



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, September 22, 2021
 6:00 PM
 City Hall – Room 128

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

3. **Site, Landscaping, and Architectural Plans for Lincoln Contractors, an existing equipment rental business, located at 11111 W. Hayes Ave., submitted by Jacob Clark, d/b/a Lincoln Contractors. (Tax Key No. 484-9999-013)**

Overview and Zoning

The Lincoln Contractor Supply owner is proposing to update the property located at 11111 W. Hayes Ave. The applicant is proposing to add a 12,000 SF storage building to store mid-to-large sized equipment currently being stored outdoors in the rear yard. The business is a commercial use and is considered a permitted use in the M-1, Light Industrial District.

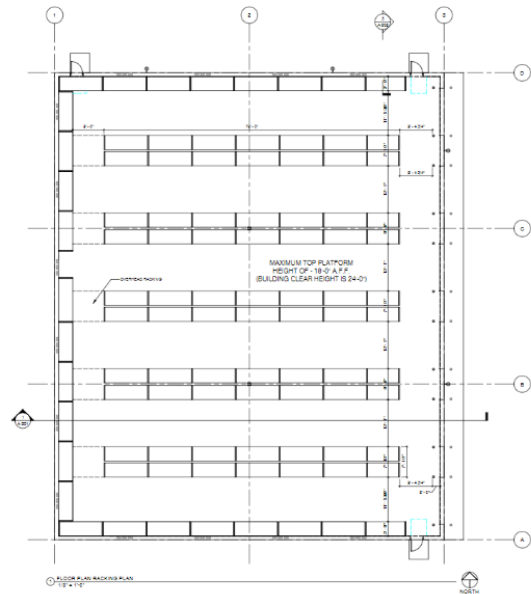
Existing hours of operation for Lincoln Contractor Supply are:

Monday – Friday	6:30 am – 5:30 pm
Saturday	6:30 am – 12 pm
Sunday	Closed



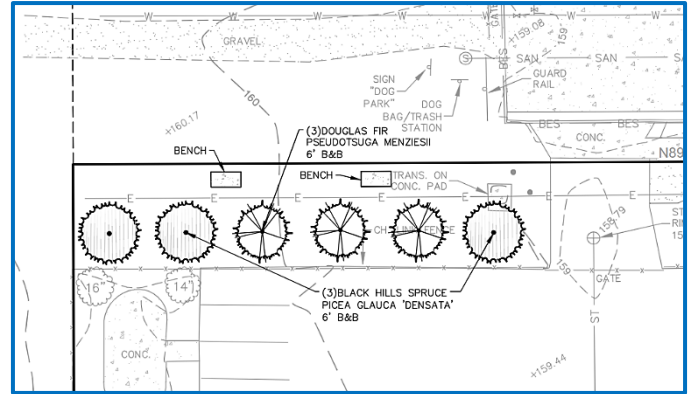
Floor Plan

The proposed warehouse will be added to the Southwest corner of the property. The proposed building will use racking systems to maximize its storage capacity. These storage racks will be aligned to be easily accessible from the series of garage doors on the building's Eastern face. This building will provide a secure space for equipment, protected from seasonal elements.

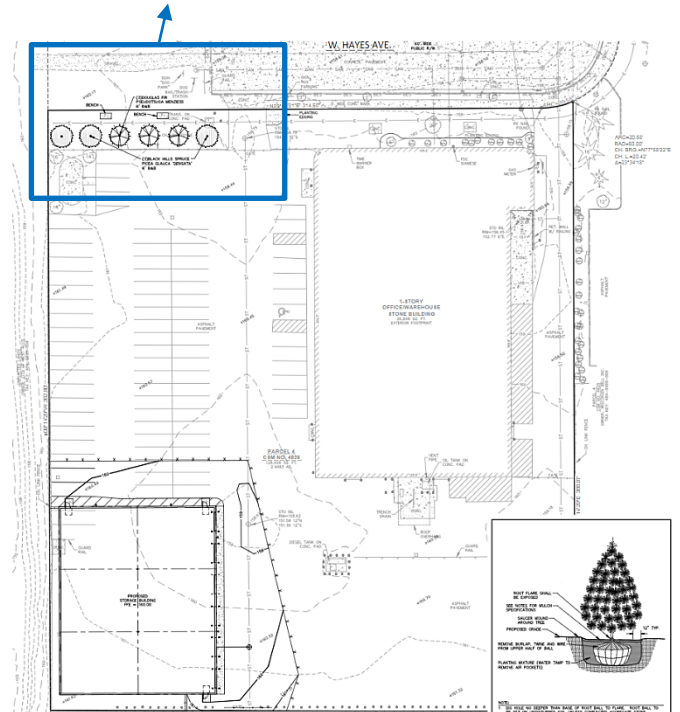


Site and Landscaping Plan

Staff asked for landscaping to be included at the Northwest corner of the property, near the property's Western driveway. Specifically, staff asked for benches to accommodate users of the West Allis Dog Park, and trees to shield the property's parking and yard from view. The applicant revised their plan to include those suggestions. The plan includes 2 benches set on concrete pads and 6 evergreen trees, including 3 Douglas Fir and 3 Black Hills Spruce.



