



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
Wednesday, January 24, 2024  
6:00 PM

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

**4. Architectural plan for Best-In-Class Remodeling, a proposed Neighborhood Service use, at 9700 W. National Ave. (Tax Key No. 479-0457-001)**

**Overview & Zoning**

Andy Lopac of Best-In-Class Remodeling is proposing to use the former Tool and Dye building for the location of his business. The applicant will utilize the space as an office and storage area for the business. The property is currently Zoned RA-3. Neighborhood Service is permitted in the RA-3 district, as a legacy legal non-conforming use.

**Architectural Plan**

The owner applicant is proposing to install new windows and repaint the existing brick building for a modern look. The most significant architectural change is the replacement of the large windows. These windows are to be replaced with modern upgrades that retain historic integrity. The applicant is currently working with Economic Development to obtain a National Avenue storefront improvement grant. Based on use of those federal funds, and because the building is potentially eligible on the State of WI register of [Historic buildings](#) database, the State Historic Preservation Office is involved in the review of the window replacement project. A conceptual rendering has been provided by the applicant.



**Design Guidelines**

The proposal is considered a minor redevelopment; guidelines may be used as a framework but are not a requirement for approval.

**Recommendation:** Approval of the Architectural plan for Best-In-Class Remodeling, a proposed Neighborhood Service use, at 9700 W. National Ave. (Tax Key No. 479-0457-001) subject to working with City staff toward a phased approach for paving and landscape improvements.

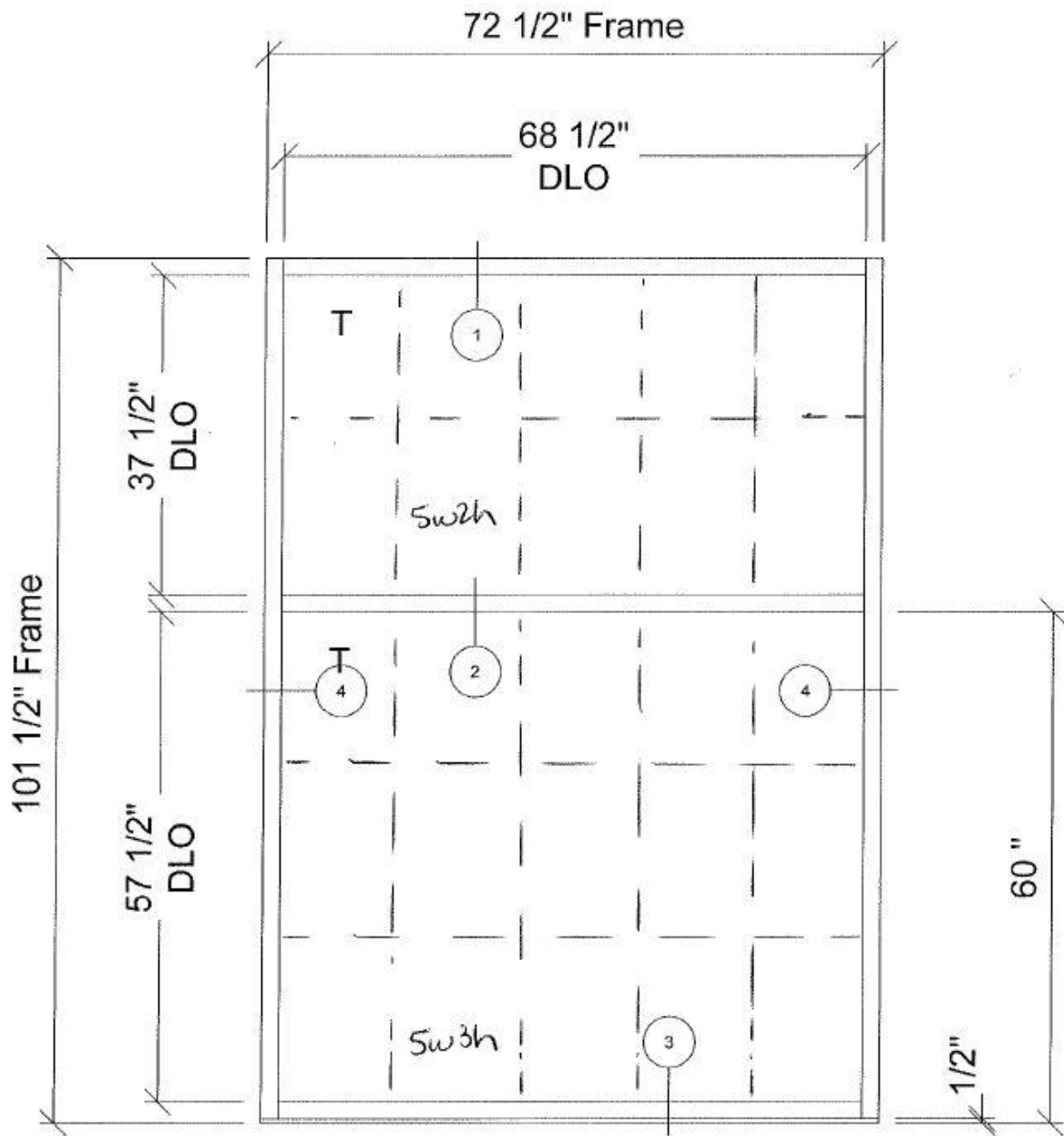


*Quality*  
TOOL & DIE

9700







Best in Class Remodeling - 1 - 001 - W1 (7 Thus)  
 Frame: (Black) Series 3000 : Storefront : Thermal : Multiplane :  
 Center Set : Outside Glazed : Screw Spline