



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, September 25, 2018**  
**6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

4. **Demolition plan of an existing building located at 1800 S. 92 St. submitted by Cullen Construction (Tax Key no. 451-1002-000).**

**Overview and Zoning**

The property to be demolished was formerly the Knights of Columbus which is located on the east side of S. 92 St. between the Union Pacific Rail Road and W. Lapham St. The property was purchased by Chr. Hansen in December 2018 as part of the company's planned vision to expand its US Headquarters. The subject property is zoned M-1, Manufacturing and is 1.8 acres in area.

Last year the Plan Commission approved the rezoning of the subject property at 1800 S. 92 St. and the demolition of 9 apartment buildings on 11 properties located further east along S. 89 St.

**Site and Landscaping**

The site is proposed to be brought down to grade, seeded. Existing City sidewalks and any City trees will remain along the frontage of S. 92 St. Staff will also recommend that S. 92 St. driveways, and existing paved/parking lot areas be modified as part of the



scope of work to reflect what will happen should further development in this area not commence in a timely manner.

**Recommendation:** Recommend approval of the demolition plan of an existing building located at 1800 S. 92 St. submitted by Cullen Construction (Tax Key no. 451-1002-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised site and landscaping plans being submitted to the Department of Development to show the following: (a) scope of work and site and landscaping improvement schedule. The scope of work shall reflect what will happen should further development in this area not commence in a timely manner within 6 months from issuance of permit; (b) a site and landscaping plan to show site and landscaping improvements (site grading, seeded/grass site, reference any remaining landscaping areas, show additional/new perimeter landscaping areas on site, the plan shall reference the location, type and quantity of plantings); (d) driveway permits for modifications of S. 92 St. driveways. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
2. Pest abatement being contracted in accordance with Municipal Code.
3. An estimated cost of demolition and site, landscaping and screening improvements being submitted to the Department of Development for approval. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
4. 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 demolition, potential driveway closures, site and landscaping improvements being executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.

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

5. 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.