



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, March 22, 2023  
6:00 PM**

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

**4. Site, Landscaping, and Architectural Design Review for Burnham Business Center II, a proposed Light Industrial use, at 52\*\* W. Burnham St. (Tax Key No. 474-0002-001)**

**Overview and Zoning**

Burnham Business Center II is a proposed speculative industrial/office development by Jeff Hall of Colliers International. The project would closely resemble the existing Burnham Business Center I located immediately adjacent to the East in West Milwaukee.

The proposal includes 2 buildings of 85,000 and 60,000 sq. ft. (total of 145,000 sq. ft.). A construction schedule has not been set. No changes have been made from the initial submission. The project owner has not given a commitment regarding moving forward with civil/storm water and other design changes to the project team. The project team has shared the project might need to sit for a little while.

Hours of operation: tbd

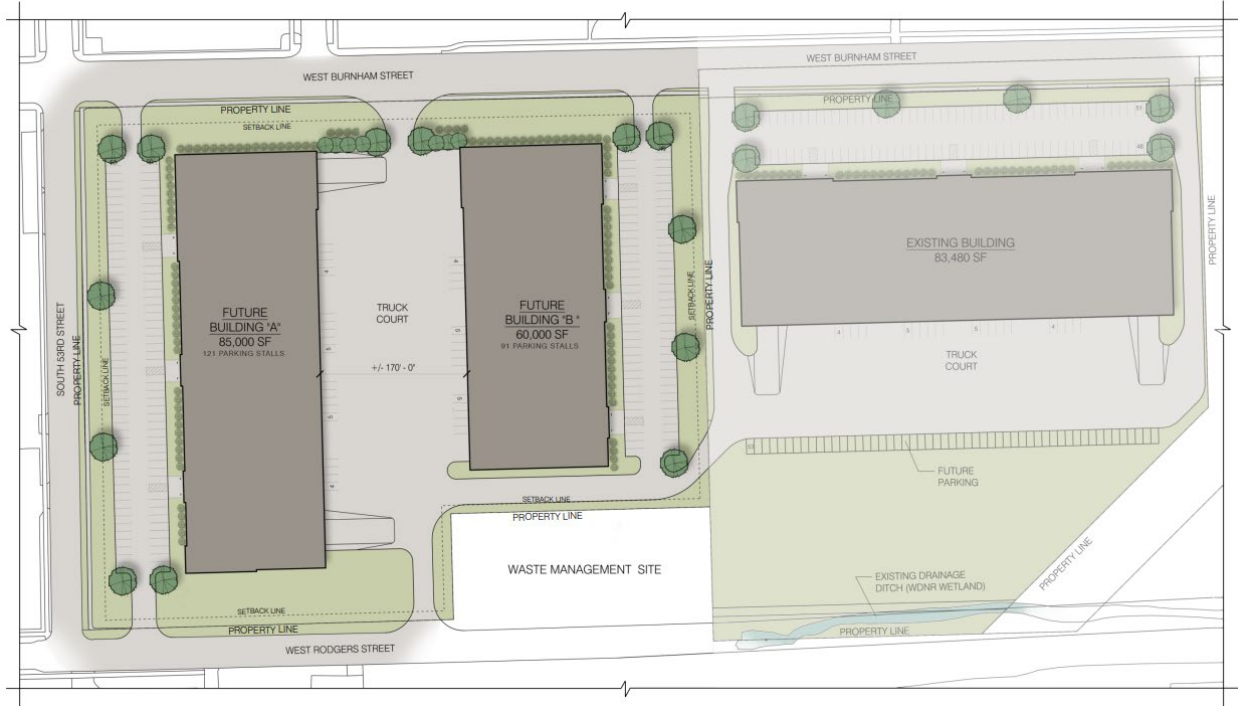
52\*\* W. Burnham St. is zoned I-1. Light Industrial uses are a Limited Use in the I-1 district.



