



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, December 1, 2021**  
**6:00 PM**  
**City Hall – Art Gallery**

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

6. **Site, Landscaping, and Architectural Plans for a proposed demolition of Motor Castings, a vacant foundry, located at 1323 S. 65 St. and 6500 W. Washington St. submitted by Jacob Yahne of Dalton Corporation/Motor Castings and Corbin Miller, Miller Recycling, LLC. (Tax Key No. 439-0139-002 and 439-0001-037)**

**Overview & Zoning**

- Dalton Corporation (parent company of Motor Castings) is proposing to demolish the former Motor Castings foundry located at 1323 S. 65 St. and 6500 W. Washington St. This is a 3.3 acre and 2.8 acre parcel zoned C-3, Community Commercial (earlier this year via rezoning process). The demo permit indicates removal of the building at 1323 S 65 St. (Tax id 439-0139-002), but also includes the contiguous portion of the foundry building (with Blue metal siding) at 6500 W Washington St. (Tax Id 439-0001-037): [6500 W Washington St - Google Maps](#)
- The property is vacant and no longer functioning as manufacturing use. The changes would be an introductory step toward considering a more diverse array of redevelopment options for the area.
- The Plan Commission’s review of demolition projects involves a review of the future site and landscaping conditions planned by the owner for this site to ensure a safe and aesthetic fit for the neighborhood, low impact to surrounding properties, and a marketable site for future development potential.

Post building demo, building foundations will be removed, the site will be graded and the project area will be returned to grass. The existing retaining wall on site near the WaterClock Engineering site (on the south end) will remain. The site will feature a gradual slope from south to north to mitigate grade difference. The general concept however, is to bring the property down to the adjacent street grade. A fence is proposed to surround and secure the property. There are two small (Allis Chalmers) brick buildings on the northeast side of the 6500 W. Washington St. property that will remain as they have architectural value and could be adaptively reused depending on future redevelopment plans.

A specific reuse of the property is unknown currently. Of note, the site was rezoned from M-1, light manufacturing to C-3, community commercial earlier this year as a proactive zoning measure to best ensure a more compatible reuse for the area. The site is near W. Greenfield Ave. and is part of the Six Points area. The site is located to the east of the Whitnall Summit Offices (one of the City’s largest employers and highest taxpayer). The Six Points redevelopment area is located to the south (Aurora medical, the West Apartments, Six Points Apartments and Farmers Market). The future Allis Yards redevelopment is located to the west near S. 70 St and W. Washington St. The subject area is also adjacent to a low-density residential neighborhood (across S. 65 St. to the east).

Schedule:

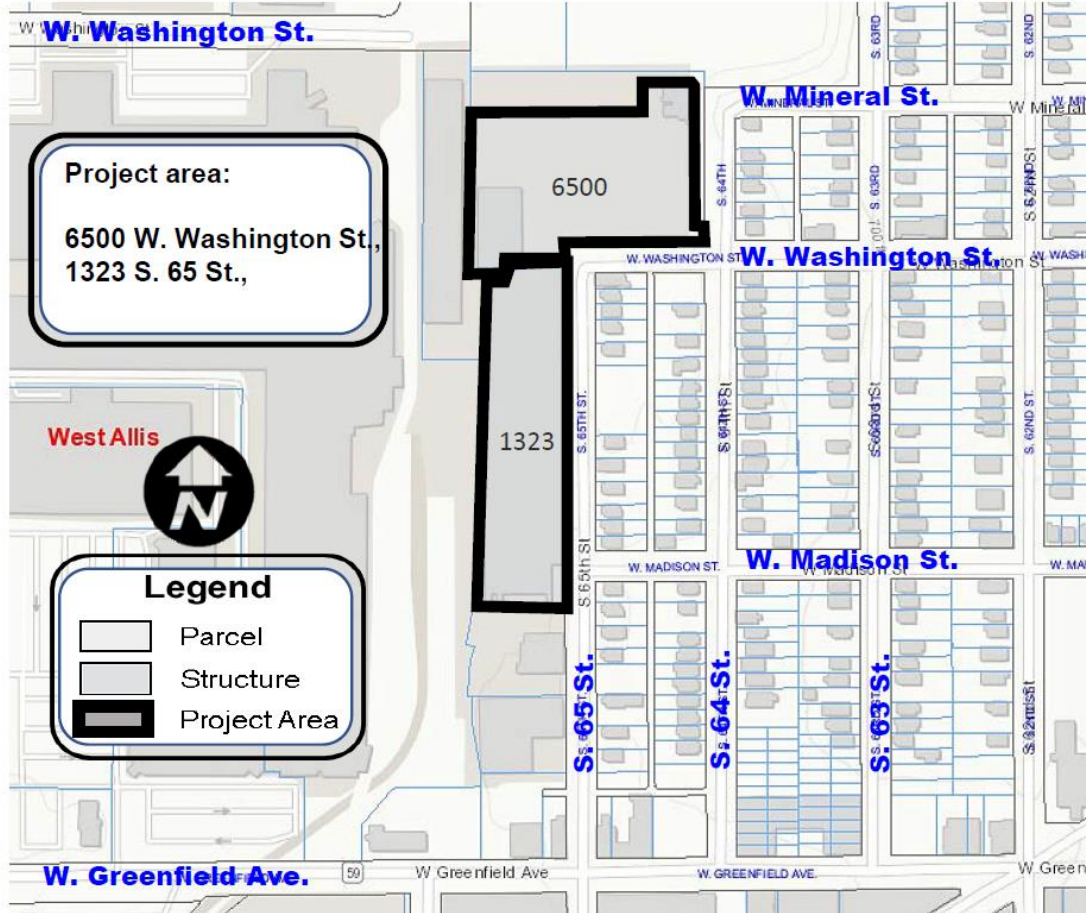
October 2021 – Applied for building permit

