



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, December 11, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [24-0668](#) October 23, 2024

Attachments: [October 23, 2024](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0687](#) Conditional Use Permit for an event space at 7546 W. Greenfield Ave.

- 2B. [24-0688](#) Site, Landscaping, and Architectural Plans for an event space at 7546 W. Greenfield Ave. (Tax Key No.440-0442-000)

Attachments: [\(CUP-SLA\) The Emerald - 7645 W Greenfield Ave](#)

3. [24-0678](#) Revised Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility (phase 2 addition), located at 1300 S. 109 St. (Tax Key No. 445-0715-002)

Attachments: [\(SLA\) WAWM Rec -1300 S 109 St](#)

4. [24-0689](#) Site, Landscaping, and Architectural Design Review for La Finca, a proposed Restaurant (limited), at 7033 W. National Ave. (Tax Key No. 453-0602-000)

Attachments: [\(SLA\) La Finca - 7033 W National Ave](#)

5. [24-0690](#) Site, Landscaping, and Architectural Design Review for a self-service laundry, within a portion of the existing mixed-use building at 6328 W. Mitchell St. (Tax Key No. 454-0500-000)

Attachments: [\(SLA\) 6328 W. Mitchell St](#)

6. [24-0686](#) Certified Survey Map to split the existing parcel at 6021 W. Lincoln Ave. and 2307-53 S. 60 St. into two parcels. (Tax Key No. 490-0001-001)

Attachments: [\(CSM\) St. Rita - 6021 W. Lincoln Ave.](#)

- 7. [24-0691](#) Signage Appeal for a steel entry archway with signage at 12110 W. Adler Lane. Tax Key No. (413-9994-017).

Attachments: [\(Sign Appeal\) Iron Workers - 12110 W. Adler Lane](#)

- 8. [24-0692](#) Project Tracking.

E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 23, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

Wayne Clark chaired the meeting.

B. ROLL CALL

- Present** 6 - Wayne Clark, Brian Frank, Jessica Katzenmeyer, Brandon Reinke, Kathleen Dagenhardt, David Raschka
- Excused** 3 - Eric Torkelson, Dan Devine, Lisa Coons

Others Attending

Ald. Roadt, Ald. Novak
Glenn Schrubbe, Nick Fuchs, Gerry Ramos, Navpreet Singh, Marla Poytinger

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Jack Kovnesky, Planner
Emily Wagner, Planner

C. APPROVAL OF MINUTES

1. [24-0604](#) September 25, 2024

Attachments: [September 25, 2024](#)

Katzenmeyer moved to approve this matter, Dagenhardt seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0610](#) Conditional Use Permit for proposed restaurant use, within the former bank at 6125 W National Ave.

Jack Kovnesky presented.

Wayne Clark inquired on the status of the street vacation. Jack Kovnesky advised there was an internal discussion with our Engineering Dept., and they confirmed that the applicant should apply for the street vacation.

Brian Frank asked for clarification that the committee is only approving the usage of the project and received confirmation from Jack Kovnesky that is correct.

Recommendation: Approve the Site, Landscaping, and Architectural plans for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel:

439-0369-001).

(Item 1-3 is 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. *Common Council approval of the Conditional Use Permit (November 12, 2024)*
2. *A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a) proposed site changes including but not limited to refuse area improvements, parking modifications, addition of patios or other outdoor seating areas, etc. b) landscaping updates to the property c) maintenance and renovations to the exterior of the existing building d) any lighting updates or improvements to ensure compliance with West Allis Municipal Code*
3. *A grant of privilege being applied for the installation of any ADA ramp, structure, or other encroachment within the public right-of-way*

Frank moved to approve this matter, Katzenmeyer seconded, motion carried.

2B. [24-0611](#)

Site, Landscaping, and Architectural plan for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001)

Attachments: [\(CUP-SLA\) 6125 W National Ave](#)

Jack Kovnesky presented.

This matter was Held.

3. [24-0612](#)

Site and landscaping plan revision for a proposed tavern use, at 7534 W. Beloit Rd. (Tax Key No. 488-0512-005)

Attachments: [\(SLA\) Rev Schrubbe's Tap - 7534 W. Beloit Rd.](#)

Steve Schaer presented.

Kathleen Dagenhardt inquired on parking and was advised that there will be street parking only.

Brian Frank questioned if the enclosure will be of matching material and set back at all, and staff advised that it should be.

Wayne Clark inquired on the usage of the business of next to the property. Steve Schaer advised that was a former dentist.

David Raschka asked if this complies with setback and was advised that it complies within C-2 restrictions.

Recommendation: *Approval of the Site and landscaping plan revision for a proposed tavern use, at 7534 W Beloit Rd. (Tax Key No. 488-0512-005), subject to the following:*

1. *A revised site and landscaping plan being submitted to the Planning and Zoning Office to show the following: (a) proposed grade of the relocated refuse area. Since the location proposed is shown near the front yard it should be built into the grade to reduce visibility and improve functional characteristics (grade for servicing the*

dumpster units). Provide confirmation from commercial waste hauler on functionality of proposed location; (b) landscaping plan with quantity, type/species of landscaping being referenced on plan; (c) retaining wall details (material selection, height, cross section detail) being provided on plan; (d) east yard fence detail being provided.

2. Driveway permit being applied for with the Engineering Department.
3. Extension of licensed premises will be required if patio is intended for alcohol consumption.

Katzenmeyer moved to approve this matter, Dagenhardt seconded, motion carried.

4. [24-0613](#) Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located at 1350 S. 108 St. (Tax Key No. 444-0484-000)

Attachments: [\(SLA\) The Barrel House - 1350 S 108 St.](#)

Emily Wagner presented.

Wayne Clark stated he wants sidewalk improvements. Applicant confirmed they intend to complete this work.

Wayne Clark also had concerns with the pylon sign and asked for clarification of staff on why we aren't recommending removal of the pole sign. Steve Schaer advised that the applicant wants to stay with the existing static message center sign.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for the Barrel House, a proposed general retail use at 1350 S 108th St. (Tax Key Parcel: 444-0484), subject to the following conditions:

1. The submission of a Site, Landscaping, and Architectural Plan submitted to the Planning Office to show the following: (a) an indication of additional landscaping measures along the western edge of the property to extend beneath the existing pylon signage, species list included; (b) the indication of plant species to be installed within the hanging planter boxes along the new patio fencing; (c) the use of existing planters and planter boxes along the storefront to create an attractive storefront feature, with proposed plant species indicated (d) an updated architectural plan to indicate sections of the existing stucco façade in need of repair as well as indications of the scope of proposed repairs. Contact Emily Wagner, Planner, at 414-302-8465.
2. Signage plans for the proposed wall sign to be reviewed for compliance and subject to permitting.
3. Outdoor photometric lighting plans to be reviewed for compliance.

Frank moved to approve this matter, Dagenhardt seconded, motion carried.

7. [24-0628](#) Architectural Design Review for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave. (Tax Key No. 454-0122-001)

Attachments: [\(SLA\) Mural - 6325 W National Ave](#)

Applicant presented an overview of this item.

Brandon Reinke suggested not infilling windows but instead wrapping new mural around existing windows. The suggestion was based on maintaining original historic design intent.

Wayne Clark asked the applicant on what the environmental status of this property was when they obtained it. Applicant advised extensive clean-up efforts have been taken with a phase I and phase II.

Steve Schaer stated they are looking for approval of the mural, with further details supplied by the applicant.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave. (Tax Key No. 454-0122-001), subject to the following conditions:

(Item 1-2 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. Common Council approval of the Conditional Use Permit (Public Hearing December 12, 2023).
2. Revised site, landscaping, and architectural plans being submitted to the Planning and Zoning Office to show the following: (a) new windows that fit existing openings on north and west facades; (b) evaluate structural integrity of retaining wall and adjacent parking lot, abate any rodent issues, and repair/replace as necessary; (c) new metal fence details being provided; (d) site and landscaping plan revisions to accurately show W. National Ave. streetscape as built; (e) landscaping plan to include a schedule to identify species and quantity on site;
3. Signage and exterior lighting plans being submitted to the Planning and Zoning Office for permit design review.

Frank moved to approve this matter, Katzenmeyer seconded, motion carried as follows:

Aye: 5 - Clark, Frank, Katzenmeyer, Reinke, Dagenhardt

No: 0

Abstain: 1 - Raschka

5. [24-0614](#) Revised site and landscaping plan for new gas station at 8404 W. Greenfield Ave. (Tax Key no. 442-9001-000).

Attachments: [\(SLA\) Rev Mian Market - 8404 W Greenfield Ave.](#)

Steve Schaer presented.

Recommendation: Staff is satisfied with the plan approved by the Plan Commission in April (included within this report), but the property owner would like for Plan Commission to consider their desired site and landscaping plan amendments described in this report. Applicants will be available at the Plan Commission meeting for discussion.

Frank moved to deny this matter, Reinke seconded, motion carried.

- 6. [24-0615](#) Selection of a date for the next Plan Commission meeting (December 4th or 11th).

The next meeting date will be held on December 11, 2024.

This matter was Discussed.

- 8. [24-0616](#) Project Tracking.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Rashka, seconded by Katzenmeyer to adjourn at 6:52 p.m.



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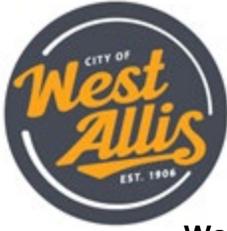
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2024
6:00 PM

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

- 2A. Conditional Use Permit for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave.**

- 2B. Site, Landscaping, and Architectural Design Review for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave. (Tax Key No. 440-0442-000)**

Overview and Zoning

The new owner, Wally Holtz, of the property at 7546 W. Greenfield Ave. is proposing the existing building to be converted to an event space. The building most recently housed a furniture retail store. The proposed event space will be named The Emerald. The owner and operator of The Emerald has an event space located in Downtown West Allis, The Deco. Services at The Emerald will include upscale event space for various group functions, full service bar, and catered meals if needed by customers.

The property at 7546 W. Greenfield Ave is Zoned C-1. Event Space or Theater (5,000 or more sq. ft.) are considered Conditional Uses in the C-1 district.

Construction is anticipated to being in January 2025 and complete in May 2025.

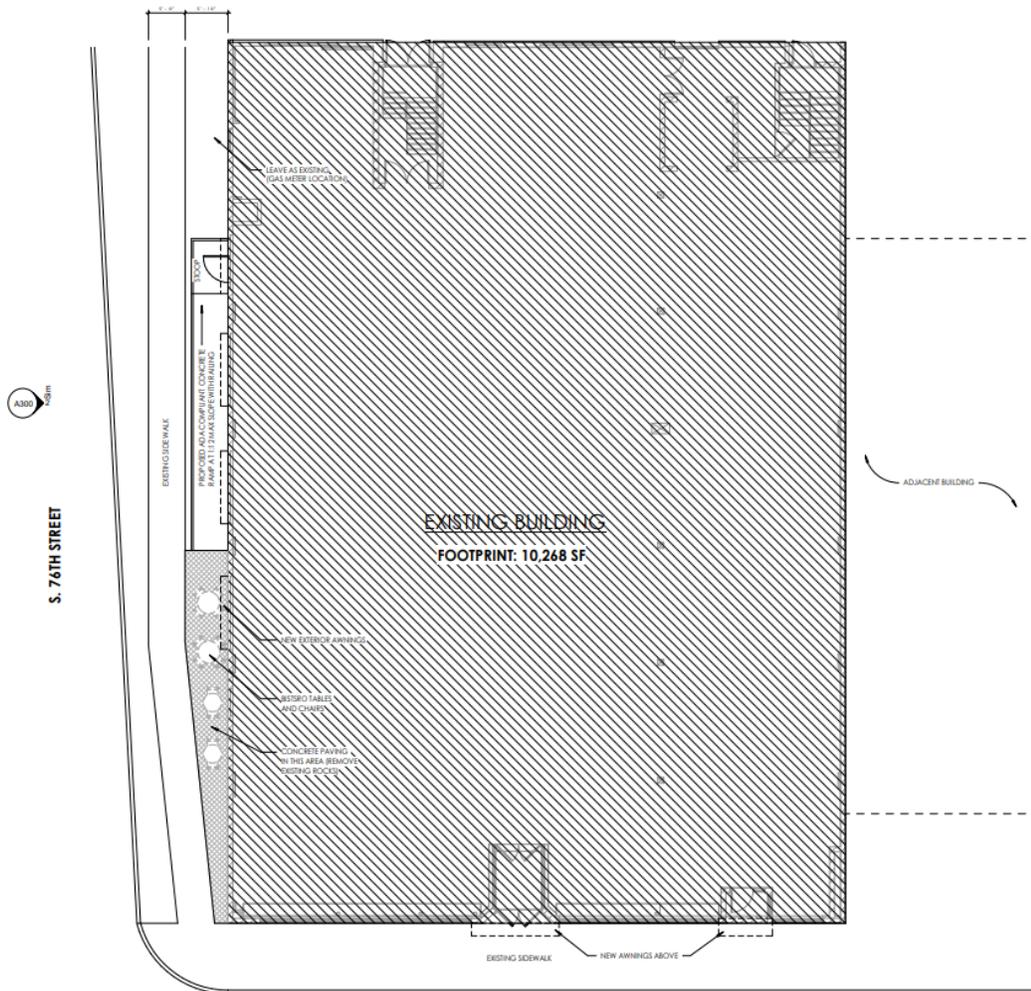
Hours of Operation:

7 Days a week: 8 a.m. to 2:30 a.m.

Site & Landscaping Plan

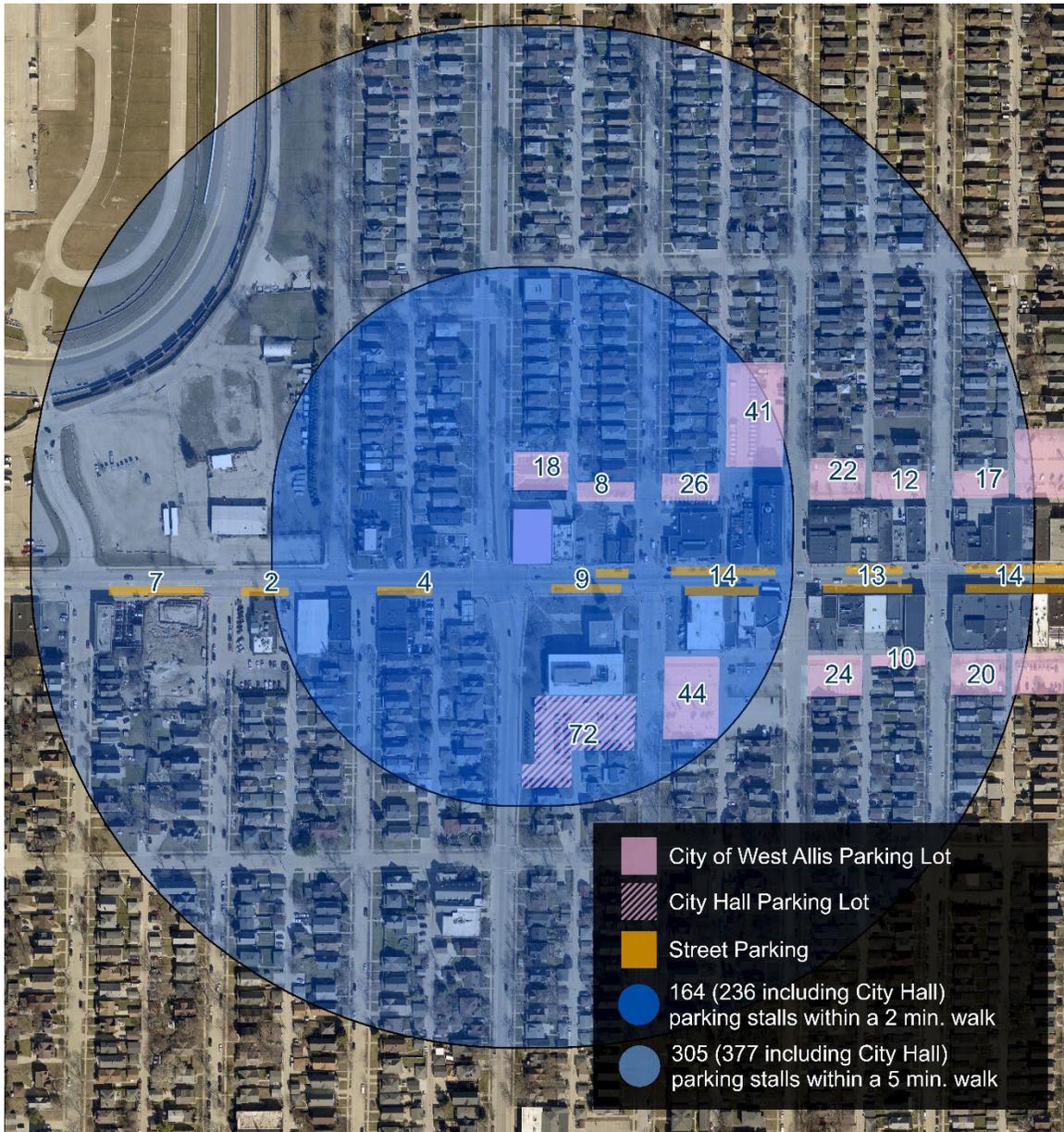
Due to the layout of the existing site, very minimal site changes are proposed. The site is nearly entirely built out with a single-story building occupying the lot. The existing building has a footprint of 10,268 sq. ft. A small sliver of open space is present on the west side of the property. A small exterior patio will be placed in this space along with a proposed ADA compliant concrete ramp. The site plans show no refuse area. Any refuse areas must be screened by a four sided enclosure and cannot be placed on a street facing façade. Due to the limited space, it is recommended that trash collection be consolidated if possible. Additionally, there may be an opportunity for trash collection to take place from the existing overhead garage door that faces the alley. Due to the built-out nature of the property, a

landscaping plan has not been provided. Where possible, the site should incorporate moveable greenery such as planter boxes to enhance aesthetics.



Parking

The site has access to no parking of its own. Parking will be accomplished primarily by on-street parking in addition to existing off-street public parking in the City of West Allis Downtown. In addition to this parking, the applicant has been in communication with the City of West Allis to potentially utilize the existing parking lot at City Hall, subject to specified agreements with the City Attorney. An analysis of the parking has been complete and has found an ample number of parking spaces in proximity to the proposed event space. Utilizing municipal parking (not including City Hall parking) there is a total of 164 parking stalls within a 2-minute walk. This increases to 236 parking stalls if City Hall parking is to be included. Within a 5-minute walk there are 305 parking stalls, 377 including City Hall. Staff are recommending a parking plan to ensure that arrangements are appropriate.



Architectural Plan

The applicant has provided an architectural plan for the project. Shown on the south façade, facing W. Greenfield Ave., is a exterior modification that includes new storefront windows, new awnings, repainted entry walls, cleaned and repainted brick, and other minor repairs to the façade material. The main, glass entry doors are to remain as existing. Proposed on the west elevation facing S. 76th St. are a variety of changes. New store front windows topped with awnings are proposed on this façade, replacing what is currently blocked in masonry. A new side entry, glass door with an ADA compliant ramp is shown as well. The rest of the façade is

composed of existing brick, with a mural to be painted on the southern portion of the west façade. Additional decorative features include light fixtures and hanging planter baskets. The north façade facing the existing alley has no changes beyond enhancing the exterior through maintenance. There is an existing overhead garage door that could serve as a bay for refuse, as there is not ample space for refuse collection on the site. The east façade is currently unexposed, directly adjacent to the building to the east.

A variety of recommendations have been provided to enhance the architecture of the building. The proposed design offers significant opportunities for enhancement through thoughtful refinements. Reintroducing transom-style windows or similar

elements above the storefronts would not only pay homage to the building's original character but also allow for additional natural light and visual interest. These windows could feature clear or decorative glazing to align with the modern aesthetic while preserving historical integrity. Incorporating this detail would create a more dynamic and engaging façade, contributing to both the building's charm and its connection to the community's architectural history.



Example of historical architectural features to work off are highlighted in yellow

While the exterior paint colors are currently marked as "TBD," selecting tones that complement the hanging baskets and awnings will ensure a cohesive aesthetic, especially if contrasting or complementary colors are used for the banding and brick to highlight architectural features. Durability in these finishes are crucial to withstand the climate and maintain visual appeal over time. Adding hanging baskets and up-down lighting on the south elevation, similar to the west elevation, would improve the street-facing presence and create a welcoming atmosphere, particularly during evening hours. Lighting fixtures should align with the building's aesthetic while providing efficient illumination, potentially with warm-toned LEDs.

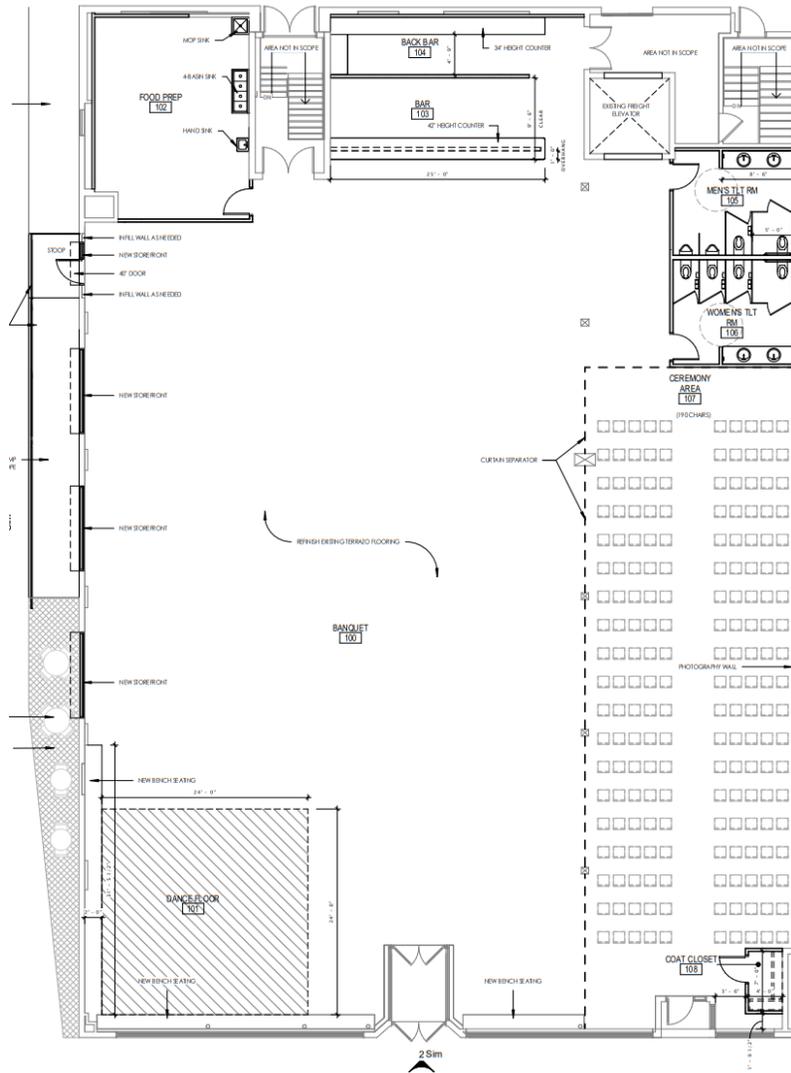
The current plans depict an elongated arch that appears disproportionate to the existing. Clarification is needed on whether the roofline will revert to its original stepped design or if other adjustments are intended, as well as whether the front door will shift to align under the arch; these decisions should prioritize pedestrian flow and ADA compliance. Additionally, the proposed new storefronts must balance modern aesthetics with historical character, using transparent or semi-transparent

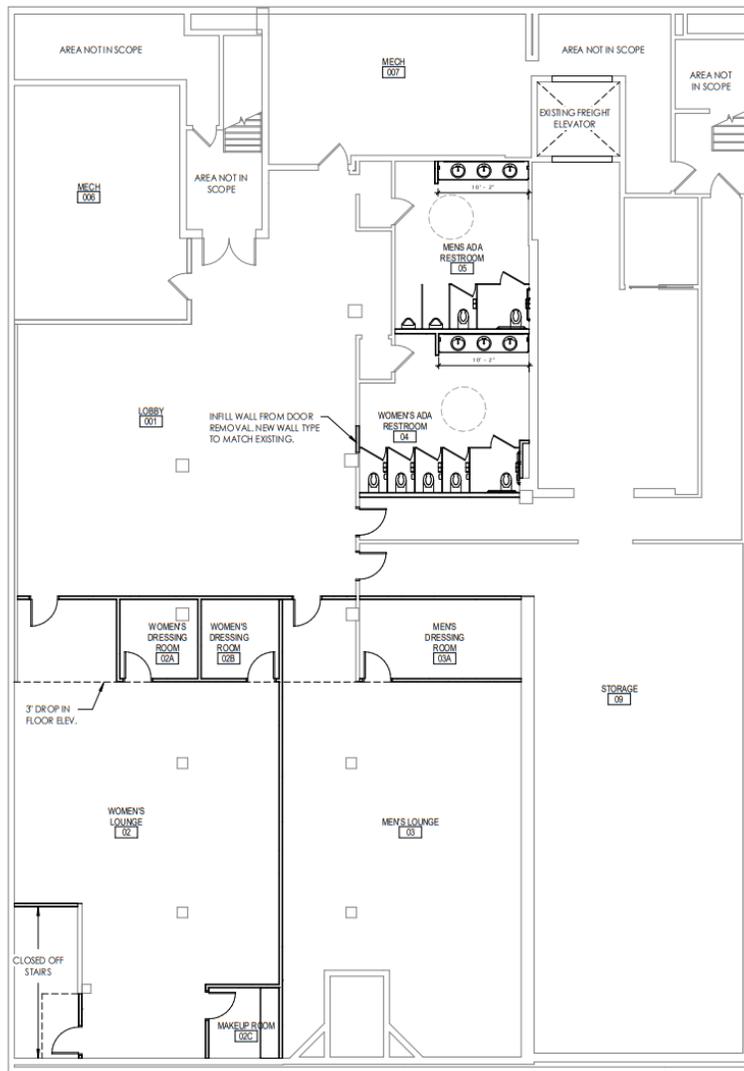
glazing and subtle framing to enhance the façade. Alterations to the masonry openings on the rear elevation should retain structural integrity while harmonizing with the updated design

Floor Plan

The proposed event space shows a revamped floor plan for the existing building. The first floor is accessed via entrances along W. Greenfield Ave. and S. 76th St. These entrances lead into a wide open, banquet area for events. A dance floor occupies space in the banquet area in the southwest corner of the building. Additionally, a ceremony area with space for 190 seats is shown. The wide open banquet area is also serviced by a bar on the northern part of the building. Restrooms, food prep area, and a freight elevator to the basement are also shown. The lower level is accessed via an elevator. Additional restrooms are shown on the lower level. In addition to these restrooms are women's and men's lounges with individual dressing rooms. The lower level also features two mechanical rooms along with storage.

A302
2 Sim





Design Guidelines

This project is considered a significant redevelopment due to proposed changes. Design guidelines are required for this project. See attached Plan Commission checklist and [Design Review Guidelines](#) for further details. The proposed project for the existing building satisfies most of the criteria. Enhancements to the architectural details of the building will allow the Design Review guidelines to be satisfied.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for The Emerald, a proposed Event Space (5,000 or more sq. ft.), at 7546 W. Greenfield Ave. (Tax Key No. 440-0442-000) subject to the following conditions:

(Item 1 -6 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. Common Council approval of the Conditional Use Permit (Scheduled for January 14th, 2025)
2. Revised Site plan, Landscaping, and Architectural Plan being submitted to the Planning and Zoning Office showing a) the location of any refuse areas and 4-sided screening details b) landscaping amenities being located on site including planter boxes, wall-mounted planters, trellises, or other features to enhance streetscape c) additional enhancements to the architecture of the building to capture aesthetic appeal and historical integrity (for example restoring the roofline to its previous “stepped” original appearance and the addition of accent lighting).
3. A projection describing number of events per year and planned operations for the use. (please express how The Emerald will manage people coming and going during events, the total occupancy at one time a low, an average and during peak, access into building at any door or just specific doors, parking arrangements like valet, shuttle, rideshare services etc, security, cameras).
4. A parking agreement being submitted for shared use of City Hall parking lot subject to approval by the City of West Allis.
5. Building permits being applied for with the Code Enforcement Department for review.
6. A driveway permit being applied for with City Engineering Department for work within the City Right-of-Way. Also, if scaffolding is required for exterior renovations, a Temporary Street Occupancy permit as needed for any work obstructing public sidewalks.

