



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
Room 128
6:00 PM

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

4. Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St., and 7 S 108 St. (Tax Key No's. 444-9993-001, 444-9995-002, & 444-9997-002).**

Overview and Zoning

AMERCO Real Estate Company (AREC) has applied for site, landscaping, and architectural design review for Plan Commission review. AREC is the wholly owned real estate subsidiary of the U-Haul System. For the purposes of this staff report will refer to the applicant as U-Haul.

This project proposes use changes, demolition, construction (site changes), and building alterations on three properties on the east side of State Hwy 100 (S. 108 St.):

- 7** S. 108 St., (Parking Lot Investments-owner) This is an existing freestanding parking lot (no existing/proposed building). While this site is not owned by AREC/U-Haul, they will continue to benefit from access from STH 100 at two points, a signalized intersection at TheoTrecker Way, and an accessory driveway opening further south.
- 800 S. 108 St., (AREC/U-Haul owner) former Homeowners Bargain Outlet (HOBO) – closed in 2018, AREC/U-Haul purchase in 2020.
- 924 S.108 St. – (AREC/U-Haul owner) existing location of U-Haul showroom, vehicle rental & services and self-storage facility.

All properties are [zoned C-3](#), Commercial and the land use classification of each property is commercial. The C-3 zoning district does not allow the intended self-storage, warehousing, vehicle rental use and outdoor storage uses as proposed by U-Haul. Refer to the description and plan exhibits submitted with U-Haul's application toward the end of this report.

Variance history

In 2021, the West Allis Board of Appeals reviewed a variance application submitted by U-Haul International, Inc. for the properties at 800 S. 108th Street. This original request for a variance was denied at that time by the West Allis Board of Appeals.

In 2023, U-Haul submitted a new variance request to City Council, for the properties at 800 S. 108th street, Tax Key 444-9995-002, and property at 924 S. 108th Street, Tax Key 444-9993-001, with a preliminary site, landscaping, and architectural plan. The Common Council has the authority to govern zoning regulations pursuant to Wis. Stat. § 62.23(7)(e)1., regardless of delegating that power to the Zoning Board of Appeals. The City Council approved a use variance (7 to 3 vote) and specified the condition to apply for site, landscaping, architectural, and signage design review before the City Plan Commission and pending approval to obtain necessary permits.

Site, Landscaping and Architectural Plan (Summary of proposal by property):

- **7** S. 108 St.** some site changes planned to the freestanding parking lot including two landscape islands.
- **800 S. 108 St.** Adaptive reuse of the formerly HOBO building, converting it into a U-Haul Moving and Self-Storage Facility. The current retail showroom at 924 S. 108 St. will be relocated to this building on its 1st floor. Interior, retrofitting to house climate-controlled self-storage units. The building will be used structurally as is except for imaging and signage.

- **924 S.108 St.** existing location of U-Haul showroom, vehicle rental & services and self-storage facility. This building will be demolished to construct a new U-Haul storage building of 17,012 gross square footage. Existing self-storage buildings east/behind the new building will remain.

Proposed West Allis 800 S 108 St.& 924 S. 108 St.



Staff Comments

The review of U-Hauls plan submittal consists of three parts described below and corresponding with the three properties where use, site, and/or building alterations are planned by U-Haul.

Common Council granted a use variance in 2023 to allow U-Haul for properties at 800 S. 108 St. and 924 S. 108 St. Staff acknowledges the use variance, but the proposed site and building alterations are subject to Plan Commission design review.

U-Haul had previously withdrawn their application from the March Plan Commission meeting to work on design updates. Despite continuing to work with U-Haul, and offering design recommendations, U-Haul's plans are not in conformance with adopted site, landscaping, and architectural design review guidelines (sec. 19.13), nor the signage ordinance (sec. 13.21).

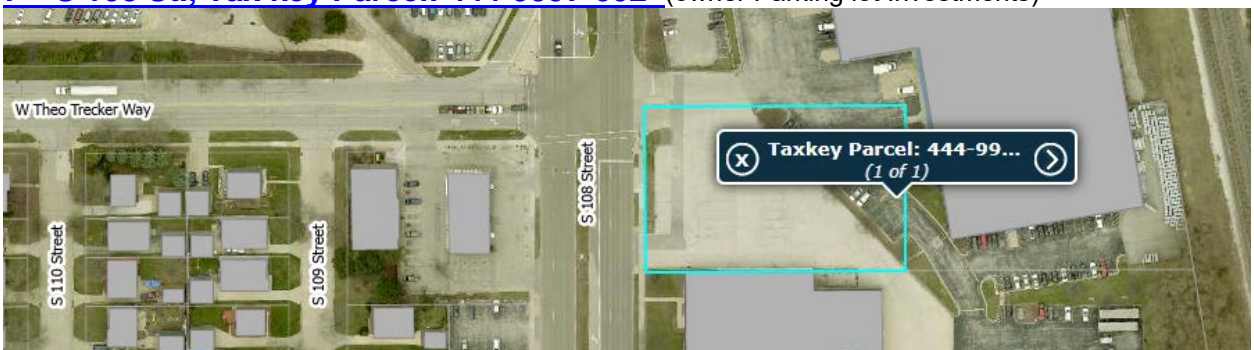
Staff is recommending Plan Commission reject the proposal and offer directive to align with the adopted site, landscaping, and architectural guidelines, and as recommended within this staff report staff comments are the recommended directive.

Highway 100 is a major entrance to the city. The [Hwy 100 corridor plan](#) focuses on 5 key recommendations. Two being providing a distinct identity, and toward promoting desired development patterns. The City's Planning and rezoning efforts, including an update to the site, landscaping, and architectural design guidelines help reinforce this end. The overall U-Haul proposal needs revision before staff recommends approval. A summary of Design (site, landscaping, architectural and signage) comments is offered below.

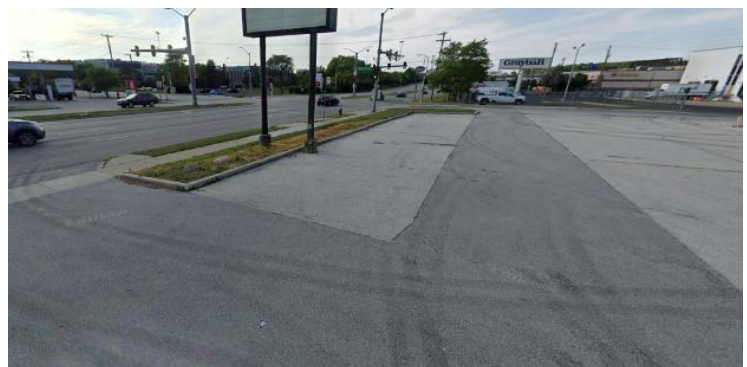
U-Haul is encouraged to re-submit plans in alignment with staff comments shared below. Updates will be brought back to Plan Commission at a future meeting.

Staff comments leading up to Plan Commission are shared below for each site:

1. **[7** S 108 St., Tax key Parcel: 444-9997-002](#)** (owner Parking lot Investments)



- a. Specify intended use of the north lot – AREC/U-Haul doesn't this lot. U-Haul is proposing some landscape updates but otherwise doesn't indicate other improvements or use. Staff recommends the owner (Paking lot Investments) remove the empty non-conforming pole sign, and closure of the driveway at SW side fronting STH 100 (see below).



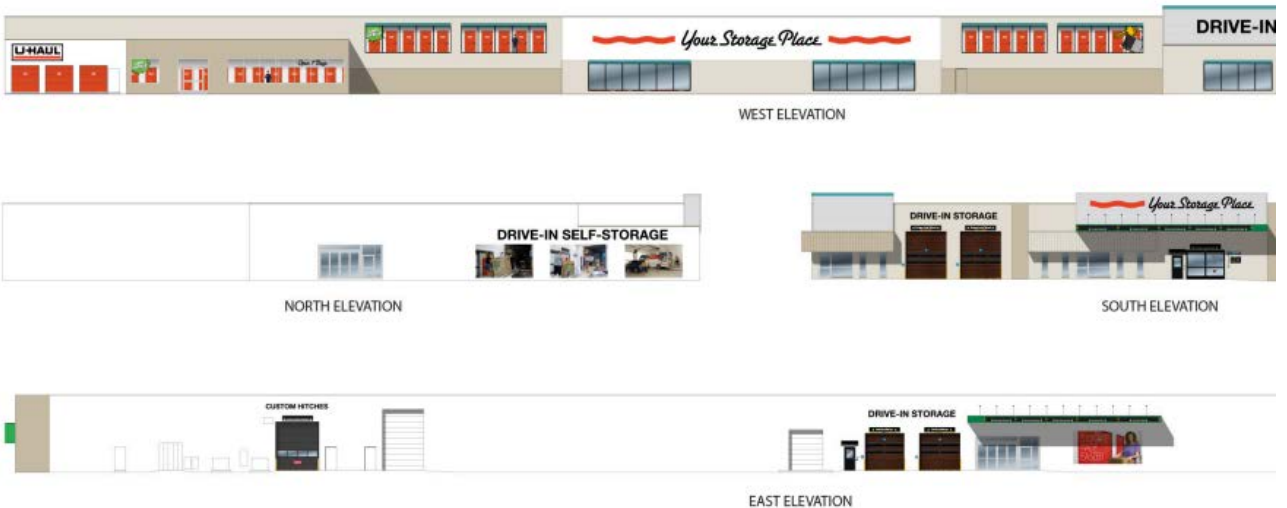
U-Haul is proposing 4 new landscaping islands, staff notes that the property cannot be used for outdoor storage, or parking in the C-3 zoning district. Parking lots are non-conforming uses per sec. [19.32](#). Common Council did not grant a use variance for this property.

