



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

**Room 128 – City Hall – 7525 W. Greenfield Ave.**

7. **Site, Landscaping and Architectural Plans for a proposed demolition of an existing building located at 3411 S. 108 St., submitted by Billy Alfahel, property owner (Tax Key No. 523-9951-002).**

**Overview and Zoning**

The property to be demolished was formerly the Double Dragon Restaurant located on the east side of S. 108 St. at S. Wollmer Rd. The site is 0.4 acres in area and the building is about 2,400-sf (originally built in 1957 as a gas station).

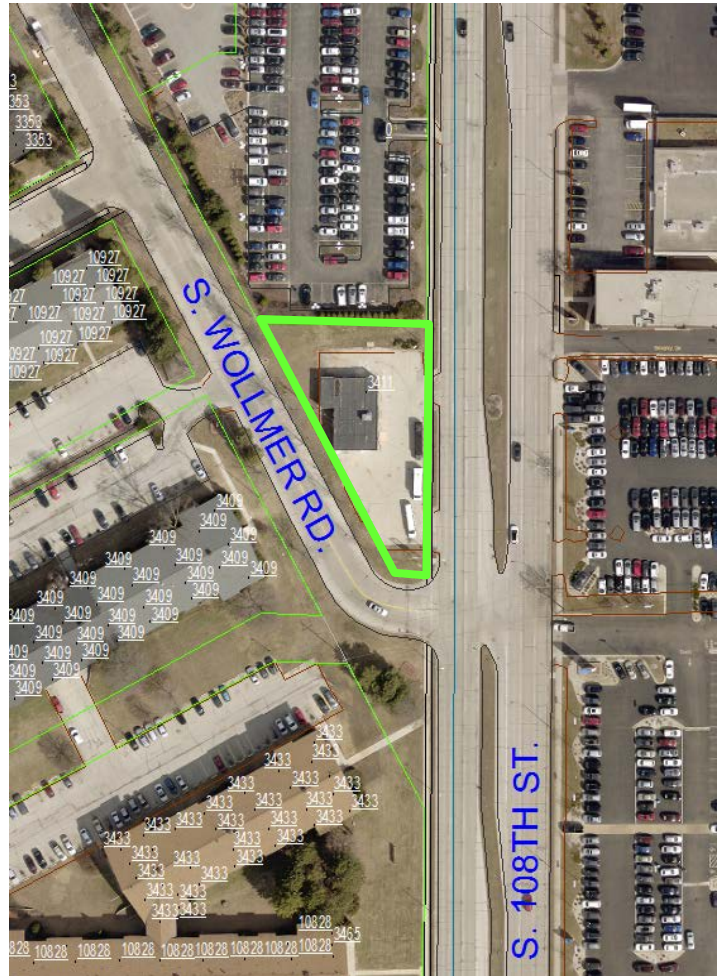
The property was purchased by Mr. Billy Alfahel in December 2016, whose plan was to remodel it for another restaurant use. However, efforts to remodel the building failed to work out and the cost to cure outweighed the cost to demo and rebuild new.

The property is zoned C-4 Regional Commercial District, which allows for a variety of retail, office and commercial land uses.

Surrounding uses include Wilde Toyota to the north, Morgan Grove Apartments to the south and west, and the city of Greenfield to the east (commercial uses).