11.15.2024

The Emerald

7546 West Greenfield Avenue

Project Description

Building Improvements

Interior:

New Men's and Women's ADA compliant bathrooms, Full Service Bar, Prep kitchen for caterers, dressing/changing rooms, exposing bowstring trusses, MEP/FP modifications, various new finishes.

Exterior:

New windows at south elevation with awnings at both entrances, New windows with awnings along the west elevation at original window openings that are currently bricked in, New exterior lighting and hanging planters at west elevation, New ADA ramp along the west elevation with new paved surface along sidewalk to accommodate a few bistro tables, repainting facade.

Timeline

Pending plan commission approval at the December 11th hearing and Common Council approval at the January 14th hearing:

Construction start: on or about January 15, 2025

Construction completion/Occupancy: on or about May 1, 2025

Operation and Services

Renting upscale event space for various group functions

Full Service Bar

Catered meals if needed by customers

Hours of Operation

8am - 2:30am, 7 days a week, to allow for morning, afternoon, and evening events for customers.

SHEET INDEX	
ASP100	SCHEMATIC SITE PLAN
A050	DEMOLITION PLANS
A100	PROPOSED ALTERATIONS
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS



PROJECT LOCATION
(TRUE NORTH)

PROJECT
7546 GREENFIELD AVE.
WEST ALLIS, WISCONSIN

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.

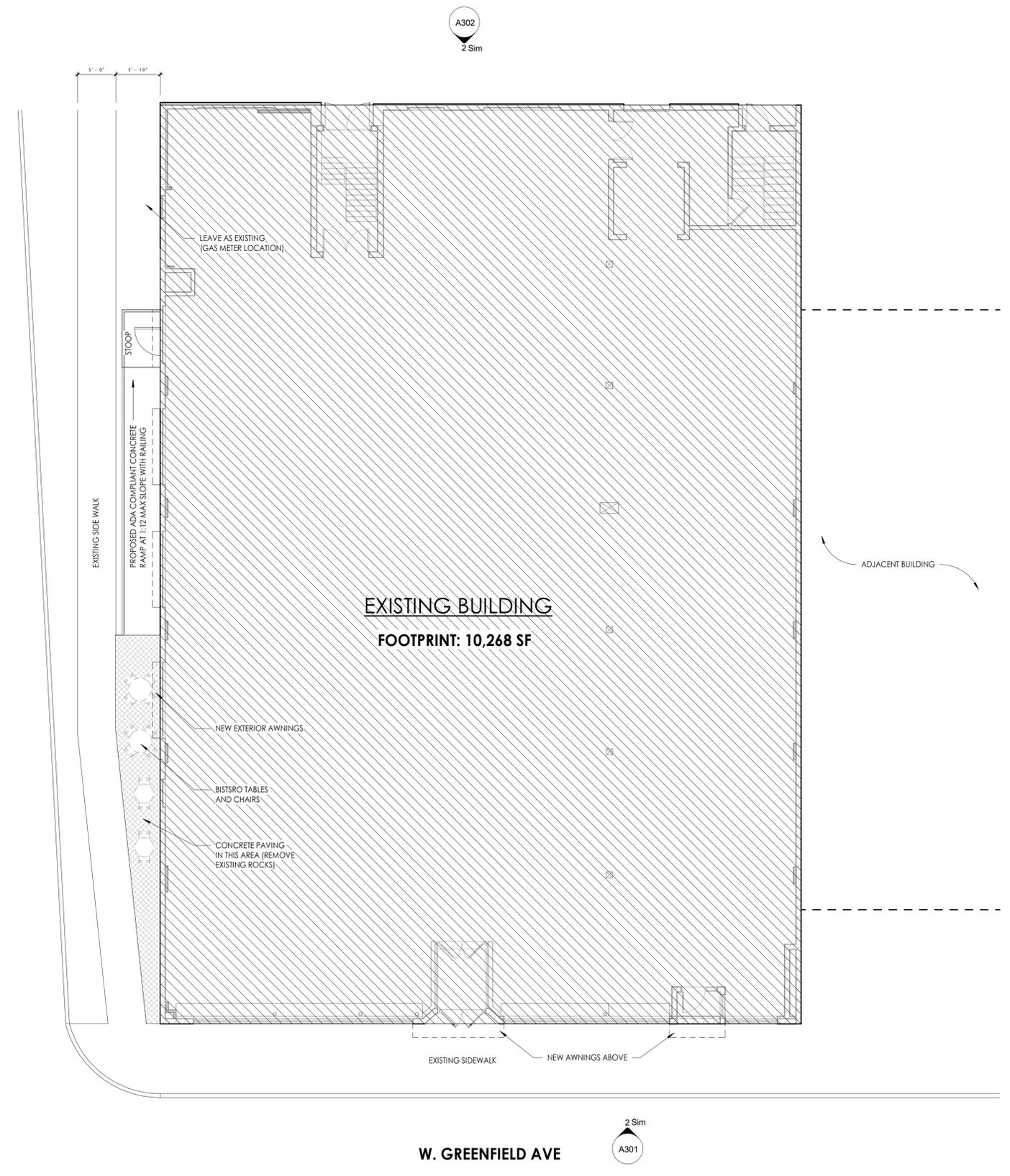
OWNER
WALLY HOLTZ

REVISIONS		
NO.	DESCRIPTION	DATE

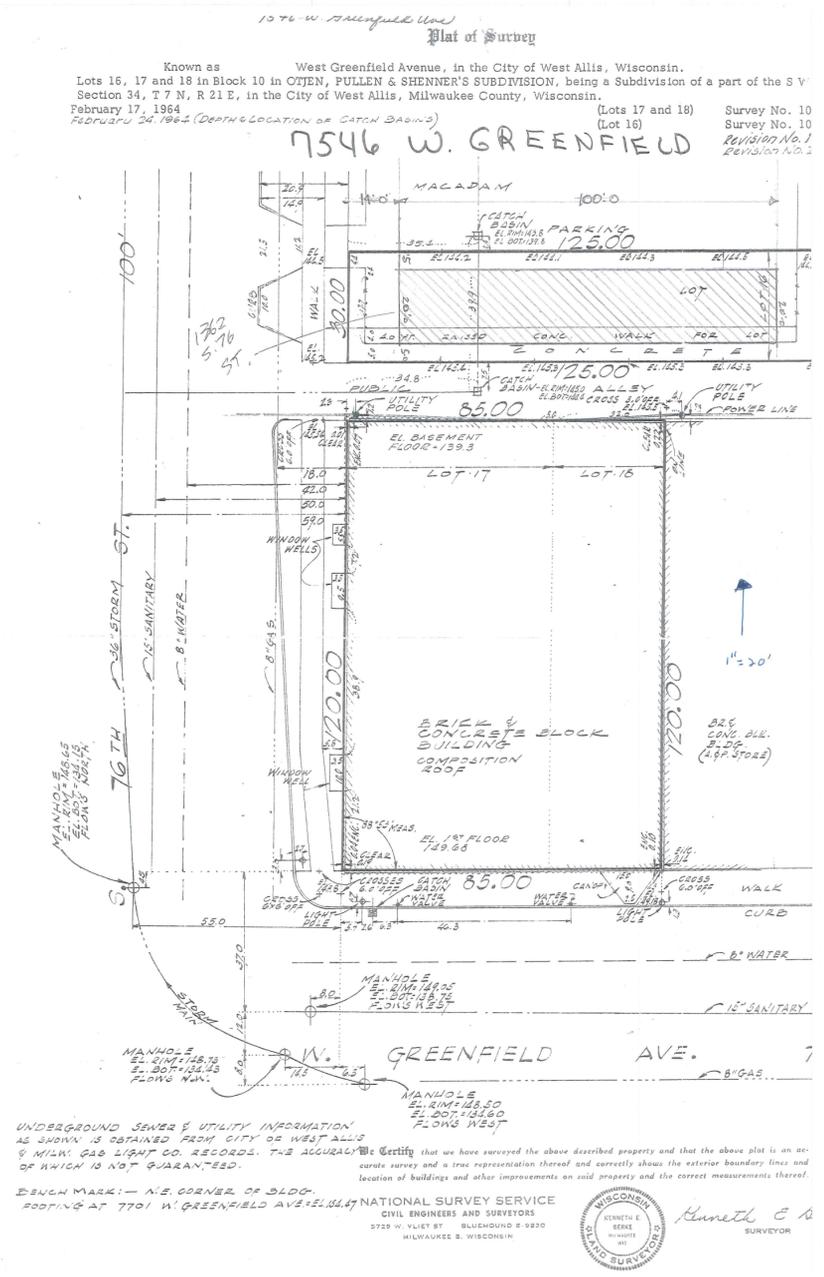
INFORMATION
PROJECT DESIGNER: DENK & CO
PROJECT MANAGER: MJU
PROJECT NUMBER: 241001
ISSUED FOR: PROGRESS DRAWINGS
DATE: 11.15.2024

SHEET
SCHEMATIC SITE PLAN

ASP100



1 ARCHITECTURAL SITE PLAN - SCHEMATIC
1/8" = 1'-0"



EXISTING SURVEY

PROJECT
7546 GREENFIELD AVE.
 WEST ALLIS, WISCONSIN

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OWNER
 WALLY HOLTZ

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

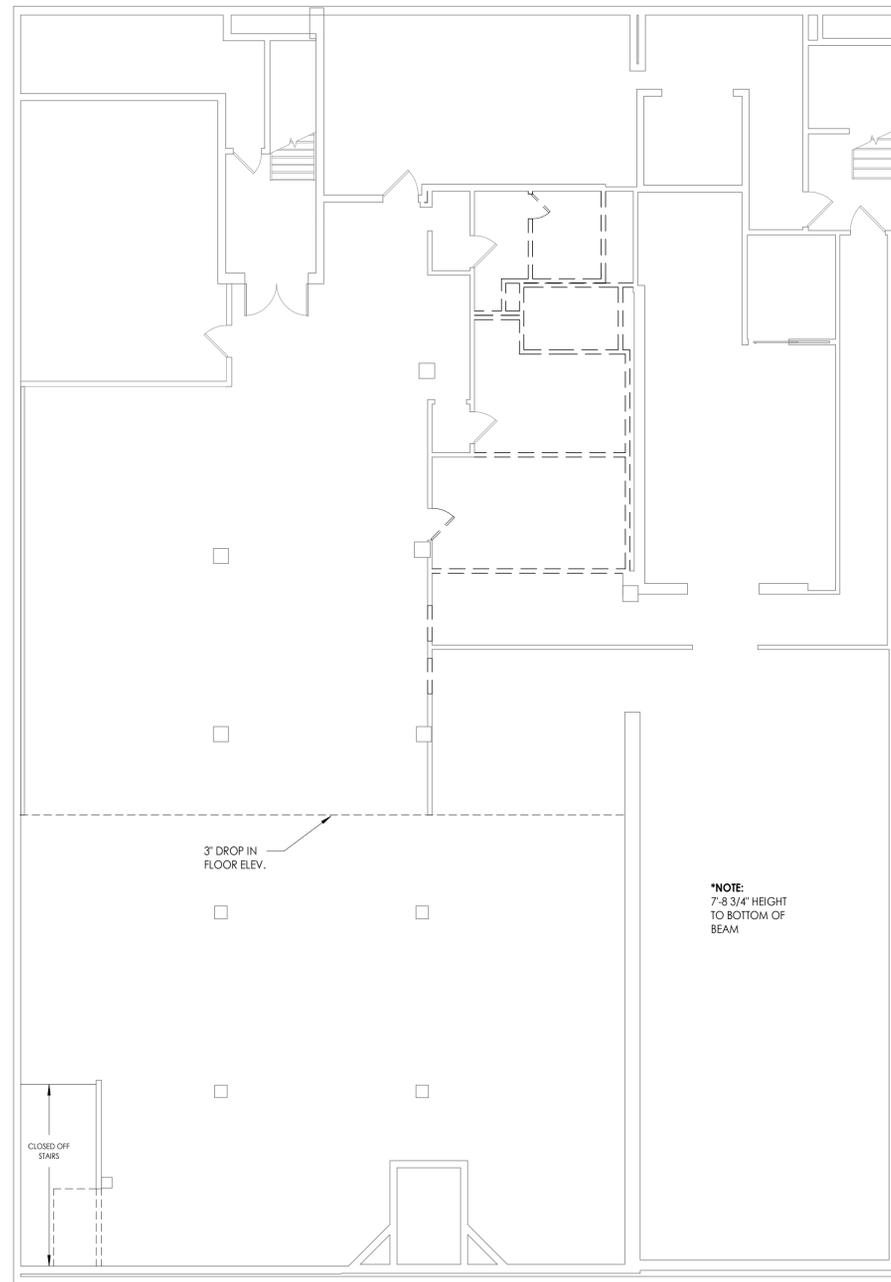
PROJECT DESIGNER:	DENK & CO
PROJECT MANAGER:	MJU
PROJECT NUMBER:	241001
ISSUED FOR:	PROGRESS DRAWINGS
DATE:	11.15.2024

SHEET
 DEMOLITION PLANS

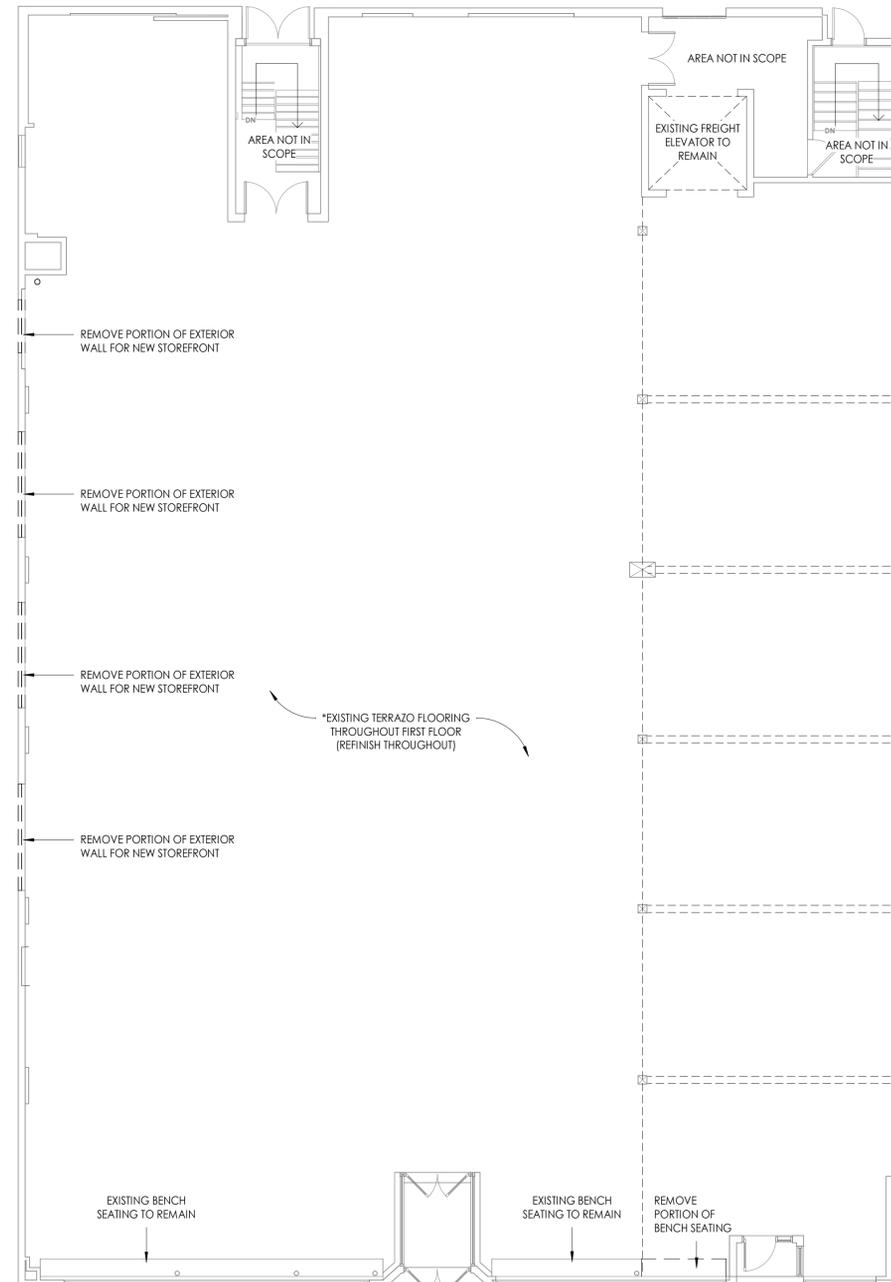
A050

DEMOLITION PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING CONSTRUCTION TO BE DEMOLISHED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED



1 LOWER LEVEL - DEMO PLAN
 1/8" = 1'-0"



2 1ST FLOOR - DEMO PLAN
 1/8" = 1'-0"

PROJECT
7546 GREENFIELD AVE.
 WEST ALLIS, WISCONSIN

**PROGRESS DOCUMENTS
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OWNER
 WALLY HOLTZ

REVISIONS

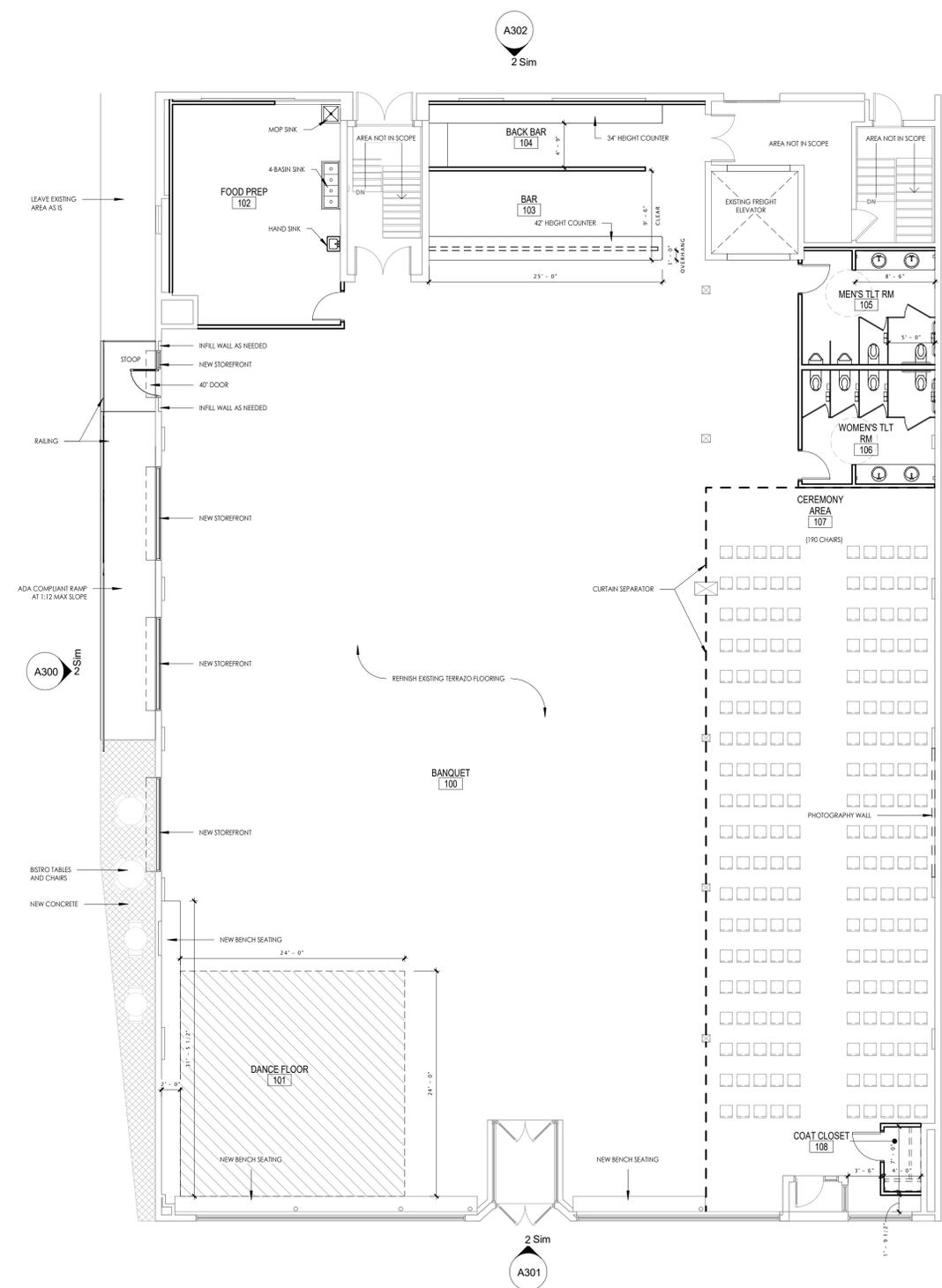
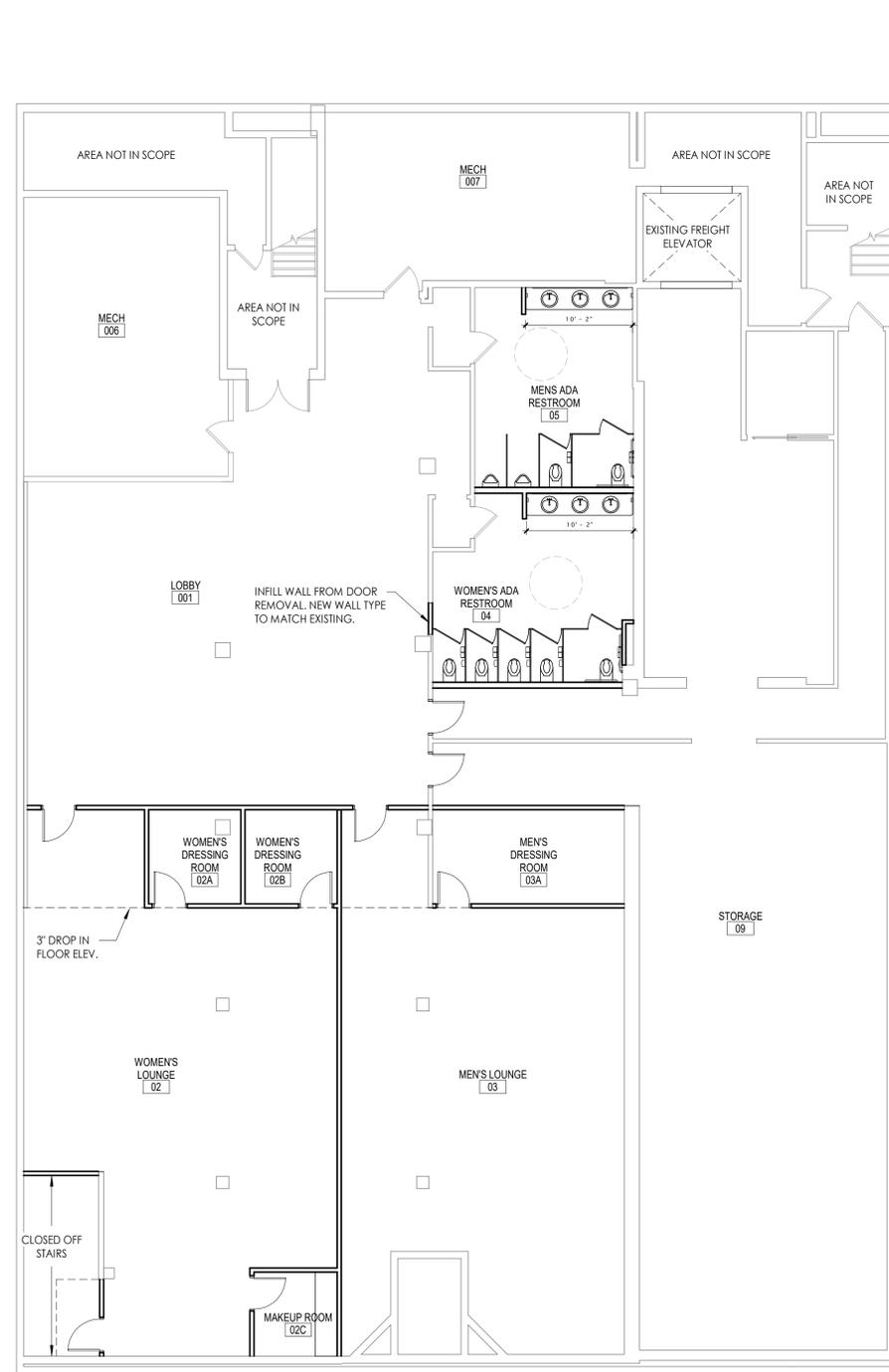
NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT DESIGNER: DENK & CO
 PROJECT MANAGER: MJU
 PROJECT NUMBER: 241001
 ISSUED FOR: PROGRESS DRAWINGS
 DATE: 11.15.2024

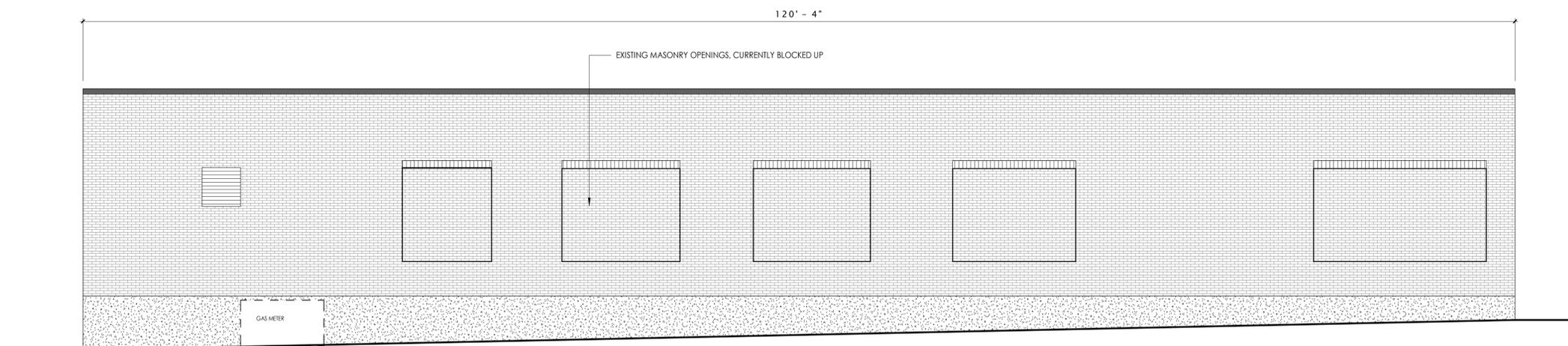
SHEET
 PROPOSED ALTERATIONS

A100



1 LOWER LEVEL - PROPOSED ALTERATION
 1/8" = 1'-0"

2 1ST FLOOR - PROPOSED ALTERATION
 1/8" = 1'-0"



1 S. 76TH STREET ELEVATION - EXISTING
3/16" = 1'-0"

PROJECT

7546 GREENFIELD AVE.

WEST ALLIS, WISCONSIN

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.