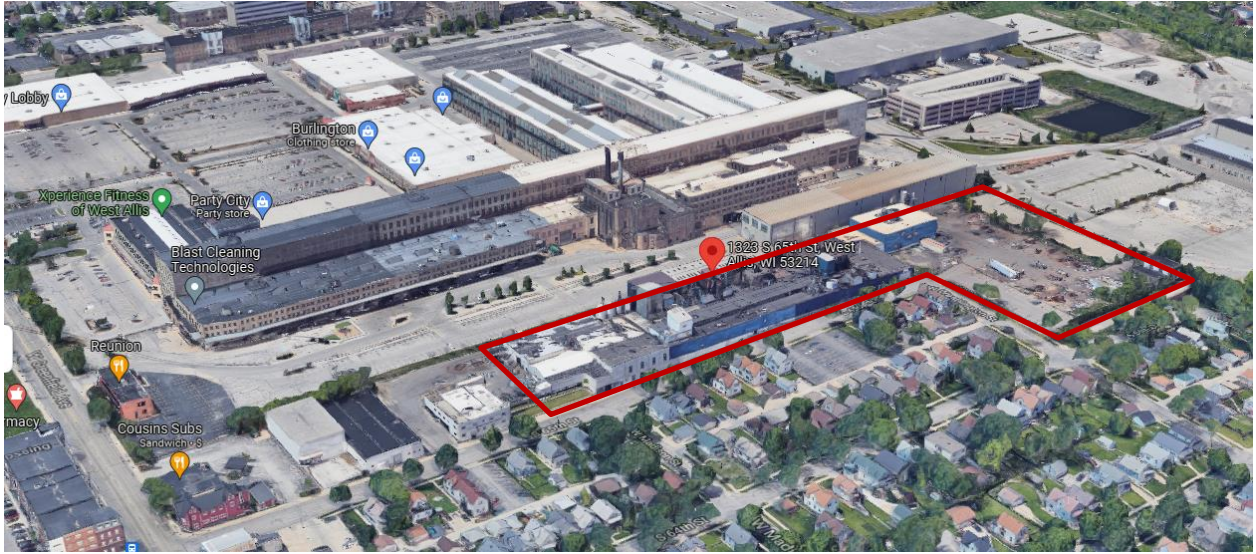
December 2021 – Plan Commission review of scope of work and future site conditions.

January 2022 – secure building permit and commerce demo work.

May 2022 – complete demo work inclusive of foundation removal, grading and seeding.

**Property boundaries - Area Map Demolition**





**Recommendation:** Recommend approval of the Site and Landscaping Plan for proposed demolition of an existing building located at 1010-1304 S. 70 St., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 439-0001-026), 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 and Landscaping Plans being submitted to the Department of Development to show the following: (a) erosion control and post demo finished grading, drainage and landscaping plans being submitted; (b) specific site details with respect to locations of existing and proposed fencing on site (including any repair, removal and replacement) include details on site plan; (c) site plan to show extent of building and pavement removal on both sites and extent of grass ground cover (d) site plan to show driveway closures along S. 65 St. Contact Steven Schaeer, Manager of Planning and Zoning at (414) 302-8466 with questions.

2. An estimated cost of landscaping and parking lot improvements being submitted to the Planning and Zoning Office for approval. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with questions.
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 the demo and site landscaping improvements 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 with questions.
4. Secure plumbing permits for all of the laterals and water services entering the property prior to beginning demo. The Laterals and water services will need to be abandoned and properly sealed before the actual building demo starts. Contact Mike Romens, City Plumbing inspector at (414) 302-8413.
5. Driveway permits being applied for with City Engineering for closure of existing driveways along S. 65 St. Contact Greg Bartelme, City Engineering (414) 302-8367.
6. Compliance with RMC 13.22(11) Rodent abatement including a report from a licensed pest control company stating that the premises was inspected and or treated and found to be rodent free. Contact Health Department Environmentalist (414) 302-8600.

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