



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 23, 2018
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 5A. Special Use Permit for RSR Services LLC an existing warehouse/distribution and commercial truck repair facility located at 6036 W. Beloit Rd.
- 5B. Site, Landscaping and Architectural Plans for RSR Services LLC an existing warehouse/distribution and commercial truck repair facility located at 6036 W. Beloit Rd., submitted by Steven Ignasiak d/b/a RSR Services LLC. (Tax Key No. 475-0034-004)

Items 5A and 5B may be considered together.

Overview and Zoning

This item received approval from the Plan Commission in September of 2015 and special use approval by the Common Council in October of 2015. At the time the applicant, Steve Ignasiak of RSR Services LLC, had recently purchased the property at 6036 W. Beloit Rd. and was proposing to relocate his commercial vehicle repair business to the site. While RSR has started to work through the 2015 conditions of approval and applied for a business occupancy permit they have not implemented their original plans. They have since begun to occupy the space without an occupancy permit. The Building Inspections Department has RSR in court.

RSR would like to obtain an occupancy permit, but cannot until Planning, Building Inspections and Plumbing issues have been resolved. The special use and plan approval has since expired and the applicant has reapplied for a special use and site, landscaping and architectural plan review.

South elevation



RSR - 6036 W. Beloit Rd
Tax Key No. 475-0034-004



RSR Services, LLC

The business is a short-haul trucking company servicing customers in Wisconsin

and Illinois since 2003. The facility at 6036 W. Beloit Road will be used for repair and maintenance of our equipment, trucks, and trailers that operate throughout the greater Milwaukee area. It will be replacing a current location at 1912 W. Pierce Street in Milwaukee. RSR Services also has a larger garage and yard in Elkhorn, WI which will remain operational. In addition, they also plan on doing repair and maintenance for other local businesses to include trucks, trailers, and construction equipment. From this location, we will be employing (12) drivers, (1) office employee, and (5) mechanics.

Hours - open between 6:00 a.m. and 6:00 p.m. (Monday - Friday) with second shift mechanics working later as needed for truck repairs. Saturdays, open from 7:00 a.m. to 3:00 p.m.

RSR Services specializes in hauling recyclable material for the recycling industry. It is not in the nature of our business to off-load, store, or reload these materials, other than at their points of origin and delivery. This yard will not be used as a salvage yard or recycling center, as this is not in the scope of our business.

The site is zoned M-1, which allows auto repair as a Special Use. Prior to the RSR use, the site has been largely unmaintained for several years. The proposed improvements are valued at approximately \$100,000.

The proposed business operations will be open from 6:00 am to 6:00 pm (M-F), with second shift mechanics working later as needed. The timing of any second shift operations will need to be confirmed, prior to the scheduled public hearing. The business will also be open from 7:00 am to 3:00 pm on Saturday. This location will employ 12 drivers, 3 office employees and 5 shop mechanics.

If approved, RSR would complete the site and building improvements this year (a schedule has been included with their application). Staff will be seeking an agreement with the property owner that RSR cease operations on site if the approved site improvements are not completed by the end of 2018.

Architecture

The site currently maintains an industrial-sized garage of approximately 4,800 sq. ft., as the primary building. In general, the building (and site) has been unkempt for several years. Since purchasing the property RSR has replaced all of the windows, updated the restrooms and proposes to install a new overhead garage door this summer.

<u>RSR SERVICES, LLC</u> 1912 W. Pierce St. Milwaukee, WI 53204	
April 20, 2018	
<u>Timeline and Budget</u> <u>For 6036 W. Beloit Road</u>	
<u>Item</u>	<u>Cost Estimate</u>
1. Rough-in landscape beds and plant items that will not be effected by paving projects. Completion Date - July 1 st 2018	\$8,000
2. Paint entire exterior of building a neutral color (e.g. tan). Completion Date - July 15 th 2018	\$3,000
3. Pave surfaces in need, according to DNR approved Storm Water Run-off plan. Completion Date - August 31 st 2018	\$80,000
4. Complete landscaping project as per site plan. Completion Date - October 31 st 2018	\$8,000
5. Install (4) directional light fixtures to illuminate automobile parking area. Completion Date - October 31 st 2018	\$1,000
Total Projected Cost	\$100,000

The building will be painted in a neutral color. Color samples have been requested as a condition of approval, including complementary trim treatments.



Site and Landscaping

Prior to RSR purchasing the site, the property has suffered neglect and overgrowth for several years, if not decades. RSR is currently using the site, but hasn't improved the surface paving, grading or landscape conditions. A site and landscaping plan has been submitted which staff is recommending be revised to show additional landscaping and paving vs. compacted stone surface.

- The site, which is zoned M-1, requires a 25 ft. front yard setback. As such, staff is recommending that the area in front of the building be landscaped along the building and new fencing installed to screen the rear yard area.
- The proposed compacted stone surface areas are not recommended and will need to be replaced paving.
- Additional landscape screening along the south and west sides of the property to screen the customer and employee parking lot.
- Additional trees being added within proposed landscaping areas to offer a visual buffer from surrounding properties. sides and back edges of the property, 8 ft. minimum in depth, is recommended.
- All areas of outdoor storage, including refuse areas and parking of commercial vehicles will be required to be shown on revised site plans. These areas will also need to be screened appropriately.

