



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 24, 2019
6:00 PM**

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

5. **Site, Landscaping and Architectural Plans for proposed site and building improvements to the former restaurant property, located at 3411 S. 108 St., submitted by Donald Kurkowski, Architects/Planners, S.C. and Bill Alfahel, property owner. (Tax Key No. 523-9951-002)**

Overview and Zoning

The existing building is located at the intersection of S. Wollmer Rd. and Hwy 100. 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).

The building is about 2,400-sf and was built in 1957. The most recent use was the Double Dragon restaurant which ended in 2015. The building has been vacant since.

Plan Commission approved this same plan in 2016, and the property owner started renovations under a building permit, but a stop work order was issued in December of 2017 as the basic problem was that the property owner's hired contractor reduced the integrity of exterior structural walls (they were not constructed properly). The 2016 approved plan and building permit have since expired. A raze order was subsequently issued by Building Inspections in April 2019.



Despite these obstacles, the property owner has submitted a plan in attempt to repair the integrity of the structure and satisfy code requirements to bring the building back to a marketable condition.

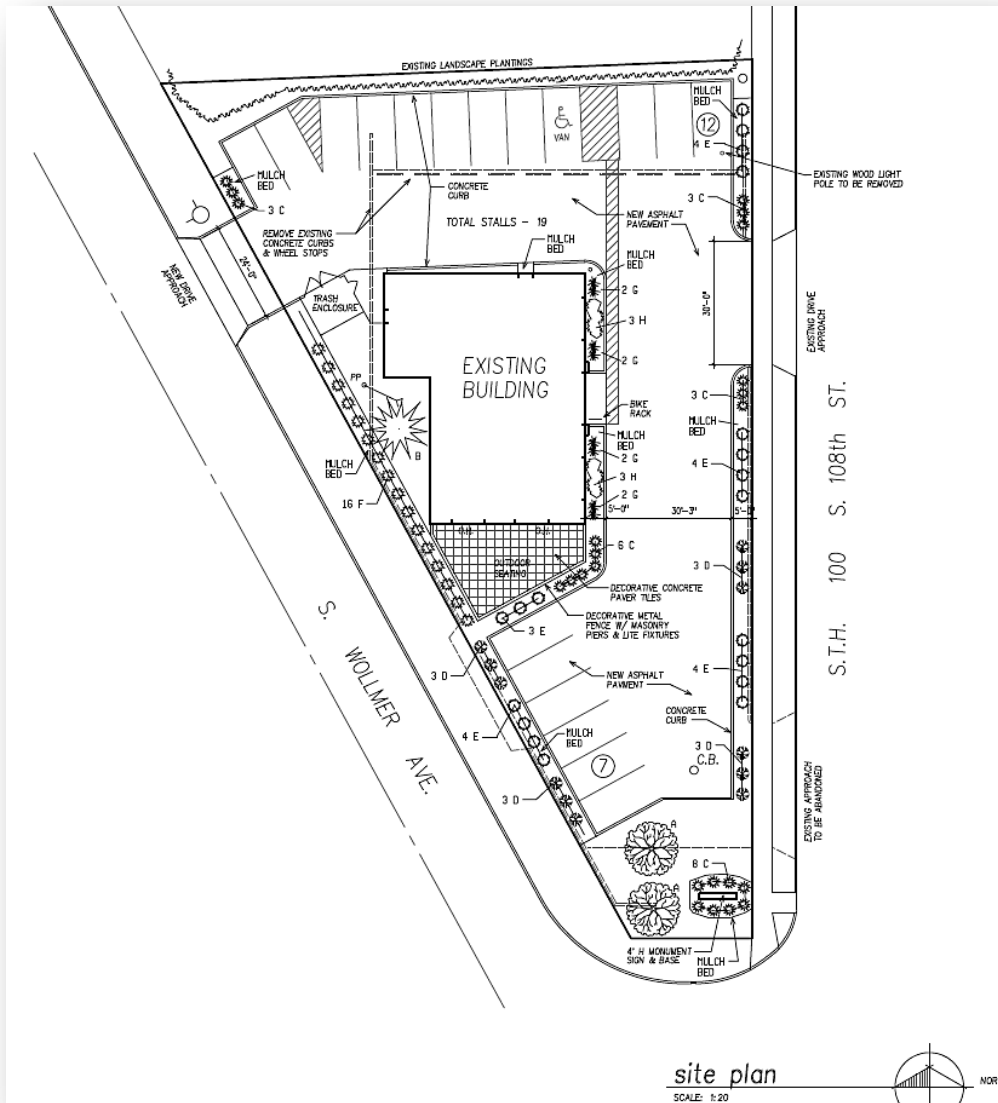
The intent is to finish the project renovations to the building, improve the site and landscaping conditions and then market the property for a commercial tenant. The actual

use for the property will be considered at a future date as part of the business occupancy permit process.

