

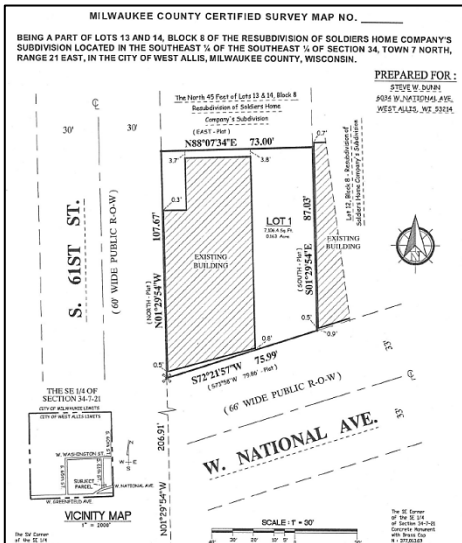


**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 26, 2020
6:00 PM**

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

- 6A. Certified Survey Map to consolidate two lots into one lot of record located at 6034 W. National Ave. and 6026 W. National Ave. submitted by Steve Dunn property owner (Tax Key No. 439-0350-000 & 439-0349-000).**
- 6B. Site, Landscaping and Architectural Plans for Dunn’s Sporting Goods, an existing business, for a proposed building addition to property located at 6034 and 6026 W. National Ave. submitted by Steve Dunn property owner and Nathan Remitz architect of Patera (Tax Key No. 439-0350-000 & 439-0349-000).**

6A and 6B May be considered together.



Overview and Zoning

Zoning: C-3 Community Commercial District
 Existing first floor commercial area: 4,200 sq. ft. first floor commercial space including existing garage
 Proposed addition: 2,100 sq. ft. first floor addition
 Existing 2nd floor: (one) 1, (one) 2 and (one) 3 BR unit

Required on-site Parking: 15 spaces
 Proposed Parking: Street parking and leased spaces from Wells Fargo

The area and subject properties are zoned C-3, Community Commercial and the property owner, Steve Dunn, is proposing a 2,100-sf building addition to the existing sporting goods and commercial screen printing business. The new addition is planned to extend east into an undeveloped lot (also owned by Mr. Dunn). The addition would provide area to expand the screen printing business and also provide additional office area.

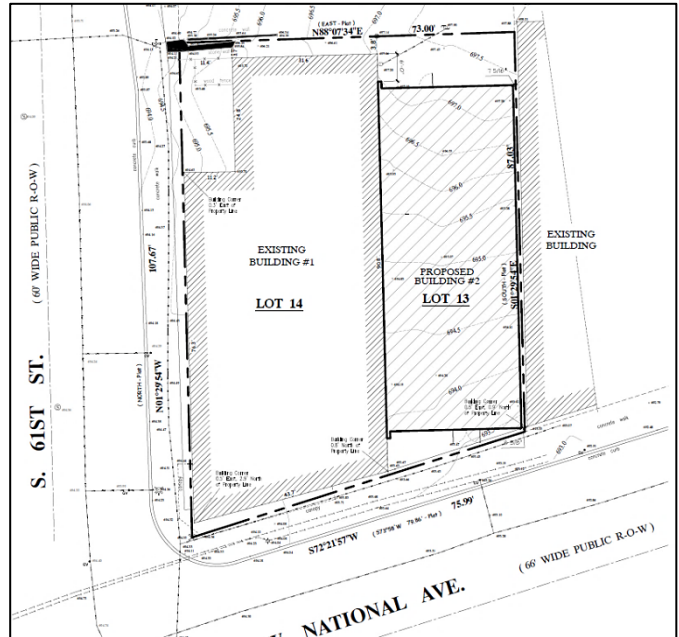
The applicant has submitted a Certified Survey Map to combine the two properties into one lot and has also submitted site, landscaping and architectural plans for Plan Commission consideration in advance of applying for building permits to construct the addition.



Site, Landscaping and Architectural

The building addition proposal will be constructed using a fire wall to create 2 separate buildings in the eyes of the building code, but still combining access between the existing building and new addition. The two lots would be combined together to create one lot.

From the zoning perspective the existing sporting goods store and new addition for screen printing operations and additional office space are considered a permitted use in accordance with the C-3, Community Commercial District. The zoning district requires that such business establishments contain a minimum of 10% of storefront floor area to on-site retail or consumer service area which will be satisfied both in the existing building and front office of the new addition.



Site Plan

Building setbacks meet with the zoning ordinance. The new addition will be varied in front yard setback on the south end of the building ranging from about 0.5-ft on the southeast end to about

business, for a proposed building addition to property located at 6034 and 6026 W. National Ave. submitted by Steve Dunn property owner and Nathan Remitz architect of Patera (Tax Key No. 439-0350-000 & 439-0349-000), subject to the following conditions:

(Items 1 through 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) a landscaping plan being submitted to show landscaping/green space improvements along the south side of the new addition; (b) confirm refuse location within the existing enclosure area; (c) a wood fence being extended along the north side of the property behind the new addition; (d) any exterior lighting being noted on plan. 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at 414-302-8460.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval)

4. 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.