



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, May 26, 2021  
6:00 PM  
City Hall – Room 128**

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 2A. Special Use Permit for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed, residential and commercial use, to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000)**

Items 2A and 2B may be considered together.

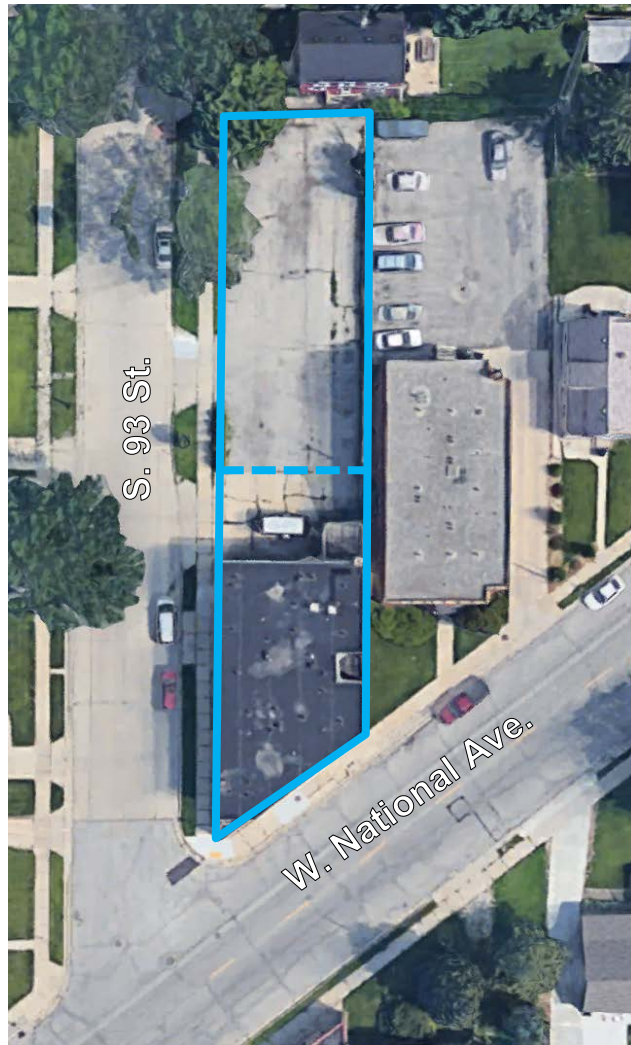
**Overview & Zoning**

The applicant, Michelle Rothschild, has an offer to purchase the property located at 9242 W. National Ave. pending City approvals and is proposing to renovate the building by converting the second-floor office space back into its original use of a four-unit residential use. The owner intends to occupy a portion of the first-floor commercial space with her real estate office and the other portion will be leased out to a commercial tenant. Once the residential upgrades are made, the new owners will shift their focus upon updating the first-floor area for a commercial tenant.



The site is currently zoned C-2 Neighborhood Commercial District. Changing the commercial use to a mixed-use in the C-2 district requires a Special Use Permit.

History repeats - Although a one-story concrete block building was erected at this location in 1949, it was added onto in 1959-60, which resulted in the building's current appearance. Jerome "Red" Jacomet, was responsible for both the initial construction and the later addition/alteration, which included four apartments on the second floor. It was in this building that he operated "Red's Novelty Company," a firm in the business of distribution and the servicing of "amusement machines," which included juke boxes. As of 1954, the business added cigarette vending and, by no later than 1967, it expanded to include the distribution of "photo machines." The building was then converted by Malott Investments Inc. for commercial office space.



Future use and operations – The proposed use of one of the two vacant commercial space is unknown at this time, but the new owners have indicated that they are seeking a tenant that would support the community's needs. The other commercial space will be the new home of the applicant's real estate company, National Properties. The four office spaces on the second floor will be converted to four market rate apartment units.

