



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 27, 2018
6:00 pm**

City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 8A. Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located at 7311-15 W. Greenfield Ave.**
- 8B. Site, Landscaping and Architectural plans for proposed change to a mixed use building and façade and site improvements to the existing building, formerly office/retail space, located at 7311-15 W. Greenfield Ave. submitted by Matt Maurice, property owner (Tax Key No. 453-0116-000).**

Items 8A and 8B may be considered together.

Overview and Zoning

The 40-ft x 120-ft (0.110 acre) property is located in Downtown West Allis and is zoned C-1, Central Business District which permits mixed (commercial and residential) uses as a special use permit.

The property owner has proposed the following reuse for an existing vacant building in Downtown West Allis (formerly a medical clinic): The first floor will be “clean shelled” in anticipation for a tenant build out. The property owner will advertise the space for rent starting June 2018, potential tenants include: Entertainment, Food, modern Office, and Retail.

The second floor of the building has been proposed to create 3 studio apartments, which could be used for short term rental units (like an “Air Bnb”). Such units would have guests with average stays of 1 week. Often guest stays can last a single night, or upwards of 14 weeks depending on the time of year and guest.

Project cost \$300,000.

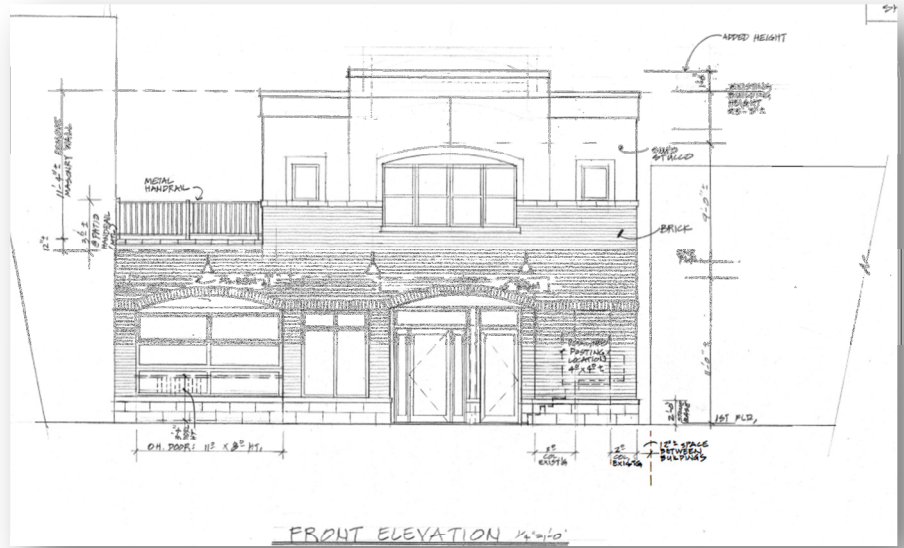
Site, Landscaping and Architectural



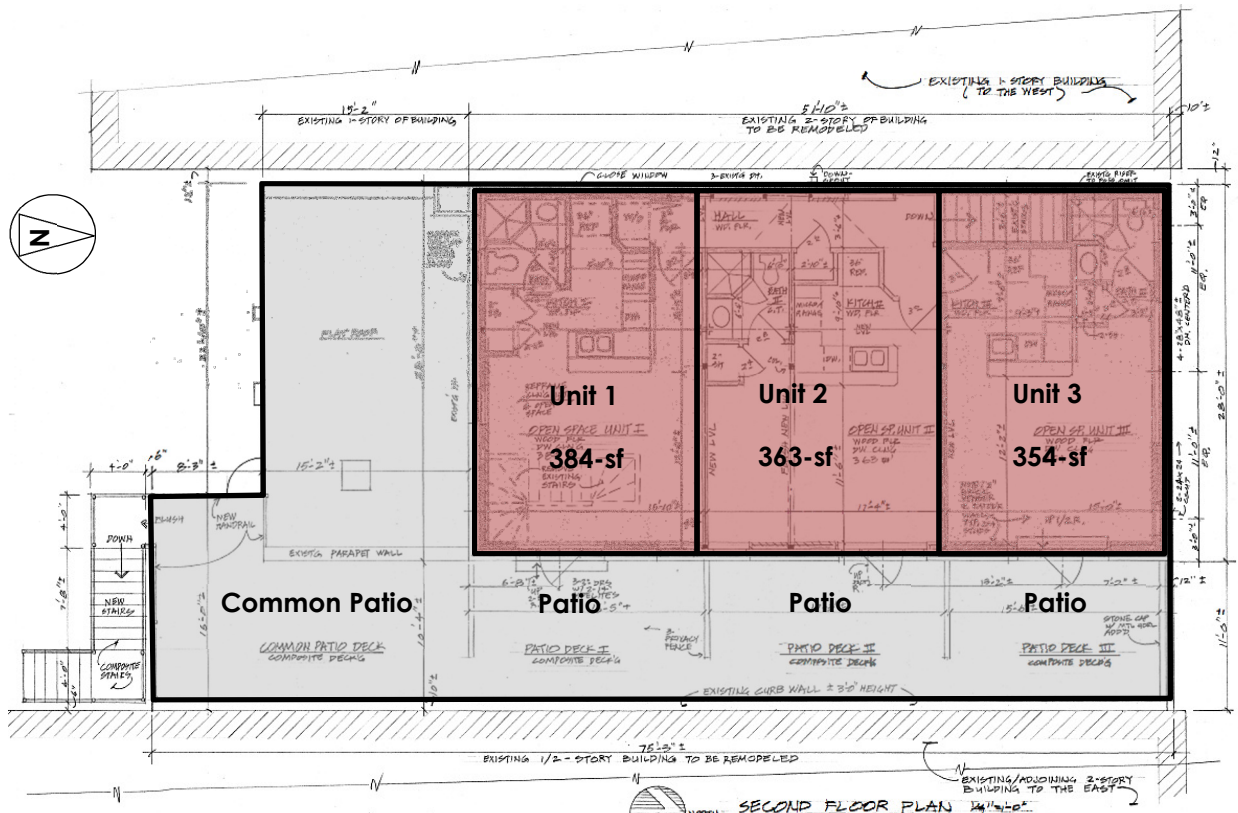
Exploratory demolition of the former facade has been authorized by the City and the property owner has submitted plans for the new look and use of the former vision clinic on the south side of W. Greenfield Ave.

