



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, January 25, 2023**  
**6:00 PM**

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

**4. Site, Landscaping, and Architectural Design Review for Blast Cleaning Technologies, a proposed Light Industrial use, at 404 S. 116th St. (Tax Key No. 414-9992-015)**

**Overview and Zoning**

Blast Cleaning Technologies (BCT) is a manufacturing company based in West Allis that designs, manufactures, and builds shot blasting equipment. Located in the historic Allis-Chalmers building, BCT is seeking to establish a facility to expand their machining operations and produce its own cast products to support the business' growth. The new facility will house a new division of BCT called BCT Cast Products, LLC. The company is making a \$20M investment in the new site.

BCT's casting facility will be designed as a world-class, highly-modernized, advanced foundry. The modernization will include a highly automated molding system, high-quality ceramic sand instead of silica, vibration absorption, and a closed-loop thermal reclamation system which generates no mold media waste.

These modernizing changes mean the casting process will have almost no impact outside the building. Smell is dramatically reduced via the use of organic media binders. Dust is reduced via advanced processes, dust collection systems, and higher-quality ceramic media. The advanced process and equipment will also contain vibration and noise within the building. While traditional foundries qualify as a Heavy Industrial use, the advanced nature of this facility qualifies the use as Light Industrial.

Machining and quality operations are expected to relocate before the end of Q1 of 2023. Foundry operations are expected to begin Q4 of 2023.

Hours of Operation: 8:00pm – 5:00pm (21 hours)  
Trucking Hours: 7:00am – 4:00pm

404 S. 116<sup>th</sup> St. is zoned I-1. Light Industrial uses are a Limited Use in the I-1 district.

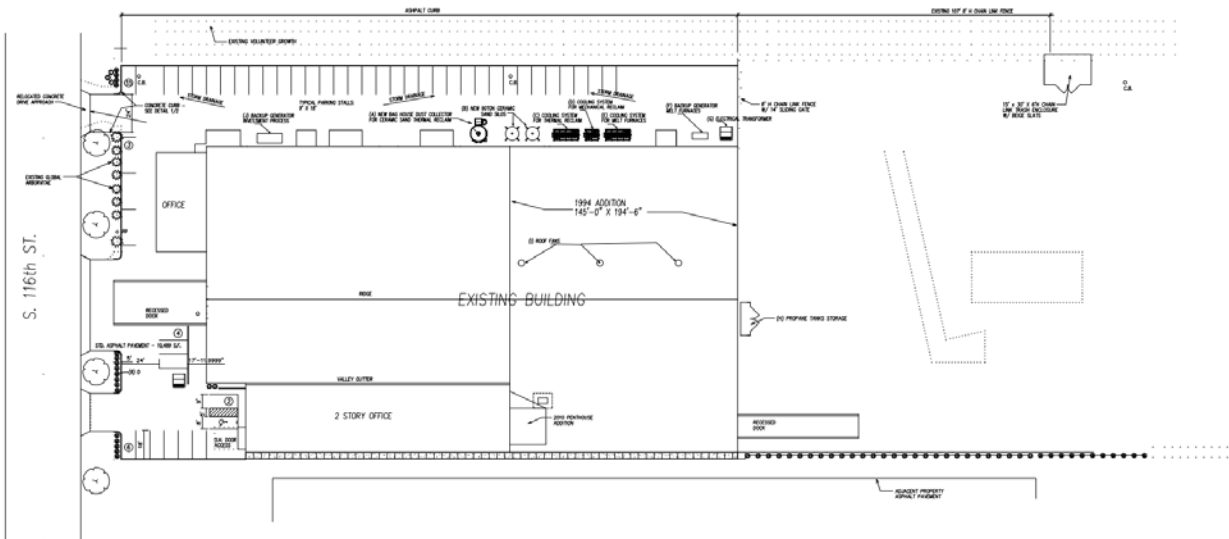


## Site & Landscaping Plan

BCT is proposing minimal changes to the site. New exterior equipment will be added immediately adjacent to the North side of the building in line with existing equipment. Equipment includes electrical transformers, backup generators, cooling systems, as well as dust collectors and storage for ceramic sand. Bollards will be placed to buffer equipment from vehicle parking and travel.

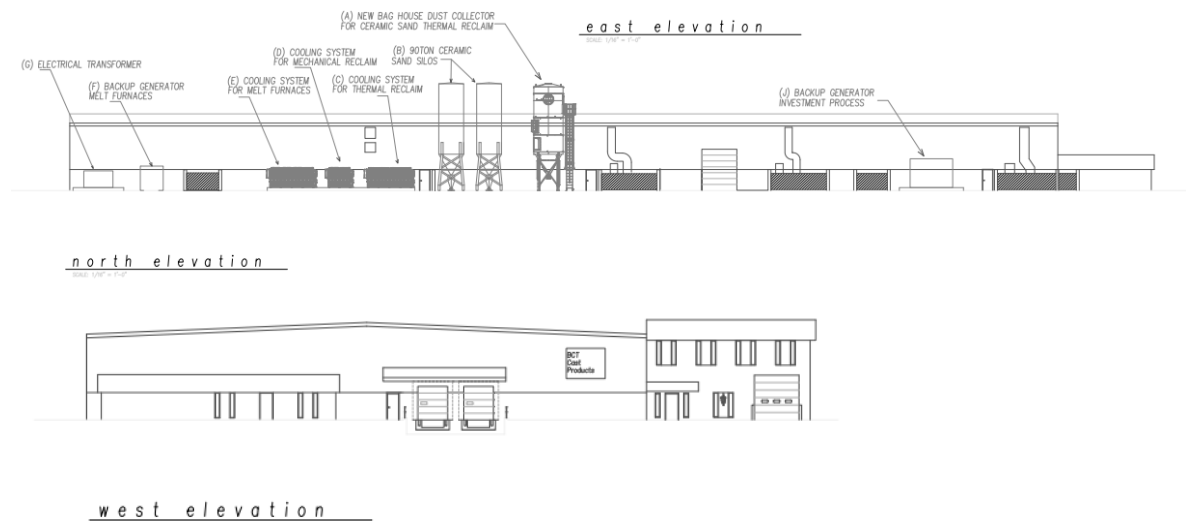
The rear of the site is unpaved gravel and brush. This portion of the site will not be used or changed at this time, and is the planned site for future expansion.

