



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, April 27, 2022**  
**6:00 PM**

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

**4. Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002)**

**Overview and Zoning**

Higgins Tower Service is planning site improvements to their property at 6620 W. Mitchell St. Higgins is a family owned and operated business that has over 50 years of experience in the aerial tower industry. Long located at 6620 W. Mitchell Street, Higgins provides a wide variety of aerial tower installation, maintenance, emergency repair, removal, and ancillary services, as well as specialized work on church steeples, flagpoles, and similar structures. Higgins operates from the property a variety of specialized, heavy equipment and utilizes a fleet of trucks.

The improvements are focused upon improving the parking lot/pavement areas on the south and west sides of the existing building. The pavement is deteriorating, and improvements will also help with site circulation. The proposal also includes some landscaping improvements on the south and west side of the site.

Zoning: M-1 Light manufacturing District.

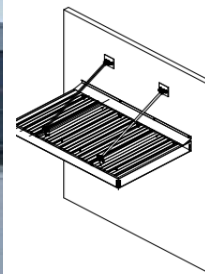
**Architectural**

Exterior alternations include:

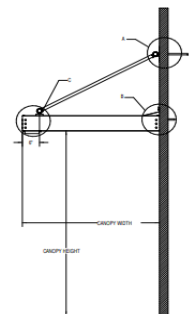
- New canopy overhang over west overhead door.
- Canopy will be a galvanized (gray) and will showcase materials Higgins uses in their business (tie backs, turn buckles, etc)

The building was painted recently. No further exterior changes are planned.

No new exterior lighting or additional signage is planned.



