



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

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

- 8A. Special Use Permit for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave.**

- 8B. Site, Landscaping, and Architectural Plans for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave. submitted by John Fuchs (479-0674-003).**

Items 8A and 8B may be considered together.

Overview and Zoning

The property at 9422-30 W National Avenue is currently a .2 acre parcel with a multi-tenant building along the street frontage. There is a narrow driveway leading to a small parking area in the rear of the building. The building is in a neglected condition and has been vacant for a number of years. The proposal is to demolish the existing building and construct a public parking lot. Estimated project cost is around \$120,000. Current assessed value of the land is \$53,200 and improvements at \$ 271,100. This property is zoned a C-2 and parking lots in the C-2 require a special use.

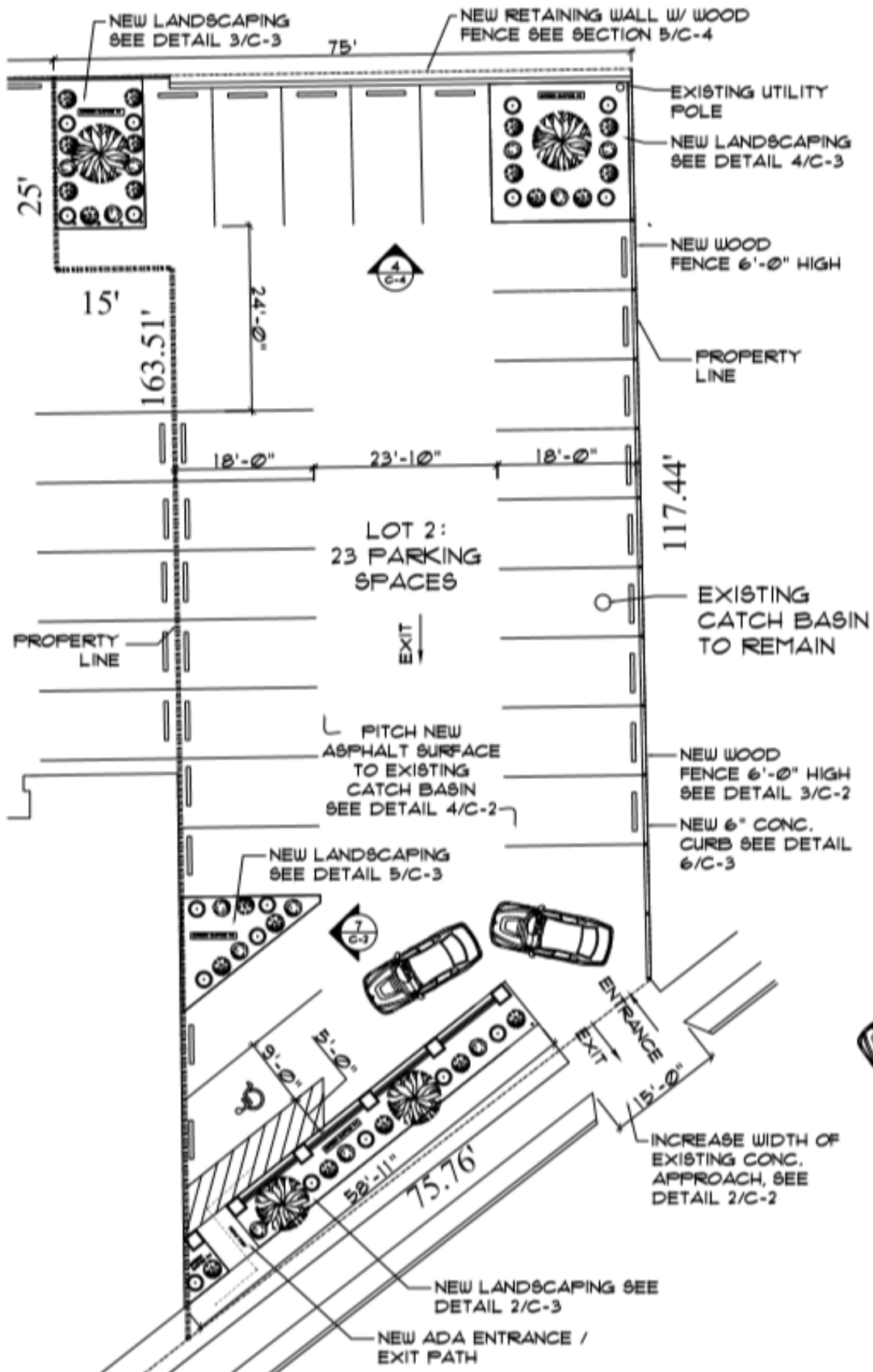


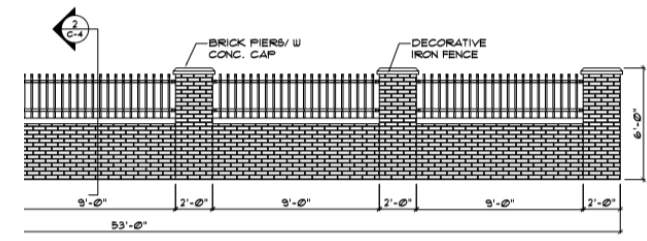


Site Plan

The proposed parking lot has users entering the lot from National Ave and exiting through the existing Heartbreakers parking lot. The lot will have new asphalt and striping for 23 parking spots including 1 ADA spot. This spot will have a pedestrian walkway that safely connects the parking lot to the sidewalk on National Ave. There is a 6' tall decorative brick and iron fence along the National Avenue street frontage with a landscaping island that features attractive trees and bushes. Three