





Dev  
Planning  
BINS  
Pat W  
Assessor

## STANDING COMMITTEES OF THE CITY OF WEST ALLIS COMMON COUNCIL

### ADMINISTRATION & FINANCE

Chair: Kurt E. Kopplin  
Vice-Chair: Vincent Vitale  
Thomas G. Lajsic  
Richard F. Narlock  
Rosalie L. Reinke

### PUBLIC WORKS

Chair: Gary T. Barczak  
Vice-Chair: Martin J. Weigel  
Michael J. Czaplewski  
Daniel J. Roadt  
James W. Sengstock

### SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic  
Vice-Chair: Richard F. Narlock  
Kurt E. Kopplin  
Rosalie L. Reinke  
Vincent Vitale

### LICENSE & HEALTH

Chair: Michael J. Czaplewski  
Vice-Chair: James W. Sengstock  
Gary T. Barczak  
Daniel J. Roadt  
Martin J. Weigel

### ADVISORY

Chair: Rosalie L. Reinke  
Vice-Chair: Daniel J. Roadt  
Kurt E. Kopplin  
Richard F. Narlock  
Vincent Vitale



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2009-0180**

**Final Action:**

**Sponsor(s):** Safety & Development Committee

AUG 04 2009

Resolution approving a Planned Development Agreement amendment pursuant to Sec. 12.61 of the Revised Municipal Code by and between the City of West Allis and the owner of the Berkshire for proposed conversion of a portion of first floor retail space to residential units within the Berkshire building located at 1414 S. 65 St. and 6419-25 W. Greenfield Ave. (Tax Key No. 454-0635-001)

WHEREAS, GCG Acquisitions, LLP. has submitted an application for a Planned Development Agreement Amendment pursuant to Section 12.61 of the West Allis Revised Municipal Code for a proposed conversion of a portion of first-floor retail space to residential units within the Berkshire Building; and,

WHEREAS, on December 17, 2002 the Common Council adopted a Planned Development Agreement between CGC Acquisitions, LLP and the City of West Allis; and,

WHEREAS, CGC Acquisitions, LLP proposed to amend the existing agreement so that it can convert approximately 5,337 sq. ft. of the existing 9,461 sq. ft. of commercial space to market rate residential units; and,

WHEREAS, the Application was forwarded to the Plan Commission for review on July 22, 2009 and the Plan Commission recommended approval; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on August 4, 2009 on the Application; and,

WHEREAS, the Common Council, after due consideration, finds that the proposed amendment to the development as set forth in the Application, with certain conditions, meets the standards set forth in Section 12.61(14) of the West Allis Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Application, a copy of which is attached hereto and made a part hereof. be and is hereby approved subject to additional conditions set forth in the Planned Un Agreement hereinafter identified.

BE IT FURTHER RESOLVED that the Amendment to the Agreement Development-Commercial by and between GCG Acquisitions, LLP. a copy of which is attached and made a part hereof, be and is hereby approved. City Clerk/Treasurer are hereby authorized and directed to execute an

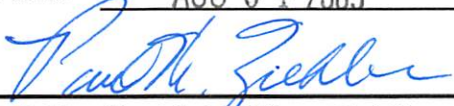
Sent to  
Dev for  
Signatures  
on agreement 1




the Agreement on behalf of the City, together with all such other and further instruments and documents, as may be required by said Agreement, for its full and complete implementation approved hereby.

cc: Dept. of Development  
Planning Division

ZON-R-727-8-4-09

**ADOPTED**           AUG 04 2009            
  
\_\_\_\_\_  
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

**APPROVED**           8/14/09            
  
\_\_\_\_\_  
Dan Devine, Mayor



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2009-0180**

**Final Action:**

**Sponsor(s):** Safety & Development Committee

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WHEREAS, GCG Acquisitions, LLP. has submitted an application for a Planned Development Agreement Amendment pursuant to Section 12.61 of the West Allis Revised Municipal Code for a proposed conversion of a portion of first-floor retail space to residential units within the Berkshire Building; and,

WHEREAS, on December 17, <sup>2008</sup>~~2009~~ the Common Council adopted a Planned Development Agreement between CGC Acquisitions, LLP and the City of West Allis; and,

WHEREAS, CGC Acquisitions, LLP proposed to amend the existing agreement so that it can convert approximately 5,337 sq. ft. of the existing 9,461 sq. ft. of commercial space to market rate residential units; and,

WHEREAS, the Application was forwarded to the Plan Commission for review on July 22, 2009 and the Plan Commission recommended approval; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on August 4, 2009 on the Application; and,

WHEREAS, the Common Council, after due consideration, finds that the proposed amendment to the development as set forth in the Application, with certain conditions, meets the standards set forth in Section 12.61(14) of the West Allis Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Application, a copy of which is attached hereto and made a part hereof, be and is hereby approved subject to additional conditions set forth in the Planned Unit Development-Commercial Agreement hereinafter identified.

BE IT FURTHER RESOLVED that the Amendment to the Agreement for Planned Unit Development-Commercial by and between GCG Acquisitions, LLP. and the City of West Allis, a copy of which is attached and made a part hereof, be and is hereby approved and that the Mayor and City Clerk/Treasurer are hereby authorized and directed to execute and deliver said Amendment to

the Agreement on behalf of the City, together with all such other and further instruments and documents, as may be required by said Agreement, for its full and complete implementation approved hereby.

cc: Dept. of Development  
Planning Division

ZON-R-727-8-4-09

**ADOPTED** \_\_\_\_\_

**APPROVED** \_\_\_\_\_

\_\_\_\_\_  
Paul M. Ziebler, City Admin. Officer, Clerk/Treas.

