



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JULY 22, 2020
6:00 PM
VIRTUAL MEETING**

- 3A. Site, Landscaping and Architectural plan for proposed new construction of an office building on property located in the 7000 Block W. National Ave. and the 1500 Block S. 71 St. submitted by Max Meinerz of GG 003 LLC (Tax key No. 453-0272-001 | 453-0270-001)**
- 3B. Vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by Max Meinerz, of GG 003 LLC**

Items 3A and 3B may be considered together.

Overview & Zoning

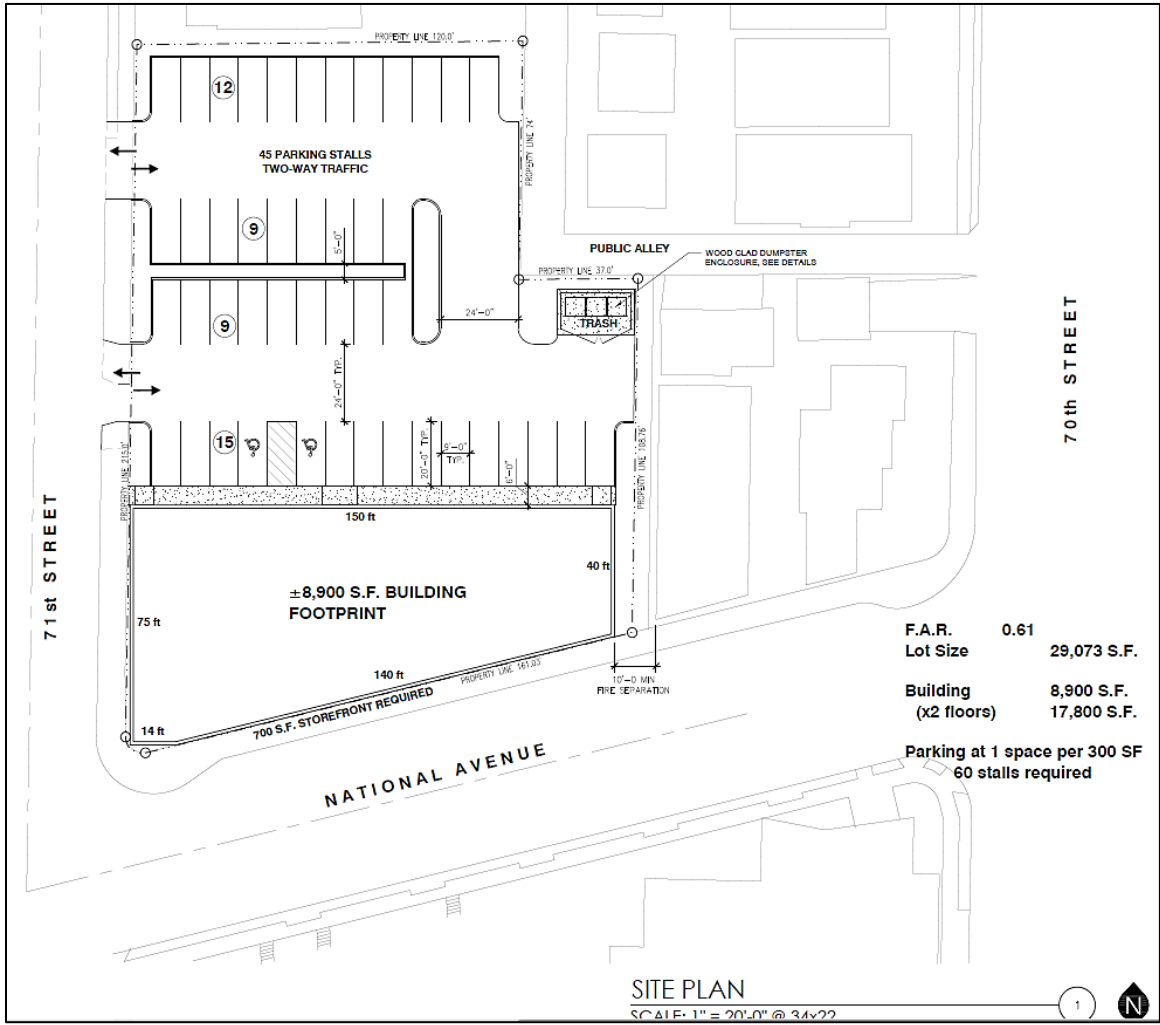
The applicant Max Meinerz proposes new construction of a two-story wood frame building and site redevelopment at both the vacant 7000 Block W. National Ave. and an underutilized off-street parking lot in the 1500 Block S. 71 St. (located just north of the existing alley). The site is currently owned by Expert Realty & Investment LLC and will be sold to Mr. Meinerz.

