



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 22nd, 2025
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

6. Site, Landscaping, and Architectural Design Review for alterations to an existing building/property at 7836 W. Becher St. (Tax Key No. 477-0173-000)

Overview & Zoning



The [property](#) consists of two existing single unit homes and a commercial building. The one floor commercial building is being demolished. The existing foundation will be used to construct a new 2-story mixed-use building. The first floor will be used again as a commercial space with the upper second story accommodating two residential apartment units. The existing

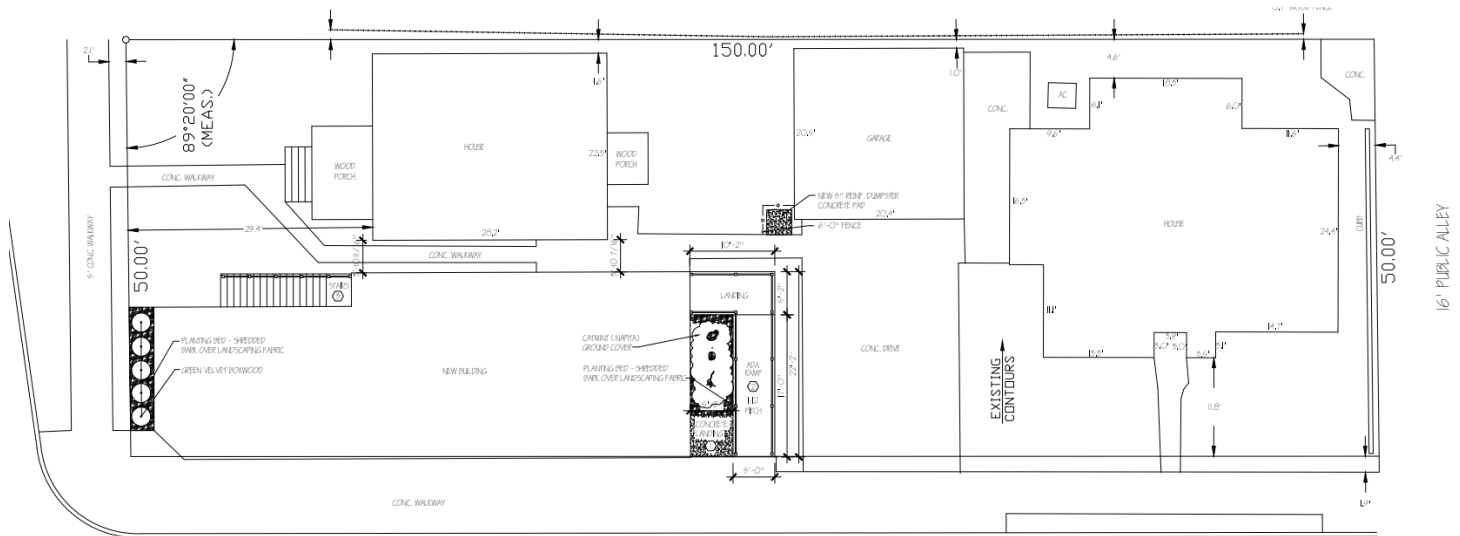
building outline, foundation, and basement will remain unchanged through this project while a small addition attached to the west of the original building will be demolished to accommodate a new ADA ramp, landing, and landscaped area.

The property is zoned C-2 — “Intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale.” Mixed uses and residential dwelling units are allowed as a Limited use in the C-2 zoning district, “if located on a lot that has another principal use”. This building is of mixed use in nature, ensuring that this requirement is met. While the applicant has not yet determined the type of commercial use it will need to comply with the zoning district. Neighborhood scale retail and a wide variety of service uses are allowed in the C-2 district.

