



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 22, 2018
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

3. Site, Landscaping and Architectural Plans for proposed exterior alterations and site changes to Father Gene's Help Center, an existing organization located at 5919 W. National Ave. submitted by James M. Wozniak of Father Gene's Help Center and Joe Galbraith, Galbraith Carnahan Architects (Tax Key No. 438-0401-001).

**Father Gene's Help Center
5919 W National Ave**



Proposal
Exterior façade
renovations and
site/landscaping work

Project Cost estimate
\$120,000

Zoning
C-3 Community
Commercial

Building Area
apprx.10,000-sf

Lot area
0.43 acres

Father Gene's is an existing non-profit organization committed to helping those in need. The proposed renovations seek to update the exterior architectural presentation of the building which is situated upon a through lot between both W. Greenfield Ave. and W. National Avenues. Site and Landscaping improvements are also proposed.

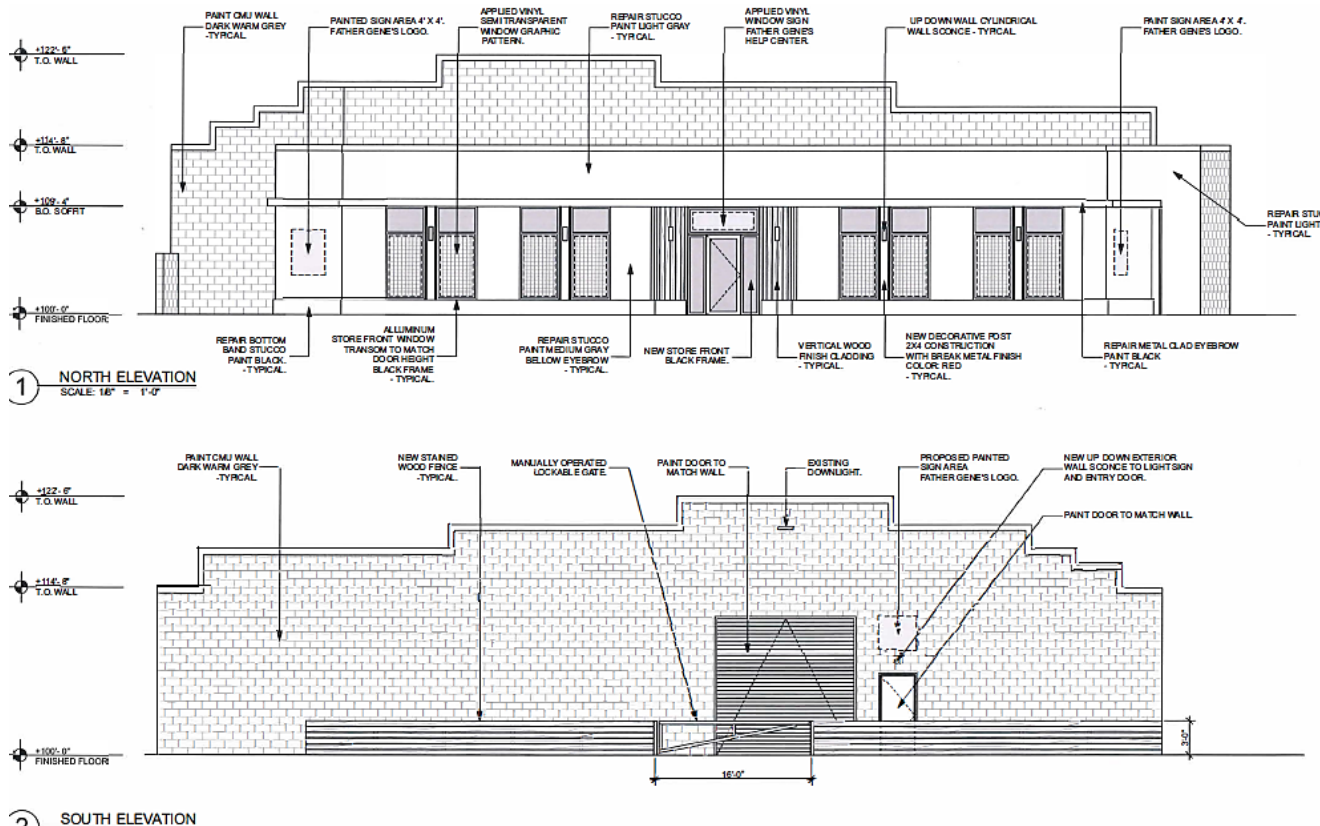




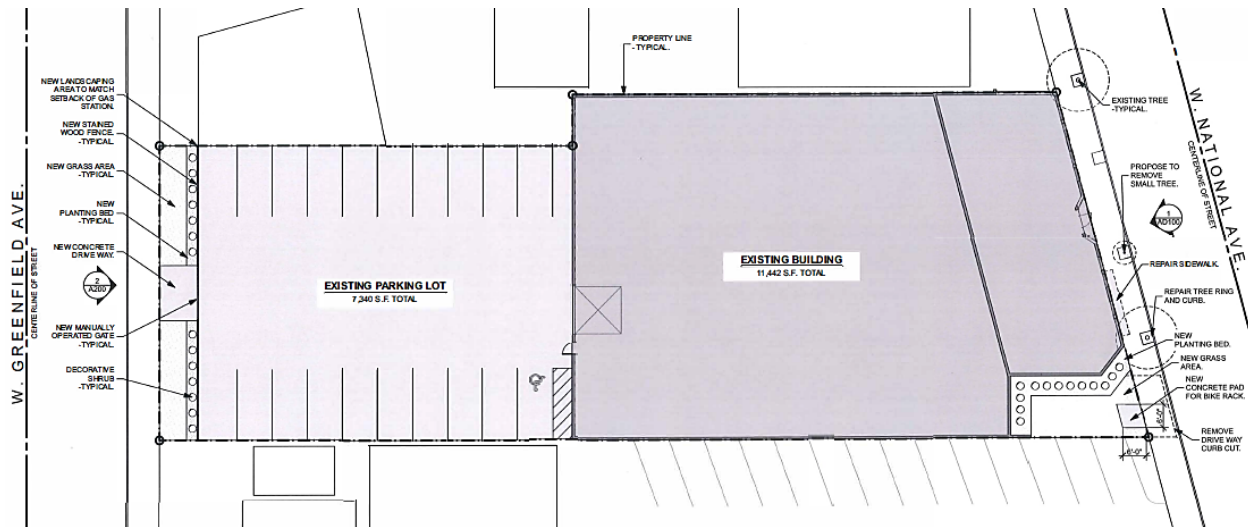
The rendering above illustrates the contrast between existing and the proposed look. The above referenced perspective is looking SW from W. National Ave. (the north elevation of the building).

New window openings will be cut into the façade. Vertical wood siding will be installed around the entrance area and exterior architectural lighting will accent the new look. The remaining façade will be updated and stucco will be hand troweled over a cementitious substrate.

The exterior stucco finish will be a blend of two colors rather than a monolithic look. More detailed exterior plans are shown in the elevations.