OWNER

WALLY HOLTZ

REVISIONS

NO.	DESCRIPTION	DATE
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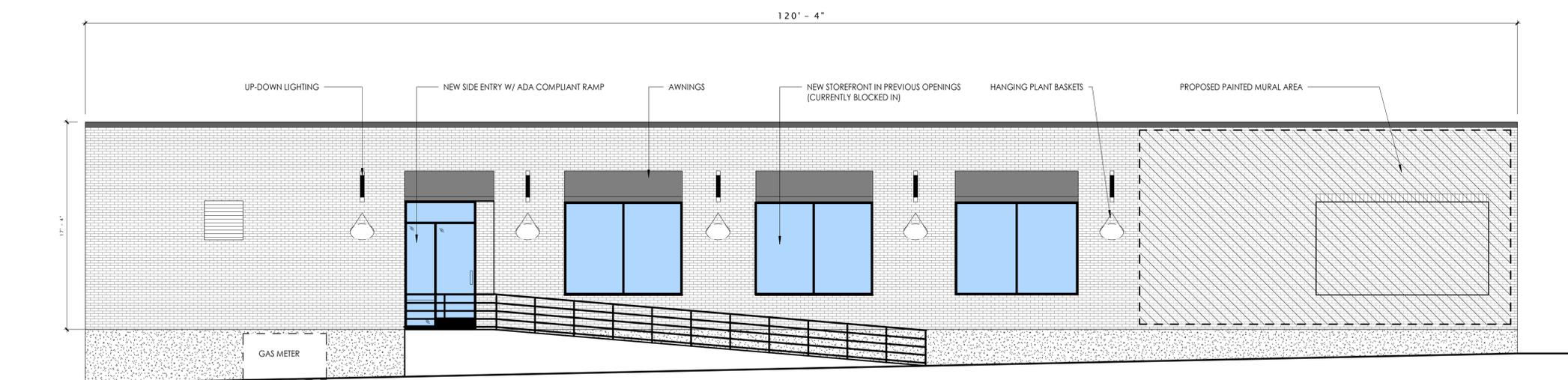
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PROJECT MANAGER:	MJU
PROJECT NUMBER:	241001
ISSUED FOR:	PROGRESS DRAWINGS
DATE:	11.15.2024

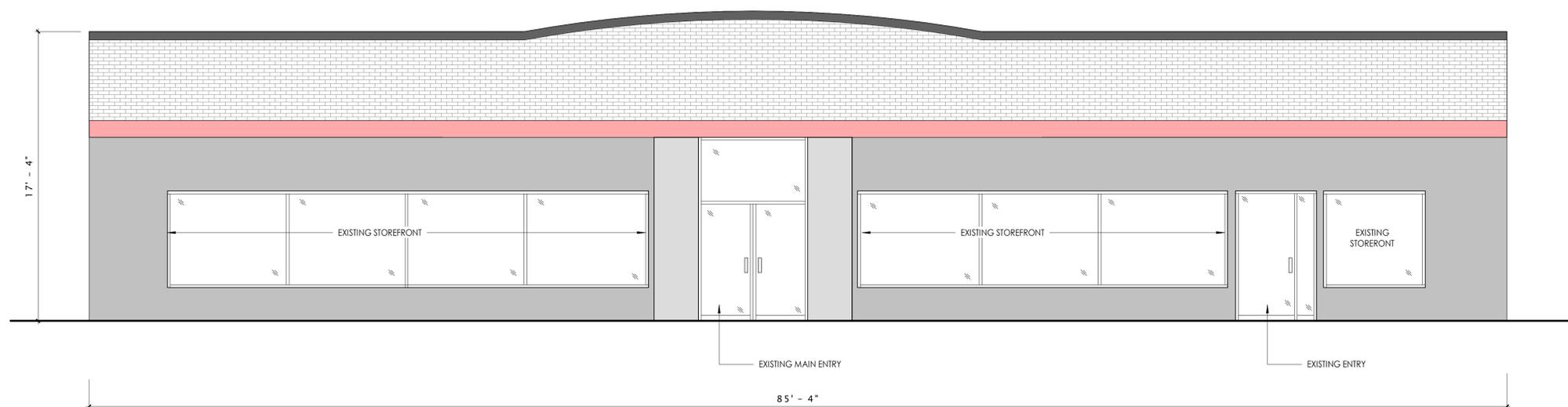
SHEET

EXTERIOR ELEVATIONS

A300



2 S. 76TH STREET ELEVATION - PROPOSED SCOPE
3/16" = 1'-0"



1 W. GREENFIELD AVE ELEVATION - EXISTING
1/4" = 1'-0"

PROJECT

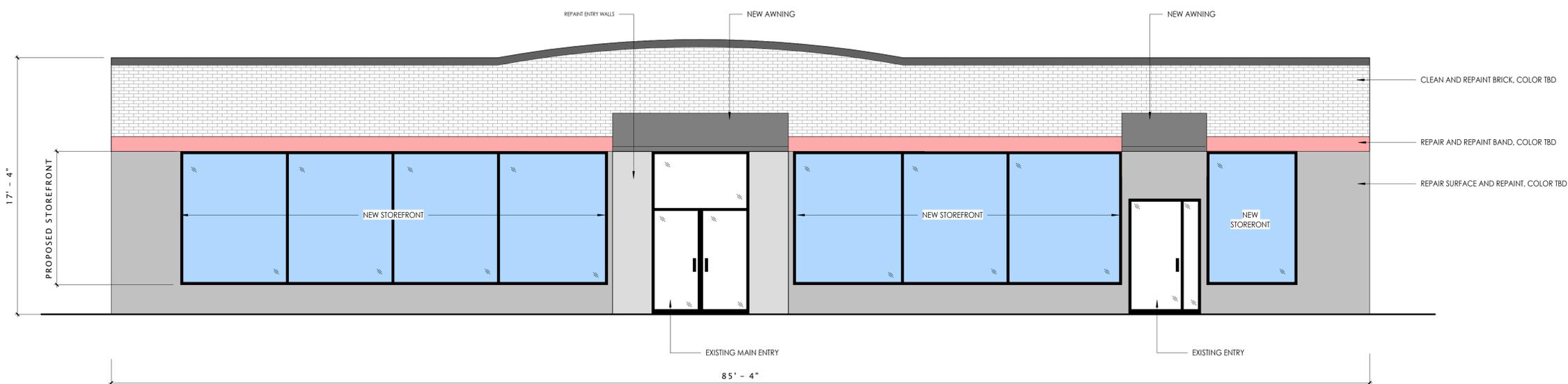
7546 GREENFIELD AVE.

WEST ALLIS, WISCONSIN

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OWNER

WALLY HOLTZ



2 W. GREENFIELD AVE ELEVATION - PROPOSED SCOPE
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT DESIGNER:	DENK & CO
PROJECT MANAGER:	MJU
PROJECT NUMBER:	241001
ISSUED FOR:	PROGRESS DRAWINGS
DATE:	11.15.2024

SHEET

EXTERIOR ELEVATIONS

A301

PROJECT

7546 GREENFIELD AVE.

WEST ALLIS, WISCONSIN

OWNER

WALLY HOLTZ

REVISIONS

NO.	DESCRIPTION	DATE
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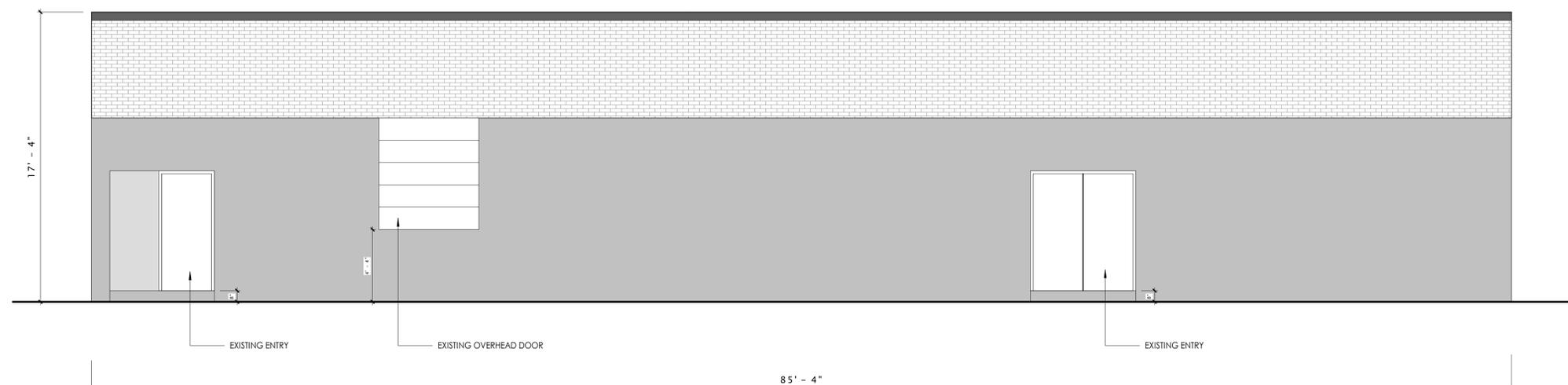
INFORMATION

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PROJECT MANAGER:	MJU
PROJECT NUMBER:	241001
ISSUED FOR:	PROGRESS DRAWINGS
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SHEET

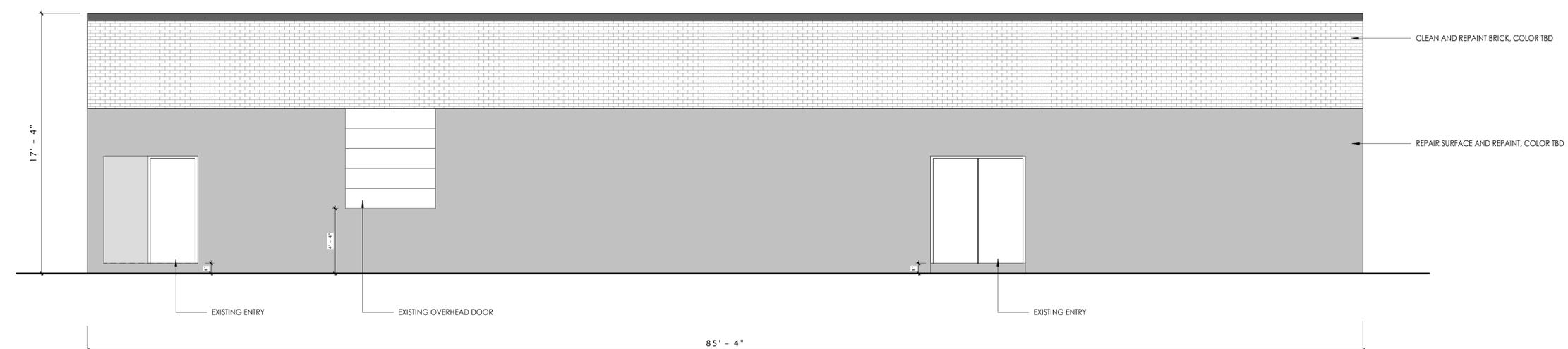
EXTERIOR ELEVATIONS

A302



1 REAR ALLEY ELEVATION - EXISTING
1/4" = 1'-0"

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.



2 REAR ALLEY ELEVATION - PROPOSED SCOPE
1/4" = 1'-0"

Plat of Survey

Known as West Greenfield Avenue, in the City of West Allis, Wisconsin.

Lots 16, 17 and 18 in Block 10 in OTJEN, PULLEN & SHENNER'S SUBDIVISION, being a Subdivision of a part of the S W Section 34, T 7 N, R 21 E, in the City of West Allis, Milwaukee County, Wisconsin.

February 17, 1964

February 24, 1964 (DEPTH & LOCATION OF CATCH BASINS)

(Lots 17 and 18)

(Lot 16)

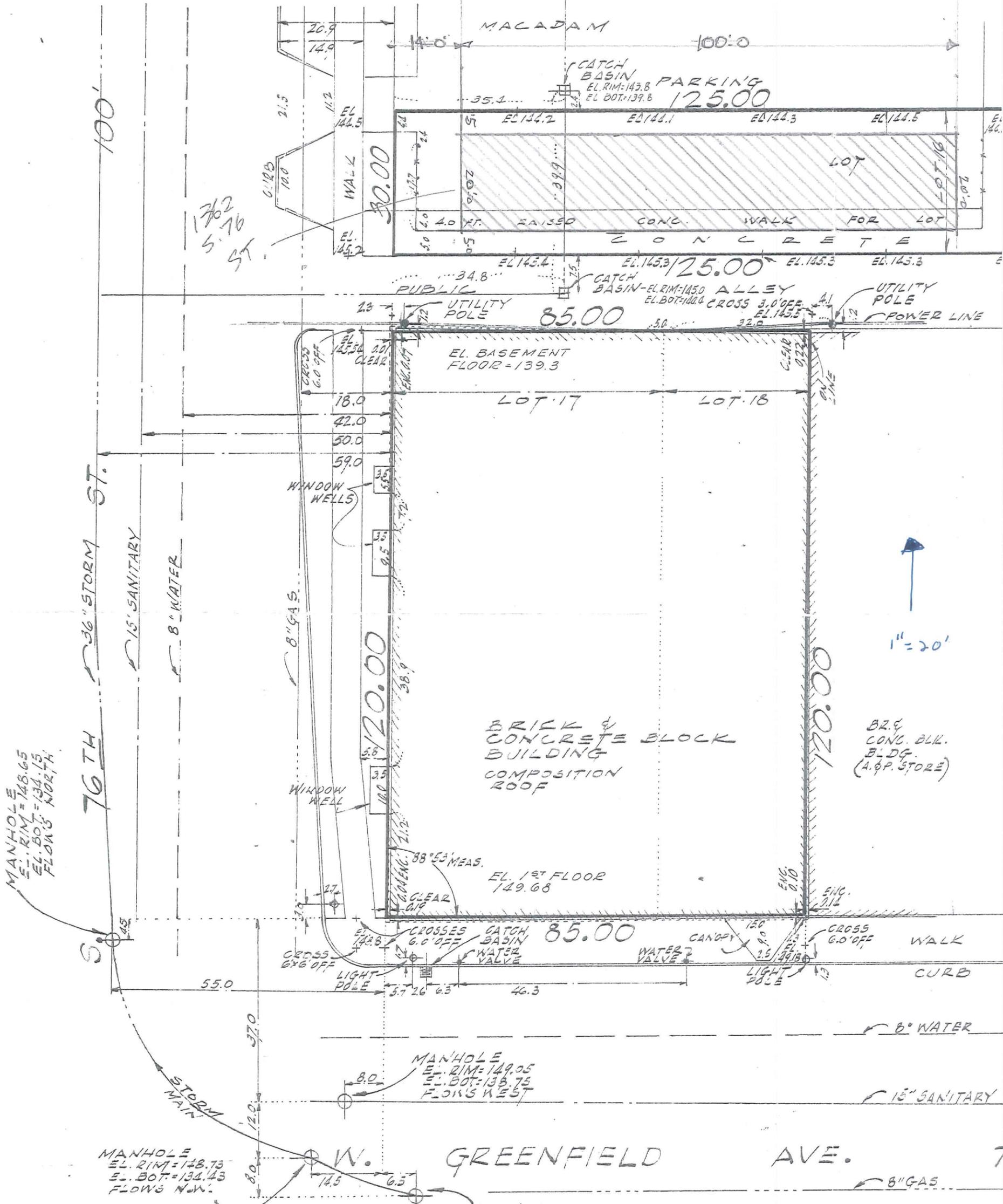
Survey No. 10

Survey No. 10

Revision No. 1

Revision No. 2

7546 W. GREENFIELD



UNDERGROUND SEWER & UTILITY INFORMATION AS SHOWN IS OBTAINED FROM CITY OF WEST ALLIS & MILW. GAS LIGHT CO. RECORDS. THE ACCURACY OF WHICH IS NOT GUARANTEED.

We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

BENCH MARK: - N.E. CORNER OF BLDG. FOOTING AT 7701 W. GREENFIELD AVE. = EL. 134.47

NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS
5729 W. VLIET ST. BLUEMOUND 8-9830
MILWAUKEE 5, WISCONSIN



Kenneth E. Berke
SURVEYOR



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2024
Room 128, West Allis City Hall
6:00 PM

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

3. Revised Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility (phase 2 addition), located at 1300 S. 109 St. (Tax Key No. 445-0715-002).

Overview and Zoning [Recap 2023-24](#)

The West Allis West Milwaukee School District [Recreation Department](#) has an existing location at 2450 S. 68 St. and is preparing to open a second location in the former [Lane Intermediate School](#) at 1300 S. 109 St.

In the Fall of 2023, Common Council approved rezoning of the property from residential to commercial (RA-3 to C-3). This allowed next steps toward developing plans and pursuing a conditional use.

The 4.2-acre property is now zoned C-3 Commercial, and the Future Land Use Classification is Civic. The C-3 district allows “indoor recreation” as a conditional use. Indoor recreation is broadly [defined](#) in the zoning code as *the use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants entirely within a building.*

The following year, in March of 2024, the WAWM School District/Recreation Department applied for Conditional Use and Site, Landscaping, and Architectural Design review before the Plan Commission and recommended Common Council approval. The Common Council approved the conditional use at the public hearing in April of 2024.

The WAWM School District/Recreation Department has since commenced phase one demo and construction per the April conditional use approval. They are now seeking design approval of the subsequent Phase 2 building addition of indoor recreational facilities on site per their approved master plan.





Phase one (underway) – two-story 17,029-sf building includes existing gymnasium and interior renovation of spaces including enlarged and enhanced multi-purpose rooms for a variety of programming – parent/child classes, fitness classes, community meetings, staff training & development, art classes, etc. West Allis-West Milwaukee School District board room space, conference rooms, toilet rooms, and support spaces.

Phase two (proposed) - single-story new construction/addition housing fitness center and support spaces south of the existing building totaling 8,575 square feet along with finish/interior renovations within first floor of the existing building totaling 2,760 square feet.



Phase 3 (pending) – single-story new construction/addition housing indoor recreation and pool area(s).

Highway 100 Corridor study

The 2018 Highway 100 Corridor Plan established some basic goals of increasing the mix and diversity of uses along Hwy 100, increasing mobility, creating walkable destinations, help establish a brand identity for the corridor, promote desired development patterns. The Common Council rezoned the property in October of 2023 based on compatibility with the [Comprehensive plan](#) and [Hwy 100 Corridor study](#). The former low density residential zoning of the property didn't promote the full potential for the subject property (located on State Highway 100).

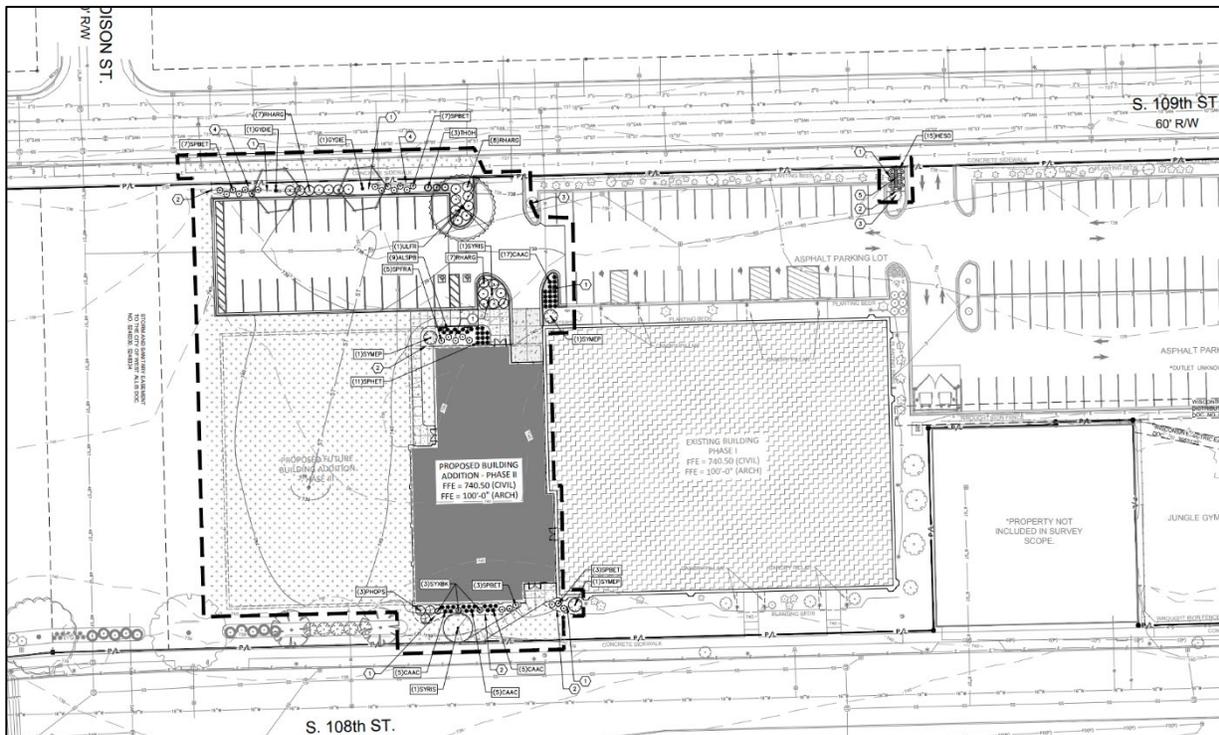
The look ahead - Phase 2 proposal - Site, Landscaping, and Architectural Plans

As part of the original scope of work proposed under the conditional use permit in April of 2024, WAWM Rec Department has demolished the older (south) portion of the existing Lane school buildings while

renovating the newer (north) portion that includes the gymnasium. The next phase (phase 2) will be new construction of a building for added indoor recreation. A future phase 3 addition will likely follow with a remnant portion of land about (1.18 acres) on the south end of the property. This area will likely remain undeveloped in the near future but could be split via CSM for future development. Common Council has previously encouraged the school district for this remaining undeveloped piece of land to be considered for future taxable development. Of note, there is an older storm sewer running under the north end (extending from W. Madison St. toward Hwy 100) and will remain. While future development is currently unknown, the existing underground utilities will need to be considered, as construction of buildings over the a storm sewer is not recommended.

Since the mass demolition of the south and central portions of the former Lane School, phase one work has been underway on closing the building, completing exterior finishes, and interior renovations to the remaining two-story 17,029-sf gymnasium building. With phase one nearing substantial completion at the end of the year, the second phase of the master plan project is being presented to Planning Commission for design review.

The second phase consists of a single-story addition for housing fitness center and support spaces south of the existing building totaling 8,575 square feet along with finish/interior renovations within the first floor of the existing building totaling 2,760 square feet. The existing parking area along S. 109 St. will be restriped from angle parking to 90-degree parking (27 spaces includes two ADA). New landscaping materials will be added along S. 109 St. and S. 108 St. The area south of the phase two addition will be graded and stabilized with grass until the third phase commences. No access from W. Madison St. is planned. Existing driveway openings will be maintained along S. 109 St. Future additions will prompt a subsequent site, landscaping, and architectural review before Plan Commission. Please refer to the project description and plan set provided at the end of this report.



Phase one construction began in May 2024 and is expected to be completed in January 2025. Phase two construction activities will be coordinated by Construction Manager/General Contractor, CG Schmidt. Construction is scheduled to begin in April 2025 and to be completed in January 2026. The existing building will continue to be occupied during construction with select potential disruptions depending on the specific construction activities on any day. The estimated construction cost as of November 2024 is \$5,250,000.

Staff Comments

Engineering – Discuss future 1 acre of developable land area on north end of site and consider extension of W. Madison St. Right-of-Way (RoW) to Hwy 100. Existing Stormwater within easement area to be protected/maintained. May require improvements in advance of future development. Should not be built upon.

Code Enforcement – Demolition and soil erosion permits required.

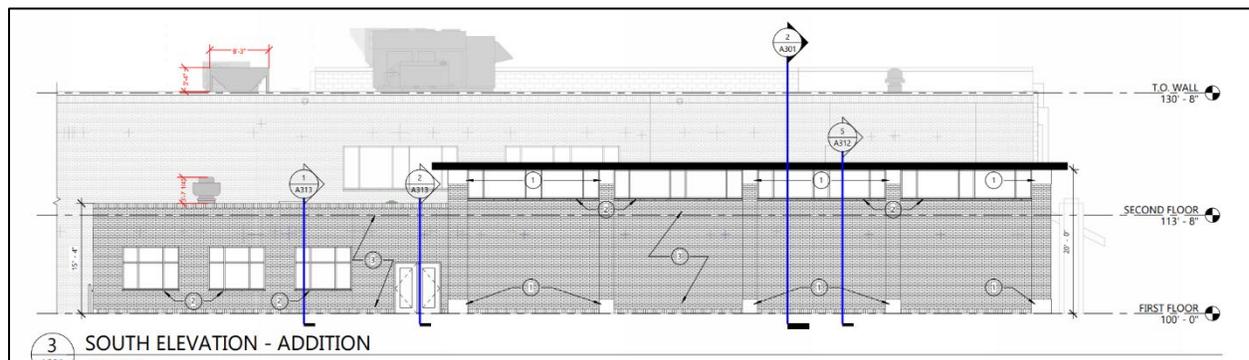
Planning –

- a. new rooftop condensing unit(s) will be included both behind on the single-story rooftop and upon the second-floor roof. Plan Commission may consider additional screening methods around the proposed rooftop units, but staff does not recommend additional screening. The new locations are off set from the rooflines and don't appear to create an aesthetic issue as they will not be visible from S. 109 St. and are far enough away from nearby residential.

- b. Bicycle parking accommodations per [19.44\(3\)](#):

All Civic & Institutional Uses (except school)	1 per 10,000 sq. ft. gross floor area, not to exceed 20 spaces
--	--

- c. Keep the City informed about the school districts plan for the remainder of the property post phase 2-3.



Recommendation: Common Council approval of the Revised Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S. 109 St. (Tax Key No. 445-0715-002) subject to the following conditions:

- 1. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) rooftop unit location; (b) bicycle parking accommodations per 19.44(3). Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.

2. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.
3. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.

DESIGN REVIEW – PROJECT DESCRIPTION

November 8, 2024

WAWM School District – Activity Center Phase 02
1300 South 109th Street
West Allis, Wisconsin
GDG Project #23.019.02



Description of Building Improvements:

Proposed building improvements include a single-story addition housing fitness center and support spaces south of the existing building totaling 8,575 square feet along with finish/interior renovations within first floor of the existing building totaling 2,760 square feet. This project is the second phase of the identified master plan for the site; future phase includes a single-story addition for additional recreation department activities. Exterior materials for the addition will align with existing clay masonry and cast stone of existing building and also include accent metal panel at areas of the east and west elevations. The current west main entrance will continue to be utilized by program participants and visitors. New exterior doors will be provided as part of the addition for code required exiting at the east, south, and west elevations. A new overhead sectional door will be provided as part of the addition at the west elevation for general building deliveries. A new rooftop condensing unit will be included in the current project, located on the existing second floor roof, mechanical screening is not planned to be provided. Existing fire department connection will remain and existing fire protection system will be modified and extended to cover the addition. Interior renovation spaces include reconfigured, individual changing rooms and main entrance reception area. Finish renovations are also proposed within the existing first floor including new ceiling tile and wood doors.

Timeline When Work Will be Completed:

Construction activities will be coordinated by Construction Manager/General Contractor, CG Schmidt. Construction is scheduled to begin in April 2025 and to be completed in January 2026. The existing building will continue to be occupied during construction with select potential disruptions depending on the specific construction activities on any particular day. Estimated construction cost as of November 2024 is \$5,250,000.

Description of Operations/Services:

The Recreation and Community Services Center offers programs and services that support and enhance physical, mental, emotional, and social health for community members. The department offers programs and services for all ages and abilities. The Activity Center facility is the newest location for the Rec Dept and will offer comparable and additional programming to that of the current Recreation Center. The facility (prior Lane Intermediate School) will be open to all of West Allis and West Milwaukee but will serve as a more convenient location to those on the west side of West Allis. The flexibility of the spaces provided allow for the department to offer a variety of programs and partner with other community organizations and agencies to have a greater reach.

Days and Hours of Operations:

No change to current days or hours of operation (listed below for reference).

Monday – Friday = 7:00am-9:00pm

Saturday – Sunday = 8:00am-4:00pm (addition hours as needed for special events, rentals, etc.)

