



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, July 26, 2023

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. [23-0488](#) June 28, 2023

Attachments: [June 28, 2023 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [23-0493](#) Conditional Use Permit for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave.
- 2B. [23-0494](#) Site, Landscaping, and Architectural Design Review for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-0007-003)
Attachments: [\(CUP-SLA\) United Auto Glass - 5110 W Lincoln Ave.](#)
- 3A. [23-0495](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.
- 3B. [23-0496](#) Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)
Attachments: [\(CUP-SLA\) Automotive Vision Designs - 11133 W Rogers St.](#)
4. [23-0497](#) Site, Landscaping, and Architectural Design Review for BP, an existing Fuel Sales use, at 9530 W. National Ave. (Tax Key No. 479-0424-002).
Attachments: [\(SLA\) Sunrise BP addition - 9530 W Nat'l Ave](#)
5. [23-0498](#) Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. and 9343 W. Lincoln Ave. into 1 parcel. (Tax Key Nos. 486-0012-001 & 486-0030-000)
Attachments: [\(CSM-ORD\) WAWM School District 9333 & 9343 W Lincoln Ave](#)
6. [23-0499](#) Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000)

7. [23-0500](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

Attachments: [\(ORD\) Zoning Code Edits](#)

8. [23-0501](#) Comprehensive Plan update.
9. [23-0502](#) Project Tracking update.

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, June 28, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 9 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, Kathleen Dagenhardt, David Raschka, PC ALT 2 - VACANT

Others Attending

Representatives from the Eye Care specialists Clinic, Caribou Coffee and GeoTest.

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Zac Roder, AICP, Lead Planner
Jack Kovnesky, Planner

C. APPROVAL OF MINUTES

1. [23-0406](#) May 24, 2023

Attachments: [May 24, 2023 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [23-0419](#) Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013)

Attachments: [\(CSM\) 10200 W National Ave](#)

Zac Roder presented.

Recommendation: Approve the Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013) subject to the following conditions:

1. Removal of the minimum 25' setback restriction from 1970 and the defunct no-build line.
2. Common Council approval subject to minor technical corrections.

Raschka moved to approve this matter as stated in the staff report, Dagenhardt seconded, motion carried.

3. [23-0420](#) Site, Landscaping, and Architectural Design Review for Eye Care Specialists Clinic, a proposed Medical Clinic, at 10200 W. National Ave. (Tax Key No. 485-9990-013)

Attachments: [\(SLA\) Eye Care Specialists - 10200 W National Ave.](#)

Zac Roder presented.

Applicant has filed an appeal with the Board of Appeals.

Staff supports the variance.

Dave Raschka stated that the refuse enclosure should be of the same materials.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Eye Care Specialists Clinic, a proposed Medical Clinic, at 10200 W. National Ave. (Tax Key No. 485-9990-013) subject to the following conditions:

1. Common Council approval of a Certified Survey Map to split parcel into 2 lots.
2. Application being made to the Board of Appeals for consideration and approval of a (5-ft) variance within the front yard setback area.
3. Revisions to Site, Landscaping, and Architectural plans showing a) addition of one (1) bicycle parking rack; b) addition of a bench near the front entrance; c) align sidewalk to meet Caribou Coffee's along the south property line; d) realign mid-parking lot landscaping islands and pedestrian walkway so the sidewalk runs through the landscaping island.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Approval of Traffic Impact Analysis and, if necessary, other minor modifications by the City Engineer.
6. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.

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

- 4A. [23-0421](#) Conditional Use Permit for Caribou Coffee, a proposed Restaurant with accessory drive-through service, at 10200 W. National Ave.

Frank moved to approve the Consent Agenda, items #4A & #4B, Torkelson seconded, motion carried on a consent vote.

- 4B.** [23-0422](#) Site, Landscaping, and Architectural Design Review for Caribou Coffee, a proposed Restaurant with accessory drive-through service, at 10200 W. National Ave. (Tax Key No. 485-9990-013)

Attachments: [\(CUP-SLA\) Caribou Coffee - 10200 W National Ave.](#)

Jack Kovnesky presented.

This item will go to Common Council on July 18, 2023, for a Public Hearing.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Caribou Coffee, a proposed Restaurant with accessory drive-through service, at 10200 W. National Ave. (Tax Key No. 485-9990-013) subject to the following conditions:

1. Common Council approval of the Conditional Use Permit.
2. Common Council approval of a Certified Survey Map to split parcel into 2 lots.
3. Revisions to Site, Landscaping, and Architectural plans showing a) additional landscape plantings along the north side of the property; b) scale drawings of landscape beds; c) landscaping species plan approved by City Forestry; d) sidewalk alignment for connection with property to the north.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Approval of Traffic Impact Analysis and, if necessary, other minor modifications by the City Engineer included alternate location for proposed water lateral.
6. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.

Passed The Block Vote

Frank moved to approve the Consent Agenda, items #4A & #4B, Torkelson seconded, motion carried on a consent vote.

- 5A.** [23-0423](#) Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.

Raschka moved to hold/table items #5A & #5B, Torkelson seconded, motion carried by consent vote.

- 5B.** [23-0424](#) Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)

Attachments: [\(CUP-SLA\) Automotive Vision Designs - 11133 W Rogers St.](#)

Jack Kovnesky presented.

There are current code violations that need to be addressed.

The committee recommended this be held/tabled and brought back for review at the July meeting.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W.

Rogers St. (Tax Key No. 481-9997-008) subject to the following:

1. Resolution of all code violations found during December 2022 occupancy inspection. Reference inspection notes/reports in record OCC-169.
2. A basic site plan showing location of any outdoor storage and vehicle staging for the subject business.
3. Common Council approval of the Conditional Use Permit.

Raschka moved to hold/table items #5A & #5B, Torkelson seconded, motion carried by consent vote.

6. [23-0425](#)

Creative Sign Plan for Allis Tool & Machine Corp, an existing Industrial use, at 647 S. 94 Pl. (Tax Key No. 416-2002-000)

Attachments: [\(SIGN\) Allis Tool - 647 S 94 Pl.](#)

Jack Kovnesky presented.

Recommendation: Recommend approval of the Creative Signage Plan for Allis Tool & Machine Corp, an existing Industrial use, at 647 S. 94 Pl. (Tax Key No. 416-2002-000), based on the sign's positive visual impact, unique design and imagination, strong graphic character, inventive representation of the business and logical placement, which comprehensively satisfy the requirements of the City's Sign Code Creative Sign Subsection.

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

7. [23-0426](#)

Creative Sign Plan for Pick N' Save, an existing General Service use, located at 6760 W. National Ave. (Tax Key No. 453-9018-000)

Attachments: [\(SIGN\) Pick N' Save - 6760 W National Ave.](#)

Jack Kovnesky presented.

Recommendation: Recommend approval of the Creative Signage Plan for Pick N' Save, an existing General Service use, at 6760 W. National Ave., (Tax Key No. 453-9018-000), based on the sign's positive visual impact, unique design and imagination, strong graphic character, inventive representation of the business and logical placement, which comprehensively satisfy the requirements of the City's Sign Code Creative Sign Subsection subject to the following conditions:

1. A Sign Plan being submitted to the Planning and Zoning Office

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

8. [23-0427](#) Site, Landscaping, and Architectural design review for GeoTest, and existing business located at 2135 S. 116 St. (Tax Key No. 482-9999-005), submitted by Erik Madisen, Madisen Maher Architects, Inc.

