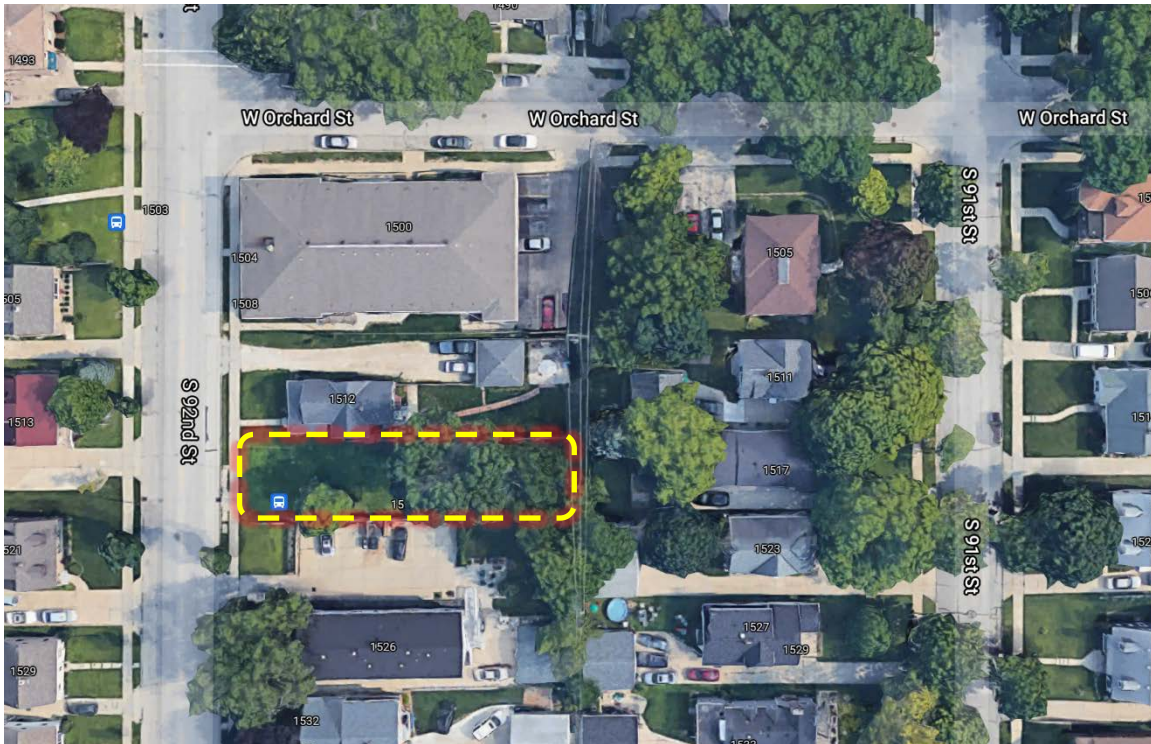




STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

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

8. **Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Salvador Romo (Tax Key 451-0246-000).**



Overview and Zoning

The applicant is proposing to construct a three-unit apartment building at 1518 S. 92 St. Each unit is 2,100 sq. ft. All units are three-bedrooms and two-bathrooms with in-unit laundry, a rear yard porch, and covered basement parking. Their scheduled completion date is one year from now. The property is zoned RB-2 Residence District, which permits multi-family developments upon approval of a site, landscaping, and architectural review.