600 W. Virginia Street | Suite 602 | Milwaukee, WI 53204
414.810.7613
www.gdg-architects.com

APPLETON | CEDARBURG | MILWAUKEE

pg. 1

INDEX OF DRAWINGS

X INDICATES ISSUED FOR REVIEW/CONSTRUCTION
 O INDICATES ISSUED FOR REFERENCE ONLY

DD	PROGRESS SET	CITY PLAN COMMISSION	50% CD SET	100% CD SET	ADDENDUM A	ADDENDUM B	TBD	TBD	TBD	No.	Sheet Name
X	X									G001	TITLE SHEET, SHEET INDEX, LOCATION MAP
X										G002	GENERAL INFORMATION
X										G101	CODE INFORMATION
	X									C101	SITE DEMOLITION PLAN
	X	X								C102	SITE LAYOUT & GEOMETRIC PLAN
	X									C103	SITE GRADING & EROSION CONTROL PLAN
	X									L101	SITE LANDSCAPE PLAN
	X									L201	SITE LANDSCAPE DETAILS
										S000	3D VIEWS AND TITLE SHEET
										S001	STRUCTURAL GENERAL NOTES
										S002	STRUCTURAL SCHEDULES
										S100	FOUNDATION PLAN
X										S101	LOW ROOF FRAMING PLAN
										S102	HIGH ROOF FRAMING PLAN
										S300	CONCRETE SECTIONS & DETAILS
										S301	CONCRETE SECTIONS & DETAILS
										S400	MASONRY SECTIONS & DETAILS
										S401	MASONRY SECTIONS & DETAILS
										S500	STEEL SECTIONS & DETAILS
										S520	STEEL JOISTS SECTIONS & DETAILS
										S521	STEEL JOISTS REINFORCING SECTIONS & DETAILS
X										A001	WALL TYPES
X										A002	GENERAL ARCH DETAILS
X										AD101	DEMOLITION FLOOR PLAN - LEVEL 1
X										AD102	DEMOLITION REFLECTED CEILING PLAN - LEVEL 1
X	X									A100	OVERALL FLOOR PLAN - LEVEL 1
X	X									A101	FLOOR PLAN - LEVEL 1
X										A103	ROOF PLAN
X										A110	OVERALL REFLECTED CEILING PLAN - LEVEL 1
X										A111	REFLECTED CEILING PLAN - LEVEL 1
X										A120	FINISH SCHEDULE
X										A121	FINISH FLOOR PLAN - LEVEL 1
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X										A301	BUILDING SECTIONS
X										A311	WALL SECTIONS
X										A312	WALL SECTIONS
X										A313	WALL SECTIONS
X										A411	ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
X										A412	ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
X										A413	ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
X										A500	GENERAL EXTERIOR DETAILS
X										A601	DOOR SCHEDULE & TYPES



GROTH
 Design
 Group

PROJECT TEAM	SEAL
ARCHITECT GROTH Design Group N55 W6181 Columbia Road Cedarburg, WI 53012 www.gdg-architects.com PH (262) 377-8001 FX (262) 377-8003	
CIVIL: KAPUR, INC. 788 N JEFFERSON STREET SUITE 900 MILWAUKEE, WISCONSIN 53202 414.751.7200	
STRUCTURAL: CORE4 ENGINEERING 12308 CORPORATE PARKWAY SUITE 400 MEQUON, WI 53092 262.239.9372	
MECHANICAL: MSA PROFESSIONAL SERVICES, INC. 12308 CORPORATE PARKWAY SUITE 400 MEQUON, WISCONSIN 53092 262.246.9090	
PLUMBING: MSA PROFESSIONAL SERVICES, INC. 220 E BUFFALO STREET SUITE 201 MILWAUKEE, WISCONSIN 53202 414.296.4333	
ELECTRICAL: MSA PROFESSIONAL SERVICES, INC. 116 FREMONT STREET KIEL, WISCONSIN 53042 920.894.7800	

PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

**1300 S 109th St
 West Allis, WI 53214**

WEST ALLIS-WEST MILWAUKEE

RECREATION DEPARTMENT - LANE PHASE 02

**1300 S 109th St
 West Allis, WI 53214**

LOCATION MAP



PROGRESS DOCUMENTS

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PROJECT INFO

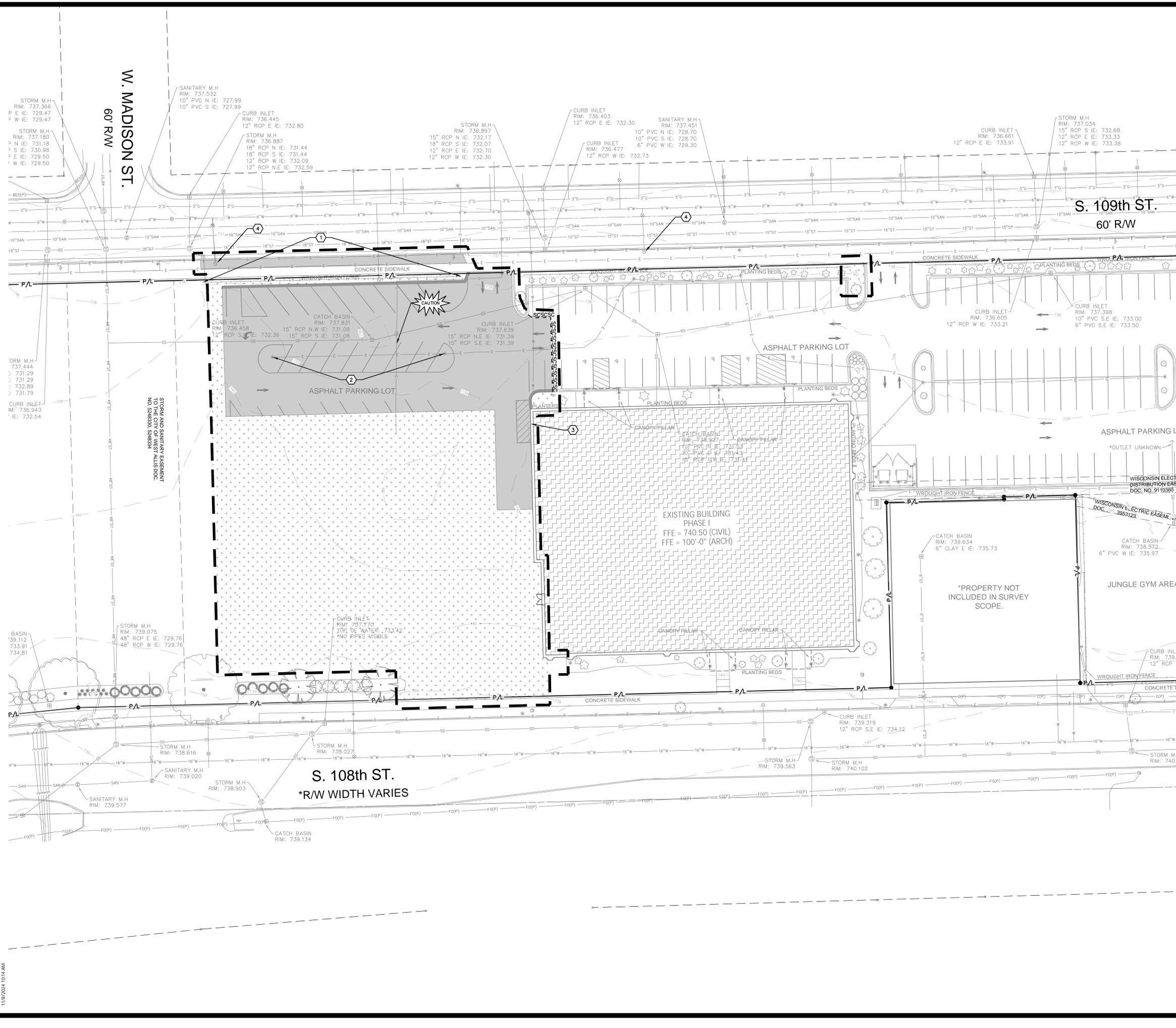
Date: 11.08.2024
 Project No.: 23.019.02

SHEET TITLE

TITLE SHEET, SHEET INDEX, LOCATION MAP

G001

PHASE 02 - PLAN COMMISSION SUBMITTAL



N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012
PH: (262) 377-8001
FX: (262) 377-8003



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT

WEST ALLIS-WEST
MILWAUKEE
RECREATION
DEPARTMENT -
LANE PHASE 02

1300 S 109th St
West Allis, WI 53214

ISSUE

NO.	REV.	DATE	DESCRIPTION

PROGRESS
DOCUMENTS

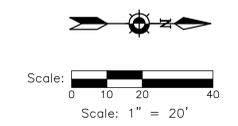
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PROJECT INFO
Date: 11.08.2024
Project No: 2301902

SHEET TITLE
SITE DEMOLITION PLAN

C101

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DEMOLITION NOTES

- CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WOOD, COASTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND UTILITY OWNER REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDING IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OFFSITE IF SUITABLE FOR REUSE. TOPSOIL TO BE STOCKPILED, UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- EXISTING WROUGHT IRON FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION
- REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
- EXISTING FDC TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION
- EXISTING FIRE HYDRANTS TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION

PHASE 02 - PLAN COMMISSION SUBMITTAL

11/8/2024 10:16 AM



GROTH
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Group

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PH. (262) 377-8001
FX. (262) 377-8003



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT

WEST ALLIS-WEST
MILWAUKEE
RECREATION
DEPARTMENT -
LANE PHASE 02

1300 S 109th St
West Allis, WI 53214

ISSUE

NO. REV. DATE DESCRIPTION

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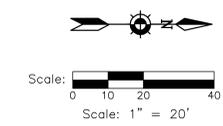
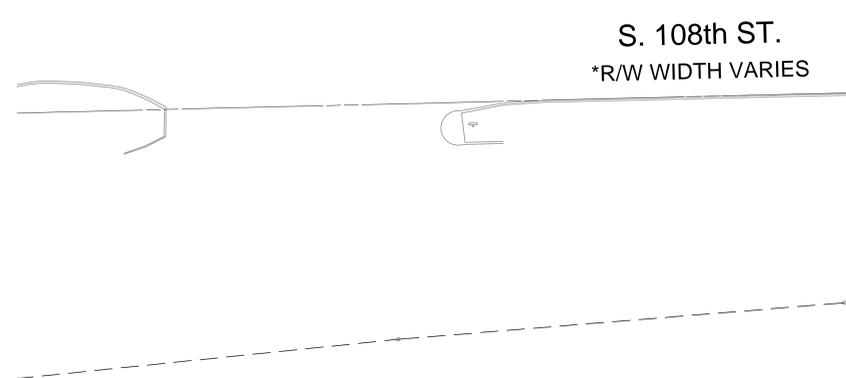
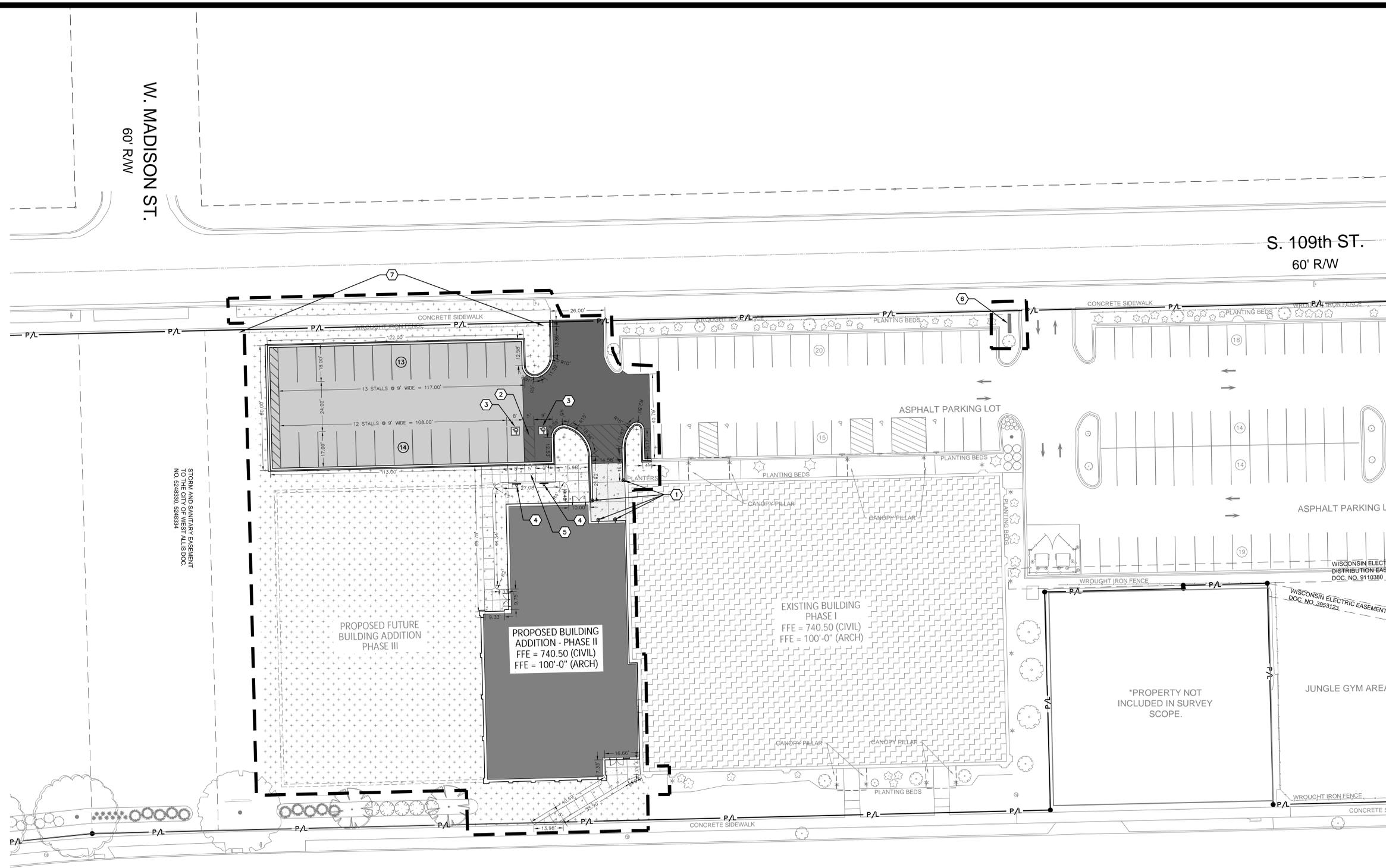
SHEET TITLE

SITE LAYOUT & GEOMETRIC PLAN

C102

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KEY INDEX

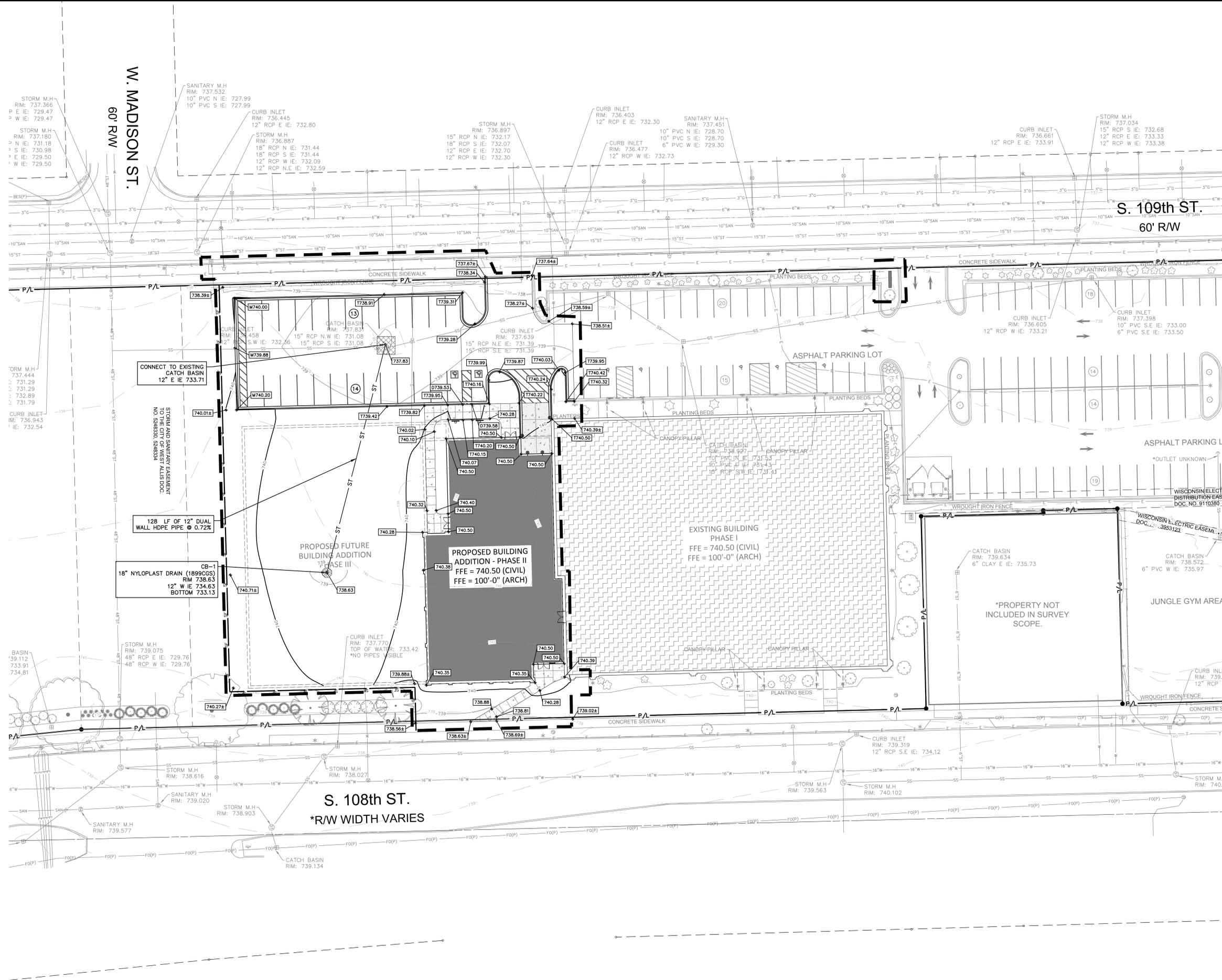
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	PROPERTY LINE	
	EASEMENT LINE	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)	1 C202
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)	1 C202
	NEW CONCRETE SLAB (LIGHT DUTY)	2 C202
	NEW CONCRETE SLAB (HEAVY DUTY)	2 C202
	NEW 18" LOW-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" HIGH-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" LOW-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" HIGH-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 6" DIAMETER STEEL BOLLARDS	6 C202
	NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS	6 C202
	NEW ACCESSIBLE PARKING SYMBOL	6 C202
	NEW ACCESSIBLE SIGNS	6 C202
	NEW ACCESSIBILITY RAMP	6 C202
	NEW MONUMENT SIGN	6 C202
	EXISTING FENCE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION	6 C202

**SITE STATISTICS
PARKING SUMMARY**

PARKING SUMMARY
MAXIMUM ALLOWED PARKING SPACES: 3 PARKING SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA (EXCEPT STORAGE ROOMS) PER SECTION 19.44, ITEM 2 OF THE ZONING CODE.

GROSS FLOOR AREA OF EXISTING BUILDING LEVEL 1: 25,928 SQ. FT.
GROSS FLOOR AREA OF EXISTING BUILDING LEVEL 2: 14,402 SQ. FT.
GROSS FLOOR AREA OF BUILDING ADDITION LEVEL 1: 8,575 SQ. FT.
TOTAL GROSS FLOOR AREA: 48,905 SQ. FT.
MAXIMUM ALLOWED PARKING SPACES PER ZONING CODE: 146 SPACES

PROPOSED SPACES:
REQUIRED ADA STALLS: 5 SPACES
PROVIDED ADA STALLS: 7 SPACES
STANDARD STALLS: 129 SPACES
TOTAL PARKING ON SITE: 136 SPACES



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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB GRADE, REFER TO SITE LAYOUT PLAN FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MATCH EXISTING TOP OF CURB GRADE

UTILITY NOTES

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WISCONSIN STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS' HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
- GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
- FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM MDSOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

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PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

1300 S 109th St
West Allis, WI 53214

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date: 11.08.2024
Project No.: 23.019.02

SHEET TITLE

SITE GRADING & EROSION CONTROL PLAN

C103

PHASE 02 - PLAN COMMISSION SUBMITTAL

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PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

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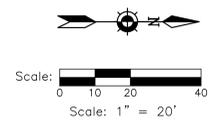
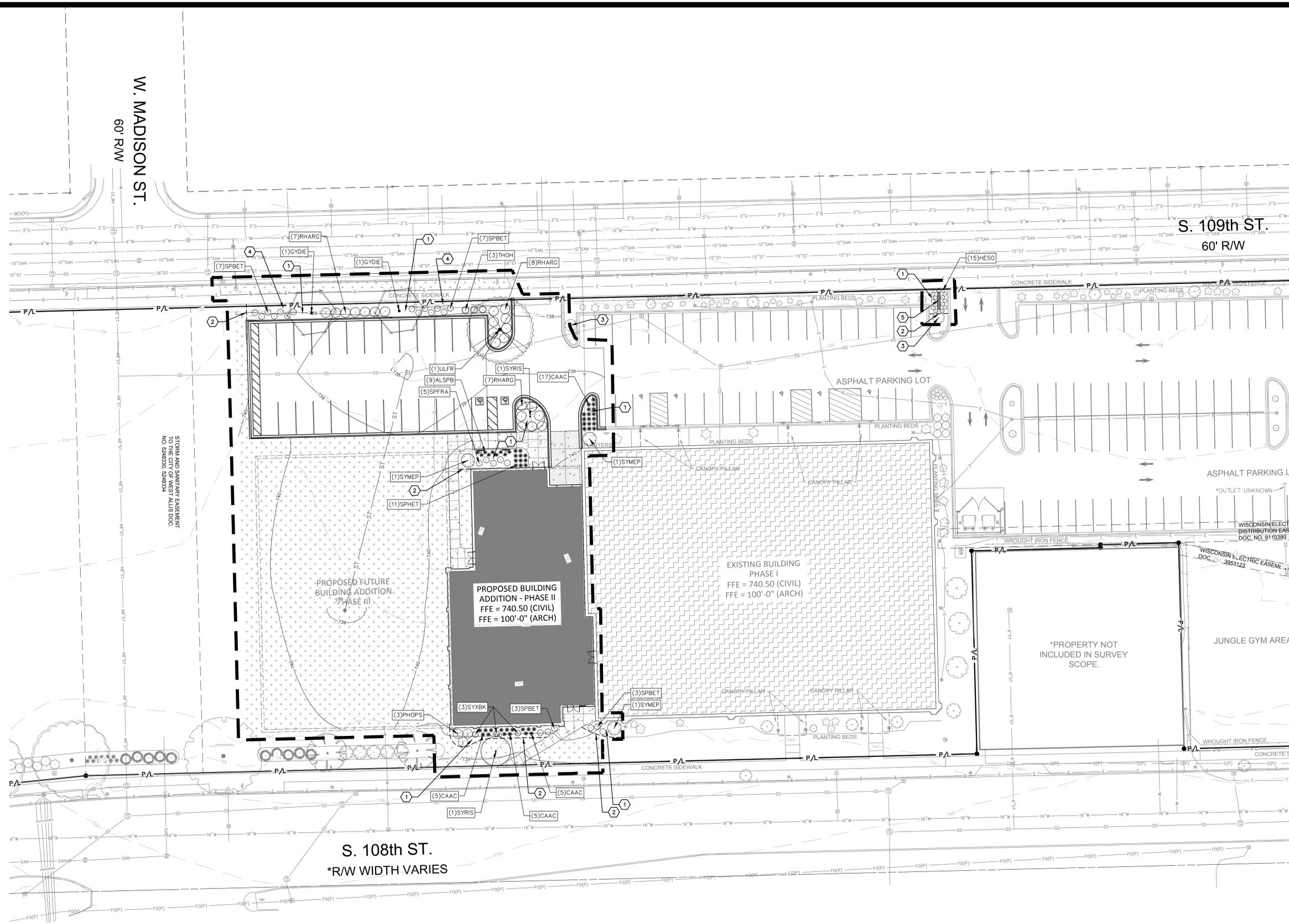
PROJECT INFO

Date: 11.08.2024
Project No.: 23.019.02

SHEET TITLE

SITE LANDSCAPE PLAN

L101



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HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- SHOVEL CUT EDGE
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL, IF REQUIRED.
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- SHREDDED HARDWOOD MULCH
- SHOVEL CUT EDGE AT PLANTING BED
- EXISTING 10" DBH MAPLE TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- EXISTING ORNAMENTAL BLACK METAL FENCE WITH MASONRY PILLARS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- MONUMENT SIGN (SEE ARCHITECTURAL AND CIVIL PLANS)



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PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

1300 S 109th St West Allis, WI 53214

ISSUE

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SHEET TITLE

SITE LANDSCAPE DETAILS

L201

Plant Schedule						
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 3/L201)						
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	3" caliper B&B	50'/35'
ULFR	Ulmus 'Frontier'	Frontier Elm	1	Per Plan	3" caliper B&B	40'-50'/25'-35'
Ornamental Trees: (Install in accordance with detail 3/L201)						
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	2.5" caliper B&B	25'/15'
Deciduous Shrubs: (Install in accordance with detail 4/L201)						
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	3	Per Plan	24" tall pot	5'-6'/4'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	22	Per Plan	18" spread pot	2'-3'/6'-8'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	20	Per Plan	18" tall pot	2'-3'/3'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	5	Per Plan	18" tall pot	2'-3'/2'-3'
SYMFP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	3	Per Plan	24" tall pot	4'-5'/5'-7'
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	3	Per Plan	15" tall pot	2'-3'/2.5'-3'
Evergreen Shrubs: (Install in accordance with detail 4/L201)						
THOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3	Per Plan	4' tall B&B	12'-16'/2'-4'
Perennials: (Install in accordance with detail 5/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	9	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	32	Per Plan	#1 cont.	5'-6'/18"-24"
HESO	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	15	Per Plan	#1 cont.	16"-18'/16"-24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	11	Per Plan	#1 cont.	18"-24'/18"-24"

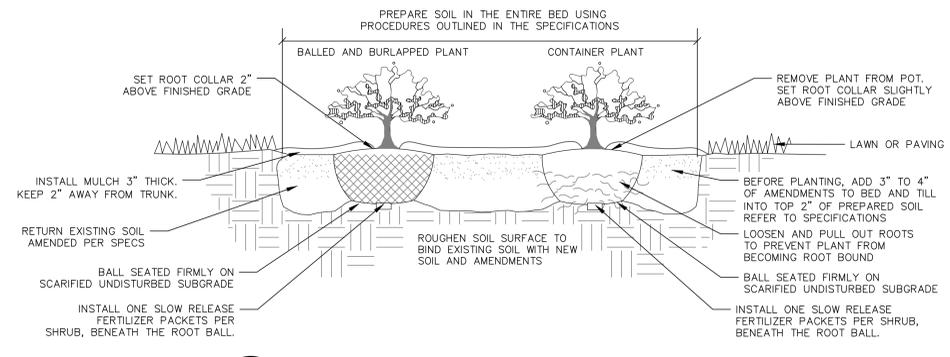
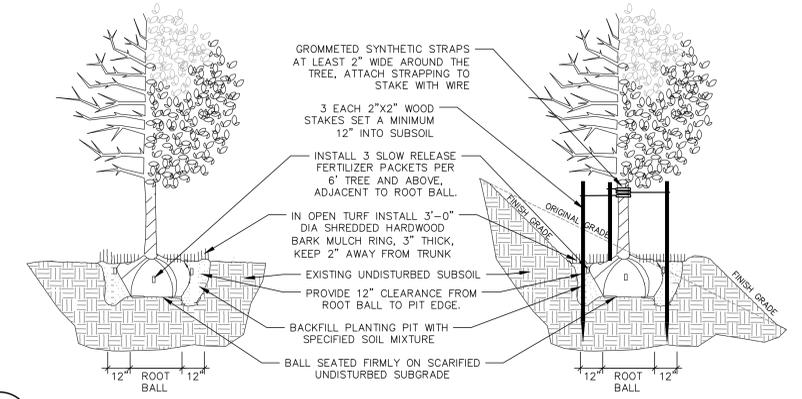
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

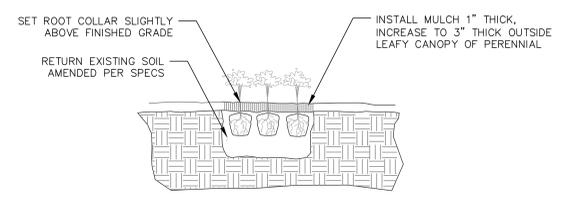
- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE SHOVEL CUT EDGE.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED FABRIC WITH LANDSCAPE EDGING. EDGING TO BE INSTALLED BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH. (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4' TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FOR EACH DIAMETER AT BREST HEIGHT (DBH) OF THE TREE TO BE PROTECTED OR AT THE EDGE OF EXISTING PAVEMENT IF THE TREE IS ADJACENT TO A PAVED AREA.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

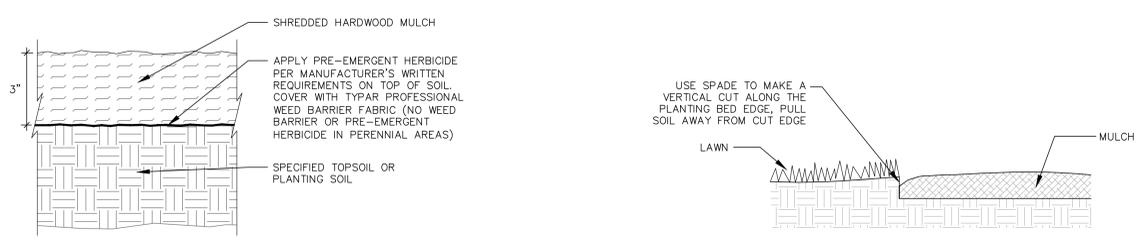
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL PLANTING
N.T.S.