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

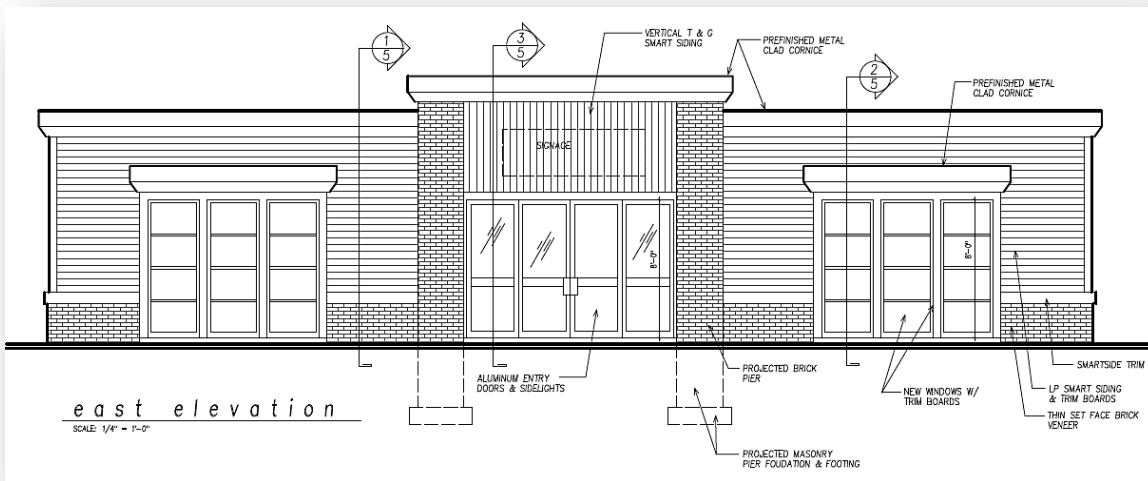
Site and Landscaping Plans

Site conditions – vacant. The property currently has 2 access driveways along Hwy 100 and nothing on S. Wollmer Rd. There is also currently a pole sign and some green space areas on the north and south ends of the site. About 20 parking spaces exist on site currently. The parking lot surface essentially abuts the sidewalk along Hwy 100 without any separation (edge treatments – landscaping, curb or decorative fencing).



Proposed Site and landscaping - changes are proposed as follows:
 a) Remove remnant curbing and wheel stops, saw cut and remove pavement for new 5-ft wide perimeter landscaping beds along S. 108 St. and S. Wollmer Rd.

- b) Poured concrete curbing will be installed at driveway entrances and to separate parking lot from landscaping beds.
- c) An outdoor patio seating area is shown on plans, on the south side of the building, but this would likely change should the building be leased by an office use. The patio pavement type is paver brick, and is proposed to be fenced (decorative metal w/ masonry piers) and include perimeter landscaping. Staff would request Plan Commission offer staff some flexibility in working with the applicant and/or future use types to adapt this area on plan to suit the end user.
- d) An existing 30-ft driveway on S. 108 St. will be closed and a new 24-ft driveway is proposed on S. Wollmer Rd.
- e) A refuse enclosure will be installed/located on the west side of the property. 6-ft tall enclosure, wood gated access and with a personnel door.