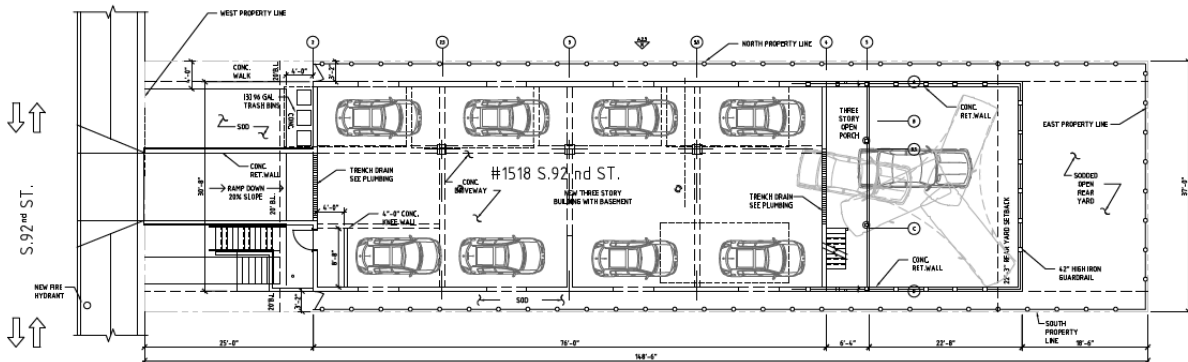
Site Landscaping and Architecture

The architectural features of the building include an angled roof design, a rear porch, and a basement garage. The front elevation of the homes will feature an extruding cement board with windows. The building will be clad with hardie board siding, a cementitious siding, and brick on the first floor. The southwest corner will have an exposed but sheltered black metal staircase leading up to the front doors. Building Code requires the applicant to reduce window openings due to narrow side setbacks. Engineering standards have reduced the parking ramp from 30% grade to 20%. In addition to lawn areas an ornamental tree and perennial landscaping area will be integrated into the front yard. The building has a muted yet earthy color scheme (see samples below).



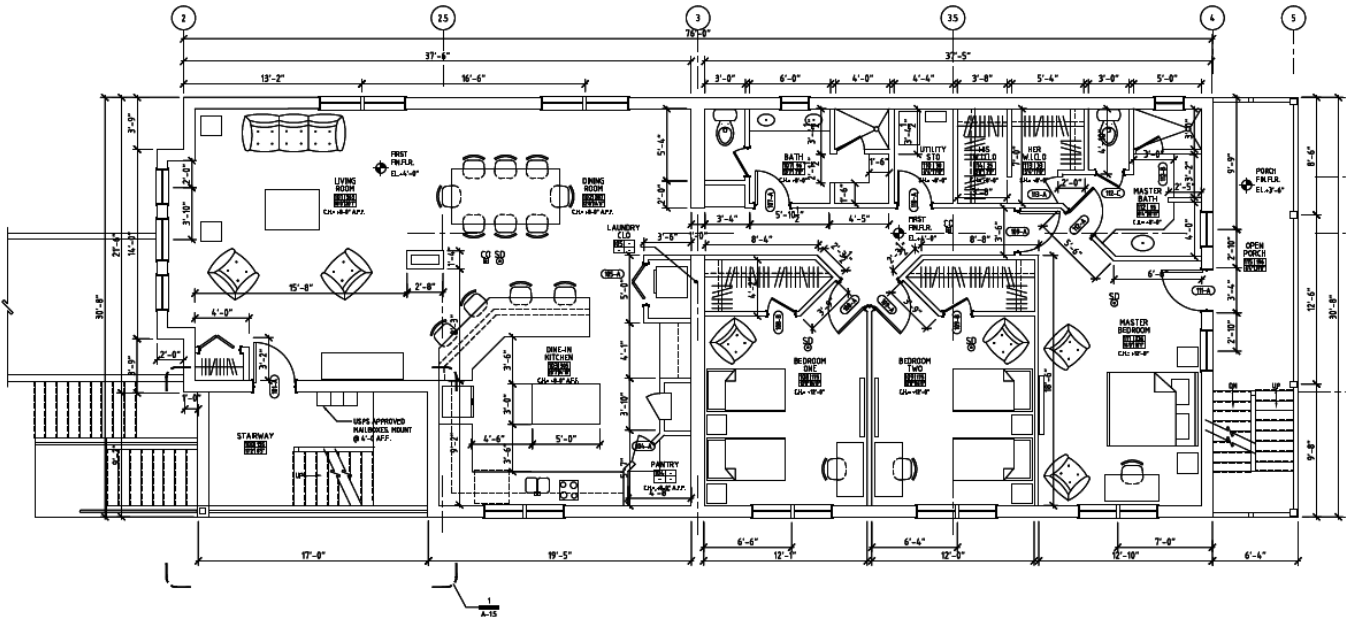
Parking

According to the parking code each three-bedroom unit requires 2.5 stalls. With three units, there are a total of 8 parking stalls required and the applicant meets that requirement with 8 parking stalls.



Floor Plan

All three units have the same floor plan. The front entrance opens up to an open concept living room, dining room, and kitchen with a bar. The hallway leads to two bedrooms and a bathroom before reaching the master bedroom and master bathroom with walk-in closet in the rear of the building. The master bedroom leads out to the rear porch.



Recommendation: Approve the Site, Landscaping, and Architectural Plans for a proposed three-unit multi-family residential facility to be located at 1518 S. 92 St. submitted by Adolfo Alejandro d/b/a Salvador Romo (Tax Key 451-0246-000). Contact Tony Giron at 414-302-8469 with any questions.