- b. Revised site/landscaping plan to show: (a) additional greenspace (an approx. 40-FT x 135-FT area) by reduction of paved surface area along the frontage of S. 108 St./STH 100. This would essentially extend the look of a front yard area (similar to 800 S. 108 St.) into the 7** S. 108 St. lot. (b) show/reference landscaping and tree plantings areas on plan and landscaping key, (c) removal of the existing freestanding sign, (d) [close driveway](#) to S. 108 St./STH 100 at SW corner of lot, (e) note on plan to indicate no outdoor storage or rental display from north lot).

2. [800 S 108 St., Tax key Parcel: 444-9995-002](#) (owned by AREC/U-Haul)



- a. [Removal of freestanding signage](#) from site - Master sign plan required for overall site.
- b. Floor plans needed - Clarify floor area usage on floor plans - needed to specify types of usage within building (storage, office, restrooms, shop...).
- c. Windows - Add storefront windows along west elevation – the proposed garage door look (orange metal squares) should be redesigned/replaced with transparent storefront window systems. Garage doors and/or faux overhead door features should not face street frontages, and should not be a primary façade feature.
- d. Propane refill location being shown on site. Recommend it being behind building and not along street frontage.
- e. Signage - there is existing non-conforming pole signage on each property that staff will recommend be removed. The number of and area of signage exceeds the ordinance. Freestanding and wall/building signage is allowed on each site, but would need to be in



conformance with the city sign code: [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#).

3. [924 S 108 St., Tax key Parcel: 444-9993-001](#) (Owned by AREC/U-Haul)



- a. Exterior materials like Dryvit, EIFS, and similar are not allowed per [Design guidelines](#). The proposed exterior material - 42" wide stucco embossed foam product is not supported, and an alternate material is required. The exterior design lacks windows along street frontage (west, north and south sides). A floor plan is recommended.

Highway 100 is a major gateway corridor through the City of West Allis and Milwaukee County. The [Hwy 100 corridor plan](#) focuses on 5 key recommendations, based on feedback from the community, key recommendations include:

1. Diversify the mix of uses
2. Focus on increasing mobility, not traffic flow
3. Create walkable destinations
4. Give Highway 100 a distinct brand and identity
5. Promote desired development patterns

The City's Planning and rezoning efforts and updates to the site, landscaping, and architectural design guidelines seek to guide redevelopment efforts toward creating a distinct identity, improving the quality of design, and promoting desired development patterns.

What's been submitted by U-Haul doesn't align with the City of West Allis design guidelines or the Hwy 100 Corridor plan, refer to the design guideline checklist toward the end of this report.

The building lacks design articulation and U-Haul and is especially evident when comparing with U-Haul buildings in other cities. Staff has shared some examples, but the proposal has not been revised.

The proposed design does not feature 4-sided design interest. In fact, the proposed design features blank unarticulated facades. Eliminating blank wall areas, adding more glass massing, strong overhang, structural elements to offer more curb appeal for the new building.

Example below – The new self-storage building in Murfreesboro offers design elements like brick, additional windows, branding behind glass, simplified signage, canopy features over windows, roofline articulation... Apparently not appropriate for West Allis.

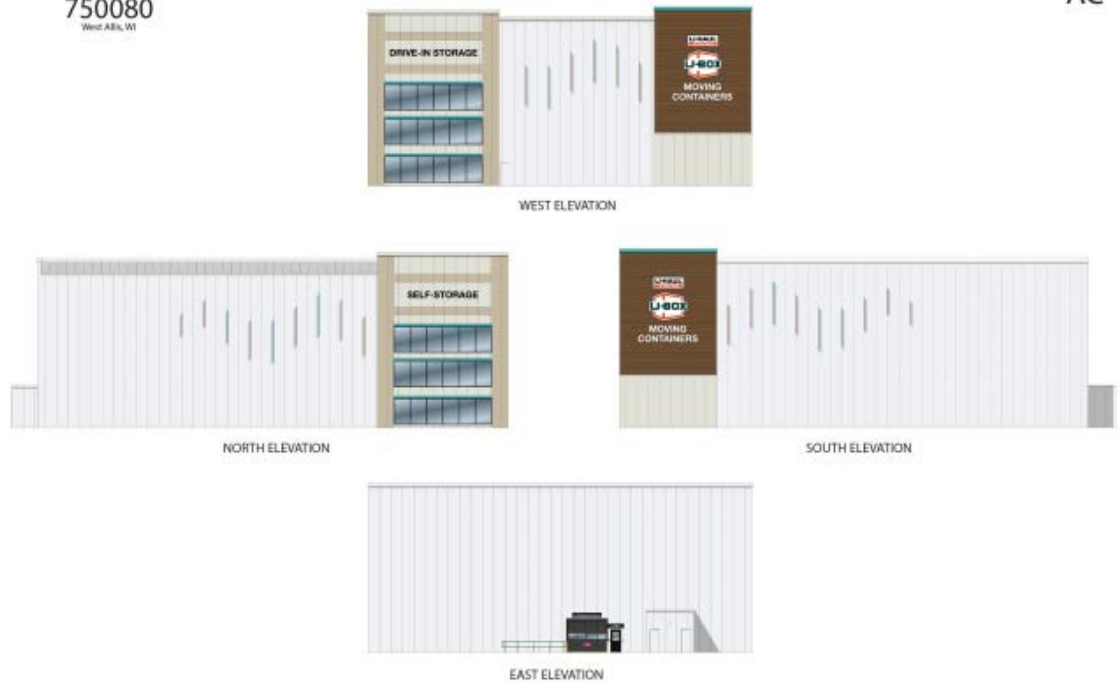
Murfreesboro, Tennessee - Google Maps



Proposed-West Allis

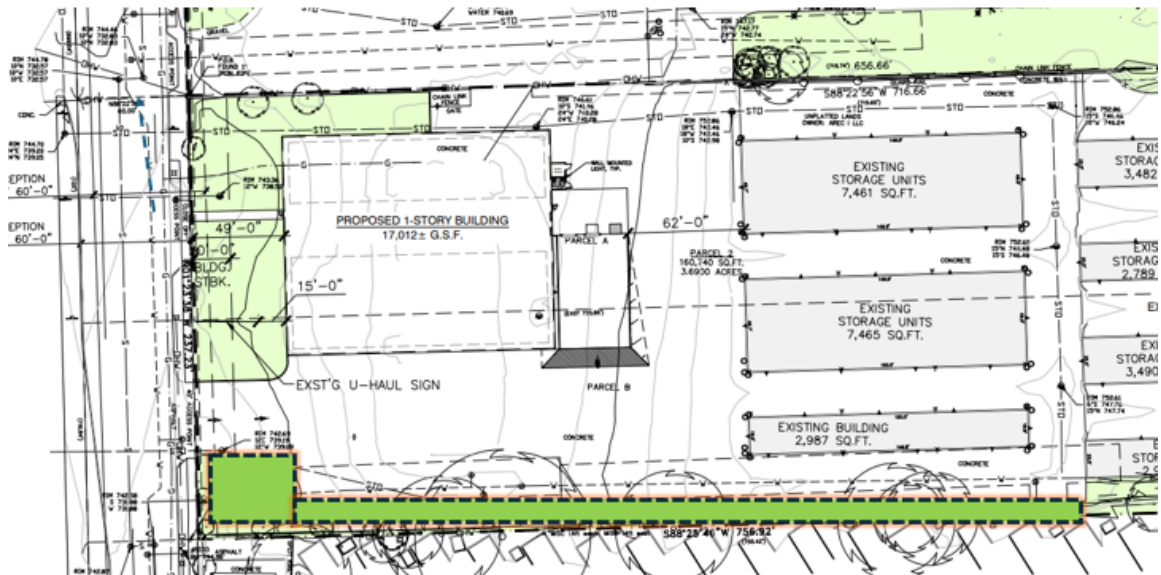
U-Haul Moving & Storage of West Allis
750080
West Allis, WI

AC



- b. Revised site/landscaping plan to show: (a) confirm percentage greenspace (20% required) - additional greenspace to meet ordinance requirement for self-storage uses ([see sec 19.33](#)). (b) Add more landscaping/greenspace at the SW corner and along the south property line. Landscaping species being added for screening. Reduction of paved surface area (c) show/reference landscaping and tree plantings areas on plan and landscaping key, (d) note on plan to indicate no outdoor storage or rental display on southwest side of lot.