Site Plan

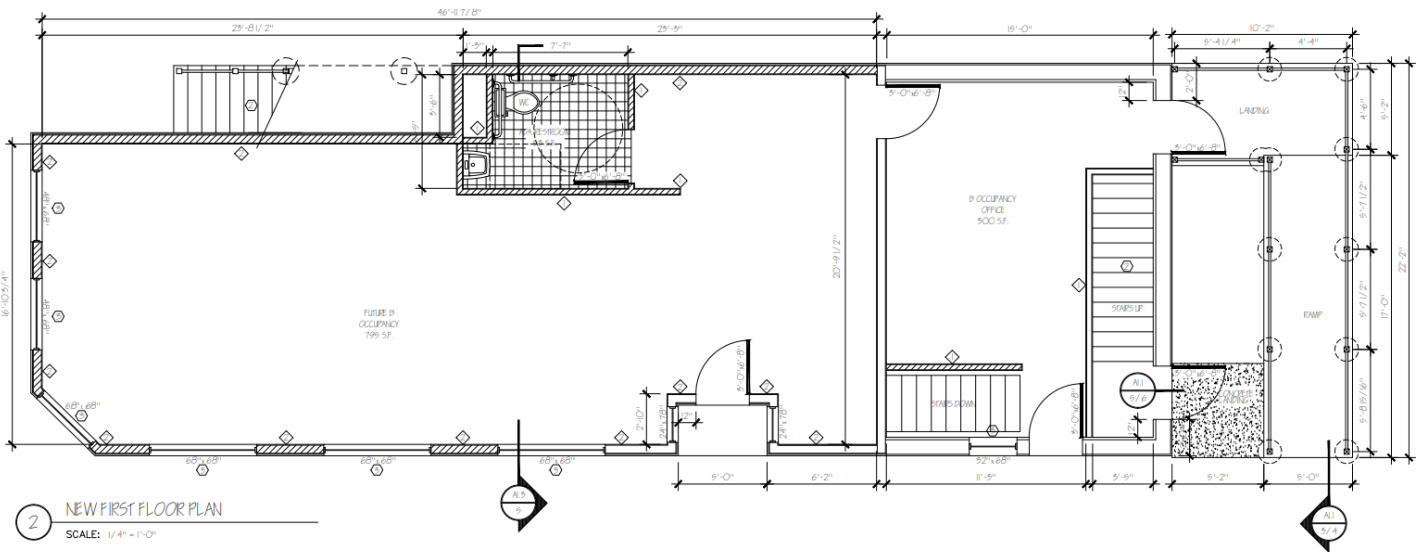
The site plan shows an existing lot fronting W. Becher St. with alleyway access to the east of the site. The proposal will retain the existing basement and foundation while constructing a new, two-story mixed-use building. The existing driveway and walkways are concrete, leading to an existing house just north of the project area. The location of these walkways will remain unchanged in the new plans. Another existing home exists between the project area and public alleyway to the far east of the lot with an attached garage. The proposed layout includes a new ADA-compliant ramp

with concrete landing as well as a 5-ft. reinforced concrete pad adjacent to a small, landscaped area along the eastern façade of the building. The new building will have one set of stairs along its northern façade. In all, the site layout attempts to maximize the use of the narrow lot while complying with setback standards for the C-2 district.

