



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, January 27, 2021  
6:00 PM**

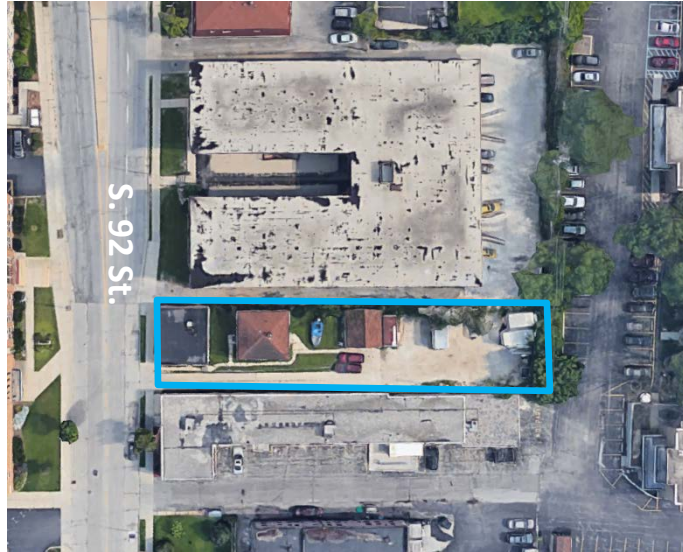
**Virtual Meeting**

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

- 6. **Site, Landscaping and Architectural Plans for a new garage, to be located at 1436 S. 92 St. submitted by Andy Lopac (Tax Key No. 451-0228-002).**

**Overview and Zoning**

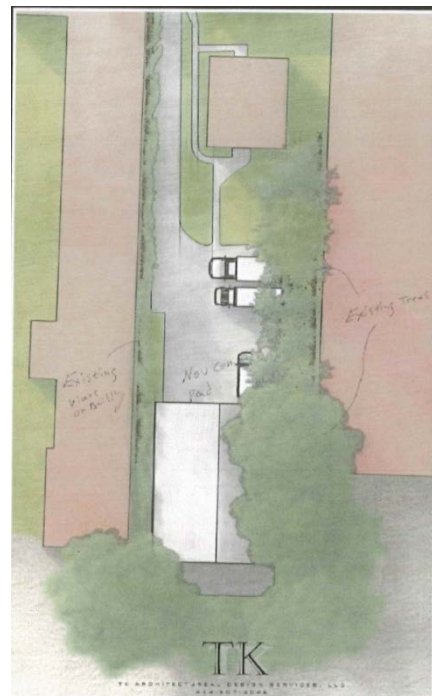
The property owner owns a home remodeling business and wants to build a new 40' x 50' garage that will be used to store materials and vehicles/trailers. The property owner recently purchased the property and also has plans to establish his business office on site. The existing garage will be demolished to make room for the new garage. The garage will have two garage doors and two service doors to be able to access the front and rear.



The site is proposed to be rezoned from RC-2 Residence District to C-2 Neighborhood Commercial District. The proposed use, a home improvement contractor is a permitted use in the C-2 Neighborhood Commercial District.

**Site and Landscaping**

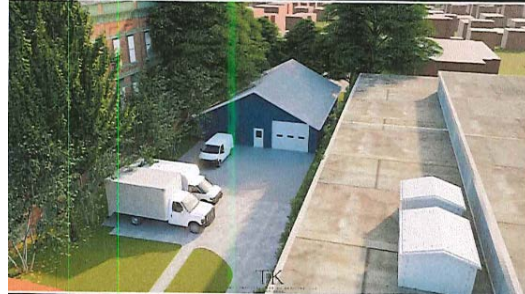
The space to the east and west of the garage will have new concrete pads. Landscaping includes existing mature trees on north and east sides of property.



**Architecture**

Soffits will consist of white aluminum trim. The exterior will be a gray vinyl siding. The inside of the garage will remain exposed studs with insulation (not finished). The garage will be heated by use of either forced air, or hydronic concrete slab floor heat.

**Recommendation:** Approve the Site, Landscaping, and Architectural Plans for a new garage, to be located at 1436 S. 92 St. submitted by Andy Lopac (Tax Key No. 451-0228-002) 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 and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) overall site plan showing entire property (buildings, site features including proposed garage); (b) additional infill landscaping along the north side of the property to screen from the neighbor; (c) show all access points to the garage. If accessing the garage from another property, confirmation of an easement with neighboring properties. Contact Tony Giron, at 414-302-8460 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8460.