



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, February 22, 2023  
6:00 PM**

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

**4. Site, Landscaping, and Architectural Design Review for Burnham Business Center II, a proposed Light Industrial use, at 52\*\* W. Burnham St. (Tax Key No. 474-0002-001)**

**Overview and Zoning**

Burnham Business Center II is a proposed speculative industrial/office development by Jeff Hall of Colliers International. The project would closely resemble the existing Burnham Business Center I located immediately adjacent to the East in West Milwaukee.

The proposal includes 2 buildings of 85,000 and 60,000 sq. ft. (total of 145,000 sq. ft.).

A construction schedule has not been set; ideally the project team would like to break ground in 2023.

Hours of operation: tbd

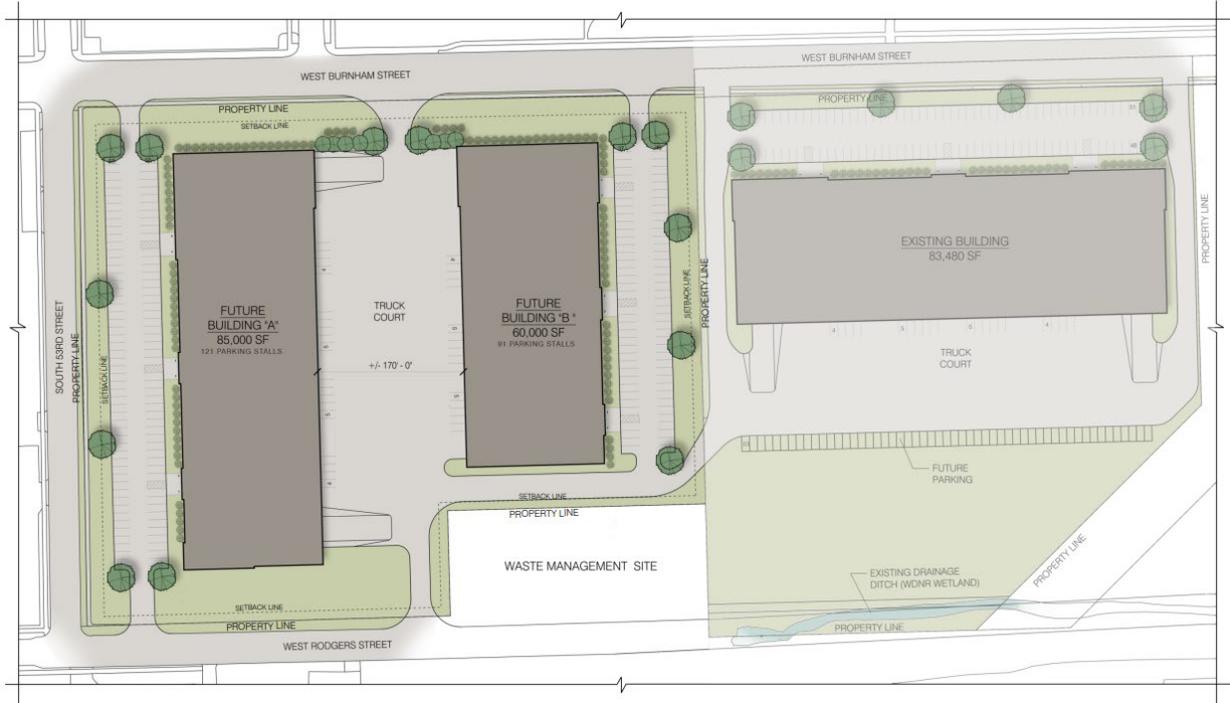
52\*\* W. Burnham St. is zoned I-1. Light Industrial uses are a Limited Use in the I-1 district.



**Site & Landscaping Plan**

At this time, Burnham Business Center II has only submitted preliminary site plans. Staff and the project's architect met and collaborated to identify a series of changes to the preliminary plan depicted below.

Proposed changes include relocating and eliminating certain driveways, adding sidewalk connections, adding plaza and entrances facing W. Burnham St., shielding the central loading bay from the primary street, adding landscaping, breaking up parking areas with landscaping islands, and adding refuse enclosures.



A more complete set of plans are expected prior to the Plan Commission meeting. A supplemental staff report will be shared with Plan Commissioners.

### Architectural Plan

The proposed architectural plan is more complete though will also change in the updated submission. The proposed buildings will primarily be composed of pre-cast concrete panels in 3 different colors. This material will be complemented with metal canopies and aluminum window framing. Windows will be transparent and storefront style.





**Floor Plan**

At this time, no floor plans are included. The proposed building will essentially be a shell. As a speculative industrial/office proposal, specific floor plans for individual tenants would be designed as needed and would be approved through the City’s Building Permit process.

**Design Guidelines**

Project is considered a new development; compliance with the Design Guidelines is mandatory.

See attached Plan Commission checklist. The initial proposal failed to satisfy most objectives.

**Recommendation:** Hold the Site, Landscaping, and Architectural Design Review for Burnham Business Center II, a proposed Light Industrial use, at 52\*\* W. Burnham St. (Tax Key No. 474-0002-001)

# PLAN COMMISSION CHECKLIST

**1.**

**Goal:**  
Context

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

**2.**

**Goal:**  
Public Realm

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

**3.**

**Goal:**  
Quality

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