



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 24, 2021
6:00 PM
Virtual Meeting**

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

- 2. Site, Landscaping, and Architectural Plans for 5801 W. National Ave. Renovation, to be located at 5801 W. National Ave., submitted by John and Diane Knecht. (Tax Key No. 438-0448-000).**

Overview & Zoning

The applicant is a new owner, who has purchased the former ("Texanol") property and is proposing to renovate their building by making significant improvements to the upstairs residential unit where they will reside. Once the residential upgrades are made, the new owners will shift their focus upon updating the first-floor area for a commercial tenant.

- Eventually the overall intent being to convert the existing building to a mixed-use property. At that time, a special use, will then be required as marketing efforts lead to commercial tenant prospects for the first-floor space.



The site is currently zoned C-3 Community Commercial District.

History repeats - The building was originally built in 1925 as a mixed use with a store on the ground floor and an apartment above. In 1937, two additions (a storefront addition along W. National Ave. and a 13-ft x 69-ft retail shop addition along the west property line) were constructed. In the 1950's the building was converted to an engineering office and laboratory for T.H. Cochrane Labs. Based on a web search, *Eastman Texanol™ ester alcohol is the premier coalescent agent for latex paints. In 1962, the latex paint industry was in its infancy. The industry was transitioning from oil-based paints to water-based*

paints, and paint formulators quickly recognized the superior performance of Texanol (which has continued to evolve, becoming the gold standard in paint worldwide).

Future use and operations – The proposed use of the 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 residential unit on the second floor will now serve as the Knecht's.

Site Plan

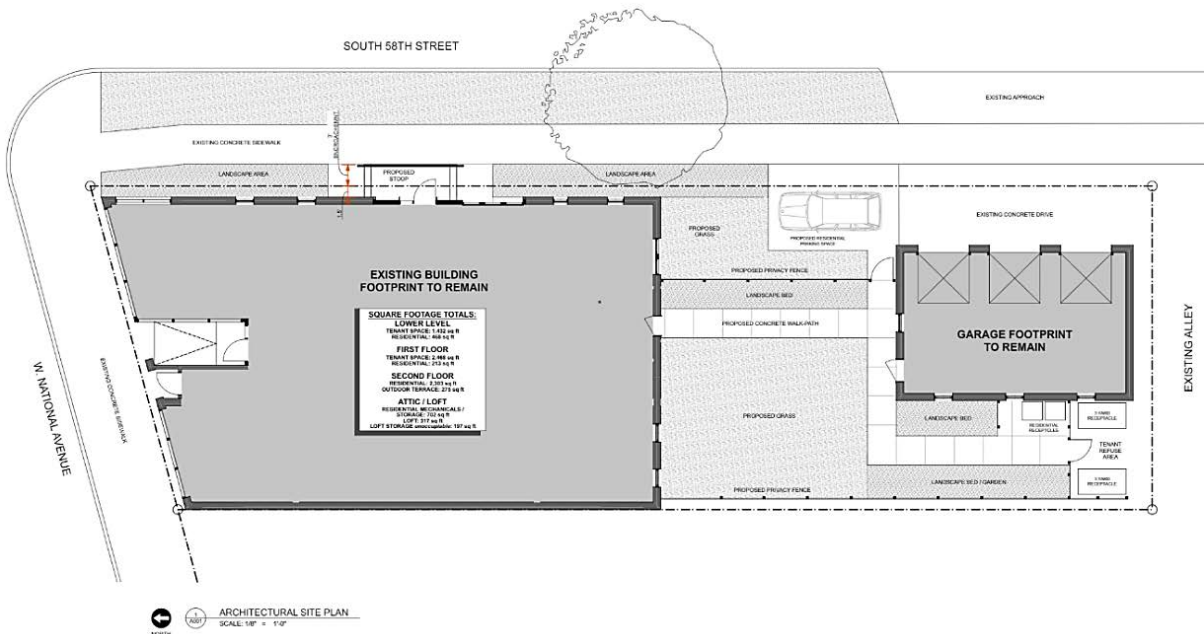
- Addition of a privacy fence along the western property line
- Proposed stoop (ingress/egress) along the east side of the building
- Proposed concrete path connecting rear entrance to garage and refuse enclosures
- Proposed refuse areas
- Proposed residential parking space