6 SHREDDED HARDWOOD MULCH SECTION
N.T.S.

7 SHOVEL CUT EDGE AT PLANTING BED SECTION
N.T.S.



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- FLOOR PLAN GENERAL NOTES:**
- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
 - B. SEE 7 / A002 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
 - C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL 9 / A002 - ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (BC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (BC TYPE III, IV, & V).
 - D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING.
 - E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.
 - F. ALL EXTERIOR DIMENSIONS ARE PER DETAIL 8 / A002, U.N.O.
 - G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
 - H. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
 - I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
 - J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS.
 - K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
 - L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR, COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
 - M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
 - N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
 - O. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE.

- FLOOR PLAN - SYMBOL KEY**
- EXISTING WALL TO REMAIN
 - REMOVED WALL
 - == NEW WALL
 - ◊ WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
 - ⊠ DOOR TAG
 - ▨ MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
 - FE-# FIRE EXTINGUISHERS
 - FE-1 - RECESSED CABINET
 - FE-2 - SEMI-RECESSED CABINET
 - FE-3 - SURFACE MOUNTED CABINET
 - FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY
 - PP PUSH PAD DOOR ACTUATOR
 - TS TOUCHLESS SENSOR DOOR ACTUATOR
 - CR CARD READER
 - CJ CONTROL JOINT

KEYED P2 FLOOR PLAN NOTES

TAG #	DESCRIPTION
1A	ALTERNATE BID #2: PROVIDE NEW DOOR AND FRAME.
2	RELOCATED SEMI-RECESSED FIRE EXTINGUISHER CABINET.
3	EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
4	NEW BOLLARDS - COORDINATE WITH CIVIL.
5	PROPOSED ROOF HATCH ABOVE.

PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

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SHEET TITLE

OVERALL FLOOR PLAN - LEVEL 1

A100

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1 LEVEL 1 - OVERALL FLOOR PLAN PHASE 02
A100 1" = 10'-0"

11/8/2024 3:07:59 PM

PHASE 02 - PLAN COMMISSION SUBMITTAL



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FLOOR PLAN GENERAL NOTES:

- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
- B. SEE 7 / A002 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
- C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL 9 / A002 - ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (BC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (BC TYPE III, IV, & V).
- D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING.
- E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.
- F. ALL EXTERIOR DIMENSIONS ARE PER DETAIL 8 / A002, U.N.O.
- G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
- H. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
- I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
- J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS.
- K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
- L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR. COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
- M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
- N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
- O. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE.

FLOOR PLAN - SYMBOL KEY

- EXISTING WALL TO REMAIN
- REMOVED WALL
- == NEW WALL
- ◇ WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
- Ⓜ DOOR TAG
- Ⓜ WINDOW TAG
- ▨ MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
- FE-# FIRE EXTINGUISHERS
 - FE-1 - RECESSED CABINET
 - FE-2 - SEMI-RECESSED CABINET
 - FE-3 - SURFACE MOUNTED CABINET
 - FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY
- PP PUSH PAD DOOR ACTUATOR
- TS TOUCHLESS SENSOR DOOR ACTUATOR
- CR CARD READER
- CJ CONTROL JOINT

KEYED P2 FLOOR PLAN NOTES	
TAG #	DESCRIPTION

- 1A ALTERNATE BID #2: PROVIDE NEW DOOR AND FRAME.
- 2 RELOCATED SEMI-RECESSED FIRE EXTINGUISHER CABINET.
- 3 EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- 4 NEW BOLLARDS - COORDINATE WITH CIVIL.
- 5 PROPOSED ROOF HATCH ABOVE.

PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

1300 S 109th St
West Allis, WI 53214

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date: 11.08.2024
Project No.:
23.019.02

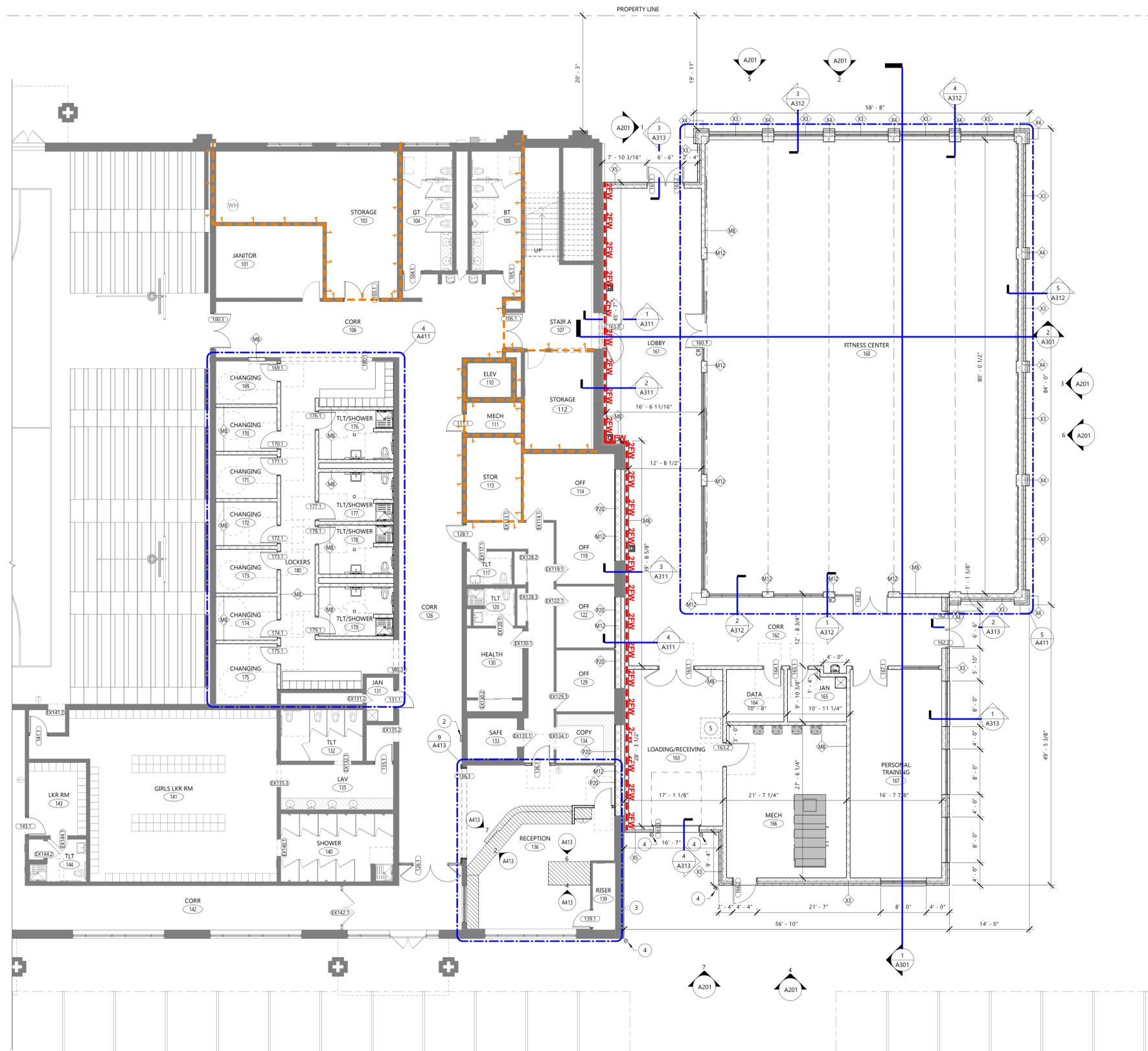
SHEET TITLE

FLOOR PLAN - LEVEL 1

A101

© Groth Design Group, Inc.

PHASE 02 - PLAN COMMISSION SUBMITTAL



1 LEVEL 1 - FLOOR PLAN PHASE 02
A101 1/8" = 1'-0"

11/8/2024 3:07:11 PM



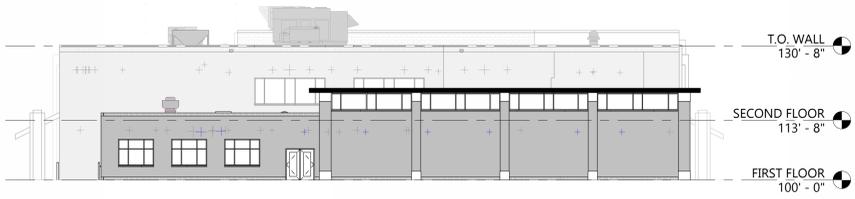
GROTH
Design
Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012
PH. (262) 377-8001
FX. (262) 377-8003

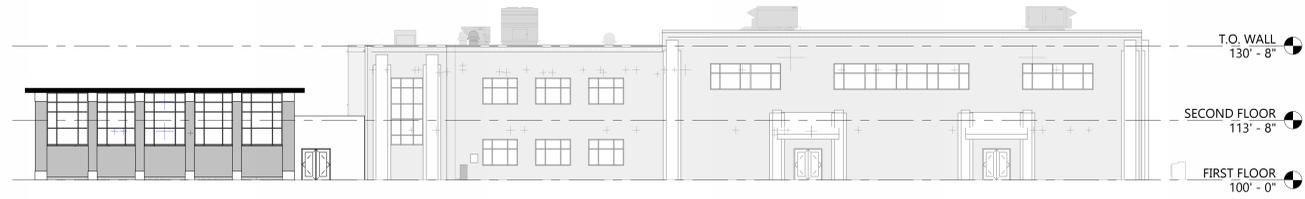
KEYED EXTERIOR ELEVATIONS - PHASE 2	
TAG #	DESCRIPTION
1	NEW CAST STONE BASE/CAP, COLOR & PROFILE TO MATCH EXISTING
2	NEW CAST STONE SILL, COLOR & PROFILE TO MATCH EXISTING
3	NEW MODULAR BRICK TO MATCH EXISTING PATTERN & COLOR, MANUFACTURER: ENDICOTT, DESERT IRONSPOT LIGHT, VERTICAL SCORE, MODULAR
4	NEW METAL PANEL



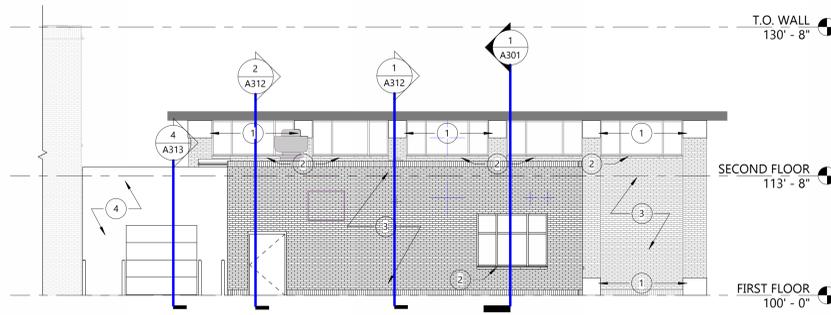
7 WEST ELEVATION
A201 1/16" = 1'-0"



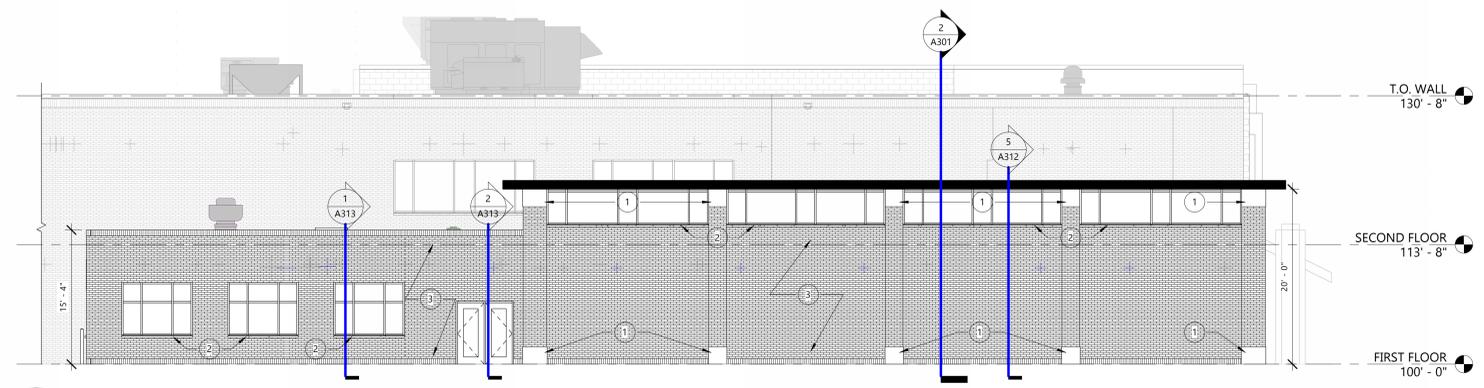
6 SOUTH ELEVATION
A201 1/16" = 1'-0"



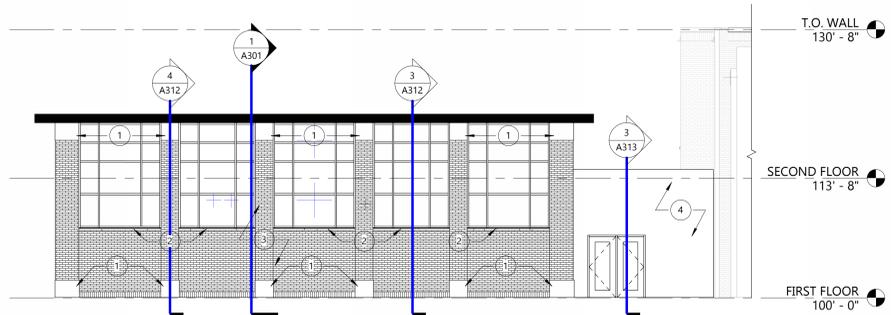
5 EAST ELEVATION
A201 1/16" = 1'-0"



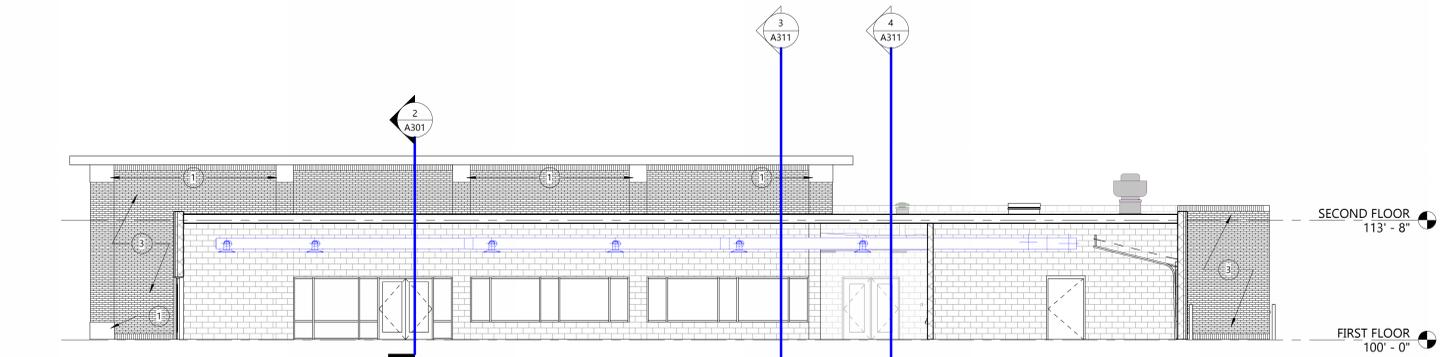
4 WEST ELEVATION - ADDITION
A201 1/8" = 1'-0"



3 SOUTH ELEVATION - ADDITION
A201 1/8" = 1'-0"



2 EAST ELEVATION - ADDITION
A201 1/8" = 1'-0"



1 NORTH ELEVATION - ADDITION
A201 1/8" = 1'-0"

PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

1300 S 109th St
West Allis, WI 53214

ISSUE

NO.	REV	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFO

Date: 11.08.2024
Project No.: 23.019.02

SHEET TITLE

BUILDING ELEVATIONS

A201

KEYED EXTERIOR ELEVATIONS - PHASE 2	
TAG #	DESCRIPTION
1	NEW CAST STONE BASE/CAP, COLOR & PROFILE TO MATCH EXISTING
2	NEW CAST STONE SILL, COLOR & PROFILE TO MATCH EXISTING
3	NEW MODULAR BRICK TO MATCH EXISTING PATTERN & COLOR, MANUFACTURER: ENDICOTT, DESERT IRONSPOT LIGHT, VERTICAL SCORE, MODULAR
4	NEW METAL PANEL



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PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

**1300 S 109th St
West Allis, WI 53214**

ISSUE

NO.	REV	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date: 11.15.2024
Project No.: 23.019.02

SHEET TITLE

BUILDING ELEVATIONS

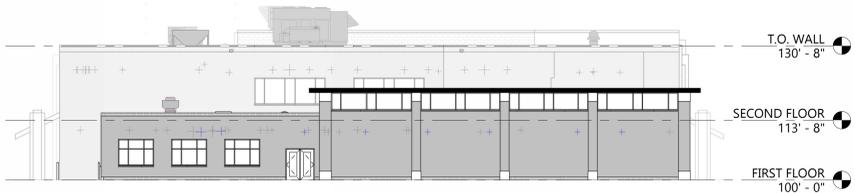
A201

© Groth Design Group, Inc.

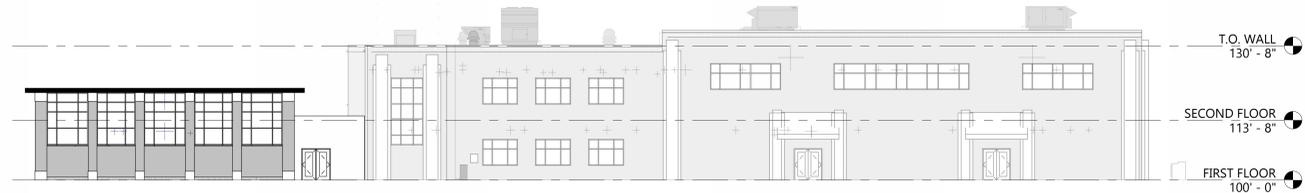
PHASE 02 - 50% CONSTRUCTION DOCUMENTS



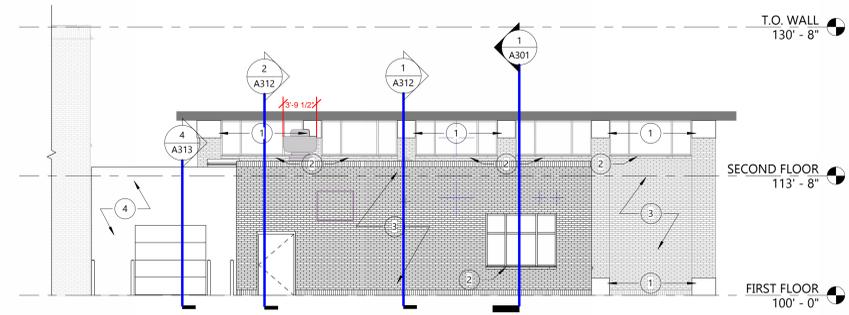
7 WEST ELEVATION
A201 1/16" = 1'-0"



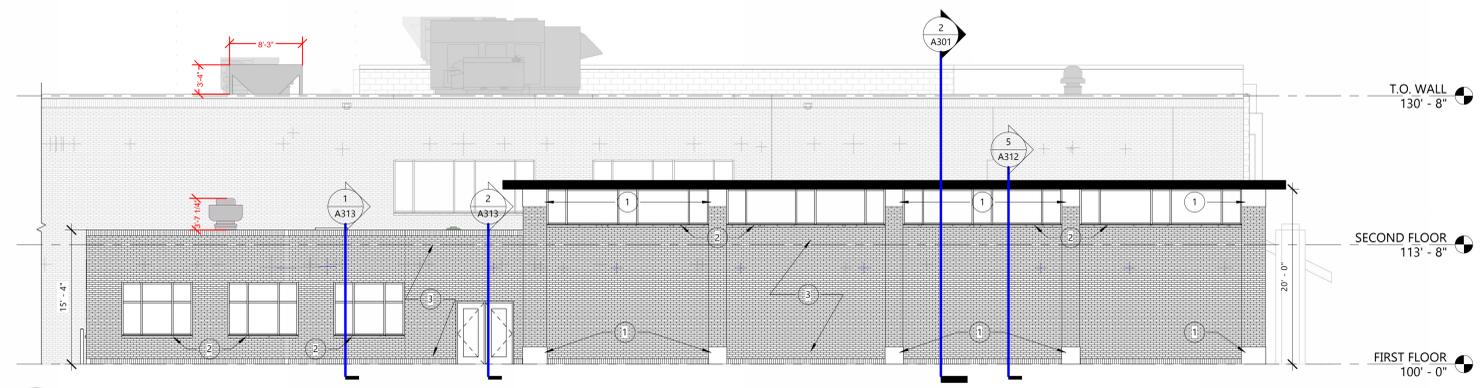
6 SOUTH ELEVATION
A201 1/16" = 1'-0"



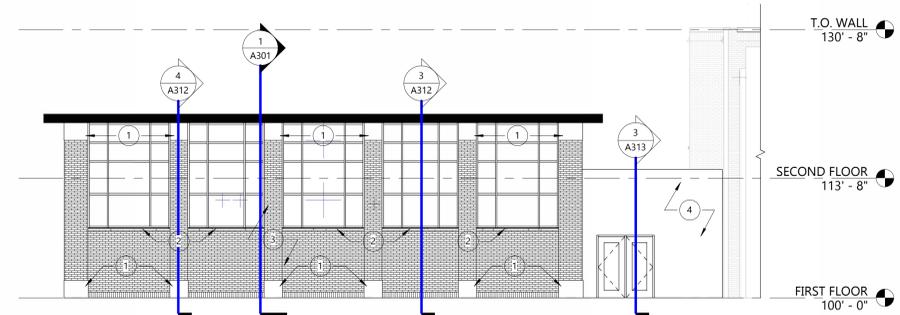
5 EAST ELEVATION
A201 1/16" = 1'-0"



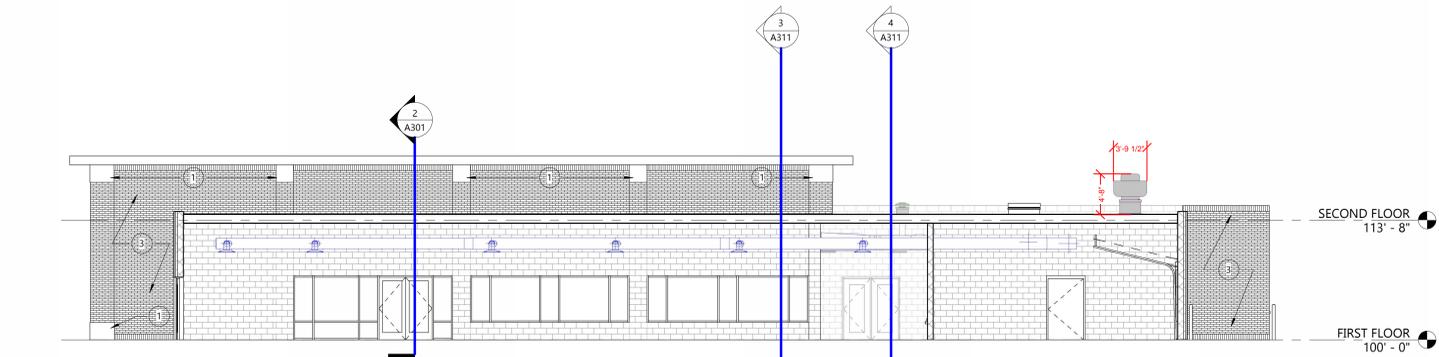
4 WEST ELEVATION - ADDITION
A201 1/8" = 1'-0"



3 SOUTH ELEVATION - ADDITION
A201 1/8" = 1'-0"

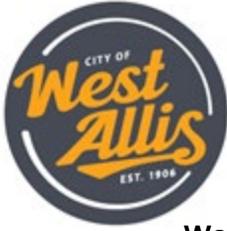


2 EAST ELEVATION - ADDITION
A201 1/8" = 1'-0"



1 NORTH ELEVATION - ADDITION
A201 1/8" = 1'-0"

11/14/2024 3:56:25 PM



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2024
6:00 PM

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

4. Site, Landscaping, and Architectural Design Review for La Finca, a proposed Restaurant (limited), at 7033 W. National Ave. (Tax Key No. 453-0602-000).

Overview and Zoning

The new owner of the property at 7033 W. National Ave. is proposing a restaurant on the site. The property owner's intended tenant is [La Finca](#), a current coffee café operating in St. Francis. This would serve as La Finca's second location in Greater Milwaukee. Previously, the property was home to a light motor vehicle service use. To bring the restaurant vision to life, the existing building will undergo a major renovation encompassing new HVAC, electrical, plumbing, exterior changes, and a new interior build-out.



The property at 7033 W. National Ave is zoned C-2. Although the initial plan indicated 2,070 sq. ft. of restaurant

space, the applicant now intends to reduce it to under 2,000 sq. ft. By maintaining the restaurant's square footage below 2,000 sq. ft., the proposal qualifies as a limited use within the C-2 District, thereby eliminating the need for Conditional Use approval from the Common Council. If the applicant chooses not to reduce the square footage, a Conditional Use Permit would be required.

The proposed business plans to have 4-6 employees, with a mix of part-time and full-time staff. Construction is anticipated to being in December 2024 and complete in June 2025. Active demolition in the interior of the building has already begun.

Hours of Operation:

Monday – Friday: 6:30 a.m. to 5:00 p.m.

Saturday & Sunday: 7:00 a.m. to 5:00 p.m.

Site & Landscaping Plan

The applicant has not submitted a site plan at this time due to the limited changes to the site. City staff have notified the applicant of the requirement to submit a site plan. At the time of this staff report, the applicant is awaiting receipt of a site plan completed by the project's architect. Despite not having a site plan, staff have included a few recommendations to ensure that the site aligns with the vision of the [National Ave. corridor plan](#). The site currently consists of 1,370 sq. ft. building positioned on the far south portion of the lot. The portion of the lot facing W. National Ave. is comprised of concrete that was used as parking and storage of vehicles for repair. The site has three access points. There is one access point off of W. National Ave. and two access points off of S. 71st St. After discussions with the Engineering Department, there are traffic safety concerns with the existing locations of the two access points closest to the intersection of S 71st St. & W. National Ave. The proximity of the access points to the street intersection, along with the small nature of the lot are driving these concerns. In meetings with the applicant, the concrete area was proposed to be a small parking area consisting of ADA parking stalls. This proposal may have to be adjusted to align with City of West Allis Engineering recommendations. To accommodate parking needs, staff is recommending that the applicant apply for a Commercial On-Street Accessibility Parking Zone permit. The current property owner also owns the two properties directly south at 1670 & 16** S. 71st St. These properties may be able to accommodate parking for the proposed business. Additionally, staff have also suggested pursuing a shared parking agreement with the property at 7109 W. National Ave. In the case that these pursuits do not come to fruition, there is ample street parking in proximity to the proposed business.

