

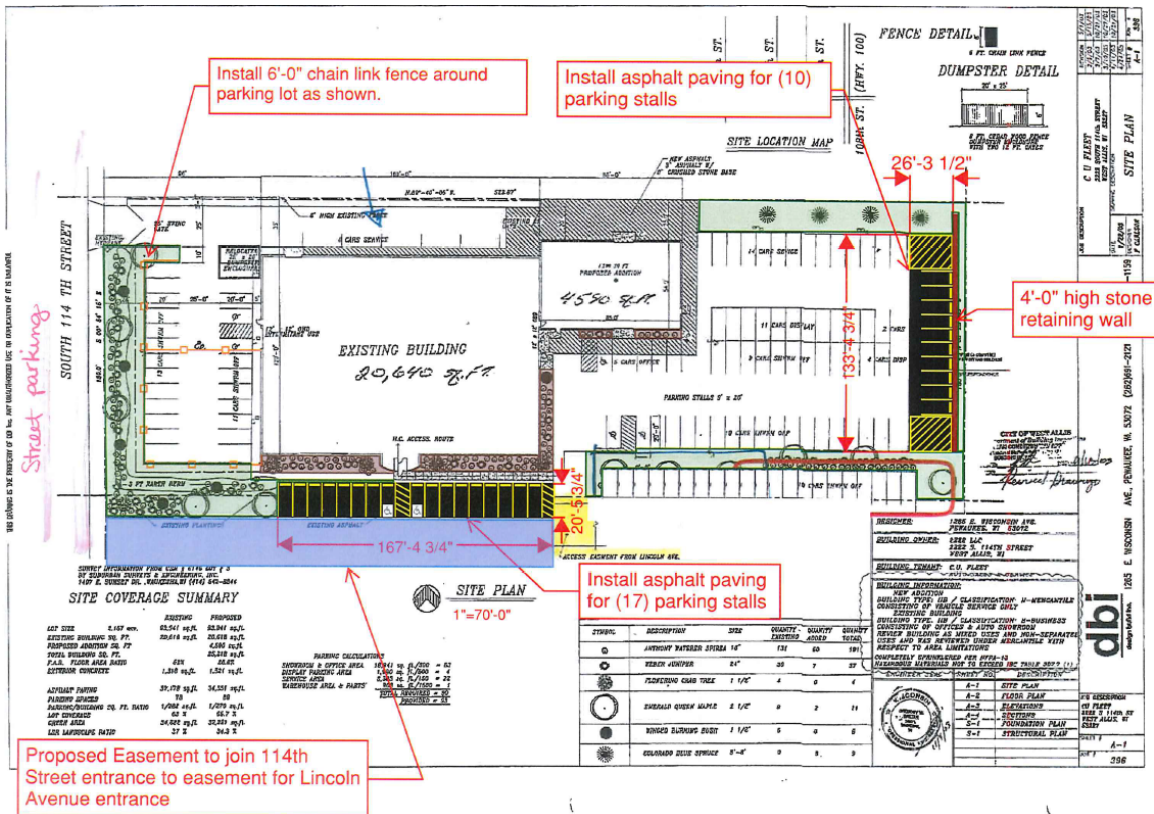


STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, August 26, 2020
 6:00 PM
 Virtual Meeting

10. **Site and Landscaping plan for proposed business relocation and site changes to the property located at 2222 S. 114 St. submitted by Terry Bartmann of Roman Electric. (Tax Key No. 481-9991-013).**

Overview and Zoning

Roman Electric has an offer to purchase the existing 2.1 acre property located at 2222 S. 114 St. which is just north of W. Lincoln Ave. The building is currently owned by Easter Seals of SE WI, who is downsizing and will be moving. The existing building is about 26,000-sf in area and zoned M-1 Manufacturing District. Roman Electric's proposed use is considered light industrial. Roman Electric has 86 service staff vehicles that will frequent the site daily along with another 22 full time office employees requiring parking on site and access to the building throughout the day. There are 85 parking stalls on site currently.



Site and Landscaping plan

With their planned purchase of the property, Roman Electric is proposing the following changes to the site:

1. The addition of 27 parking stalls on the south (17) side of the property and on the east side (10) of the property. To mitigate for the loss of existing greenspace, the new parking area on the south side of the building will feature permeable pavers to reduce runoff from the site.
2. An existing parking lot on the west side of the building will be converted to an outdoor storage area for trailers, a bobcat and related equipment. The outdoor storage area will be screened from view with a 6-ft tall slatted chain link fence to match the existing fence on the north property line. Additional landscaping will also be added around the outdoor area as well.
3. New landscaping infill will be added around the new outdoor storage area, along the south property line of the east parking lot and along the far east side of the property. A new 4-ft tall retaining wall will also be added on the far east side of the site to mitigate the some existing grade difference with the addition of new parking.
4. An updated cross access agreement is being pursued with the property owner to the south. While one currently exists it will need to be amended to access the new south parking area.

The site currently offers about 20% greenspace. With the proposed changes and addition of new parking areas, the site will feature about 16% greenspace. The site design guidelines recommend at least 10%.

No architectural changes are proposed on the exterior of the building. Interior floor plan changes include converting existing Easter Seals adult daycare/activity area to additional office for Roman Electric, along with additional conversion of space to shop and internal storage areas. The existing garage on the east side of the property will continue to function as a garage and shop area and where 2-3 larger commercial trucks would be parked when not in use.

Recommendation: Approval of the Site and Landscaping plan for proposed business relocation and site changes to the property located at 2222 S. 114 St. submitted by Terry Bartmann of Roman Electric. (Tax Key No. 481-9991-013), subject to the following conditions:

1. Revised site and landscaping plan being submitted to the Department of Development to show the following: (a) a site and landscaping plan to specify additional landscaping on site, a landscaping key, permeable paver details, removal of connex/storage boxes from the plan, outdoor storage delineated on plan and parking stall and aisle dimensions; (b) parking lot lighting updates being submitted; (c) fence details being shown on plan. Contact Steve Schaer, Manager of Planning and Zoning with questions (414) 302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
4. Cross access agreements between property owners being shared with the City for reference.