



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 23, 2019
6:00 PM**

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 4. Site, Landscaping and Architectural Plans for building renovations to the former John's Shoe Service property located at 7506-08 W. Greenfield Avenue, submitted by Nate Maier, d/b/a West Allis Assets LLC. (Tax Key No. 440-0445-000)**

Overview

The property is a two-unit commercial building meant for retail or service type businesses. Each unit is roughly 800 square feet with separate basements accessed by a common stairwell. The property was originally built in 1926, and most recently used as the iconic John's shoe repair & tailoring in 7506 and a home improvement contractor's storefront in 7508. While the building's structure is mostly intact, with much of its original detail in place, it is in major need of additional preservation to restore it. The project has a projected timeline of two months beginning in May.

The property is currently zoned C-1 Central Business District.

Total project costs are estimated at \$80,000.





Existing



Proposed

Proposal

Plans for the front facade remodel include removing existing siding panels and restoring the brick to original condition. The existing storefront windows and doors will be replaced and additional transom windows added above entryways. Gooseneck light fixtures will be added along the front of the building highlighting proposed area for signage. The existing rear gravel parking area will be replaced with new top soil and sod. A new sidewalk will be constructed connecting the building to the parking lot. Improvements to the exterior also include a new dumpster enclosure, two new parking stalls with ADA access, and a mural on West side of building. The applicant is currently working with the City on a Façade and Artscape Grant for the building remodel and mural.



Recommendation: Approval of the Site, Landscaping and Architectural Plans for proposed exterior alterations and site changes to 7506-8 W Greenfield Ave, submitted by Nate Maier, d/b/a West Allis Assets LLC. (Tax Key No. 440-0445-000)

(Item 1-4 is 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 grant of privilege being applied for with respect to a possible encroachment of façade lighting over public right-of-way.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Jill Gregoire, City Planner at 414-302-8469.
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. Contact Jill Gregoire at 414-302-8469.
4. Submittal of illustration for West wall mural design and approval by Staff before implementation.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. Signage plan being submitted to the Department of Development for review and consideration.
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.