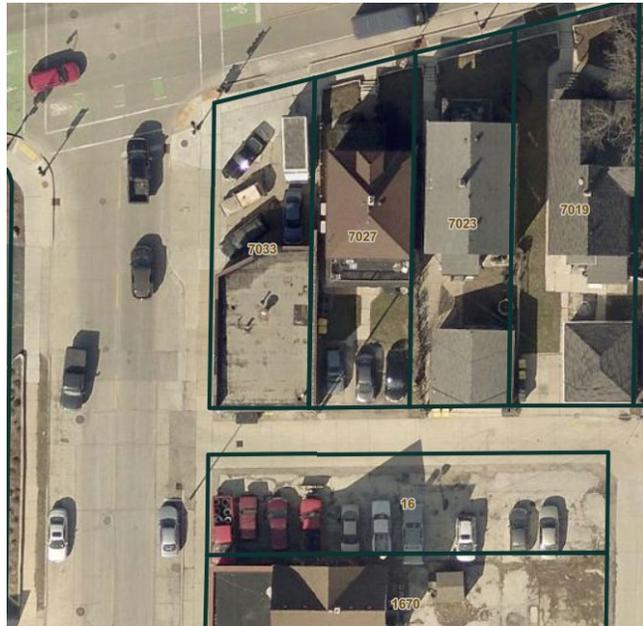
The difficulty of utilizing the concrete area for parking may provide the proposed business with additional space that may be used as an outdoor patio, food truck hub, or another community-focused amenity. These uses for the concrete area would align with the National Ave corridor plan in terms of enhancing streetscape appeal and fostering vibrant social spaces which will be bolstered by the proposed user La Finca.



Station No. 6 Outdoor Patio (former parking area)

A similar pattern of use can be found in West Allis at Station No. 6. The property at Station No. 6 was formerly used for a light motor vehicle service. The former concrete area used for parking & maintenance of vehicles was transformed into a vibrant patio for patrons to utilize. A similar type of use is recommended by staff for this project.

Staff would like to also note that the site does not have a refuse enclosure. Staff have included a recommendation to screen any refuse areas with a four-sided refuse enclosure. The Design Review Guidelines state that refuse areas should be placed away from street-facing facades. Given the lack of space for a rear refuse area, this requirement may be difficult to meet. The applicant should seek to consolidate trash collection. The applicant should seek to consolidate trash collection with the parking lot they own to the south of the alley.



A landscaping plan was not provided by the applicant for this project at the time of this staff report. In meeting with the applicant, there will be a landscaping plan provided by the architect. Landscaping for this site will primarily be completed by features such as planter boxes and moveable greenery. Staff suggest utilizing wall-mounted planters or trellises to maximize greenery and provide a buffer to the residential property directly east.

Architectural Plan

The architectural plan shows an overhaul to the exterior of the existing building. The proposed building features natural cut stone with ledgestone that wraps itself around the base of the entire building. Immediately above the stone is LP board and batten. As an alternative to the natural cut stone and LP siding proposal, the applicant has indicated that there may be an attractive brick underneath the existing metal siding. Staff has encouraged the applicant to remove areas of metal siding to explore what exists underneath, as this could potentially be an attractive option to the proposed.

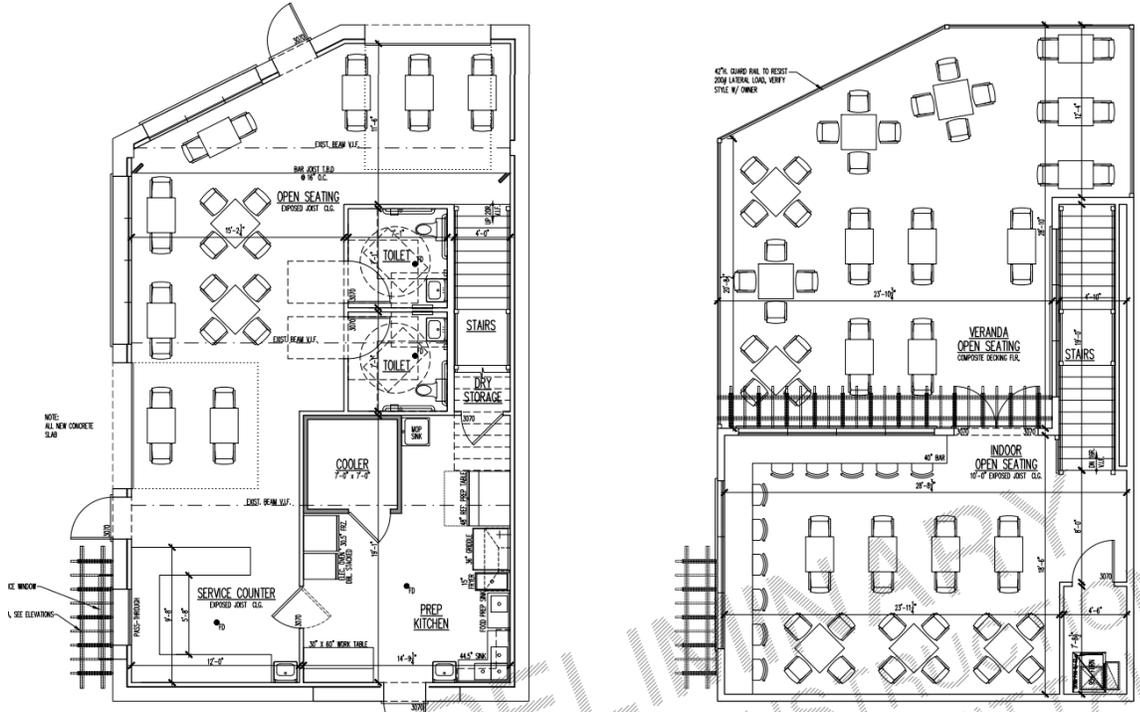
The elevation along W. National Ave. shows a storefront with an aesthetically pleasing design. A glass door provides access to the building. Next to this door are three large commercial storefront windows. There is also a large overhead garage door, with glass panels, serving as an additional access point. The rooftop patio seating area is also prominently visible from this façade. The visible second floor features from the street will be the seating area, glass entrance door, store front windows, black rod iron railing, and decorative pergola. Moving to the west façade, this serves as another prominent entry point. Proposed is a glass entry door along with another overhead garage door with glass paneling. Directly next to the glass door is a pedestrian walk-up window where orders can be placed. This feature is complemented by a pergola. Additional storefront windows make their way throughout the first floor of the west façade. Visible on the second floor on the west façade are more windows. The south and east elevations feature less prominent architectural features due to their less visible locations. The south elevation features a door that will be used for the business for needs such as refuse collection.



Floor Plan

The proposed business shows a revamped floor plan to accommodate for the restaurant use. Customer access to the first floor of the restaurant is provided by entry doors on the north and west sides of the building. Overhead garage doors can also be found providing access to the north and west sides of the building. The floor plan shows an open seating concept making up most of the first floor. Two restrooms are shown along with a prep kitchen, cooler, and dry storage area. Stairs

in the east portion of the building provide access to the second floor. The second floor shows an open seating area with tables and chairs, along with countertop seating. A utility closet is also shown. The indoor area leads directly to the outdoor patio area which includes additional seating.



Design Guidelines

This project is considered a significant redevelopment due to proposed changes. Design guidelines are required for this project. See attached Plan Commission checklist and [Design Review Guidelines](#) for further details. The proposed project for the existing building satisfies all of the criteria.

Recommendation: Approve Site, Landscaping, and Architectural Design Review for La Finca, a proposed Restaurant (limited), at 7033 W. National Ave. (Tax Key No. 453-0602-000).

(Item 1 -4 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. Site plan & Landscaping being submitted to the Planning and Zoning Office showing (a) access point revisions on W. National Ave. & S. 71st St with approval from the City Engineer, (b) a designated use of the concrete area (e.g. parking, patio, or other amenities), (c) the location of any refuse areas

and 4-sided screening details including consideration of locating refuse area south of alley, (d) the applicant apply for a Commercial On-Street Accessibility Parking Zone permit; (e) removal of test areas of existing metal panel siding to explore restoration of brick as an option of adding new siding; (f) landscaping amenities being located on site including planter boxes, wall-mounted planters, trellises, or other features to enhance streetscape and buffer adjacent properties (g) location of any lighting on the site.

2. Building permits being applied for with the Code Enforcement Department for review.
3. A driveway permit being applied for with the City Engineering Department for work within the City Right-of-Way. Also, if scaffolding is required for exterior renovations, a Temporary Street Occupancy permit is needed.
4. Common Council approval of a conditional use permit will be required if the building area is over 2,000-sf.



La Finca Coffee House

Project Address: 7033 W National Ave West Allis, WI

Applicant: N&S Dream Properties LLC & La Finca Coffee House LLC

Project Type: Commercial

Date: 11/20/2024

Scope of Work:

The proposed project involves the renovation of the existing building located at 7033 W National Ave West Allis, WI. The scope of work includes new HVAC, electrical, plumbing, exterior renovations and interior build-out. This project will result in the addition of a new and upgraded facility to the National Ave Corridor adding a retail/Coffee shop that aims to enhance the property's functionality and appearance and service to the community.

Specific improvements will include:

- Expansion of existing space with a second story addition with second story Veranda seating, remodeling of interior, which includes the installation of new systems such as HVAC, plumbing, electrical, garage doors etc.
- Refacing and upgrading exterior finishes with a board and batten exterior with natural stone accent on the first floor perimeter on 3 sides (North West and South) parking lot revamping, etc.

Proposed Use:

The proposed use for the building is a retail Coffee House. The establishment will operate as a La Finca Coffee House, and is targeted to serve the whole community of West Allis and surrounding communities.

These hours are designed to accommodate the community needs, customer traffic, etc. Should the need arise, these hours may be adjusted seasonally or based on customer demand.

Hours of Operation:

The proposed hours of operation are as follows:

- Monday - Friday: 6:30 AM to 5:00 PM
- Saturday: 7:00 AM to 5:00 PM
- Sunday: 7:00 AM to 5:00 PM

Number of Employees:

The business will employ full-time and part-time staff, including but not limited to managers, baristas, cashiers, cooks. The employee count is 4-6 at any given time. This number is expected to potentially increase depending on the growth and success of the business.

Construction Schedule:

The construction process is expected to begin on 11/20/2024, with an estimated completion date of 06/01/25. The construction schedule is as follows:

- Phase 1: Demolition, site preparation, foundation work, rough framing, rough plumbing, rough electrical, and rough HVAC. – from 11/20/2024 to 12/30/2024
- Phase 2: Interior Concrete, framing, exterior finishes, continue rough trades – 12/30/24 to 03/01/2025

- Phase 3: Interior build-out, Finish electrical, finish plumbing, finish HVAC, inspections – 03/01/2025 to 06/01/2025

We anticipate 7 months to complete the construction and prepare the building for occupancy. We will account for any delays in supply chain issues and will advise.

Planned Opening Date:

We expect to open the business to the public on 06/15/2025 or sooner if timeline allows. This timeline accounts for any required inspections and the completion of final interior finishes and furnishings. The opening will include a grand opening event and promotions for which the community will be invited as well as elected officials if available.

Building Elevations & Exterior Materials:

Please see in application attachments of the building elevations for all sides of the building, illustrating the proposed changes to the exterior. The elevations show the building's exterior, such as windows, doors, exterior renderings and signage locations.

Exterior Materials:

The exterior materials used in the project will include:

- Material 1: Lp Board and Batten for the upper façade, Natural cut stone with ledgestone top offering a modern yet traditional look.
- Material 2: Dark aluminum window and door frames with tempered glass, for accent features, which will add a sleek, contemporary element.
- Material 3: Black rod iron metal railing for second story railing, cedar tone wood accents, treated wood deck for second story veranda seating, concrete for the driveway/parking lot, or other outdoor areas.
- Sleek handmade, wood sign

These materials have been chosen for both their aesthetic appeal, community enhancement and durability in the local climate.

Conclusion:

The proposed project aims to revitalize the site and bring a high-quality establishment to the community. We are confident that the improvements and the new use of the space will align with the City of West Allis’s vision for the National Ave Corridor and City of West Allis overall development goals and growth. We look forward to working with the City to ensure the project meets all necessary codes and regulations.

Attachments: See application

- 1. Building Elevations (All Sides of the Building)
- 2. Site Plan
- 3. Architectural Renderings (if applicable)



LA FINCA COFFEE HOUSE

7033 WEST NATIONAL AVENUE

WEST ALLIS, WI 53214



A
B
C
D

- NOTES:
- VERIFY UTILITY LOCATIONS.
 - VERIFY TREES TO BE REMOVED WITH OWNER.
 - VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
 - REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 - BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE.

IE
A000 SITE PLAN

NOTE TO OWNER & CONTRACTORS:
THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT THE AID OF A PLAT OF SURVEY. THEREFORE, THE RESPONSIBILITY OF VERIFYING ALL SITE RELATED INFORMATION HAS BEEN TRANSFERRED TO THE OWNER & CONTRACTORS AND HAS NOT BEEN COMPLETED BY THE ARCHITECT. THIS INCLUDES AND IS NOT LIMITED TO, THE ALLOWABLE BUILDING AREA, FOOTPRINT, SQUARE FOOTAGE, VERIFICATION OF METLANDS AND/OR FLOOD PLAN AND ALL OTHER ITEMS RELATED TO THE SITE THAT COULD IMPACT OR IMPED THE SUCCESSFUL COMPLETION OF PORTIONS OR THE ENTIRE PROJECT.
ACTIONS MAY BE REQUIRED TO VERIFY THE SITE INFORMATION PRIOR TO PERMIT SUBMITTAL OR CONSTRUCTION, AND IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PERFORM THESE ACTIONS IF NEEDED.

ARCHITECT'S CERTIFICATION
I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes.
001-018291 11/30/24
Cert. No. Exp. Date

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100	FIRST FLOOR DEMOLITION PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200	EXISTING FRONT ELEVATION, FRONT ELEVATION

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS:
* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS MANDATED BY THE STATE OF WISCONSIN AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL. ADM. CODE 400 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305].
* PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 401.2.1 & 401.2.6, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 408.2.2
* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO REPLACE THE ENERGY CODE OR ACT AS REPLACEMENTS TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/NEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

NOTE TO BIDDERS & CONTRACTORS:
THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.
THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
*** IF YOU DONT READ ANY OTHER NOTES - READ THIS ONE ***

PLAN & ELEVATION SYMBOLS

SS 5 SHELVES	ISIR 1 SHELF & 1 ROD	SPRINKLER HEAD
CAS HOOKUP	WATER HOOKUP	FROST PROOF HOSE BIB
SHOWER HEAD FAUCET	WATER HOOKUP	FLOOR DRAIN
PRE-FAB FIREPLACE FLUE	MASONRY FIREPLACE FLUE	REBAR
CEILING DETAIL DIAGRAM	WORK POINT	ROOF PITCH
SECTION / VIEW MARKER	ELEVATION MARKER	REVISION MARKER
V.I.F. VERIFY IN FIELD		
V.I.O. VERIFY WITH OWNER		

ELECTRICAL SYMBOLS:

SMOKE DETECTOR	TELEPHONE JACK
SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	TELEPHONE JACK
SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	FAN JACK
SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	
SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	
SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	
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SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	
SMOKE DETECTOR WITH SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT	

WALL TYPES

NEW FRAME WALL	NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASSED OPENING	DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE	IR. SILL PLATE @ FOOTING WALL

STRUCTURAL NOTES:

- PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
- ALL INTERIOR PARTITIONS 3/4" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS 4" (2 X 4 STUD W/ 1" SHEATHING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR WALLS 6" (2 X 6 STUDS W/ 3/4" SHEATHING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ 3/4" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR DIMENSIONS ARE SHIPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE. DIMENSIONS ARE NEVER SHIPPED TO FINISH MASONRY VENEER. THEY ARE DEPICTED AS A TYPE OF EXTERIOR FINISH/LOADING WALL. STEEL TO BE 1/4" & STRUCTURAL STEEL BOLTS TO BE 3/8".
- PROVIDE (5" X 3/4" X 3/4") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (8" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (7" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.
- PROVIDE (9" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- STEEL FLUTE PLATE BEAMS TO BE CONNECTED WITH 3/8" BOLTS @ 20" O.C. AND (2) @ EACH END.
- ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
- WALLS SHALL BE BRACKET AT EACH END AND 25' O.C. MAX.
- ALL JOISTS, STUDS & RAFTERS TO BE SPP #1/2 (CANADIAN) UNLESS OTHERWISE NOTED.
- ALL HEADERS TO BE (2) 2 X 12 SPP #1/2 (CANADIAN) UNLESS OTHERWISE NOTED.
- THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/2 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOIST AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSTUSIT" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
- (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
- POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 @ 20" O.C. STUD WALLS.
- ADD 2X HORIZONTAL BRACING SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BRACING AND TO STUDS.
- HALF WALLS TO BE MIN. 36" TALL UNLESS OTHERWISE NOTED.
- FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS.
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
 - OPENINGS AROUND SINKS, PENS, CHIMNEYS AND TRAPRAIS AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

NOTE TO CONTRACTORS

- ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
- ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
- ALL FRAMING DRAILED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHAMBERS.
 - ABOVE GROUND WATER - SCHEDULE 40 PVC, 1/2" SERIES
 - BELOW GROUND WATER - SCH. 40 PVC OR CAST IRON
 - ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
 - BELOW GROUND WATER - TYPE K COPPER
- COLORLED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING.
- 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING.
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD.
- HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQD.
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

FINISHES:

- ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MILLWORK, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD	CEILING	25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY	FLOOR	30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM

OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS.
- FOUNDATION REINFORCING TO BE GRADE 60 LAP CONTINUOUS BARS 3/8" DIAMETERS.
- ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 1" THICK.
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2X6 W/ 3/4" SHEATHING).
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTREME CONDITIONS.
- ALL POROSSES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5/8" & 7/8" AIR ENTRAINED.
- FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRANK SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQD.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
- MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

- VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
- NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED.
- TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
- FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
- FOR 10'-0" PLATES, TOP OF WINDOWS @ 100% ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 94% ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 80% ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- ALL WINDOWS ARE DESIGNED IN ROUGH OPENING, SHOWN IN FEET AND INCHES.
 - EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
- PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SIZES ARE LESS THAN 24" ABOVE FINISHED FLOOR.
- ALL NEW PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
 - WINDOWS & DOORS = (0.30), SKYLIGHTS = (0.55)
- WINDOW & DOOR TAGS: FIXED WINDOW = (F), EGRESS WINDOW = (E), TEMPERED GLASS = (T)

ELECTRICAL NOTES:

- WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
 - ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
 - ALL OUTLETS WITHIN 22' OF ANY SINK OR WATER FEATURE TO BE GFI.
 - ALL OUTLETS IN GARAGE TO BE GFI.
 - ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, REPAIRED, MOVED OR MODIFIED AS REQD TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
 - WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
 - (1) COMBO SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL.
 - (1) SMOKE DETECTOR IN EACH BEDROOM.
 - (1) COMBO SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE.
 - ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
 - VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
 - ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
 - ALL OUTLETS SHALL BE ARC-FAULT PROTECTED.
 - ALL 15- & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
 - ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
 - RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLASS SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
 - PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARAGE DISPOSALS & DISHWASHERS.
 - PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN CABBAGE DISPOSALS & DISHWASHER.
 - PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
 - PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
 - PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

Architects & Planners, Inc.
111 Telephone: 315-788-2200 WI Telephone: 262-259-0401
2600 Dehan Road at Rt. 176
Crystal Lake, IL 60014
98 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukegan, WI 53196
40 Crystal St.
Crystal Lake, IL 60013

Job Number: 24266
Sheet Number: A000
File Name: 24266A000

LA FINCA COFFEE HOUSE
7033 W. NATIONAL AVENUE
WEST ALLIS, WI 53214

PRELIMINARY

DESIGN STAGES:
1. ALA Q.C.
2. PRELIMINARY DESIGN
3. PRELIMINARY DESIGN
4. DESIGN DEVELOPMENT
5. DESIGN DEVELOPMENT
6. PERMITTING
7. PERMITTING
8. PERMITTING
9. PERMITTING
10. PERMITTING

DEMOLITION PLAN LEGEND

—+— EXISTING FRAME WALLS & OTHER ITEMS

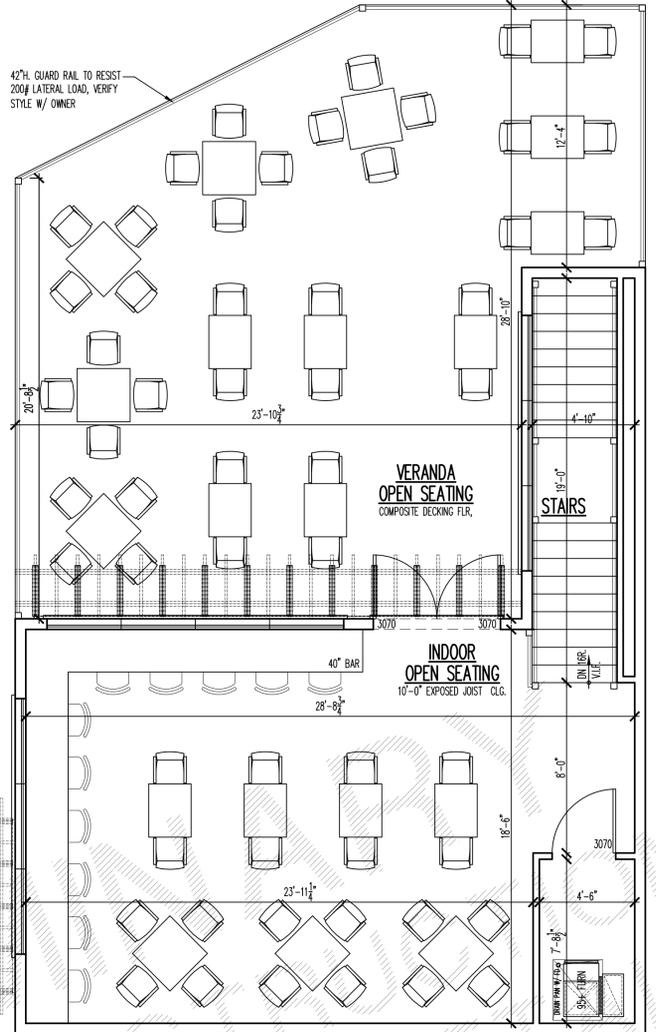
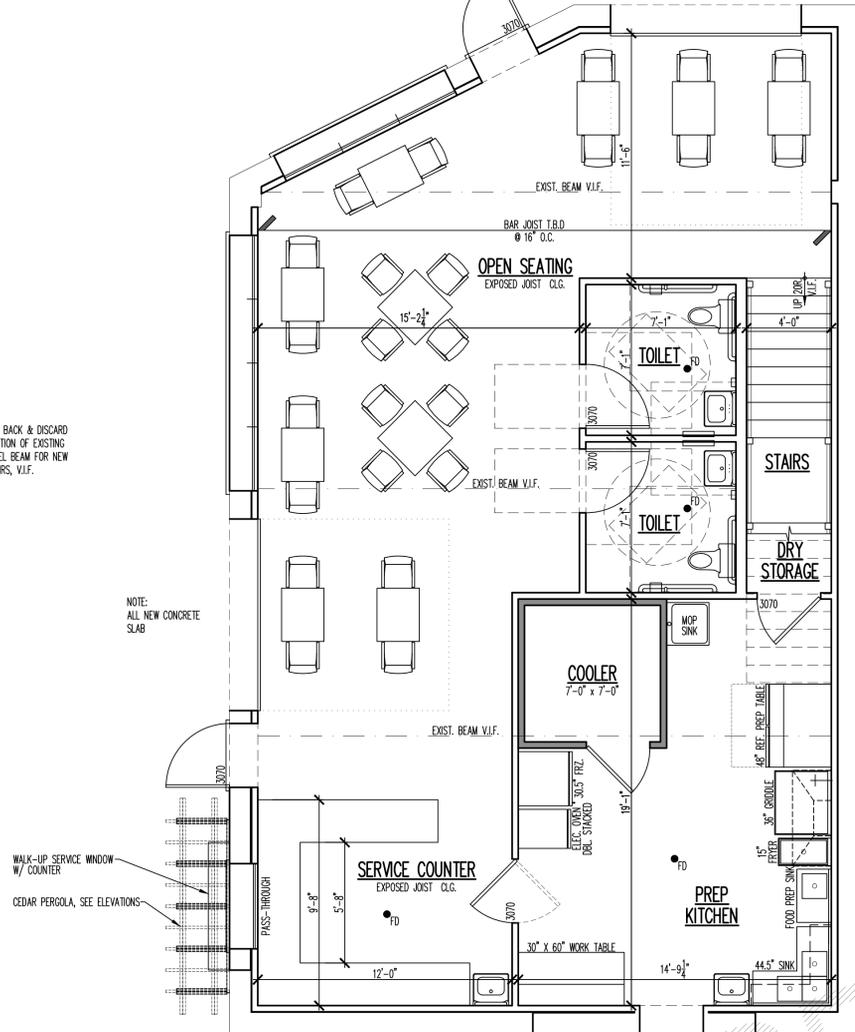
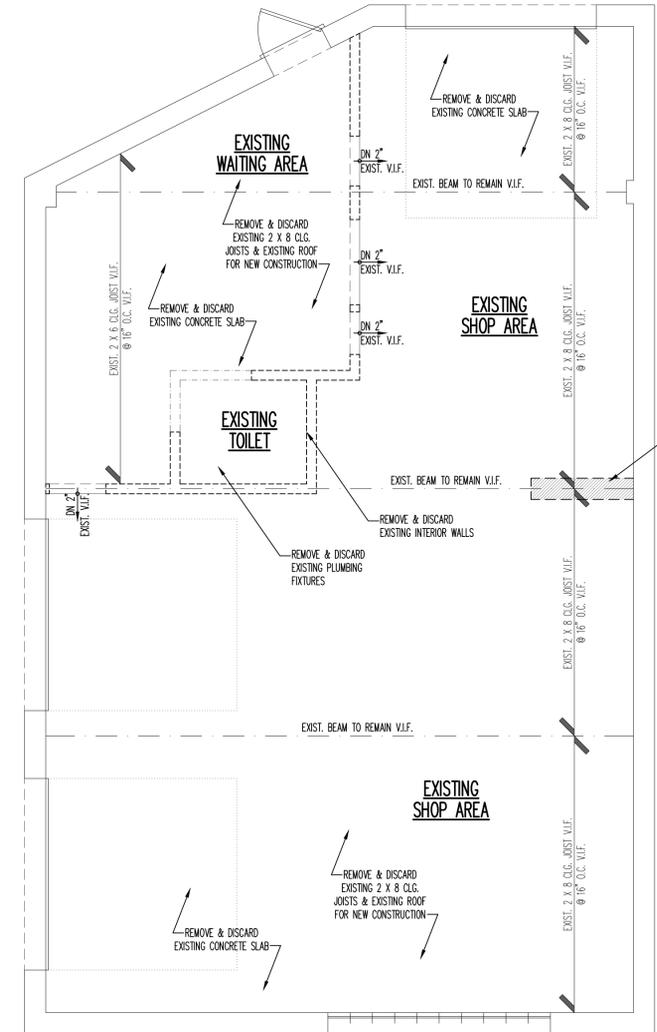
- - - WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS

NOTE: ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE: SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

ALA SQUARE FOOTAGE	
EXISTING BUILDING	1370.9
PROPOSED FIRST FLOOR	1370.9
PROPOSED SERVICE AREA	160.3
PROPOSED PREP KITCHEN	293.4
PROPOSED SEATING AREA	580.2
PROPOSED SECOND FLOOR	1285.4
PROPOSED INDOOR SEATING AREA	700.4
PROPOSED VERANDA SEATING AREA	520.2