Attachments: [\(SLA\) GeoTest - 2135 S 116 St.](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping, and Architectural design review for GeoTest, and existing business located at 2135 S. 116 St. (Tax Key No. 482-9999-005), submitted by Erik Madisen, Madisen Maher Architects, Inc., subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) exterior color details; (b) landscaping plan being reviewed by City Forester for approval of landscaping species; (c) removal of any barb wire fencing; (d) accurate display of number of striped parking stalls on site plan, and applicable ADA parking being provided.
2. If applicable, given storm sewer connection - If any concrete work is to take place in the street right of way will need to be completed by a licensed and pre-qualified contractor within the City of West Allis. A [Street excavation permit](#) [<https://westalliswi.viewpointcloud.io/>](https://westalliswi.viewpointcloud.io/) being applied for in OpenGov prior to work beginning on connections to storm sewer.
3. Plumbing Plan review will be required. Contact Mike Romens, Plumbing Inspector at 414-302-8413.
4. Stormwater checklist being completed. 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. Contact Mike Romens, Plumbing Inspector at 414-302-8413.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

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

9. [23-0428](#) Tax Incremental District No. 19, the proposed boundaries of the District, summary of the Project Plan for the District, and conformance with the 2040 Comprehensive Plan.

Attachments: [\(FLU\) TID 19](#)

Steve Schaer presented.

Recommendation: Approval as determination that the proposed Tax Incremental District No. 19 is in conformity with the Zoning and Comprehensive Land Use Plan of the

City.

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

10. [23-0430](#) Comprehensive Plan update.

This matter was Discussed.

11. [23-0429](#) Project Tracking update.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Frank, seconded by Dagenhardt to adjourn at 6:49 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM

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

- 2A. Conditional Use Permit for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)**

- 2B. Site, Landscaping, and Architectural Design Review for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)**

Overview and Zoning

United Auto Glass is a proposed automotive business to be located at 5110 W. Lincoln Ave. The business will service vehicles primarily dealing with the replacement of auto glass and repair of window regulators.

No interior or exterior changes are proposed. The servicing would be conducted in the interior of the existing building. The proposed business is in the former tenant space for Curtis Ambulance. The tenant space shares two parking lots with off-street parking for employees.

Hours of Operation:

- Monday – Friday: 9am - 6pm
- Saturday: 9am – 1pm
- Sunday: Closed

5110 W. Lincoln Ave is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district.



Site & Landscaping Plan

United Auto Glass is not proposing any site or landscaping changes as part of this proposal.

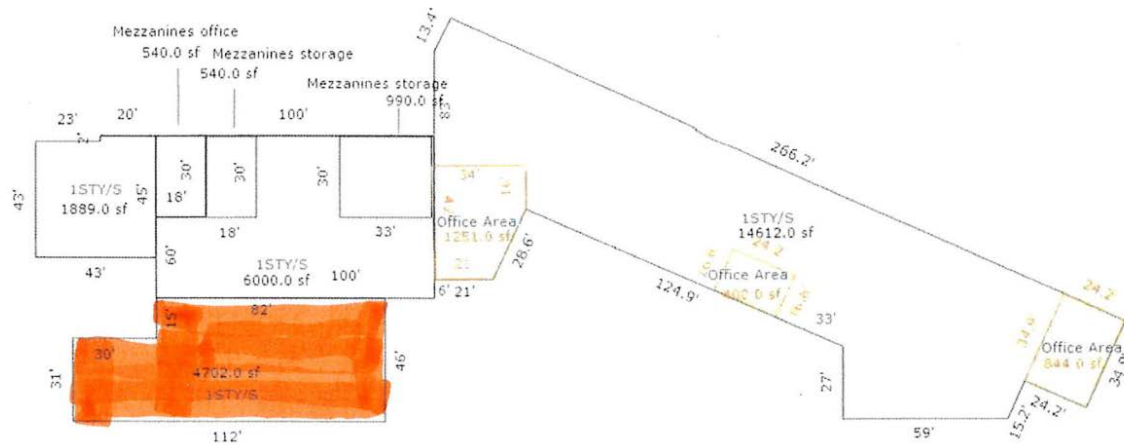
Architectural Plan

United Auto Glass is not proposing any architectural changes.



Floor Plan

The applicant is leasing space on the southwestern side of the existing building. A floor plan was provided by the applicant showing a workspace of approximately 4,700 square feet.



Design Guidelines

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review. See attached Plan Commission checklist.

Recommendation: Hold the Site, Landscaping, and Architectural Design Review for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003) subject to the following:

1. Revised site, landscaping, and architectural plans being submitted to the Planning & Zoning Office to show additional detail of interior floor plan, existing/proposed site conditions (access to the proposed use, off-street parking layout, vehicle staging pertaining to the proposed use, refuse location and screening).
2. Common Council approval of the Conditional Use Permit (not scheduled at this time).



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM

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

- 3A. Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.**
- 3B. Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)**

Overview and Zoning

Automotive Vision Designs is a proposed automotive business to be located at 11133 W. Rogers St. The business will service vehicles for tinting, detailing, and wrapping.

The business applied for an occupancy permit in December of 2022, and as part of the business occupancy inspection process was advised to apply for a conditional use. 11133 W. Rogers St. is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district. Subsequent building, plumbing, fire and electrical inspections also have taken place as part of the business occupancy process. The last paragraph of this report indicates the status of those code inspections.

The scope of work and floor plan submitted indicates no interior or exterior changes being proposed. The vehicle-servicing will be conducted in the interior of the existing building. Eight (8) off-street parking spaces are available on site for the business. The business will employ three (3) to five (5) people.

Hours of Operation:

- Monday – Friday: 9am - 5pm
- Saturday: 11am – 2pm
- Sunday: Closed

Site & Landscaping Plan

Automotive Vision Designs is not proposing any site or landscaping changes as part of this proposal. The existing site includes a building on the South portion of the lot and a paved parking lot to the North.



Architectural Plan

Automotive Vision Designs is not proposing any architectural changes.

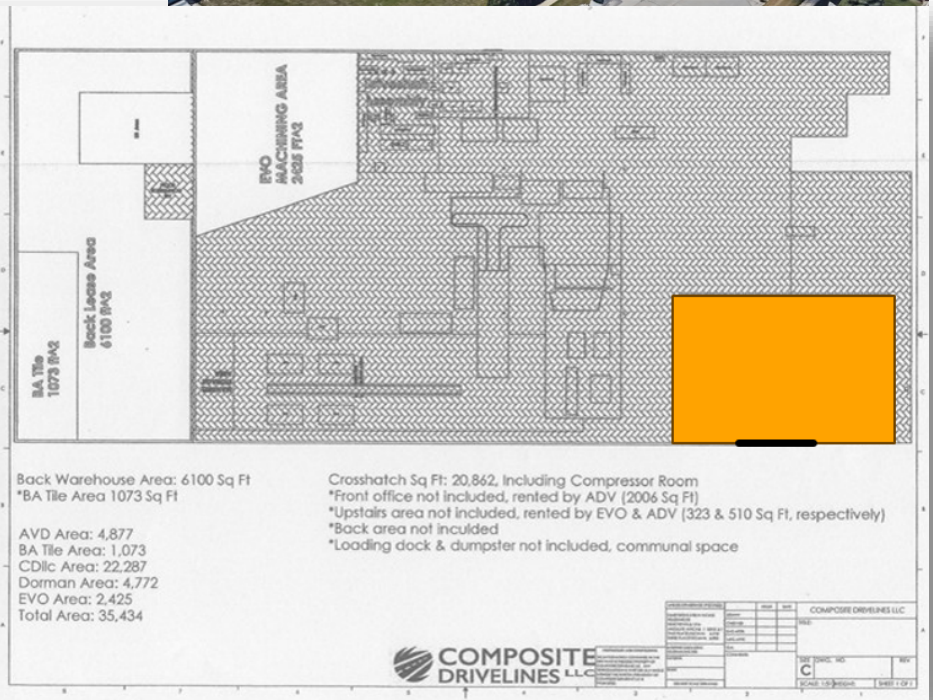
Floor Plan

The applicant is leasing space on the eastern side of the existing building. A floor plan was provided by the applicant who indicates about 3,000 square feet of workspace.



