



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, December 7, 2022**  
**6:00 PM**

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

4. **Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000)**

**Overview and Zoning**

The property owner of an industrial building at 1649 S. 83 St. plans to make improvements to the property that will make it more attractive for an industrial user. The owner plans to remove the oldest portion of the building at the Southwest corner of the property and replace it with a parking and loading area. Work should be complete by June of 2023.

Hours of operation:

Monday – Saturday: 7:00am – 5:00pm

1649 S. 83 St. is zoned I-1. Light Industrial uses are a Limited Use in the I-1 district.

**Design Guidelines**

Staff considers this to be a minor project which does not require strict conformance to the City’s design guidelines. The design guidelines may be used as a framework for review.



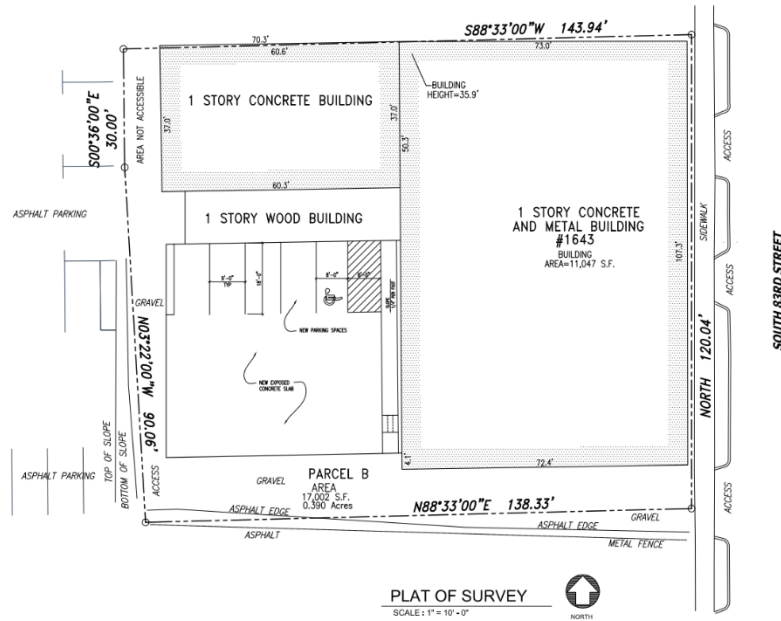
**Existing Conditions**



## Site Plan

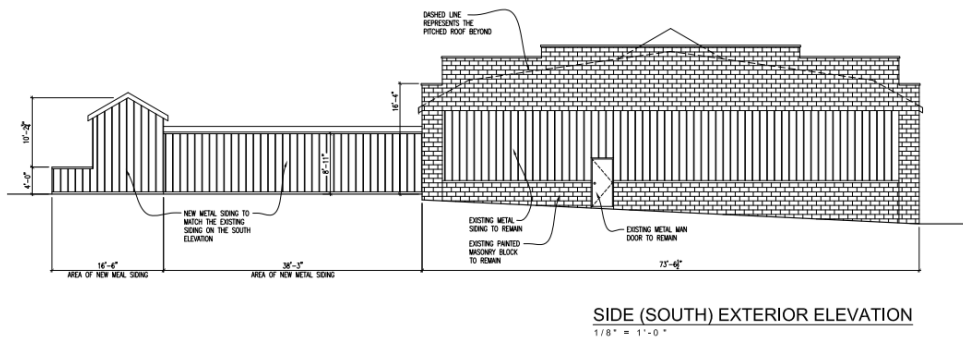
The property owner is proposing to remove the Southwest portion of the existing building, approximately 3,120 SF. This concrete and metal structure is the oldest portion of the buildings on the lot. The property owner is making a series of upgrades to the rest of the building. This change will make the site more desirable for users, with better loading access to the building and on-site parking.

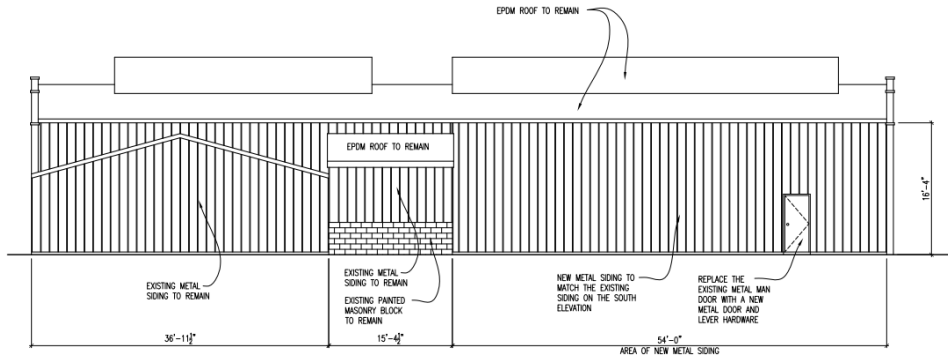
5 parking stalls will be added, including 1 ADA stall. Light Industrial uses have no parking requirement. The Southern driveway will be repaved as part of this project.



## Architectural Plan

The newly exposed walls will be clad in metal siding to match the existing metal siding on other portions of the building. A new metal door will also be added to the South end of the newly exposed Western wall to provide access. The building's exterior is currently being painted to refresh the façade.



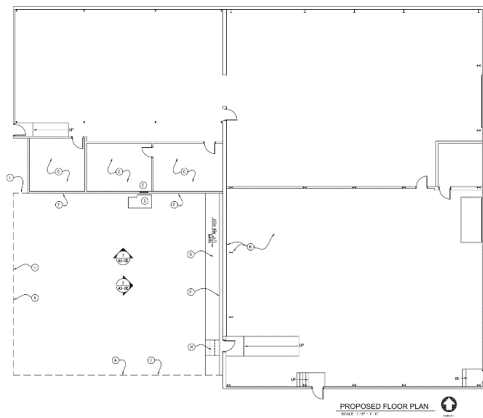


**REAR (WEST) EXTERIOR ELEVATION**

1/8" = 1'-0"

**Floor Plan**

The floor plan will not change significantly with the proposed exterior alterations.



**Recommendation:** Approve the Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000) subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Site improvements including: a) provide exterior paint details; b) repave Southern side driveway.