



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 23, 2021
6:30 PM
City Hall – Room 128

8. **Site, Landscaping, and Architectural Plans for an existing multi-tenant commercial property, located at 1715 S. 76 St., submitted by Shaunti Althoff, d/b/a Legacy Commercial Property. (Tax Key No. 453-0433-001)**

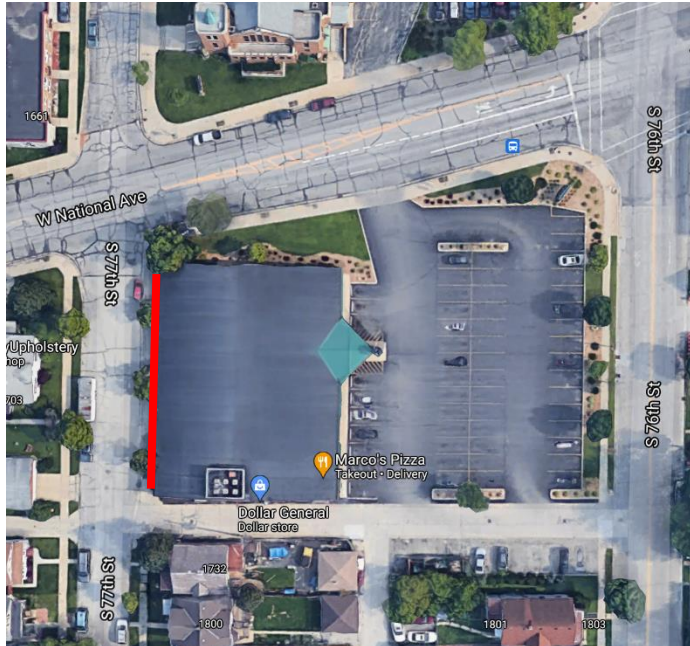
Overview and Zoning

The multi-tenant commercial building located at 1715 S. 76 St. is anchored by Dollar General and is zoned C-2, Neighborhood Commercial District

Metal Siding

The applicant had begun to install metal siding on the west elevation of the building facing S. 77 St. to resolve a City issued violation for failing brick. The work to resolve the violation was initiated without an approved architectural plan or building permit. City Staff noticed the siding being installed and called for a stop order. Planning staff asked for the property owner to either remove the siding or submit a Site, Landscaping, and Architectural Plan amendment.

According to the City’s design guidelines, “The City requires the use of quality building materials such as brick, wood, and decorative concrete materials. Plain concrete block or unfinished metal surface materials are not acceptable in commercial and multi-family districts but may be acceptable in industrial areas with the approval of the Plan Commission.”





Recommendation: Denial of the Site, Landscaping, and Architectural Plans for an existing multi-tenant commercial property, located at 1715 S. 76 St., submitted by Shaunti Althoff, d/b/a Legacy Commercial Property. (Tax Key No. 453-0433-001).

- Staff recommends working with Planning and Building Inspections staff through the design review and building permit process. Metal siding is not the recommended design solution for this building.