This area will be used for customer and employee parking of personal vehicles.



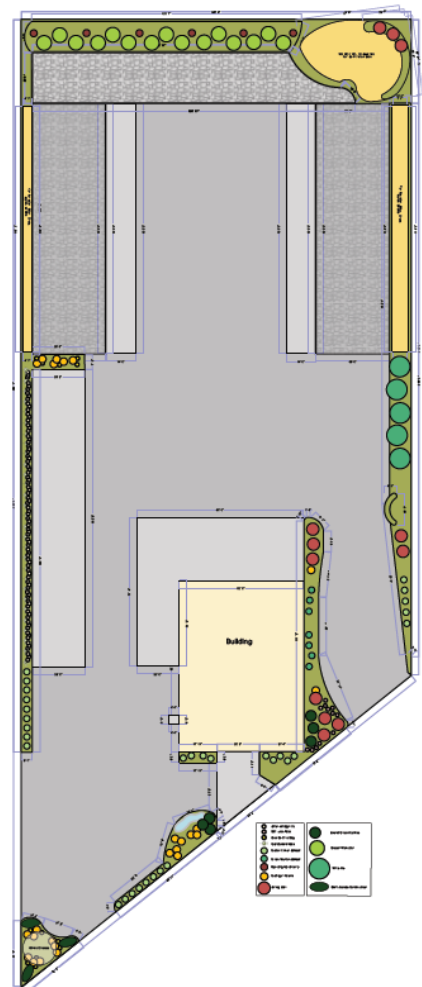
Site Use and Management

The applicant has indicated the following traffic pattern: trucks will enter from Beloit Road into the existing driveway opening on the east side and proceed north past the building into the turn-around area for parking and access to the (2) overhead garage doors on the north side of the building. Truck exit will be reverse, going out the same east driveway.

Automobiles will enter and exit through the west driveway. Drivers will park their personal vehicles in the space that their truck is assigned. Automobile parking for other employees and customers will be on the west side of the building to include (9) parking spaces in total. We will designate (2) spaces in the front of the building for handicap parking. Lighting for these areas will be provided by (4) directional fixtures mounted to the building.

Parking

The plans show parking stalls for 20 trucks along the western property line. Employee parking will also need. Per code, 32 parking stalls are technically required on site (1:150). This requirement may be waived by the Common Council as a condition of the Special Use, but staff is recommending that adequate plans for at



least 20 employee parking stalls (as indicated within the proposed business description) be required.

Storm Water

Most of the property's storm water run-off will drain into the storm water collection areas which have been installed at the northeast corner of the property. Most other run-off will drain to a rain garden which will be installed near the south fence line along with updated landscaping, all being part of the storm water run-off plan approved by the DNR.

Fencing

Dilapidated chain link fencing (rusted, missing slats, leaning, etc.) is currently found throughout the site. Existing fencing shall be removed from the site and be replaced if utilized to enclose the rear yard of the property. Staff is recommending that a more decorative/durable fence and gates be utilized to screen the rear yard from visible street frontages, with fencing in line or behind the frontage of the façade of the building. Staff is also recommending that a fence be installed along the back of the site (north side).

A commercial hauler will provide a dumpster for our waste. It will be located along the eastern perimeter of the property about 90' from Beloit Rd. and screened from public view by landscaping. A contracted business (Safety Clean) will service the parts washer and waste oil will be stored in a double-walled oil tank on the north side of the building.

Staff is recommending perimeter screen fence in addition to the proposed landscaping, and the location of the refuse and oil tank should be noted on plan.

Signage

A non-conforming pole sign was removed from the front yard of the property. Any new signage plan, for free standing or wall signs, may be approved internally by staff.

Recommendation: Recommend Common Council approval of the Special Use Permit for RSR Services, a proposed commercial truck repair facility to be located at 6014 W. Beloit Rd. and approval of the Site, Landscaping and Architectural Plans for RSR Services, a proposed commercial truck repair facility to be located at 6014 W. Beloit Rd., submitted by Steve Ignasiak, d/b/a RSR Services LLC. (Tax Key No. 475-0034-004), subject to the following conditions:

(Items 1 through 5 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) color samples and paint details of proposed building, including secondary trim; (b) detailed site and landscaping plans with species and quantities, including tree plantings around the perimeter of the site and proportional foundation plantings and perimeter screening, to be confirmed by the City Forester; (c) additional landscaping on the south and west sides of the site. Removal of all gravel and compacted stone surface areas, to be replaced with asphalt, concrete or grass, as appropriate for the proposed use; (f) replacement of deteriorated asphalt on the east side of the lot; (g) removal of front

facing chain link fence and replacement with decorative/durable fencing materials in line or behind the front façade of the building; (h) replacement of chain link fence and slatting; (i) inclusion of all refuse and outdoor storage areas, with adequate four-sided screening; (j) customer and employee parking for at least 20 spaces on site; and, (k) lighting plans and fixture details for all site and architectural lighting. Contact Steven Schaer, Planning Manager at 414-302-8466 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City Building Inspector. Contact Ed Lisinski, Building Inspector, at 414-302-8414.
5. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. A timeline for completion of site and landscaping improvements this year (2018) being included within the special use resolution.

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

6. Signage and updated lighting plan being provided for staff review and approval.
7. 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.