Floor Plan

- Applicant is leasing space on the eastern side of the building
- 3,000 square feet of workspace for Automotive Vision Designs
- Max of 3 cars being worked on at a time.
- Most work completed within a couple of hours



Design Guidelines

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review. See attached Plan Commission checklist.

Outstanding Occupancy Permit code violations

The applicant has not satisfied identified code violations for Building, Electrical or Plumbing inspections to date.

Staff has advised the applicant of the outstanding items and recommends the Plan Commission hold action for 30 days to allow the applicant to follow up with Code Enforcement. Staff also recommends that Plan Commission set a deadline: if work has not commenced to remedy the existing code violations by next Plan Commission date (August 23, 2023, then the conditional use and plans will be rejected. The applicant would be able to reapply whenever they have satisfied the code violations.

Recommendation: Hold the Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008) subject to the following:

1. Resolution of all code violations found during December 2022 occupancy inspection. Reference inspection notes/reports in record OCC-169.
2. Plan Commission set a deadline: if work has not commenced to remedy the existing code violations by next Plan Commission date (August 23, 2023), then the conditional use and plans will be rejected. The applicant would be able to reapply whenever they have satisfied the code violations.
3. A site plan being submitted to show the location of any outdoor storage and vehicle staging for the subject business.
4. Refer the Plan Commission recommendation to the Common Council for action. A conditional use public hearing was conducted July 18, 2023, but Council held action given unresolved code violations.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM

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

4. Site, Landscaping, and Architectural Design Review for BP, an existing Fuel Sales use, at 9530 W. National Ave. (Tax Key No. 479-0424-002)

Overview & Zoning

National 9530, LLC, owner of the BP fuel and convenience store, has applied for a site, landscaping, and architectural design review for a small 200 sq. ft. addition on the north side of the 2,400 sq. ft. building. The addition and interior renovations will make better use of otherwise unused space that is currently separated from the retail area within the building. The addition will expand the retail floor area from 1,031 sq. ft. to 1,993 sq. ft.

The property is zoned C-3. Neighborhood Retail is a permitted use and Fuel Sales is a conditional use in the C-3 district. The premises are currently licensed to sell alcohol.

Hours of Operation: 24/7

Architectural Plan

The proposed 200 sq. ft. addition will be designed to match the exterior appearance of the existing building. The brick and roofline elements will be extended around the north and east side of the building.

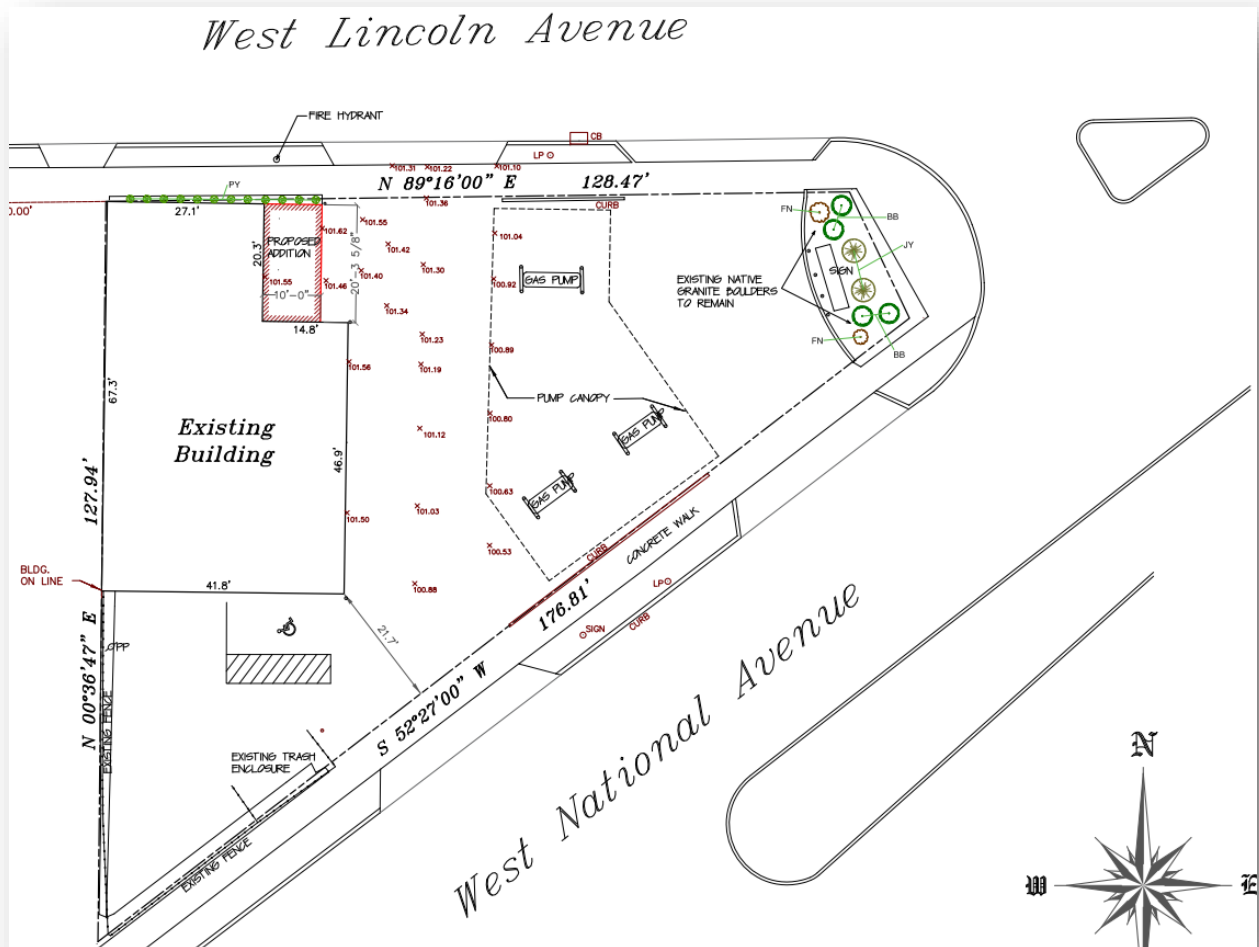


PROPOSED FRONT ELEVATION
1/4" = 1'-0"





Site and Landscaping Plan

Beyond the 200 sq. ft. addition, twelve new shrubs will be planted along the north side of the existing building and new addition. Otherwise, maintenance and freshening up of the existing landscaping on site is recommended. No other site changes are proposed. W. Lincoln Ave. will be reconstructed as part of a WisDOT project and the road construction is scheduled for 2025. The site plan includes plantings that will be disturbed by roadway construction. Planning is supportive of delaying the installation of landscaping until construction is complete. Site maintenance should continue regardless.

The refuse area is located on the south side of the building within a small, fenced parking lot area. A total of 6 parking stalls not including staging at pumps are shown on the site plan that was approved in 1995.