BCT is not proposing any changes to the previously approved landscaping plan.



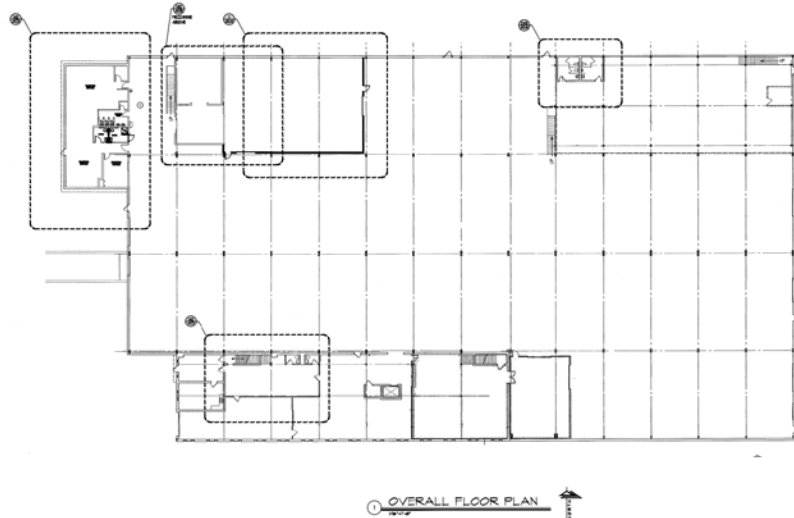
## Architectural Plan

BCT is not proposing any architectural changes to the existing building. New equipment will be placed on the North side of the building. Of note, ceramic sand storage and dust collection equipment will rise above the roofline. These elements are set back far enough from the street such that visual clutter will not be significantly noticeable.



## Floor Plan

Most of the investment in the property is directed to the interior of the building. Office spaces will be updated, and a new locker and shower room will be built. The second-floor office space will be disused at this time, though may house offices in the future. Manufacturing equipment is the primary cost and will be located on the main, central floor.



## Design Guidelines

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review.

See attached Plan Commission checklist. The proposed project satisfies most criteria.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for Blast Cleaning Technologies, a proposed Light Industrial use, at 404 S. 116th St. (Tax Key No. 414-9992-015) 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. Submit updated plans to the Planning & Zoning office to show a) bollards protecting exterior equipment; b) width of North side drive lane.
2. Certified Survey Map to combine the rear and front parcels into 1 lot. The CSM being submitted within 6 months of Planning Commission approval.
3. Replant dead or missing plants in accordance with the approved landscaping plan.

# PLAN COMMISSION CHECKLIST

1.

**Goal:**  
**Context**

| Objective   | Criteria |  | Notes |
|-------------|----------|-------------------------------------------------------------------------------------|-------|
| a. Neighbor | i.       | <input type="radio"/>                                                               |       |
|             | ii.      | <input type="radio"/>                                                               |       |
|             | iii.     | <input type="radio"/>                                                               |       |
|             | iv.      | <input type="radio"/>                                                               |       |
| b. Site     | i.       | <input type="radio"/>                                                               |       |
|             | ii.      | <input type="radio"/>                                                               |       |
|             | iii.     | <input type="radio"/>                                                               |       |
|             | iv.      | <input type="radio"/>                                                               |       |

2.

**Goal:**  
**Public Realm**

| Objective              | Criteria |  | Notes |
|------------------------|----------|-------------------------------------------------------------------------------------|-------|
| a. Active Ground Floor | i.       | <input type="radio"/>                                                               |       |
|                        | ii.      | <input type="radio"/>                                                               |       |
|                        | iii.     | <input type="radio"/>                                                               |       |
|                        | iv.      | <input type="radio"/>                                                               |       |
| b. Build for People    | i.       | <input type="radio"/>                                                               |       |
|                        | ii.      | <input type="radio"/>                                                               |       |
|                        | iii.     | <input type="radio"/>                                                               |       |
|                        | iv.      | <input type="radio"/>                                                               |       |
| c. Mitigate Impacts    | i.       | <input type="radio"/>                                                               |       |
|                        | ii.      | <input type="radio"/>                                                               |       |
|                        | iii.     | <input type="radio"/>                                                               |       |
|                        | iv.      | <input type="radio"/>                                                               |       |

3.

**Goal:**  
**Quality**

| Objective      | Criteria |  | Notes |
|----------------|----------|---------------------------------------------------------------------------------------|-------|
| a. Building    | i.       | <input type="radio"/>                                                                 |       |
|                | ii.      | <input type="radio"/>                                                                 |       |
|                | iii.     | <input type="radio"/>                                                                 |       |
|                | iv.      | <input type="radio"/>                                                                 |       |
| b. Environment | i.       | <input type="radio"/>                                                                 |       |
|                | ii.      | <input type="radio"/>                                                                 |       |
|                | iii.     | <input type="radio"/>                                                                 |       |
|                | iv.      | <input type="radio"/>                                                                 |       |