\_\_\_\_\_  
Dan Devine, Mayor

**PLANNED DEVELOPMENT DISTRICT AGREEMENT**

This Agreement made and entered into by and between the **CITY OF WEST ALLIS**, a Municipal Corporation with principal offices at 7525 West Greenfield Avenue, West Allis, Wisconsin 53214 (the “City”) and **GCG ACQUISITIONS, LLP** (the “Developer”)

**WITNESSETH:**

**WHEREAS**, the Developer desires to convert 5337 sq. ft. of it’s existing 9,461 sq. ft. to residential units for certain lands in the City of West Allis, Milwaukee County, Wisconsin, depicted and legally described in Exhibit “A”, attached hereto and made a part hereof (the “Site”); and,

**WHEREAS**, the Developer owns the Site; and,

**WHEREAS**, the Developer has made application to the Common Council of the City (the “Common Council”) to amend a Planned Development District-Commercial pursuant to Section 12.61 of the Revised Municipal Code of the City (the “Application”) to permit the development of a mixed-use project on the Site (the “Project”); and,

**WHEREAS**, the Application was referred to the Planning Commission for review and recommendation and its recommendation has been received; and,

**WHEREAS**, a public hearing on the Application was duly noticed and held by the Common Council on August 4, 2009; and,

**WHEREAS**, the Common Council is authorized to establish planned development districts for commercial uses pursuant to Section 62.23(7)(b) of the Wisconsin Statutes and Section 12.61 of the Revised Municipal Code of the City; and,

**WHEREAS**, the Common Council has approved the Application, subject to the terms and conditions set forth herein.

**NOW, THEREFORE, IN CONSIDERATION** of the mutual covenants hereinafter set forth, the parties agree:

1. **Binding Effect.** It is intended and determined that the provisions of this Agreement shall constitute covenants, which shall run with the land for the benefit thereof, and the provisions hereof shall bind and inure to the benefit of the parties and their respective successors in interest from the effective date of this Agreement.

2. **Site Development.** Subject to the terms and conditions of this Agreement, the Site shall be developed in accordance with the site and architectural plans approved by the Plan

Commission pursuant to Section 12.13 of the Revised Municipal Code, copies of which are attached hereto and made a part hereof as Exhibit "B" (the "Development Plan").

3. **District Regulations.** The permitted uses of the Site, the density and intensity of said uses, the maximum height, bulk and size of proposed buildings and structures and their location on the Site shall be as set forth in the Exhibit "B" (the "Development Plan").

4. **Use, Occupancy and Operation.** Permitted uses shall be used, occupied, operated and maintained in accordance with all applicable federal, state and local laws, statutes, ordinances and regulations, the Application and this Agreement.

5. **Licenses, Permits and Approvals.** In addition to the approval of its Application, the Developer will secure all permits, licenses and approvals from the City, State and other governmental authorities which are required for the construction, use, occupancy and operation of the Project, including any license necessary for the sale of packaged fermented malt beverages and intoxicating liquor. The Developer agrees that it has sole responsibility for making application for the permits, licenses and other approvals for the Project and will prepare all plans and/or specifications and pay all fees required in connection therewith. The City, its officers or agents, as the case may be, may, in the exercise of their reasonable discretion, decide in good faith not to issue any required permit, license or approval to permit the construction, use, occupancy and operation of the Site as contemplated by this Agreement because of the Developer's failure to comply with applicable laws, ordinances or regulations, or for any other valid reason under law.

6. **Development Schedule.** Construction of the Project shall commence no later than one (1) year from the date of approval of the Development Plan by the Plan Commission as provided in Section 12.13(7)(c) of the Revised Municipal Code. This Agreement shall lapse and be of no effect upon failure to commence construction as herein provided.

7. **Not a Joint Venture.** The Developer and the City hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the City and Developer joint venturers or partners.

8. **Cooperation.** Each party shall execute and deliver to the other all such other and further instruments and documents as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder, except as set forth in Paragraph 5.

9. **Amendments.** The parties agree that no changes in the approved Application and related conditions shall be made unless authorized by the Common Council in accordance with the procedures set forth in Section 12.61(14) of the Revised Municipal Code of the City. No amendments will be made in the approved Development Plan or related conditions unless such amendments are shown to be required by changes that have occurred in conditions since the Development Plan and related conditions were approved, or by a change in the development policies of the City.



10. **Subsequent Actions.** This Agreement shall not prevent the Common Council in subsequent actions applicable to the Site from applying new rules, regulations and policies which do not conflict with those rules, regulations and policies applicable to the Site as set forth herein; and which do not materially alter any obligations of Developer. Nor shall this Agreement prevent the City from denying or conditionally approving any subsequent development applications for the Site on the basis of such existing or new rules, regulations and policies. Nothing in this Agreement shall, in any manner, limit the ability of the Common Council to exercise its legal authority to legislate.

11. **Conveyance.** Until the City certifies that all building construction and other physical improvements specified in the Development Plan have been completed, the Developer shall have no power to convey or otherwise transfer the Site, or any part thereof, without the consent of the City (which consent shall not unreasonably be withheld or delayed) and no such consent shall be given unless the grantee of the Developer is obligated, by written instrument, to the City to carry out the Development Plan in accordance with the Development Schedule and also that the grantee and the successors and assigns of the grantee, shall have no right or power to convey or otherwise transfer the Site, or any part thereof, or erect or use any building or structure erected thereon free from obligation and requirement to conform to the approved Development Plan and any amendments thereof, as stated in the Development Agreement language.