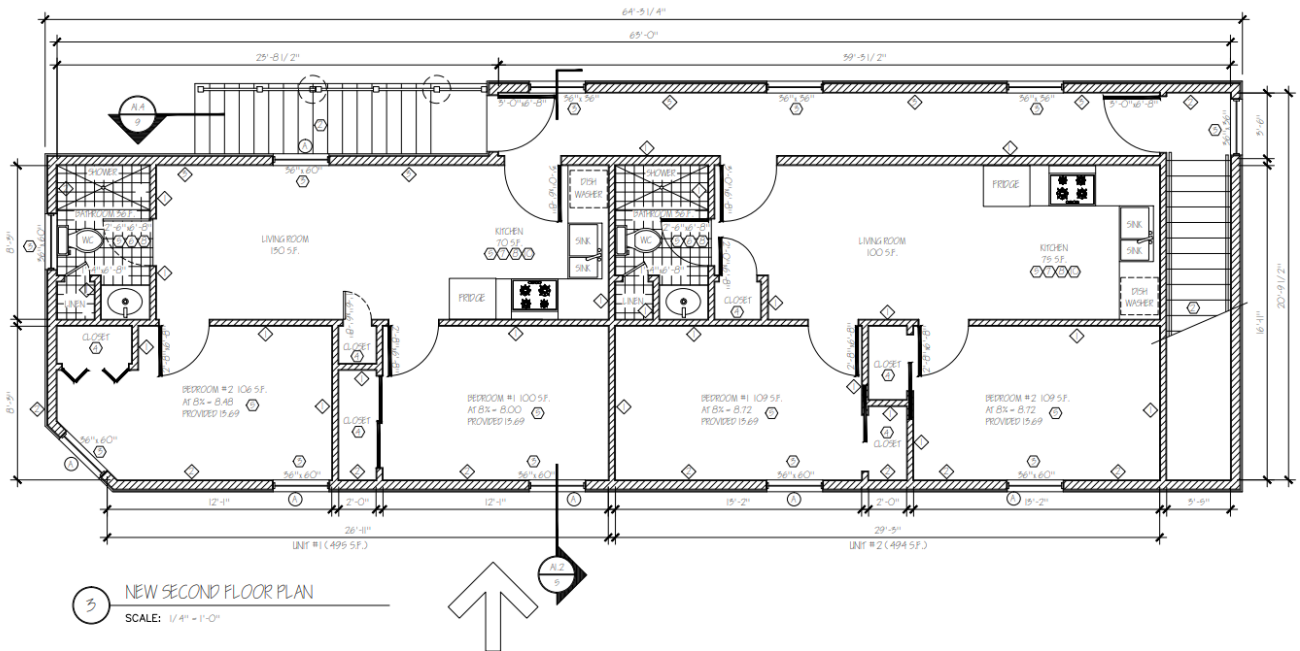


Floor Plan

The floor plans show a two-story, mixed-use building constructed above the existing basement and foundation. The first floor (approx. 1,319 sq. ft.) is designed for Commercial occupancy, intended for future neighborhood-scale retail or service use. This level includes an open floor area, a code-compliant ADA restroom (53 sq. ft.), and access to a new front entry ramp and landing facing W. Becher St. Circulation and egress are provided through the primary front entrance and rear access toward the alley.



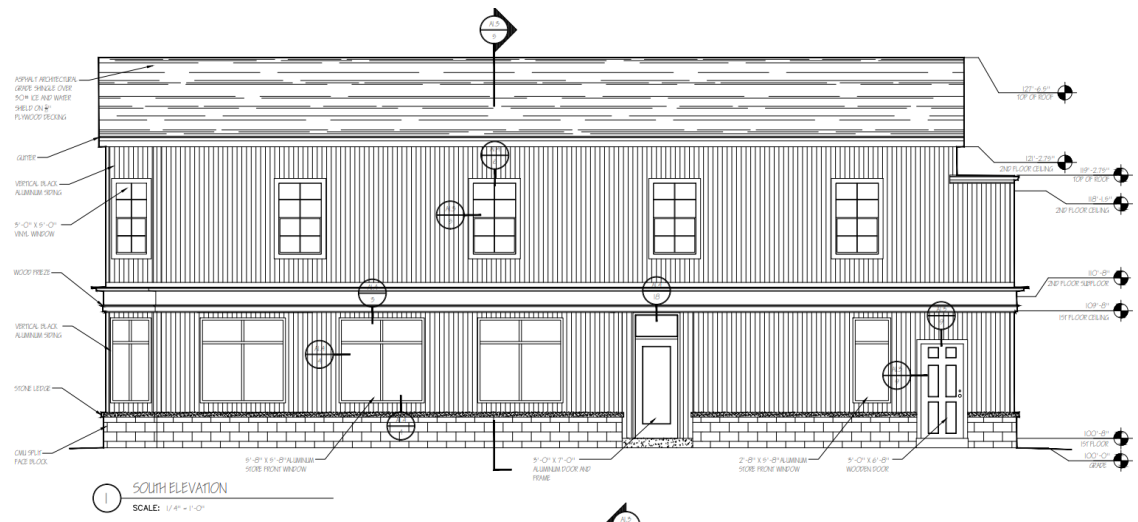
The second floor contains two residential units of approximately 495 sq. ft. Each dwelling unit includes a kitchen, living area, two bedrooms, bathroom, and closet storage, arranged symmetrically around a shared central corridor. The plans also include energy compliance notes for wall and ceiling insulation and requirements for smoke and CO detectors noted in the construction notes. This building is not required to be sprinklered. The layout demonstrates consistent, mixed-use infill development patterns within the neighborhood while utilizing the existing structural foundation.



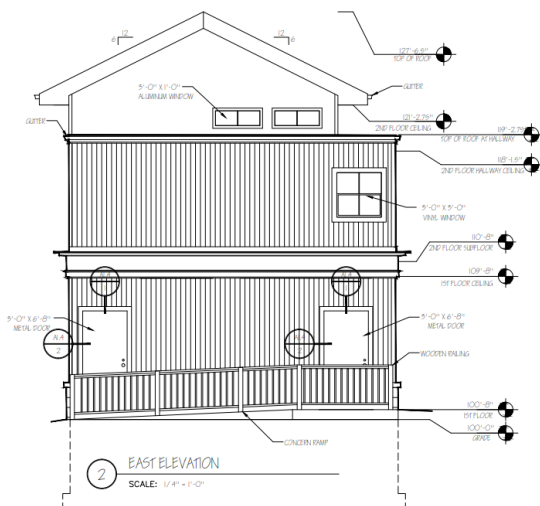
Architectural Plan

The submitted plans indicate that the building will be 2,494 sq. ft. in area, allotting 1,319 sq. ft. to each floor with the existing 837 sq. ft. basement. The building is two stories high at 127 ft. Materials used in the façade details of this building include CMU split face block base on the first floor, doors and windows with aluminum framing, black vertical aluminum siding for each floor separated by a wood frieze, and an asphalt shingled roof with plywood decking. The new stairway on site will be constructed of treated wood with a metal tube handrail leading to a small landing on the second story. The building will also feature a new ADA ramp with wooden rails to the back of the building's two entrances. The applicant has not indicated the color of the building.

