



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 22, 2018  
6:00 PM**

**ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

2. **Site, Landscaping and Architectural Plan for Blast Cleaning Technologies, a new business to be located within a portion of the Whitnall Summit building at 6682 W. Greenfield Ave. submitted by Kyle Harmon of 6682 LLC property owner (Tax Key Nos. 439-0001-031).**

**Overview and Zoning**

Blast Cleaning Technologies (BCT) is a new business tenant that is in the process of occupying the former Global Power tenant space at 6682 W. Greenfield Ave. Interior and exterior improvements are proposed. The property is zoned M-1, Manufacturing and while BCT is considered a permitted use, there are various exterior architectural and site/landscaping changes prompting site, landscaping and architectural Plan Commission review.

Blast Cleaning Technologies is currently located in New Berlin has entered into a long-term lease with the 6682 LLC to occupy the 117,381 square foot industrial space and 9,965 square feet of the office space in the former Allis Chalmers buildings located at 6682 W Greenfield Avenue.

The building is part of the former Allis Chalmers manufacturing complex and under its current locally historic designation the proposed exterior changes were approved by our Historical Commission for appropriateness.

**Scope of work**

Blast (tenant) and Whitnall Summit (property owner) are seeking a building permit for interior work for the 1st and 3rd floor office spaces that have been leased to Blast Cleaning Technologies (BCT) with the understanding that they will need to provide all the necessary documentation for planning and historical for the exterior work. Below outlines the scope of work to be performed as it can be a little confusing in reference to the former Allis Chalmers Main Erecting and Building 34 Office Building.

**Suite 103: 1st floor**

- Office Space is located on the first-floor south end of the 6682 Multi-Tenant Office Building. This originally was a parts department for Allis Chalmers and will become BCT's new office entrance to the facility for guests.
- The entrance is shown on the architectural plans replacing the sliding wood door on the south end of the east side and includes new glass.
- The existing windows on the 1st floor all stay in place and are not being replaced.
- A new landscaped area being created (associated pavement removal and removal of existing guardrail) in proximity to the SE end of the building near the new office entrance ramp and parking area.

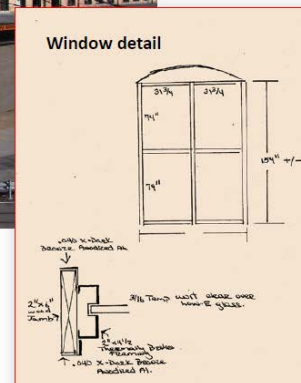
**Suite 305: 3rd floor**

- Office Space is also being renovated on the 3rd floor south end of the 6682 Multi-Tenant Office Building.
- The existing windows on the 3rd floor all stay in place and are not being replaced

