



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, OCTOBER 25, 2017
6:00 PM**

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 5. Architectural Plan Amendment for the installation of awnings at the Six Points East Condos, an existing mixed-used commercial and residential building located at 6330 W. Greenfield Ave., submitted by Alicia Hurst, d/b/a Six Points East LLC. (Tax Key No. 439-0400-001)**

Overview

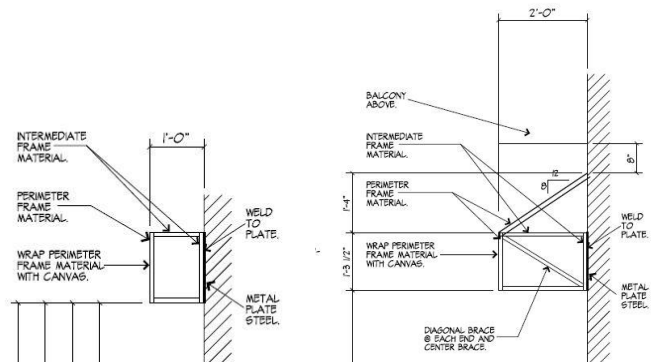
The Six Points East Condos were approved for construction by the Plan Commission on July 26, 2006. However, construction and occupancy of the building was significantly delayed, due to financial issues with the project. Occupancy of the residential units began to take place in 2009/2010. The first occupancy of a commercial tenant space took place earlier this year with the opening of the Lula Mae Aesthetic Boutique.



As part of that occupancy, the property owner applied for and received approval from the Plan Commission for signage along W. Greenfield Ave. As a condition of that approval, the Plan Commission required that the architectural awnings that were part of the original approval back in 2006 be installed and/or presented for approval in a modified plan, within 6 months. The applicant has been working with staff to submit those plans for approval, and at this point staff has agreed to take their proposal to the Plan Commission for consideration.

Architecture

The original approval for architectural canopies featured 19 horizontal metal structures on the east, south and west facades of the first floor of the building. Some of those canopies proved to be problematic in that they didn't allow for the required pedestrian clearance along the sidewalk. Revisions were required before permits or installation was allowed.



At this time, the applicant has applied to install 19 canvas awnings, 14 horizontal style awnings with vertical faces to mimic the previously approved metal canopies. The remaining 5 awnings would combine a vertical face with a sloped face above. The exposed concrete block behind all awning areas would be covered by metal plants, and all proposed awnings are to be charcoal gray in color.

While staff understands that the applicant is working within the constraints of the previous design, they generally do not agree with the design solution presented. If the applicant wants to install canvas awnings, presumably to save money, staff believes that the canvas awnings should be of a style more typical and structurally relevant to a canvas installation. They've offered the installation of canvas awnings at the nearby Epikos Coffeeworks café as an example.



Additionally, staff would like to see more architecturally significant canopies featured over the building entrances, as was proposed with the initial approval.

Signage

No new signage is proposed with this application, as none of the awnings have signage applied onto them. However, awnings do require a sign permit for their installation, and staff is requiring the submission of a Sign Permit Application to have the installation methods confirmed to meet building code.

Recommendation: Recommend approval of the Architectural Plan Amendment for the installation of awnings at the Six Points East Condos, an existing mixed-used commercial and residential building located at 6330 W. Greenfield Ave., submitted by Alicia Hurst, d/b/a Six Points East LLC. (Tax Key No. 439-0400-001), 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 the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Architectural Plan being submitted to the Department of Development to show the following: (a) non-entrance awnings being shown as sloped canvas awnings; and, (b) entrance areas covered with metal architectural canopies. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 with any questions.
2. Submission of a Sign Permit Application for the installation of the awnings.
3. Confirmation of a modified Minor Grant of Privilege for the installation of awnings over the city right-of-way.

(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.