The proposed new construction occupies an 8,900-sf building footprint (17,800-sf total of both 1st and 2nd floors) directly abutting the property lines along National Ave and 71 St.

The building proposed is white-box space, intended for leasing to future business occupancies. The owner/developer has a dental office tenant for the 3,500-sf space on the east side first floor space.

Estimated project cost \$2,200,000.



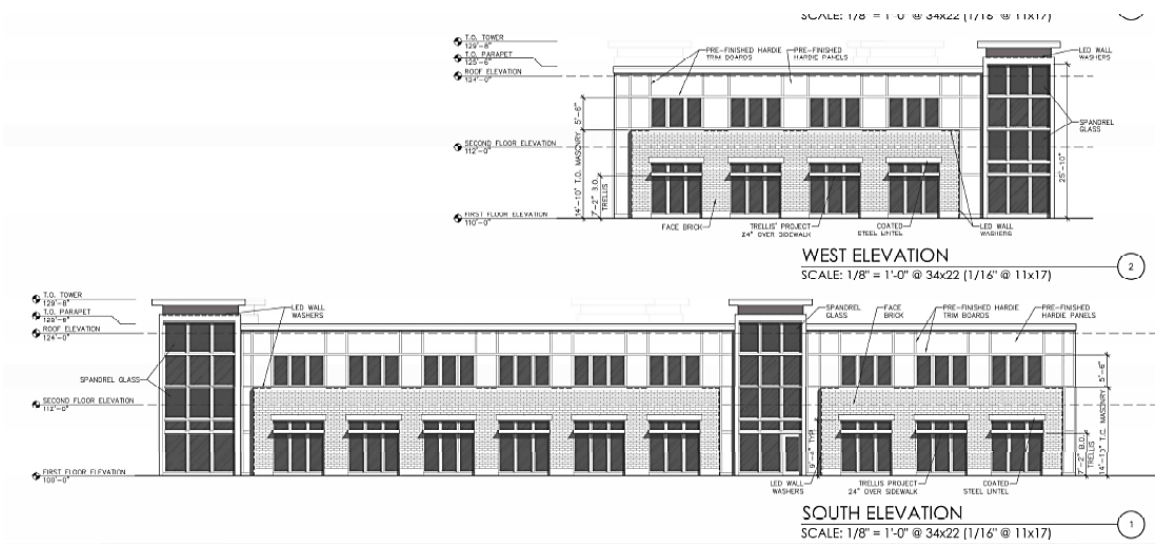


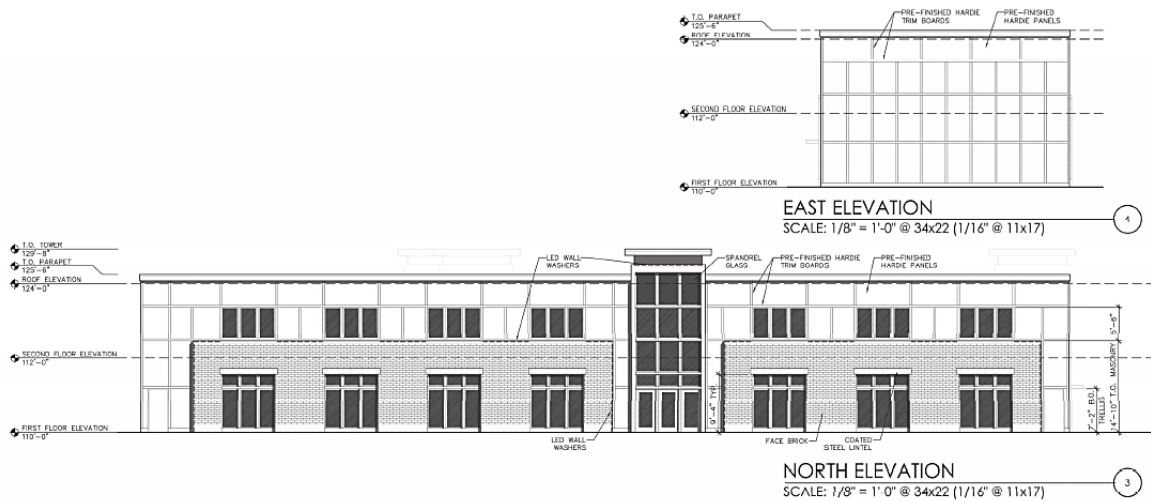
Architectural Plan

The architectural façade of the building will consist of a combination of brick, fiber cement panel siding, and aluminum storefront. These materials have been carried around the three main elevations of the building, with a slight reduction in the amount of storefront along the North Façade.