Exterior improvements will create a new look respective of the buildings original design (built in 1924). The first floor will receive structural repairs then all electrical, plumbing and finish materials will be removed. The unit

will be approximately 2,800 square feet with the majority of the space having 15-foot ceilings. The unit will be advertised for rent as a "clean shell" in that it will be the tenant's responsibility to do the build out in the space. Potential building owner involvement in the construction is possible, depending on the future use.



Three (3) second-floor studio apartments ranging from 350-450-sf in size will be designed high end with an industrial theme, likely tied into the Milwaukee area history (Miller, Harley, and Allis Chalmers). Cream city brick will flow through the space tied in with industrial style finishes and décor. Granite or concrete countertops will surround the kitchens and the bathrooms will be finished with custom tile work. Each apartment will feature a patio area. The patio area will be built entirely in composite decking material; the railings will be commercial dark bronze blending

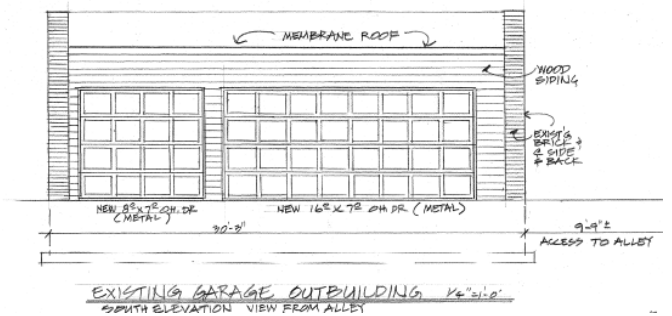


W. Greenfield Ave.

in to the new façade & industrial theme.

The façade will be completely refreshed, with a blend of architectural stone, cream city brick and synthetic stucco (EIFS). The proposal will bring the original character of the 1920's building back to life, returning the 6 original second floor windows and adding an additional window opening on the first floor. The East end of the first floor will receive a large, functioning overhead door or comparable window that will complete the modern design.

The garage in the rear of the building will be cleaned, exposing the existing cream city brick. A 2-car detached garage and parking existing behind the main building. A small green space can be utilized by residents for sitting and potentially a small garden. The stairway to the upper patio will encase the refuse containers for both units, keeping them hidden from view.



Recommendation: Common Council approval of the Special Use Permit for proposed change to a mixed use building, formerly an office/retail space, located at 7311-15 W. Greenfield Ave., and the Site, Landscaping and Architectural plans for proposed change to a mixed use building and façade and site improvements to the existing building, formerly office/retail space, located at 7311-15 W. Greenfield Ave. submitted by Matt Maurice, property owner (Tax Key No. 453-0116-000).

(Items 1 through 5 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) window and door details including window transparency, operability, depth/offset from façade, window trim/framing and color details; (b) second floor exterior details of the east and west elevations; (c) exterior stucco details to indicate reveals scoring on the exterior; (d) details exterior lighting details; (e) alternate refuse enclosure location should building code restrict location under steps. 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8460.

4. Request for Grant of Privilege with approved plans being submitted by applicant to the City Attorney's Office for issuance of a Grant of Privilege should proposed lighting features encroach into City's right of way.
1. Common Council approval of the special use (scheduled for July 17, 2018) and applicant's acknowledgement of the special use resolution.