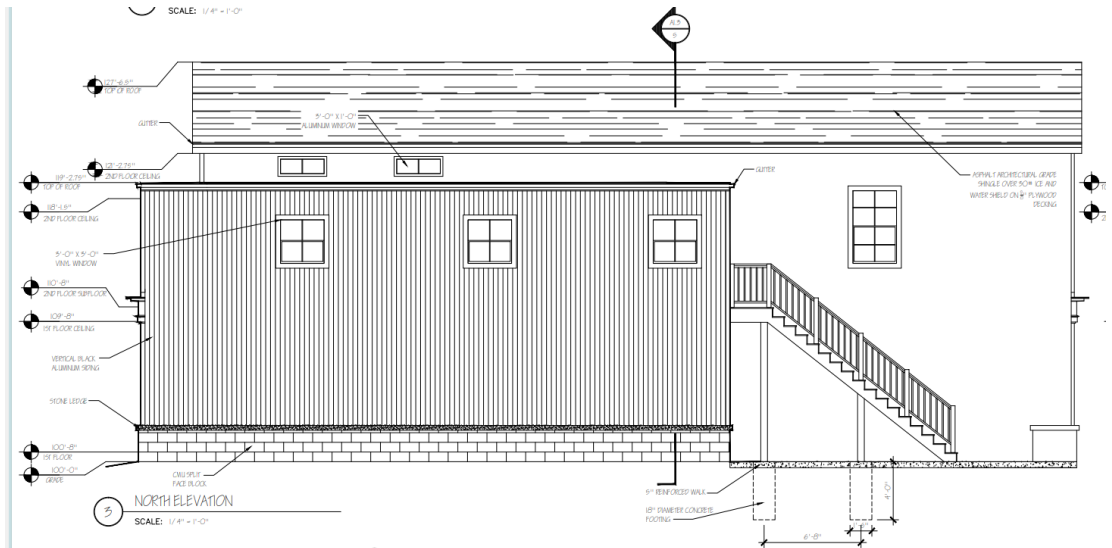
The southern elevation shows two doors to access the building (commercial entry and a residential entry) as well as large storefront windows on the first floor and narrower windows along the residential second floor.



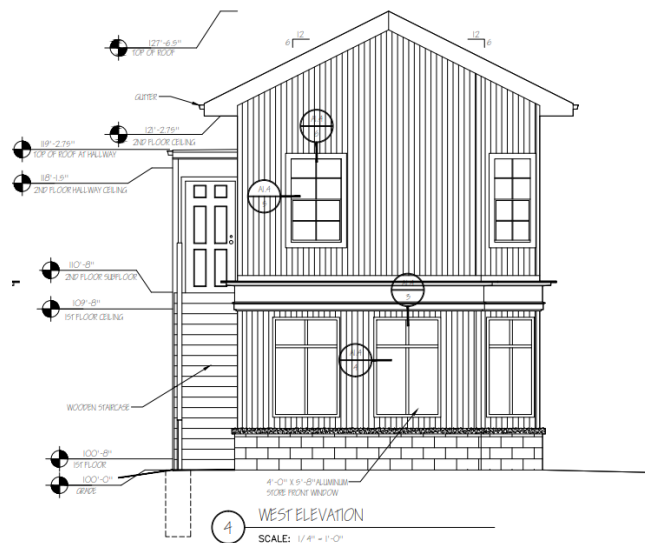
The eastern elevation shows the new ADA compliant ramp entrance to the back of the building with two doorway entrances. No windows are indicated for the first floor and one window is shown for the second floor.



The northern elevation shows the new stairway leading to the second floor. Six windows are shown for the residential second floor.



The western elevation shows the new exterior stairway leading to a doorway on the second story, three large storefront windows along the first floor commercial space, and two smaller windows along the second story residential space.



Landscaping Plan

The landscaping plan introduces new planting beds along the building perimeter and walkways. Beds are covered with shredded bark over landscape fabric and planted with Green Velvet Boxwood shrubs and Catmint (Nepeta) groundcover. The landscaping design creates a defined streetscape edge along Becher Street, softening the frontage of the building and providing buffer areas near the walkway and ramp.

[illegible]

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) exterior material color and finishes shown on the architectural plans; (b) confirmation of the refuse area and enclosure details.
2. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
3. Submit a signage plan for design review and permitting.