NO.	DATE	REVISIONS
1	09-27-24	PRELIMINARY DESIGN
2	10-14-24	DESIGN DEVELOPMENT
3	10-22-24	PRELIMINARY DESIGN
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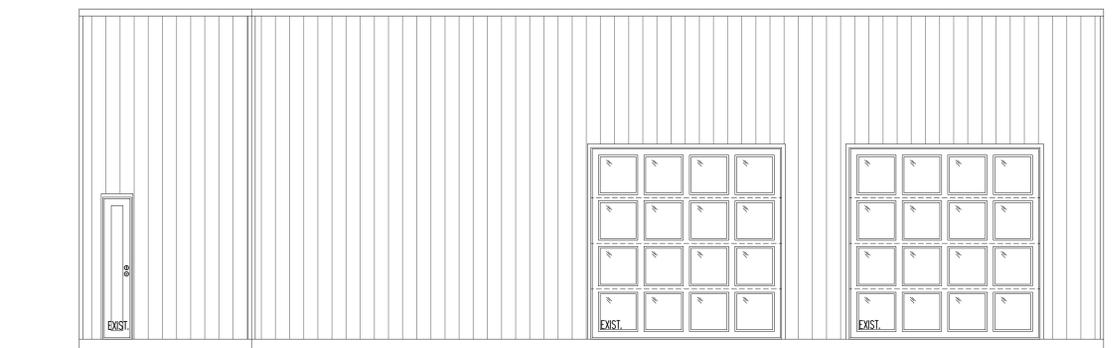


1E A100 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

1E A100 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

1E A100 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

PRELIMINARY
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 Cary, IL 60013 Waukegan, WI 53186
 Job Number: 24266
 Sheet Number: A100
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3B
A200
EXISTING FRONT ELEVATION
1/4"=1'-0"

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

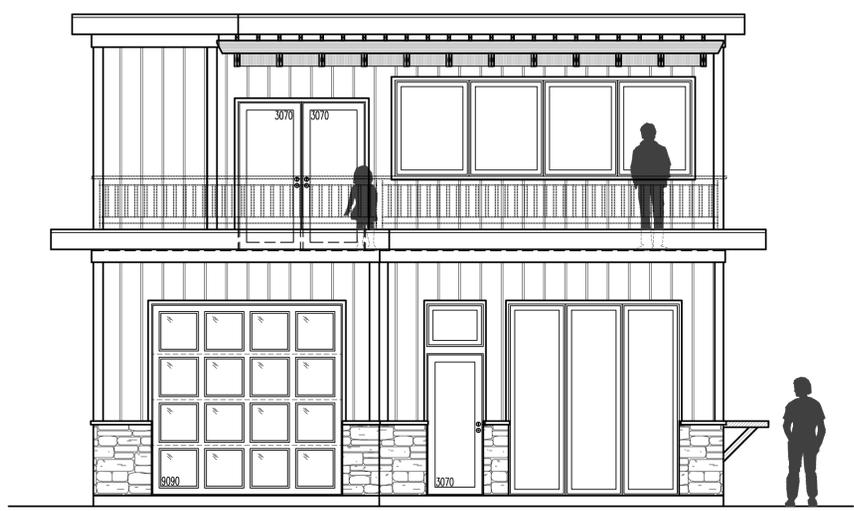
WINDOW NOTES

- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3065 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (T)
 FIXED WINDOW = (F)
 EGRESS WINDOW = (E)
 DOOR OR WINDOW PANE SLIDES RIGHT = (R)
 DOOR OR WINDOW PANE SLIDES LEFT = (L)

REMODELING & ADDITION NOTES

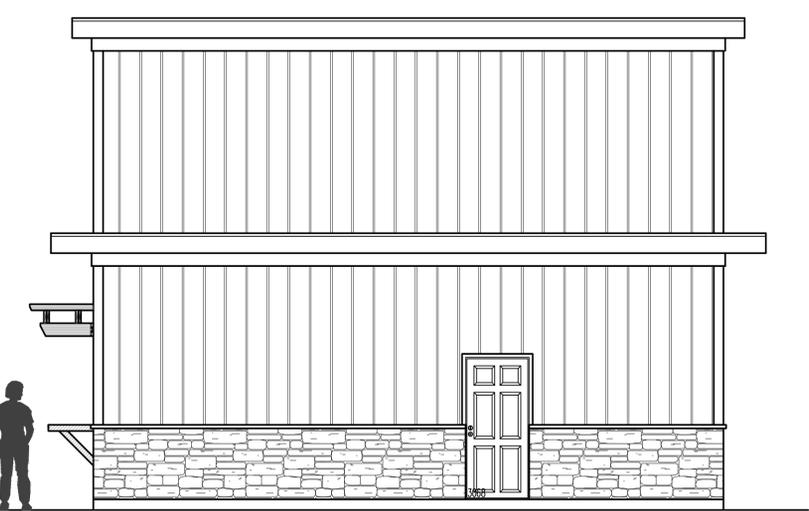
- * WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- * ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- * ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



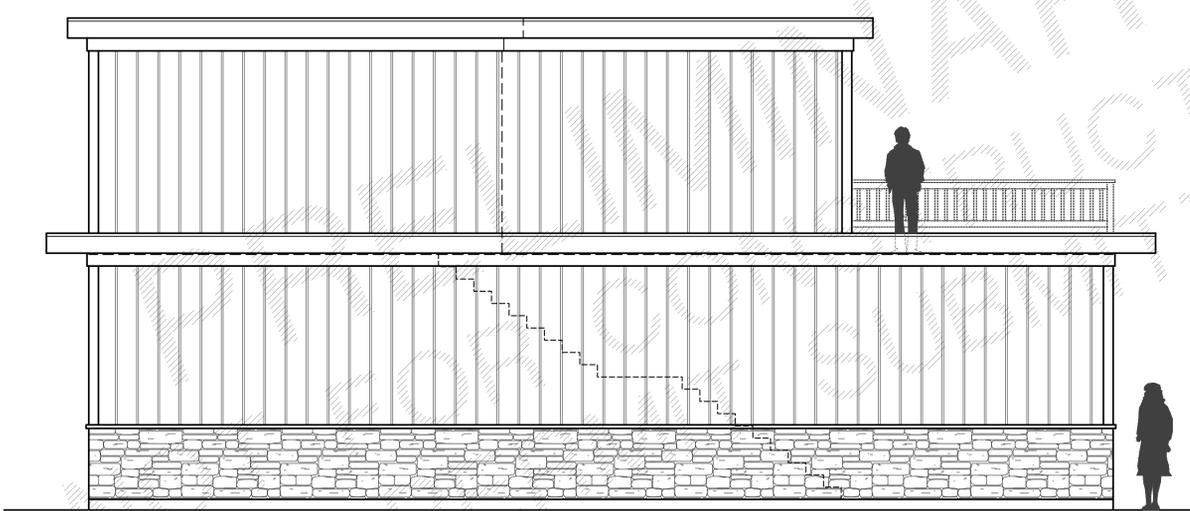
1C
A200
LEFT SIDE ELEVATION
1/4"=1'-0"



3C
A200
FRONT ELEVATION
1/4"=1'-0"



1E
A200
RIGHT SIDE ELEVATION
1/4"=1'-0"



3E
A200
REAR ELEVATION
1/4"=1'-0"

NO.	DATE	BY	DESCRIPTION
1	10-27-24	AM	PRELIMINARY DESIGN
2	10-27-24	AM	DESIGN DEVELOPMENT
3	10-27-24	AM	DESIGN DEVELOPMENT
4	10-27-24	AM	DESIGN DEVELOPMENT
5	10-27-24	AM	DESIGN DEVELOPMENT

LA FINCA COFFEE HOUSE
 7033 W. NATIONAL AVENUE
 WEST ALLIS, WI 53214

ARCHITECTS & PLANNERS, INC.
 2600 Behan Road at Rt. 176
 Crystal Lake, IL 60014
 IL Telephone: 815-788-9200
 WI Telephone: 262-259-0021

98 W. Main St.
 Lake Geneva, WI 53147
 1700 E. Racine Ave.
 Waukegan, WI 53186
 40 Crystal St.
 Cary, IL 60013

Job Number: 24266
 Sheet Number: A200

LA20272620



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2024
Room 128, West Allis City Hall
6:00 PM

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

5. Site, Landscaping, and Architectural Design Review for a self-service laundry, within a portion of the existing mixed-use building at 6328 W. Mitchell St. (Tax Key No. 454-0500-000).

Overview and Zoning

The 30x120-ft mixed use property is zoned C-2 Commercial and involves the conversion of a vacant 800-sf ground floor commercial space to a self-service laundromat which is considered a permitted use in commercial zoning districts. Aside from the commercial space, there are also 3 apartments within the building.

The ground floor commercial space will be used for a laundromat for an estimated 20 total machines, 10 each washer and dryers. Space to be laid out with dryers on the east wall. The exhaust will be located 10+ft from all windows. Washers and vending to be laid out according to floor plan. Bathroom to be remodeled for ADA accessibility and use.

Estimated Window Completion and interior buildout and Laundromat buildout – Estimated December 2024- March 2024.

Operations: This will be a non-attended laundromat for the estimated daily hours of 9am to 9pm Sunday thru Saturday. Doors auto open and auto lock. Full camera system, interior and exterior. Daily janitorial services. Anticipated usage: Project estimates majority of usage from people within 0.5-mile radius of the location which includes only 1 other laundromat within that 0.5-mile radius and an additional 2 laundromats within a 1-mile radius. There are more than 11,000 living units within a 1-mile radius and more than 50% of those are renters. Industry averages estimate that is more than \$1M in laundromat sales within that 1-mile radius to be split between all laundromats. Laundromat will be a combination of both coin operated laundry and card purchase/use.

All parking shall be existing street parking as currently available within the neighborhood. There are three parking spaces on site for residential tenants.

Site, Landscaping, and Architectural Plans

The scope of work proposed includes mainly interior improvements to renovate the space for a laundromat. As part of the plan new storefront windows will be installed on the south and east sides of the building. The main door to the commercial space is an existing recessed entryway off W. Mitchell St.



The property is built to the property line and abuts public sidewalks on the south and west sides. There is an existing refuse area behind the building, and it's enclosed within a fenced area off the alley. The plan is for continued commercial hauler pickup on a weekly basis.

Staff Comments

Engineering – While a ramp is not proposed, if a ramp into the business is required, a privilege permit and a street excavation permit would be required. Also, if scaffolding is required for exterior renovations, a Temporary Street Occupancy permit is needed.

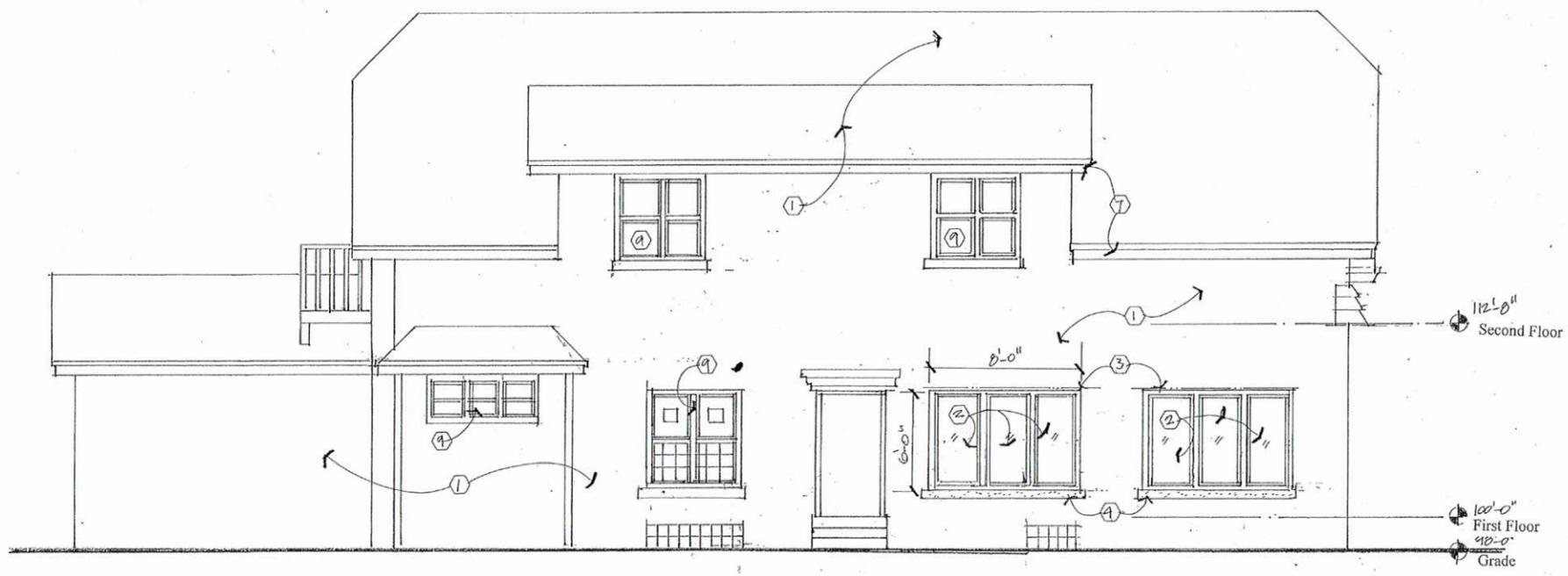
Code Enforcement – Follow code requirements for any venting on east side of building

Planning – Maintain the refuse location within a 4-sided enclosure. Ensure the screen enclosure is large enough for commercial and residential tenants. The new windows on the storefront are a welcome improvement.

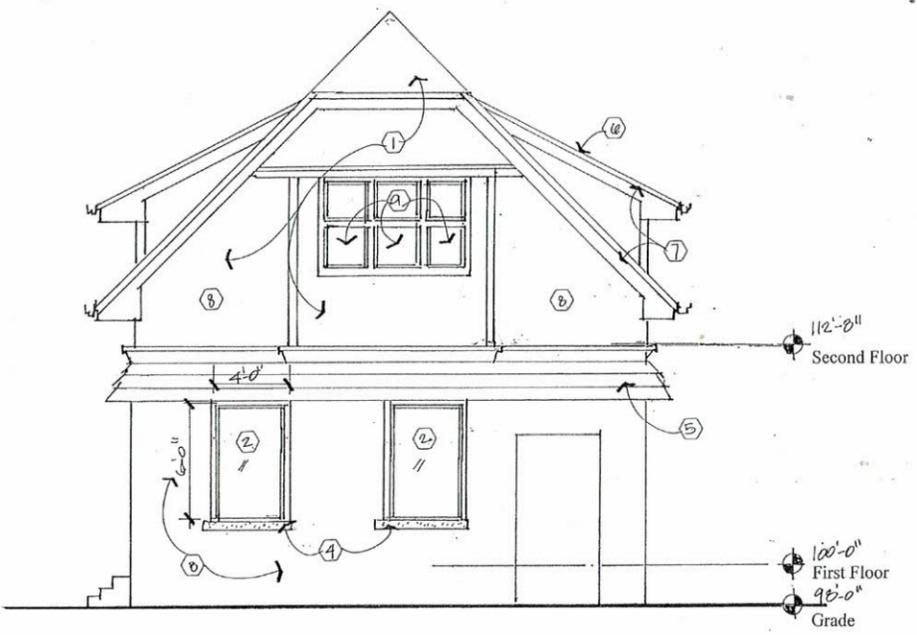


Recommendation: approval of the site, landscaping, and architectural design review for a self-service laundry, within a portion of the existing mixed-use building at 6328 W. Mitchell St. (Tax Key No. 454-0500-000).

Project:
Retail Renovation
6328 West Mitchell Street
Milwaukee, WI. 53215



West Elevation
1/4"



South Elevation
1/4"

Construction Notes

- ① Existing siding, masonry, roof to remain
- ② New fixed windows
- ③ New steel lintels
- ④ New precast window sills
- ⑤ Existing metal shake roof to remain
- ⑥ Existing roof to remain
- ⑦ Existing fascia to remain
- ⑧ Existing masonry to remain
- ⑨ Existing windows to remain

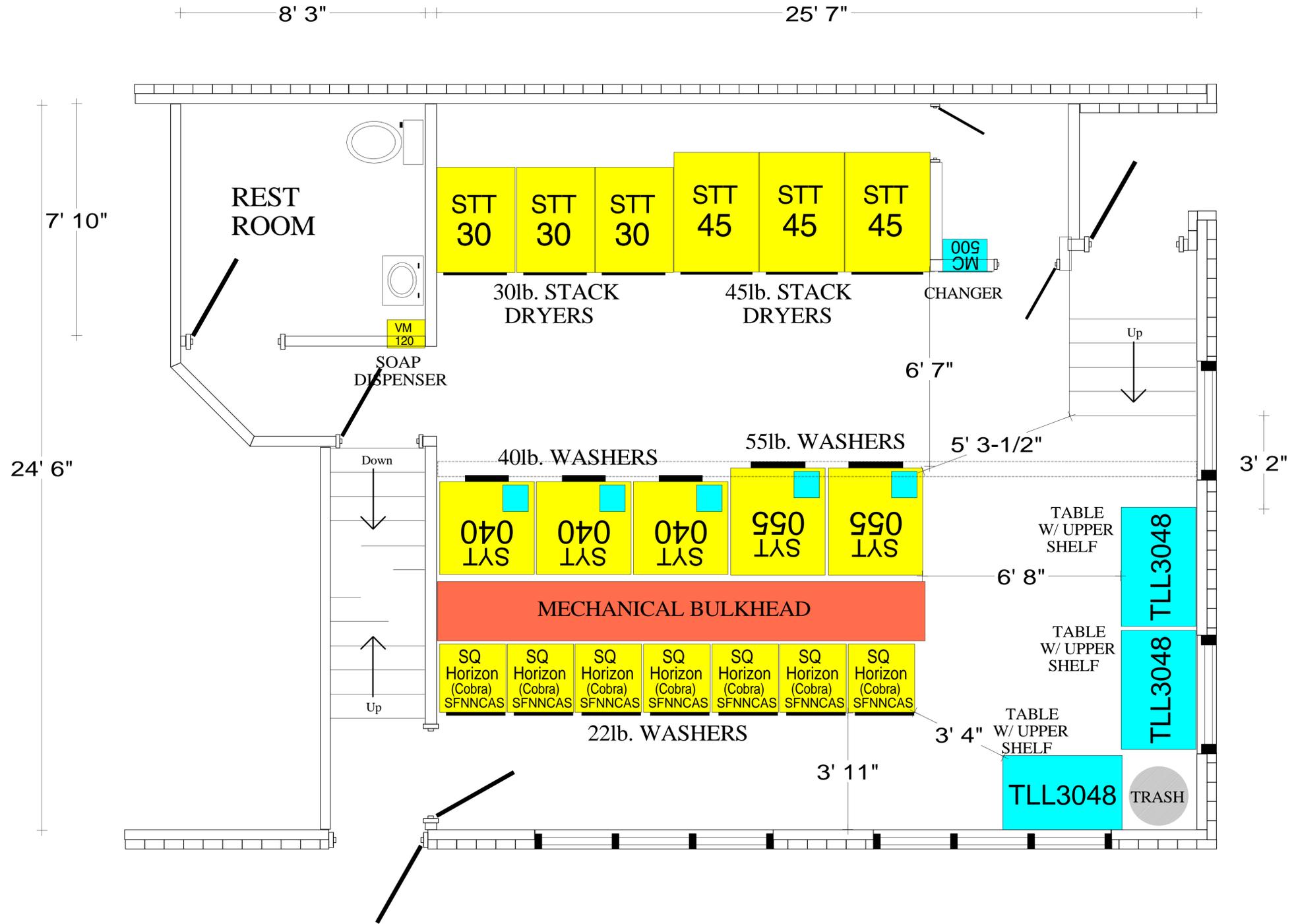
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OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED
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THE CLIENT AGREES TO INDEMNIFY AND HOLD THE
ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY,
OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF
DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS
MADE BY ANYONE OTHER THAN THE ARCHITECT, OR
FROM ANY REVISIONS OF THE DRAWINGS OR DATA WITHOUT
THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Revisions:

Date	Number	Description

Sheet Title: _____

Project No.: **24.15A**
Date: _____
Sheet No.: _____



Drawn by:	Bill Doerner 11/22/24
Revisions:	

RJ Kool
 1475 Commerce Drive Suite 100
 Mendota Heights, MN 55120
 (800) 328-1974 | (651) 688-8700

Chris Lake
 Owner:
 Scale: 1/2" = 1'-0"
 26'-6" x 25'-10" = 663 sf
 + 8'-7" x 8'-10" = 76 sf
 739 sf

**Mitchell St
 Speed Queen Laundry**
 6328 W Mitchell Street
 West Allis, WI 53214

All Dimensions Are Approximate

This drawing and specifications are the Confidential and proprietary property of RJ Kool and may not be copied or reproduced without written authorization.



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Staff Report
West Allis Plan Commission
Wednesday, December 11, 2024
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

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

6. Certified Survey Map to split an existing parcel at 6021 W. Lincoln Ave. and 2307-53 S. 60 St. into two parcels. (Tax Key No. 490-0001-001).

Overview and Zoning

The Church St Rita Congregation (St. Barnabas) is proposing to divide their property into two parcels, in preparation to [sell](#) the school building portion of the property to a charter school.



Lot 1 will maintain a 113 ft. lot line along S. 61st St. and a 163 ft. lot line along S. 60th St. This parcel will total 44,569 sq. ft. (about an acre) and will maintain one existing building and garage. According to their application, the property owner has entered a Purchase and Sale contract and has agreed to sell the school building (Lot 1), contingent upon legally separating the land from the church. The building will remain institutional in use upon purchase and occupancy.

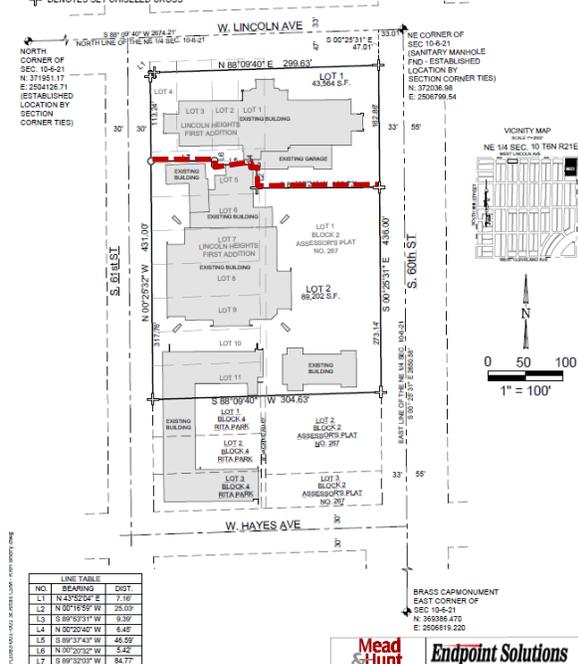
Lot 2 will maintain a 468 ft lot line along S. 61st St, and a 436 ft lot line along S. 60th St. This parcel will total 89,183 sq. ft. In addition to the church building, a smaller building is also located on Lot 2. Lastly, a portion of a building will be located on Lot 2, with the remaining portion occupying a parcel along Hayes St. Discussions with the applicant noted that this

CERTIFIED SURVEY MAP NO. _____

LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR: CHURCH ST. RITA CONG 6021 W. LINCOLN AVE WEST ALLIS, WI 53203
 PREPARED BY: RICK R. HILLMANN MEAD & HUNT 10700 RESEARCH DR. SUITE 155 WAUWATOSA, WI

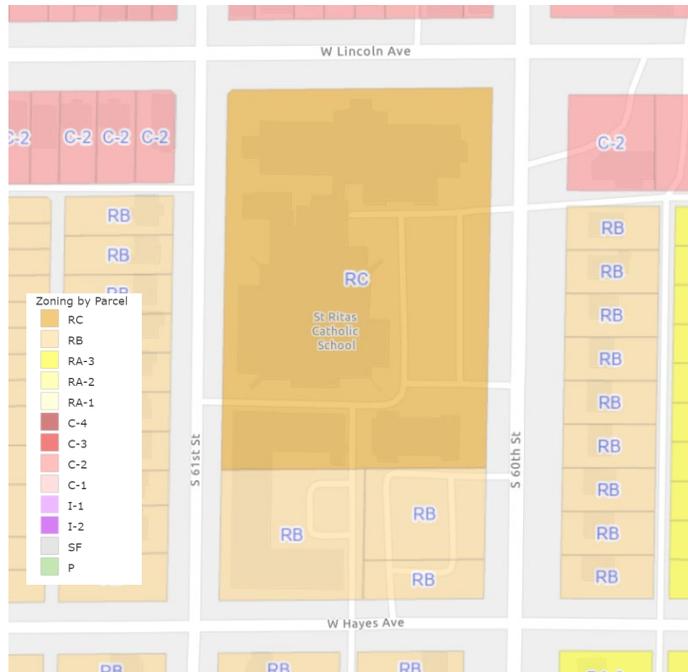
NOTE:
 ○ DENOTES 1" X 18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
 ⊕ DENOTES SET CHISELED CROSS



split is intentional. It is the desire of the property owner to amend the south property line of Lot 2 at a future date.

The purpose of Common Council review with this CSM is to consider the division of this lot in conformance with the zoning ordinance and comprehensive plan and share these recommendations with the Plan Commission per the conditions noted below in the staff recommendation.

The property is zoned RC residential district and there are no minimum setbacks. The use of this district is intended dense, multi-unit housing development in areas throughout the city, but also allowed within this zoning district are schools (as a conditional use). The proposed institutional use intended for a new school occupying the building on Lot 1 would require a Conditional Use application prior to occupancy. The applicant and buyer are aware of the conditional use requirement in advance of opening a school. Any other proposed institutional uses (such as the potential use proposed for the parcel adjacent to Lot 2 along Hayes Ave.) will also be subject to Conditional Use regulations.



Civic & Institutional	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Adult Day Care Center	C	C	C	C	C		P	P	P	P	P	C	
Child Care Center (8 or fewer children)	C	C	C	C	C		P	P	P	P	P	P	
Civic Institution					C	C	C	C	C	C	C		
Event Space or Theater (less than 5,000 sq. ft.)					C	P	P	P	P	P	P		
Event Space or Theater (5,000 or more sq. ft.)						C	C	C	C	P	P		
Funeral Establishment							C	C	C	C	C		
Group Child Care Center	C	C	C	C	C		C	C	C	C	C	C	
Religious Institution	C	C	C	C	C		C	C	C	P	P	C	
School	C	C	C	C	C		C	C	C	C	C	C	

Recommendation: Common Council approval of Certified Survey Map to split an existing parcel at 6021 W. Lincoln Ave. and 2307-53 S. 60 St. into two parcels. (Tax Key No. 490-0001-001). subject to Common Council approval of Certified Survey Map.

