



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, October 28, 2020 at 6:00 PM**

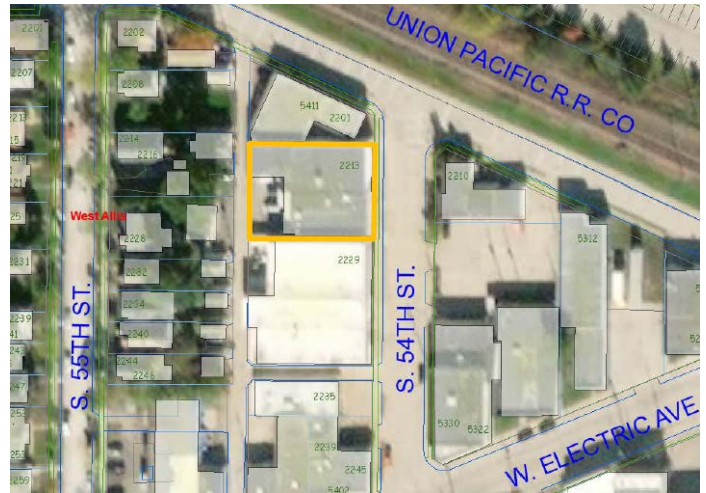
**Virtual Meeting Watch:**

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

- 5A. Special Use Permit for Amerigraphics Group, a proposed manufacturing printing use, to be located at 2213 S. 54 St.**
- 5B. Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed Printing, Manufacturing use, to be located at 2213 S. 54 St. submitted by Ted Giannattasio d/b/a Amerigraphics Group (Tax Key No. 474-0509-002).**

Items 5A and 5B may be considered together.

**Overview & Zoning**



Ted Giannattasio, owner, of Amerigraphics is an existing business located in West Milwaukee that is relocating to West Allis.

Amerigraphics has been in business for over 30 years and as part of its business is proud to support many local organizations including the USO, American Legion, Center for Veterans Issues, Cystic Fibrosis Foundation, Susan Komen Foundation, Make – A – Wish, La Causa Crisis Nursery and many more.



Established in 1986 Amerigraphics is a well-established family owned full service nonretail printing company providing design, marketing and printing services, including digital printing, lithography, photocopying and bindery and distribution services.

The business is a printing company and has an accepted offer to purchase a property formerly used as an office and warehouse. The building is about 13,000-sf in area.

Why is this coming before the City for consideration?

- Businesses are required to apply for an occupancy permit in advance of opening for business. As part of their occupancy permit application, Planning Division reviews an applicant's business summary and proposed use.
- The proposed use is considered, "Printing, manufacturing" and therefore a special use in the M-1 District. While no exterior changes are planned to the building other than some tuck pointing and new paint, as part of the SUP process a comprehensive Site, landscaping and architectural review is performed and certain recommendations for improvement are offered to the Planning Commission for advisement.
- Procedurally, a special use requires not only Planning Commission review, but also a public hearing before the Common Council. The Common Council hearing will be conducted as scheduled for November 4, 2020 at 7pm.

#### Hours of Operation

Amerigraphics hours of operation are Monday through Friday 8:30 AM to 5:00 PM. We have 5 full time employees; parking is available for all employees in the lot in the back of the building.

#### Deliveries

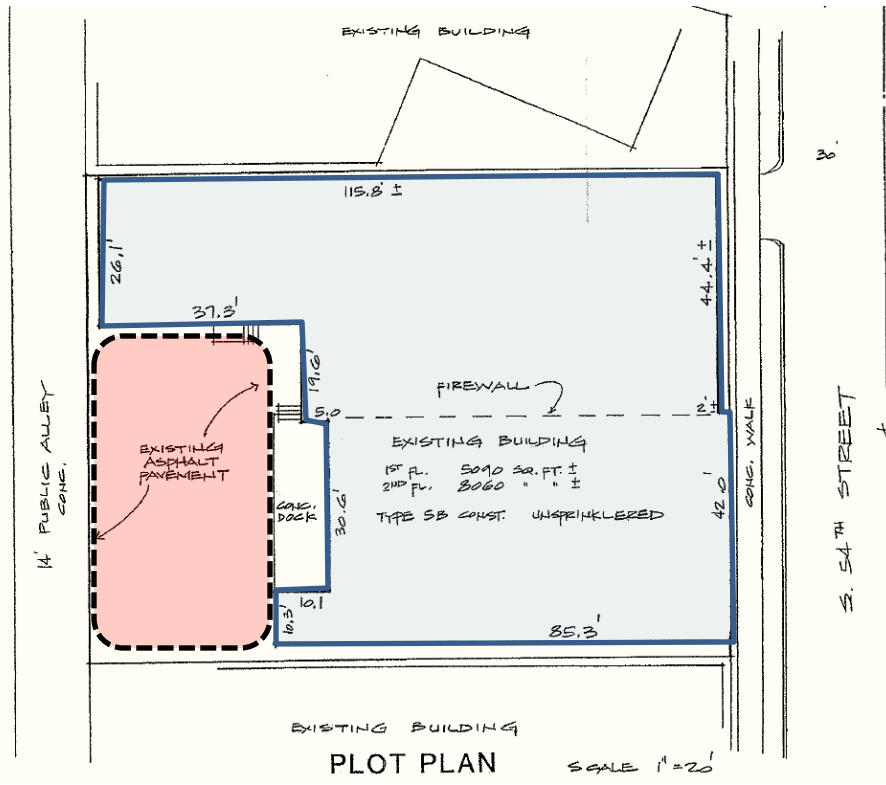
Typically 1-2 paper deliveries per week utilizing the loading dock on the back of the building, UPS and Fedex deliveries as needed. Vehicles parked on site include only personal vehicles for any needed deliveries (SUV, pickup truck etc.). All business traffic is during normal hours, no late night/early morning trucking.

