



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Tuesday, February 27, 2018
6:00 PM

ROOM 220 – CITY HALL – 7525 W. GREENFIELD AVE.

- 5. Architectural Plan for proposed exterior architectural changes to Schaff Funeral Home, an existing business, located at 5920 W. Lincoln Ave. submitted by Brenda Rosin-Schaff (Tax Key No. 474-0371-001)

Overview and Zoning

Schaff Funeral Service is proposing roofline improvements in order to resolve recurrent maintenance issues with the current roof. The new roof design would improve exterior aesthetics and would solve maintenance issues. No additional exterior improvements are being proposed as part of this project.

The property is zoned C-2 Neighborhood Commercial District. Funeral homes are considered a Special Use within the C-2 District. Schaff Funeral Home has operated at this location for more than 50 years and last went under site review in 2001. The 2001 site review corresponded with a proposal to demolish an adjacent home in order to increase on-site parking.

Since a building permit will be required for the proposed improvements, architectural review of the building is triggered.

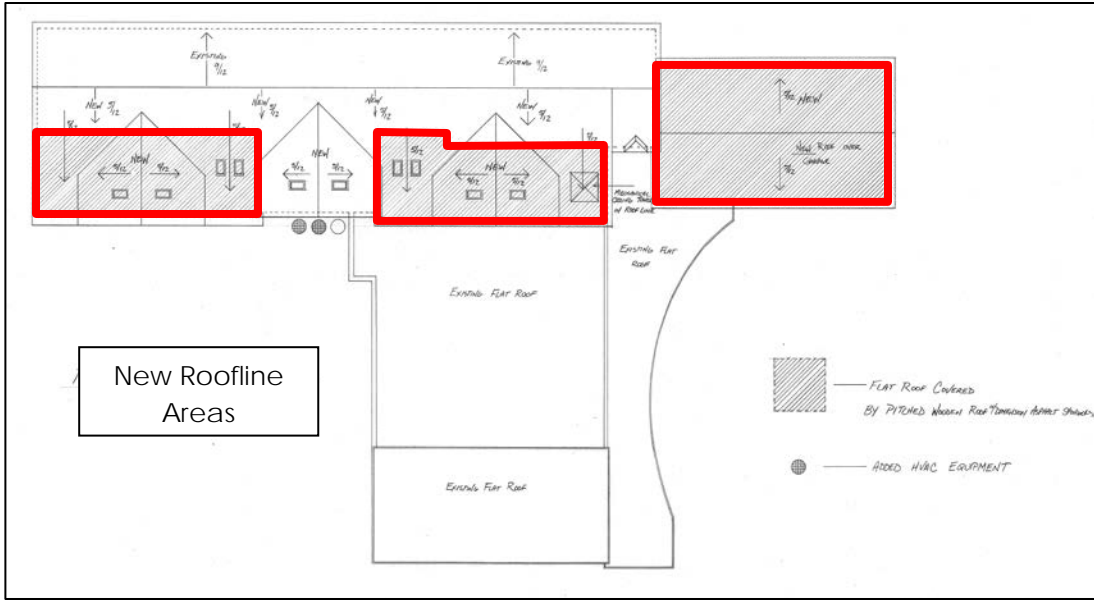


Improvements are estimated at \$67,500, and are expected to take two months to complete.

Architecture

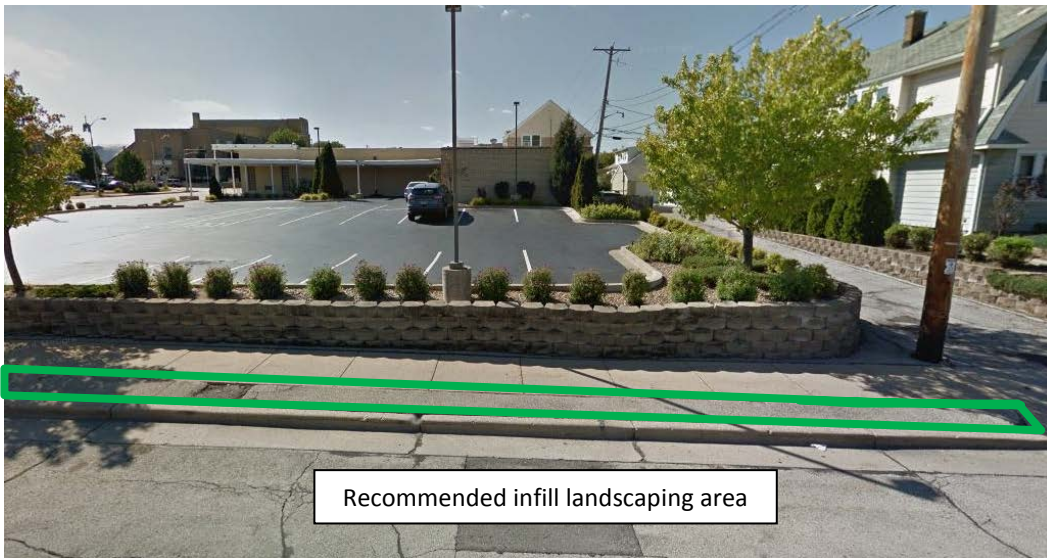
The current roofline of the building features significant flat areas which have led to continual maintenance problems. By adding pitched roofing in key areas, maintenance problems are expected to be resolved, with the building's aesthetics also improving. The new pitched roof areas would cover existing flat roof parapets and would feature asphalt shingles. Staff sees the additional pitched roof areas as a functional and aesthetic improvement to the building, and is supportive of the proposed changes.

Windows would also be added to new pitched roof areas. Staff is supportive of the addition of windows, which will help to increase architectural elements to the building.



Site and Landscaping

Though site review is not part of this approval, as it is strictly an architectural review, staff would like to reach an agreement with the property owner to add infill landscaping to the sidewalk terrace area along S. 59 St. Staff is recommending the current asphalt terrace be removed and be replaced with infill landscaping.



Recommendation: Recommend approval of the Architectural Plan for proposed exterior architectural changes to Schaff Funeral Home, an existing business, located at 5920 W. Lincoln Ave. submitted by Brenda Rosin-Schaff (Tax Key No. 474-0371-001), subject to the following conditions:

1. Revised Architectural Plan being submitted to the Department of Development to show the following: (a) color confirmation on all new pitched roof areas. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. Agreement between the property owner and staff to add infill landscaping to the terrace area along S. 59 St.

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

3. 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.