



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, June 23, 2021**  
**6:30PM**  
**City Hall – Room 128**

3. **Site, Landscaping, and Architectural Plans for improvements on an existing manufacturing property located at 6048 W. Beloit Rd., submitted by Michael Hajek on behalf of Phoenix Investors, property owner. (Tax Key No. 475-0038-002).**

**Overview and Zoning**

The 2-acre property was acquired by Phoenix West Allis, LLC in 2019. Prior to their purchase of the property the site was vacant property zoned M-1, light industrial district and formerly the site of Able Equipment Co. Able owned and operated the site since 1984. Able's business included material handling, storage, sales service and manufacturing. Prior to their ownership/use the site was used by Hollandam, Inc. as a packaging and distribution center for flower bulbs (1983-84) and prior to that by the Wisconsin Cheesemakers Guild for storage and packaging (1960-1983).



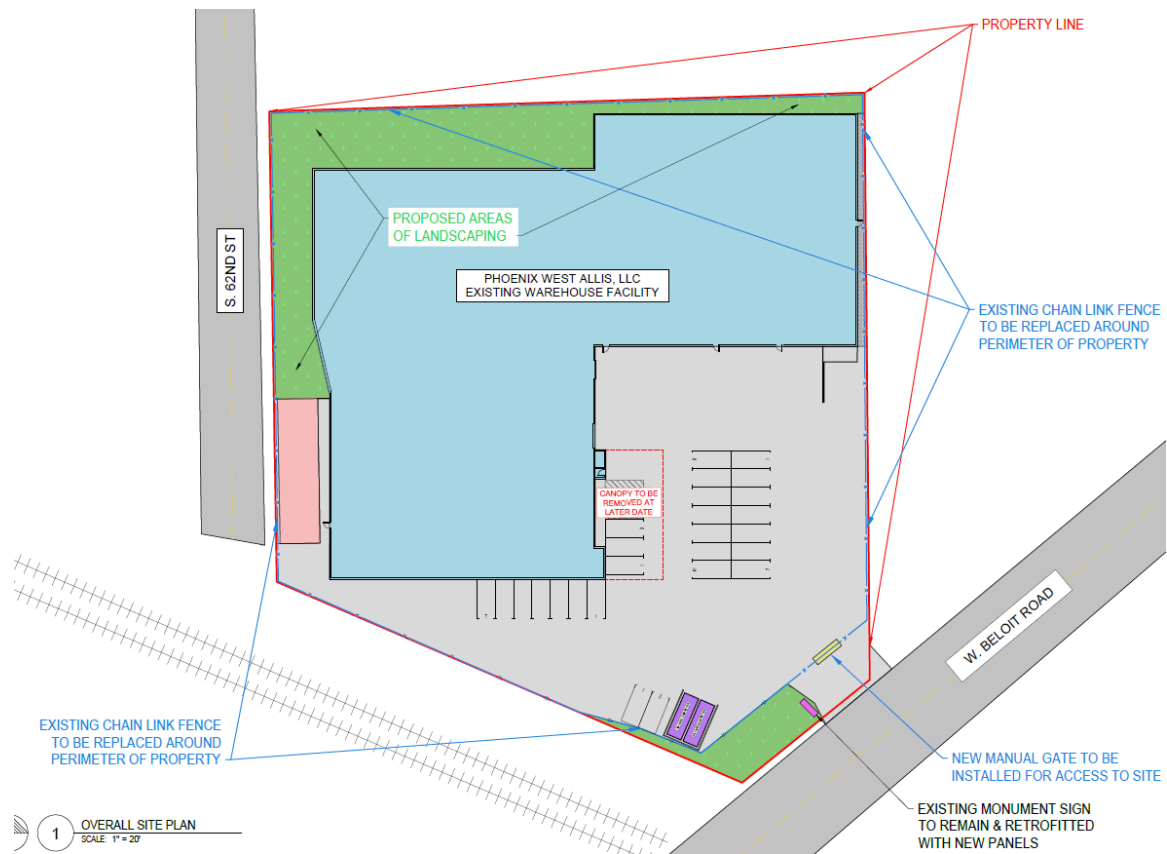
Lands surrounding this property are primarily zoned M-1, light manufacturing. To the south and west is a Union Pacific railway corridor and our City Municipal Yard. Property to the north and west is occupied by Unit Drop Forge and properties to the east and south are used for auto repair and light industrial uses.

