



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 1, 2021
6:00 PM
City Hall – Art Gallery

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

3. **Site, Landscaping, and Architectural Plans for Alfahel Strip Mall, a proposed shopping center to be located at 3411 S. 108 St. submitted by Donald Kurkowski on behalf of Billy Alfahel d/b/a Alfahel Strip Mall. (Tax Key 523-9951-002)**

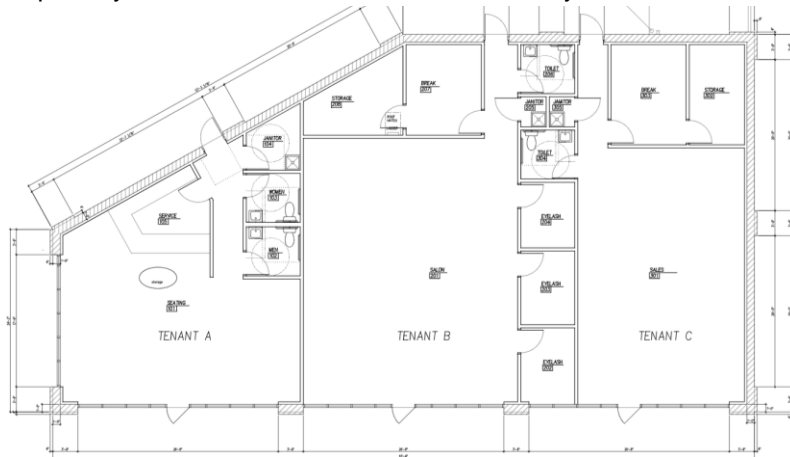
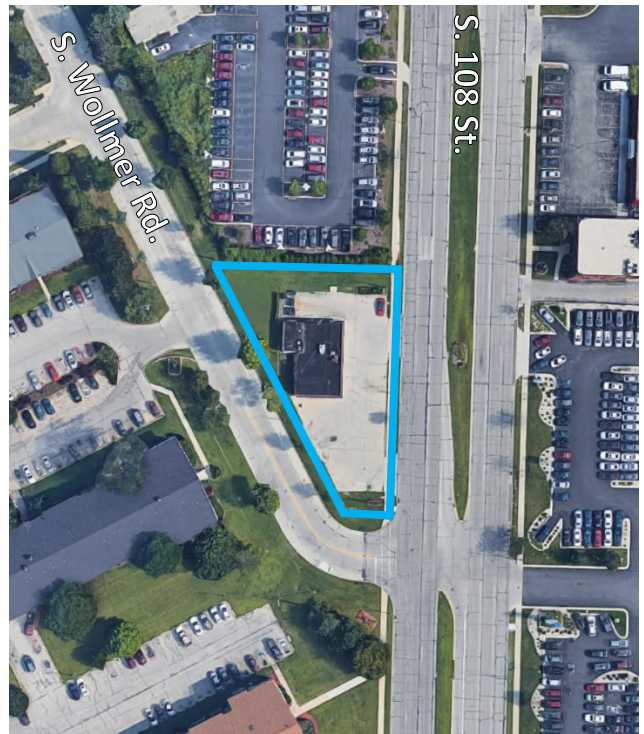
Overview and Zoning

The property owner is proposing to construct a new retail shopping center on a vacant lot at 3411 S. 108 St. The applicant is proposing to build a single-story 4,100 sq. ft. building with 3 tenant spaces. Tenants are yet to be determined, but the applicant is planning for a coffee shop, nail salon, and one unknown user. Construction is expected to begin in spring 2022. A shopping center is a commercial use and is considered a permitted use in the C-4, Regional Commercial District.

Hours of operation are yet to be determined.

Floor Plan

The new building will be divided into 3 tenant spaces of approximately 1700, 1200, and 1200 sq. ft. Tenant A includes seating, a service counter, janitor closet, and 2 bathrooms. Tenant B includes salon space, studio/storage/break rooms, janitor closet, and a bathroom. Tenant C includes sales space, storage/break rooms, janitor closet, and a bathroom. All spaces include a primary entrance to the East and a secondary rear entrance to the West.



