



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
6:00 PM
Virtual Meeting**

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

- 2A. Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for a proposed mixed use residential and commercial use, to be located at 8825-8833 W. National Ave., submitted by Luis Barbosa. (Tax Key No. 478-0081-001).**

Items 2A and 2B may be considered together.

Overview & Zoning

The applicant has purchased the property and plans to renovate the storefront space into a grocery store and update two residential units, to be located at 8825-8833 W. National Ave. (former location of West Allis Pool Supply).

The grocery store intends to sell goods from Latin-America.

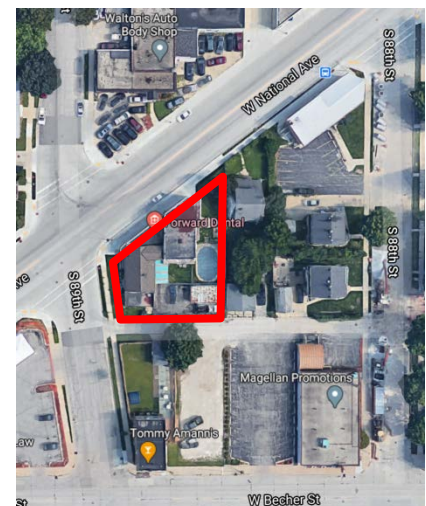


The site is currently zoned C-2 Neighborhood Commercial District, which allows for a change to a mixed use building with a Special Use. A public hearing will be scheduled for November 4, 2020.

Use and Operations – The proposed use of the vacant building is to occupy the commercial space of 1,363 square feet for a small grocery store with selected Hispanic and American groceries aimed at the growing population in West Allis. The apartment in the first and second floors will be occupied by family members.

Delivery – Delivery of Hispanic products will be once per week.

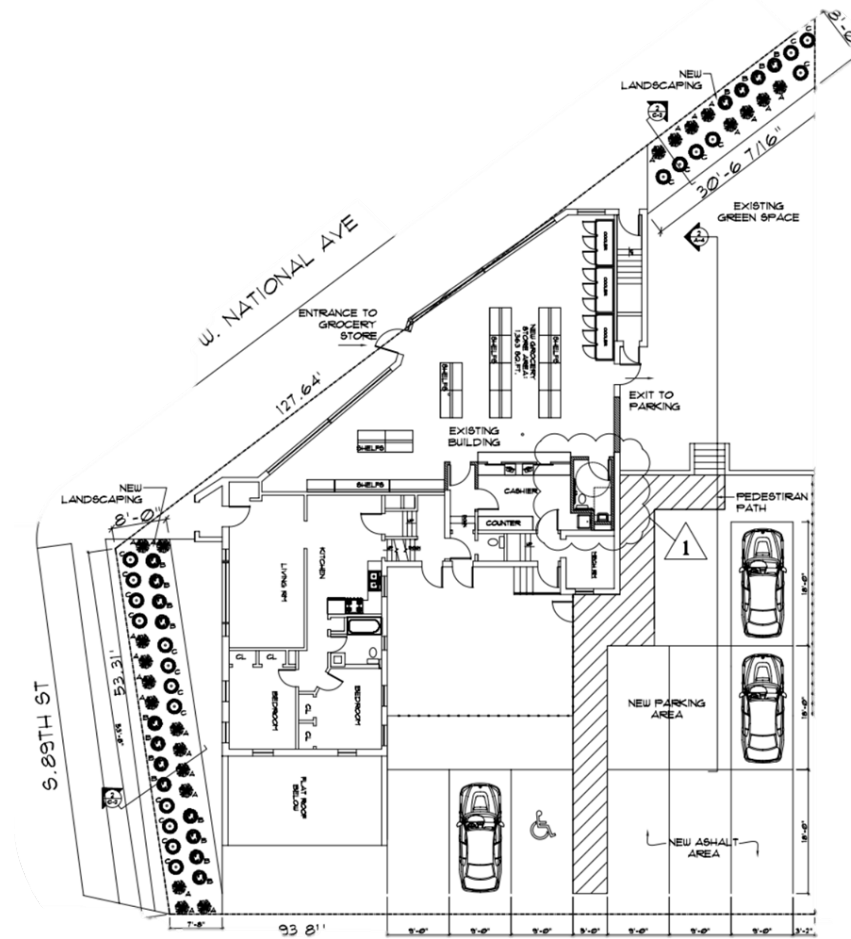
Staffing – The grocery store will be managed by two family members.