Landscaping Plan

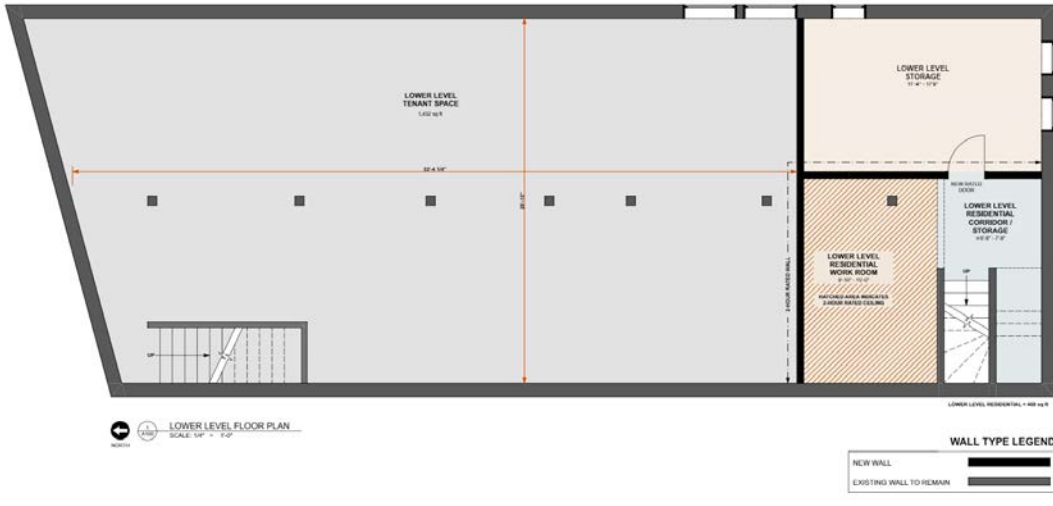
- Proposed grass and landscape beds in backyard
- Will need to identify landscaping along eastern frontage of building

Parking – Per zoning code Chapter 12.19, is required to have 3 spaces for a 4-bedroom residential dwelling. The current site plan has 4 parking spaces.



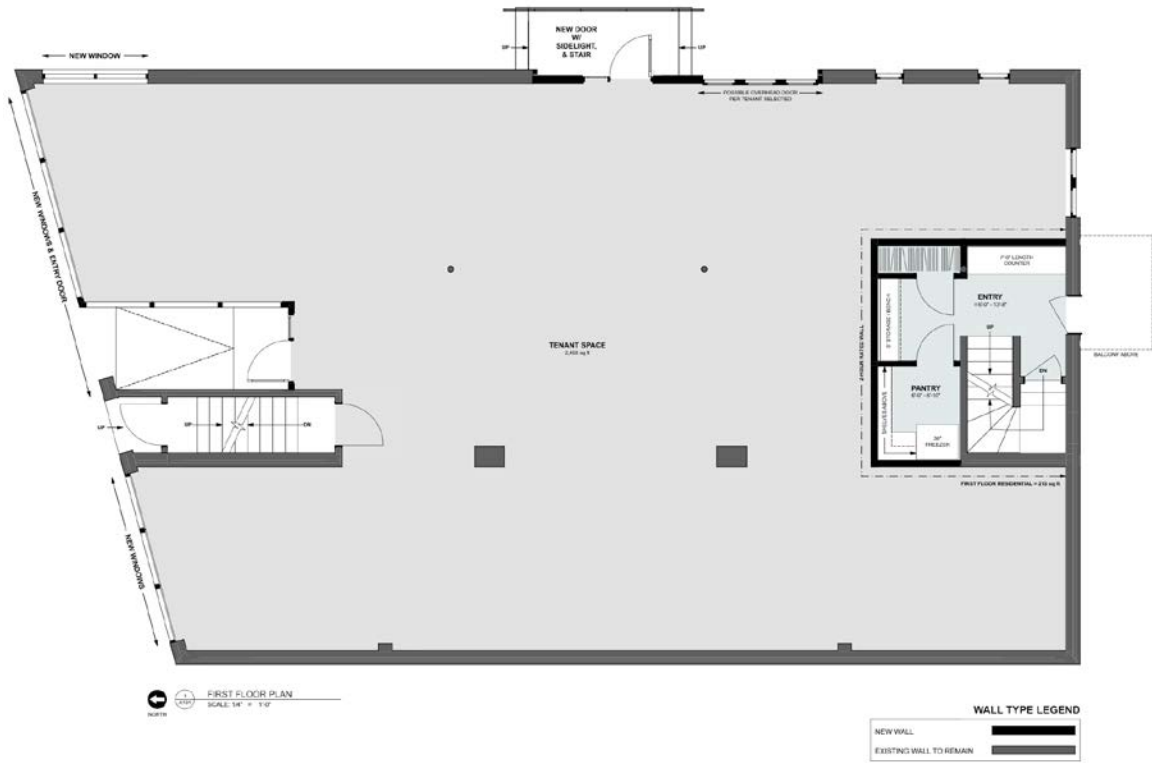
Lower Level Floor Plan

- New walls proposed in rear of lower level
- New rooms will be for storage, work room, and residential corridor
- Commercial tenant space is 1,432 square feet



First Level Floor Plan

- New walls proposed in rear of lower level
- New rooms will be for residential entry and pantry



Second Level Floor Plan

- 2,303 square feet
- 4 bedrooms, 3 bathrooms
- Everything will be taken down to the studs for a significant renovation
- Replacing all wiring and plumbing
- Additional space will be enclosed above the first-floor addition on the west side of the unit to include a game room and office/bedroom. As part of the building permit process this addition will prompt the need for a fire-resistant wall behind the corrugated metal panels.
- Roofline will be extended over the northwest section to create an outdoor patio



