



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, August 24, 2022**  
**6:00 PM**  
**City Hall – Room 128**

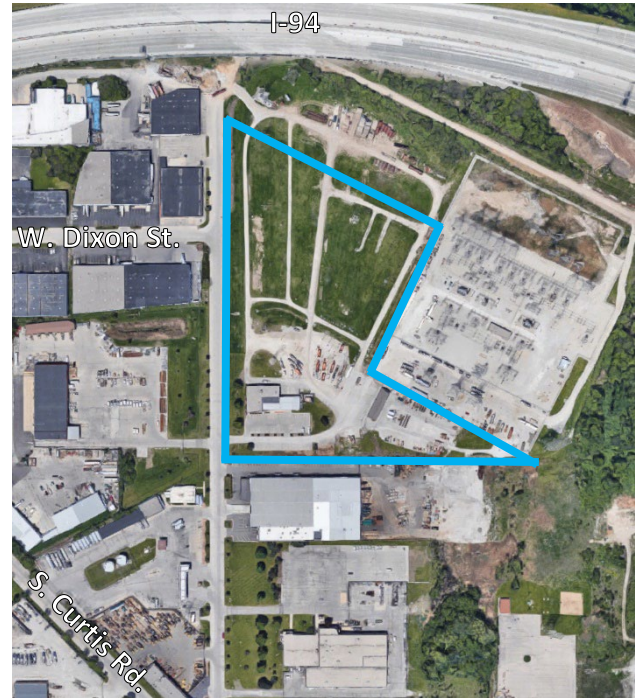
Watch: <https://www.youtube.com/user/westalliscitychannel>

6. **Site, Landscaping, and Architectural plans for Bluemound Training Center, an existing Light Industrial use, located at 330 S. 116 St., submitted by Sommer Strnad, d/b/a WEC Energy Group. (Tax Key No. 414-9993-002)**

**Overview and Zoning**

WEC Energy Group (WE Energies) has an existing training center located at 330 S. 116 St. The company is planning to build a 2,000 sq. ft. garage addition to the existing building. This space will be used for training purposes and will enclose the existing confined space training area.

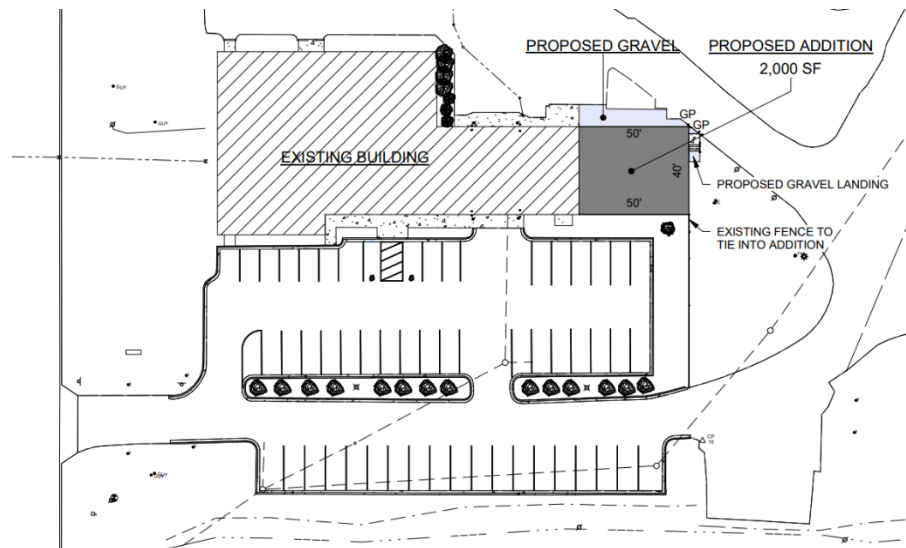
The property is zoned M-1. Light Industrial is a Limited Use in the M-1 district.



**Site Plan**

The proposed addition will extend the existing building to the east.

A gravel landing will be added to the east of the addition. Gravel will also be added to replace an unkempt grassy patch to the north of the addition.



### Architectural Plan

The addition will be designed to complement the existing structure, which will also be improved as part of this project. Cementitious panels will be added near the base of the existing building façade to protect against wear and tear along the pavement. Paneling will match the style of the existing building in a complementary “desert sand” color. Bollards will be strategically placed to prevent damage.

The addition will have 1 entrance/exit on the east side of the building. The addition will be accessible from the existing building.



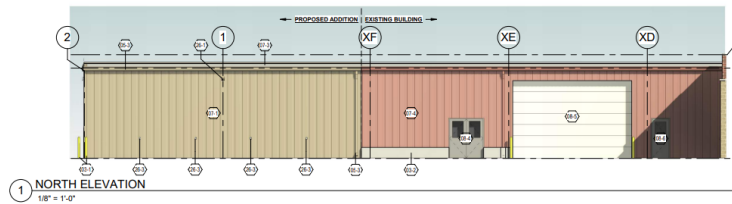
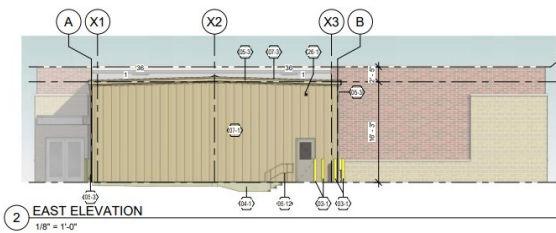
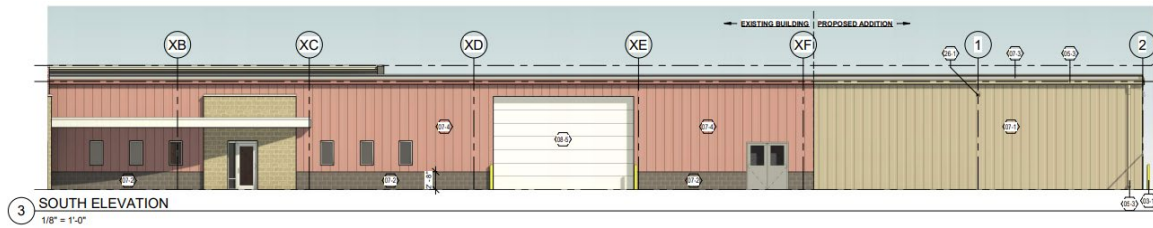
NORTH



NORTHEAST



SOUTH



The addition will be connected to the existing garage and includes internal door and garage door openings. The addition will be 1 large room. The confined space training module, currently located outdoors, will be enclosed within the new building.