The East façade is proposed as fiber cement siding, as it faces the neighboring building in that direction and will not present much to the public or in the way of views out of the building. The elimination of brick and storefront on the East Façade allows for more of those materials to be used on the primary street frontage.

Lighting - LED wall wash lighting is being proposed around the brick façade, washing onto the composite panel siding, as well as sunshade devices along the two main street facades.





Staff architectural comments (also reflected in the staff recommendation):

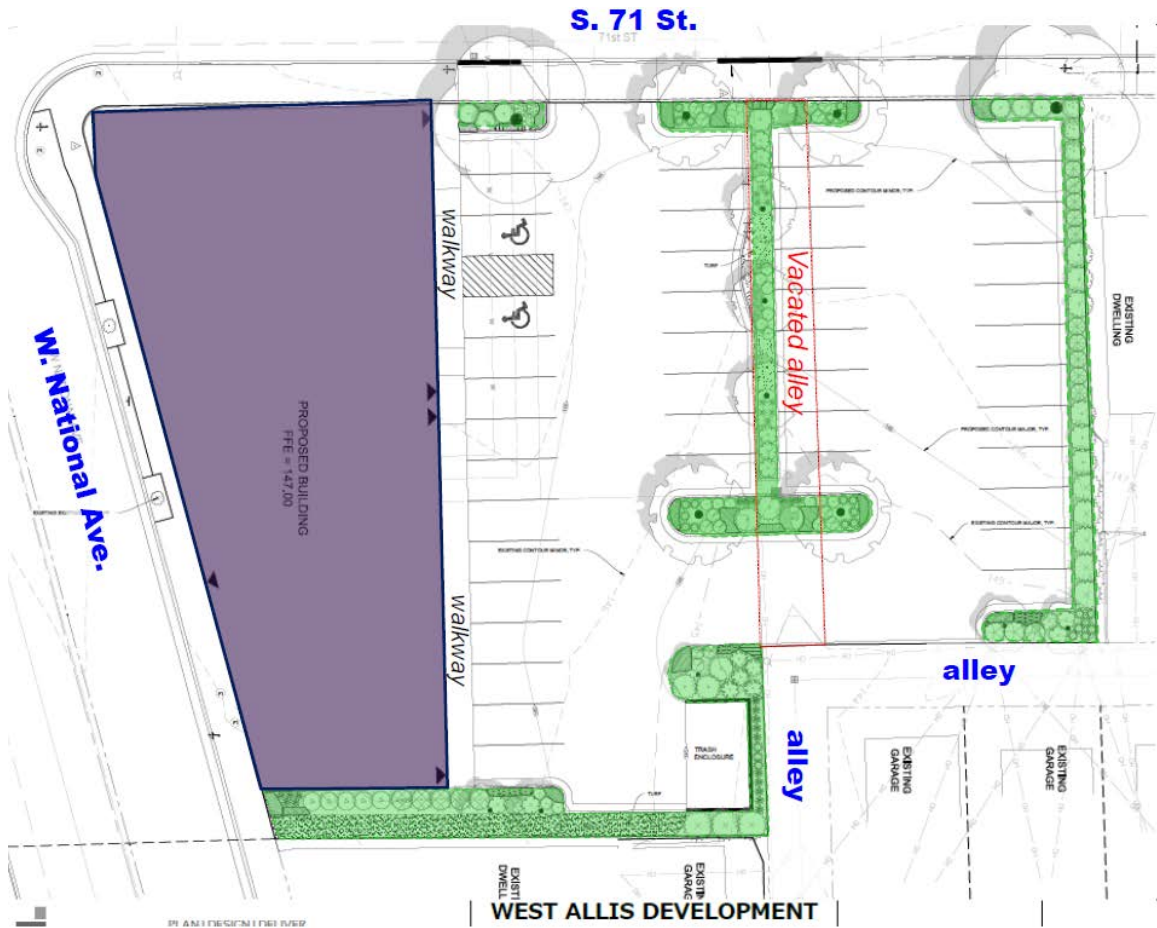
- a. *Windows. Confirmation of window transparency on plans. All windows would appear to be transparent glass with the exception of some of the tower elements (SW corner tower - the band of windows at the transition between 1st and 2nd floor level, north and south elevation towers – upper area).*
- b. *East exterior wall. The east elevation is all hardie panel and trim. Staff is recommending additional brick and window openings. There is enough space between the two buildings that that side will be visible from National Ave. After a scan down National Ave and on pretty much all buildings (except those that are literally next to/basically sharing a wall) if there is a space between the buildings, they have windows on the side elevations. Keeping consistency with the corridor is important.*
- c. *Awnings that project into City right-of-way will require a grant of privilege as a condition of approval.*