CERTIFIED SURVEY MAP NO. _____

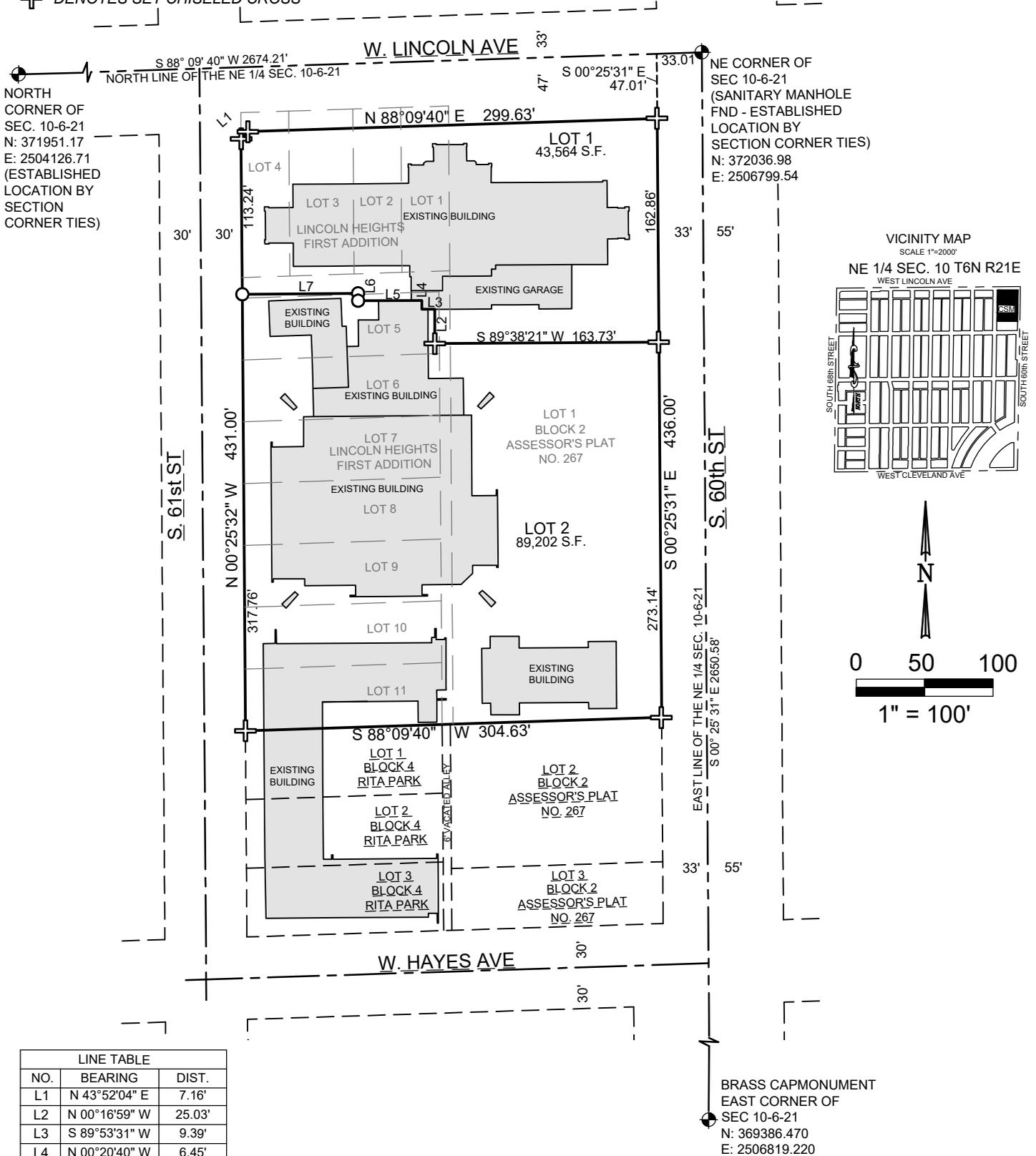
LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR: CHURCH ST. RITA CONG
6021 W. LINCOLN AVE
WEST ALLIS, WI 53203

PREPARED BY: RICK R. HILLMANN
MEAD & HUNT
10700 RESEARCH DR. SUITE 155
WAUWATOSA, WI

NOTE:

- DENOTES 1" X 18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- ⊕ DENOTES SET CHISELED CROSS



LINE TABLE		
NO.	BEARING	DIST.
L1	N 43°52'04" E	7.16'
L2	N 00°16'59" W	25.03'
L3	S 89°53'31" W	9.39'
L4	N 00°20'40" W	6.45'
L5	S 89°37'43" W	46.59'
L6	N 00°20'32" W	5.42'
L7	S 89°32'03" W	84.77'

THE CONFIGURATION AND SIZE OF SOME OF THE LOTS MAY LIMIT THE DEVELOPMENT POTENTIAL DUE TO SITE DESIGN REQUIREMENTS IN THE CITY'S ZONING CODE INCLUDING TURNING MOVEMENTS FOR FIRE TRUCKS.

BEARINGS REFER TO WISCONSIN STATE PLANE COORDINATE SYSTEM, IN WHICH THE NORTH LINE OF THE NE 1/4 OF SECTION 10-6-21 BEARS N88°09'40"W (NAD 83-2011)

TAX KEY NO. 4900001001

 10700 Research Drive, Suite 155 Wauwatosa, WI, 53226 (414) 755-1110 www.meachunt.com	 6871 S. Lovers Lane Franklin, WI 53132 Phone: (414) 427-1200	
	DRAWN BY: TJS REVIEWED BY: RRH REVISION: 12/06/2024	DATE: 11/06/2024 PROJECT NO: 1083-001-001

CERTIFIED SURVEY MAP NO. _____

LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, RICK R. HILLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, LOTS 1-3, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN BOUND AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88°09'40" WEST ON AND ALONG THE NORTH LINE OF SAID 1/4 SECTION, 33.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SOUTH 60TH STREET; THENCE SOUTH 00°25'31" EAST ON AND ALONG SAID NORTHERLY EXTENSION, 47.01 FEET TO THE INTERSECTION OF THE SOUTH LINE OF W. LINCOLN AVENUE AND THE WEST LINE OF S. 60TH STREET, SAID POINT IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°25'31" EAST ON AND ALONG SAID WEST LINE, 436.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267; THENCE SOUTH 88°09'40" WEST ON AND ALONG THE SAID SOUTH LINE AND THEN ALONG THE SOUTH LINE OF VACATED ALLEY AND SAID LOT 11, 304.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, SAID POINT IS ALSO ON THE EAST LINE OF SOUTH 61ST STREET; THENCE NORTH 00°25'32" WEST ON AND ALONG SAID EAST LINE 431.00 FEET; THENCE NORTH 43°52'04" EAST, 7.16 FEET TO A POINT ON THE SOUTH LINE OF W. LINCOLN AVENUE; THENCE NORTH 88°09'40" EAST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 299.63 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

SAID DESCRIBED AREA IS 132,766 S.F. OR 3.0479 ACRES OF LAND MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND COMBINATION, AND CSM BY THE DIRECTION OF CHURCH ST. RITA CONG, OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE WEST ALLIS CODE OF ORDINANCES IN SURVEYING, COMBINING, AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATION HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS ____ DAY OF NOVEMBER, 2024

RICK R. HILLMAN
WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3005

P:\St. Ritas School - 1083\CAD\1083-001-001 St.Ritas CSM - RRH Brndry.dwg

 10700 Research Drive, Suite 155 Wauwatosa WI 53226 (414) 755-1110 www.meadhunt.com	 6871 S. Lovers Lane Franklin, WI 53132 Phone: (414) 427-1200	
DRAWN BY: TJS	DATE: 11/06/2024	SHEET 2 OF 3
REVIEWED BY: RRH	PROJECT NO: 1083-001-001	
REVISION: 12/06/2024		

CERTIFIED SURVEY MAP NO. _____

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CITY OF WEST ALLIS COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WEST ALLIS ON THIS DAY ____ OF _____, 2024.

Dan Devine, Mayor

Rebecca Grill, City Clerk

OWNER'S CERTIFICATE OF DEDICATION:

CHURCH ST. RITA CONG, as owner, hereby certifies that they have caused the land described above to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Ordinances of the City of West Allis, and that this map is required to be submitted to the following for approval or objection: City of West Allis.

Witness the hand and seal of said owners this _____ day of _____, 2024.

In the presence of: CHURCH ST. RITA CONG

Witness

Larry Horning, Trustee

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally came before me this _____ day of _____,

2024, the above named _____,

of CHURCH ST. RITA CONG to me be known to be the person who executed the forgoing instrument and acknowledged the same.

My commission expires: _____

Notary Public

By: _____

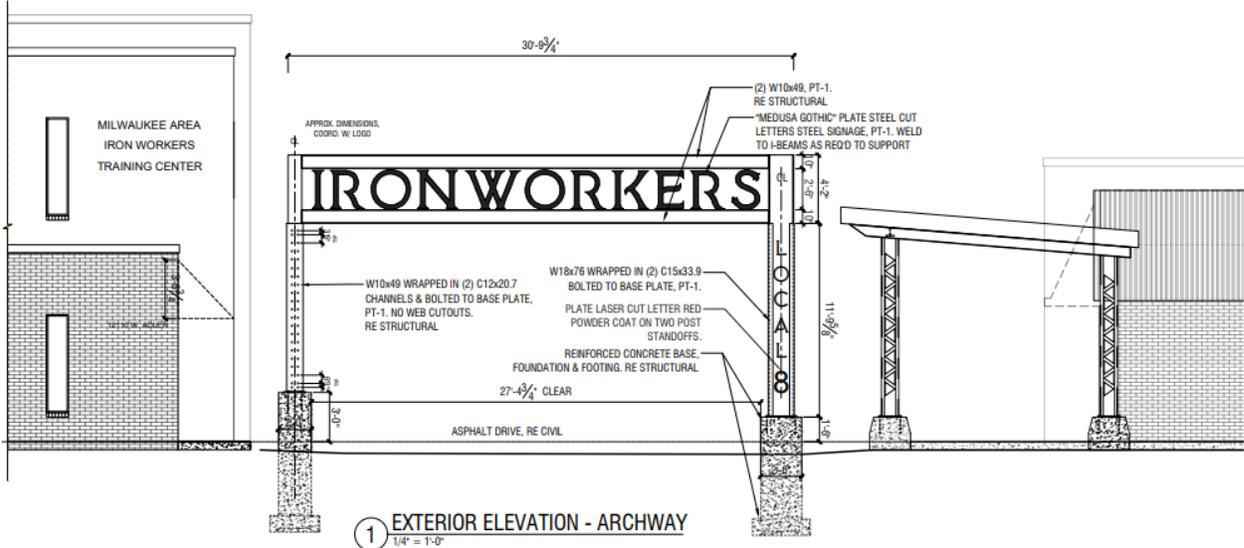
 10700 Research Drive, Suite 155 Wauwatosa WI 53226 (414) 755-1110 www.meadhunt.com		 6871 S. Lovers Lane Franklin, WI 53132 Phone: (414) 427-1200	
DRAWN BY: TJS	DATE: 11/06/2024	SHEET 3 OF 3	
REVIEWED BY: RRH	PROJECT NO: 1083-001-001		
REVISION: 12/06/2024			



Staff Report
West Allis Plan Commission
Wednesday, December 11, 2024
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

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

7. Sign appeal for Iron Workers Training Center, an existing Instruction/Training use, located at 12110 Adler Ln. (Tax Key No. 413-9994-017).



The Iron Workers have hired the Tredo Group to design an exterior archway sign on behalf of the Iron Workers Local 8 Union to create an inviting and innovative

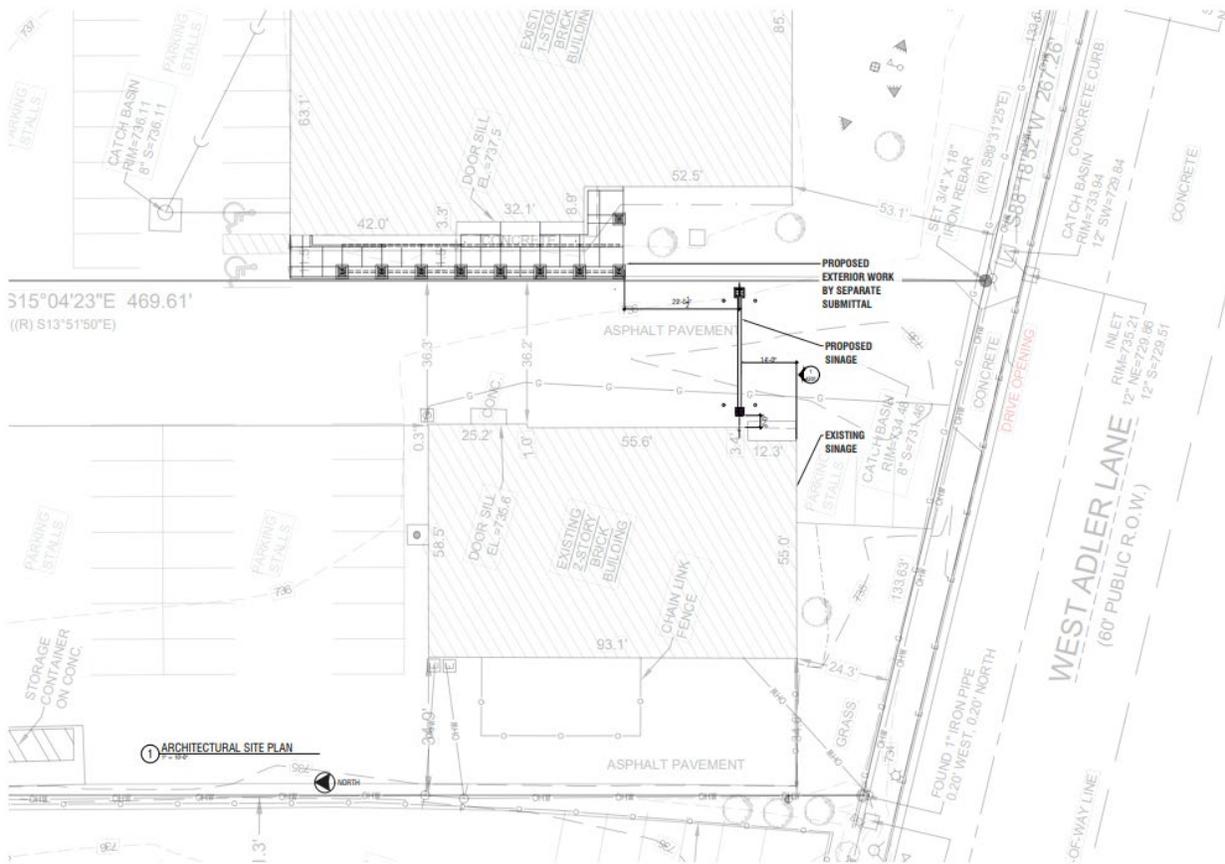
entryway to their training center at 12110 W. Adler Ln. The proposed sign equals roughly 105 sq. ft. and will be constructed of plate steel welded to I-Beams with reinforced lettering, steel cut lettering, and a reinforced concrete base with foundation and footings. The signage is meant to showcase the iron working skills of the union and will serve as an attractive entryway to their training center.

[Section 13.21\(13\)](#) of the sign code outlines the requirements for freestanding signs under the Master Sign Program. The purpose of the Master Sign Program is to advertise a center and its individual tenants and to allow qualified buildings and/or centers greater flexibility and increased signage area. Commercial or industrial uses which abut 1-94 and 1-894 right-of-way are some of the properties that qualify for the master sign program.

The specific regulations for freestanding signs are as follows: *One freestanding sign of no more than seventy-five (75) square feet in area, ten (10) feet in height, and subject to Plan Commission approval.* In addition, the following summarizes the design attributes that are criteria listed within the sign code: *Freestanding signs must be architecturally integrated with the principal building on the property. The base, sides, and top of the sign shall be constructed of masonry or other approved durable materials. The tone and texture of the base, sides, and top shall reflect the principal building construction as close as possible or shall enhance the exterior architecture of the principal building.*

- The sign area and height require Plan Commissions appeal to section 13.21(13).

Despite exceeding the allowable signage area, the proposed area for the sign is found to be adequate to support signage larger in size than the maximum for freestanding signage. Additionally, an exception to the height requirement in this case may be appropriate due to the height of vehicles entering the property for the purposes of training the union's apprentices and program participants. The signage remains clear, concise, and still presents an attractive character which represents the skill and craft of the ironworker's union. It is therefore found to be appropriate in size, height, and character, constituting a high-quality sign that is not necessarily compliant within the City's zoning regulations.



Recommendation: Approve the signage plan appeal for Iron Workers Training Center, an existing Instruction/Training use, located at 12110 Adler Ln. (Tax Key No. 413-9994-017).



November 27, 2024

Iron Workers Local Union No. 8
Archway Sign Project Description

This project includes the addition of a new sign over the entry drive of the Iron Workers office/training center complex to enhance the entry and identity of the campus. The sign will be constructed primarily of iron wide flange beams with decorative cutouts to highlight their work and expertise.

Thank you,

Alana Dunne
Architectural Designer
alana.dunne@tredogroup.com



ENTRY CANOPY AND WINDOW AWNINGS BEYOND ARE IN DEVELOPMENT AND WILL BE A SIMILAR VARIANT FROM WHAT IS SHOWN HERE

IRON WORKERS LOCAL NO. 8 EXTERIOR ARCHWAY

12110 W. ADLER LN.
WEST ALLIS, WI 53214
NOVEMBER 27, 2024

PRELIMINARY CITY APPROVAL SET

SHEET INDEX		GENERAL BUILDING DATA		SITE LOCATION MAP	
-------------	--	-----------------------	--	-------------------	--

G000	COVER SHEET
XXX	CIVIL XXX
XXX	STRUCTURAL XXX
A101	ARCHITECTURAL ARCHITECTURAL SITE PLAN
A201	ARCH ELEVATIONS, SECTION & DETAILS

PROPERTY DATA:	
Address:	12110 W. Adler Ln. West Allis, WI 53214 4139994018
Parcel ID:	4139994018
District Designation:	I-1
Year Built:	-
DIMENSIONAL INFORMATION:	
Lot Size:	59,067 SF
Cont. Frontage:	133.63 FT
SIGNAGE MAX COVERAGE:	
EXISTING SIGNAGE	14 SF
PROPOSED SIGNAGE	
LINTEL SIGN	72SF
COLUMN SIGN	12 SF
TOTAL COVERAGE	96SF
APPLICABLE CODES:	
INTERNATIONAL BUILDING CODE 2015, NFPA NO.1, OTHER	
ADOPTED CODES BY CITY OF WEST ALLIS	



PROJECT TEAM

ARCHITECT
TREDO GROUP
JEFF TREDO
507 S. 2ND ST. #140
MILWAUKEE, WI 53204
T (414) 254-0498
E JEFF.TREDO@TREGROUP.COM

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REYN ENGINEERING
PATRICK REYNOLDS
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MILWAUKEE, WI 53204
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E PDR@REYENGINEERING.COM

CIVIL ENGINEERING
PINNACLE ENGINEERING GROUP
MARK SEIDL
20725 WATERTOWN RD. SUITE 100
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T (262) 754-8792
E MSEIDL@PINNACLE-ENGR.COM

CONTRACTOR
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KALLIE ANDERSON
1600 N. 6TH ST.
MILWAUKEE, WI 53212
T (414) 272-8788
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TREDO GROUP
507 S. 2ND ST.
SUITE 140
MILWAUKEE, WISCONSIN
53204
(414) 254 0498
TREGROUP.COM



PROJECT NAME
IRON WORKERS LOCAL
NO. 8 ENTRYWAY
IMPROVEMENTS
12034 W Adler Ln.
West Allis, WI 53214

DRAWING ISSUE HISTORY

XXX

SET TYPE

PRELIMINARY CITY APPROVAL SET

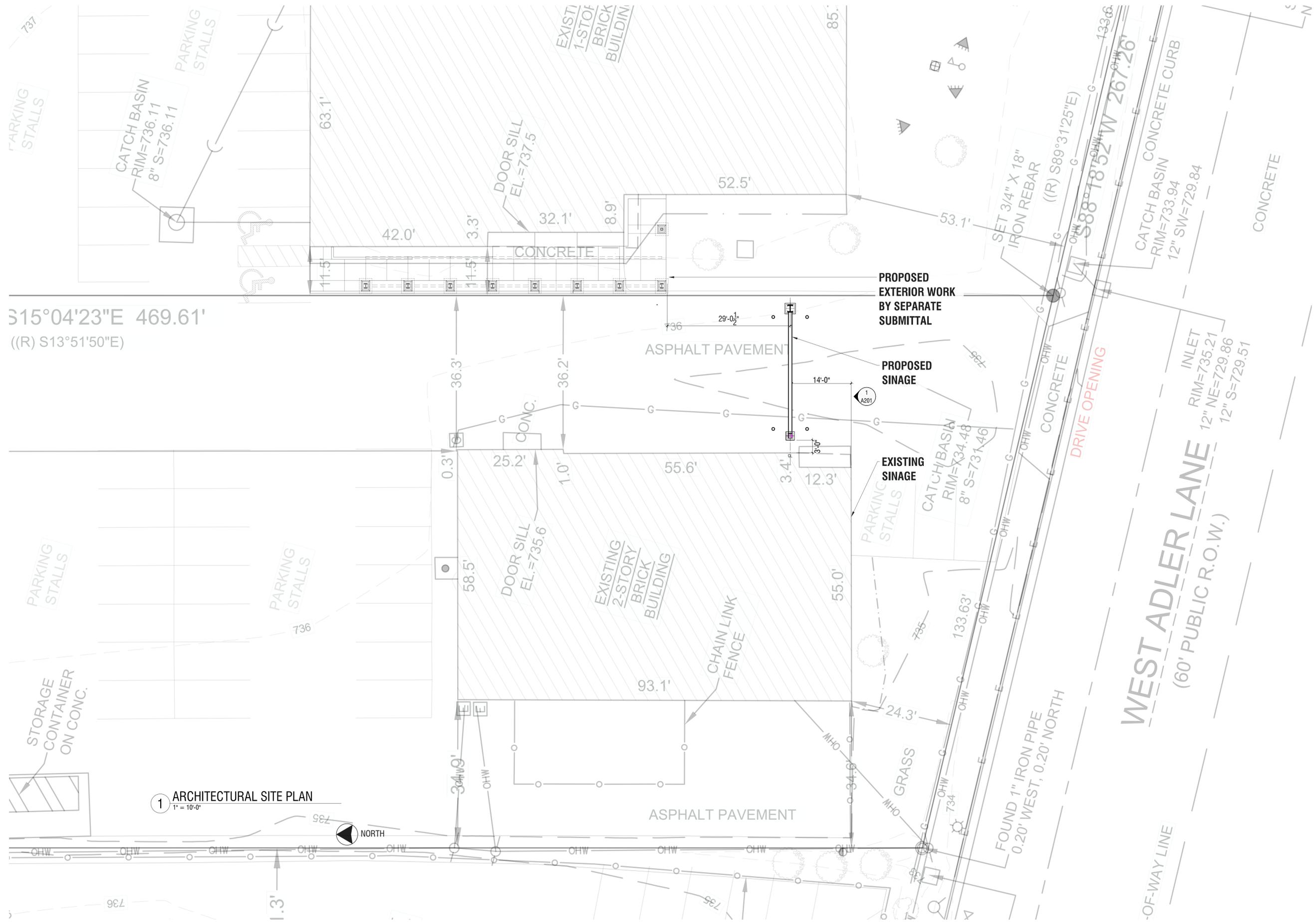
PROJECT NUMBER
24006

DATE
11/27/2024

SHEET TITLE
COVER SHEET

SHEET NUMBER

G000



1 ARCHITECTURAL SITE PLAN
 1" = 10'-0"



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PROJECT NAME
 IRON WORKERS LOCAL
 NO. 8 ENTRYWAY
 IMPROVEMENTS
 12034 W Adler Ln.
 West Allis, WI 53214

DRAWING ISSUE HISTORY
 xxx

SET TYPE
 PRELIMINARY CITY
 APPROVAL SET

PROJECT NUMBER
 24006

DATE
 11/27/2024

SHEET TITLE
 ARCH SITE PLAN

SHEET NUMBER

A101



TREDO GROUP

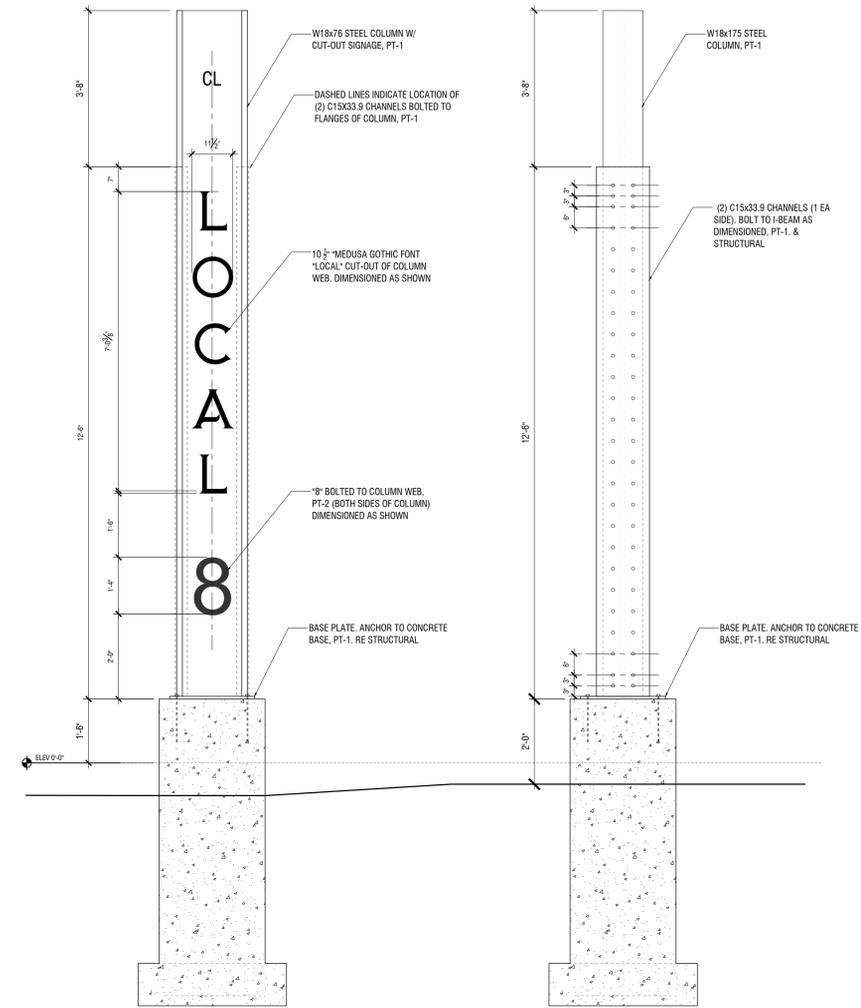
507 S. 2ND ST.
SUITE 140
MILWAUKEE, WISCONSIN
53204

(414) 254 0498

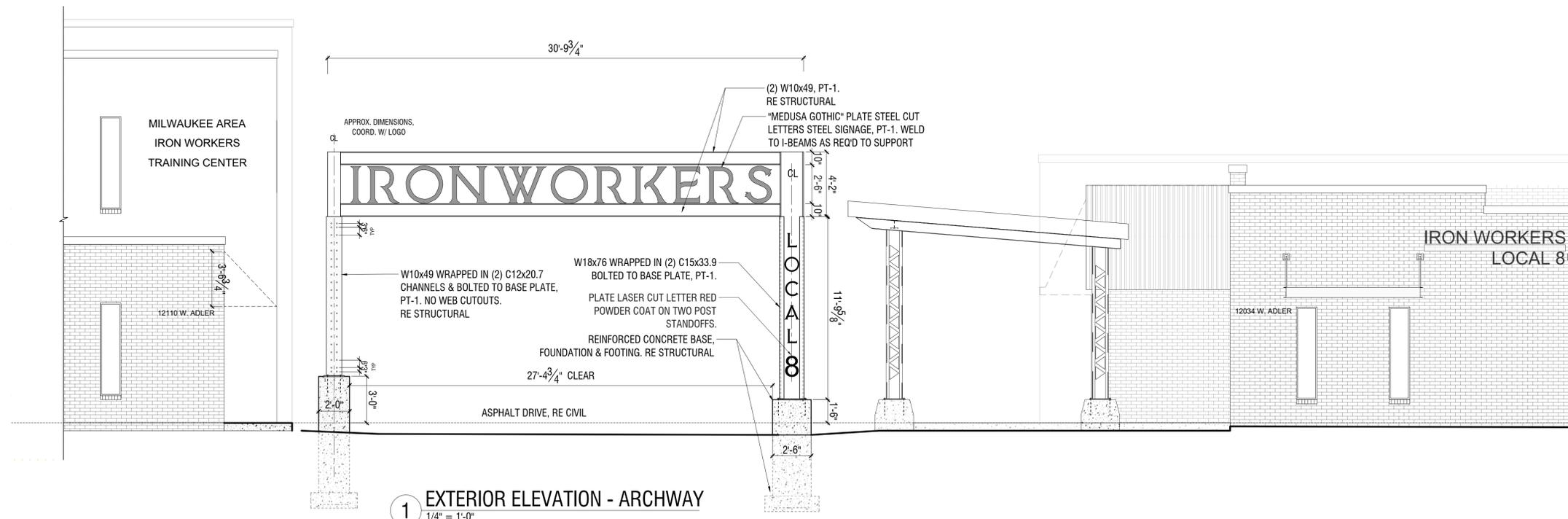
TREDOGROUP.COM



PROJECT NAME
IRON WORKERS LOCAL
NO. 8 ENTRYWAY
IMPROVEMENTS
12034 W Adler Ln.
West Allis, WI 53214



2 STEEL COLUMN @ ARCHWAY
1/2" = 1'-0"



1 EXTERIOR ELEVATION - ARCHWAY
1/4" = 1'-0"

DRAWING ISSUE HISTORY
xxx

SET TYPE
PRELIMINARY CITY
APPROVAL SET

PROJECT NUMBER
24006

DATE
11/27/2024

SHEET TITLE
ELEVATION, SECTIONS
+ DETAILS

SHEET NUMBER

A201