

STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Tuesday, February 27, 2018  
6:00 PM

ROOM 220 – CITY HALL – 7525 W. GREENFIELD AVE.

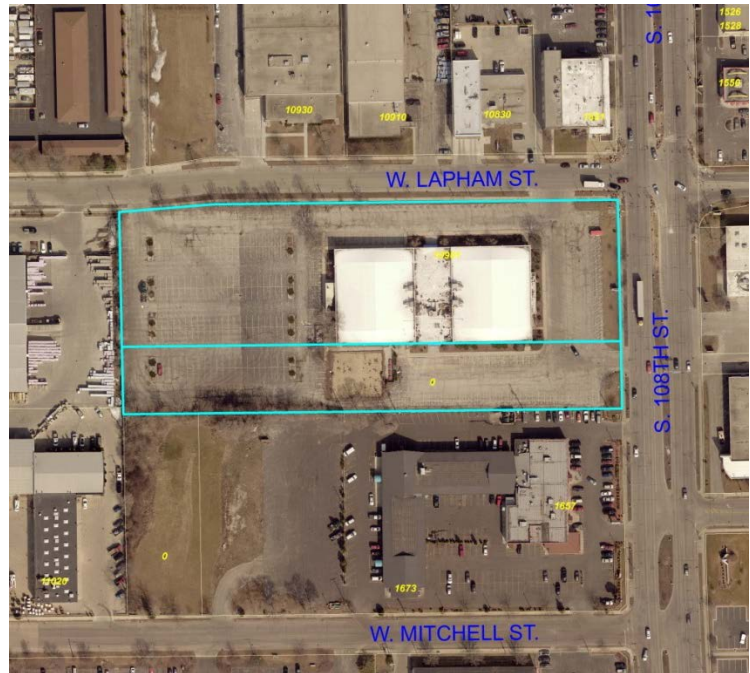
7. **Site and Landscaping Plan for proposed demolition of the exiting building and related site work for the properties located at 10901 W. Lapham St. and 1600 Block of S. 108 St., submitted by Mike Klumb, Coast Car Wash (Tax Key No. 448-997-005 and 448-9979-004).**

**Project Overview**

The property owner, Michael Klumb of Coast Car Wash, is proposing to demolish the former AMF Bowling Center building. The property is zoned C-3 Community Commercial District.

The total project cost estimate is between \$5-6 million.

As denoted on the submitted site plan, access points will be blocked by landscaped boulders, concrete barrier walls (Jersey barriers), or bollards and chain. The sand volleyball area to the south of the building will also be removed. In addition, landscaping and stairs abutting the AMF building will be removed. Lead, mold, and asbestos remediation will be completed by an engineering consultant. Demolition is expected to take up to five weeks, with the work being completed by demolition contractor that has been secured by the applicant.



Since the former AMF site is comprised of two parcels, the applicant is proposing to reconfigure the lots via a Certified Survey Map at a later date. The applicant has had initial discussions with staff to construct a 5,800 sq. ft. car wash on site. However, this project has not been formally applied for and is not part of this review.

With the potential car wash taking up 1.25 acres of the site, the remaining four acres would be marketed for future development. In the event that no development is planned within 18-24 months of demolition approval, the owner would remove paved areas and replace them with grass.

Staff has a few areas of concern related to the proposed demolition. If development is not approved within one year of demolition, all curb cuts must be permanently closed. After a year of no development approvals, staff would not like to see temporary access closures such as Jersey barriers on site. In addition, if future development is not approved within one year, the property owner must submit a revised plan to show perimeter landscaping.

**Recommendation:** Recommend approval of the Site and Landscaping Plan for proposed demolition of the exiting building and related site work for the properties located at 10901 W. Lapham St. and 1600 Block of S. 108 St. submitted by Mike Klumb, Coast Car Wash (Tax Key No. 448-997-005 and 448-9979-004), subject to the following conditions:

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) fully grassed site and closure of any curb cuts within one year; and (b) perimeter landscaping (trees) being shown on plan and installed within one year. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
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 demolition, potential driveway closure, and landscaping be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

(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.