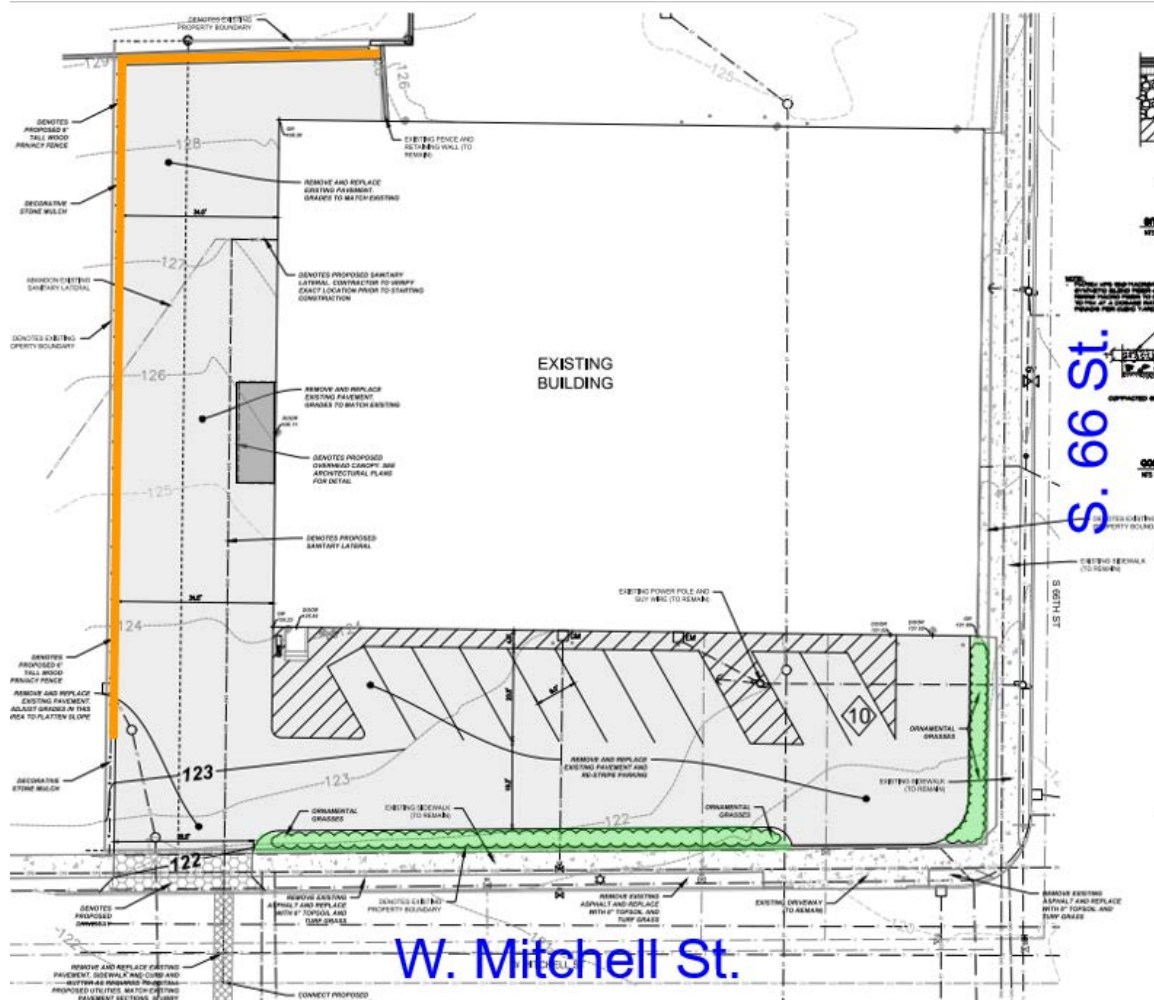
ISOMETRIC VIEW OF CANOPY



SECTION VIEW OF CANOPY

## Site and Landscaping Plan

Two landscaped areas (south end of the property) and a screen fence (west side) are planned. The site and landscaping plan submitted is shown below. Staff has highlighted the new fence location and landscaping areas. The canopy location over the west overhead door is also indicated. The pavement areas shown on plan south and west of the existing building will be removed and replaced with new with the same grade.



### Staff comments

North side of building – the existing outdoor storage yard is screened with a chain-link fence w/ slatting. There is also a retaining wall with integrated equipment racking that runs along part of the west perimeter of the outdoor storage yard.

- a. There was some landscaping along northwest side of the storage yard, but it's been removed in more recent times likely due to nearby construction of apartments.
- b. As part of the Higgin's project, staff is recommending that the project improvement scope also include the north storage yard area of the Higgin's property. An example of a property not too far away at [1811 S. 73 St.](#) to show how some landscaping could be introduced around a storage yard area without sacrificing outdoor storage needs. The intent would be to offer more than a just a 6-ft chain-link-fence with privacy slats, but also a landscaped perimeter which would eventually grow taller than the fence and lend a more decorative edge treatment as well without sacrificing storage needs.

c. Remove barbwire from fencing.

As with any plan for improvements Planning staff reviews the applicants project scope as well as the overall site conditions. City Planning is recommending additional site improvements around the perimeter of the north storage yard of the Higgins site. The recommended changes are not within the scope of work as submitted to the city for approval.

Staff appreciates Higgins proposed site improvements and investment in their property as it's significant given adjacent Makers Row and SoNa Lofts mixed use neighborhood development. Last year there was an exchange of land between properties that included certain property interest changes including easement terminations and lot line reconfigurations via Certified Survey Map. The changes were made to maintain access functions to the Higgin's property and Mandel properties.



**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for Higgins Tower, an existing Light Industrial use, located at 6620 W. Mitchell St., submitted by Ryan Spott, d/b/a Higgins Tower Service, Inc. (Tax Key No. 454-0254-002), subject to the following conditions:

(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. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) an updated landscaping and screening plan to include a landscaped perimeter around the north outdoor storage yard area within the project scope; (b) scale landscaping plan information, dimensions and key referencing more diversity of species, number of plants, spacing and City Forester comments; (c) a construction detail of the proposed wood fence on the west side of the property. For safety/visibility it's recommended that the proposed wood fence be setback from W. Mitchell St. property line at least 20-ft; (d) removal of barb wire fencing; (e) and accessible ADA parking stall on site. Contact Steve Schaer, Manager of Planning and Zoning, at (414) 302-8466 with any questions.

2. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. Contact Mike Romens, Building Inspector, at 414-302-8413.

3. Driveway permits being obtained through the City Engineering Department.

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

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.