



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 28, 2019  
6:00 PM**

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

4. **Site, Landscape and Architectural Plans for proposed building renovations to the existing building located at 1959 S. 54 St., submitted by Jerman Ruiz and Arturo Guzman of Ideal Express and Luis Barbosa, BMR Design Group, Architect (Tax Key No. 474-0036-001)**

**Overview & Zoning**

The applicant Jerman Ruiz is proposing to make exterior façade improvements to the existing warehouse and shop space to be operated by Ideal Express, a shipping warehouse business.

The site is zoned M-1, Manufacturing District, which allows warehouse and office uses.

**Site, Landscaping and Architecture**

The property owner has submitted the following scope of work for Plan Commission consideration:

1. Removal of existing plastic window covering over several existing shop windows on first and second floors.
2. Removal of existing damaged windows on the first and second floor on the west and south side.
3. Enclose window openings with new concrete block to match existing
4. Removal and replacement of damaged concrete masonry walls on the south west corner of the building.
5. Removal and replacement of damaged lintel, overhead door, and frame on the south west side.
6. Removal and replacement of exit door and frame on the west side on first and second floor.
7. Exterior walls to be cleaned and prepared for new paint (color not specified on plans).
8. New landscaping in front of building facing 54 St. (Landscaping plans provided within this report)
9. New rear steel balcony and stairs (included with architectural elevations)
10. General tuck pointing and masonry repairs.

Construction Cost Estimate: \$68,600

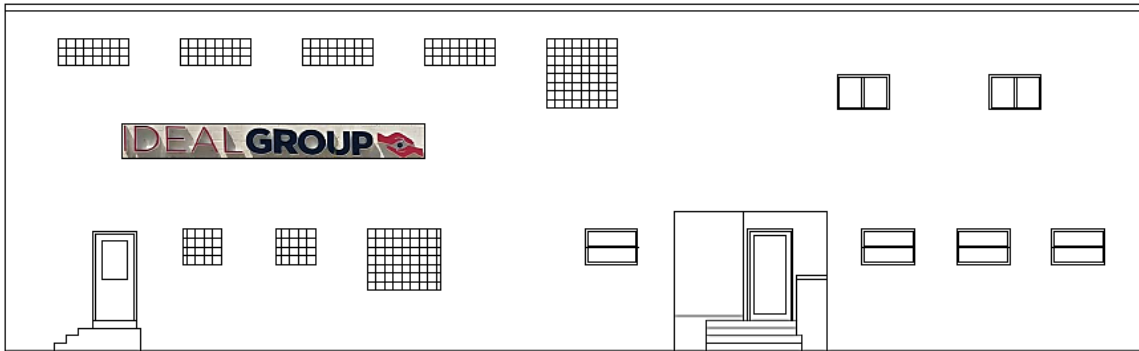




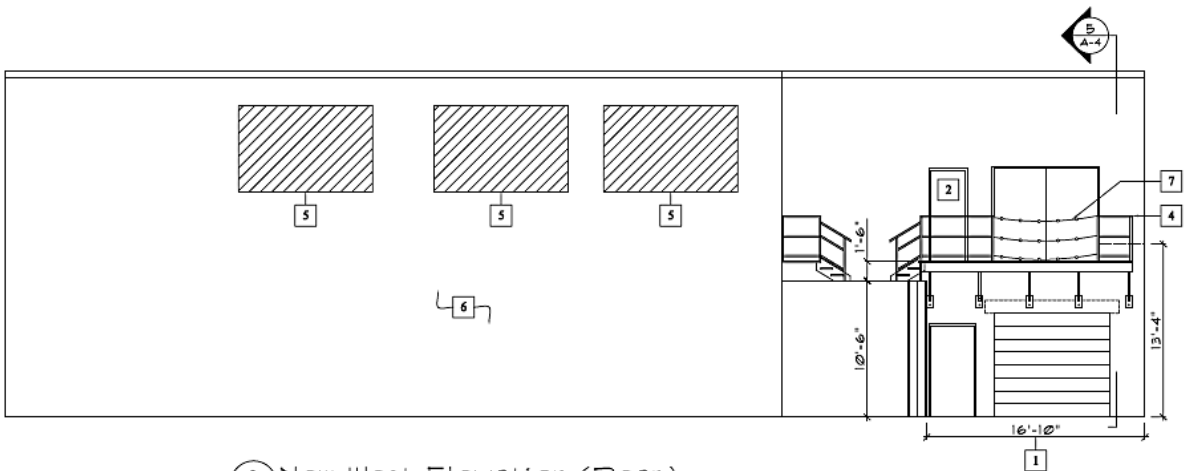
Based on the existing conditions and the proposed updates staff's recommendation include:

- Revised plans being provided to modify the scope of work to include more windows into the project. As proposed, the applicant's plans show most of the window openings (currently covered with a plastic material) being infilled with cement block and painted to match the building.
- Submittal of a schedule for implementation of the proposed and recommended site, landscaping and architectural improvements.
- Applying for an occupancy permit and a signage permit.





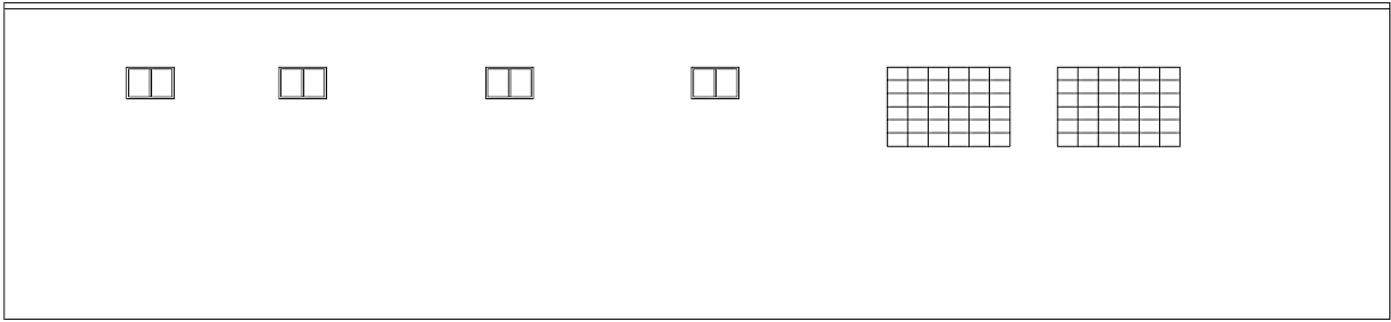
1 New East Elevation (Front)  
 A-4 Scale: 1/8" = 1'-0"



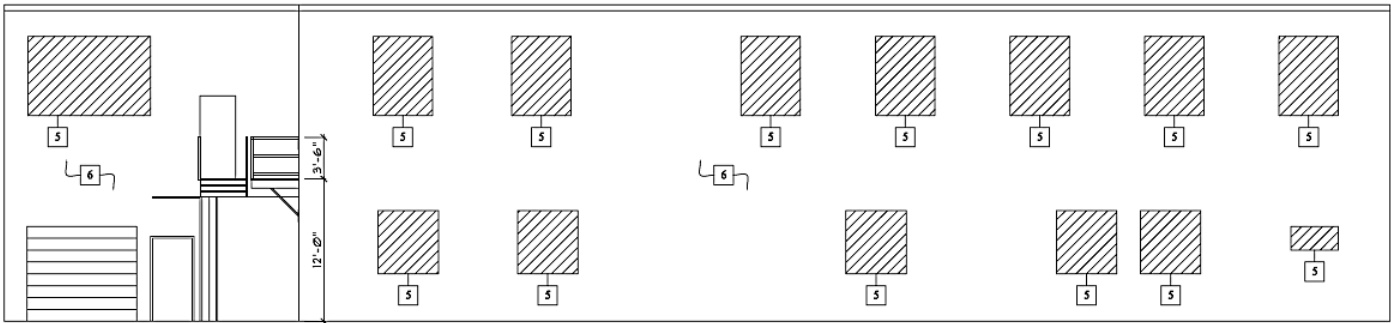
2 New West Elevation (Rear)  
 A-4 Scale: 1/8" = 1'-0"

NEW SCOPE OF WORK

- |   |  |
|---|--|
| 1 | APPROXIMATE AREA OF NEW CMU WALL           |
| 2 | NEW 9'-0" W X 8'-0" H OVERHEAD DOOR        |
| 3 | NEW 3'-0"W X 6'-8"H HOLLOW METAL DOOR      |
| 4 | NEW STEEL BALCONY W/ 3'-6" HIGH RAILING    |
| 5 | NEW CMU WALL INFILL TO MATCH EXISTING WALL |
| 6 | NEW PAINT                                  |
| 7 | NEW REMOVABLE CHAIN LINK RAILING           |

