

# Planning Application



Project Name The Home Depot - Outdoor Seasonal Sales

### Applicant or Agent for Applicant

Name Matt Walsh / Todd Waldo (Alternate)  
 Company GreenbergFarrow  
 Address 21 S. Evergreen Avenue, Suite 200  
 City Arlington Heights State IL Zip 60005  
 Daytime Phone Number 224-210-1724  
 E-mail Address mwalsh@greenbergfarrow.com  
 Fax Number \_\_\_\_\_

### Agent is Representing (Tenant/Owner)

Name Kim Koenig  
 Company Home Depot USA, Inc.  
 Address 2455 Paces Ferry Road  
 City Atlanta State GA Zip 30339  
 Daytime Phone Number 770-384-2420  
 E-mail Address kimberly\_c\_koenig@homedepot.com  
 Fax Number 770-861-3927

### Property Information

Property Address 11071 W. National Ave  
 Tax Key No. 5209965035  
 Aldermanic District 5th  
 Current Zoning C-4 Regional Commercial  
 Property Owner Home Depot USA, Inc.  
 Property Owner's Address P.O. Box 105842  
Atlanta, GA 30348  
 Existing Use of Property Home Depot Store  
 Previous Occupant N/A  
 Total Project Cost Estimate \$0.00

### Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500 (Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$600
- Certified Survey Map Re-approval \$50
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

**In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.**

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36")
  - Site/Landscaping/Screening Plan
  - Floor Plans
  - Elevations
  - Certified Survey Map
  - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

**Please make checks payable to:  
City of West Allis**

#### FOR OFFICE USE ONLY

Plan Commission \_\_\_\_\_  
 Common Council Introduction \_\_\_\_\_  
 Common Council Public Hearing \_\_\_\_\_

Applicant or Agent Signature Matt Walsh  
 Matt Walsh, GreenbergFarrow (Agent)

Date 2/23/17

Property Owner Signature HOME DEPOT U.S.A., INC.  
 By: \_\_\_\_\_

Date 2/24/17

Jessica Borgert  
 Senior Corporate Counsel

City of West Allis | 7525 W. Greenfield Ave. | West Allis, WI 53214  
 (414) 302-8460 | (414) 302-8401 (Fax) | [www.westalliswi.gov/planning](http://www.westalliswi.gov/planning)



Job: 19063  
Oper: WALSRJBI Check: 19063  
Date: 3/24/17 01 Recept no: \$600.00  
CHECK PAYMENTS \$600.00  
Amount tendered  
FOR DEPOSIT ONLY IN  
TRI-CITY MAIL BK  
CITY OF WEST ALLIS #17107-250

Oper: WALSRJBI Type: QC Drawer: 1  
Date: 3/24/17 01 Receipt no: 19063  
GH DEV SPECIAL USE PERMIT  
1.00 \$500.00  
GREENBERGFARROW  
GP DEV SITE/LAND/ARCH AMEND  
1.00 \$100.00  
GREENBERGFARROW  
CK CHECK PAYMEN 56013 \$600.00  
Total tendered \$600.00  
Total payment \$600.00  
Trans date: 3/16/17 Time: 11:06:55

Jessica Borchert  
Senior Corporate Counsel

21 South Evergreen Avenue  
Suite 200  
Arlington Heights, IL 60005  
t: 847 788 9200

ATLANTA  
LOS ANGELES  
NEW JERSEY  
CHICAGO  
NEW YORK  
DALLAS  
BOSTON  
COLUMBUS  
WISCONSIN  
BENTONVILLE  
PHILADELPHIA  
FRESNO  
MEMPHIS  
SHANGHAI  
MEXICO CITY

# GreenbergFarrow

April 27, 2017

## Project Narrative

Proposed Seasonal Outdoor Sales Area Expansion  
The Home Depot  
11071 W. National Avenue  
West Allis, WI 53227

Home Depot is seeking approval for a special use and site plan amendment to enlarge the existing temporary outdoor seasonal sales area within the front parking lot as designated on the attached exhibit plan for their existing store located in West Allis.

Currently, the temporary outdoor seasonal sales area within the front parking field is approved for an area of approximately 10,400 square feet. Due to growing customer demand, Home Depot would like to increase the area to safely accommodate a larger quantity of product mix to be kept in a neat and orderly arrangement. Home Depot proposed to increase the size of the temporary outdoor seasonal sales area by approximately 9,100 square feet. Within the temporary outdoor seasonal sales area, it is anticipated that approximately 70% of the products placed in this area will be live goods. The other 30% will be bagged mulch and soils. The area will be enclosed by a decorative black wire mesh fence to delineate the limits of the seasonal sales area. All transactions will take place inside of the store. The proposed duration of the temporary outdoor seasonal sales area is limited between April 1- July 15. The requests for an increase in outdoor seasonal sales area will not adversely impact parking or access by the general public or government service vehicles.

The +/- 10.36-acre property contains an existing 111,847 square foot building with a 21,736 square foot garden center. The existing parking lot includes 654 parking stalls on-site. The Home Depot proposes to utilize approximately 75 parking stalls on a temporary basis which would reducing the total number of stalls to 579, which exceeds the 488 parking spaces required.