



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, January 24, 2018
6:00 PM
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

6. Site, Landscaping and Architectural Plans for 5317 West Burnham Street, LLC, an existing self-storage business located at 5317 W. Burnham St, submitted by Steve Osborne, d/b/a 5317 West Burnham Street, LLC.

Overview and Zoning

Last year the Plan Commission approved phase 1 conversion manufacturing building to a self-storage use. The property is 3.5 acres and is located between S. 53 and S. 54 Streets on the south side of W. Burnham St. and north of W. Rogers St. Zoned M-1, Manufacturing District.

Self-storage uses are permitted in M-1/Manufacturing with the requirement that they be situated upon at least 2 acres. The applicant is proposing phase 2 building out of the remainder of the site south of the existing building. About 600 storage units were proposed as part of phase 1 and another 176 units are proposed in phase 2. Plans have been submitted for the phase 2 changes which prompt Plan Commission site, landscaping and architectural review.

The property is accessible from S. 53 St. and S. 54 St. A couple of existing driveway curb cuts along the east side of the property will be closed as part of the project. All access to the site will be from either S. 53 or S. 54 Streets.



OVERALL EXISTING SITE CONDITION VIEW NORTH



OVERALL EXISTING SITE CONDITION VIEW EAST

The total development costs for this phase will be approximately \$700,000.00 with an anticipated schedule as follows:

- February - Submit permit drawings
- March - Receive permit
- April - Concrete and Masonry
- May - Site Work
- June - Metal Building Erection
- July - Certificate of Occupancy

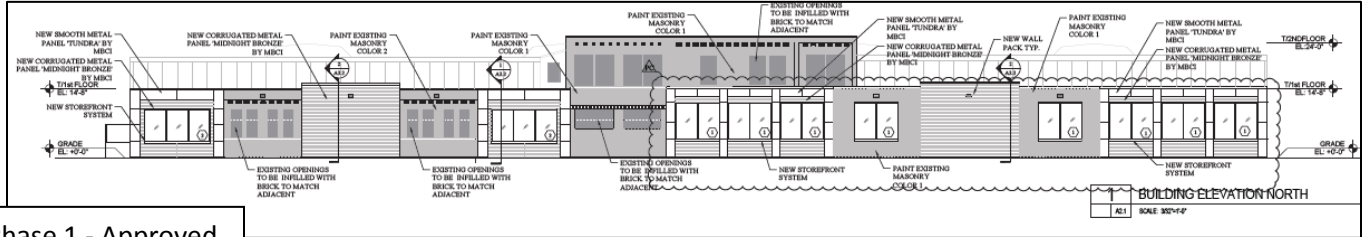
Architecture

As part of the second phase of development, the architectural design intent is to attempt to unify the new storage buildings with that of the approved architectural plan for the main building.

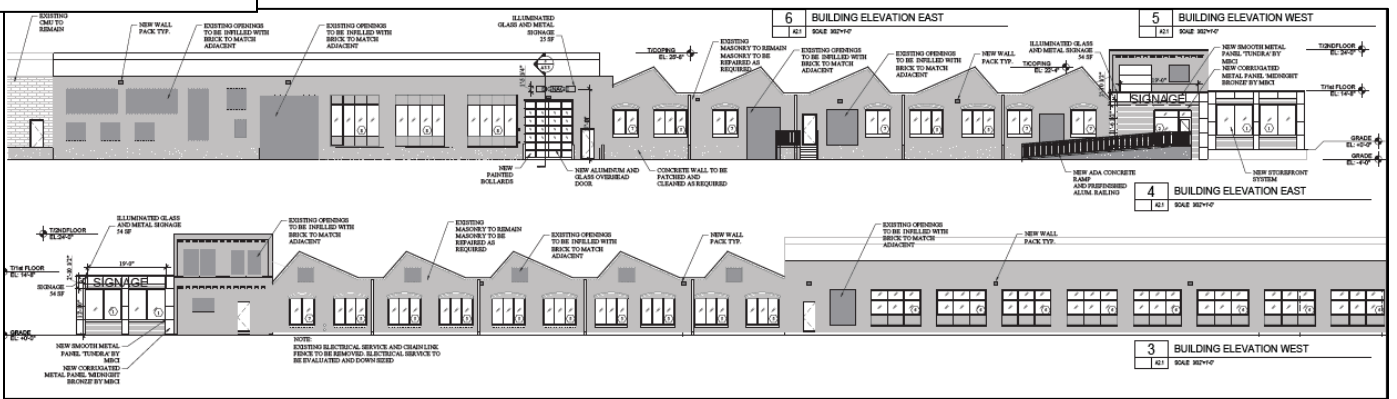
The new buildings will feature integral color split faced block masonry units. Three horizontal bands of 2" off-set block (reveal bands) will run throughout the elevations of each of the new buildings facing street frontages. Intervals of corrugated metal accent panels will be

incorporated for a more unified look with the proposed color and design of the main building.

