



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Tuesday, February 27, 2018  
6:00 PM  
ROOM 220 – CITY HALL – 7525 W. GREENFIELD AVE.

- 6. Site, Landscaping and Architectural Plans for Viking communications, an existing communication company, located at 9030 W. Schlinger Ave., submitted by Joe Dragotta. (Tax Key No. 417-0003-004)

**Overview and Zoning**

Viking Communications is proposing to redevelop property located at 9030 W. Schlinger Ave. Viking Communications sells and installs 2-way radios and offers communication services to the business, industry, and public safety sectors. Their current office is located in West Allis at 1421 S. 62 St.

The property is zoned C-3 Community Commercial District, which considers this use as Permitted. The property currently consists of an east and west building with a shared dock area between the buildings. The west building is currently vacant and there is an existing tenant (roofing contractor) in the east building. The previous occupant of the west building was a furniture retailer.



**Site and Landscaping**

The majority of the proposed site improvements will occur in the paved area between the east and west buildings. A 45 foot long concrete retaining wall will be added to the area separating the loading dock from the paved area.



A sliding chain link gate in the middle of the parking and loading area currently screens the storage dock area. This gate is proposed to be removed, and a dumpster will be placed in the elevated concrete storage area. This dumpster will be screened by a masonry enclosure with slatted chain link gates. While staff is supportive of the removal of the chain link gate, the loading area should in some manner be screened from public view.

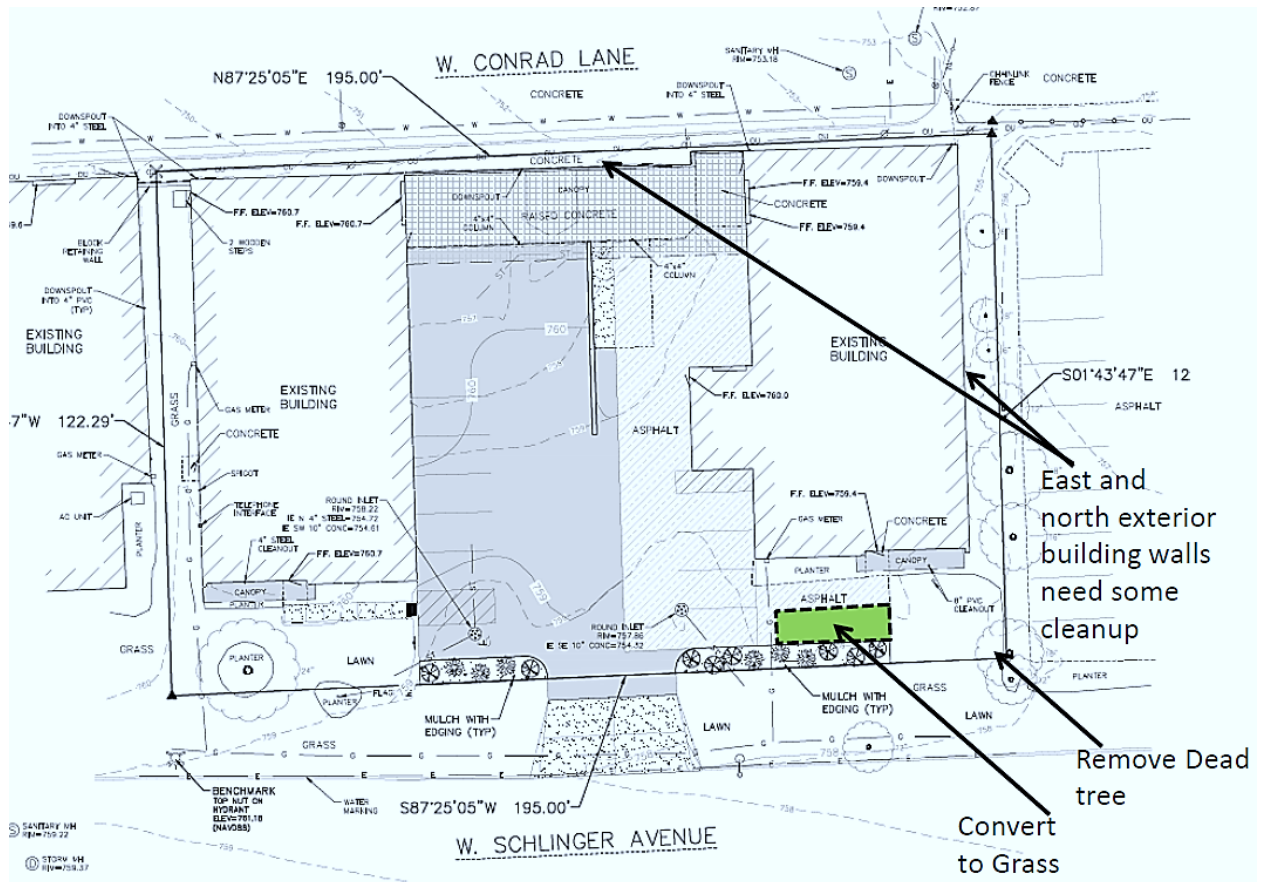
Per comments from the City Forester, the dead tree at the southeastern corner of the property should be removed.

### Parking

The site currently has two curb cuts, one leading to parking along the east building, and the other for parking along the west building. The two curb cuts are proposed to be consolidated into a 30 foot wide driveway.

There are 10 proposed parking stalls in between the two buildings, one of which being an ADA stall. The westerly half of the existing loading dock will be filled in to allow for striping of six parking spaces abutting the west building. Additionally, the four easterly parking stalls will be restriped, with the handicap stall being relocated to abut the west building.

A portion of the paved area just south of the east building's front entrance frequently features parked cars. This area is not addressed in the submitted plans, nor will it have a striped parking stall. Staff recommends the area be converted into grass.



### Signage

There is no signage in association with this submittal. In the applicant's project description, they propose mounted and a maximum size of 40 square feet. Further details will be provided to staff when a sign contractor is finalized.

## Architecture

At this time there are no proposed changes to the building exterior. The applicant is proposing to remodel the interior of the west building. No interior work is proposed for the east building or to the raised dock canopy area.

With portions of the north and east facades showing visible signs of wear and tear, staff is recommending that these areas be addressed. The north facade should at the very least be power washed to remove built up grime. The eastern wall of the building features moss growing on the areas of former windows, and visible grit and grim. Moss and grime from walls should be removed. Staff also recommends that any wall of the building that used to feature windows be re-painted in the near future, to unify these facades.



**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for Viking Communications, an existing communication company, located at 9030 W. Schlinger Ave., submitted by Joe Dragotta. (Tax Key No. 417-0003-004), subject to the following conditions:

(Items 1 through 3 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. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) conversion of the small area of asphalt on the southern side of the east building to grass or landscaping; (b) removal of the dead tree on the SE corner of the property; (c) cleaning of the north and east building facades; (d) re-painting of currently painted facades; and (e) organization and/or screening of the raised concrete storage area. Contact Steve Schaer, City Planner 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 Steve Schaer, City Planner at (414) 302-8466 with any 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466.

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

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.