924 S. 108 St.



Recommend additional greenspace along south lot line

The following items apply to each of the three properties:

c. Describe the extent of any paving and drainage improvements on the site plan. Pavement in certain areas of site in poor condition, storm catch basins sunk below grade.

d. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the 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.

Of note, WisDOT - Hwy 100 being a State of WI highway, Sue King will be part of the overall plan review process to help coordinate U-Hauls access along Hwy 100. We've shared the overall site plan you've submitted to them for initial review.

e. Stormwater management - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer (compliance with Milwaukee Metro Sewerage District (MMSD) and or water quality requirements via WDNR).

f. Lighting plan – full cut-off fixtures to ensure no splay across property lines.

g. Signage - there are existing non-conforming pole signs on each property that are recommend be removed. The quantity and area of signage proposed on each property exceed the sign ordinance limits. Freestanding and wall/building signage is allowed on each site but would need to be in conformance with the city sign code. [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#)

Design Guidelines

The proposal by U-Haul features site and exterior design changes, this project must comply with applicable design review guideline requirements. The proposed changes do not comply. While the 800 S. 108 St. site is an adaptive reuse, and the 924 S. 108 St. site features new construction, the proposed exterior and site changes don't fit the vision for the Hwy 100 corridor, or the cities long range comprehensive vision. Additionally, the use of faux overhead doors, surplus signage clutter, blank wall space, and lack of 4-sided design on new construction doesn't meet context, public realm, or quality criteria.

Recommendation: Rejection of the proposed Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St., and 7** S 108 St. (Tax Key No's. 444-9993-001, 444-9995-002, & 444-9997-002).

The review of U-Haul's plan submittal consists of three parts and corresponding with the three properties where the use, site changes, and building alterations are planned by U-Haul.

Common Council granted a use variance for properties at 800 S. 108 St. and 924 S. 108 St., and staff acknowledges. However, based on the volume of staff comments, non-conformance with sec. 19.13 the adopted site, landscaping, and architectural design review guidelines, and non-compliance with the signage ordinance section 13.21, staff is recommending Plan Commission reject the proposed U-Haul proposal. The Hwy 100 Corridor and plan acknowledge it as major gateway into/from the city, and therefore making the standards mentioned above imperative conditions of approval.

U-Haul is encouraged to continue to work with staff and re-submit plans in alignment with staff comments shared below. Updates will come back to Plan Commission at a future meeting.

PLAN COMMISSION CHECKLIST

1.

Goal:
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	i. Street wall	<input type="checkbox"/>	
	ii. Scale	<input type="checkbox"/>	
	iii. Historic neighbors	<input type="checkbox"/>	
	iv. Connectivity	<input type="checkbox"/>	
b. Site	i. Orientation	<input type="checkbox"/>	
	ii. Unique features	<input type="checkbox"/>	
	iii. Historic elements	<input type="checkbox"/>	
	iv. Additions	<input type="checkbox"/>	

2.

Goal:
Public Realm

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="checkbox"/>	Blank wall spaces on new construction, lack of windows, exterior materials not acceptable
	ii. Street edge	<input type="checkbox"/>	
	iii. Active uses	<input type="checkbox"/>	
	iv. No blank walls	<input type="checkbox"/>	
b. Build for People	i. Engaging spaces	<input type="checkbox"/>	
	ii. Accessible spaces	<input type="checkbox"/>	
	iii. Built-out site	<input type="checkbox"/>	
	iv. Pedestrian connections	<input type="checkbox"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="checkbox"/>	The 7** S. 108 St. property doesn't indicate U-Haul's intent. Outdoor storage or display is not an acceptable use.
	ii. Utilities and services	<input type="checkbox"/>	
	iii. Lighting	<input type="checkbox"/>	
	iv. Fencing	<input type="checkbox"/>	

3.

Goal:
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	i. Quality materials	<input type="checkbox"/>	Overhead doors as design feature is not encouraged. Blank walls, non-4-sided design. Exterior material not acceptable. Surplus signage.
	ii. Ground floor	<input type="checkbox"/>	
	iii. Exterior features	<input type="checkbox"/>	
	iv. Quality design	<input type="checkbox"/>	
b. Environment	i. Natural features	<input type="checkbox"/>	Adaptive reuse of 800 S. 108 St. Percentage of green space on each site should be identified.
	ii. Manage stormwater	<input type="checkbox"/>	
	iii. Reduce impervious surface	<input type="checkbox"/>	
	iv. Embody sustainability	<input type="checkbox"/>	

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 •

Project Narrative

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of West Allis' participation and counseling regarding the property located at 924 S 108th St., W. Allis, WI.

AREC is the wholly owned real estate subsidiary of the U-Haul System.

U-Haul is proposing an adaptive reuse of the formerly HOBBO building, by converting it into a U-Haul Moving and Self-Storage Facility. The current retail showroom on site will be relocated to this building on its 1st floor. The existing building will be demolished to construct a new U-Haul storage building of 17,012 gross square footage. Within the HOBBO building, the other proposed U-Haul use will consist of interior, climate-controlled self-storage. The interior of the building will be retrofitted to house self-storage units. The building will be used structurally as is except for imaging and signage. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently underutilized.

Custom site design for every U-Haul facility assures that the facility complements the community it serves. Adherence to community objectives is key to ensuring that each U-Haul facility is both a neighborhood asset and an economic success. U-Haul is more of a commercial-type use that serves the residential communities within a 3-5-mile radius. U-Haul believes that its moving and storage facility would be an appropriate use for the property and there are proven benefits for allowing self-storage centers in communities:

- Self-storage facilities are quiet.
- They provide an excellent buffer between zones.
- They create very little traffic.
- They have little impact on utilities.
- They have no impact on schools.
- They provide good tax revenue.
- They provide community service.

U-Haul Storage is a convenience business. U-Haul's philosophy is to place U-Haul Storage in high growth residential areas, where they fill a need for their services. Customers are made aware of U-Haul primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents, by U-Haul's measures, those who live within a four-mile radius of the center.

The U-Haul Store:

- U-Haul stores characteristically serve the DIY (do-it-yourself) household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time.
- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- Families generally arrive in their own automobiles, enter the showroom, and may choose from a variety of products and services offered there.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials. These retail items are available for purchase in the 'Showroom' provided on the 1st floor of the climatized, self-storage building. Please refer to the submitted site plan.
- U-Haul self-storage customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through clearly defined customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country. Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- The U-Haul trucks and trailers, to be rented by the customers, will be parked clearly in the area labelled 'Equipment Shunting' on the submitted site plan. This area of shunting is only accessible to the U-Haul employee, and they will bring the equipment to the U-Haul customer, who has rented it.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to their customers with disabilities.

Additional Security Features:

