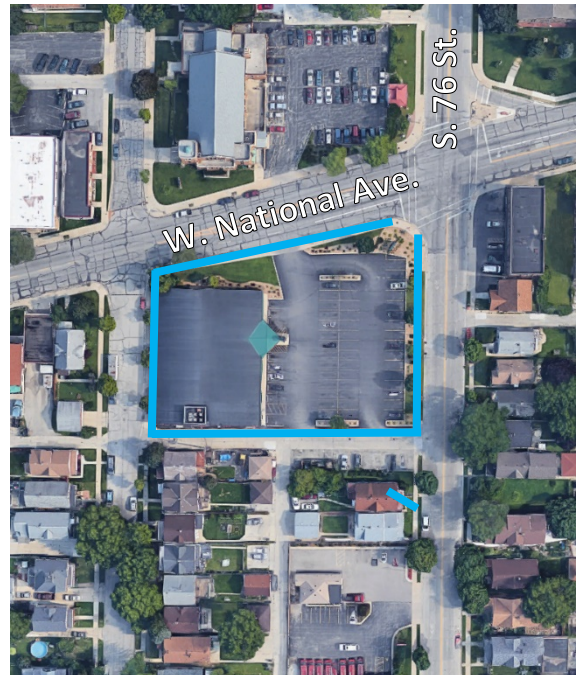
History

Several years ago, the building's brick began deteriorating and flaking off on the western façade. The City issued violation for falling brick. In 2021, the owner began installing metal siding without a building permit. City staff noticed the siding being installed and called for a stop order. Staff asked the property owner to remove the siding or submit a Site, Landscaping, and Architectural Plan amendment. The owner submitted a plan amendment, but the proposal for metal siding was denied by Plan Commission.

After the denial, the owner explored some other means of repair, but did not remove the siding. Because too much time has passed, the owner can no longer appeal the original Plan Commission decision and chose to reapply for a plan amendment.

Proposal

The owner is proposing to finish/complete the installation of steel siding. The siding would be anchored with treated wood runners. The owner also identified other methods to renovate the façade, including repairing the brick. The owner prefers the metal siding because it is less expensive.



Staff Assessment

Code Enforcement staff does not approve the proposed metal siding. Wood is not allowed up to the lot line on a commercial property due to fire code. Additionally, the proposed anchoring method is inadequate.

Planning staff does not approve the proposed metal siding. The City’s architectural guidelines state that “plan concrete block or unfinished metal surfaces are not acceptable in commercial and multi-family districts.”

To renovate the façade, staff recommends repairing the brick.



Recommendation: Deny the Site, Landscaping and Architectural Plans for Dollar General, an existing General Retail use, located at 1715 S. 76 St., submitted by Ben Voigtlander, d/b/a Kahll LLC. (Tax Key No. 453-0433-002). The applicant has the option to appeal the Planning Commission decision to the Common Council.