



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 26, 2021
6:00 PM
City Hall – Room 128

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

5. Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Ogden & Company, d/b/a Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000)



Overview and Zoning

The applicant is proposing to construct a two-bedroom, one-bathroom duplex on a 30-ft. x 120-ft. lot on the east side of S. 55 St. The development will also include the construction of a two-car garage (18-ft. x 20-ft.) with an outdoor concrete slab located just off the alley. The property is zoned RB-2 Residence District, which permits duplexes upon approval of a site, landscaping and architectural review.

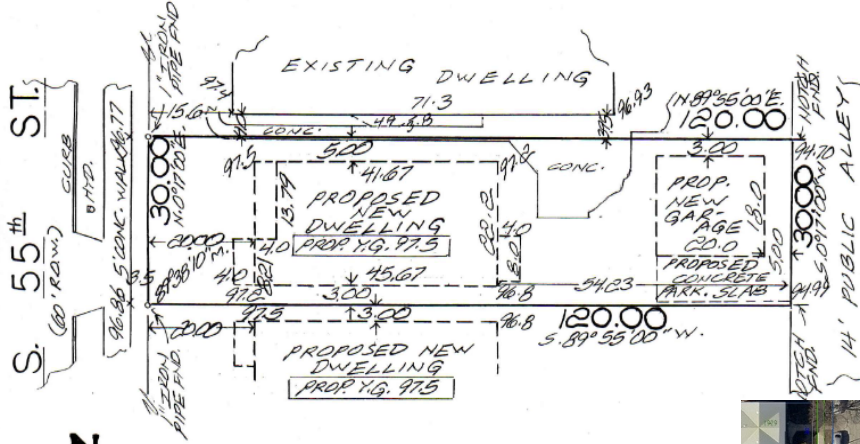
Site Landscaping and Architecture

The architectural features of each home include off-set gabled roof designs, a front porch and a detached garage with alley access typical of similar homes in the neighborhood. The front elevation of the homes will feature a stone veneer on the front porch columns and cedar supports. The building will be clad with either vinyl siding or an cementitious siding. In addition to lawn areas an ornamental tree and perennial landscaping area will be integrated into the front yard of each duplex. Each duplex has a contrasting color scheme (see samples below).

Location of Property 1938-40 South 55th Street, West Allis, WI

Description of Property

Lot 14 in Block 1 in McGEACH MEADOWS, being a part of the Southwest ¼ of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



SCALE: 1" = 20'

91.5 - INDICATES EXISTING SPOT GRADES, ELEVATIONS TO TENTHS ARE GROUND ELEV.

PROPOSED YARD GRADE IS SUGGESTED ONLY & IS SUBJECT TO THE APPROVAL OF THE OWNER/BUILDER & THE CITY OF WEST ALLIS

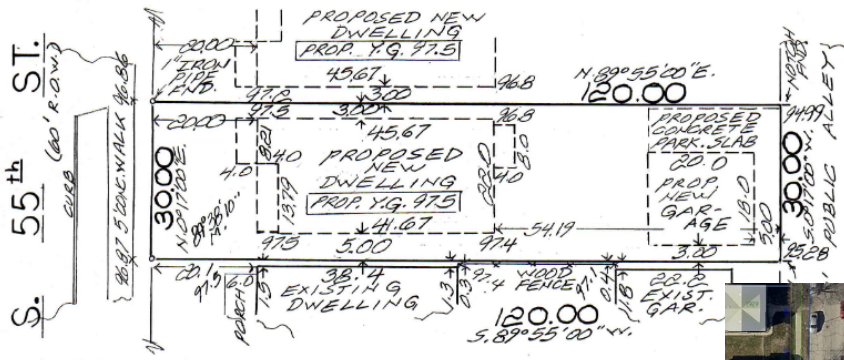
PROP. DWELLING NOT STAKED IN FIELD



Location of Property 1942-44 South 55th Street, West Allis, WI

Description of Property

Lot 15 in Block 1 in McGEACH MEADOWS, being a part of the Southwest ¼ of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