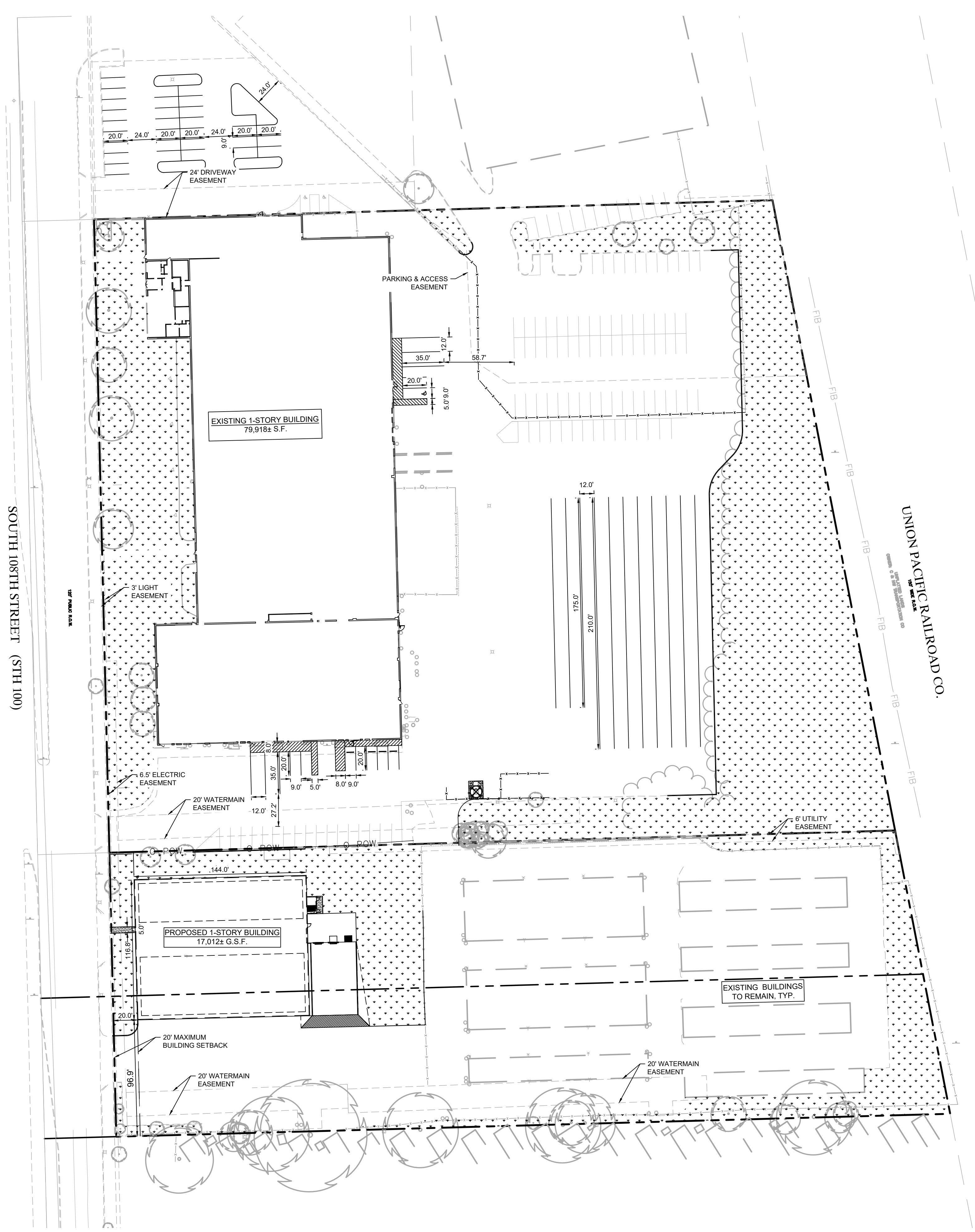
- "State-of-the-Art" burglar/max alarm system, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells, and main showroom.
- Hands free intercom system, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.
- 24 Hour digital, HD video surveillance, with remote & web base viewing.
- Individually alarmed rooms, armed and disarmed by a keypad/card swipe.
- 16+ Color/ HD, day, and night cameras, will display facilities interior, exterior and elevator.
- Multiple, audible sirens for storage and burglar alarms.
- The exclusive U-Haul patented latch contact is used in all storage units.

Traffic Study:

U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage

on a temporary basis, supporting a shared-economy, an effective economic model, and an environmentally-sound way to conduct business.

U-Haul looks forward to working with the City of West Allis, WI as you consider the submitted application package.



LEGEND

	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	PROPOSED CURB AND GUTTER
	LANDSCAPE AREA (SEE LANDSCAPE PLANS)

- SITE PLAN NOTES**
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
 - REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
 - DIMENSIONS AND RADI ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
 - TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
 - MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY

TOTAL PROPERTY AREA	11.12 AC / 484,443 SF
DISTURBED AREA	1.44 AC / 62,917 SF
EXISTING IMPERVIOUS AREA	8.32 AC / 362,241 SF / 74.8%
EXISTING PERVIOUS AREA	2.80 AC / 122,202 SF / 25.2%
PROPOSED IMPERVIOUS AREA	8.32 AC / 362,535 SF / 74.8%
PROPOSED PERVIOUS AREA	2.80 AC / 121,908 SF / 25.2%
NET INCREASE IN IMPERVIOUS AREA	294 SF

SITE DATA

EXISTING ZONING	C-3
PROPOSED ZONING	C-3
PROPOSED LAND USE	RENTAL & SELF STORAGE
BUILDING SETBACKS	FRONT = 20' MAX

BUILDING DATA

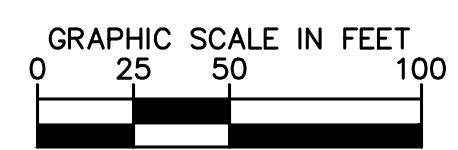
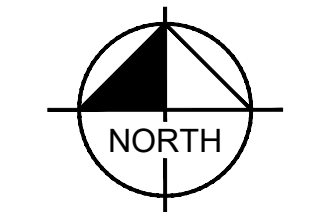
TOTAL BUILDING AREA	124,608 SF
PERCENT OF TOTAL PROPERTY AREA	25.72%
MAXIMUM BUILDING HEIGHT	85 FT

PARKING SUMMARY

REQUIRED PARKING	RETAIL 3 SPACES/1,000 SF STORAGE 4 SPACES/1,000 SF
TOTAL PROPOSED PARKING	134 SPACES
REQUIRED ACCESSIBLE PARKING	5 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	5 STANDARD SPACES 3 VAN ACCESSIBLE



Know what's below.
Call before you dig.



No.	REVISIONS	DATE	BY

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 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
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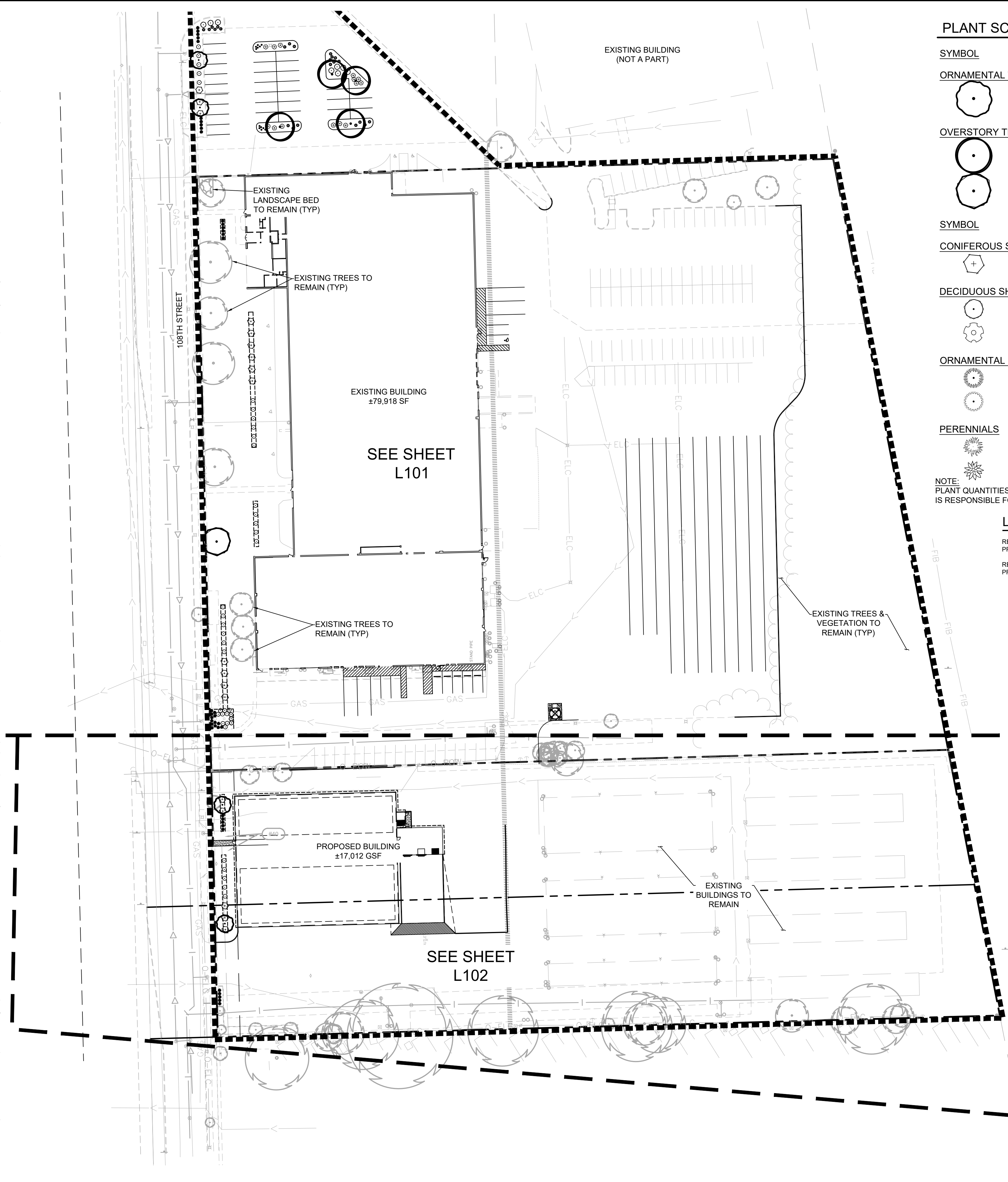
KHA PROJECT	16007003
DATE	04/11/2024
SCALE	AS SHOWN
DESIGNED BY	JTL
DRAWN BY	JTL
CHECKED BY	MJS

