



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, April 27, 2022
 6:00 PM
 City Hall – Room 128

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

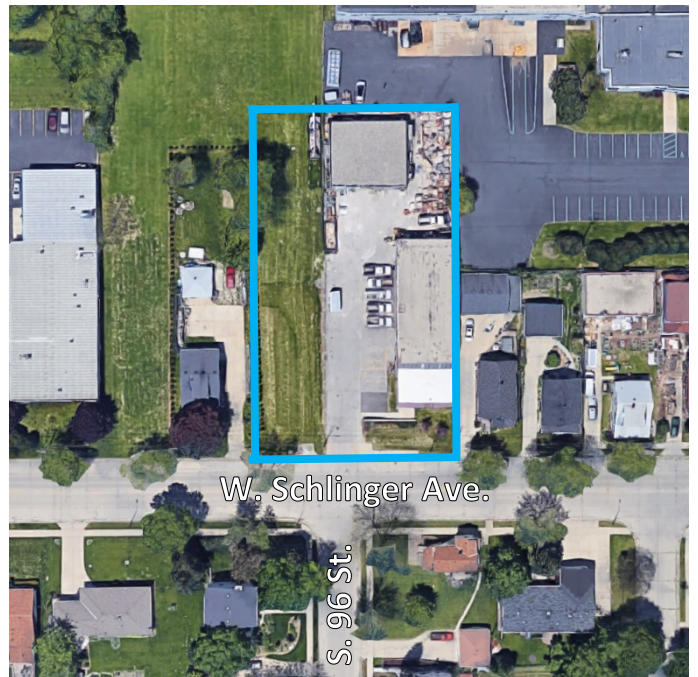
5. **Site, Landscaping and Architectural Plans for Masonry Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000)**

Overview and Zoning

Masonry Restoration Inc. (MRI) is proposing to add an addition to its accessory warehouse building and improve the site, notably by expanding the outdoor yard, at 9522 W. Schlinger Ave. The business is a commercial use warehouse and office which is considered a permitted use in the M-1 Industrial District.

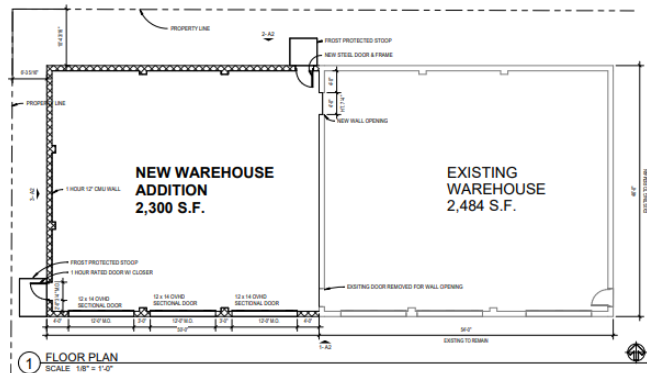
MRI is a construction company specializing in masonry repair solutions and conducts work off-site, frequently at the buildings it repairs in downtown Milwaukee. This location houses the company's business office headquarters and company equipment, vehicles, and materials.

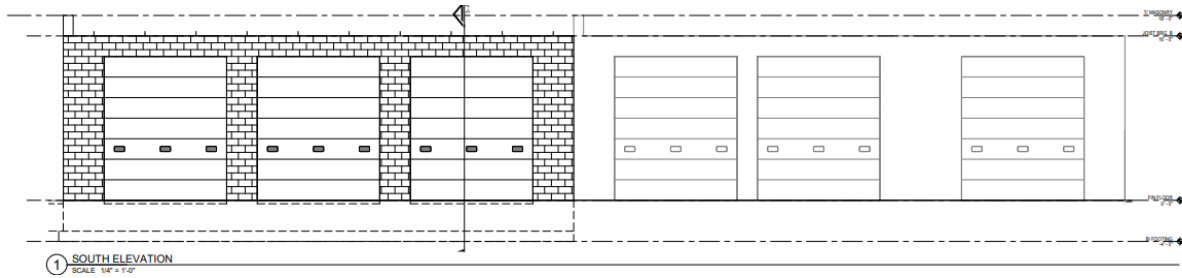
To adapt the site to the business's growth, MRI wants to add capacity to for covered and outdoor vehicle and material storage. MRI projects the work on the site will begin late spring and be completed prior to Fall 2022.



