



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 2, 2020
6:00 PM
Virtual Meeting**

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

10. **Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015).**

Overview and Zoning

Winter Services provides complete snow and ice management services; de-icing and ice control, salting, snow hauling, snow plowing, snow safety with timely sidewalk maintenance, total snow removal to Corporate Offices, Shopping Centers, Industrial Properties, Hospitals/Healthcare Facilities and Retail Stores. They serve the areas of Waukesha, Milwaukee, Racine, Kenosha, and Madison, and their neighboring areas.

Winter Services is working in coordination with the Department of Public Works for additional road brine tanks being installed on their property. The City uses brine to pretreat pavement prior to a storm, the chemical reaction can reduce the overall need for salt significantly.

Winter Services currently has (2) 10,000 gallon holding tanks in a bunker on the south end of the building. They would like to add (3) additional 10,000 gallon holding tanks to provide enough capacity to serve the City of West Allis. They will then have the ability to produce approximately 15,000 gallons of brine daily. The tanks are 12' wide X 15' height.



The site is zoned M-1 Manufacturing District. The proposed use, a snow removal company is a permitted use in the M-1 Manufacturing District.

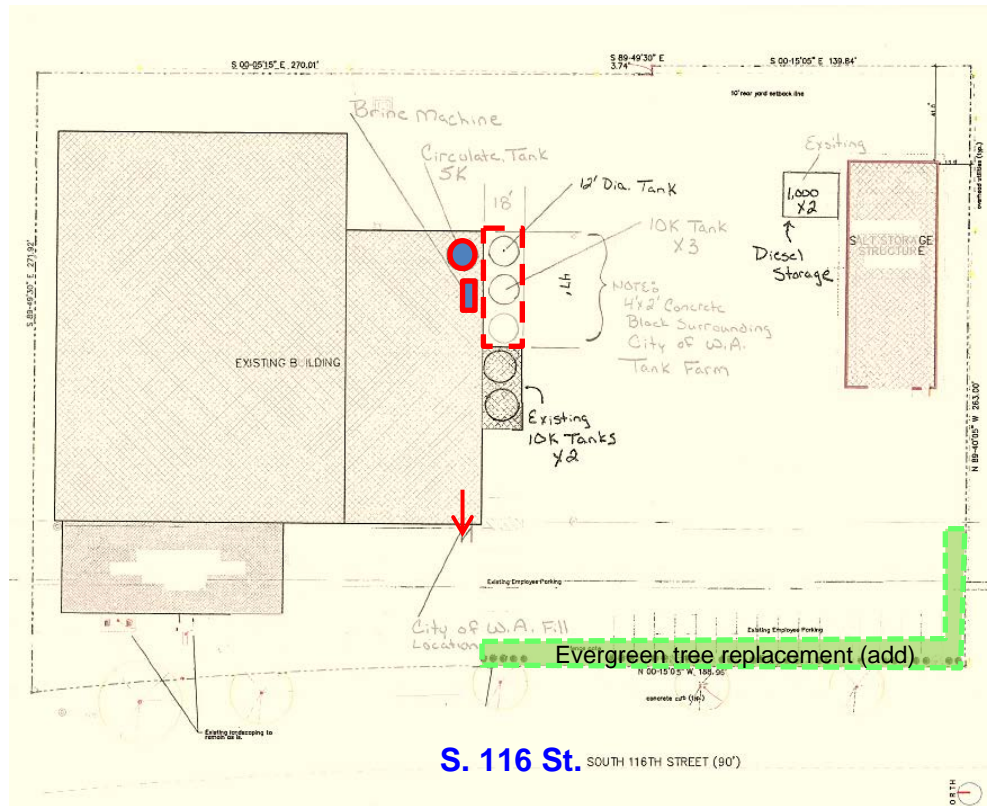
Site and Landscaping

Three new brine tanks are planned behind the existing tanks along the south side of the building. We are looking to add the additional holding tanks east of the current tanks and out of view of the public. A new pipe would be installed on the inside of our building to the front of the building so the City of West Allis had access 24/7 to refilling their brine tanks.

The additional tanks represent a change to their approved 2012 site and landscaping plan and therefore require approval in accordance with Sec 12.13 of the Revised Municipal Code.

Staff comment:

- a) Replace 30 evergreen arborvitae trees along the west frontage of the outdoor yard area. This would be in accordance with the 2012 plan.
- b) All outdoor commercial vehicle parking and structures should also be noted on the plan.



Recommendation: Approve the Site, Landscaping and Architectural Site, Landscaping and Architectural Plans amendment for Winter Services, an existing maintenance contractor business, to amend their site plan at 2100 S. 116 St., submitted by Kyle Hitchcock of, Winter Services, LLC. (Tax Key No. 481-9993-015). 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 and approved by the Department of Development to show the following: (a) replace evergreen arborvitae along the frontage of S. 116 St. in accordance with the City Foresters recommendation as to species and spacing; (b) an updated site and landscaping plan to delineate outdoor storage on site, commercial vehicle parking and other structures on site. Contact Steve Schaeer, 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 Steven Schaer, City Planner at 414-302-8466.
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. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.