12. **Assignment.** Neither party shall assign or transfer any of its interests, rights or obligations under this Agreement without the prior written consent of the other, which consent shall not unreasonably be withheld or delayed.

13. **Remedies.** Either party may, in addition to any other rights or remedies, institute legal action to cure, correct or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation or enforcement by a specific performance the obligations and rights of the parties hereto. No consequential, indirect, incidental or exemplary damages of any kind shall be recoverable in any action by either party, whether based on contract, negligence, strict liability or otherwise.

14. **No Waiver.** Failure by either party to insist upon the strict performance of any covenant, agreement, term or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall not constitute a waiver of any such breach or of such covenant, agreement, term or condition. No covenant, agreement, term or condition in this Agreement and breach thereof may be waived, altered or modified except by written instrument executed by the party to be bound. The waiver of any breach by either party shall not affect or otherwise alter this Agreement, but each and every covenant, agreement, term or condition of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

15. **Severability.** If any provision of this Agreement, the Development Plan and/or related conditions are held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions thereof shall continue in full force and effect.

16. **Governing Law.** This Agreement shall be construed under and enforced in accordance with Wisconsin Law.

17. **No Personal Liability.** Under no circumstances shall any alderperson, officer, official or employee of the City have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.

18. **Third Parties.** This Agreement is made solely for the benefit of the parties, their respective successors and assigns in interest, and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof.

19. **Memorandum.** The parties agree that at the request of the City they will execute a Memorandum of this Agreement to be recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin.

20. **Time is of the Essence.** Time is of the essence with regard to all dates and time periods set forth herein and the attached exhibits.

21. **Entire Agreement.** This Agreement, including the exhibits and attachments annexed hereto, constitute the entire Agreement and supersedes all other prior agreements and understandings, both written and oral, by the parties or any of them, with respect to the subject matter hereof.

22. **Common Council Approval.** This Agreement shall be effective only after approval by the Common Council, and the execution and delivery thereof by the parties.

(SIGNATURES ON NEXT PAGE)







GENERAL CAPITAL  
GROUP

EXHIBIT B

# Planning Application Form

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

### Applicant or Agent for Applicant

Name Sty Strantmanis  
 Company General Capital Group  
 Address 6938 N. Santa Monica Blvd.  
 City Fox Point State WI Zip 53217  
 Daytime Phone Number 414-228-3502  
 E-mail Address sty@generalcapitalgroup.com  
 Fax Number 414-228-3800  
 Project Name/New Company Name (If applicable) —

### Agent is Representing (Owner Leasee)

Name 80 West Allis, LLC The Berkshire  
 Company Same as agent  
 Address 1414 S. Green Street  
 City — State — Zip —  
 Daytime Phone Number Same as agent  
 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
- Extension of Time: \$250.00
- 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
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

\$1,000 SP.

Agent Address will be used for all official correspondence.

### Property Information

Property Address 6419-25 N. Greenfield Ave.  
 Tax Key Number 454-0635-001  
 Current Zoning PDD  
 Property Owner 80 West Allis, LLC  
 Property Owner's Address Same as applicant  
 Existing Use of Property Mixed use - commercial and residential  
 Structure Size 99,589 SF Addition —  
 Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total +/- 175,000  
 Landscaping Cost Estimate 7,000  
 Total Project Cost Estimate: +/- 182,000  
 Previous Occupant Vacant

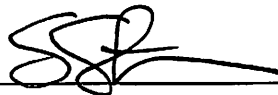
## Attach detailed description of proposal.

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the last Friday of the month, prior to the month of the Plan Commission meeting.

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   
  Utility System Plan   
  Other \_\_\_\_\_

Applicant or Agent Signature \_\_\_\_\_



Date: July 30, 2009

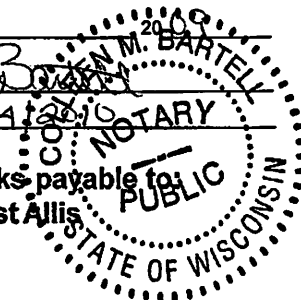
Subscribed and sworn to me this

30<sup>th</sup> day of July

Notary Public: \_\_\_\_\_

My Commission: Expires 1/24/2010

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: \_\_\_\_\_



002-10718 BITE  
MAY 11 1964  
FBI  
COMMUNICATIONS SECTION  
FEDERAL BUREAU OF INVESTIGATION  
U. S. DEPARTMENT OF JUSTICE  
WASHINGTON, D. C. 20535



July 2, 2009

Mr. Steve Schaer  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214

**RE: Berkshire – West Allis  
PDD Minor Modification  
Residential Build Out**

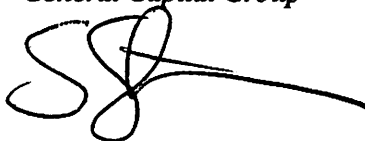
Dear Steve:

Pursuant to our PDD approval of December 17, 2002, we are hereby submitting a minor amendment to the approved plans to permit residential use in the remaining commercial frontage along West Greenfield Avenue.

