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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2006-0220	Special Use Permit	In Committee
Special Use Permit for proposed outdoor sales and display for the existing Menards building located at 2535 S. 108 St. (Tax Key No. 484-9986-009)		
Introduced: 4/18/2006		Controlling Body: Safety & Development Committee Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
			Czaplewski				
			Dobrowski				
<i>5/5/09</i>	<i>✓</i>		Kopplin <i>Read</i>	<i>✓</i>			
			Lajsic	<i>✓</i>			
			Narlock	<i>✓</i>			
			Reinke				<i>✓</i>
			Sengstock				
		<i>✓</i>	Vitale	<i>✓</i>			
			Weigel				

TOTAL 4 0 _____

SIGNATURE OF COMMITTEE MEMBER

[Signature]
Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	<i>✓</i>			
			Czaplewski	<i>✓</i>			
			Dobrowski	<i>✓</i>			
<i>MAY 05 2009</i>	<i>✓</i>		Kopplin <i>Read</i>	<i>✓</i>			
			Lajsic	<i>✓</i>			
			Narlock	<i>✓</i>			
			Reinke				<i>✓</i>
			Sengstock	<i>✓</i>			
		<i>✓</i>	Vitale	<i>✓</i>			
			Weigel	<i>✓</i>			

TOTAL 9 - 1

Planning Application Form

City of West Allis n 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 n 414/302-8401 (Fax) n http://www.ci.west-allis.wi.us

Applicant or Agent for Applicant

Name Rob Geske
Company Menard, Inc.
Address 4777 Menard Drive
City Eau Claire State WI Zip 54703
Daytime Phone Number (715) 876-2120
E-mail Address rgeske@menard-inc.com
Fax Number (715) 876-5960
Project Name/New Company Name (If applicable) N/A

Check if the above is agent for applicant and complete
Agent is Representing Section in upper right of form.

Agent Address will be used for all official correspondence.

Property Information

Property Address 2535 S. 108th Street
Tax Key Number 484-9986-009
Current Zoning M1/C4
Property Owner Menard, Inc.
Property Owner's Address 4777 Menard Drive
Eau Claire, WI 54703
Existing Use of Property Home Improvement Center
Lot Size 368,669 s.f.
Structure Size 52,599 s.f. Addition 28,581 s.f.
Construction Cost Estimate: Hard Soft ~~Est~~ \$2,512,000
Landscaping Cost Estimate \$62,250.00
Total Project Cost Estimate: \$2,577,250.00
For Multi-tenant Buildings, Area Occupied N/A
Previous Occupant N/A

Agent is Representing ^(Owner/Leasee)

Name _____
Company _____
Address _____
City _____ State _____ Zip _____
Daytime Phone Number _____
E-mail Address _____
Fax Number _____

Application Type and Fee

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00(Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Sign: Permit Fee _____
- Conceptual Project Review _____
- Street or Alley Vacation: \$500.00
- Board of Appeals: \$100.00

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD) Please see attached
CSM 4840 & Legal Description

Attach detailed description of proposal. Please see Attached Narrative.

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan (existing)
- Utility System Plan (existing)
- Other _____

Applicant or Agent Signature [Signature] JP Date: 4-5-06

Subscribed and sworn to me this 5th day of April, 20 06

Notary Public: [Signature]
My Commission: is permanent.

Please make checks payable to:
City Of West Allis

Please do not write in this box

Application Accepted and Authorized by: _____
Date: _____
Meeting Date: _____
Total Fee: _____

NARRATIVE:

Menards West Allis Expansion West Allis, WI

Menard, Inc. (Menard) currently owns and operates a ±52,599 square foot Menards Home Improvement Retail store on an ±8.46 acre tract of land located at 2535 S. 108th Street. Guest satisfaction is our top priority at Menards, and we are constantly trying to improve our guests' experiences at each Menard Home Improvement Retail store. To remain competitive and offer more to our guests, Menard proposes to expand the main store area by ±28,581 square feet by extending the building area by approximately 50 feet off the front and approximately 85 feet off the rear as shown on the site plan and elevations. Menard, Inc. hereby respectfully requests review and approval for its 1) Level 3 Site, Landscaping, Architectural Plan Application; 2) Special Use Application; 3) and Signage Plan Application.

