

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 27, 2018
6:00 pm

City Hall – Room 128– 7525 W. GREENFIELD AVE.

10. **Site, Landscaping and Architectural Plans for Elliott's Ace Hardware, an existing hardware store with a proposed addition, located at 11003 W. Oklahoma Ave., submitted by Adam Reek, d/b/a MSI General Corporation. (Tax Key No. 523-9986-008).**

Overview and Zoning

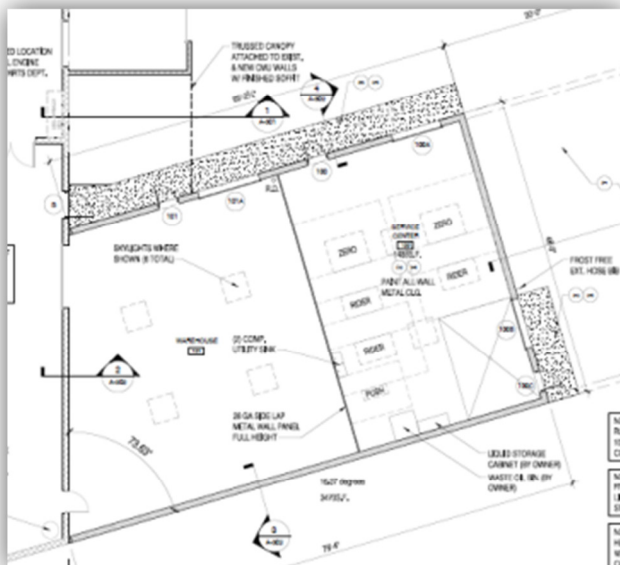
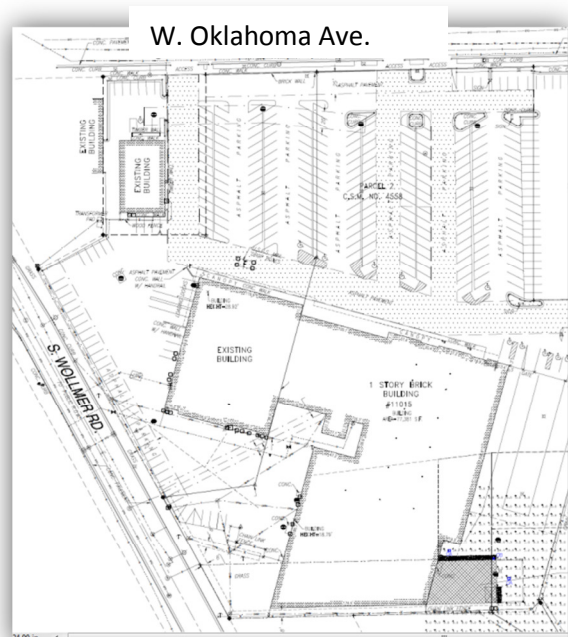
MSI General is proposing to design and construct an addition of approximately 3,470 square feet at the Southeast corner of the existing Ace Hardware Store located at 11030 W. Oklahoma Ave. The area of the proposed addition is space currently used for seasonal garden center retailing and outdoor material storage. The project will require removal of approximately 12,000 square feet of existing asphalt for regrading, and modification of the existing storm sewer in that area.



The property is zoned C-4 Regional Commercial District. The uses proposed are permitted uses in that district.

Uses

The eastern portion of the addition will be used for small engine service and repairs. This work would typically include replacing parts, belts, spark plugs, winterizing, etc. The remainder of the new space will be used for additional warehouse space which will enable the owners to eliminate



several storage containers currently located in the garden center. The use of the existing fenced area will not change other than it will be condensed. The green house will continue to operate seasonally in the front half of the yard. The remainder is for storage of bagged goods. Much of the stock that has historically been stored in the back half and distributed to other Elliott's location is now shipped directly to those other

locations freeing up a large amount of space. The store's trucks are also stored in the back of the fenced yard and would be moved to behind the store.