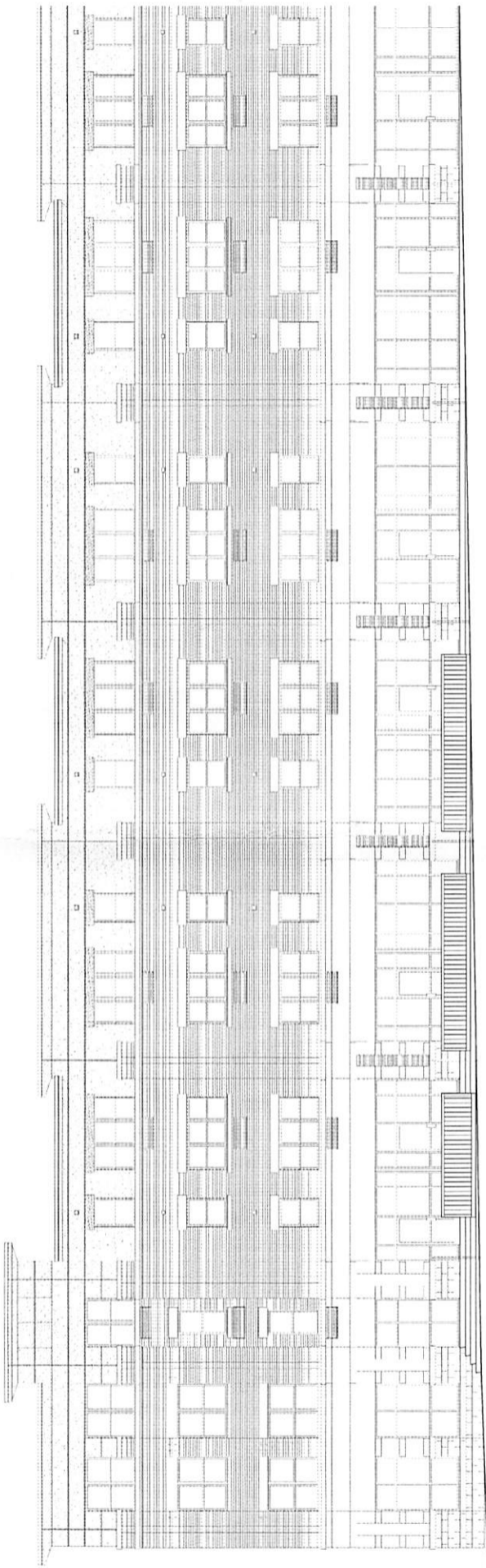
Our plans are purposefully simple and flexible. Our intention is to build out six residential “live/work” units in the vacant commercial space. We intend to minimally modify the exterior of the building. We are adding planters to screen and differentiate this end of the building from the commercial west end. Otherwise, our intention is to have the units blend in with the overall design and feel of the building.

Please don't hesitate to contact me directly at 414-228-3502 with any questions, comments or concerns.