1) Level 3 Site, Landscaping, Architectural Plan

Front Expansion:

The front addition, with its added design elements, will be both functional and aesthetic. A new entry/exit way will be created, and Menard will take the opportunity to update the building façade and update the sign panels so that they are consistent with Menard's latest design. Specifically, Menard will update the main store entrance with the latest design entryway similar to new store construction (e.g., Menards – Johnson Creek). The entryway will consist of fieldstone and timber pillars supporting an emerald green peaked canopy that will have an updated internally lit "Menards" sign attached to it. The façade will be constructed of 12-inch precast concrete panels with 4-inch face brick on the bottom 12 feet to match the existing store's brown brick. The front canopy and mansard will be constructed of Menard's signature emerald green accent paneling. As requested by City staff, five (5) four-panel spandrel glass windows will be incorporated into the canopy and the slogan sign will be located on the front of the new façade to visually enhance the area north of the entryway and a new glass elevator has been added to visually enhance the area south of the entryway.

Rear Expansion:

The rear addition will provide additional interior space so that we may increase product lines and offer more choices for our guests. The rear expansion will be constructed of 12-inch raked precast concrete insulated wall panels with wide rake finish. The existing loading docks will be removed and replaced with a wider double dock, which will be located at the southwest corner of the building.

Parking Reconfiguration:

The expansion will necessitate the reconfiguration of the parking layout east of the store entrance. Currently, there are 228 60-degree parking stalls. The reconfiguration would result in 231 90-degree parking stalls as shown on the site plan. Menard, Inc. hereby requests any approval necessary to allow the proposed parking configuration.

2) Special Use Application

Special Use Permit to Allow Outdoor Storage and Display:

With this application, Menard, Inc. is requesting that it be allowed to continue using the area north of the gate canopy as an outdoor storage and display area as shown on the site plan. Because of the front expansion, Menard, Inc. will no longer be displaying items to the north or south of the entryway to the main building, and it feels that its request to continue displaying items north of the gate canopy is reasonable. Furthermore, Menard, Inc. also requests that it be allowed to continue to use the seasonal sales area in the parking lot as shown on the site plan.

3) Signage Plan Application

New Monument Sign:

In addition to the new “Menards” canopy sign and relocation of the slogan sign, and as part of this application, Menard, Inc. also requests approval of the new monument sign to replace the existing pylon sign. As requested by City staff, the monument sign is 12 feet high and incorporates similar timber and fieldstone pillars as are utilized on the entryway canopy. Moreover, the new monument sign will be 150 square feet in area and will have updated sign panels to match the canopy sign design.

CONCLUSION:

Menard, Inc. respectfully requests the following in order for the proposed West Allis Expansion to be completed:

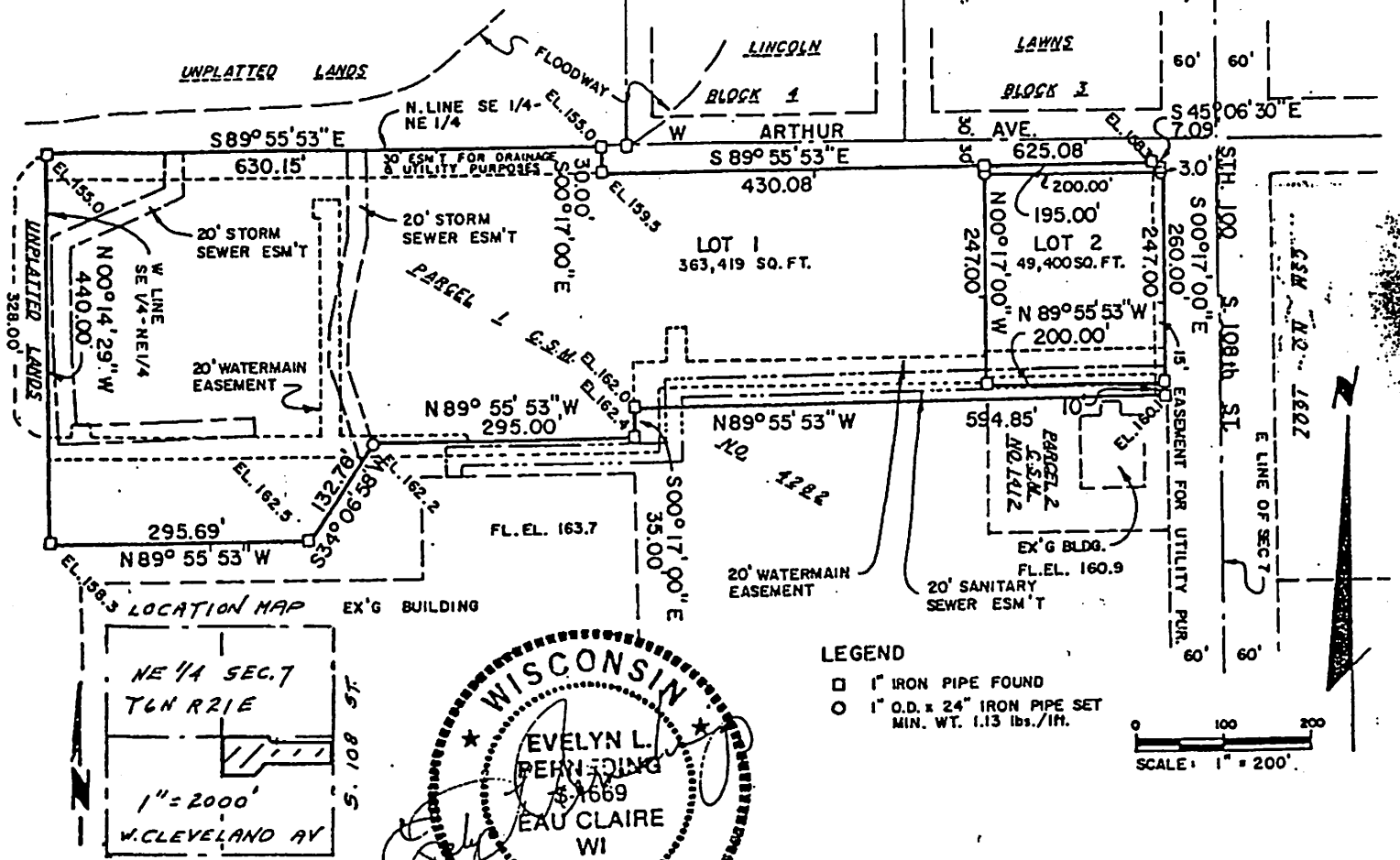
1. Level 3 Site, Landscaping, Architectural Plan approval.
2. Special Use approval.
3. Signage Plan approval.
4. Any other approvals necessary to allow for the proposed expansion.