LANDSCAPE SCHEDULE

SYMBOL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOW SHRUBS					
	2	GOLDEN DWARF JAPANESE YEW	TAXUS CUSPIDATA NANAURESCENS	30" TALL	EXISTING
	2	FIRESIDE NINEBARK	PHYSOCARPUS OPLIFOLIUS	24" TALL	EXISTING, NEW
	4	JAPANESE BARBERRY	BERBERIS THUNDERBII	28-30" TALL	EXISTING
	12	DRUPACEA PLUM YEW	CEPHALOTAXUS HARRINGTONIA DRUPACEA	6-8" TALL	NEW; SPACED 3/8" APART

A newer fence was added in 2018 on the south side of the property and hides the refuse enclosure area.

Design Guidelines

The proposal is considered a minor redevelopment; guidelines may be used as a framework but are not a requirement for approval.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for BP, an existing Fuel Sales use, at 9530 W. National Ave. (Tax Key No. 479-0424-002), subject to the following conditions:

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) clean up and maintenance of the existing corner landscaping feature; (b) note on plan to indicate installation of new landscaping post WisDOT construction. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

9530 W. National Avenue

Proposed Alteration & Addition

Owner: National 9530, LLC
4411 W. Woodland Drive
Franklin, WI 53132
(414)313-1614
ryansral@yahoo.com

Operator: National Petro, LLC

(Owner and operator are related entities under shared management)

Description of Project:

A 200 square foot addition is proposed to the existing building to accommodate the interior renovation that makes use of the numerous empty rooms behind the existing retail sales area. The current convenience store utilizes just 1,031 square feet of the interior space for retail sales including the walk in cooler out of the total building area of 2,467. With the proposed 200 square foot addition, the new layout will utilize 1,993 square feet of the 2,668 square feet of the building. With the proposed layout, the transaction counter can be centrally located to have better visual control of the retail sales area.

The exterior of the building received a much-needed make-over with an upgraded façade alteration less than five years ago. The proposed addition to the building will receive the same exterior materials to match in colors and detail. The added portion of the building has very little impact on the look of the building.

Timeline:

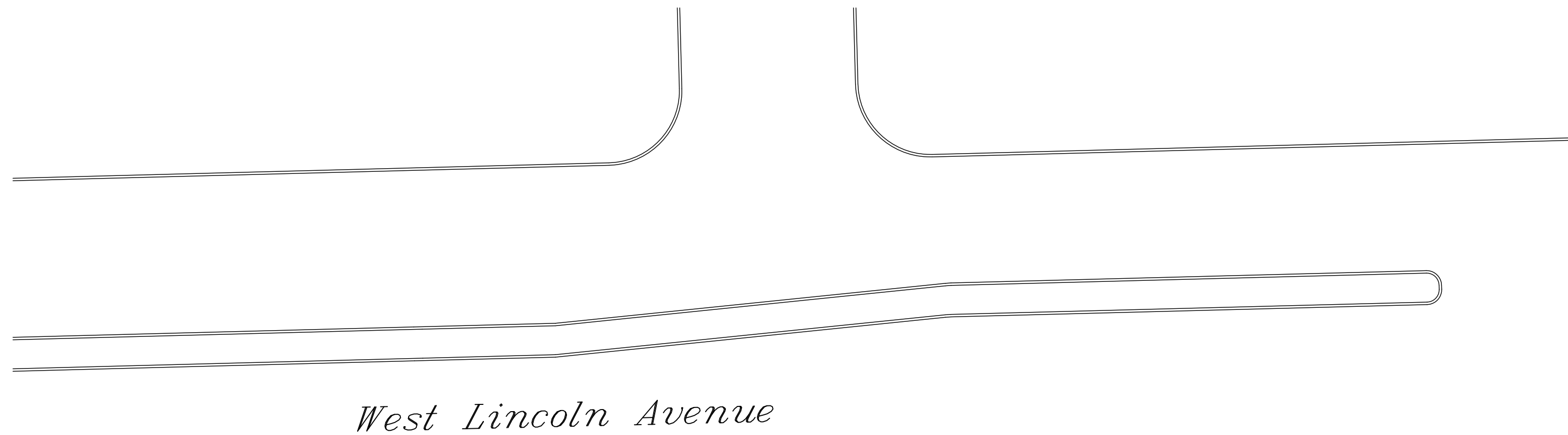
The construction work will proceed immediately upon receipt of building permits. From start to finish, the construction period would last 14 weeks.

Plan of Operation:

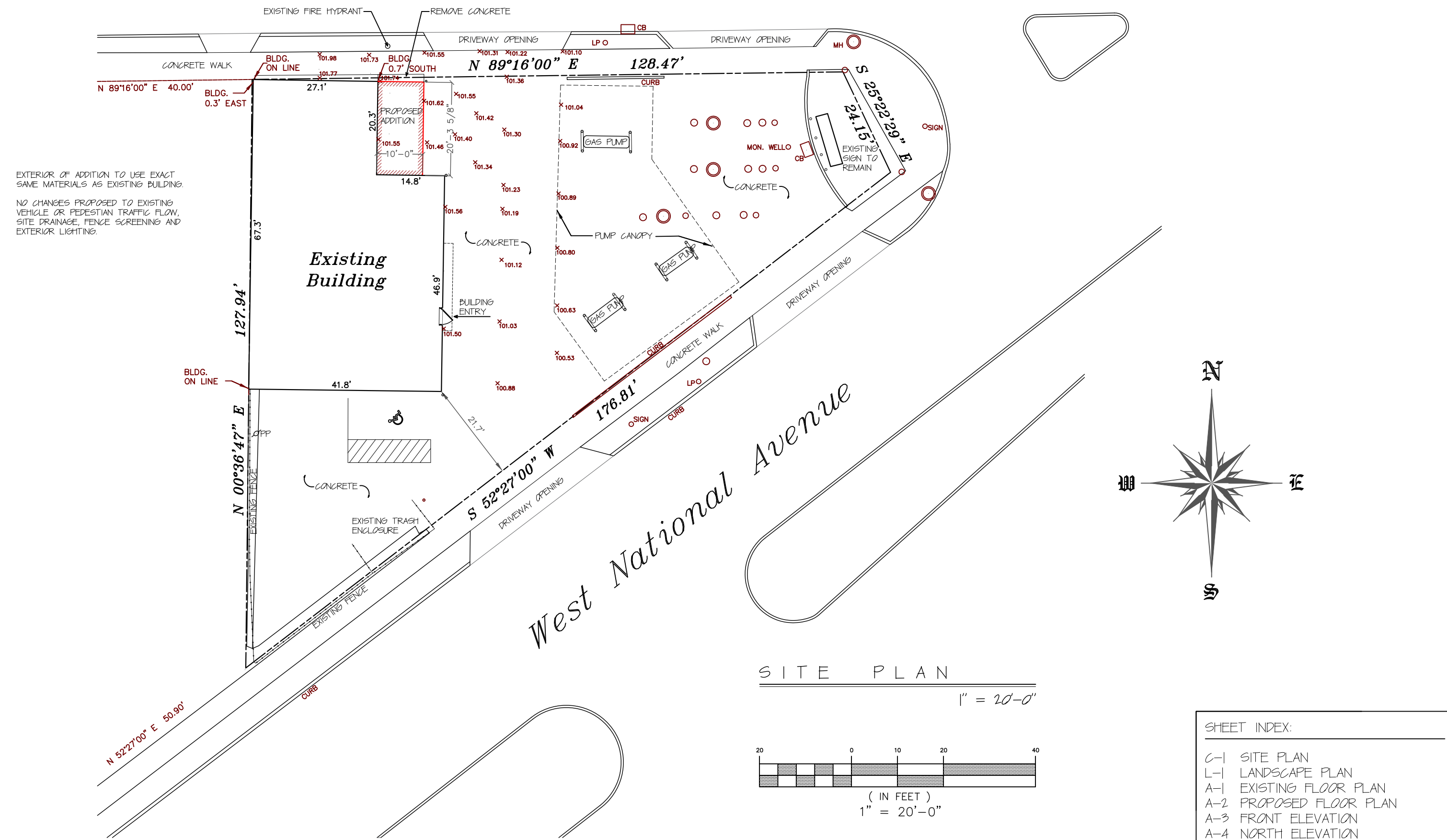
The completed building would operate in a nearly identical manner to the existing business. The renovation will allow for a more organized retail sales area with improved control and observation of the customers.

