



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 26, 2022
6:00 PM
City Hall – Room 128

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

3. **Site, Landscaping, and Architectural Plans for a proposed professional office use to be located at 11548 W. Theo Trecker Way, submitted by Mark A. Molinaro Jr. (Tax Key 414-9992-017)**

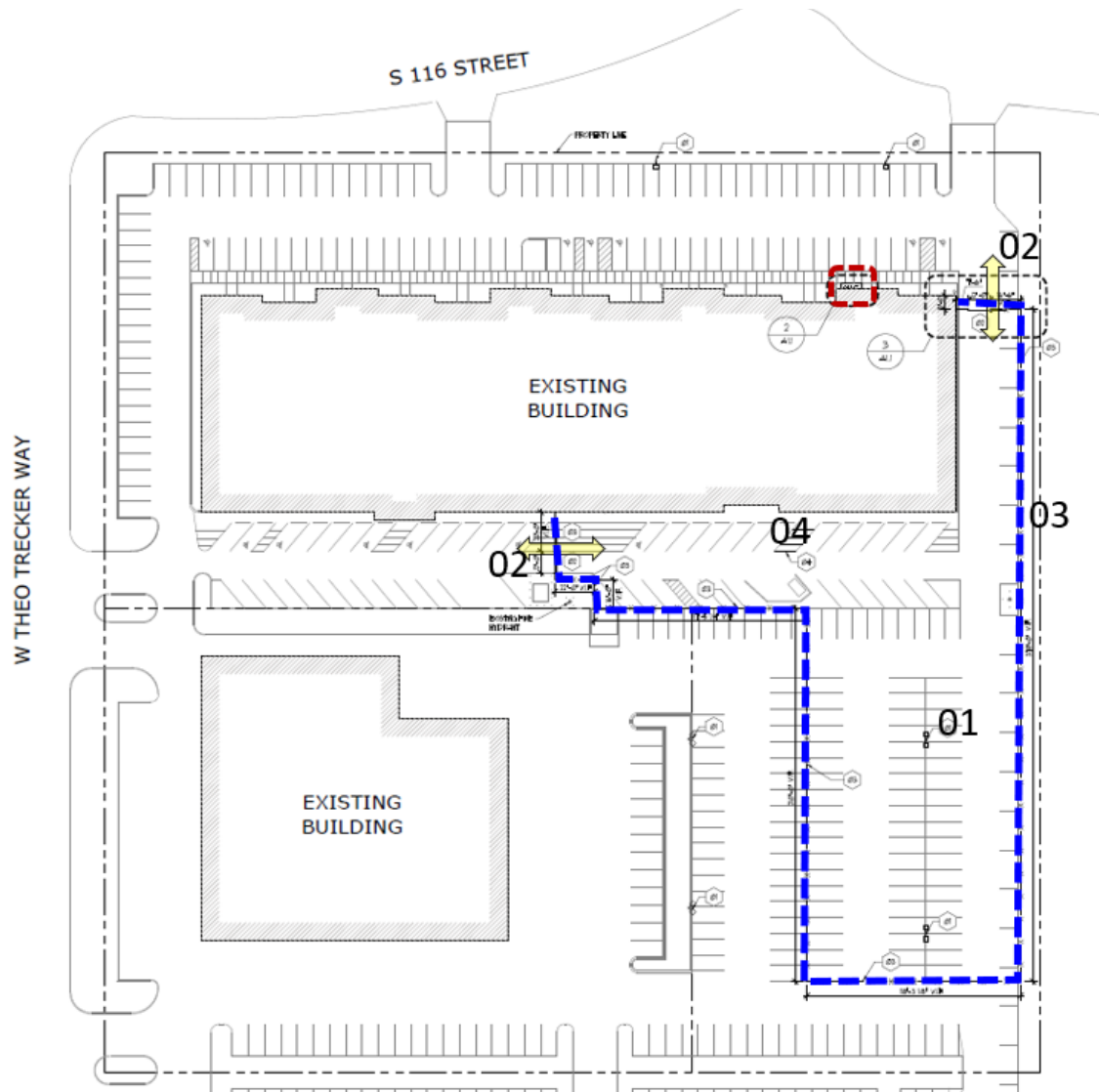
Overview and Zoning

The property is zoned M-1, light industrial and is proposed to be leased for a professional office tenant (about 20,000-sf). Offices are permitted uses, but the tenant proposes to make site improvements including a fenced parking area and is also proposing to install/replace rooftop HVAC units.



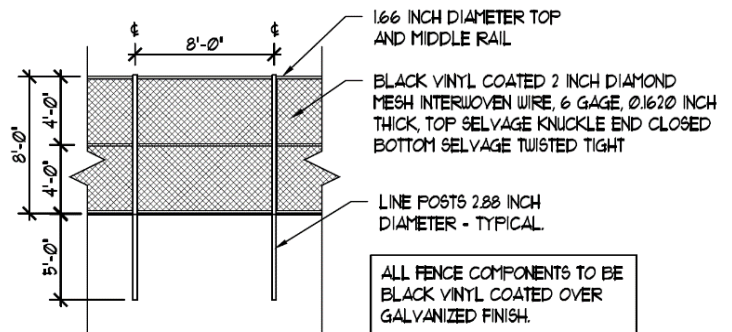
Site, landscaping and Architectural

New fencing - The site plan, sheet A1.1 (below), indicates the proposed location of the fence to secure the vehicle parking and employee access to the building. The applicant proposes an 8-ft tall fence with privacy slats. A automated gated vehicle ingress/egress will be incorporated on the NW side of the fenced perimeter. In driving through the area, which is zoned light industrial, it is important to note that a fence of this height and material will not be out of ordinary.