Staff also asked for the existing refuse containers to be moved. Refuse containers are currently situated at the rear of the property, directly in line with the Western driveway and in sight from W. Hayes Ave. The applicant accommodated this request and plans to shift the refuse containers East, at the rear of the yard and blocked from sight by the existing building.

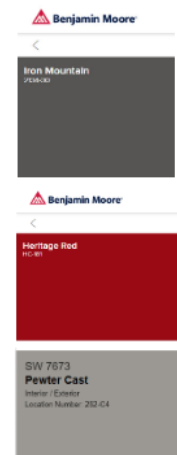


The zoning ordinance requires 26 stalls, that are currently provided on site for customers and employees. The outdoor yard area also functions as storage area for staging of rental equipment and trucks.

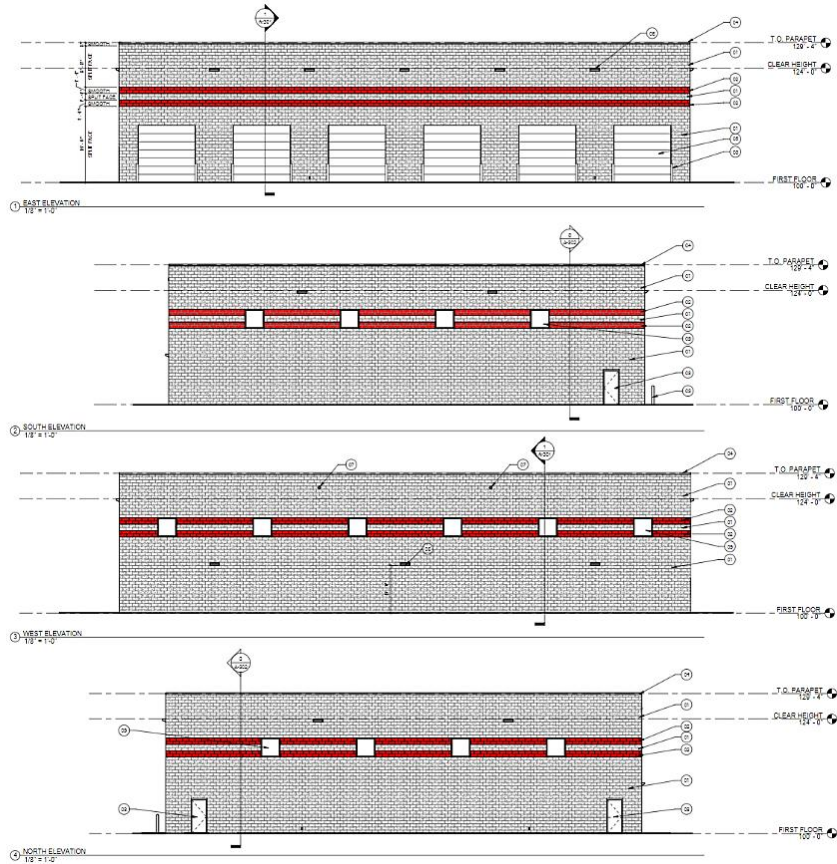
Staff is not recommending a surety bond for this project as the applicant has worked with staff on the integration of additional landscaping and relocation of refuse dumpster on site.

Architecture

The warehouse exterior will primarily consist of painted split faced CMU blocks.



Plans include 6 garage doors on the East side of the building and 3 service doors on the South and North sides of the building to provide internal access. The exterior also includes aluminum frame windows on the building's North, South, and West faces. The rooftop will drain from spouts situated near the top of the structure.



Recommendation: Approve the Site, Landscaping and Architectural Plans for Lincoln Contractors, an existing equipment rental business, located at 11111 W. Hayes Ave., submitted by Jacob Clark, d/b/a Lincoln Contractors. (Tax Key No. 484-9999-013) 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. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, per Building Inspections and Neighborhood Services Department. Contact Mike Romans, Plumbing Inspector at 414-302-8413.