**Remove existing metal panel infill and replace with new windows**



Paint existing overhead doors

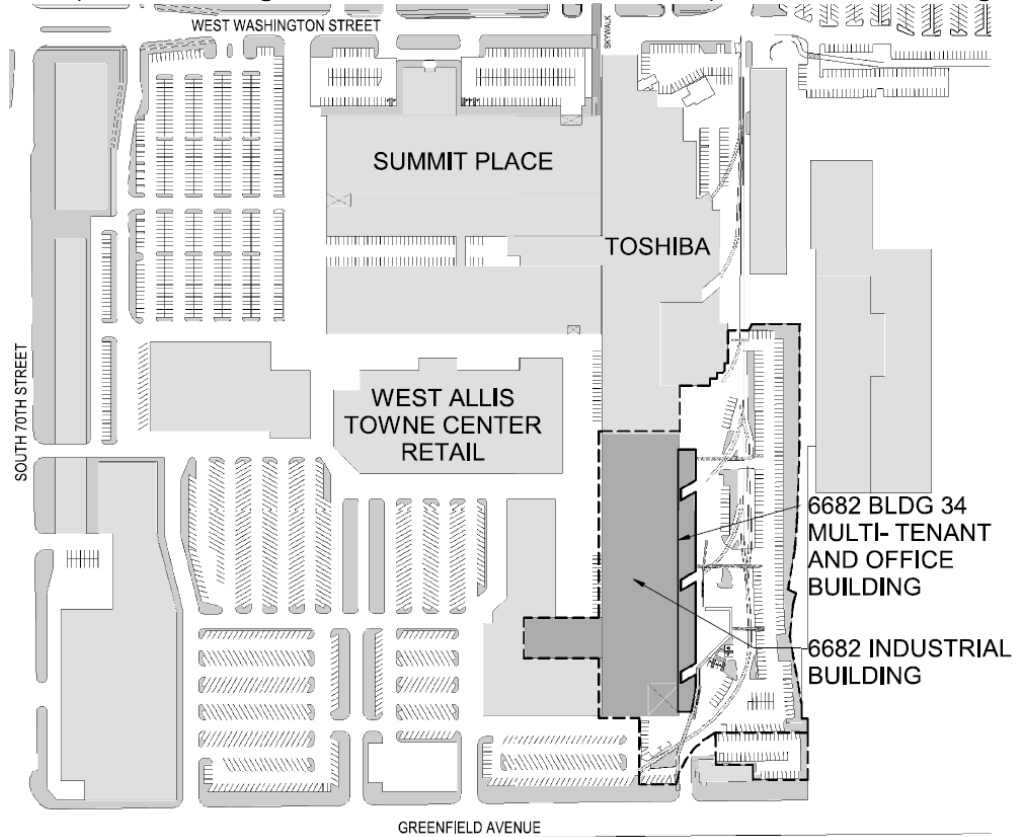


**6682 Industrial South end:**

- The plan is to replace a total of 23 windows on the south end. This consists of the 16 large windows top down to the 2nd tier, 3 smaller windows to the east over middle bay, and 4 large windows over loading dock. The plans include a sketch and quote from Generations Glass for the large windows, they feature a mullion and bronze anodized aluminum frame. The 3 smaller windows to be replaced would be single pane.
- The existing sheet metal awning (on the east elevation) will be removed and replaced with new metal roof. Existing dock doors will also be repainted.
  - Cleaning and painting the interior tenant space of Blast Cleaning Technologies industrial high and low bays elevations and floors;
  - Site/landscaping improvements on site near the new front entrance to BCT and in the front yard area between W. Greenfield Ave. and the 6682 W. Greenfield Ave. building.

Between BCT and 6682 LLC, over \$3,000,000 will be invested to update the facility and provide the equipment required to operate BCT business operations.

A conceptual rendering of what the south and southeast portion of the building is



intended to look like with the addition of landscaping near the new main entrance to Blast Cleaning Technology. It is critical to BCT to have a professional look and an exclusive entrance for its customers, employees and neighbors.

Existing off-street parking is provided on site, formerly utilized by prior industrial tenant (Global Power). Parking provided for up to 115 parking stalls.

Staff is recommending an updated site and landscaping plan that correlates with the architectural plan near the new main office entrance. Additionally, landscaping details and improvements being indicated on site both near the main entrance and secondly in the front yard area between the building and W. Greenfield Ave.



**Recommendation:** Approval of the Site, Landscaping and Architectural Plan for Blast Cleaning Technologies, a new business to be located within a portion of the Whitnall Summit building at 6682 W. Greenfield Ave. submitted by Kyle Harmon of 6682 LLC property owner (Tax Key Nos. 439-0001-031) subject to the following conditions:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) updated entry ramp detail to correlate with the site/landscaping plan; (b) parking lot stall configuration being accurately shown to eliminate conflicts with accessibility; (c) detailed landscaping plans for the front yard area between the building and W. Greenfield Ave.; (d) incorporating a walkway from public right-of-way to the front entrance and showing at least two bicycle racks on the site plan; (e) paint and color details being provided. Contact Steven Schaefer Manager of Planning and Zoning at (414) 302-8460 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at (414) 302-8460 with any questions.

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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at (414) 302-8460 with any questions.

(Remaining conditions of approval to be satisfied within one year of Plan Commission  
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4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.