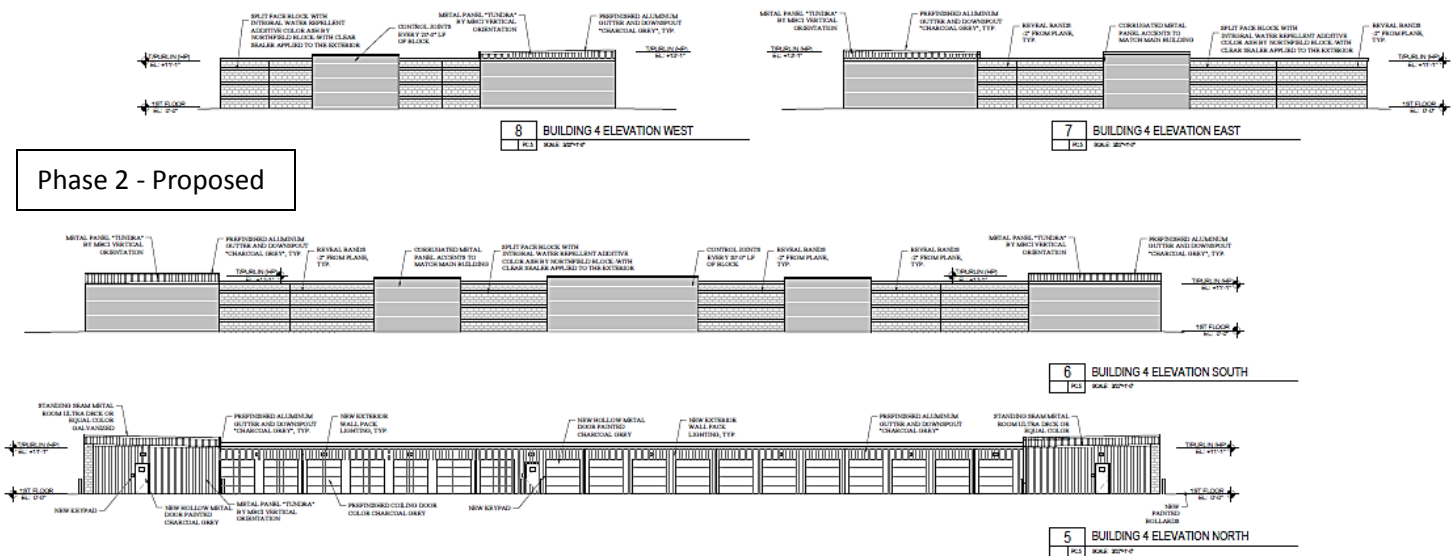
All new overhead service doors for the new units would be faced internally and not visible from the street frontages.