Hours of Operation:

No change is proposed to the existing hours of operation;
The existing business is open 24 hours/7 days a week.

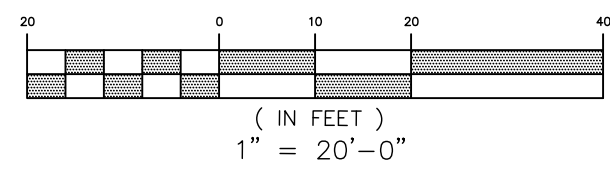


West Lincoln Avenue



EXTERIOR OF ADDITION TO USE EXACT SAME MATERIALS AS EXISTING BUILDING.
NO CHANGES PROPOSED TO EXISTING VEHICLE OR PEDESTIAN TRAFFIC FLOW, SITE DRAINAGE, FENCE SCREENING AND EXTERIOR LIGHTING.

SITE PLAN
1" = 20'-0"



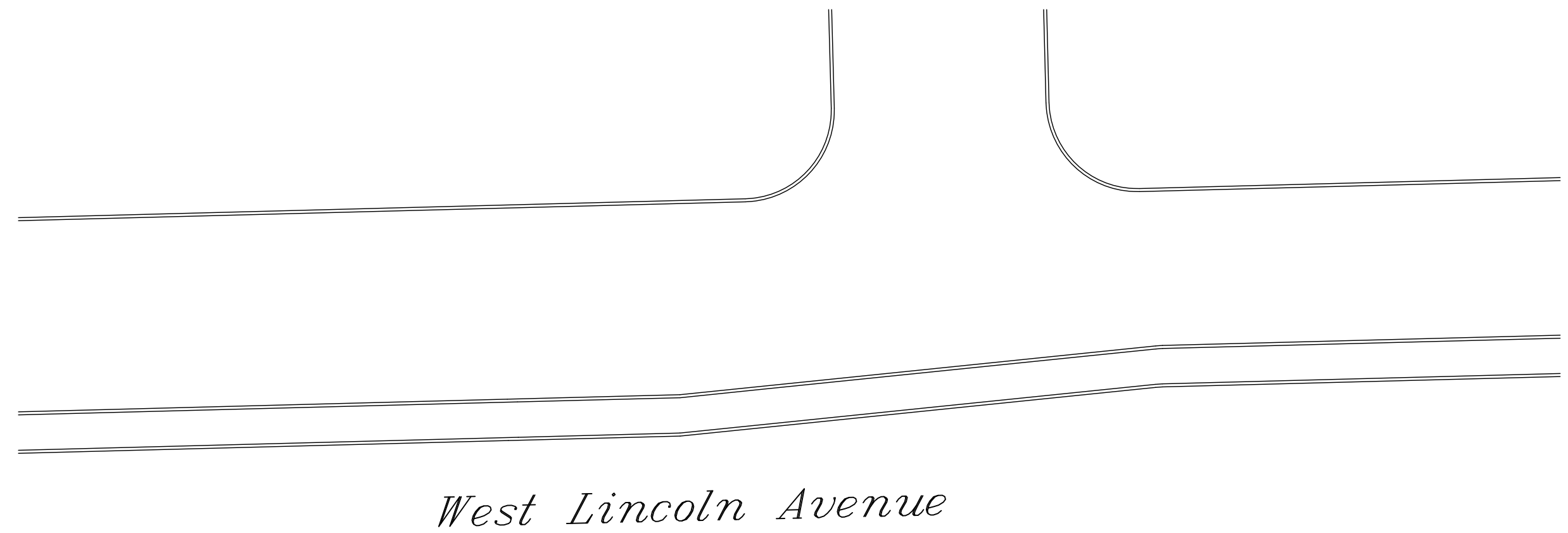
SHEET INDEX:

C-1	SITE PLAN
L-1	LANDSCAPE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	FRONT ELEVATION
A-4	NORTH ELEVATION

06-19-23

SITE PLAN

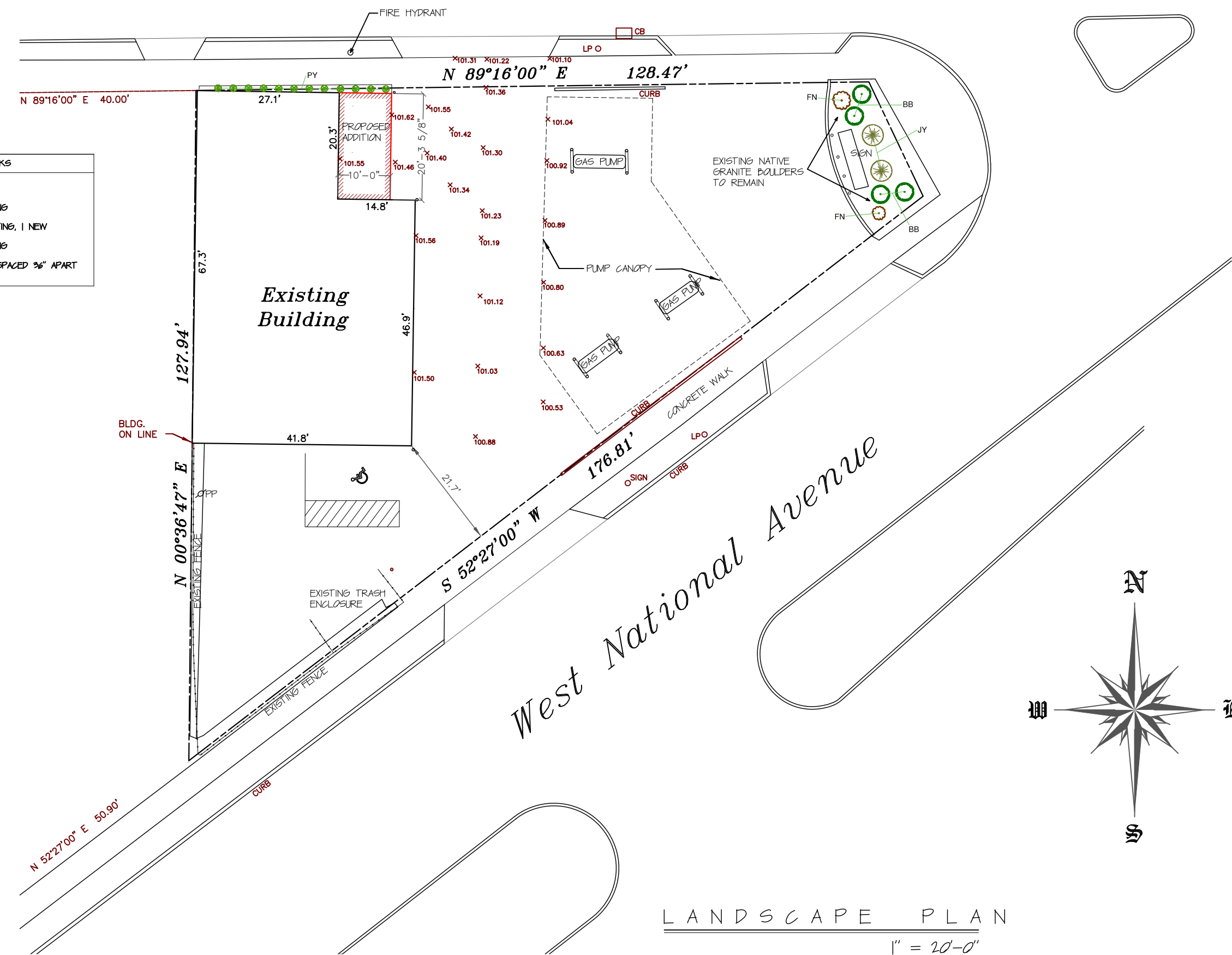
S-1



West Lincoln Avenue

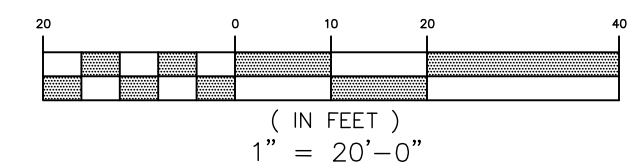
LANDSCAPE SCHEDULE

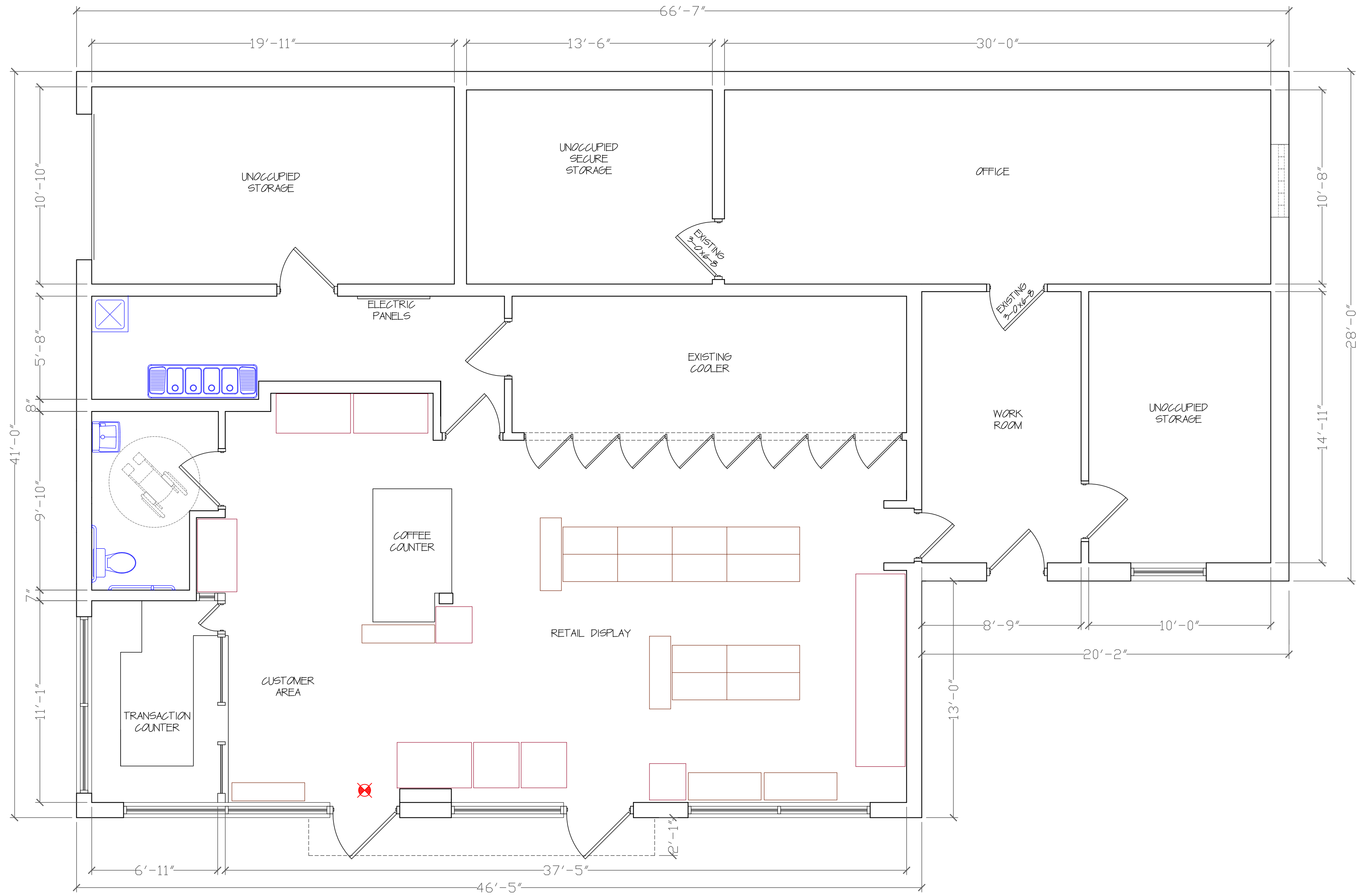
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOW SHRUBS					
JY	2	GOLDEN DWARF JAPANESE YEW	TAXUS CUEPDATA NANURESCENS	30" TALL	EXISTING
FN	2	FIRESEDE NINEBARK	PHYSOCARPUS OPULIFOLIUS	24" TALL	1 EXISTING, 1 NEW
BB	4	JAPANESE BARBERRY	BERBERIS THUNDERBII	18-30" TALL	EXISTING
PY	12	DRUPACEA PLUM YEW	CEPHALOTAXUS HARRINGTONIA DRUPACEA	4-8" TALL	NEW, SPACED 36" APART



LANDSCAPE PLAN

1" = 20'-0"





BUILDING ALTERATION & ADDITION
National Petro of WI, Inc.
9520 W. National Avenue
Milwaukee, Wisconsin

