



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 28th 2025
6:00 PM

5. **Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000).**

Overview & Zoning



Juan Arvizu is applying on behalf of Prestige Interior Contractors to conduct improvements to the buildings and landscaping at 1519-21 S. 84th St. The site was previously used for asbestos abatement and inspections by DJK Environmental, who has since relocated. Prestige Interior Contractors operates as a home improvement business, meeting at job sites throughout southeastern Wisconsin. The use of this site will primarily be for the storage of construction materials and the operation of a small office within the commercial building.

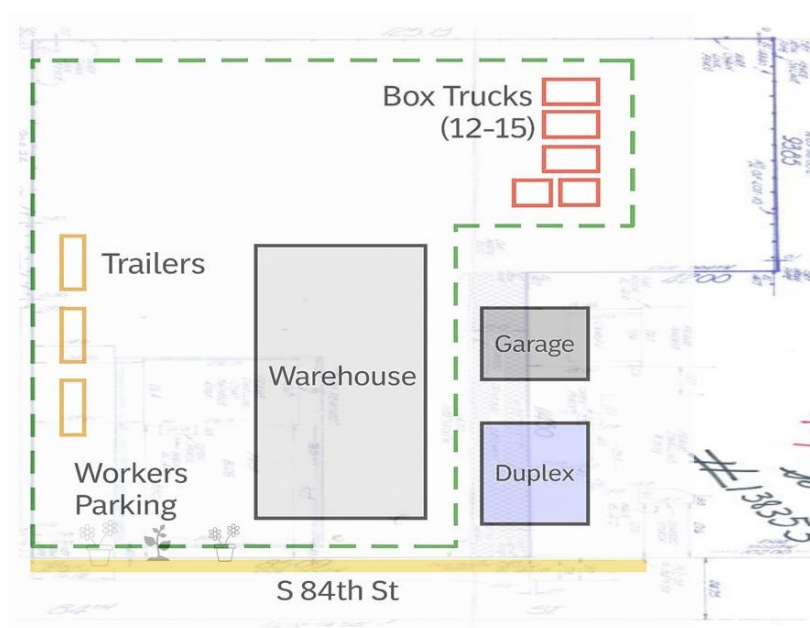


The property consists of three (3) properties all zoned C-2, “intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale”. The proposed use of the site is classified as Neighborhood Service, as the commercial building is roughly 2,660 sq. ft. in size, under the 8,000 sq. ft. maximum requirement for Neighborhood Service uses.

Prestige Interior Contractors will be operating Monday through Friday from 8 am until 6 pm each day. The company currently plans to have 12 full-time employees. The business proposes maintaining outdoor storage of 4 trailers and 12 to 15 box trucks.

Site Plan

The applicant has submitted a site plan indicating the location of existing structures and proposed uses within this site. The southern half of the site will primarily be used for employee parking and trailer storage adjacent to the warehouse and office building. Toward the northern half of the site,



We would do grass and possible hanging plants where the illustration is.

-Green dotted lines would be fence location



12 to 15 box trucks will be stored when not in use for the business. A garage and duplex are located on site just north of the warehouse and office.

Proposed changes to the warehouse building are minor in nature and do not alter the interior or exterior structure of the building. The applicant proposes painting the exterior of the building Blue

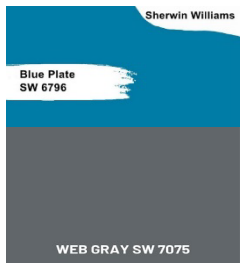


Plate SW 6796. Roof repairs will be made to the warehouse as well as updated interior finishes such as enhanced lighting, refreshed paint, and updated flooring inside. The duplex is also expected to receive a few updates. The roof of the duplex and garage roof are planned to receive repairs. The interior of the duplex will receive refreshed paint, and the exterior

will be repainted Web Gray SW 7075.



Existing Warehouse Condition



Existing Duplex Condition

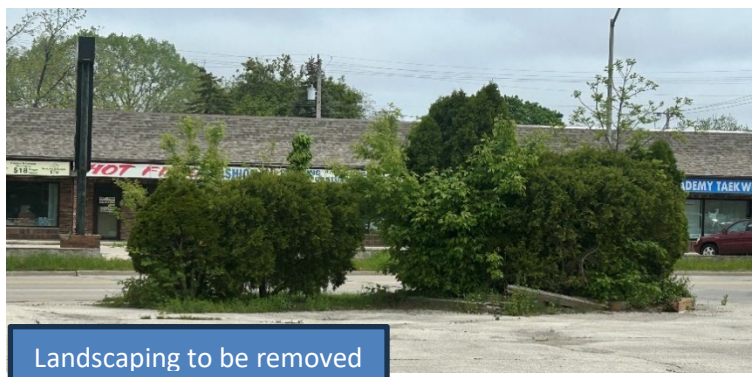
Landscaping Plan



Existing Fence Condition

The most notable proposed landscaping feature will be the replacement and relocation of the site's existing fence. Currently, a mix of different fencing types surrounds three sides of the Prestige lots and are in varying condition. The

proposed fencing will differ from the present location and style of fencing. The applicant wishes to enclose the entirety of the commercial component of the property with the new fence, leaving the



duplex and garage structures unfenced. Although the site currently features both chain link and wooden fencing, the proposed plans would like to alter the style of fencing on the properties. The applicant would like to install 6 ft. decorative fencing along the front of

the site facing S. 84 St. (eastern property line). For the interior of the site, 6 ft. chain link fencing with privacy slats are proposed along the southern, western, and northern property lines.

To install the fencing along 84th St., the existing tree and bush landscaping features will have to be removed. The applicant will maintain landscaping where these features will be removed and throughout their property facing 84th St. through planting grasses and maintaining hanging planter baskets. Because these details are not fully included in these plans, staff recommend the submission of a more detailed fencing and site/landscaping plan (fencing type, location, and color as well as the indication of plant species and location on the property facing 84th St.). Of note, the new fence along S. 84 St. should be setback from the front property line. The front fence is recommended to be setback from the front property line (perhaps at least a vehicle length (truck) – both for aesthetic reasons and traffic safety. Functionally it would also allow vehicles to pull into or out of the site and stage without waiting in the road or across the sidewalk awaiting a gate to open or close.

The fence setback would also be an opportunity to improve the curb appeal with some new greenspace areas along the frontage of S. 84 St.



Upon conducting a site visit, staff note that the existing condition of the parking lot's asphalt is poor and in need of substantial repair. Code enforcement staff have noted this issue as well and have stated that they will not approve the business' occupancy permit unless the asphalt condition is remedied. Planning and zoning staff also believe that the repair of the site's asphalt should remain

a condition for approval for this planning application in coordination contingent with the applicant's occupancy approval.

Architectural Plans

Because the nature of the proposed changes to the buildings and site are cosmetic in nature, an architectural plan is not required as part of this application. No considerable changes will be made to the interior or exterior of the building's structure.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 & S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000) subject to the following conditions:

1. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a scope of work being prepared and submitted to the Planning and Zoning Office to identify required property site/landscaping maintenance: (a) site plan to reference closure of one of the driveways on S. 84 St.; (b) show the location, style, height of fencing and privacy slat color details; (c) a landscaping plan being submitted to show planting details and reference locations on site (d) Indicate scope of asphalt repair plan (e) indicate the refuse container location as well as the required 4-sided fencing enclosure details on the site plan (f) Indicate any lighting updates or improvements to ensure compliance with West Allis Municipal Code.
2. Driveway Permits being applied for with the Engineering Department for closure of one of the driveways along S. 84 St. Contact Greg Bartleme at (414) 302-8367.