



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, April 24, 2019  
6:00 pm**

**City Hall – Room 128– 7525 W. GREENFIELD AVE.**

- 5. Site, Landscaping and Architectural Plans for A-1 Radiator & Automotive Repair, an existing automotive repair shop located at 8205 W. Lincoln Ave., submitted by Lance Luchini on behalf of A-1 Radiator & Automotive Repair. (Tax Key No. 488-0325-000)**

**Overview & Zoning**

The building located at 8205 W. Lincoln Ave. was originally constructed in 1950 and used for sporting goods and a service station. In 1973, A-1 Radiator & Automotive shop began business operations in the existing structure. In 1979, they re-sided the exterior surface of the structure with steel siding, which is still in place today. The property owner would like to update the structures appearance by residing several exterior surface areas, removing the existing pole signage, and eventually installing new signage.

The property is currently zoned C-2 Neighborhood Commercial District.

The project costs for proposed improvements are estimated at \$40,000-\$50,000.



**Site, Landscaping and Architectural Plans**

A summary of the proposed changes to A-1 Radiator and Automotive Repair are as follows:

- 1)** Removing all existing metal siding from the North and East sides of the structure;
- 2)** residing the upper portion of the North and East sides of the structure with siding;
- 3)** residing the lower portion of the North and East sides of the structure with brick;
- 4)** repainting the West and South sides of the structure to match the color of the overall project;
- 5)** repainting garage and service doors the same color already in place; eliminating the entry door on the Northwest side of the structure;
- 6)** installing address numbers above the entrance door on either an awning or in large

raised letters; **7)** adding awning to other areas of the structure areas; **8)** removal of two existing pole signs; **9)** installation of a wall sign on the North side of the structure.



**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for proposed exterior structure renovations to 8205 W. Lincoln Ave, submitted by Lance Luchini on behalf of A-1 Radiator & Automotive Service. (Tax Key No. 488-0325-000) subject to the following conditions:

(Items 1 through 3 are 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. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a more detailed plan showing proposed exterior brick and siding alterations; (b) materials and color samples being used; (c) a site plan to show details of a 4-sided refuse enclosure; and (d) a schedule for the proposed completion of the improvements.
2. An estimated cost of the project being submitted to the Department of Development for approval.
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.

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

4. Signage plan provided to Department of Development staff for 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.