SITE DIMENSION PLAN

U-HAUL WEST ALLIS
 PREPARED FOR
U-HAUL OF NORTHERN WI & THE UP
 WEST ALLIS WI

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER
C400



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/SIZE
ORNAMENTAL TREE						
	SSC	4	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL
OVERSTORY TREE						
	BOL	4	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL
	SWO	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL
CONIFEROUS SHRUBS						
	MNY	18	JUNIPERUS CHINENSIS 'MANEY'	MANEY JUNIPER	#5 CTNR.	6" O.C.
DECIDUOUS SHRUBS						
	FRD	8	CORNUS SERICEA 'BAILADELINE'	FIRE DANCE RED TWIG DOGWOOD	#5 CONT.	5" O.C.
	DBH	14	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3" O.C.
ORNAMENTAL GRASSES						
	KFG	23	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	30" O.C.
	MIS	36	MISCANTHUS X 'PURPURASCENS'	FLAME GRASS	#1 CTNR.	48" O.C.
PERENNIALS						
	BES	12	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	18" O.C.
	WLC	39	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	18" O.C.

NOTE: PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

LANDSCAPE SUMMARY

REQUIRED LANDSCAPING - PARCEL 1=	64,741 S.F. / 20% OF LOT= (323,703 SF)*0.2
PROVIDED LANDSCAPING - PARCEL 1=	89,815 S.F. / 28%
REQUIRED LANDSCAPING - PARCEL 2=	32,148 S.F. / 20% OF LOT= (160,740 SF)*0.2
PROVIDED LANDSCAPING - PARCEL 2=	32,093 S.F. / 20%

SEEDING KEYNOTES

- #10 SEED WITH WisDOT #10 GENERAL ROADSIDE SEED MIXTURE (TYP.)
- #20 SEED WITH WisDOT #20 GENERAL ROADSIDE MIXTURE FOR SANDY SOILS (TYP.)
- #30 SEED WITH WisDOT #30 GENERAL ROADSIDE MIX - SALT TOLERANT (TYP.)
- #40 SEED WITH WisDOT #40 RESIDENTIAL / COMMERCIAL TURF (TYP.)
- #60 SEED WITH WisDOT #60 COVER / NURSE CROP (TYP.)
- #70 SEED WITH WisDOT #70 NATIVE UPLAND (TYP.)
- #70A SEED WITH WisDOT #70A NATIVE UPLAND SANDY SOIL (TYP.)
- #75 SEED WITH WisDOT #75 NATIVE GENERAL (TYP.)
- SEED WITH WisDOT #80 NATIVE GENERAL - SALT (TYP.)

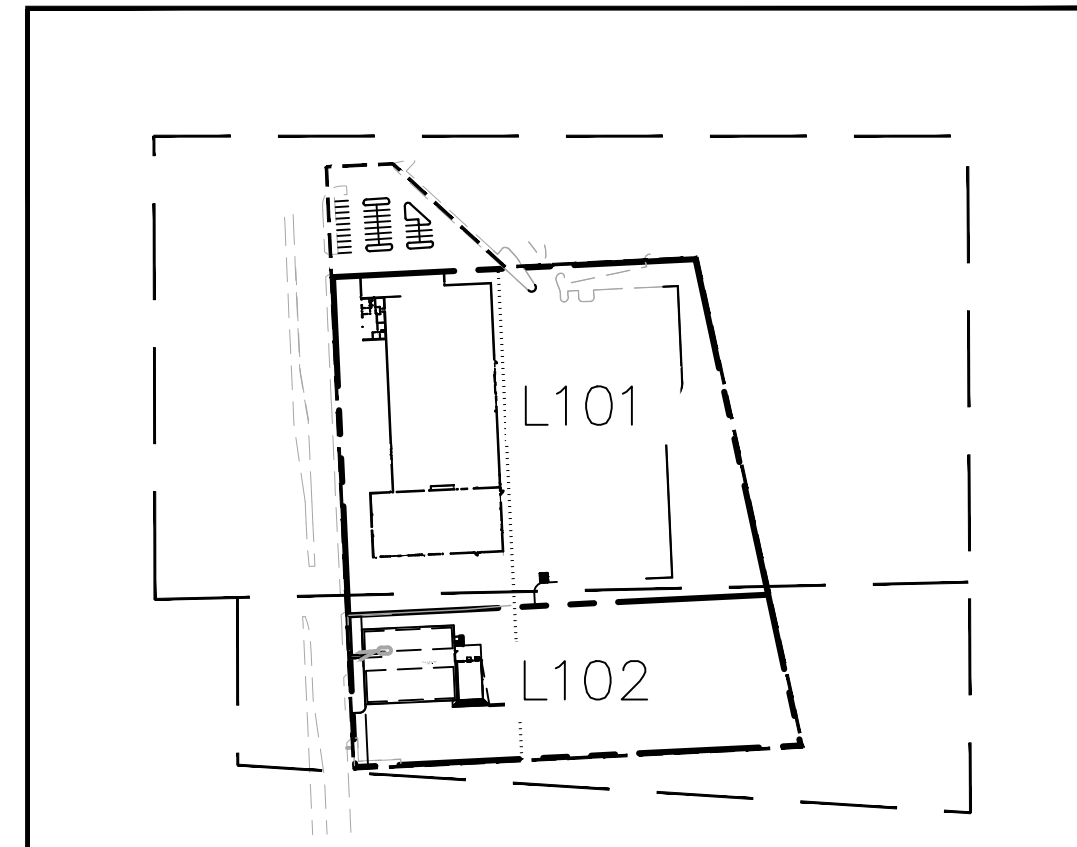
NOTE: ALL SEED MIXES SHALL INCLUDE PROPER EROSION CONTROL FEATURES, WATERING DURING THE ESTABLISHMENT PERIOD AND ONGOING MAINTENANCE PER MANUFACTURER/SUPPLIER SPECIFICATION AND REQUIREMENTS.

LANDSCAPE KEYNOTES

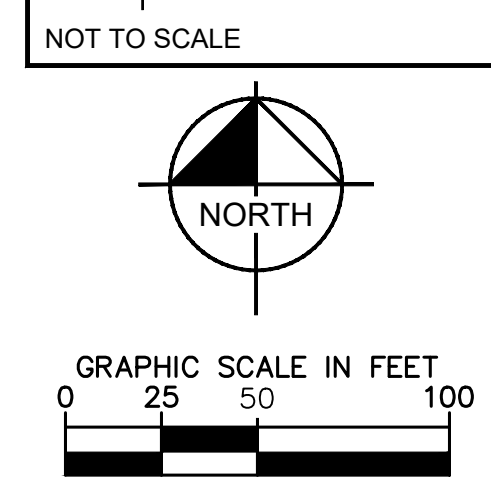
- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) MAINTENANCE STRIP (TYP.)