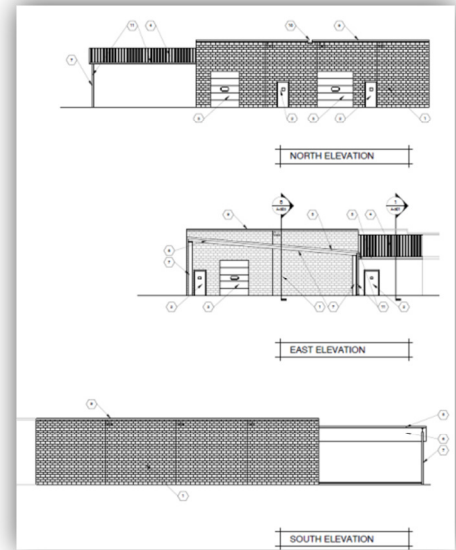
Parking

The new site layout will not impact any of the existing parking lot. A total of 334 spaces are provided within both the Post Office property and the Ace Hardware property, those uses require a total of 150 parking spaces. There is a surplus of parking on site of about 184 spaces.

There is a shared use agreement between Goodwill and the current owner of the Ace Hardware for parking and access to the entire site.

Architecture

The single story addition will be a construction type to match that of the existing building, with smooth, painted tan colored CMU walls approximately 20' in height. As part of the project, the adjacent walls of the existing building which are currently light blue/grey will also be painted tan to match. The roof of the addition will be flat with parapets and scuppers for runoff. The addition will have three overhead doors and 3 man doors for access/egress. The interior of the addition will be divided into two separate areas for uses described below. To the east of the enclosed addition a pitched canopy roof will be built covering an additional 1,440 square feet. This roof will be metal with gutter and downspouts discharging runoff to grade. *Staff comment – Staff has no issues with the proposed addition as it matches the existing side and rear elevation of the building. Staff would like to see some of the chipping paint and eroded supports on the front of the building repaired.*



Site/Landscaping

The main parking field for this parcel will not be altered as part of this plan. *Staff Comment – There is an existing 4.5-ft wide crushed aggregate planting area of trees between the City sidewalk and parking lot on the east side of the main drive in off of W. Oklahoma.*



The applicant has proposed to fill in that area with additional landscaping. The applicant has also agreed to remove the block wall on the west side of the main drive behind the sidewalk and to sawcut out a landscape bed along that sidewalk which will extend to the western property line.

Staff Comment – Additional landscape bed details for the proposed landscaping along the W. Oklahoma Ave. frontage. Staff would like to ensure that the planting area which is along the Goodwill frontage of W. Oklahoma Ave. is simply continued along the Ace Hardware frontage up to its western property line.

Signage

There are currently 2 non-conforming pole signs on the Ace Hardware property. Staff recommends that the applicant remove within 2 years from the date of this approval. Typically, that agreement would take the form of a signed letter from the applicant stating they agree to remove the signs.

Lighting

Ace is proposing to reuse the existing light poles and fixtures on site. Staff is not opposed to this, but recommends that the lighting fixtures be directed downward at a right angle and not angled upward as currently presented on site. Furthermore, if the pole color is changing details should be provided. Any rust or wear being addressed as needed.

Recommendation: Plan Commission approval of the Site, Landscaping and Architectural Plans for Elliott's Ace Hardware, an existing hardware store with a proposed addition, located at 11003 W. Oklahoma Ave., submitted by Adam Reek, d/b/a MSI General Corporation. (Tax Key No. 523-9986-008).

(Items 1-5 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 site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) repair of the entry drive off of S. 108 St.; (b) additional landscape bed details to include the mulch style, any curbing and generally a design which flows with the existing landscaping along the W. Oklahoma Ave. frontage immediately to the east; and, (c) approval of the planting schedule from the City Forester Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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 attached security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller at (414) 302-8470.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Engineering Department. Contact Michael Romans, of Building Inspection, at 414-302-8413.

5. A signed agreement from the owner that the non-conforming pole signs will be removed within 2 years from the date of this approval.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

6. 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.