**Site & Landscaping Plan**

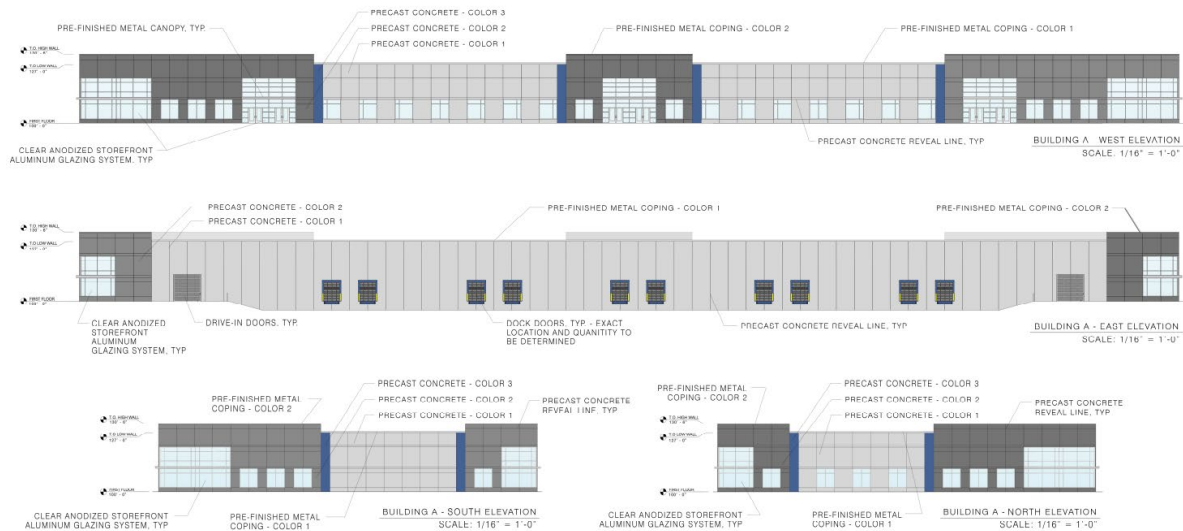
At this time, Burnham Business Center II has only submitted preliminary site plans. Staff and the project's architect met and collaborated to identify a series of changes to the preliminary plan depicted below.

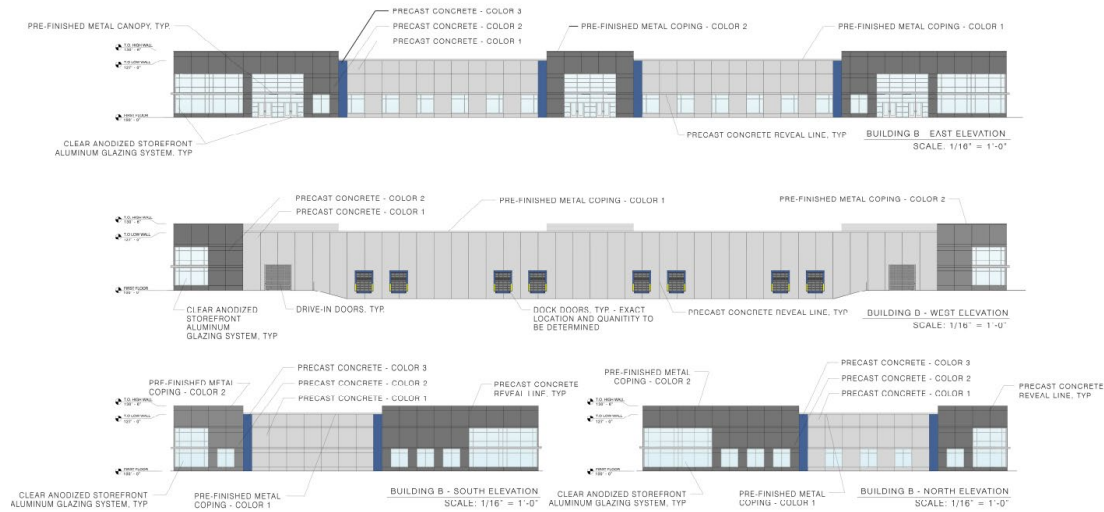
Proposed changes include relocating and eliminating certain driveways, adding sidewalk connections, adding plaza and entrances facing W. Burnham St., shielding the central loading bay from the primary street, adding landscaping, breaking up parking areas with landscaping islands, and adding refuse enclosures.



## Architectural Plan

The proposed architectural plan is more complete though will also change in the updated submission. The proposed buildings will primarily be composed of pre-cast concrete panels in 3 different colors. This material will be complemented with metal canopies and aluminum window framing. Windows will be transparent and storefront style.





**Floor Plan**

At this time, no floor plans are included. The proposed building will essentially be a shell. As a speculative industrial/office proposal, specific floor plans for individual tenants would be designed as needed and would be approved through the City’s Building Permit process.

**Design Guidelines**

Project is considered a new development; compliance with the Design Guidelines is mandatory.

See attached Plan Commission checklist. The initial proposal failed to satisfy most objectives.


**Recommendation:** Hold the Site, Landscaping, and Architectural Design Review for Burnham Business Center II, a proposed Light Industrial use, at 52\*\* W. Burnham St. (Tax Key No. 474-0002-001)

1. The applicant has failed to supply a complete set of plans. Staff recommends the Plan Commission set a deadline for a complete set to be submitted with the understanding that the plans will be rejected if this deadline is not met. The applicant would be able to reapply whenever they have updated plans that reflect changes from the original submission.

# PLAN COMMISSION CHECKLIST


1.

**Goal:**  
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

**Goal:**  
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

**Goal:**  
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	