



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, February 24, 2021**  
**6:00 PM**  
**Virtual Meeting**

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

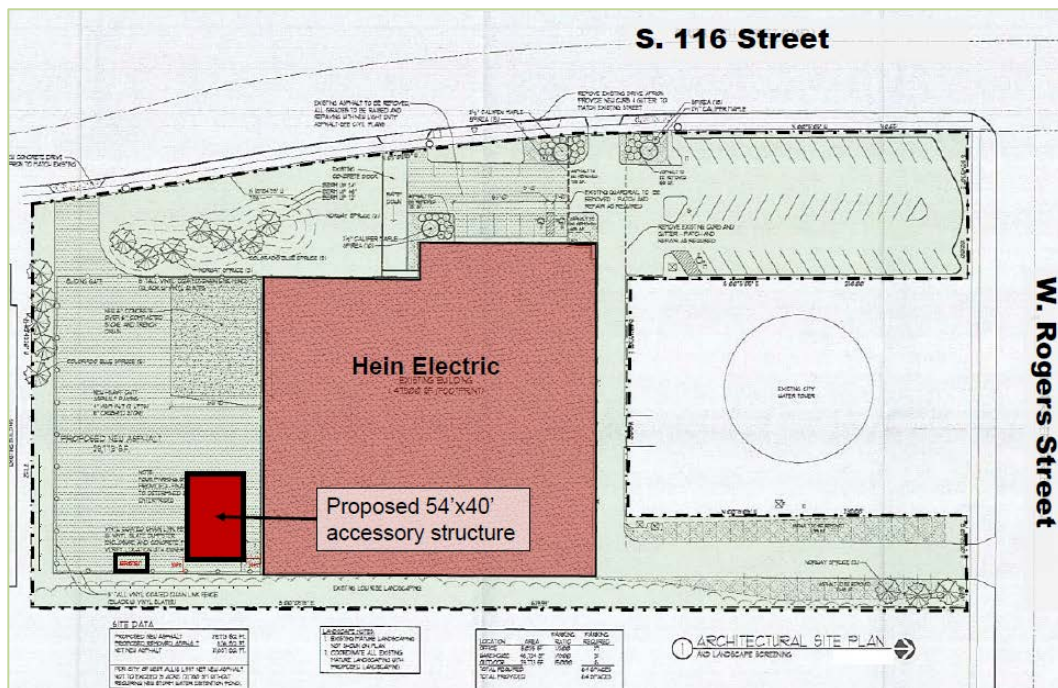
5. **Site, landscaping and architectural plan for a proposed storage structure for Hein Electric, an existing business, located at 2030 S. 116 St. submitted by Ron Reinowski, vice president, Hein Electric (Tax Key No 481-9993-033)**

**Overview & Zoning**

Hein Electric Supply is an independent electrical distributor with its headquarters in West Allis, and other locations in Downtown Milwaukee, Grafton, Menomonee Falls, Oak Creek, Oconomowoc, Pewaukee, Waukesha, and West Bend.

The 3.6-acre property is located on the east side of S. 116 St. and is zoned M-1, light industrial district. Hein is considered a permitted light industrial use within the zoning district. The existing property consists of a 54,900-sf building with an accessory outdoor yard area on the south side of the building. Surrounding properties are zoned and developed for light industrial use.

The proposal submitted by Hein includes the installation of an accessory storage structure on the south side of the main building. The purpose and intent of the building is for bulk storage of galvanized electrical conduit which is too long to manage within our warehouse. Precipitation, along with winter salt, is causing our inventory to rust, resulting in a high rejection and discard percentage. In addition, light poles awaiting delivery to jobsites would be stored inside, as they currently experience deterioration of their protective wrappers, resulting in damage during transportation.



### Site, landscaping and Architectural plans

The site/landscape plan submitted shows the new accessory building being setback 200-ft from the west property line along S. 116 St., up to 10-ft from the east fence-line (the fence line is approximately 20-ft from the east property line) and 10-ft from the south exterior wall of the main building.

The accessory building is approximately 54-ft wide by 40-ft deep by 22-ft tall, with a full wall on the north side and a half wall on the upper portion facing south. It will sit on a course of solid concrete block. The structure will sit upon existing asphalt pavement within the yard area.

- The property is under an approved site and landscaping plan from 2004 and the property is in good condition. The frontage along S. 116 St. and W. Rogers St. is well landscaped and an 8-ft tall fence surrounds the outdoor storage yard on the south side of the property. The City Forester has recommended some replacement infill landscaping of 3 spruce trees along S. 116 St. which Hein will replace this spring.
- The existing refuse area will be relocated to the southeast corner of the yard and be screened within a 4-sided enclosure (20x12 fenced in area) to match the surrounding fencing.



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Natural lighting - Reduce energy costs by eliminating daytime lighting.	Rip-stop weave - Stops potential tears in their tracks.
Climate sensitive - Cut heating and cooling costs.	100% recyclable.
Low maintenance - Rain keeps the cover looking clean.	Flame-retardant options available.
	Exceptional 20 year warranty.



**Recommendation:** Recommend approval of site, landscaping and architectural plan for a proposed storage structure for Hein Electric, an existing business, located at 2030 S. 116 St. submitted by Ron Reinowski, vice president, Hein Electric (Tax Key No 481-9993-033), subject to the following conditions:

(Item 1 is 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) infill landscaping being installed this spring in accordance with the City Forester's recommendation; (b) refuse enclosure details being provided to Planning and Zoning; (c) the fabric color being indicated on plans. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466 with any questions.