



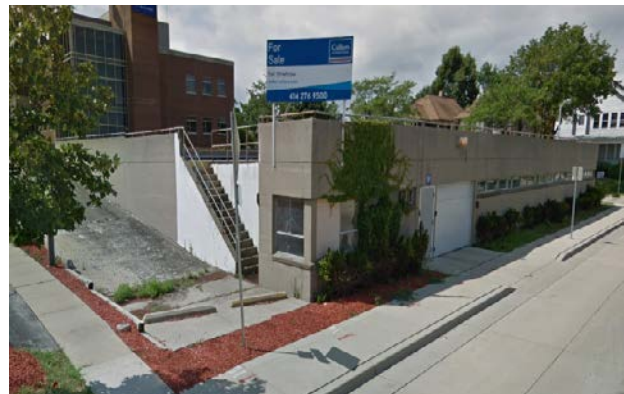
**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, April 24, 2019  
6:00 PM**

**Room 128 – City Hall – 7525 W. Greenfield Ave.**

4. **Site, Landscaping and Architectural Plans for the demolition of an existing parking structure located at 7021 W. Washington St., submitted by Scott Yauck d/b/a Cobalt Partners, LLC. (Tax Key No. 440-0245-001)**

**Overview & Zoning**

As part of the West Quarter Redevelopment project, Cobalt Partners, LLC is proposing to demolish the existing parking structure located at 7021 W. Washington St. The parcel is 0.298 acres and is zoned C-3 Community Commercial District, with a PDD-2 Commercial Overlay.

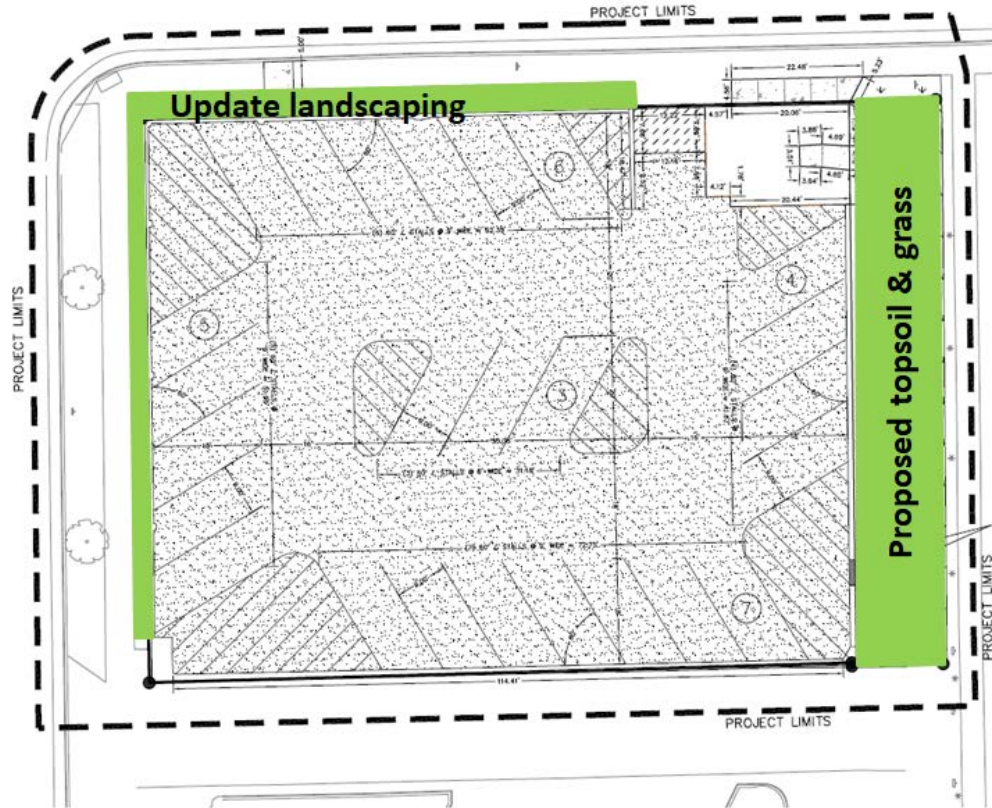


The existing structure, which is approximately 11,520 square feet, was built in 1972 with a reinforced concrete frame. At this time, the parking garage is not in use. While the final development of this parcel has not yet been determined, the demolition of the existing structure will allow for a temporary, functional parking lot to be established.

**Site & Landscape Plans**

For the initial phase, the applicant is proposing to remove the ramp and overhead structure, including interior walls, and other internal obstructions (bollards, curb stops, stairs, etc.). The raised internal concrete slab will remain, and the exterior walls and columns will be cut down to match the sill height of the existing windows. A masonry cap will be added to the remaining wall and the vehicle entrance drive will remain in place. Exterior lighted bollards and existing trees will remain and be protected during demolition operations. Abatement for this project is expected to be in May, with demolition beginning in June.

The proposed parking lot will be comprised of 25 parking stalls, working within the bounds of the existing structure. The applicant has agreed to update the landscaping around the perimeter of the structure (within the city right-of-way) with ornamental grasses and has proposed to install topsoil and grass to the east, in place of the existing upper-level ramp.



### Contingency Planning

The parking lot as proposed is intended to be temporary. The applicant will submit an alternative/contingency plan, which will be implemented should future development of this site not take place. Staff will present the contingency plan, which is intended to be a complete reconfiguration of the site, at the April 24, 2019 Plan Commission meeting.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for the demolition of an existing parking structure located at 7021 W. Washington St., submitted by Scott Yauck d/b/a Cobalt Partners, LLC. (Tax Key No. 440-0245-001), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal being reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) a masonry cap being added to the remaining wall; (b) updates to the existing landscaping, including the species and total number of plantings; (c) submittal and approval of a contingency site plan meeting all city requirements and including elements such as: a timeline, a detailed landscape plan, landscape islands, decorative fencing, etc. Contact Katie Bennett, Planner at (414) 302-8463 with questions.

2. An estimated cost of landscaping and parking lot improvements, for both the initial plan and the contingency plan, being submitted to the Development Department for approval. Contact Katie Bennett, Planner at (414) 302-8463 with questions.
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 costs of parking and landscape improvements be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Planner at (414) 302-8463 with questions.

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

4. 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.