



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, January 22, 2020  
6:00 PM**

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

- 3. Amended Architectural scope of work/plan for Paulie's Pub and Eatery, an existing restaurant and eating establishment located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie's Pub and Eatery (Tax Key No. 425-0254-001)**

**Overview**

The property and business owner Paul Budiak is requesting an architectural amendment to what was originally approved by the Plan Commission. In June of 2018. At that time the Planning Commission approved Mr. Budiak's plan to invest in his property for a new and more modern look and operation for his business on site at S. 81 St. and W. Greenfield Ave.

Original plan

The original project plans approved by Plan Commission included a proposed 1,200-sf building addition to the existing building. While the addition was to be sided, the exterior finish of remainder of the existing building remained unchanged (stucco) with the exception of new windows, doors, lighting and a new ramp on the east. Plan Commission recommended approval, but conditioned upon integrating architectural consistency in materials around the balance of the building (existing building and the addition) as the proposed addition was to be split faced block and sided while the rest of the building exterior wasn't planned to change significantly (excepting new windows. The applicant agreed with the Plan Commission's recommendation and worked with staff on submitting revised plans.

Revised Plans

The proposed addition was eliminated, and the building's overall exterior was improved with new materials. The revised plans were approved as they complied with the Plan Commission's original recommendation for a consistent exterior look (color and materials) including:

- New exterior siding materials (nichiha brick panels and horizontal lap siding), new windows, doors, new storefront lighting and a new gray color palate were proposed to replace the existing stucco for a more open and modern look overall. The revisions were approved and construction commenced in 2019.

As-built

- All of the exterior building improvements previously approved by Plan Commission, noted above under the Revised Plan, have been completed with the exception of the siding on the upper and rear portions of the building.
- The upper and rear portion of the building, where siding hasn't been installed, was instead painted gray to complement the color of the exterior siding.

Why the change?

The applicant has indicated that unforeseen complications with retrofitting the building's exterior have exceeded the original bid estimates. Underlying structural conditions and additional framing work was necessary in order to complete the proposed installation of new nichiha brick wainscoting and lap siding materials. The increased the project cost exceeds the applicants budget to continue the siding up beyond the first floor of the building.

Applicant's request of Plan Commission

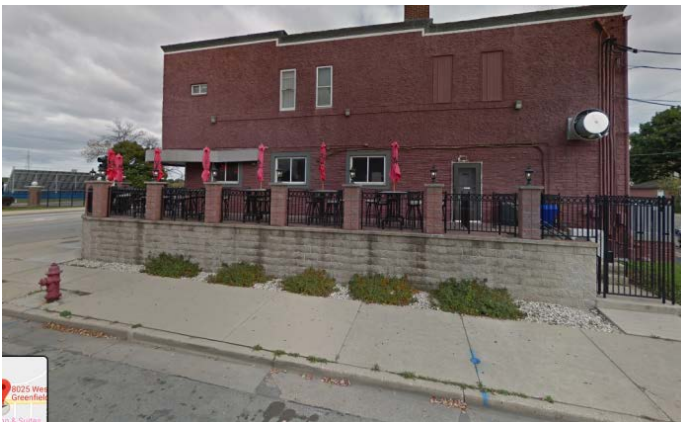
The applicant is requesting approval of the project as built so as to not require the installation of additional siding on the upper and rear of the building as approved in the January 2019 architectural plan.



Before Remodel – front entrance/north elevation  
8031 W Greenfield Ave.



After Remodel (As built) – front entrance/north elevation  
8031 W Greenfield Ave.



**Recommendation:** Approval of an amended Architectural scope of work/plan for Paulie's Pub and Eatery, an existing restaurant and eating establishment located at 8031 W. Greenfield Ave., submitted by Paul Budiak, d/b/a Paulie's Pub and Eatery (Tax Key No. 425-0254-001)