



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, September 22, 2021**  
**6:00 PM**  
**City Hall – Room 128**

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

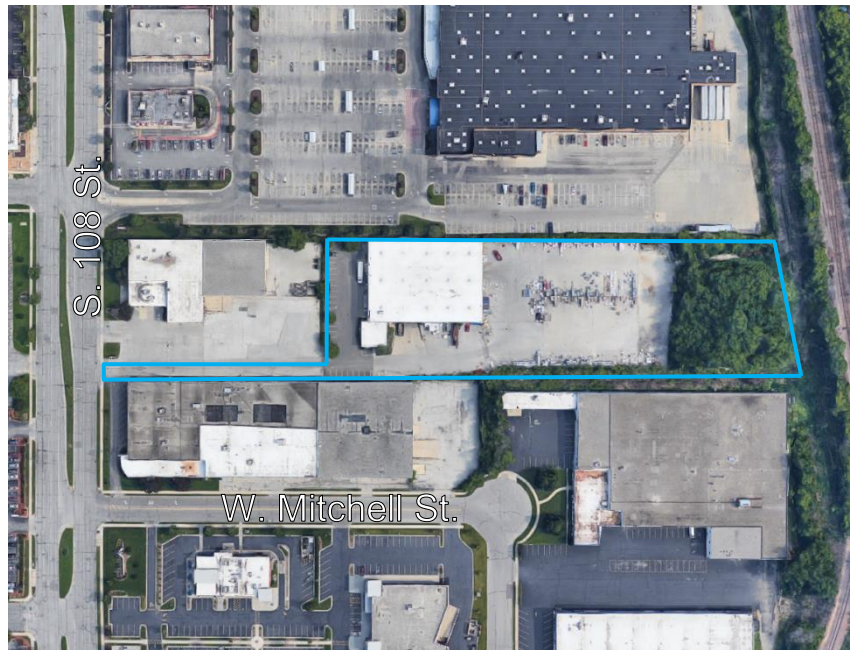
4. **Site, Landscaping, and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015)**

**Overview and Zoning**

The Mattox Plumbing owner is proposing to update the property located at 1634 S. 108 St. The applicant is proposing a 30,030 SF addition. The business is a commercial use and is considered a permitted use in the M-1, Light Industrial District.

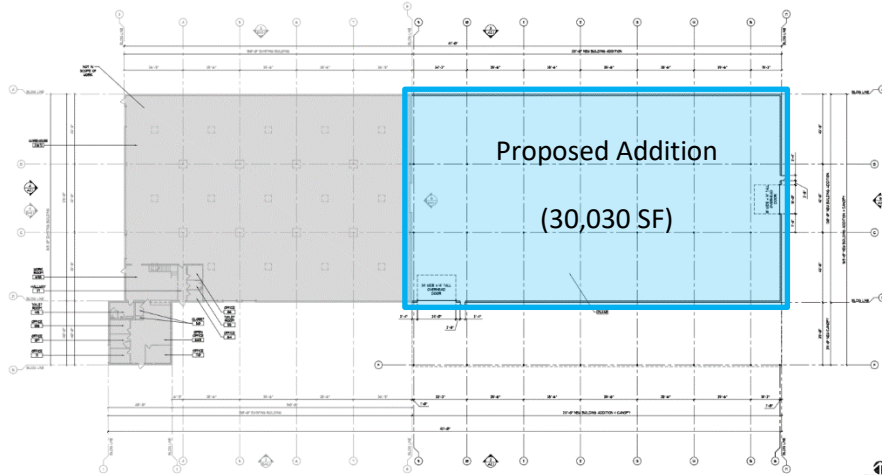
Existing hours of operation for Mattox Plumbing are:  
Sunday – Friday: 24 hours  
Saturday: Open until evening

Employees need access at any time in case of plumbing emergency.



**Floor Plan**

The proposed warehouse will be added to the East side of the property's existing building, corner of the property. The proposed warehouse will have an open floor with unfinished features and will provide protection and security for materials currently stored outdoors.



**Site and Landscaping Plan**

The applicant is proposing several landscaping changes. The existing rear of the property is a small, forested area, consisting primarily of Boxelder trees. The applicant is proposing clearing these trees to add both paving and a stormwater pond to manage runoff from the property. The stormwater pond and berm to the East will include landscaping consisting of turf grass, native grasses, perennial grasses, shrubs, and trees. The applicant will also shift an existing fence towards the rear property line.