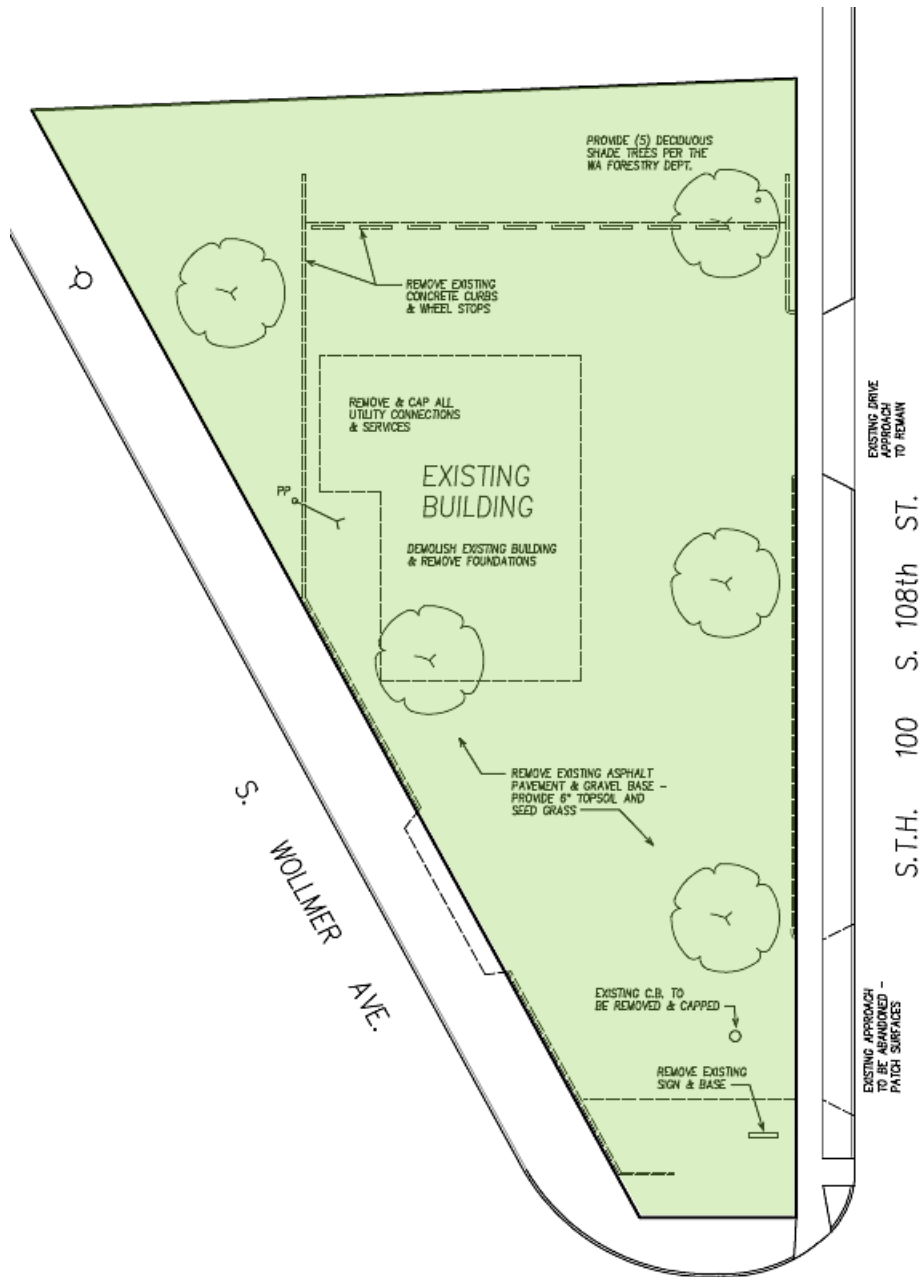
**Site, Landscaping and Architectural**

The scope of demo includes removal of the building, signage, parking lot and one of two driveways (southern-most) along Hwy 100.



Once razed the lot will be seeded. 5 trees are shown on the future grass site. The property will be more marketable once the building is gone and site improved. At that time, the property owner could sell or redevelop the property with a new building (build to suit a future permitted use). Any plan to redevelop the site with a new building and use would be submitted to building permits and design review before Plan Commission.

# Site/Landscaping plan after demolition



site plan D

SCALE: 1:20



**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for a proposed demolition of an existing building located at 3411 S. 108 St., submitted by Billy Alfahel, property owner (Tax Key No. 523-9951-002)., subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised site and landscaping plans being submitted to the Department of Development to show the following: (a) a schedule to reflect proposed timing of the scope of proposed site and landscaping improvements; (b) driveway permits for modifications of S. 108 St. driveway. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
2. An estimated cost of demolition and site, landscaping and screening improvements being submitted to the Department of Development for approval. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
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 demolition, potential driveway closures, site and landscaping improvements being executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.

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

4. 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.