Phase 1 - Approved



Phase 2 - Proposed



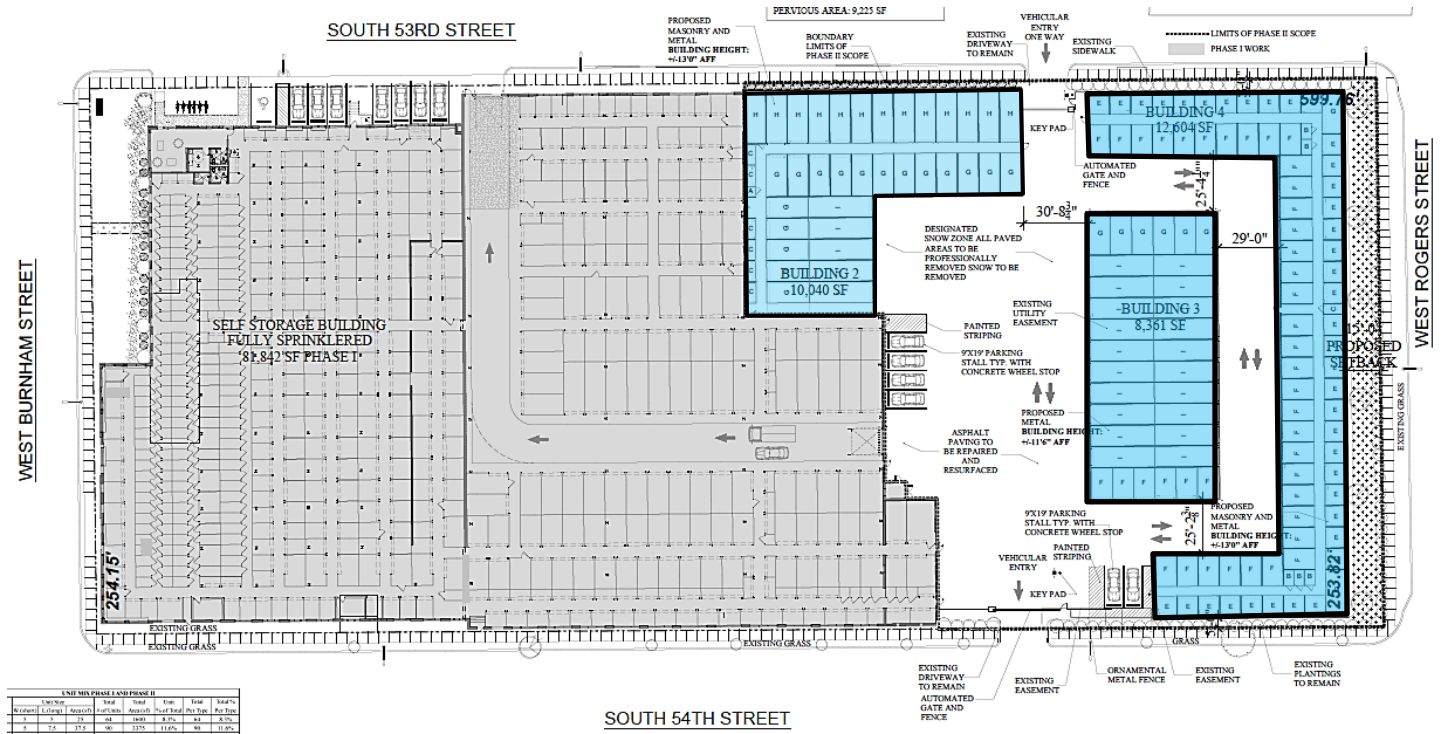
Site and Landscaping

The second phase of the project consists of construction of 3 exterior drive-up storage buildings in the southern parking lot. The buildings will be new noncombustible construction with the entirety of the site secured by a fence. New rolling gates with site key pad access will be installed. The completion of these buildings will complete the development.

Building setbacks. The property is considered a through lot so it has two front yards (W. Burnham St. and W. Rogers St.). Zoning requires a 25-ft building setback. The applicant has adjusted their proposal to include a 15-ft building setback from W. Rogers St., and will be requesting a variance before the Board of Appeals (for a 10-ft exception).

Side yard setbacks may be zero line. A 5-ft setback is proposed on both east and west side yards. Landscaping will be installed around the perimeter of the property.

The applicant is proposing to install a storm water management system. The plan is to handle the run off within underground tanks to comply with all applicable codes and regulations of the City of West Allis.



Off-street Parking for 13 parking spaces will be provided on site in accordance with the Zoning Requirements:

775 UNITS X 1% = 8 SPACES REQUIRED

OFFICE SF = 895 SF= 3 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 11 SPACES + 1 ADA SPOT

TOTAL PARKING PROVIDED = 13 SPACES + 1 ADA SPOT

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for 5317 West Burnham Street, LLC, an existing self-storage business located at 5317 W. Burnham St, submitted by Steve Osborne, d/b/a 5317 West Burnham Street, LLC, subject to the following conditions:

(Items 1 through 2 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 Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) a detailed and to scale

landscaping plan being submitted to the Department of Development for City Foresters review; (b) wider landscaping beds being incorporated on the west side of the site on each side of the egress drive; (c) an updated lighting plan for the phase two portion of the development and consideration for wall mounted decorative lighting fixtures on the east west and south portions of the new buildings. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.

2. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Ed Lisinski, Building Inspector, at 414-302-8414.
3. Board of Appeals consideration of the applicant's request for a variance to the front yard setback of 25-ft (15-ft proposed, requesting a 10-ft variance).

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval ;)

3. A signage plan being submitted for permit review and approved by the Department of Development.
4. 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.