Loft Floor Plan

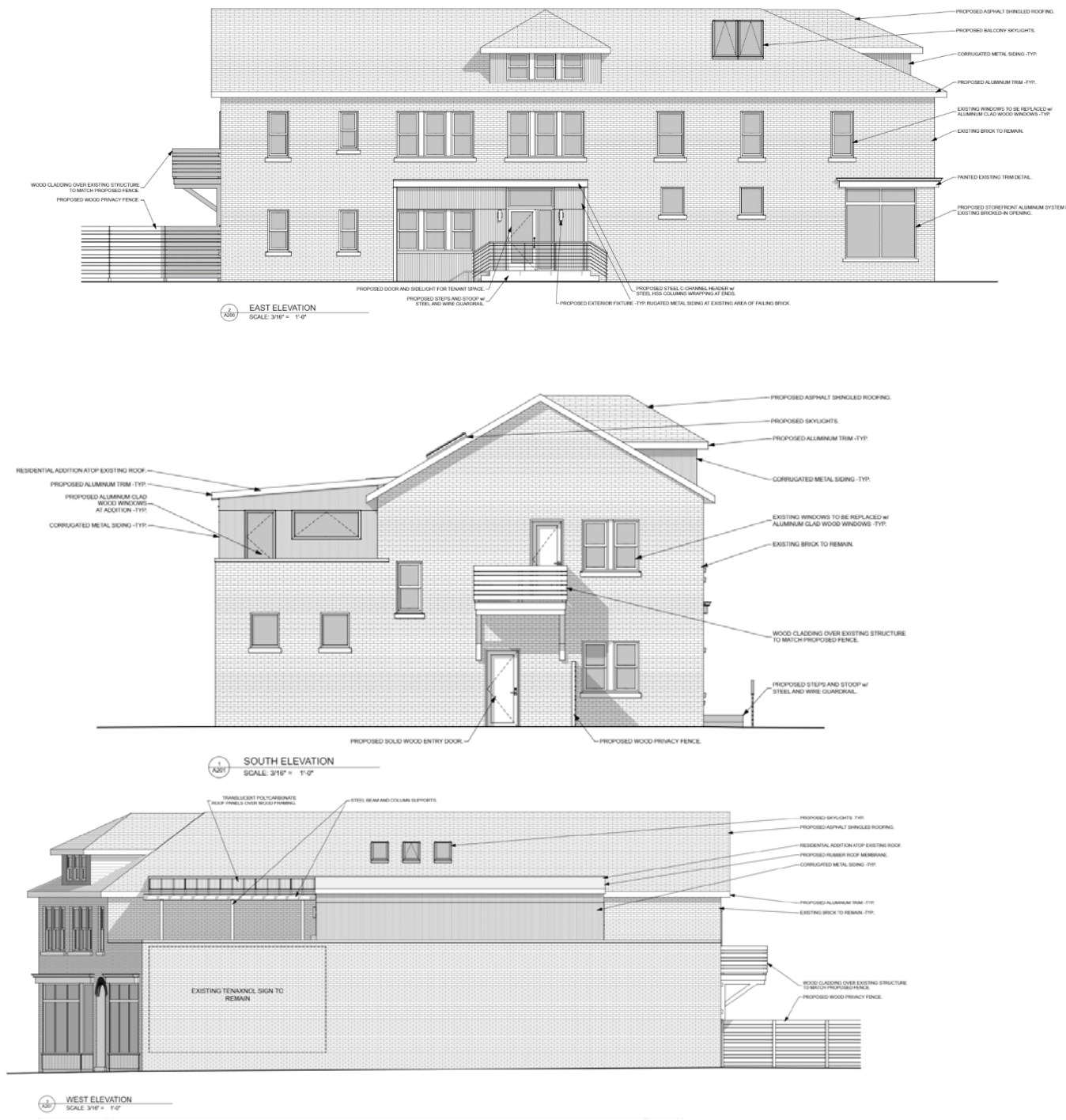


- 317 square feet of loft space
- 200 square feet of storage space
- Furnace in attic

Exterior Elevations

- All windows replaced with aluminum clad wood windows
- Proposed skylights
- New asphalt single roof
- Painted trim on building façade
- Corrugated metal siding added throughout, especially in areas of failing brick
- Wood cladding over existing balcony structure
- Existing painted "Texanol" wall sign on the west elevation was painted by the Derse Co. in 1977. It will remain as a nod to the history of this building.





Signage – Future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Site, Landscaping, and Architectural Plans for 5801 W. National Ave. Renovation, to be located at 5801 W. National Ave., submitted by John and Diane Knecht. (Tax Key No. 438-0448-000), subject to the following:

(Items 1 through 4 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) landscaping details of area to the east of building; and (b) details of a four-sided refuse enclosure being shown on the site plan; (c) Contact Tony Giron, City Planner at 414-302-8469.
2. A grant of privilege being submitted for proposed steps leading up to the new east door (plans should address the footings under the subject area). Contact Tony Giron, City Planner at 414-302-8469 to coordinate.
3. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
4. 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.

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

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.