



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 26, 2020  
6:00 PM  
Virtual Meeting**

8. **Site and Landscaping plan for the proposed reconstruction of the existing We Energies Bluemound Training Center parking lot on property located at 306-330 S. 116 St. submitted by Greg Calhoun of Ruekert & Mielke and Ryan Lee of We Energies (Tax Key No. 414-9993-002).**

**Overview and Zoning**

We Energies Bluemound Training Center, total project area is 5.83 Acres.

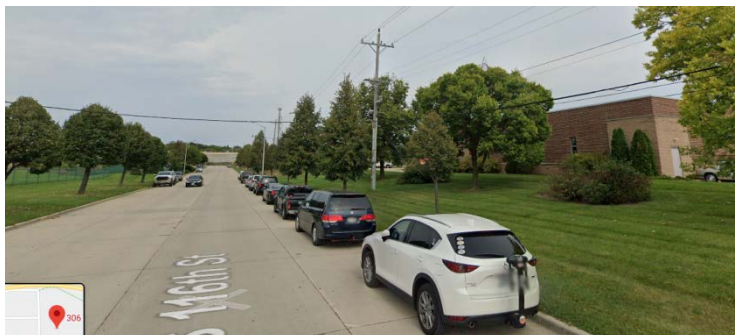
The property is zoned manufacturing and the current use of the property is a training center for We Energies employees, and it will continue to be used as such after this project.

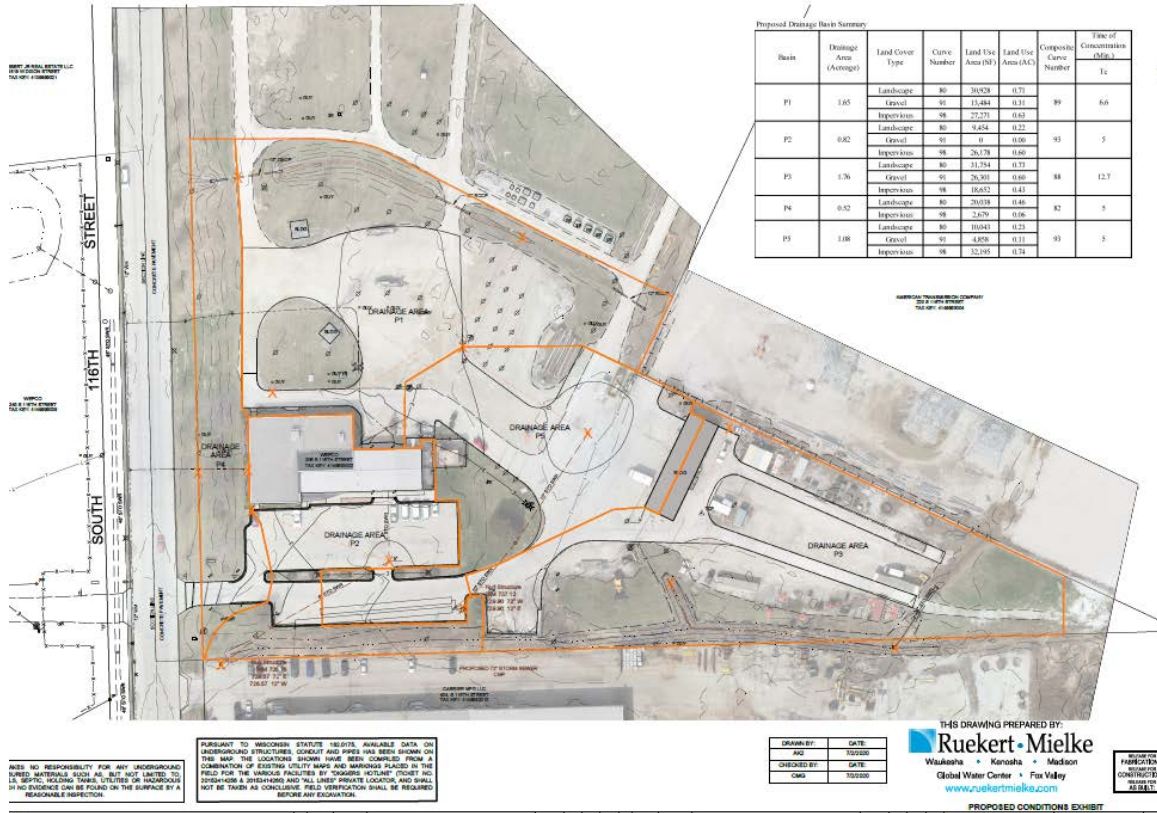


**Project Background**

The We Energies Bluemound Training Center project is a reconstruction of approximately 99,500 sq. ft. (2.3 Acres) of existing asphalt pavement parking areas, and existing gravel training and storage areas. All reconstructed areas are proposed to be paved with new asphalt pavement, and there will be no increase of impervious areas on the site. Civil and Site/Landscaping plans have been submitted by the applicant. Green space areas currently exist on the site, and while no additional landscaping has been proposed as part of this project, staff notes that the existing vegetative buffer along S. 116th St. is sufficient including street trees and landscaping..

The project disturbs greater than 2 acres, but increases less than 1/2 acre of impervious area. We Energies stormwater plan is under review for compliance with West Allis' Post-Construction Storm Water Management ordinance and Chapter 13 of MMSD's ordinance standards.





**Recommendation:** Approval of the Site and Landscaping plan for the proposed reconstruction of the existing We Energies Bluemound Training Center parking lot on property located at 306-330 S. 116 St. submitted by Greg Calhoun of Ruekert & Mielke and Ryan Lee of We Energies (Tax Key No. 414-9993-002) subject to satisfaction of any remaining stormwater management items, contact Mike Romens, City Plumber at (414) 302-8413 with any questions.