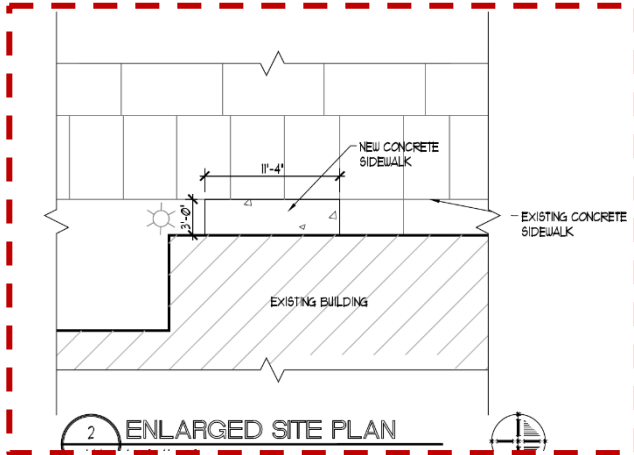
SHEET KEY NOTES

- 01 REPLACE HEAD ON EXISTING LIGHT POLE.
- 02 MOTORIZED SLIDE GATE. BASE OF DESIGN HOOVER FENCE. 8' HIGH CHAIN LINK FENCE STEEL CANTILEVER SLIDE GATE.
- 03 NEW 8' TALL CHAINLINK FENCE.
- 04 4' WIDE SOLID PAINTED STRIP - TYP.



4 FENCE ELEVATION

Below - West side of building, new sidewalk approach

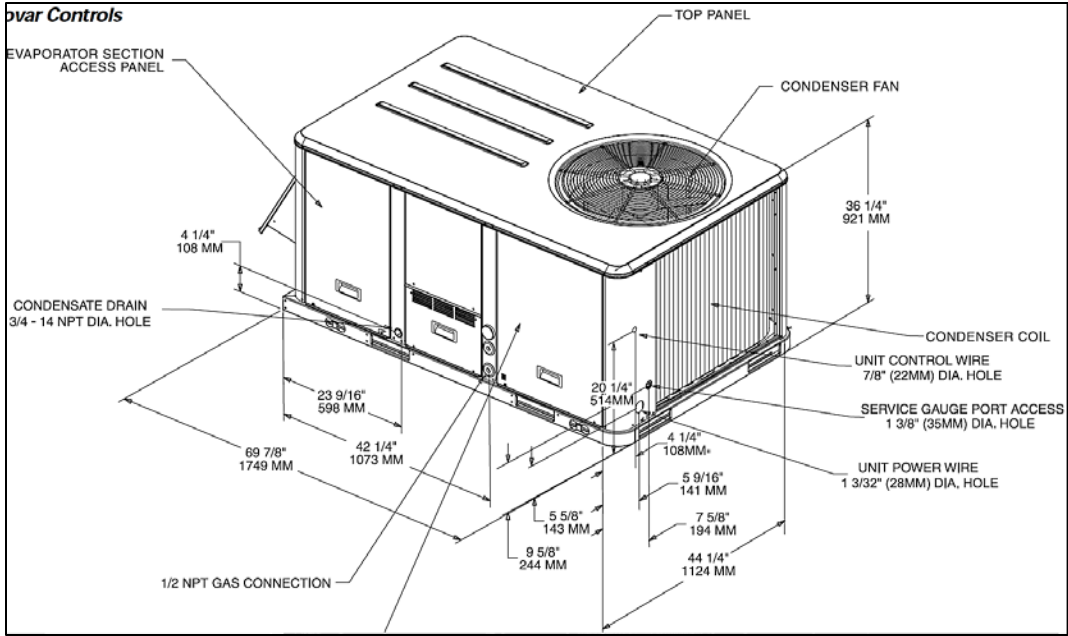


Roof top units (RTU) - The aerial image shows the existing building (birds eye view looking south toward W. Theo Trecker Way) and visual location of the existing roof top units.

The applicant will be removing 16 units on the north end of the building and replacing them with five new units (size specification on next page). In addition to having fewer units, only two of them will be on the Theo Trecker side of the roof and no closer to the west roof edge than the existing units. The new unit size is comparable to the size of the existing RTU.



Based on our review of the proposed changes, we do not believe roof screening will be required based on the unit positions, size and potential visibility of the units.



Recommendation: Approval of the Site, Landscaping, and Architectural Plans for a proposed professional office use to be located at 11548 W. Theo Trecker Way, submitted by Mark A. Molinaro Jr. (Tax Key 414-9992-017).