Hours – Monday through Saturday 8 am to 8 pm and Sunday 8 am to 5 pm

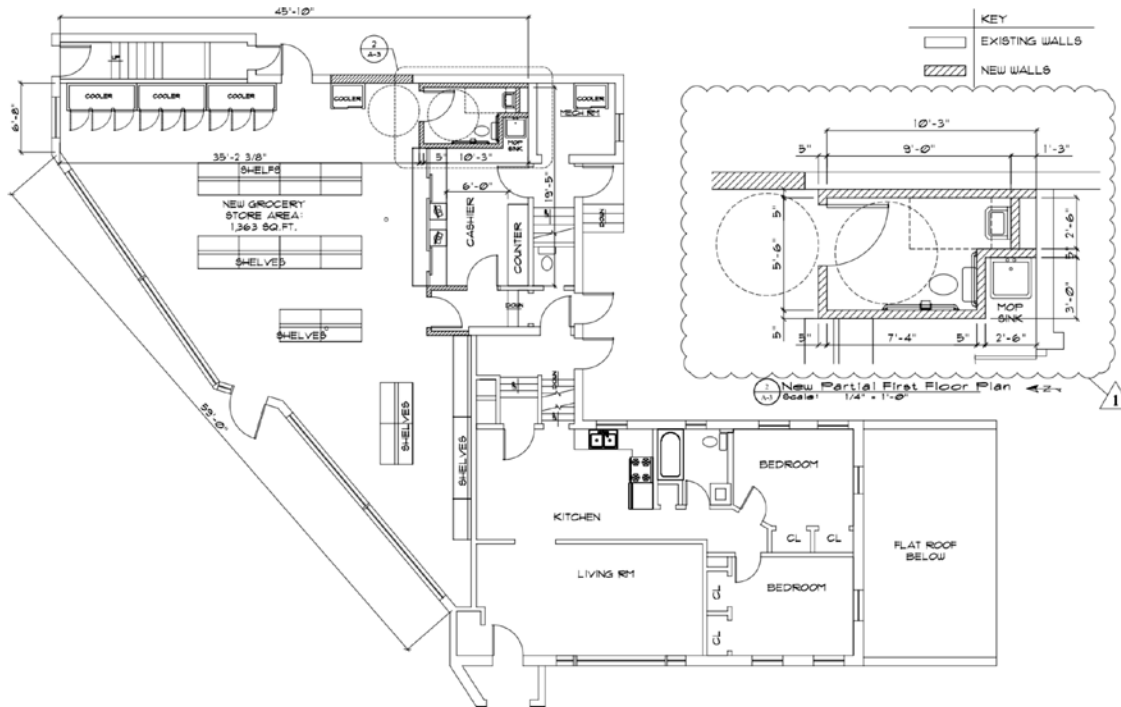
Site Plan

1. Removal of existing metal shed and chain link fence located south east of the property to provide space for a new parking lot with access from the rear public alley
2. Removal of an existing swimming pool located on the east side of the property to provide space for a new parking lot
3. Removal of existing driveway wood canopy in the rear of the property
4. New landscaping on the north east side facing W. National Ave.
5. New landscaping on the west side facing South 89th St.



Grocery Store

1. General cleaning and painting of ceiling and wall surfaces
2. Removal of existing carpet flooring and installation of new flooring
3. Removal of existing overhead garage door on the east wall and installation of new concrete block wall to infill space
4. Construction of a new enclosed customer counter area
5. Installation of shelves to display products
6. Coolers to display drinks such as water, juices and imported beers



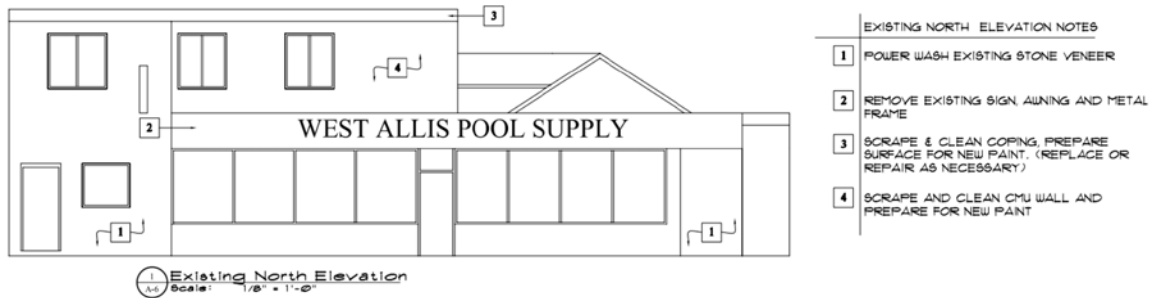
First and Second Floor Apartments

1. General cleaning and painting of ceilings and wall surfaces
2. Removal and replacement of existing flooring

Exterior Building Renovation

1. Removal of existing metal paneling and sign, cleaning of brick surfaces, and installation of a new sign
2. Scrape and clean coping, replace or repair as necessary
3. Scrape and clean doors and window frames, prepare surfaces for new painting
4. Repair or replace damaged wood fascia and soffits, prepare surfaces for painting
5. Remove existing damaged driveway wood canopy and columns
6. Remove and replace existing damaged roof deck and railing
7. Remove existing overhead garage door and enclose wall opening with CMU wall to match existing





Parking – Per zoning code Chapter 12.19, retail stores are required to provide 1 off-street parking space per 300 square feet of gross floor area, or 4 parking spaces. Multi-family housing is required to have 2 spaces for each 2 bedroom unit, or 4 parking spaces. The current site plan has 8 parking spaces.

Signage – Future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. submitted by Luis Barbosa (Tax Key No. 478-0081-001), subject to the following:

(Items 1 through 4 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, and Architectural Plans being submitted to the Department of Development to show the following: (a) details of exterior paint colors; (b) a schedule of proposed improvements; and (c) details of a four-sided refuse enclosure being shown on the site plan. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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 Tony Giron, City Planner at 414-302-8469.
4. Common Council approval of the special use (scheduled for November 4, 2020) and applicant's acknowledgement of the special use resolution.

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

5. Signage and exterior lighting plan being provided for staff review and approval.
6. 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.