



PLAN COMMISSION STAFF REPORT
Wednesday, July 25, 2018
6:00 PM
City Hall – Room 128 – Conference Room

- 3A. Special Use Permit for Six on Becher, a proposed apartment building, located at 7601 W. Becher St.
- 3B. Site, Landscaping and Architectural Plans for Six on Becher, a proposed apartment building, located at 7601 W. Becher St., submitted by Doug Prahst, d/b/a Livingstone Properties, LLC. (Tax Key No. 477-0736-001)

Overview and Zoning

Items 3A. and 3B. may be considered together.

The proposal is to renovate the existing vacant building located on the southwest corner of W. Becher St. and S. 76 St. into a six unit apartment building. The property was previously used as a mixed use building with ground floor commercial space with residential above. The property is zoned C-2 Neighborhood Commercial District which requires a Special Use Permit (Scheduled for August 7, 2018).

The landscape will be addressed by replacing any dead plants with similar, trimming and mulching. The majority of the project includes interior changes needed to create six market rate residential units

Details include 6 apartments: 11 beds, 6 full baths & 2 half baths
11 total parking stalls: 3 parking stalls in the garage and 8 parking stalls in the parking lot.
Amenities and improvements include:



Construction Budget / Schedule of Values

SIX ON BECHER project
7601 W Becher Street

Scope	Dollar amount
Architect & permits	\$ 12,000
Demolition	\$ 5,000
New water supply	\$ 30,000
Fire sprinkler system	\$ 33,000
Site work	\$ 3,000
Framing/construction	\$ 12,000
Plumbing	\$ 21,000
HVAC	\$ 18,000
Electric	\$ 16,000
Windows, doors & trim	\$ 30,000
Kitchen build outs	\$ 16,000
Bathroom buildouts	\$ 14,000
Paint & flooring	\$ 20,000
Total renovation budget	\$ 230,000

Parking

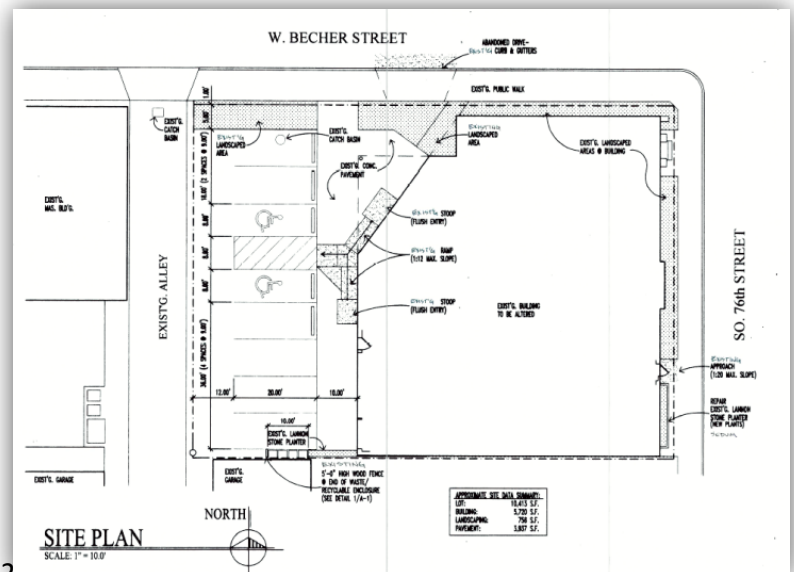
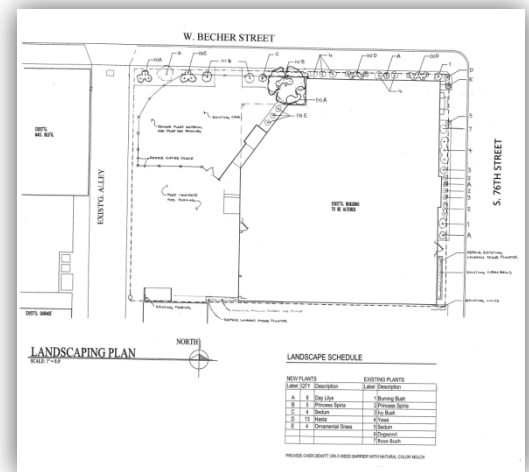
Eleven parking spaces are proposed, 3 inside the garage and 8 in the parking lot. Eleven parking spaces are required by Code.

Site, Landscaping and Architectural Plans

The former play area for the daycare along with the fencing will be removed from the northwest corner of the site. Under the mulch in the play area is pavement which will be used to expand the parking lot. The applicant will then create a formal landscape area between the expanded parking area and W. Becher St. In addition the applicant will replace all dead landscaping along the perimeter of the site and repair the landscape bed walls as needed.

Architectural

The applicant plans to replace doors and windows as needed and repair trim where necessary. Staff will need to see details of the proposed replacement products to ensure they work architecturally with the existing building. Additionally, the applicant will clean and tuckpoint the existing building where necessary as there are a few discolored and stained areas on the exterior of the building. The applicant also plans to reroute the downspouts and gutters to ensure that the staining from water damage no longer takes place.



Recommendation: Common Council Approval of the Special Use Permit for Six on Becher, a proposed apartment building, located at 7601 W. Becher St. and Plan Commission approval of the Site, Landscaping and Architectural Plans for Six on Becher, a proposed apartment building, located at 7601 W. Becher St., submitted by Doug Prahst, d/b/a Livingstone Properties, LLC. (Tax Key No. 477-0736-001)

(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, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) details of the proposed exterior changes, to include but not limited to cut sheets for doors and windows and details of proposed trim work; and, (b) any landscape species or number of plant changes as directed by the City Forester. Contact Shaun Mueller at 414-302-8470 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, City Planner at 414-302-8470.
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. The attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Shaun Mueller, City Planner at 414-302-8470.

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

4. Signage and updated lighting plan being provided for staff review and 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.