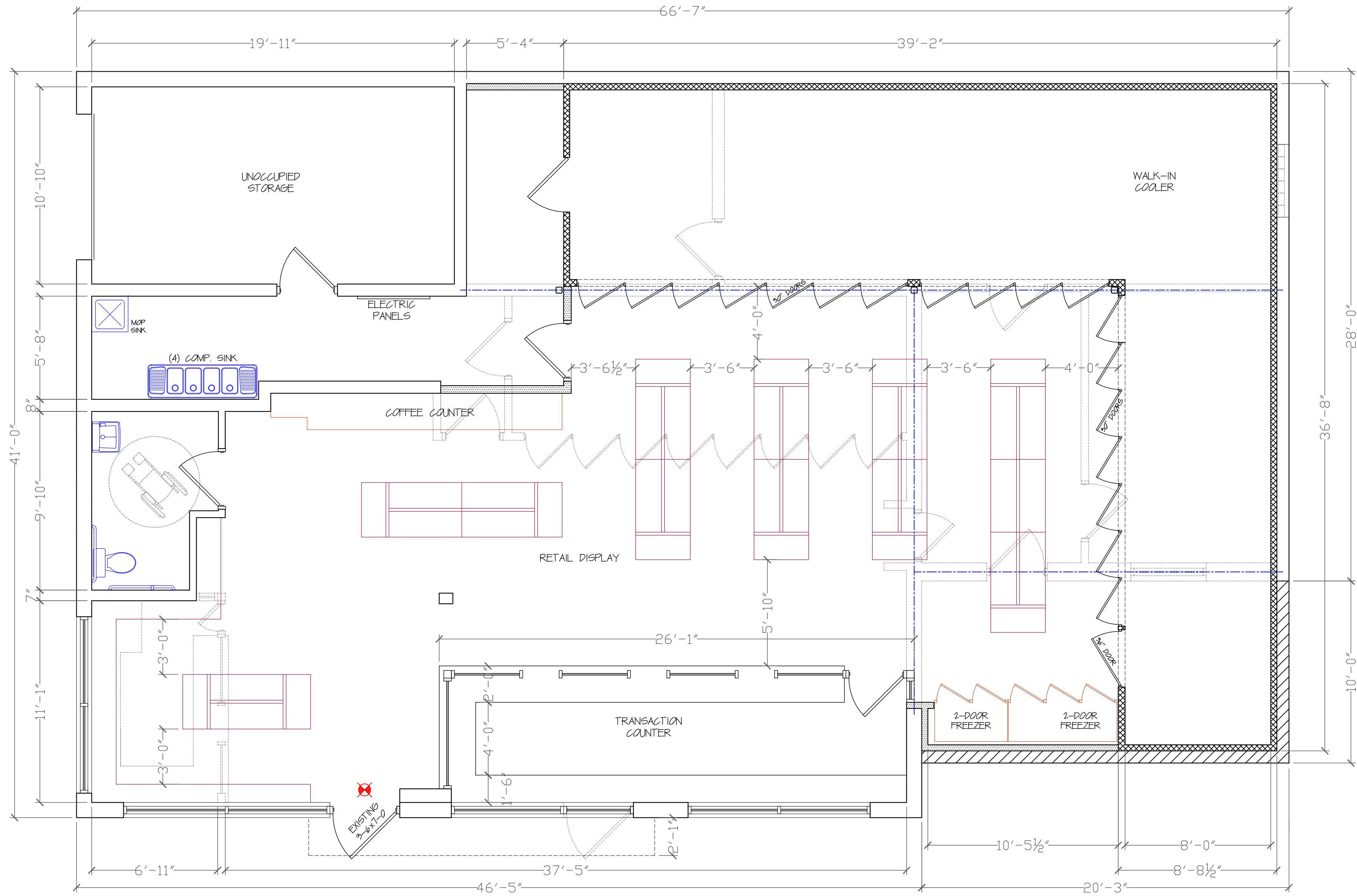
06-19-23

EXISTING
FLOOR PLAN

A-1

EXISTING FLOOR PLAN

1/4" = 1'-0"



PROPOSED FLOOR PLAN

1/4" = 1'-0"

06-19-23

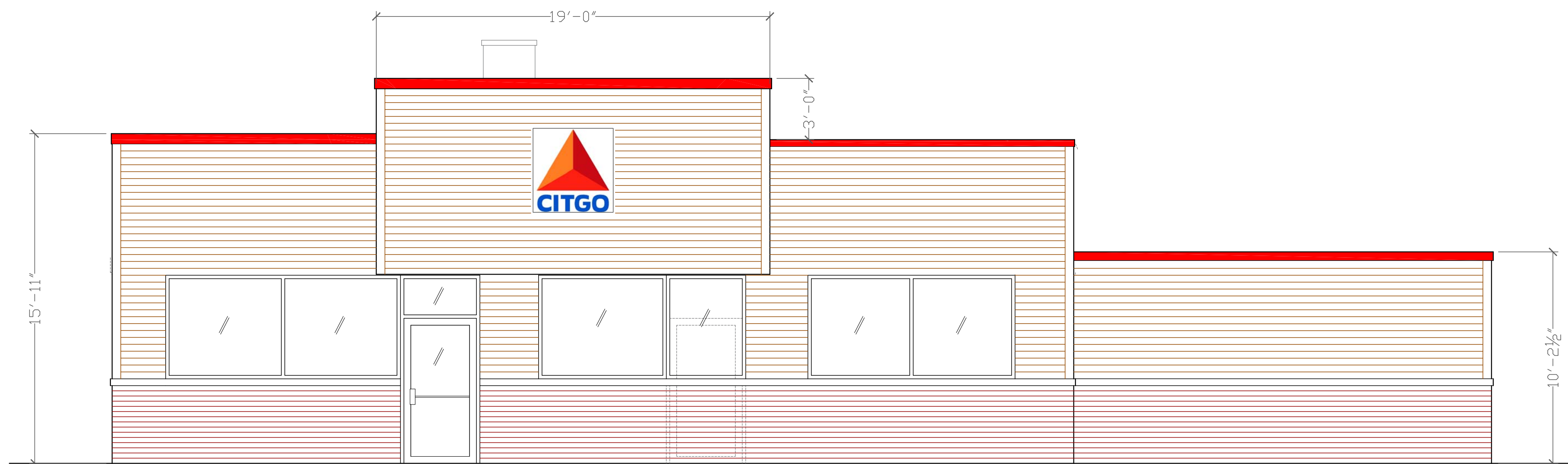
PROPOSED
FLOOR PLAN

A-2



EXISTING FRONT ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

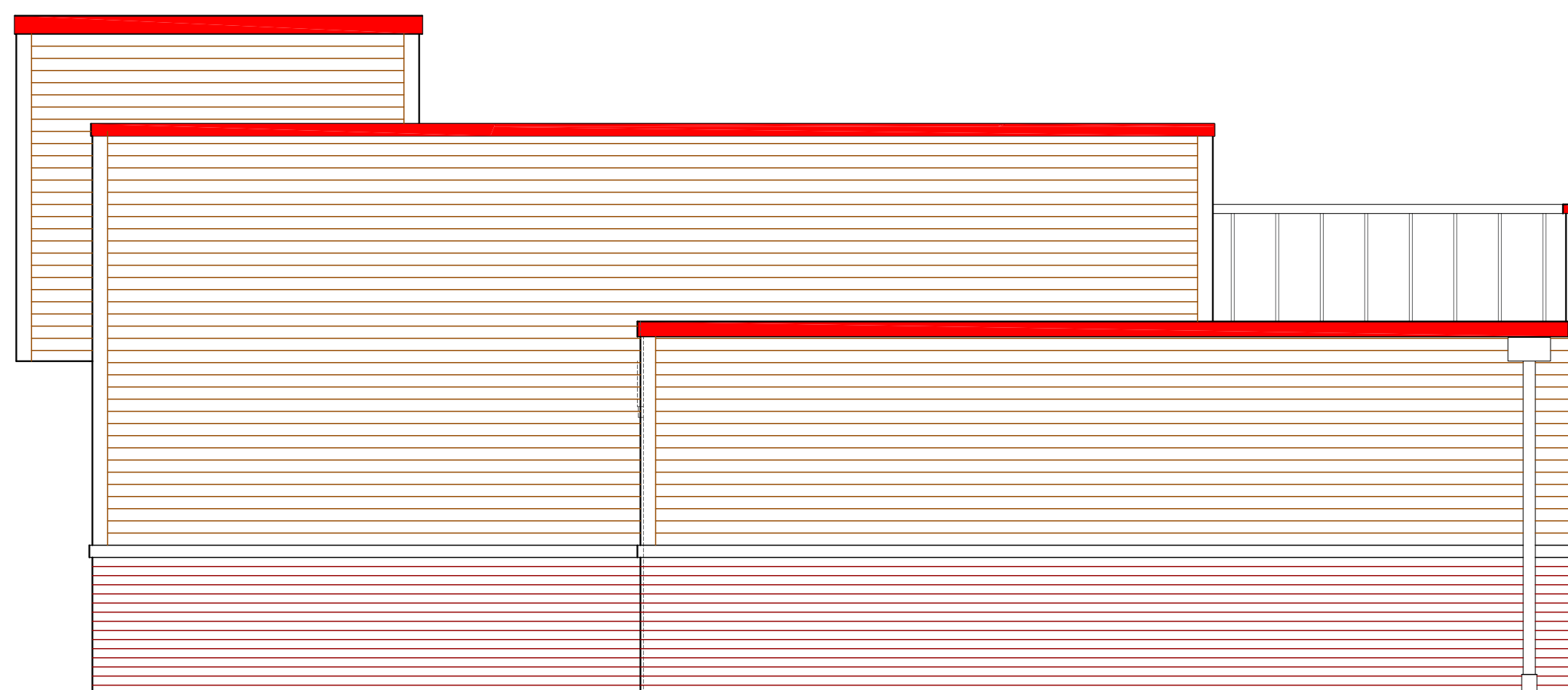
1/4" = 1'-0"