The Site and Landscaping plan shown above references existing parking lot. Parking will be provided for 20 parking spaces (includes 1 ADA space). Access to parking is available from an existing driveway off of W. Greenfield Ave. The existing chain-link fence will be removed along W. Greenfield Ave. and replaced with a new 4-ft tall wood fence. Existing asphalt will be removed along the Greenfield Ave. frontage and replaced with grass and landscaping. The fence will be setback behind the landscaping. The new fence will also feature a gate, which will be utilized to prevent unauthorized parking from a nearby auto body repair use.



Recommendation: Approval of the Site, Landscaping and Architectural Plans for proposed exterior alterations and site changes to Father Gene's Help Center, an existing organization located at 5919 W. National Ave. submitted by James M. Wozniak of Father Gene's Help Center and Joe Galbraith, Galbraith Carnahan Architects (Tax Key No. 438-0401-001).

(Items 1-3 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) additional accent wall (wood siding) material being incorporated into the exterior fascia of the building on the north elevation; (b) detailed cut sheets for all improvements proposed (i.e. exterior material like new substrate and stucco areas, lighting details, paint colors, wood siding details, bike racks) to be approved by staff; (c) landscaping species details being provided on plan and approved by the City Forester; (d) delineate property lines on the site plan accurately and reference proposed and existing fence lines. Contact Steven Schaer Manager of Planning and Zoning at (414) 302-8460 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner 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 landscaping and screening shall be executed by the applicant prior to the issuing of

a building permit. Contact Shaun Mueller, Senior Planner at (414) 302-8460 with any questions.

(Remaining conditions of approval to be satisfied within one year of Plan Commission;

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.