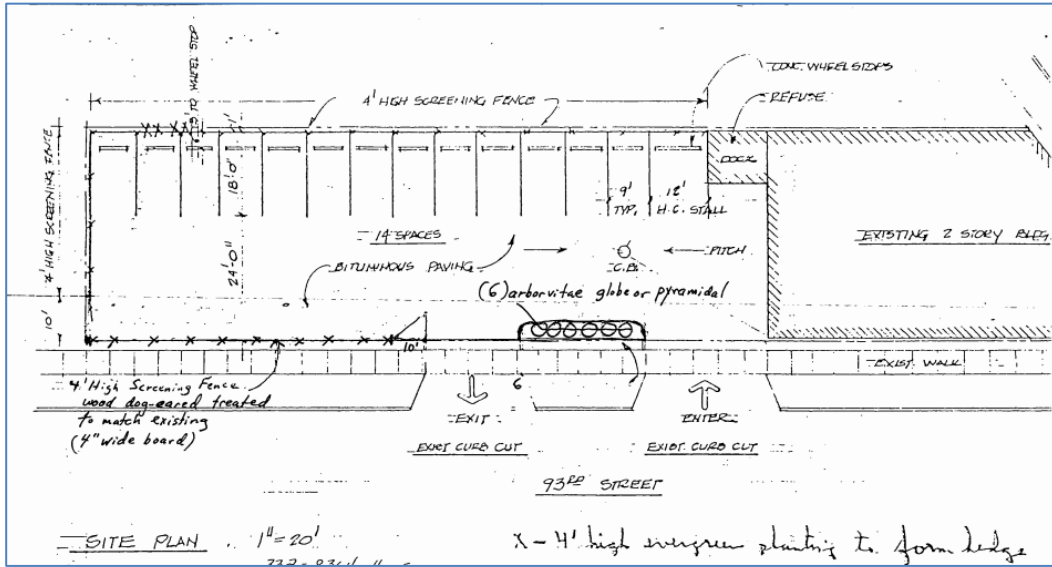
#### Site Plan

- The applicant is not proposing any changes to the site.
- Staff recommends the creation of a site plan.
- Staff recommends combining the two properties (building and parking lot) with a Certified Survey Map. The applicant has indicated that she plans on doing so.
- Staff recommends the closure of one of the driveway entrances.
- Staff recommends a four-sided refuse enclosure.

#### Landscaping Plan

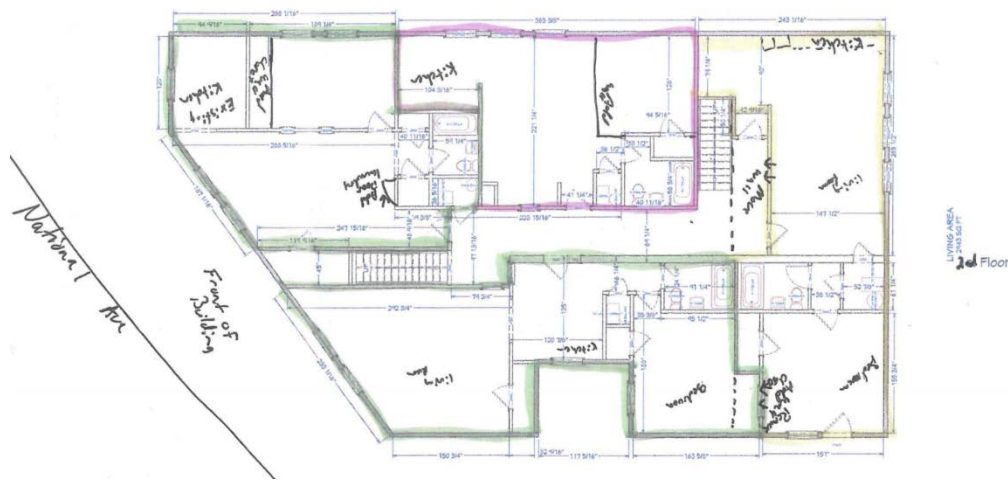
- No new landscaping is proposed. Existing landscaping and wood screen fence will be maintained.
- Staff recommends the creation of a landscaping plan.

Parking – Per zoning code Chapter 12.19, is required to have 10 parking stalls for the general office use on the first floor and 6 parking stalls for four one-bedroom residential dwellings for a total of 16 off-street parking stalls required. Based on a previous site plan for the same property, the parking lot has 14 parking stalls.



Second Level Floor Plan

- 2,943 square feet
- 4 one-bedroom units, each unit will have one bathroom, kitchen, and living room
- Applicant will submit a full detailed floor plan once the property is approved for mixed-use.
- One unit needs very little development as the kitchen and bathroom remained in place and will require minor updating. The other three units remain with the bathroom intact with a full tub and shower. These three units will require a kitchen to be put back in.



### Exterior Elevations

- No exterior elevation changes are proposed at this time.
- Applicant has indicated interest in the City's façade improvement program.
- This two-story, flat-roofed building is constructed of concrete block and sheathed with brick. Two angled and inset entrances, each trimmed with small, square tile, are located along the W. National Avenue elevation, along with a band of floor-to-ceiling, plate-glass windows outlined with concrete. The second-floor, one-over-one-light, sash windows are trimmed both above and below with a continuous band of concrete. The elevation along S. 93rd Street originally included two additional entrances; one of which has since been infilled with a window. The east elevation is "notched" at the center, providing for a window well to the interior of the building.



**Recommendation:** Recommend Common Council approval of the Special use and approval of the Site, Landscaping, and Architectural Plans for 9242 W. National Ave. Renovation, a proposed mixed use (residential and commercial), to be located at 9242 W. National Ave., submitted by Michelle Rothschild, d/b/a National Properties. (Tax Key No. 479-0601-000), subject to the following:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. 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) a detailed floor plan for both floors; (b) a detailed site and landscaping plan; (c) closure of one of the existing driveways; and (d) location and details of a four-sided refuse enclosure being shown on the site plan. Contact Tony Giron, City Planner at 414-302-8469.
2. A driveway permit being applied for with the City Engineering Department for closure/modification of an existing driveway. Contact Greg Bartelme at (414) 302-8367.
3. Common Council approval of the special use (scheduled for June 15, 2021) and applicant's acknowledgement of the special use resolution.

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

4. Common Council approval of a Certified Survey Map identifying the property as one individual property.
5. Signage and exterior lighting plan being provided for staff review and approval.
6. 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.