

PART I. Section 12.13(3) of the Revised Municipal Code of the City of West Allis is hereby amended to read:

12.13 Site, Landscaping and Architectural Review Procedures.

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(3) Application.

(a) Architectural Review. This section applies to:

1. Multi-family residential, mixed-use residential/commercial, commercial, manufacturing, or institutional and public uses, and their respective accessory structures, when one or more of the following occurs:

- a. New construction;
- b. Conversions of such uses;
- c. Additions to existing buildings;
- d. Exterior alterations or repairs to existing buildings for which a building permit is required; or,
- e. A Special Use Permit is required for such uses.

2. Two-family residential, when the following occurs:

- a. New construction and their respective accessory structures;
- b. Conversions of such uses where exterior modifications are proposed.

(i) Conversions of such uses may be approved by the Department of Development staff.

(ii) If the staff and applicant are unable to come to an agreement on the proposed design, the applicant may file a request for a variance with the Plan Commission by submitting a written request to the Department of Development not less than 20 days before the next regularly scheduled Plan Commission meeting. At the time that a request for a variance is made, the applicant shall pay the required fee in accordance with Development Review fees in Chapter 12 of the Revised Municipal Code.

3. Single-family residential, when the following occurs:

- a. New construction and their respective accessory structures.

(b) Site Review. This section applies to:

1. Multi-family residential, mixed-use residential/commercial, commercial, manufacturing, institutional and public, or outdoor storage/sales and display uses, and their respective accessory structures, when one or more of the following occurs:

- a. New construction;
- b. Conversions of such uses;
- c. Change of use of any premises;
- d. Additions to existing buildings;
- e. Exterior alterations or repairs to existing buildings for which a building permit is required;
- f. A Special Use Permit is required for such uses; or,

- g. Site changes.
- 2. Off-street parking and loading areas and manufactured home park uses when one or more of the following occurs:
 - a. Site changes.
- 3. Two-family residential, when the following occurs:
 - a. New construction and their respective accessory structures;
 - b. Conversions of such uses.
 - (i) Conversions of such uses may be approved by the Department of Development staff.
 - (ii) If the staff and applicant are unable to come to an agreement on the proposed design, the applicant may file a request for a variance with the Plan Commission by submitting a written request to the Department of Development not less than 20 days before the next regularly scheduled Plan Commission meeting. At the time that a request for a variance is made, the applicant shall pay the required fee in accordance with Development Review fees in Chapter 12 of the Revised Municipal Code.
- 4. Single-family residential, when the following occurs:
 - a. New construction and their respective accessory structures.

PART II. All ordinances or parts of ordinance contravening the provisions of this ordinance are hereby repealed.

PART III. This ordinance shall take effect and be in force from and after its passage and publication.

cc: Department of Development
City Attorney's Office
Department of Building Inspections

ZON-O-623-5-8-07