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)



AREA KEY MAP



PRELIMINARY - NOT FOR CONSTRUCTION

U-HAUL WEST ALLIS
PREPARED FOR
U-HAUL OF NORTHERN WI & THE UP
WEST ALLIS

U-HAUL WEST ALLIS
LANDSCAPE PLAN

DATE: 12/29/2023
SCALE: AS SHOWN
DESIGNED BY: MD
DRAWN BY: MD
CHECKED BY: MS

REVISIONS

DATE

PROJECT: KHA PROJECT 160007003

DATE: 12/29/2023

SCALE: AS SHOWN

DESIGNED BY: MD

DRAWN BY: MD

CHECKED BY: MS

811

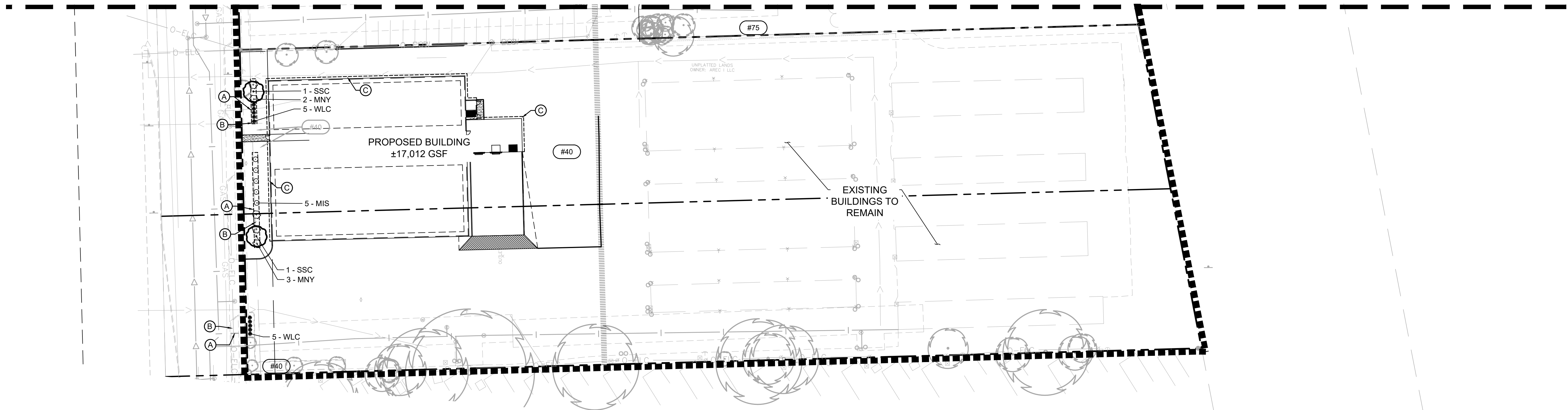
Know what's below.
Call before you dig.

SHEET NUMBER
L100

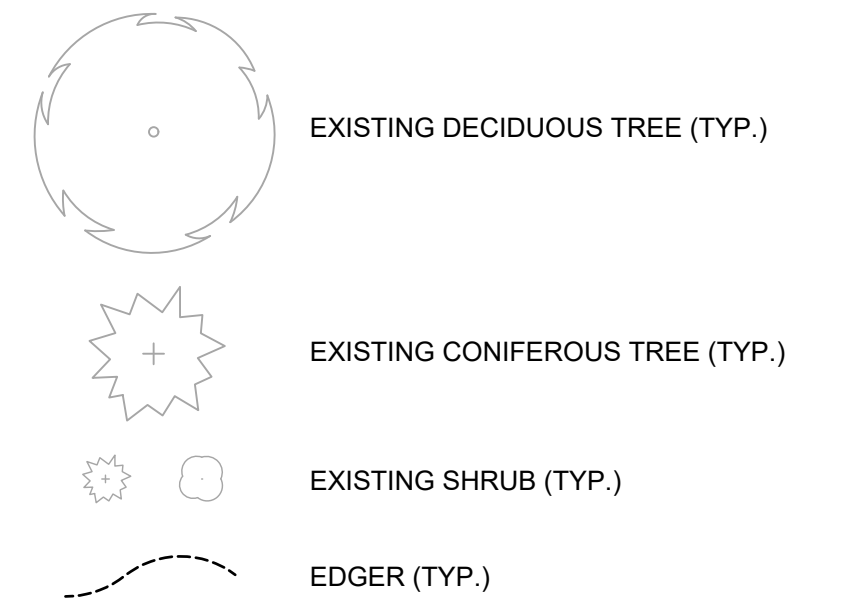


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SEE SHEET
L101



LANDSCAPE LEGEND



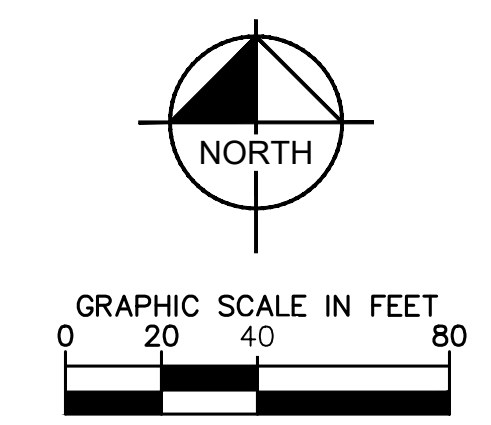
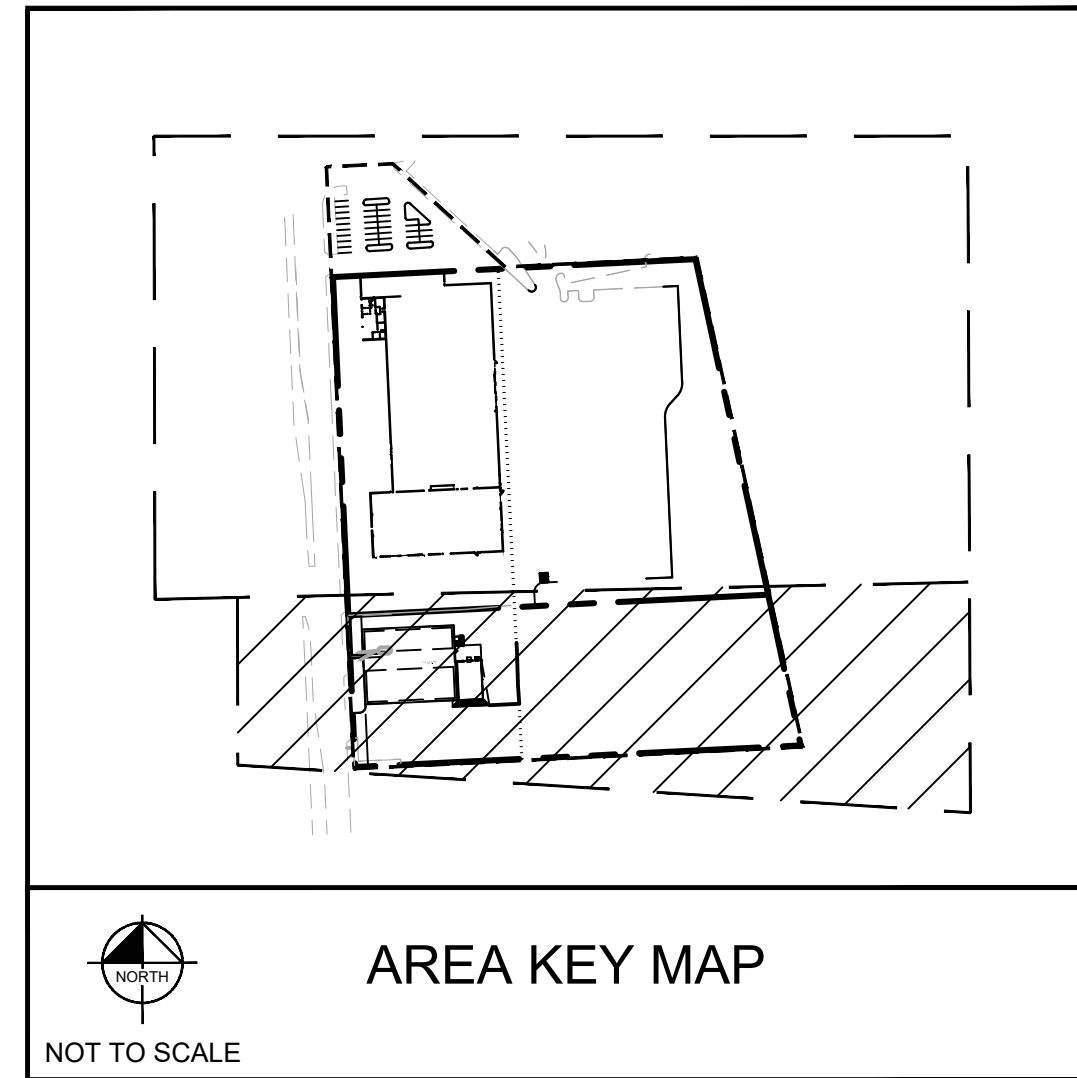
LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
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SEEDING KEYNOTES

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SEED WITH WisDOT #80 NATIVE GENERAL - SALT (TYP.)
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PRELIMINARY - NOT FOR CONSTRUCTION

