



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, November 28, 2018
6:00 pm

City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 5. **Site, Landscaping and Architectural Plans for site and building alterations to an existing mixed use building located at 7035 W. Greenfield Ave., submitted by Gene Eggert (Tax Key No. 453-0039-000)**

Overview and Zoning



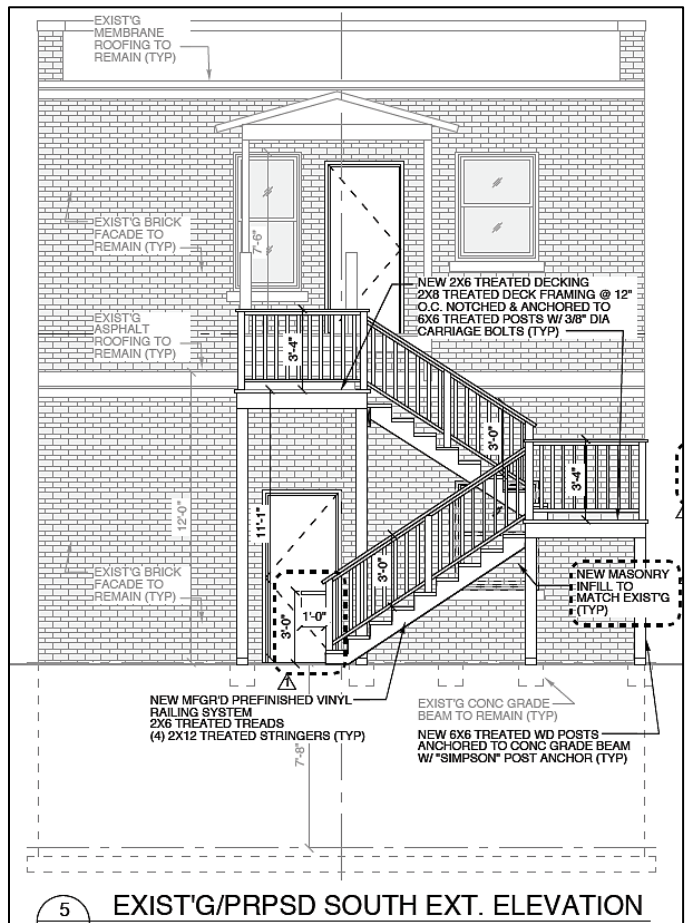
A new owner has purchased the building which is situated on a 30-ft x 120-ft (0.082 acre) property that is located in Downtown West Allis and is zoned C-1, Central Business District. The new property owner is proposing to renovate the second floor space and as a result some exterior alterations are proposed which prompt design review by the City Plan Commission.

Site, Landscaping and Architectural Plans

The following project scope of renovations to the first and second floors of the building are offered below:

1. Second floor residential apartments - The C-1 District permits mixed (commercial and residential) uses. The building's second floor area has been used for residential previously and is being renovated for a modified residential layout with 3 apartment units (three renovated 1-bedroom apartments for rent within the existing second floor space). The anticipated rents have been shared as being in the range of \$600-\$700/month.

- a. As part of the second floor renovation, the rear stair case is proposed to be partially removed and replaced with a new landing and access/exit stair to the second floor residential units.



5 EXIST'G/PRPSD SOUTH EXT. ELEVATION

- b. Two new double hung operable and transparent window units will also be installed on the north façade of the second floor units.

2. First Floor Commercial Use - The lower level is was previously occupied by Booked Solid, a retail book store that closed earlier this year. While a new commercial tenant has not yet been identified, any new business would need to apply for a business occupancy permit prior to opening. One of the components of the business occupancy permit process is zoning review which would confirm that a proposed use is consistent with the zoning ordinance.