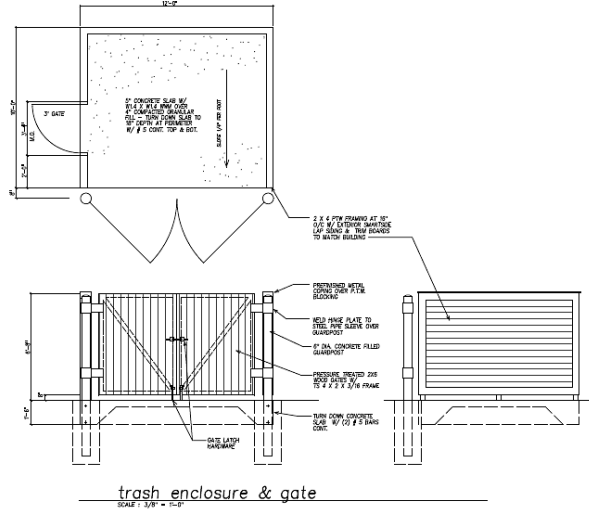
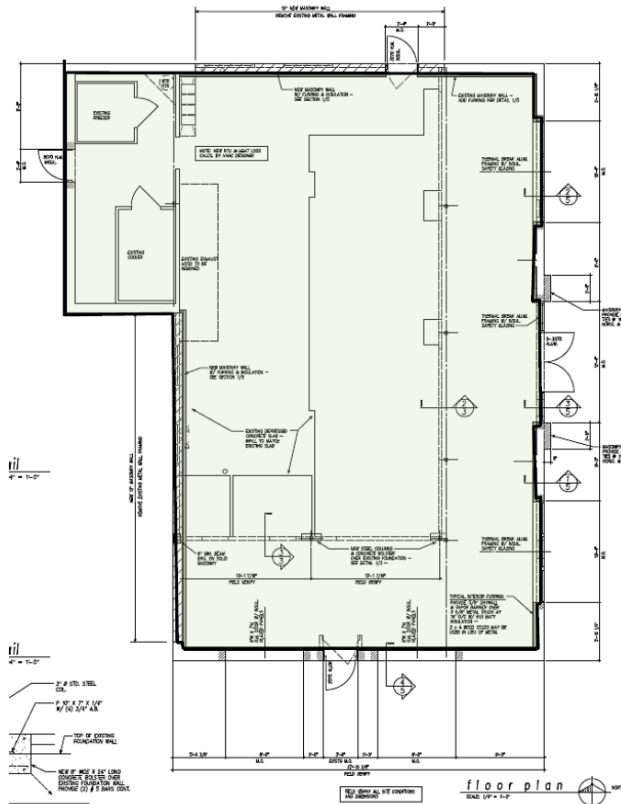
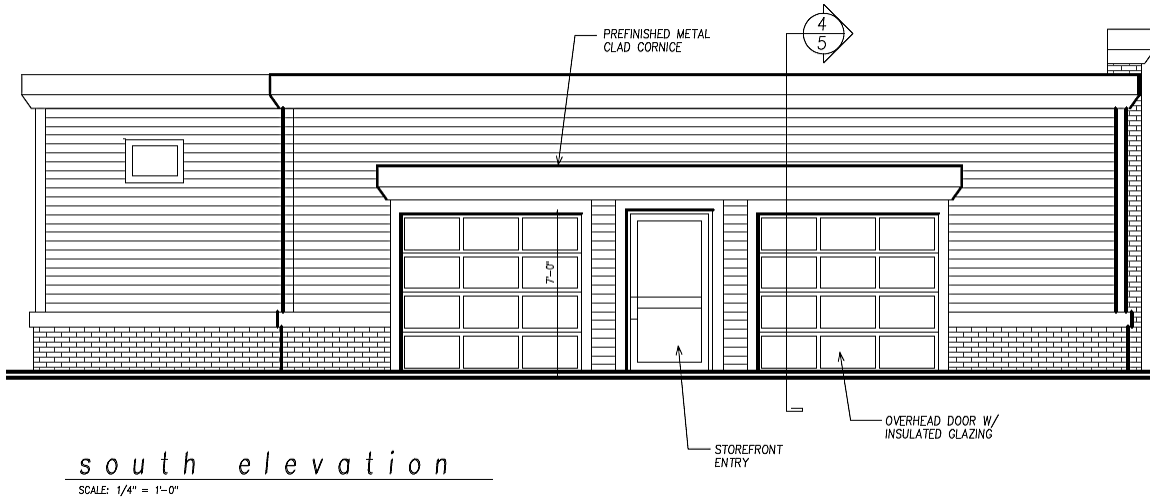


Architectural

The new owner intends to update the building exterior and demo the interior space. He has indicated that he would like to reface the building with contemporary materials to make the building look "retro."

Proposed exterior improvements include:

- a) Brick base on all sides of the building (approximately 3-ft high with a masonry sill cap).
- b) LP Smart siding and trim work
- c) New store windows (transparent), an aluminum folding door system on the east elevation (the entrance), and two overhead doors opening onto the patio area.
- d) Roofline articulation proposed with metal clad cornice and window headers.



Signage

The pole sign will be removed as part of the initial scope of work. The removal of the pole sign has been indicated on the site plan and will be replaced with a monument sign. A formal signage plan will be submitted as part of the sign permit process.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for proposed site and building improvements to the former restaurant property located at 3411 S. 108 St., submitted by Donald Kurkowski, Architects/Planners, S.C. and Bill Alfahel, property owner (Tax Key No. 523-9951-002), subject to the following:

(Items 1-5 are 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 construction schedule being provided to the Department of Development.
2. Driveway permits being applied for with WisDOT (for the closure of an existing driveway on Hwy 100), and the City of West Allis Engineering Department (for a new driveway approach on S. Wollmer Rd.). Contact Greg Bartelme at (414) 302-8367.
3. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
4. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
5. 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 security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8466.

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

6. A lighting plan being submitted to the Department of Development for approval.
7. 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.