U-HAUL WEST ALLIS
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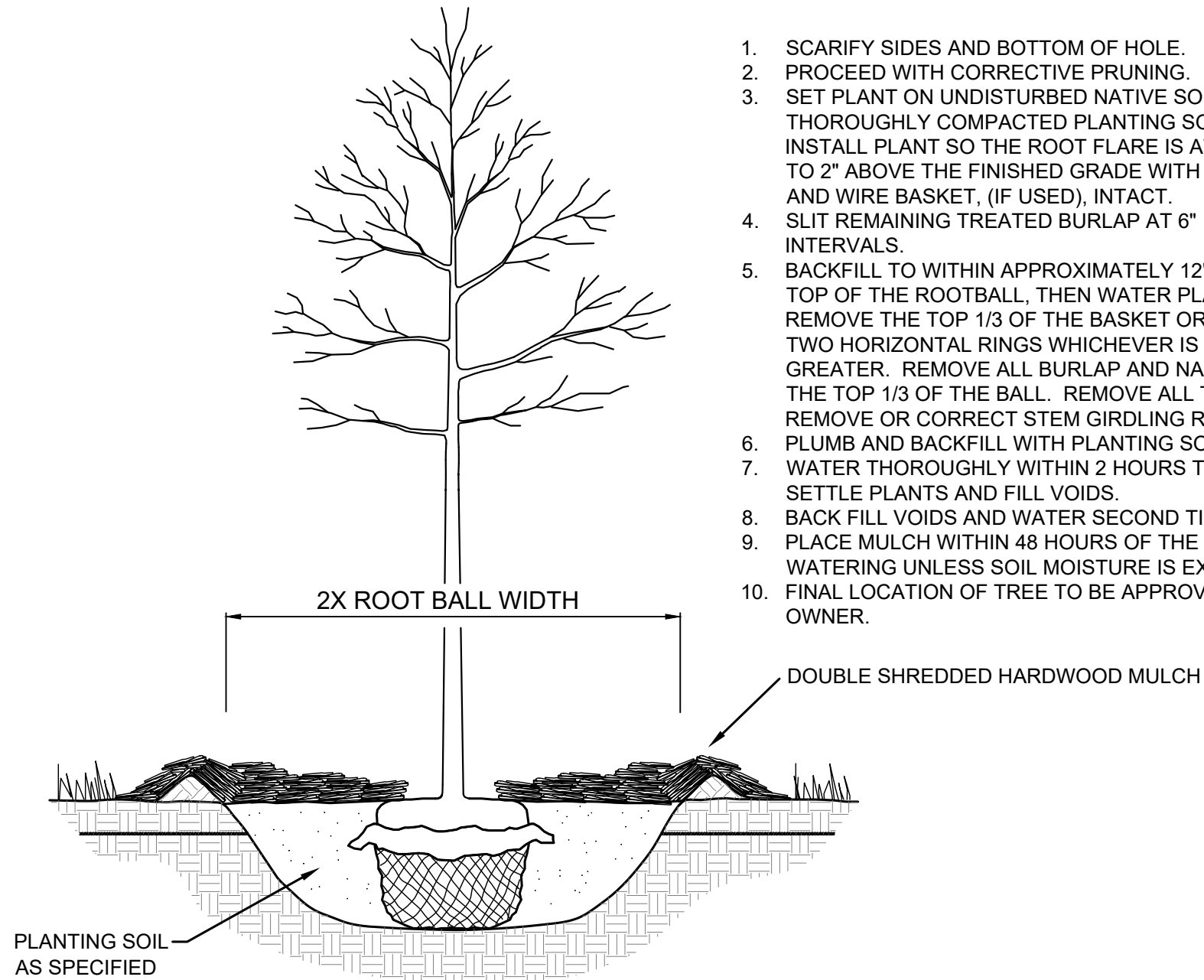
KHA PROJECT	16007003
DATE	12/29/2023
SCALE	AS SHOWN
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	MS

Kimley»Horn
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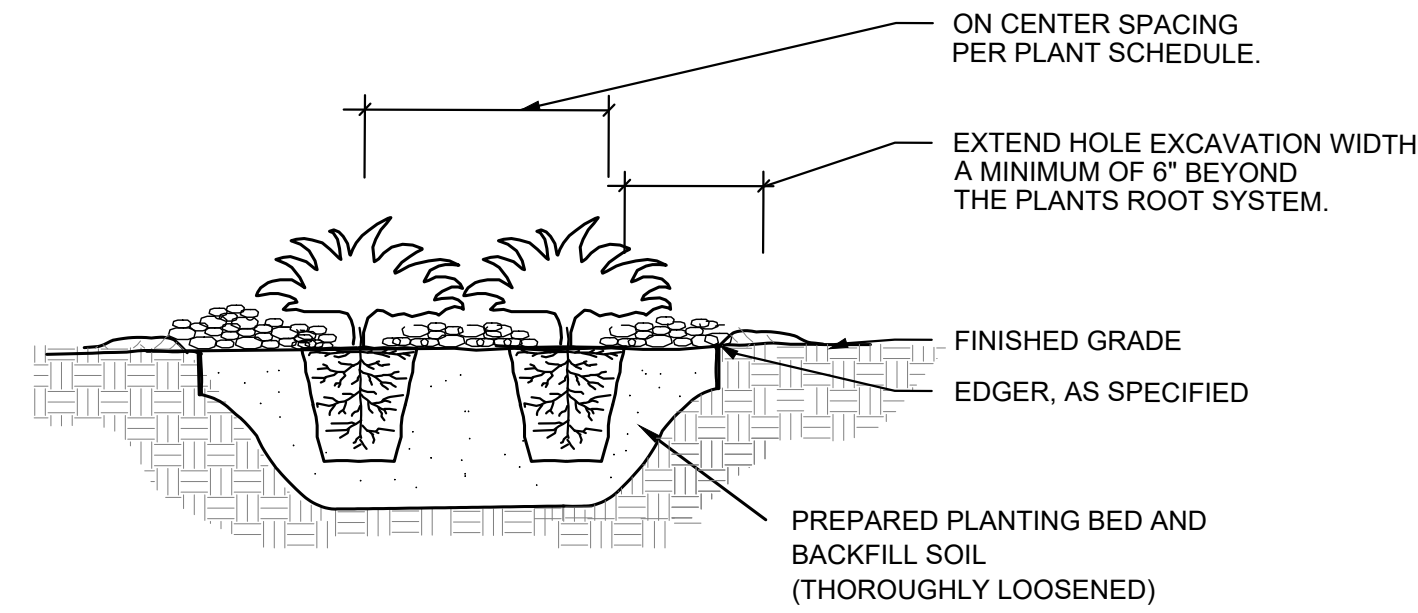
No.	REVISIONS	DATE	BY

NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



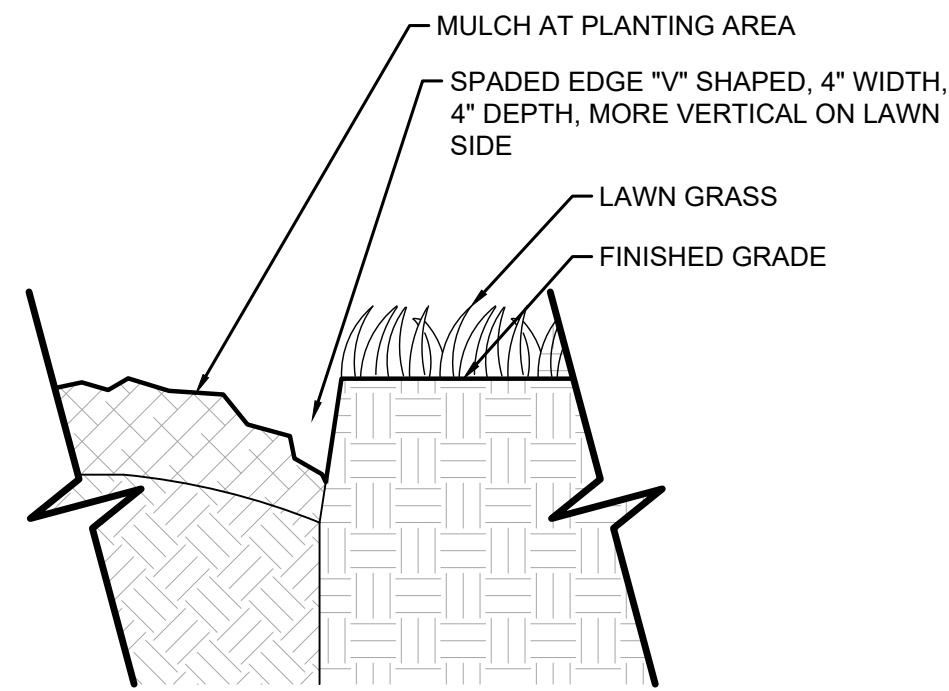
1 TREE PLANTING DETAIL
SCALE: N.T.S. L103



