



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, March 22, 2023**  
**6:00 PM**

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

**4. Site, Landscaping, and Architectural Amendment for Office 6500, a proposed office and 1-unit dwelling at 6500 W. Greenfield Ave. (Tax Key No. 439-0148-000).**

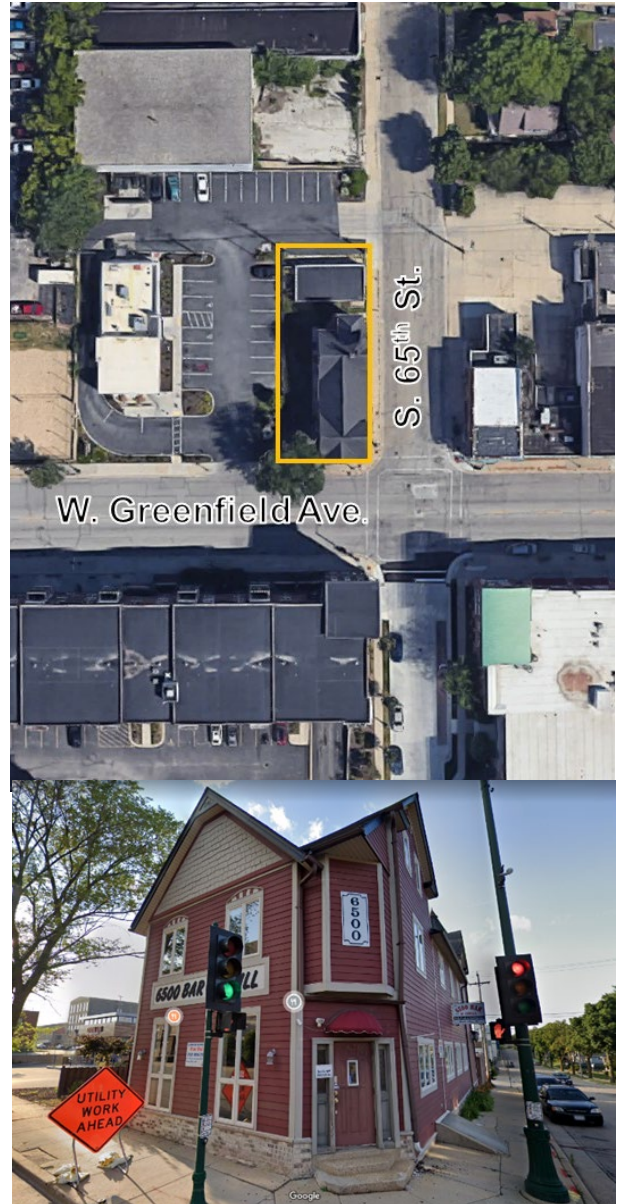
**Overview and Zoning**

Office 6500 is a proposed office and 1-unit dwelling located in the existing building at 6500 W. Greenfield Ave. Site, Landscaping, and Architectural plans were previously approved by the Plan Commission for a restaurant and bar at the address above on July 27, 2022. The applicant is proposing to change the bar and restaurant portion of the building to an office use.

6500 W. Greenfield Ave. is zoned C-3. Offices are considered Neighborhood Service use. This is a permitted use in the C-3 zoning district.

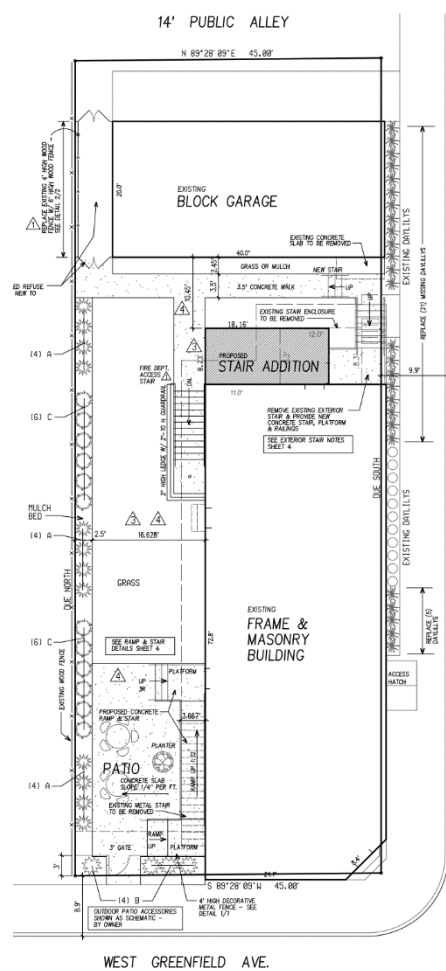
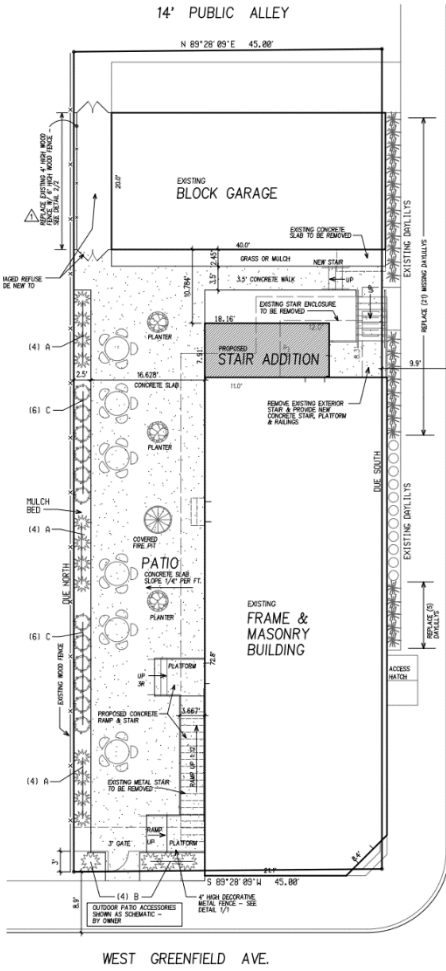
**Site & Landscaping Plan**

The patio on the west side of the building is to be altered slightly in the update. The previous approval showed the patio extending north on the site towards the existing garage. The new proposal shows a downsized patio space extending north about half the length of the existing building. The remaining area is to be grass. Landscaping along the western edge of the property remains the same as previously approved. No other changes are proposed to the site.



**July 2022 Approved Site Plan**

**March 2023 Proposed Site Plan**



**Architectural Plan**

The architectural plan remains the same as previously approved in July 2022. Staff is requesting that the architectural plan is revised to show removal of the kitchen hood and signage on the building.

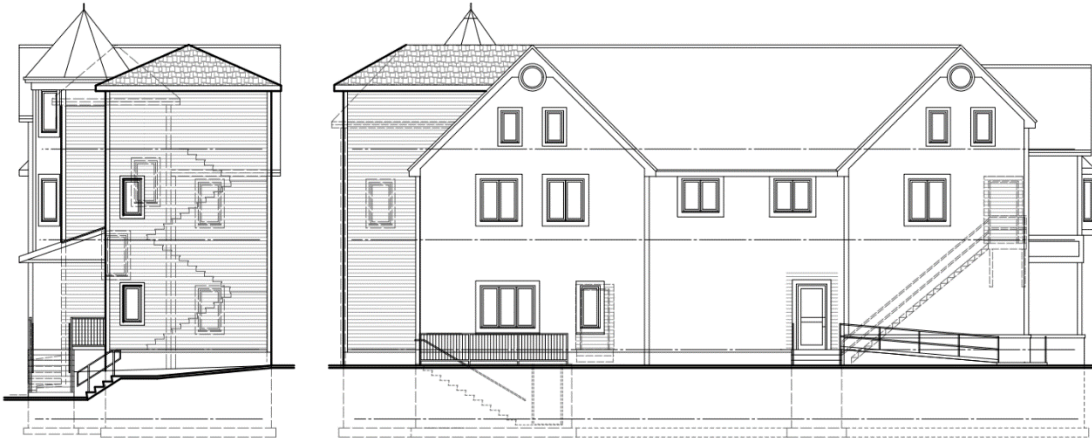


*south elevation*

*east elevation*

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

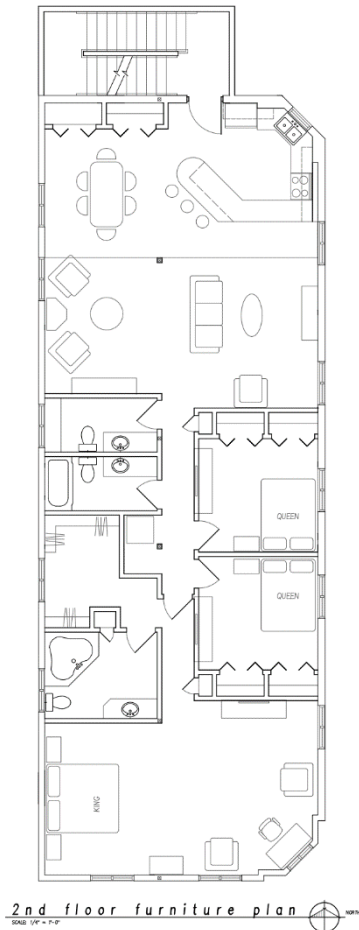


*north elevation*  
SCALE: 1/8" = 1'-0"

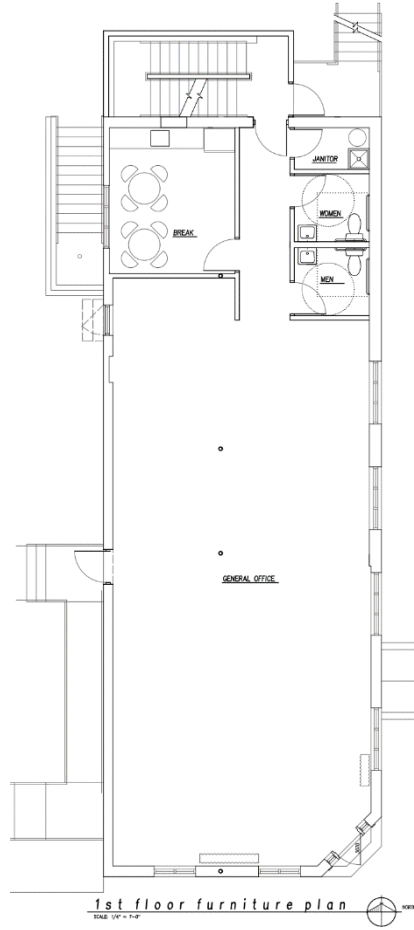
*west elevation*  
SCALE: 1/8" = 1'-0"

**Floor Plan:**

Previously, the first floor was to be a bar and restaurant. This has since been proposed to be changed to an office space. The proposed office space is open concept with a conference room towards the rear of the building. Two bathrooms are proposed for the office. The second floor is proposed to be a three-bedroom apartment. No other changes are proposed.



*2nd floor furniture plan*  
SCALE: 1/4" = 1'-0"



*1st floor furniture plan*  
SCALE: 1/4" = 1'-0"

**Design Guidelines**

This project is a site, landscaping, and architectural amendment to previously approved plans. Design guidelines are not mandatory but serve as a framework for review.

**Recommendation:** Approve the Site, Landscaping, and Architectural Amendment for Office 6500, a proposed office and 1-unit dwelling at 6500 W. Greenfield Ave. (Tax Key No. 476-0086-000) subject to the following conditions:

(Items 1 and 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 floor plan being submitted to the Planning and Zoning Office to indicate the square footage of the office area including the hallway.
2. Revised architectural plan being submitted to the Planning and Zoning Office to indicate removal of the signage and kitchen hood on the existing building, and maintenance repairs to the garage and refuse area to be noted on plans.
3. A signage and lighting plan being submitted to and approved by the Planning office. Removal of old signage and signage permits are required for any new signage alterations.