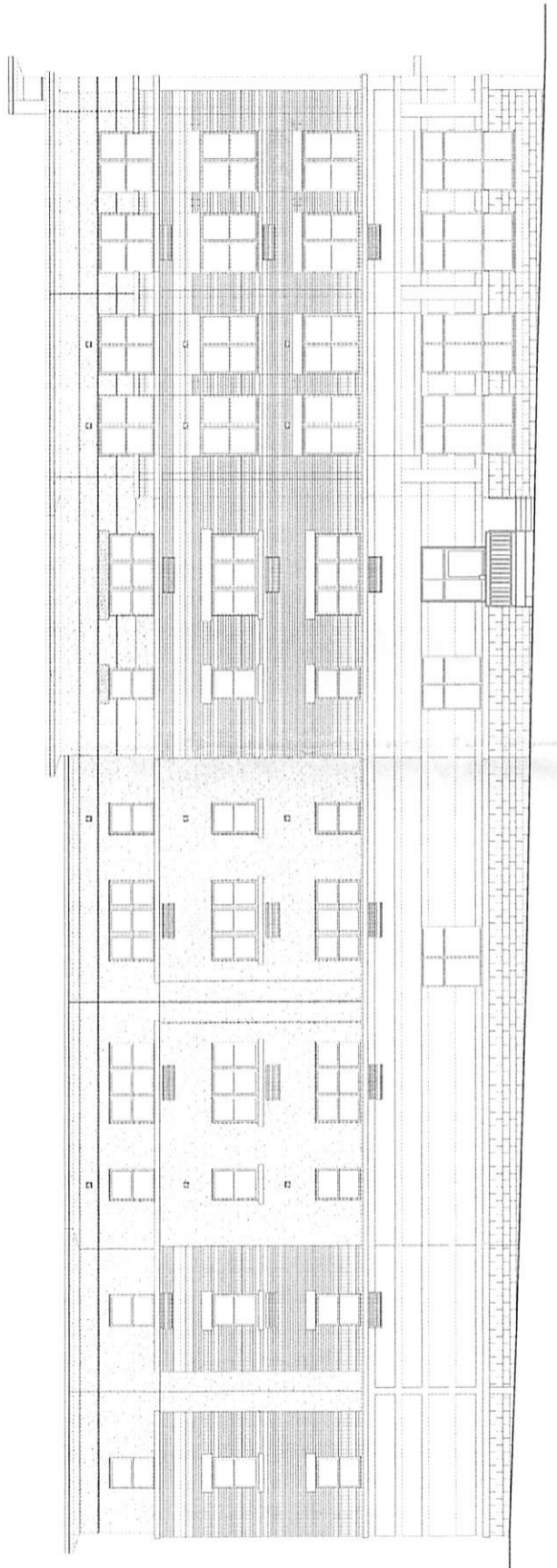
Sincerely,  
*General Capital Group*



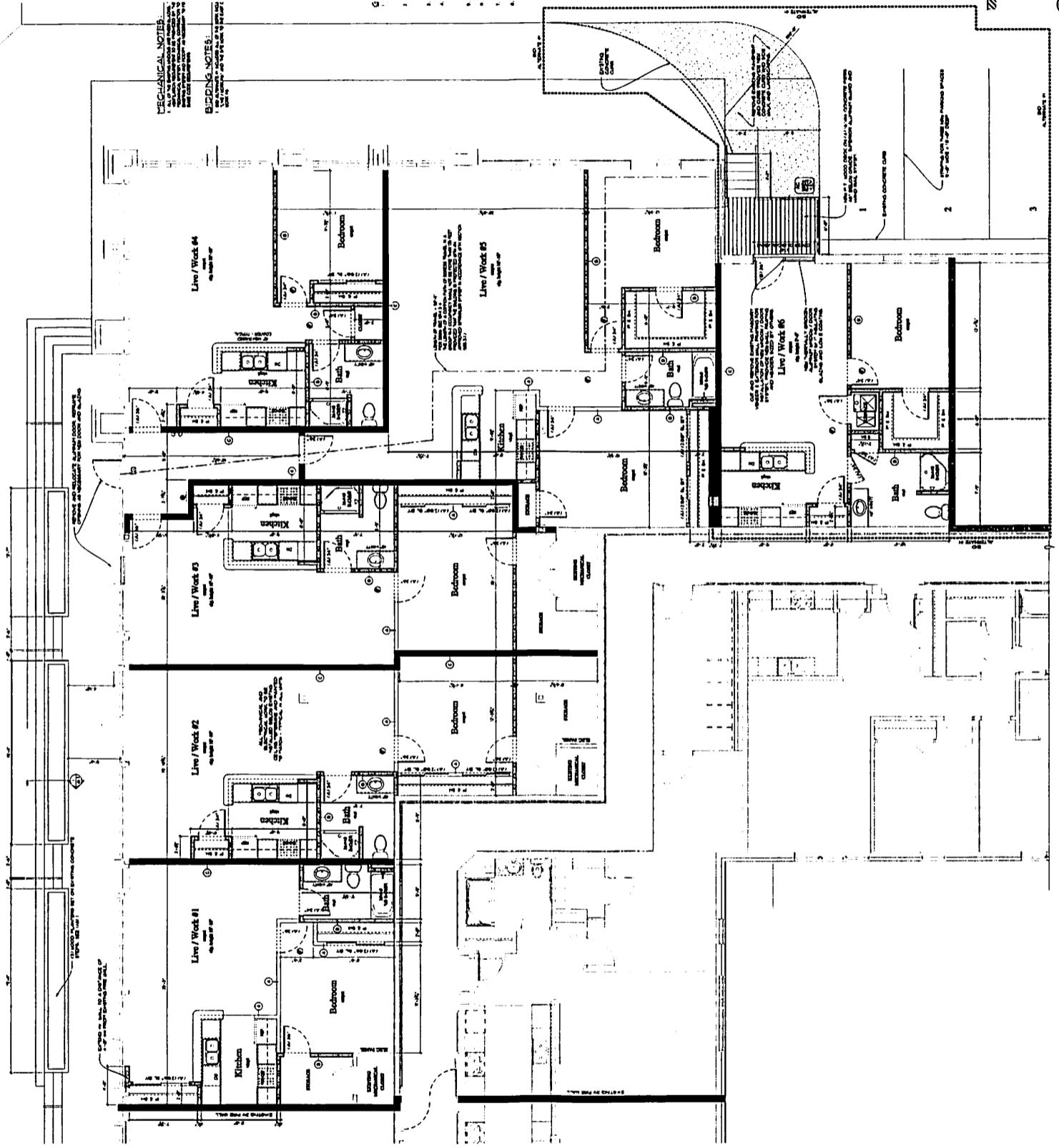
Sig Strautmanis



NORTH ELEVATION  
100'-0" = 1" = 120'







**MECHANICAL NOTES:**  
 1. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL ELECTRICAL PLUMBING (I.M.E.P.) CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) CODE.  
 2. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL ELECTRICAL PLUMBING (I.M.E.P.) CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) CODE.

**BIDDING NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

C

PROPOSED FIRST FLOOR ALTERATION



DATE: 11/17/17

W. GREENFIELD AVENUE



BERKSHIRE WEST ALLIS LIVE / WORK UNITS  
W. Greenfield Ave  
at S. 65th St.