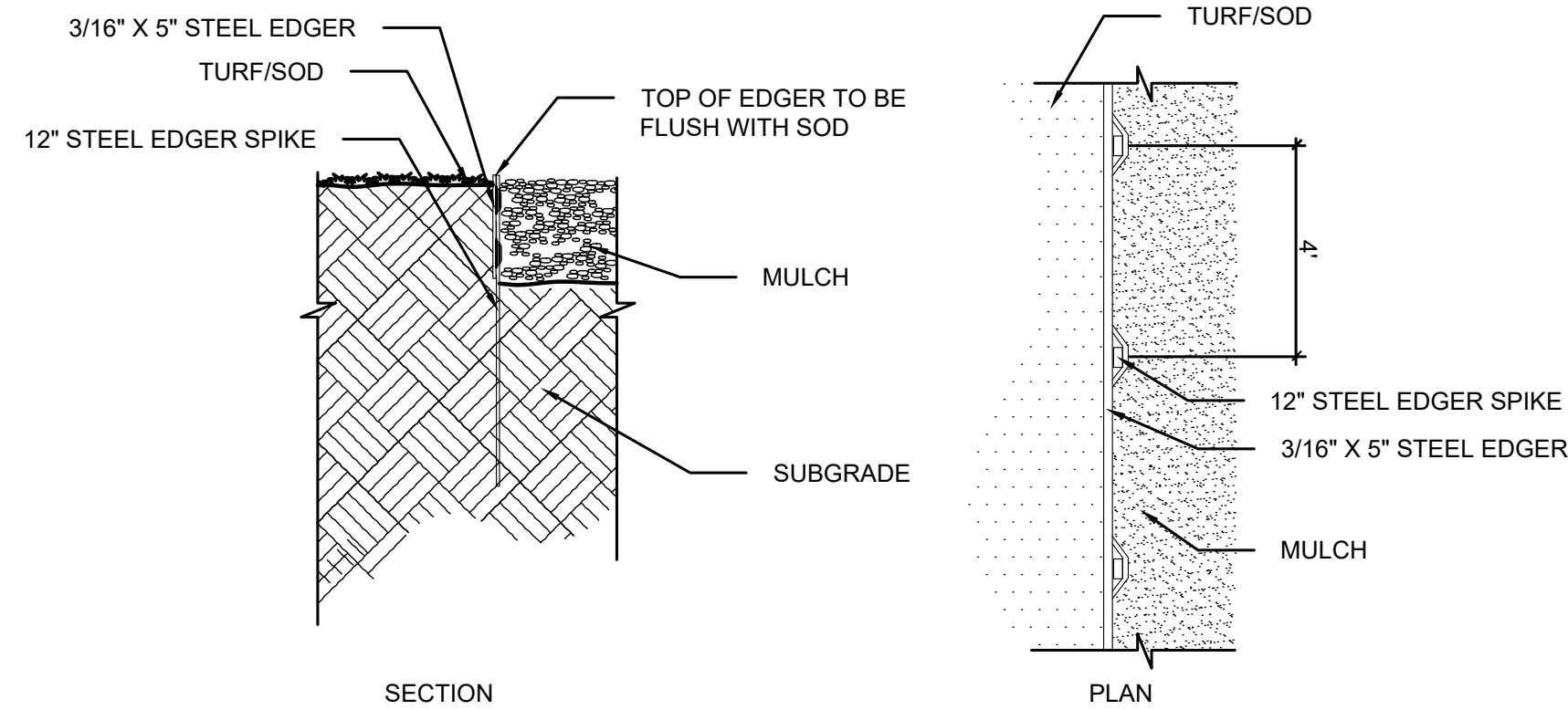
NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

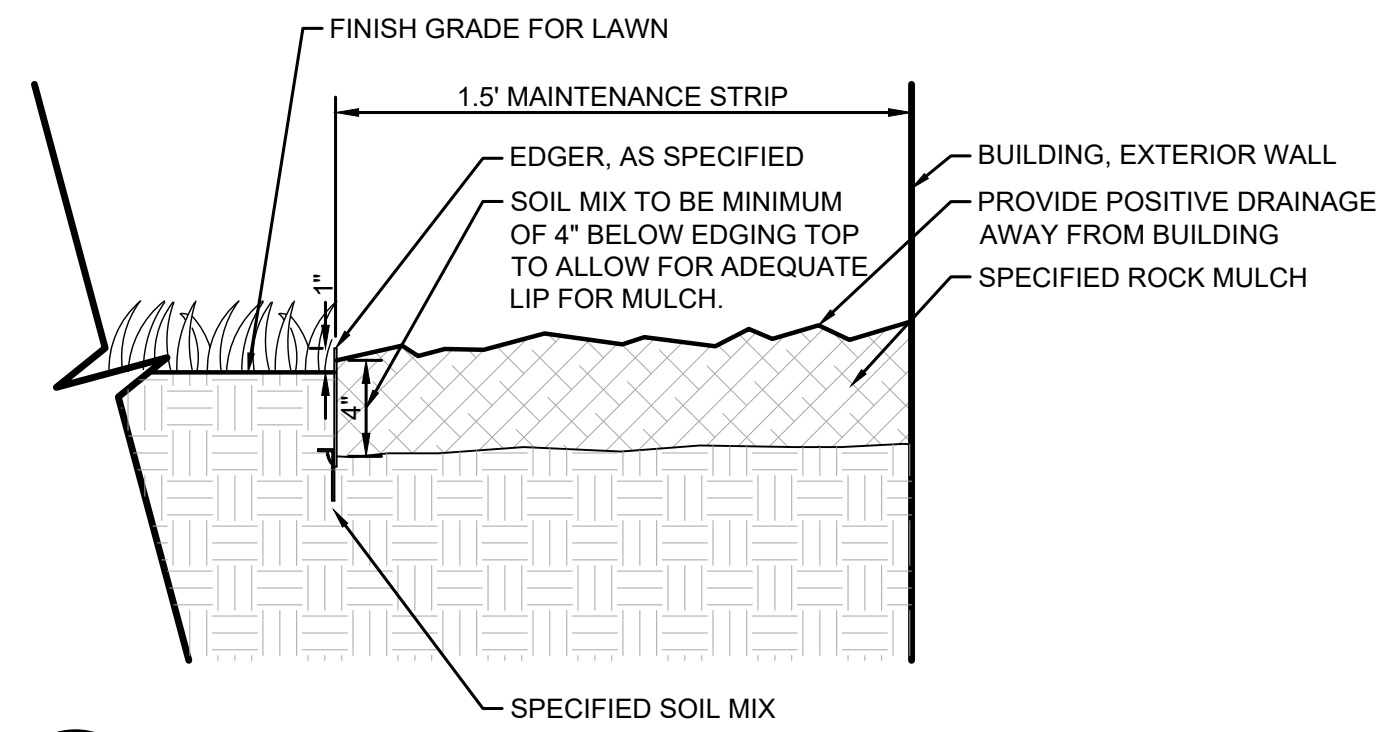
2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L103



3 SPADED EDGE DETAIL
SCALE: 1-1/2"=1' L103



4 STEEL EDGER DETAIL
SCALE: N.T.S. L103



5 MAINTENANCE STRIP DETAIL
SCALE: 1-1/2"=1' L103

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE DARK GREY TRAP ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRANT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

21. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

22. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED PER SUPPLIERS / MANUFACTURERS RECOMMENDATIONS AND PER WISDOT SPECIFICATIONS.

IRRIGATION

23. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

24. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
25. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

26. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
6. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD REACHES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

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West Allis, WI

AC





WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



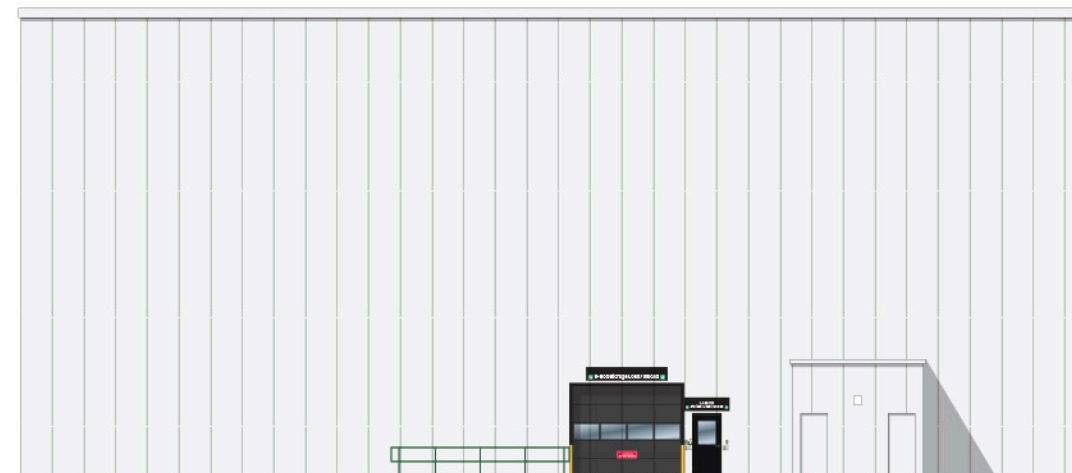


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION