

STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, OCTOBER 25, 2017  
6:00 PM

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

6. **Site, Landscaping and Architectural Plans for the residential conversion of an existing commercial office space within the mixed-use building located at 1468 S. 72 St., submitted by Doug Annesley. (Tax Key No. 453-0074-000)**

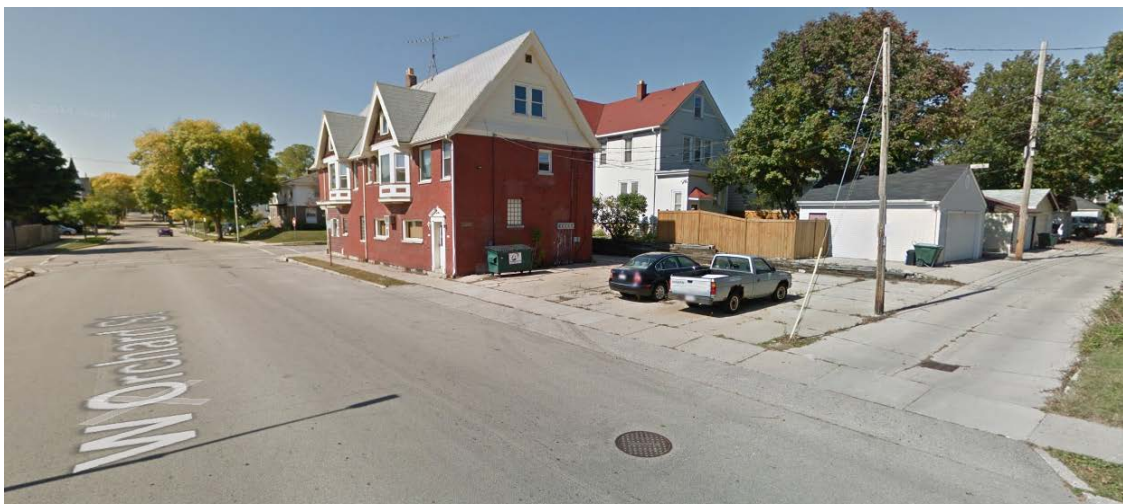
**Overview and Zoning**

The property owner of the existing mixed use apartment building on the northeast corner of S. 72 St. and W. Orchard Ave. is proposing to convert the former first floor office to a one bedroom apartment. The area of work is about 700sf.

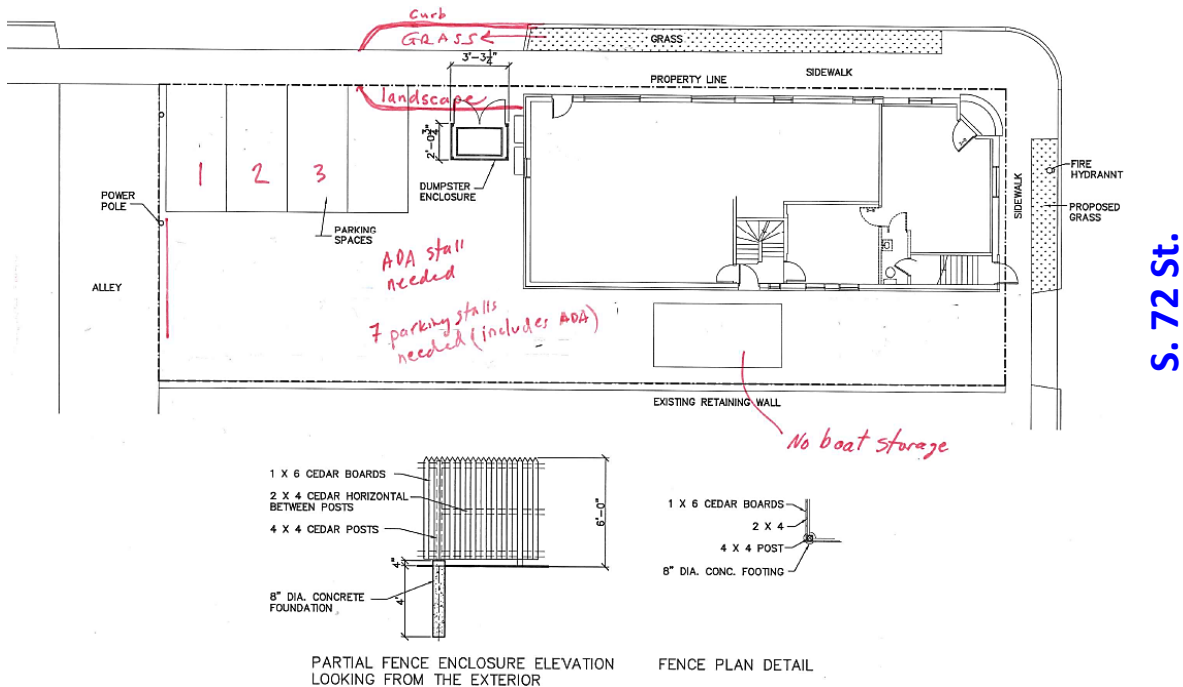
The property is zoned C-2, Neighborhood Commercial which permits the existing and proposed conversion. The change in use prompts site review.

**Site and Landscaping**

The building is situated on the corner of the property with zero setback from W. Orchard St. and S. 72 St. property The applicant has submitted a site plan that has been reviewed by staff. Our Engineering Department has recommended that the existing 50-ft wide driveway opening along W. Orchard St. be modified/reduced in width to 30-ft.



## W. Orchard St.



**Parking.** Seven parking stalls are required as the property currently exists and as proposed with the conversion. One ADA parking stall will be added as part of the improvements. Off-street parking for seven vehicles will be provided on site. A revised site/landscaping plan will be presented at the Plan Commission meeting.

**Architecture.** No exterior architectural changes are proposed with this application.

**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for the residential conversion of an existing commercial office space within the mixed-use building located at 1468 S. 72 St., submitted by Doug Annesley. (Tax Key No. 453-0074-000), subject to the following conditions:

(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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) construction schedule being provided to indicate scope and timing of completion of improvements; (b) reduce the existing driveway opening along W. Orchard St. from 50-ft to 30-ft and extend the grass terrace area; (c) add a small landscaping area between the proposed dumpster enclosure and the sidewalk. Re-orientate the dumpster enclosure gates accordingly; (d) update parking configuration to provide at least 7 parking stalls, one of which should be an ADA/accessible stall; (e) boat storage not permitted on site; (f) any exterior lighting being noted on plans. 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. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460.
4. Driveway permit being granted by the City Engineering Department for modifications (reducing width) to existing driveway along W. Orchard St.

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

5. 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.