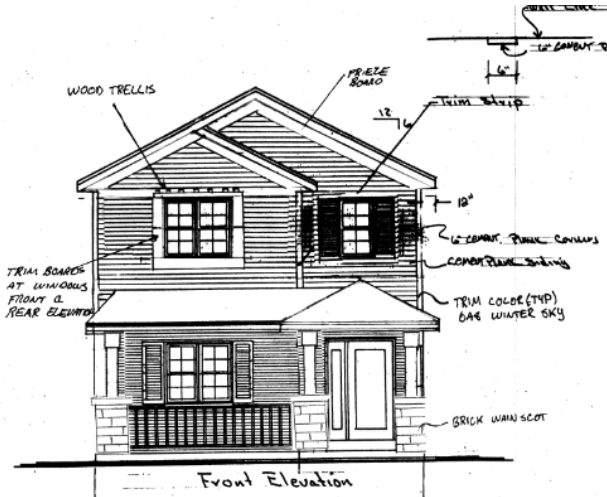
SCALE: 1" = 20'

91.5 - INDICATES EXISTING SPOT GRADES, ELEVATIONS TO TENTHS ARE GROUND ELEV.

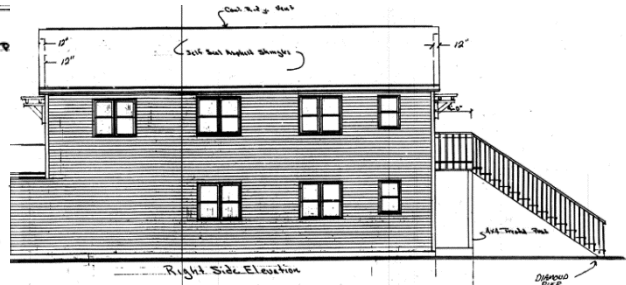
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PROP. DWELLING NOT STAKED IN FIELD

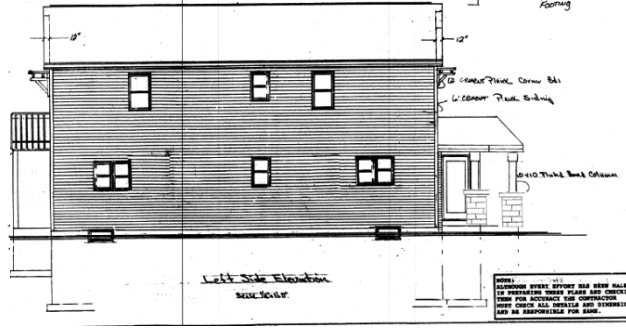




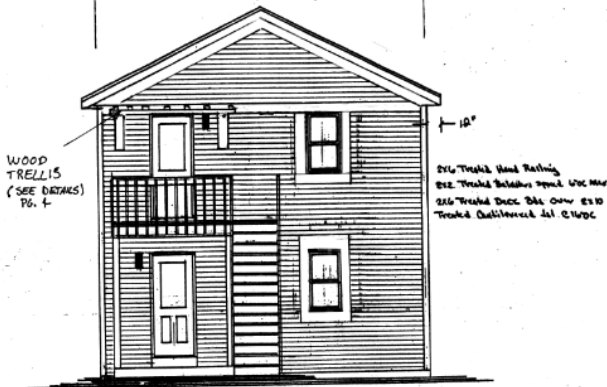
Front Elevation



Right Side Elevation

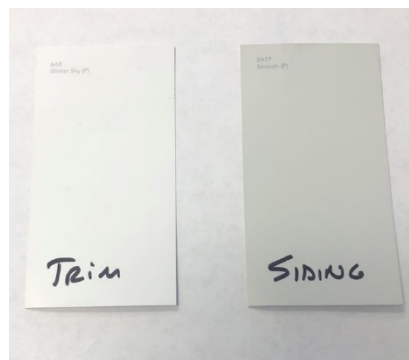


Left Side Elevation



Rear Elevation

SCALE 1/8"=1'-0"



Recommendation: Approve the Site, Landscaping and Architectural Plans Site, Landscaping, and Architectural Plans for Two (2) - New Construction Duplexes, located at 1938-40 S 55th St and 1942-44 S 55th St, submitted by Ogden & Company, d/b/a Jim Cisco of AMCS, Incorporated (Tax Key No. 474-0024-002 and 474-0025-000) subject to the following conditions being submitted to the Planning and Zoning office: (a) window trim being consistently applied around all four sides of the building (windows and doors); (b) confirmation that exterior materials on garage are consistent with main building (house) materials; (c) walkways on sites being shown (from city sidewalk to front porch & garage to house); (d) landscaping details (tree and perennial plantings) being provided. Contact Steven Schaer at 414-302-8460 with any questions.