The property owner is rehabilitating the property for their use as a property management company and will also be creating space for an additional tenant within the building. A site, landscaping and exterior scope of work have been submitted for Plan Commission review.

**Site, Landscaping and Architectural Plans (scope of work)**

- a. Replace fencing around perimeter of property in the same location it previously existed. Add an access gate on West Beloit Road. The height of the fence will be 8', similar to surrounding businesses in the area. Fence along Beloit Rd will be setback about 20-ft to allow for vehicle staging at the gate access (while opening the gate and to provide landscape features along Beloit Rd).

- b. Repave asphalt parking lot in the same configuration as it currently exists. Provide striping and signs, as required by code. Grade will remain basically the same with minimal grinding to occur to remove tree stumps adjacent to the building.
- c. Landscaping in areas previously approved and adding fence screening along W Beloit Road to meet the required 10% of the site and to enhance curb appeal along W Beloit Rd.
- d. Paint/stain the exterior of the building in tones of grey and white. Sample Drawings are included in our application along with before and after photos of another building in Wauwatosa exemplifying our typical color scheme.
- e. Replace current sign panels with new business names and possibly give the posts a new coat of paint. All other features, size and height of the sign remain "as is". Planter with trees will be rebuilt and modified to enhance appearance and curb appeal.



### Floor Plan

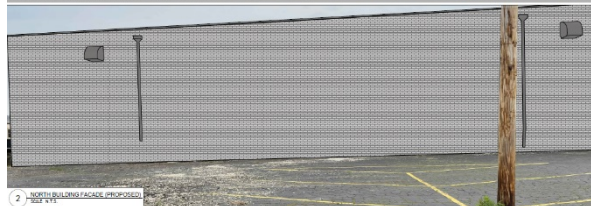
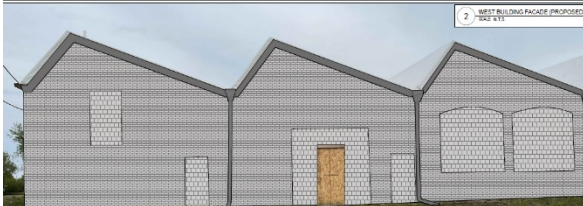
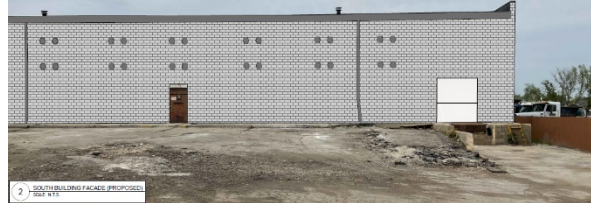
- Phoenix will occupy a 30,912-sf area (blue area) and the space also includes a 4,300-sf second floor area above an existing covered dock.
- A 14,950-sf space will be prepared for a future tenant (gray area).





### Architectural plans for the exterior

- **Paint/stain the exterior of the building in tones of grey and white. Sample photo renderings are included below (before and after)**



### Recommended Landscaping areas

- Staff is recommending additional landscaping areas on the end caps of parking rows and east side of the site.
- Perimeter fencing being upgraded from chain-link to a black coated chain-link or similar.



**Recommendation:** Approval of the Site, Landscaping, and Architectural Plans for improvements on an existing manufacturing property located at 6048 W. Beloit Rd., submitted by Michael Hajek on behalf of Phoenix Investors, property owner. (Tax Key No. 475-0038-002) 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) a detailed landscaping plan being provided to show plantings within proposed and recommended landscape areas (tree and perennial plantings recommended throughout). Four (4) landscaping areas being added to the site (at the parking row end caps and east

side of site). Landscaping species subject to City Forester review/approval; (b) a black vinyl coated chain-link fence or similar being provided around the perimeter of the site; (c) extent of paving work being shown on plans and coordinated with City Engineering grades along W. Beloit Rd.; (d) relocate 30 yard dumpsters on site (away from W. Beloit Rd.) and indicate method of screening;(e) details of repairs to dock area on the SE side of the building. Contact Steven Schaer, Manager of Planning and Zoning (414) 302-8466 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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.

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

4. Signage and lighting and photometric plan being submitted to the Department of Development for approval.