



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 28, 2019  
6:00 PM**

**Room 128 – City Hall – 7525 W. Greenfield Ave.**

6. **Site, Landscaping and Architectural Plans for Donnelly Chiropractic, an existing chiropractic facility, located at 7301 W. National Ave. submitted by Kevin Donnelly, d/b/a Donnelly Chiropractic (Tax Key No. 453-0551-001).**

**Overview & Zoning**

The applicant, Kevin Donnelly, has submitted plans for exterior improvements to an existing chiropractic facility located at 7301 W. National Ave. The improvements are intended to rejuvenate exterior aesthetics and to repair deteriorated wooden surfaces on the north, east and west sides of the facility.



Donnelly Chiropractic is an existing business that's been operating in West Allis since 2007. They specialize in providing chiropractic, nutrition and massage services. The property is zoned C-2 Neighborhood Commercial District which allows medical clinics as a Permitted Use.

Total estimated cost of the project is as follows:

- Windows and Siding - \$35,000
- Gardens - \$7,400
- Signs - \$6,000
- Masonry - \$3,200
- Electrician - \$2,400
- Total - \$54,000

## Site & Landscaping Plans

Proposed site and landscaping improvements:

- East side: removal of all bushes and replace with perennials (asters, coreopsis, dianthus, iris), remove landscape timbers and install a 76 foot garden wall made of Rochester Cottage Stone.
- West side: installation of a curved retaining wall using Rochester Cottage Stone, removal of existing plants and replace with perennials (asters, coreopsis, dianthus, iris)

## Architectural Plans

Proposed architectural improvements:

- Replace all first floor storefront windows (7), transom windows (4) and second floor double hung windows (10) with energy efficient windows.
- Rebuild and tuck point all broken or damaged bricks and repaint them back to their existing grey color.
- Wrap all decorative moldings and upper and lower level soffits with white aluminum to match the existing building aluminum siding.
- Replace rotten wooden fascia and wrap it with white aluminum to match the existing building aluminum siding.
- Replace rotten wooden steps to the side entrance.
- Install three Goose Neck lights above second floor signage.
- Install six Pot lights under the first floor overhang.

## Signage

The applicant is also proposing new building signage. Signage is intended to be within the existing sign regulations and limits and may be approved at the staff level. Window signage shall not exceed 20% of each windows area and to be located on the inside of the window area.



**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for Donnelly Chiropractic, an existing chiropractic facility, located at 7301 W. National Ave., submitted by Kevin Donnelly, d/b/a Donnelly Chiropractic (Tax Key No. 453-0551-001), subject to the following conditions:

(Items 1 thru 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) updated plans to detail the scope of required repair work to the site and building; (b) landscaping details for the east and west sides of the facility to be indicated on the revised plans; (c) a schedule for implementation of the recommended site, landscaping and architectural improvements be submitted and approved by the Department of Development.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
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 414-302-8466.

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

4. A signage plan being submitted to the Department of Development for 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.