



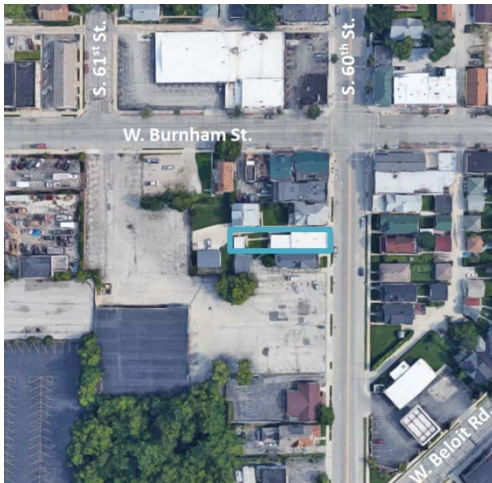
**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 28, 2019  
6:00 PM**

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

5. **Site, Landscaping and Architectural Plans for façade improvements at 1917 S. 60 St., submitted by Victoria Bell d/b/a Bell Properties. (Tax Key No. 475-0028-000)**

**Overview & Zoning**

The applicant has submitted plans for exterior improvements to an existing building located at 1917 S. 60<sup>th</sup> St. The property is zoned C-2 Neighborhood Commercial District.

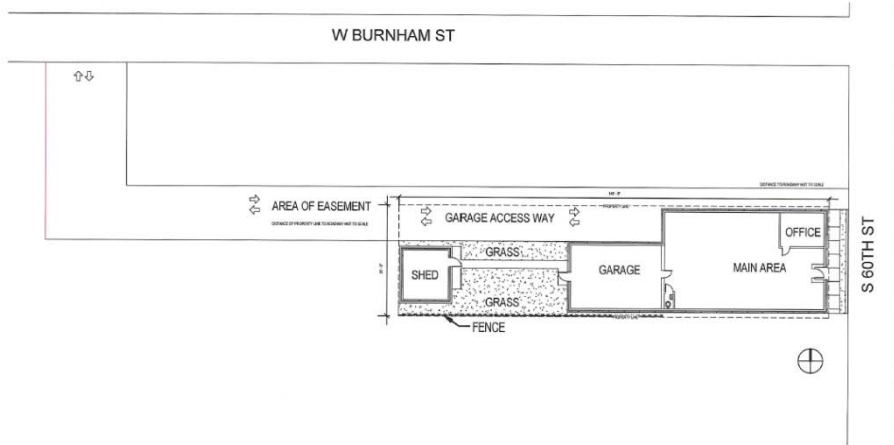


Proposed changes include replacing the existing windows, which are not of matching dimensions, with two windows of equal size (5' x 3'6"), and to replace the existing vertical siding with horizontal textured fiber cement lap siding. The applicant estimates the total project cost to be \$1,500.



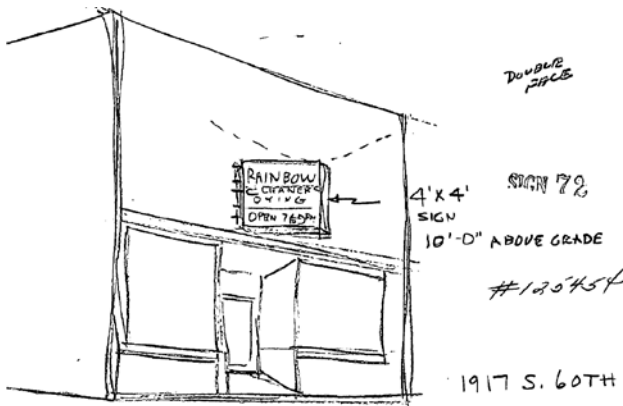
### Site & Landscaping Plan

No additional site or landscaping changes/improvements are proposed. However, the applicant submitted an as built site plan for file.



### Considerations

Upon looking into the history of the property and considering the character of the corridor, staff recommends the applicant enhance their project proposal to a design that attempts to restore the appearance of the original building façade. This includes removing the siding to expose and repair the existing brick and to restore the storefront display windows to their former design, which extend inward toward the entrance, and which is consistent with other storefronts in the corridor.



Staff provided the applicant with images of the former John Shoe Service property as an example of the type and quality of restorative projects previously approved by Plan Commission:



Existing



Proposed

Staff recognizes that these recommendations will increase the total project cost. However, the property is eligible to receive up to a \$20,000 matching grant through the Development Department's Façade Grant, and staff has recommended the applicant apply for these funds.

Prior to receiving approval, the applicant will also be required to submit a formal easement agreement with adjacent properties, as access to the rear of the site requires crossing two properties.

Finally, the applicant has indicated that a daycare may be the next proposed use of the building, but that they would like to come back to address the Special Use issues at a later date.

### **Conclusions**

At this time, staff does not believe the project has evolved enough to recommend approval. If possible, staff would like to continue to work with the applicant to improve the design and quality of restoration to the property. However, given the current plan, staff must recommend denial of the proposed façade improvements.

**Recommendation:** Recommend denial of the Site, Landscaping and Architectural Plans for façade improvements at 1917 S. 60 St., submitted by Victoria Bell d/b/a Bell Properties. (Tax Key No. 475-0028-000)