



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2019
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

3. **Site, Landscaping and Architectural Plans for façade changes for As New Resale LLC, an existing resale store located at 5825-29 W. National Ave., submitted by Nicole Fernhaber, d/b/a As New Resale LLC. (Tax Key No. 438-0452-000)**

Overview & Zoning

The property is zoned C-3, Community Commercial District and As New Appliance occupies the site in accordance with the zoning ordinance.



The business is in the process of updating its storefront with new windows and as part of the proposal will be removing an unused storefront door and replace windows and removing paint from the upper portion of the exterior.

The submitting project scope includes the following:

- Remove unused door and replace windows (see plans) by Layton glass
- Replace FRP style siding with a slate tile siding (see example on flash drive)- owner Improvement.
- Wrap awning/drip edge in finished cedar- owner improvement
- Remove paint from brick, repair, and power wash- owner improvement
- Re-mortar top edge where necessary- owner improvement

Total estimated cost of project: \$36,000

The applicant has hired an architect who is preparing elevations and calculations respective of Planning and Building Inspections recommendation (noted below).

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Plans for Site, Landscaping and Architectural Plans for façade changes for As New Resale LLC, an

existing resale store located at 5825-29 W. National Ave., submitted by Nicole Fernhaber, d/b/a As New Resale LLC. (Tax Key No. 438-0452-000), subject to the following conditions:

(Items 1 is required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. An architectural plans and elevation being submitted to show the following:(a) Closure of one of two front doors;(b) details noted within the scope of work being incorporated into architectural elevations; (b) with the proposed removal of a storefront door, the architect to provide calculations and plans showing that all of the exit requirements are being met without the second front entrance.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

2. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.