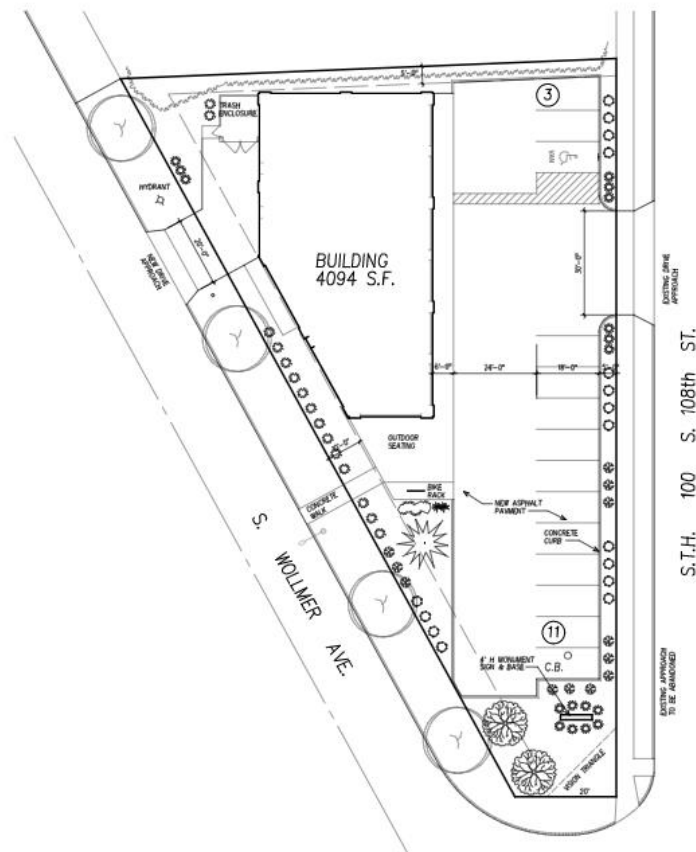
Site and Landscaping Plan

New construction on the site includes the new building, refuse enclosure, outdoor patio, and parking lot. The new building will be built on the Northwestern portion of the parcel with the 4-sided refuse enclosure adjacent to the rear of the building. A new driveway approach will be added to S. Wollmer Rd. to service the refuse enclosure and rear of the building. The outdoor patio will be built just South of the building, adjacent to tenant space A. A concrete walkway will be added to connect the outdoor seating area to S. Wollmer Rd. This will help pedestrians access the site from the West.

The new parking lot will be built on the Eastern half of the site fronting S. 108 St. This parking lot will provide 14 on-site parking stalls (including 1 ADA stall) satisfying the minimum parking requirement of 14 spaces. A bike rack will be added adjacent to the outdoor seating to serve as parking for people biking to the shopping center. The Southern driveway to S. 108 St. will be closed as part of this project, with the existing Northern driveway maintained as the primary entrance to the site.

Significant landscaping improvements will also be made as part of this project. New plantings will be added along S. 108 St. to buffer the parking lot from the sidewalk and street frontage. New plantings will also be added within the property line along S. Wollmer Rd. Landscaping will also be added South of the outdoor patio and South of the parking lot, at the corner of the property. These plantings include bushes, several trees and plantings at the base of a new freestanding sign.

Staff recommends requiring a surety bond for this project.

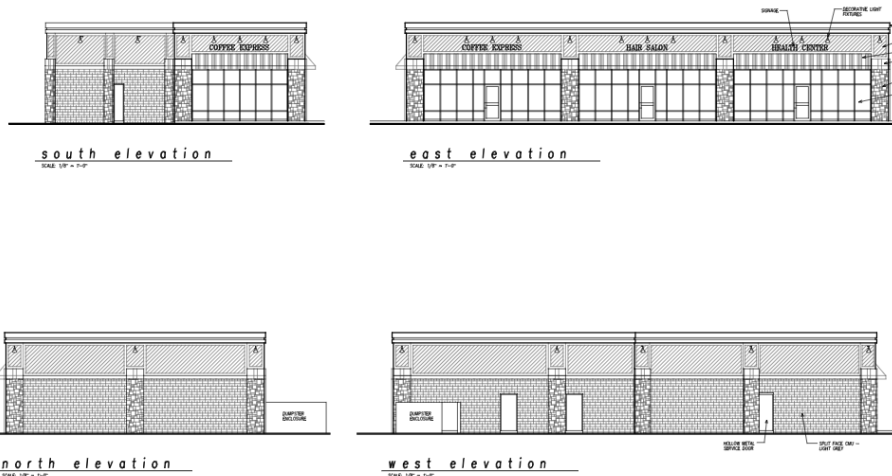


Architecture

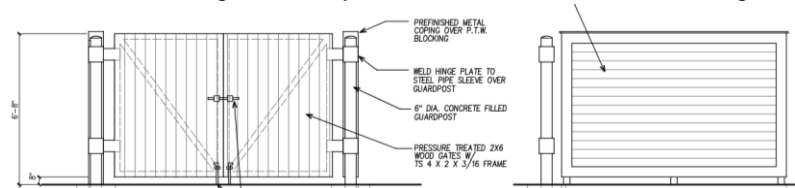


The new building will include a variety of materials. The lower portion of the East façade will be primarily glass with storefront glazing, including glass doors. Windows will also be continued along the Eastern half of the South façade. The lower portion of the North, South, and West facades will be primarily split face CMU. The key architectural feature along the lower portion of the façade will be grey stone face CMU. These pillar type features will be capped with light grey cast stone and repeated across all 4 sides of the structure, providing rhythm and texture. Rear doors will be hollow metal.

The upper portion of the façade will be primarily dark grey wood siding. Light grey wood trim will be used to cap the structure. The East and South façades will also include decorative gooseneck light fixtures above space for business signage and above stone features. These fixtures will be continued across all 4 sides of the building, primarily above stone features. Red fabric awnings will also be installed above each storefront, including the South facing windows.



The refuse enclosure will include treated wood gates with metal posts for access. The remaining sides will be siding framed by trim boards to match the building.



Recommendation: Approve the Site, Landscaping and Architectural Plans for Alfahel Strip Mall, a proposed shopping center to be located at 3411 S. 108 St. submitted by Donald Kurkowski on behalf of Billy Alfahel d/b/a Alfahel Strip Mall. (Tax Key 523-9951-002) subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) color samples; b) a landscaping plan to include species list (type, quantity, size) subject to approval of City Forestry; c) details of exterior lighting an/or a photometric plan being submitted for approval. Contact Zac Roder, at 414-302-8465 with any questions.
2. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City.
3. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Zac Roder, City Planner at 414-302-8465.
4. 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Zac Roder, City Planner at 414-302-8465.