#### Site, Landscaping and Architectural Plans

Amerigraphics has no plans for any architectural or structural alterations to either the exterior or interior of the building, but they do plan to address some exterior maintenance fixes including tuck pointing, masonry repair, asphalt repair and overall clean site up.



*Above is the view from the alley (rear of building).*



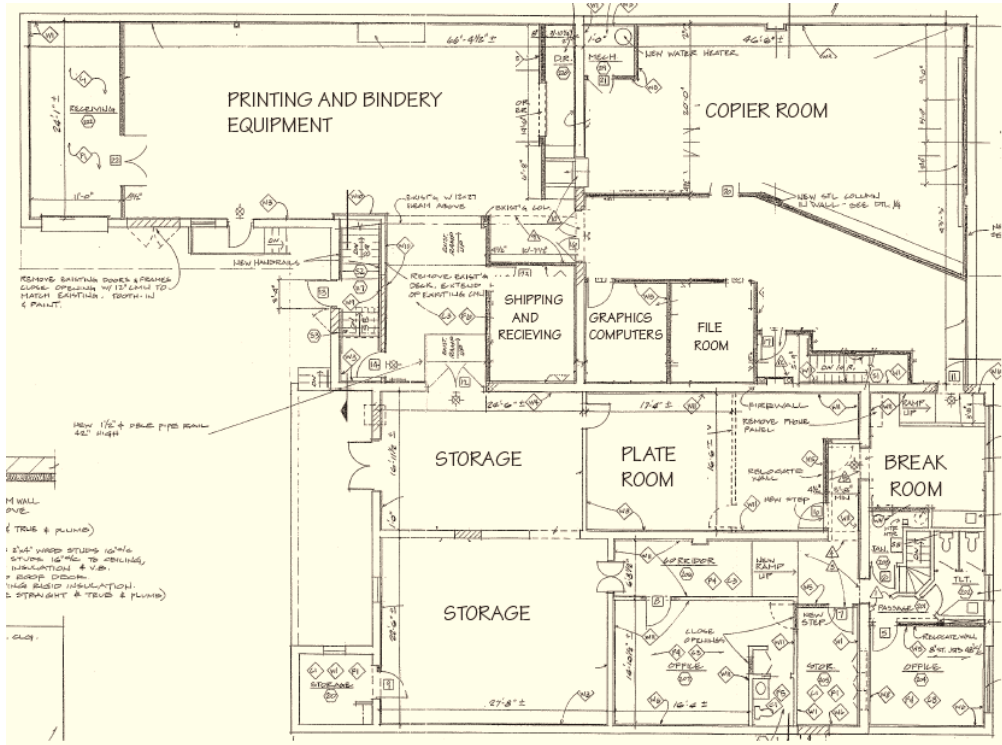
Above – plot plan showing location of rear parking and loading area



Above - Along S. 54 St. existing asphalt terrace conditions



Floor plan - The first floor (5,090-sf) intended uses are not planned to change. The floor plans indicates warehousing, a shop room, lobby and offices. The second floor plan (8,000-sf) includes the planned printing and bindery functions of the business.



**Recommendation:** Common Council approval of the Special Use Permit for Amerigraphics Group, and approval of the Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed Printing, Manufacturing use, to be located at 2213 S. 54 St. submitted by Ted Giannattasio d/b/a Amerigraphics Group (Tax Key No. 474-0509-002), subject to the following conditions:

(Items 1 through 4 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. A Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) detailed scope of work to confirm exterior building and site maintenance (tuck pointing work, building masonry repairs, painting, graffiti removal and paving updates being indicated); (b) site plan indicating the location of parking layout, loading areas, outdoor recycle and refuse dumpsters and screening method in the rear yard area; (c) any exterior lighting updates being confirmed; (d) asphalt terrace area between walk and curb being replaced with grass or new concrete. Contact Steven Schaar, Manager of Planning and Zoning at 414-302-8466.

2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Common Council approval of the Special Use (scheduled for November 4, 2020) and applicant's acknowledgement of the Special Use Permit Resolution.