



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, September 27, 2023**  
**6:00 PM**

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

**6. Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000)**

**Overview & Zoning**

Su Plus Two recently purchased the property at 7335 W. Greenfield Ave. and plans to move their restaurant to this new location. Upon purchasing the property, the owners noticed an issue with the previous EIFS siding. Due to its hazardous condition, they promptly removed the defective siding.



**Architectural Plan**

The owners plan to install fiber cement James Hardie siding in a dark grey color to replace the portions of the facade which previously were EIFS. The proposed material has a wood-look finish and will complement the existing stone columns. This material has been used in other commercial and residential projects and is considered a durable and suitable product.

**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 Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000) subject to the following conditions:

1. Work with staff on placement and orientation of panels on the building and incorporate additional articulation (such as a trim work layer) in the lower panels, below storefront windows, and in the area above the storefront windows.



# PLAN COMMISSION CHECKLIST

1.

**Goal:**  
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	

2.

**Goal:**  
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

**Goal:**  
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	