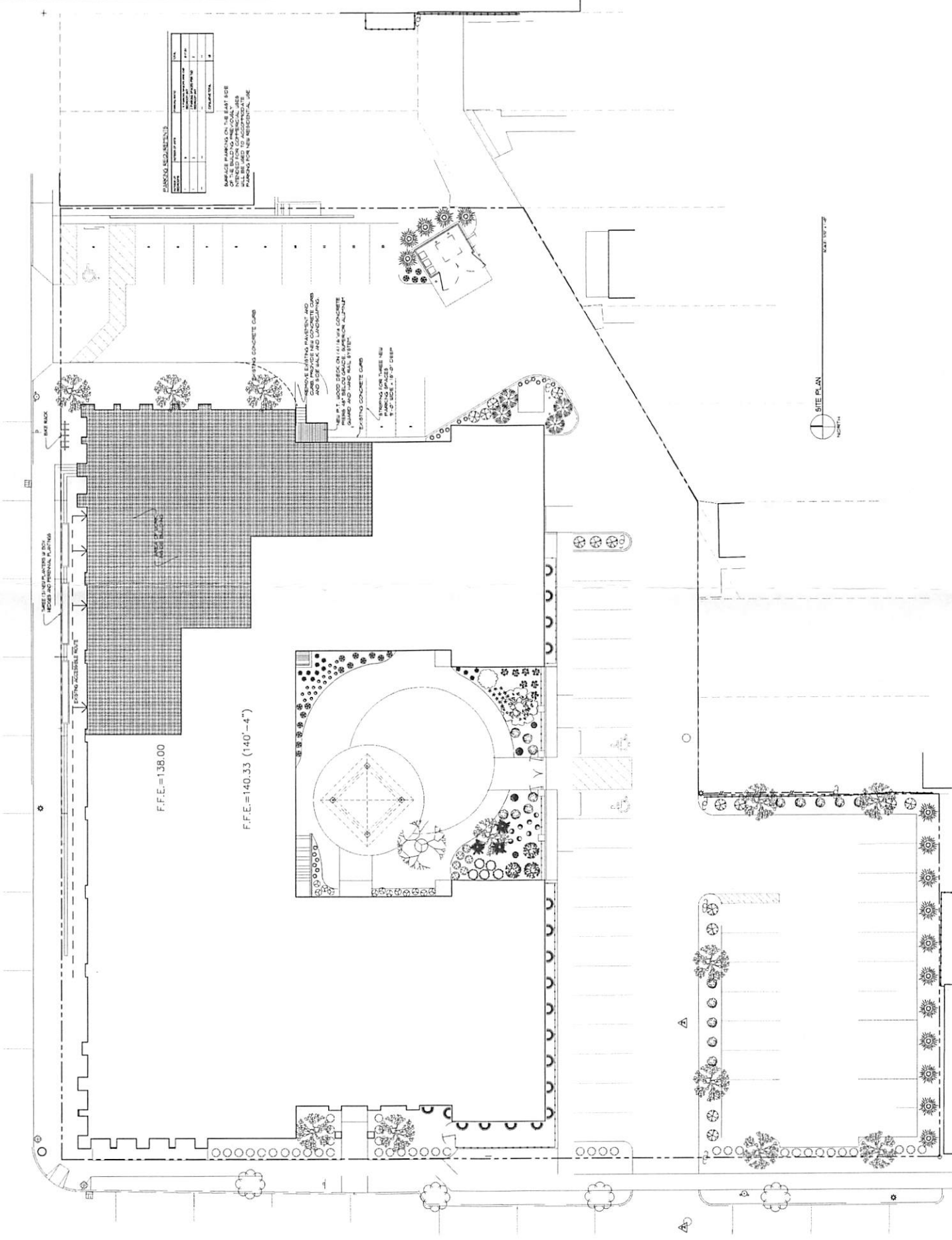
PROJECT NO. 21127.08

DATE 07/20/08

SHEET NAME SITE PLAN

SHEET NO.

A0.1



REQUIREMENT	PROVIDED	DEFICIENCY	REMARKS
1. MINIMUM PARKING SPACES	110	110	
2. MINIMUM VISITOR PARKING SPACES	10	10	
3. MINIMUM BICYCLE PARKING SPACES	10	10	
4. MINIMUM ACCESSIBLE PARKING SPACES	10	10	
5. MINIMUM ACCESSIBLE VISITOR PARKING SPACES	10	10	
6. MINIMUM ACCESSIBLE BICYCLE PARKING SPACES	10	10	
7. MINIMUM ACCESSIBLE VISITOR BICYCLE PARKING SPACES	10	10	

REMOVE EXISTING PAVEMENT AND REPAIR WITH CONCRETE. REPAIR SHALL BE DONE ON 4" MIN. CONCRETE SLAB AND SHALL BE SET BY 1" TYPING FOR THREE (3) WEEKS. REPAIR SHALL BE 18" WIDE x 18" DEEP.

F.F.E. = 138.00

F.F.E. = 140.33 (140'-4")



GENERAL CAPITAL  
GROUP

EXHIBIT B

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414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

### Applicant or Agent for Applicant

Name Sty Strautmanis  
 Company General Capital Group  
 Address 6938 N. Santa Monica Blvd.  
 City Fox Point State WI Zip 53217  
 Daytime Phone Number 414-228-3502  
 E-mail Address sty@generalcapitalgroup.com  
 Fax Number 414-228-3800  
 Project Name/New Company Name (If applicable)                     

### Agent is Representing (Owner/Leasee)

Name 80 West Allis, LLC The Barkshire  
 Company same as agent  
 Address 1414 S. 65th Street  
 City                      State                      Zip                       
 Daytime Phone Number same as agent  
 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: \_\_\_\_\_
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- Signage Plan Appeal: \$100.00

\$1,600 SP.

Agent Address will be used for all official correspondence.

### Property Information

Property Address 6419-25 N. Greenfield Ave.  
 Tax Key Number 454-0635-001  
 Current Zoning PDD  
 Property Owner 80 West Allis, LLC  
 Property Owner's Address same as applicant  
 Existing Use of Property Mixed use - commercial and residential  
 Structure Size 99,589 SF Addition                       
 Construction Cost Estimate: Hard                      Soft                      Total +/ 175,000  
 Landscaping Cost Estimate 7,000  
 Total Project Cost Estimate: +/ 182,000  
 Previous Occupant vacant

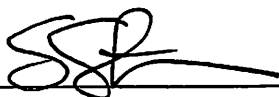
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Attached Plans include: (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other \_\_\_\_\_