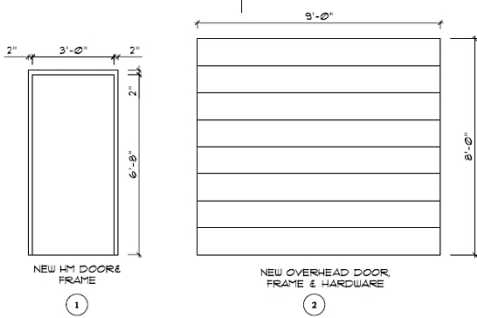


3 New North Elevation  
 A-4 Scale: 1/8" = 1'-0"

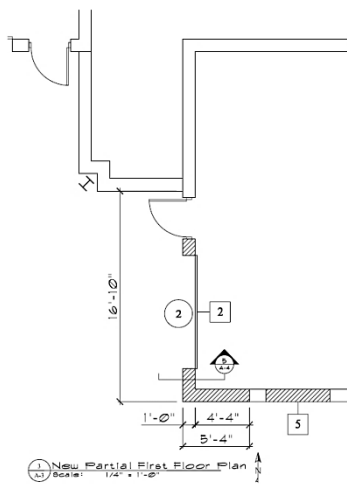


4 New South Elevation  
 A-4 Scale: 1/8" = 1'-0"

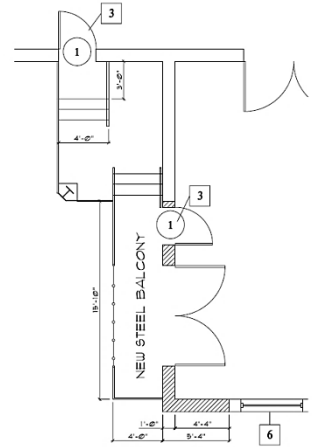
- KEY**
- EXISTING WALLS TO BE REMOVED
  - EXISTING WALLS TO REMAIN
  - NEW WALLS
- NEW SCOPE OF WORK**
- 1 APPROXIMATE AREA OF NEW CMU WALL
  - 2 NEW 8'-0" W X 8'-0" H OVERHEAD DOOR
  - 3 NEW 3'-0" W X 6'-8 1/4" H HOLLOW METAL DOOR
  - 4 NEW STEEL BALCONY W/ 3'-6" HIGH RAILING
  - 5 NEW CMU WALL INFILL TO MATCH EXISTING WALL
  - 6 NEW PAINT
  - 7 NEW REMOVABLE CHAIN LINK RAILING