Site and Landscaping Plan



The building is situated on the frontage of two streets (W. National Ave. and S. 71 St.) and the remaining balance of the site is being proposed as parking to the north of the building. There are 45 proposed parking stalls, which is short of the 60 required by zoning, but additional street parking is available along National Ave and the adjacent side streets.

A 4-sided refuse enclosure is proposed behind the new building on the east side of the parking lot/site. The enclosure will be 6-ft in height and feature a cedar wood panel system over metal chain fence. Gates will be located on the south side of the enclosure. Additionally, landscaping including both deciduous trees and evergreen trees will be located between the new enclosure and the adjacent mixed use building to the east.



The parking lot, behind the building, features a pedestrian walkway connecting city sidewalk to the entrance. Four (4) rows of parking are shown including two (2) ADA stalls. Landscaping surrounds the parking lot and an intermediate landscaping island is located in a portion of the proposed vacated alleyway.

- As an option – if Planning Commission would prefer additional landscaping along the frontage of W. National Ave., the intermediate landscaping island (behind the building within the parking lot) could be reduced in width and thereby transferred

to the south foundation side of the new building (between the City sidewalk on W. National Ave. and the building).

Parking lot accessibility to/from alley – two (2) new curb cuts and approaches are planned to provide access to S. 71 St. As currently shown on the site plan, access to/from the alley through the new parking lot is provided.

- As an option - access may be restricted between the parking lot and the alley areas. For example a decorative fence or landscaping could be added to restrict access.

Staff site comments (also reflected in the staff recommendation):

- Include a right turn only sign at the intersection of the alley (east leg) with S. 70 St. for traffic safety.*
- Cross access/restriction considerations being delineated on the plan.*
- Overhead utilities/below grade utilities – being identified on plan as remaining or underground.*
- Incorporate street side landscaping areas. While the proposed plan as presented doesn't show a foundation planting areas, alterations are possible within the parking lot aisle width and/or intermediate landscaping island width to develop a foundation planting area on the street sides of the building (between the building's south and west foundations and city sidewalk). A series of surface planters alongside the building could also be added to soften the street-side edges.*
- The City has a bike rack program and staff will work with the developer on the method for purchasing a couple bike racks to place along W. National Ave.*