Applicant or Agent Signature \_\_\_\_\_



Date: July 30, 2009

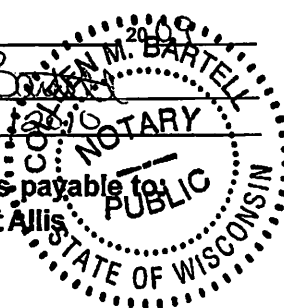
Subscribed and sworn to me this

30<sup>th</sup> day of July

Notary Public: \_\_\_\_\_

My Commission: Expires 1/24/2010

Please make checks payable to:  
City of West Allis



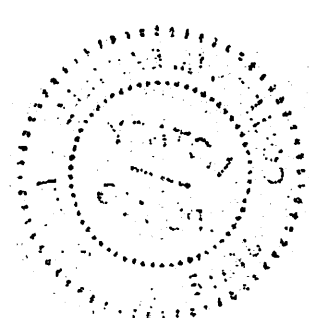
Please do not write in this box

Application Accepted and Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_



NEW YORK CITY  
POST OFFICE  
100 BROADWAY  
NEW YORK 10004  
RECEIVED  
MAY 19 1942



July 2, 2009

Mr. Steve Schaer  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214

**RE: Berkshire – West Allis  
PDD Minor Modification  
Residential Build Out**

Dear Steve:

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Our plans are purposefully simple and flexible. Our intention is to build out six residential “live/work” units in the vacant commercial space. We intend to minimally modify the exterior of the building. We are adding planters to screen and differentiate this end of the building from the commercial west end. Otherwise, our intention is to have the units blend in with the overall design and feel of the building.

Please don't hesitate to contact me directly at 414-228-3502 with any questions, comments or concerns.