West Hill's

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. 4840

Bearings referenced to the east line of Section 7, T6N, R21E, recorded as bearing N 00° 17' 00" W.

Part of the SE 1/4 - NE 1/4, Section 7, T6N, R21E, also being all of Lot 1 and Lot 2 C.S.M. No. 4770 in the City of West Allis, Milwaukee Count



SURVEYOR'S CERTIFICATE

I, Evelyn L. Ferneding, Registered Land Surveyor, hereby certify: That I have surveyed, divided and mapped part of the SE 1/4 of the NE 1/4, Section 7, T6N, R21E, also being part of Lot 1 and Lot 2 of Certified Survey Map No. 4770 on file and of record in the office of the Register of Deeds for Milwaukee County, said parcel located in the City of West Allis, Milwaukee County, Wisconsin, described as follows:

- Beginning at the northwest corner of said Lot 1 of said Certified Survey Map;
- thence S 89° 55' 53" E on the north line of said Lot 1, being the north line of the SE 1/4 - NE 1/4 of said Section 7, a distance of 630.15 feet;
- thence S 00° 17' 00" E, 30.00 feet;
- thence S 89° 55' 53" E, 625.08 feet;
- thence S 45° 06' 30" E, 7.09 feet;
- thence S 00° 17' 00" E, 260.00 feet;
- thence N 89° 55' 53" W, 594.85 feet;
- thence S 00° 17' 00" E, 35.00 feet;
- thence N 89° 55' 53" W, 295.00 feet;
- thence S 34° 06' 58" W, 132.76 feet;
- thence N 89° 55' 53" W, 295.69 feet to the West line, Lot 1 said Certified Survey Map, being the west line of the SE 1/4 - NE 1/4 of said Section 7;
- thence N 00° 14' 29" W on said west line, 440.00 feet to the point of beginning.

August 21, 1986

LEGAL DESCRIPTION

Lot 1 of Milwaukee County Certified Survey Map No. 4840 together with:

The North 30 feet of the following described land:

A portion of W. Arthur Ave., all located in the Northeast $\frac{1}{4}$ of Section 7, Town 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, described as follows:

Beginning at the Southwest corner of Lot 16, Block 4, of said Lincoln Lawns Subdivision; thence South $89^{\circ}55'$ East along the South line of said Lot 16, 115.00 feet; thence South $0^{\circ}16'$ East 60.00 feet; thence North $89^{\circ}55'00''$ West 175.00 feet; thence North $0^{\circ}16'$ West 60.00 feet; thence South $89^{\circ}55'$ East 60.00' to the point of beginning.