additional planting areas are proposed within the lot. A new 6' wood fence will be built along the North and East lot lines. Once the building is demolished, the owner will make repairs as needed to the now exposed East wall of Heartbreakers. This wall will also have two new wall mounted light fixtures.

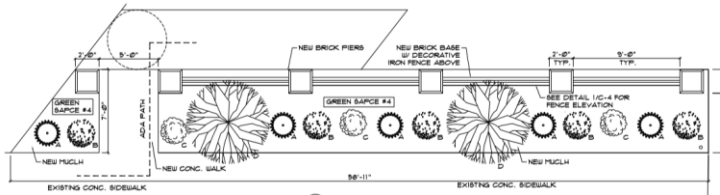




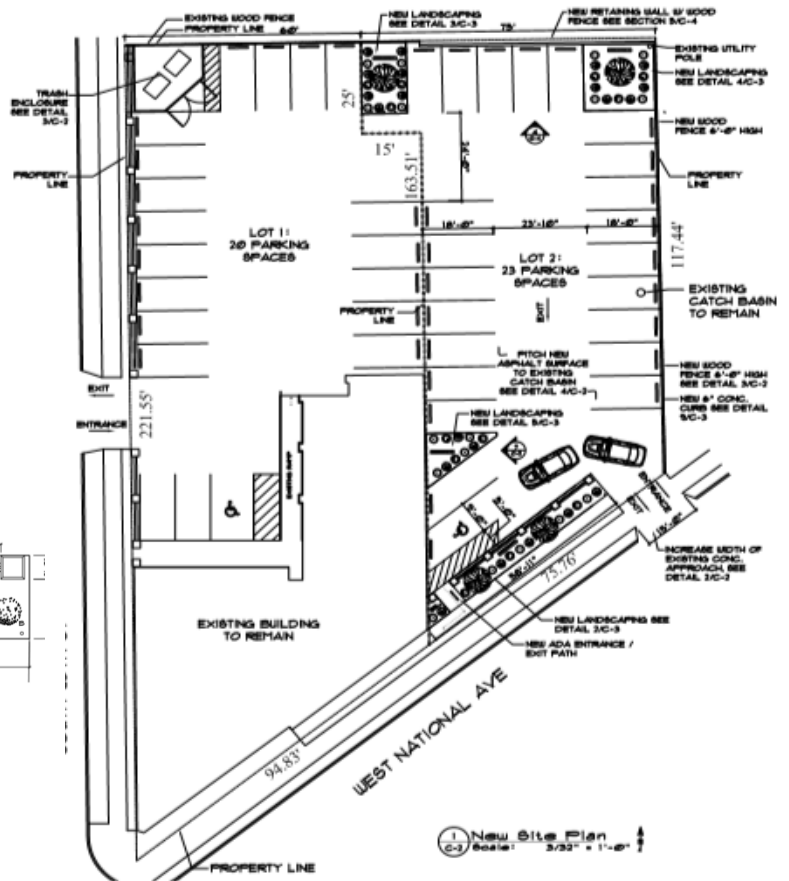


ELEVATION VIEW

1 New Decorative Fence
C-4 Scale: 1/4" = 1'-0"



2 Landscape Plan View
C-3 Scale: 1/4" = 1'-0"



1 New Site Plan
C-3 Scale: 3/32" = 1'-0"

Recommendation (8):

Common Council approval of the Special Use Permit for a proposed commercial parking lot to replace existing building located at 9422-30 National Avenue and approval of the Site, Landscaping, and Architectural Plans for a proposed commercial parking lot to replace existing building located at 9422-30 National Ave. submitted by John Fuchs (479-0674-003).

(Item 1-4 to be completed prior to issuance of any building permits).

1. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) flow of traffic at National Avenue entrance/exit with driveway width adjustments. (b) confirm surface material along National Avenue frontage. Staff is recommending grass. Contact Jill Gregoire, City Planner at 414-302-8469.
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.
4. Common Council approval of the special use permit and applicant and owners acknowledgement of the terms of use (Public hearing scheduled for February 5, 2019).

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

5. 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.