



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

**ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

- 3. Site, Landscaping and Architectural Plans for proposed building addition to an existing business located at 6623 W. Washington St., submitted by Charles Western on behalf of Toshiba (Tax Key No. 439-0001-031).**

**Overview**

The applicant is proposing to construct a new building addition on the Northeast corner of the Toshiba manufacturing facility located at 6623 W Washington St. The addition will house new equipment servicing an upgraded fire suppression system. The dimensions of the proposed building are 40'L x 36'W x 20'H.

The property is currently zoned M-1 Manufacturing District.

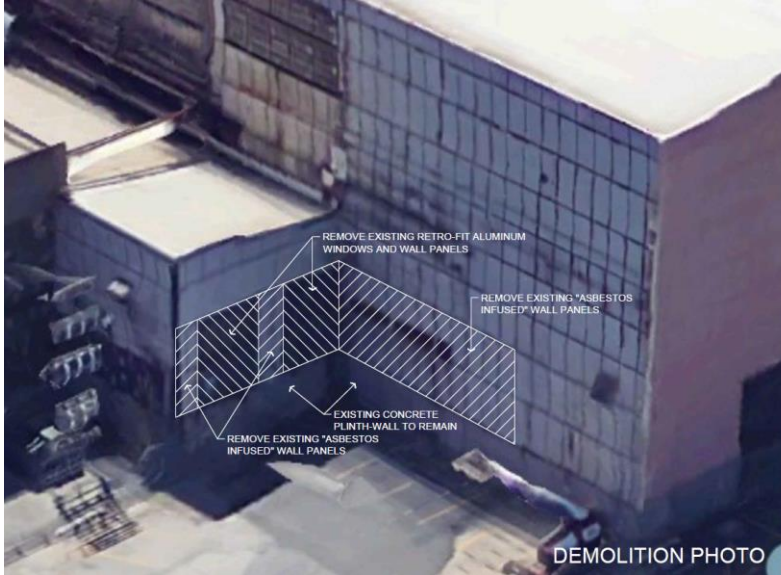
Total project costs are estimated at \$200,000.



*View of existing building where proposed addition to be located.*

### Initial Plans Submitted

The initial plans submitted show a utility building design comprised of grey corrugated metal panels. Existing panels on the adjacent building would be replaced only where the new addition would be located. No additional building or site improvements are proposed at this time.



Paint and material samples.

Location of existing panels to be replaced.

### Historical Commission

The initial plan went before the Historical Commission on November 14<sup>th</sup>. The Commission agreed with Staff that the current design does not fit within the standards of Summit Place and that further improvements to the site would also be needed. This item was tabled and will return to Historical Commission on December 12<sup>th</sup>.

### Staff Suggestions

After reviewing the initial plans submitted, Staff prepared recommendations for the applicant to review. Following additional meetings with the Architect and a site visit with the Architect and Toshiba, Planning Staff and the applicant are at this time unable to come to an agreement on the building and site plan proposed. The applicant and Planning Staff have agreed to focus on the building only at this time to keep the project moving forward. Site improvements will be discussed at a future date.

Staff is recommending that the applicant submit revised plans to include additional architectural components to the addition, the use of an additional building material in the design, paint or replace the existing panels on the adjacent building. The area where this proposed addition is located is on a portion of the former Allis Chalmer's complex which was itself an addition added in 1959. In that year the City did not have Architectural Review and unfortunately the exterior materials and design utilized were not to the same standard as the original brick building.

## Architectural Elements

Improve on addition design

- Example: Pulling existing window design to North face.
- Possible landscape areas around addition.
- Consider additional building materials, such as brick, steel, or wood to match existing Allis Chalmers building.



*Architectural Elements recommended by Staff.*

**Recommendation:** Hold the proposed Site, Landscaping and Architectural Plans for proposed building addition to an existing business located at 6623 W. Washington St., submitted by Charles Western on behalf of Toshiba (Tax Key No. 439-0001-031).

The Architect is preparing a revised plan which will be shared with Plan Commission at the meeting.