Floor Plan

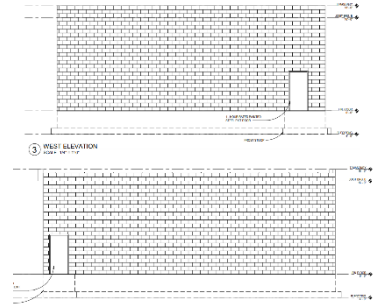
MRI is proposing a 2,300 sq. ft. addition to its existing 2,484 sq. ft. accessory warehouse. The completed accessory warehouse will be 4,784 sq. ft. The addition will include 2 new access doors located on the North and West end of the building, as well as 3 new garage bays.





Architectural Plan

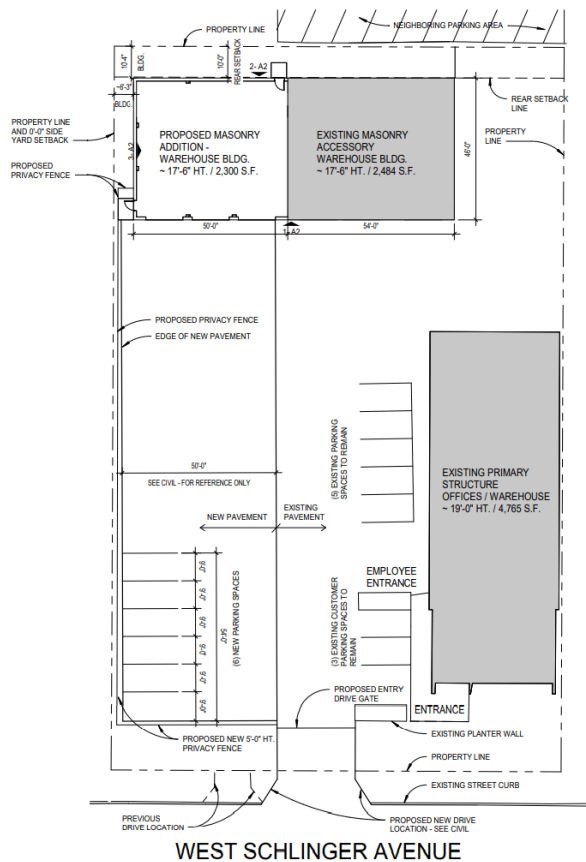
The warehouse addition will be built from masonry matching the existing accessory warehouse’s concrete block. The building’s roof will be sloped, with the highest point of 18’ at the Southern edge. The addition will be 50’ x 46’. 3 new overhead garage doors facing South will be 12’ wide. New entrance and exit doors will be steel.



Site and Landscaping Plan

The proposed warehouse addition will extend to the West of the existing warehouse, which is located on the North edge of the property. With the addition, the warehouse will be setback 10’ 4” from the rear property line and 6’ 3” from the West side property line.

MRI is proposing to pave over the grass located on the West side of the property. This will add space for outdoor storage, access to the warehouse addition, and 6 new parking stalls. MRI wants to extend the existing lot 50’ to the West, adding approximately 7,500 sq. ft. of impervious surface to the lot. This will trigger MMSD stormwater management requirements; staff recommends updating site plans to reduce the amount of impervious surface so that stormwater can be managed properly on site.



MRI is proposing to add a new 5’ chain link fence with privacy slats to the West property line. As proposed, this fence would wrap around to the South and meet the existing driveway. A new gate between the fence and existing masonry wall located to the East of the driveway would secure the premises. Staff recommends replicating this masonry wall or exploring decorative fence styles along the West side of the driveway, rather than continuing the proposed chain link fence along the front of the property.

Recommendation: Approve the Site, Landscaping and Architectural Plans for Masonry Restoration Inc., an existing warehouse and office, located at 9522 W. Schlinger Ave., submitted by Steve Ketterhagen, d/b/a MRI Leasing. (Tax Key No. 416-2001-000) subject to the following conditions:

(Item 1-3 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 and approved by the Planning & Zoning program to show the following: a) fence details; b) entrance gate details; c) updated front yard decorative fence/wall and corresponding details; d) maintain or add trees on west side of property for screening from residential site; e) landscaping species plan approved by Forestry; f) proposed outdoor storage indicated on site plans; g) site plan to reflect changes necessary for compliance with the City of West Allis Stormwater Management Ordinance. Contact Zac Roder, Lead Planner, at 414-302-8465 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 Mike Romens, Building Inspector, at 414-302-8413.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.