3 Door Types  
 A-1 Scale: 1/8" = 1'-0"

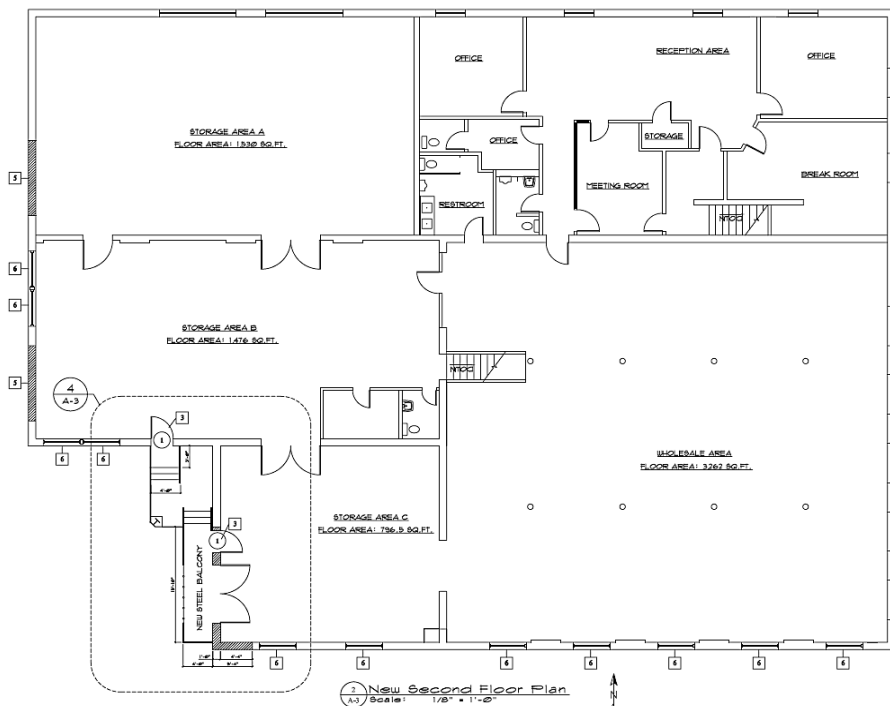
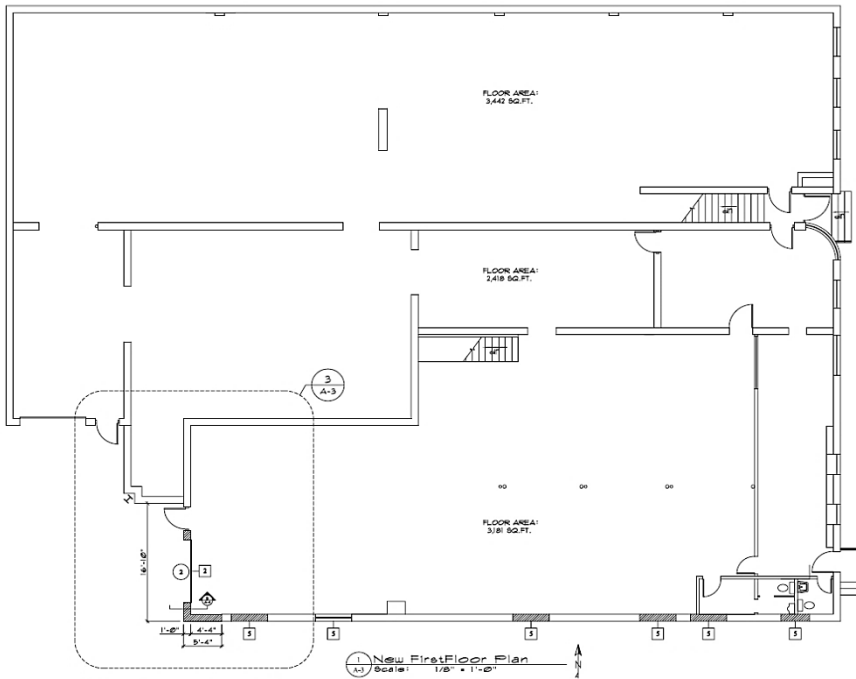