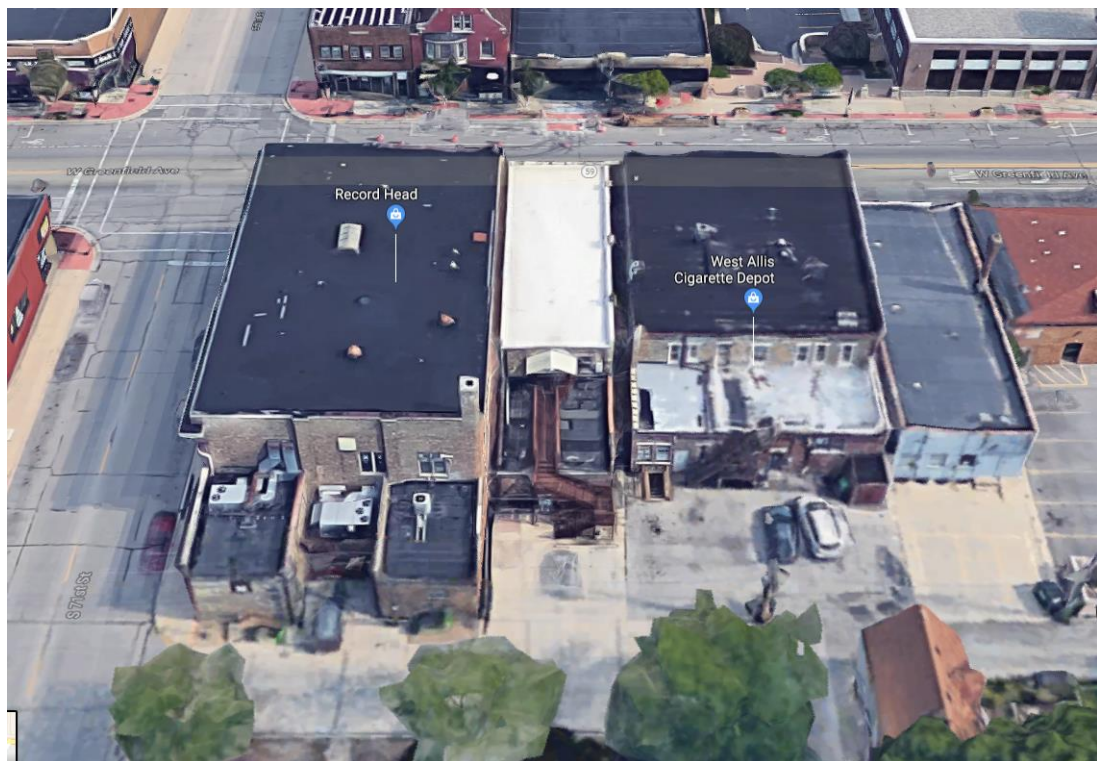
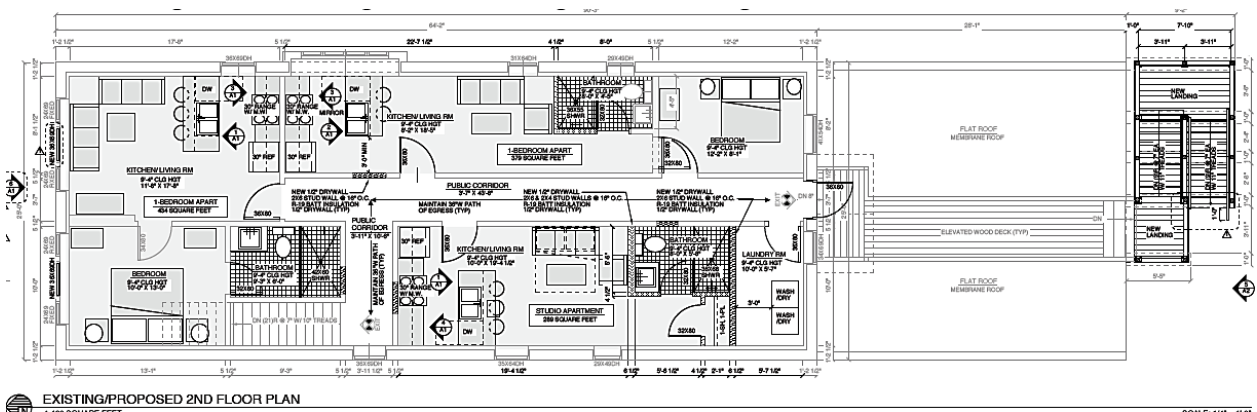
One exterior change is proposed on the rear of the building and will include the infill of an existing window which is located behind the stair case.

Total Project cost \$60,000.



6 EXIST'G/PRPSD NORTH EXT. ELEVATION

SCALE: 1/4" = 1'-0"



Parking for the site is currently available on a paved area behind the building for about 3 vehicles. Additionally, shared municipal parking is available via permit.

A refuse enclosure is recommended, as the existing dumpster for the property is unscreened.



Recommendation: Site, Landscaping and Architectural Plans for site and building alterations to an existing mixed use building located at 7035 W. Greenfield Ave., submitted by Gene Eggert (Tax Key No. 453-0039-000), subject to the following conditions:

(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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) color/finish details of the new rear staircase, railings and landing; (b) a refuse enclosure being incorporated into the site plan; (c) any exterior lighting details being noted on plan; Contact Steve Schaer at 414-302-8460 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8460.