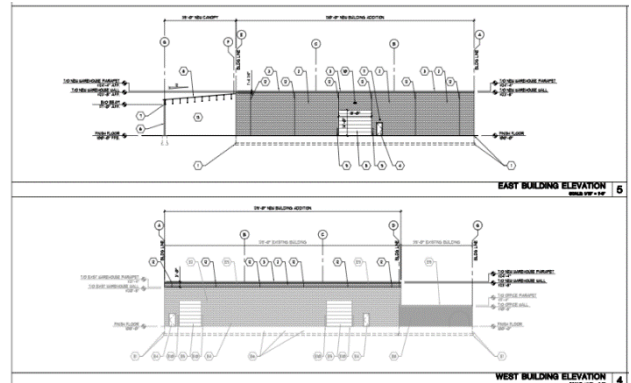
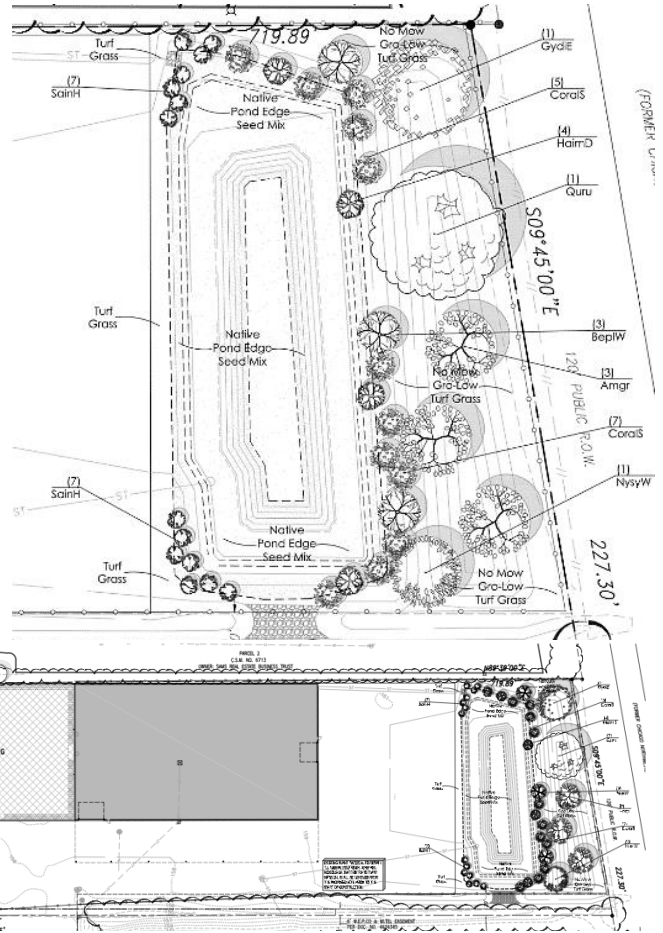
The applicant is also proposing landscaping improvements to the building entrance. This includes adding a variety of shrubs and perennial grasses at the Southwest corner of the existing building.

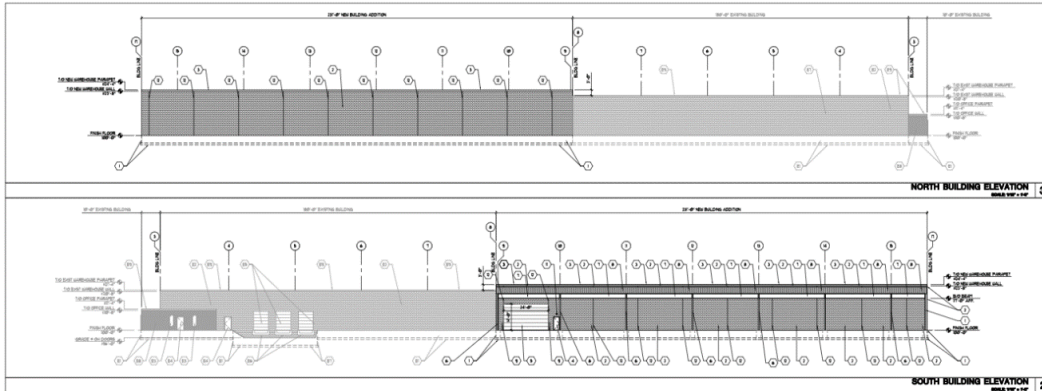
The zoning ordinance requires 37 stalls, and they are providing 26 stalls. Mattox Plumbing does not need that many stalls for their employees who need access to the property. Staff recommends waiving the parking requirement for this property.

Staff does not recommend requiring a surety bond for this project.

**Architecture**

The proposed warehouse addition exterior will consist of painted split face CMU block. The applicant did not provide a color sample. The proposed addition will be 3' taller than the existing structure. It will also include a 39' wide open air canopy area on the South face of the building addition. The addition does not include any windows. It does include a garage door for loading paired with a service door on both the East and South faces of the warehouse.





### Frontage Road Easement

One of the recommendations of the City of West Allis Comprehensive Plan 2040 is to seek opportunities to reshape the Highway 100 corridor through redevelopment. Part of this vision includes developing a modified “frontage road” or “cross access” linkage to ease traffic and create a safer transportation corridor, particularly for people walking.

This property is situated in an area where a potential corridor for a Highway 100 cross access connector across private property could be extended. The existing system of cross access linkages (depicted in blue) in this area is fairly extensive but lacks key connections.

One such connection that currently exists is south of W. Greenfield Ave. at about S. 107 St. This existing cross access extends through/past Empower Credit Union, then south, across the Beyond Vision (former Sam’s Club) property, to the north property line of the subject property.

What’s been developed to date has been done as a cooperative effort with a few retail private property owners who benefit from the cross traffic connection.



While the existing cross access could be extended south to W. Mitchell St., it would require the interest of other private property owners to the south like Mattox Plumbing, Lexco Tile, Able Distributing or Amalga Composites. Existing businesses/buildings and their respective parking and yard areas to the south are configured in a manner that presents a practical difficulty to make a reasonable connection without impeding normal operation of business.

While the City will continue to explore redevelopment opportunities and better cross access linkages along the Hwy 100 corridor, staff does not see a clear opportunity with the Mattox proposal, nor have private property owners (Mattox Plumbing, Lexco Tile, Able Distributing or Amalga Composites) expressed an interest in pursuing a linkage to the north.

**Recommendation:** Approve the Site, Landscaping, and Architectural Plans for Mattox Plumbing, an existing commercial improvement business, located at 1634 S. 108 St., submitted by Robert Arend, d/b/a Mattox Plumbing. (Tax Key No. 449-9981-015) subject to the following conditions:

(Items 1 and 2 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) color of exterior paint; b) landscaping plan approved by Forestry. Contact Tony Giron, at 414-302-8460 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.