1 New Partial First Floor Plan  
 A-1 Scale: 1/4" = 1'-0"

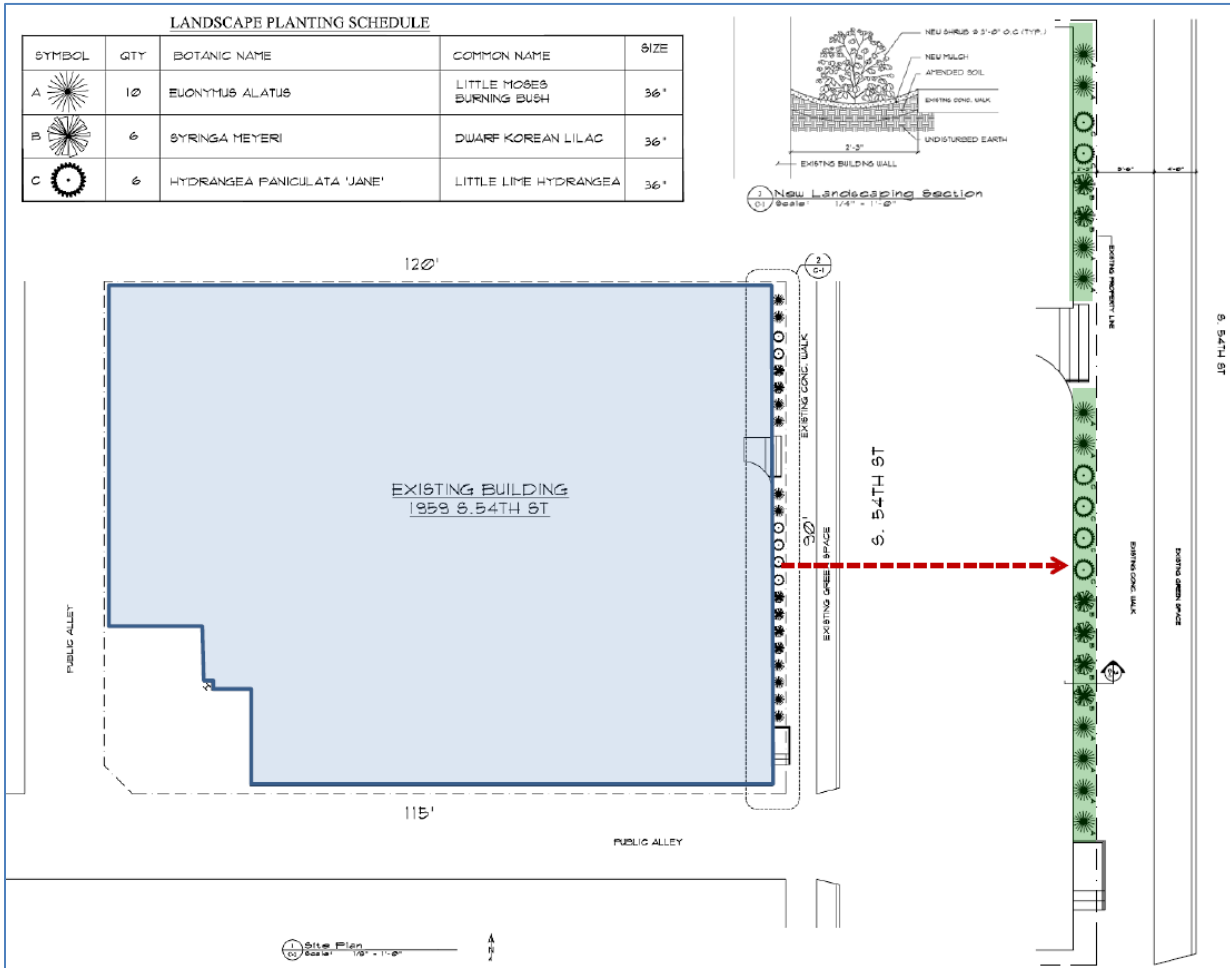


1 New Partial Second Floor Plan  
 A-1 Scale: 1/4" = 1'-0"

New doors are being added on the rear of the building. The scope of work also includes some reair work to damaged masonry block.







**Site and Landscaping Plan**

New landscaping will be added along the east side of the building.

- Staff is recommending that the damaged staircase and railing on the SE corner of the site be repaired or replaced.
- A refuse location is not shown on the plan. If the refuse area is to be kept within the building it should be noted on the plans. If located outside the building, a refuse enclosure and screening details are to be provided on plans.



**Recommendation:** Approval of the Site, Landscape and Architectural Plans for proposed building renovations to the existing building located at 1959 S. 54 St., submitted by Jerman Ruiz and Arturo Guzman of Ideal Express and Luis Barbosa, BMR Design Group, Architect subject to the following conditions:

(Items 1-3 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) apply for a business occupancy permit and include a summary description of business operations; (b) delineate usage of all floor plan areas on plan; (c) install windows in place of proposed block to avoid blank wall space; (d) on the east side of the building near the entrance/lobby install new storefront windows in this area (currently glass block); (e) delineate usage of first floor areas; (f) confirm removal of exterior window and door shutters on the building and provide exterior façade color details (inclusive of any masonry block, proposed treatment of downspouts, awning, window frames, new exterior balcony, metal structural lifts behind building); (g) plans shall indicate repair or replacement work to the front staircase and railing (east side of building); (h) details being noted relative to refuse location on site. If located outdoors, a 4-sided refuse enclosure shall be installed. Provide details of the screening method; (i) any new exterior lighting planned shall be shown on a plan including fixture type, location and photo metrics; (j) a schedule for implementation of the proposed improvements; (k) signage permit and plans being submitted to the Department of Development for review. Contact Steve Schaer, Planning Manager at 414-302-8460 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, Planning Manager 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 security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8460.

(Remaining conditions of approval to be satisfied by the property owner 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.