W. National Ave.



W. National Ave.



S. 71 St.

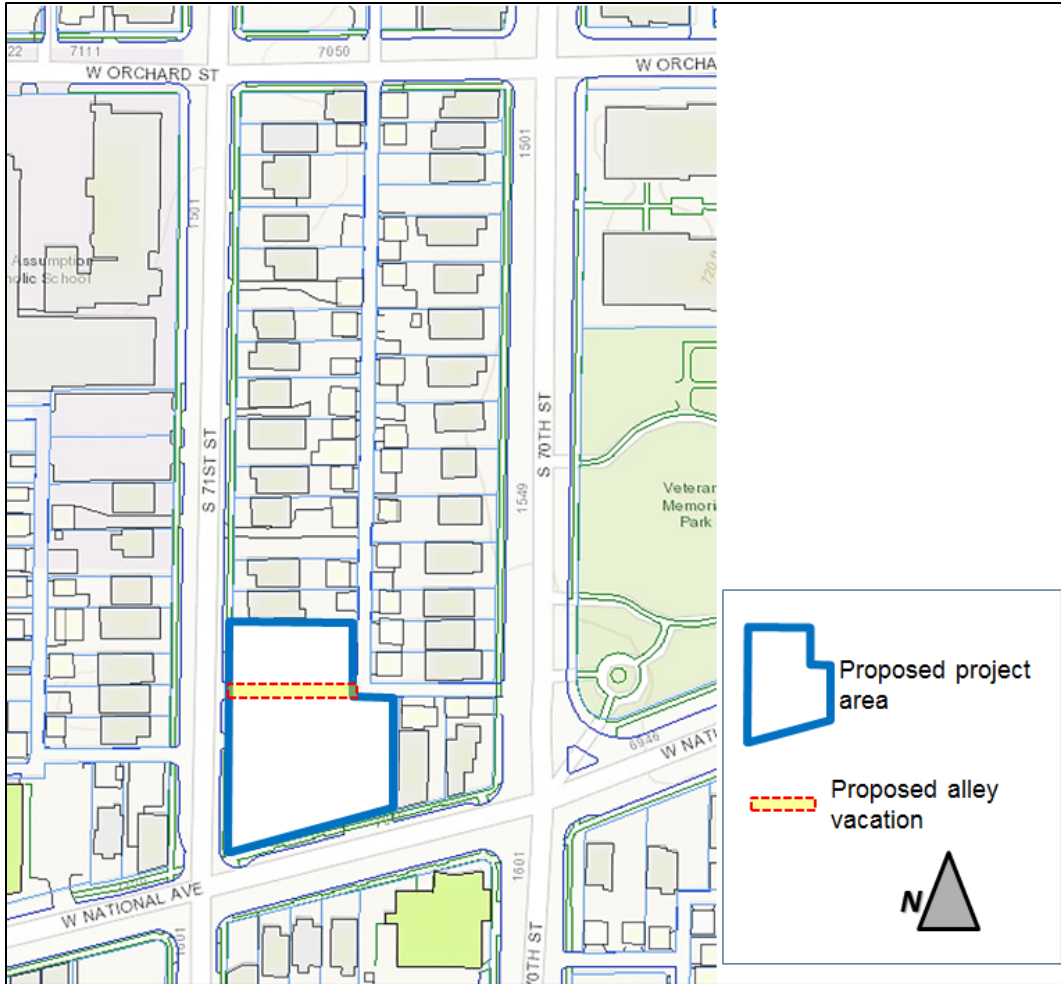


Alley vacation (item 3 B)

Part of the proposal is to absorb (vacate) the current west leg portion of alley between the parcels to accommodate the parking and site layout. The two existing drive approaches along S. 71 St. will be closed and modified/relocated to accommodate two new access points to/from S. 71 St.

The overall development site inclusive of the alley vacation will be 29,650-sf (0.68 acres). Of this 14% of the site will be greenspace. The standard within our site development guide is 10%.





Recommendation Approval of the Site, Landscaping and Architectural plan for proposed new construction of an office building on property located in the 7000 Block W. National Ave. and the 1500 Block S. 71 St. and Common Council approval of the vacation and discontinuance of a portion of public alley way between S. 71 and S. 70 St. north of W. National Ave. submitted by Max Meinerz, of GG 003 LLC (Tax key No. 453-0272-001 and 453-0270-001), subject to the following conditions:

(Items 1 through 7 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Item 6 being satisfied prior to commencing work on any alley right-of-way work. Contractors applying for permits should be advised accordingly)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) confirmation of window transparency being noted on plan, transparent glass being maximized on the new building; (b) additional window openings and brick being shown on a revised east elevation; (c) incorporate street side landscaping areas. City Forester approval of the landscaping species and number; (d) cross access considerations being delineated on the plan between parking areas and alley right of way areas; (e) overhead utility considerations being noted on plan; (f) exterior material and color samples being identified on plan; (g) include a right turn only sign at the intersection of the alley (east leg) with S. 70 St. for traffic safety; (h) bicycle racks being provided on site

(behind and in front of the building). Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
5. Driveway permits being applied for through the City Engineering Department. Contact Greg Bartelme at (414) 302-8367.
6. Grant of privilege for any encroaching elements into City right-of-way. Contact Margaret Jutz (414) 302-8445 for application information and materials.
7. Board of Appeals consideration for parking deficiency of 15 spaces.
8. Common Council approval of the alley vacation (expected Common Council hearing September 1 or 15, 2020).

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

9. A certified survey map being submitted to the Department of Development for approval within 60 days of recording the alley vacation.
10. Signage plan being provided for staff review and approval.
11. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.
12. 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.