Sincerely,  
*General Capital Group*



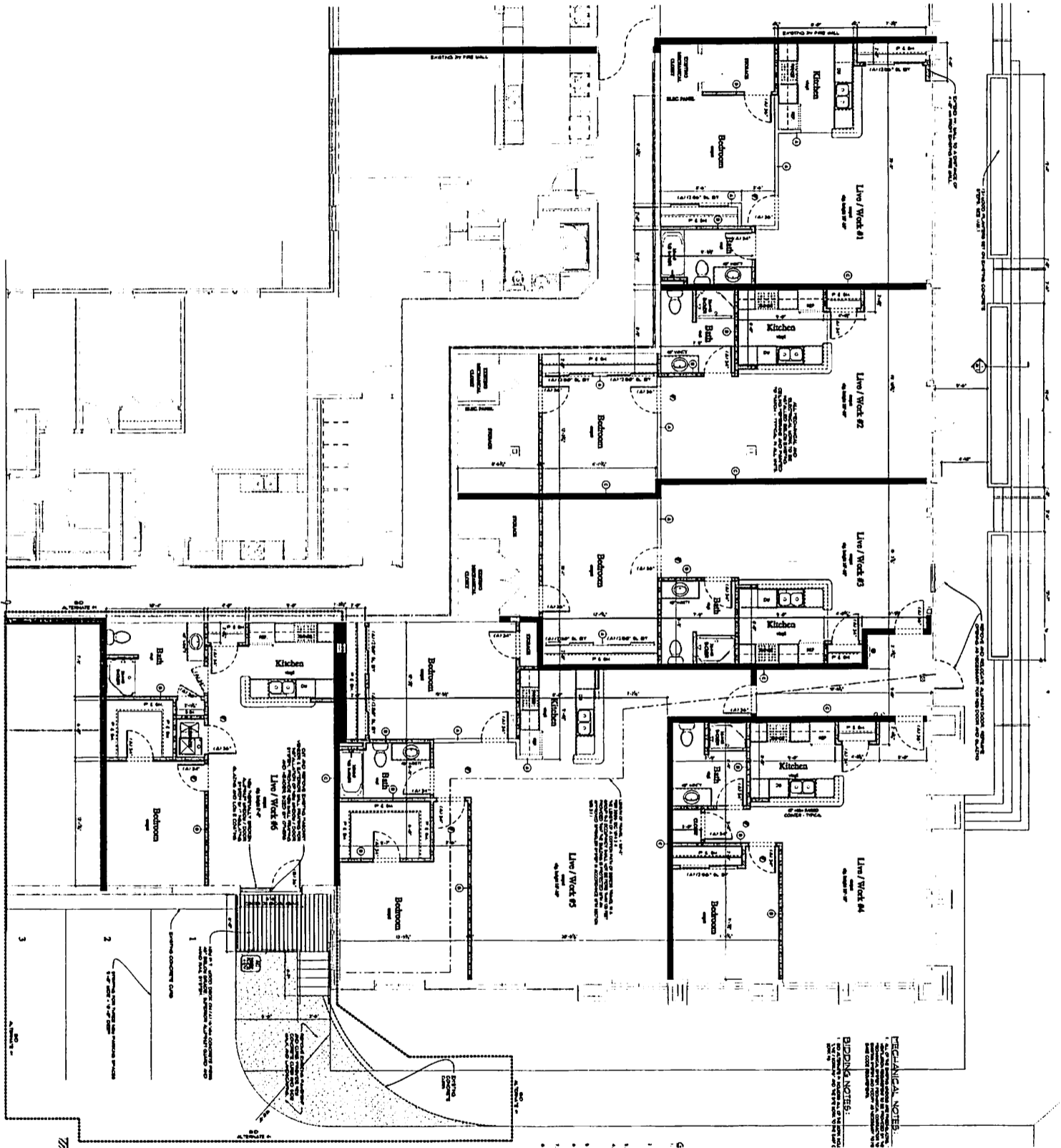
Sig Strautmanis



0 1 2 3 4 5 6 7 8 9 10  
NORTH ELEVATION

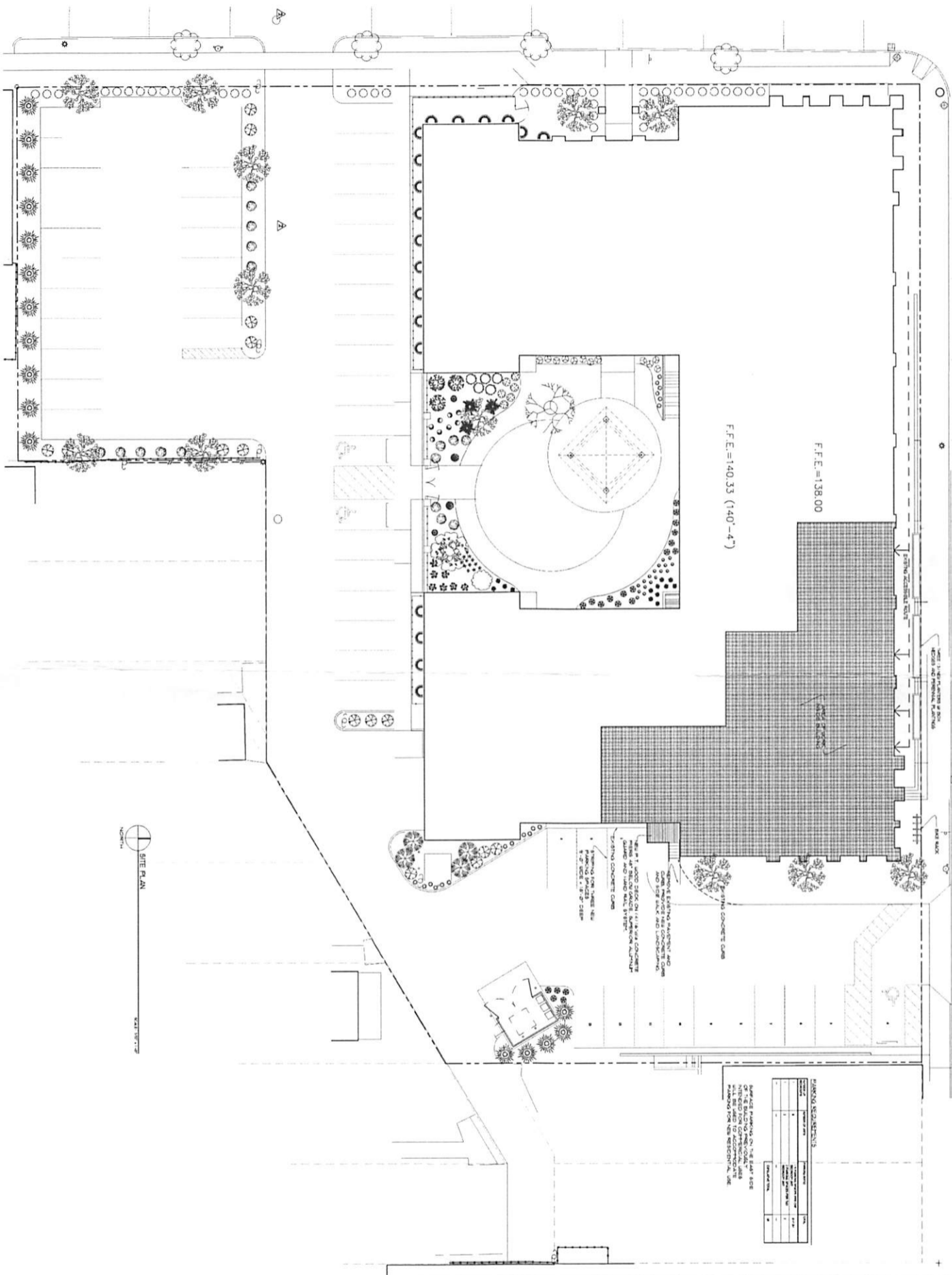


PROPOSED FIRST FLOOR ALTERATION



**MECHANICAL NOTES:**  
 1. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL CODES AND ALL APPLICABLE REGULATIONS.  
 2. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL CODES AND ALL APPLICABLE REGULATIONS.  
**BIDDING NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

C



F.F.E.=138.00  
 F.F.E.=140.33 (140'-4")

REMOVE EXISTING MAINTENANCE AND CONCRETE DECK AND RECONSTRUCT WITH CONCRETE DECK  
 INSTALL WOOD DECK ON 4" x 4" JOIST  
 RECONSTRUCT EXISTING CONCRETE DECK  
 RECONSTRUCT EXISTING CONCRETE DECK  
 RECONSTRUCT EXISTING CONCRETE DECK

PLANNING DEPARTMENT

NO.	DATE	DESCRIPTION
1	11/11/08	PRELIMINARY
2	11/11/08	REVISION
3	11/11/08	REVISION
4	11/11/08	REVISION

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



WELLMAN ARCHITECTS  
 1111 15TH AVENUE  
 SUITE 200  
 WISCONSIN, WI 53090  
 PHONE: (414) 251-1111  
 FAX: (414) 251-1112  
 WWW: WWW.WELLMANARCHITECTS.COM

BERKSHIRE  
 WEST ALLIS  
 LIVE/WORK  
 UNITS  
 W. Greenfield  
 at S. 65th St.



PROJECT NO. 21127108  
 DATE: 02/12/09  
 SHEET NAME: SITE PLAN

SHEET NO. A0.1