BUILDING ALTERATION & ADDITION
National Petro of WI, Inc.
9590 W. National Avenue
Milwaukee, Wisconsin

06-19-23

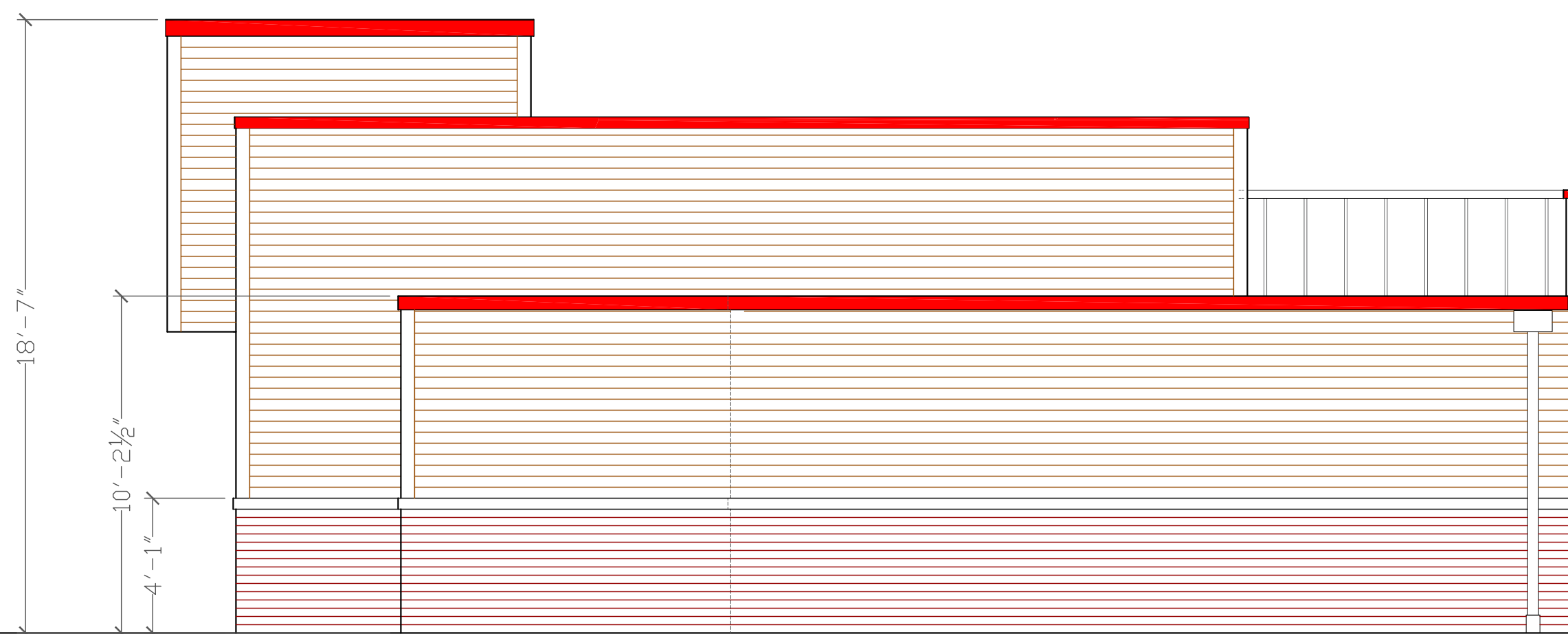
FRONT
ELEVATIONS

A-3



EXISTING NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



PROPOSED NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

BUILDING ALTERATION & ADDITION
National Petro of WI, Inc.
9590 W. National Avenue
Milwaukee, Wisconsin

06-19-23

NORTH
ELEVATIONS

A-4



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

5. Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. and 9343 W. Lincoln Ave. into 1 parcel. (Tax Key Nos. 486-0012-001 & 486-0030-000)
6. Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000)

Items 5 and 6 may be discussed/considered together.

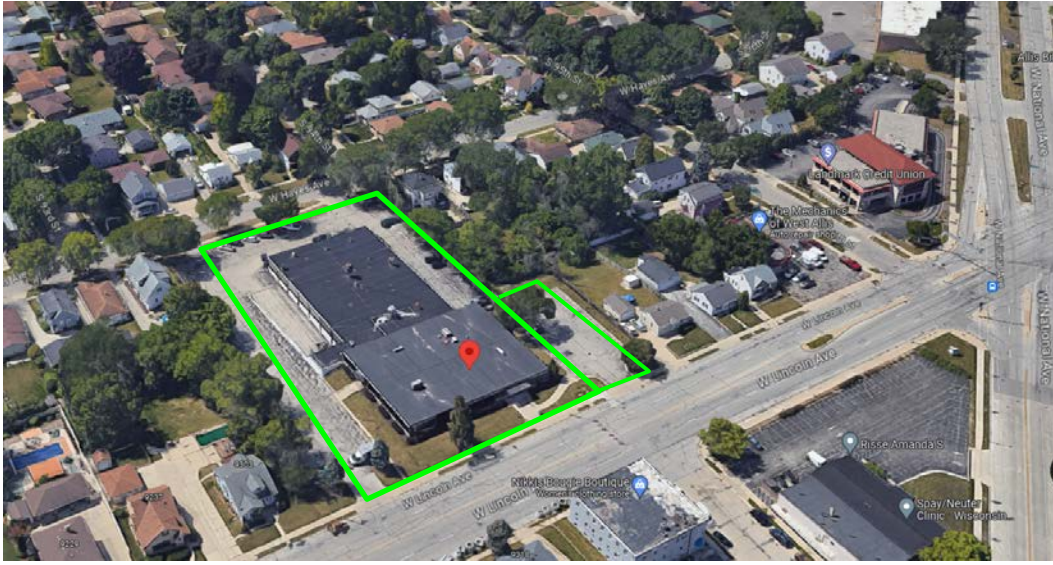
Overview and Zoning

In April Plan Commission approved the site, landscaping and architectural plans for a WAWM School District project that included renovating the building for WAWM School District offices. The plan approval included a project scope for a 3,000-sf office addition being added above the lower level on the roof structure of the building. The purpose behind the alterations involves the district's intent to relocate from 1205 S. 70 St. to the new/old location on W. Lincoln Ave.

Alterations include additional office space, a classroom, conference room and work room. The district also runs their workforce wellness center out of this location and that function will remain. The rest of the building, aside from the workforce wellness space, will be renovated for school administration purposes.

Lot area and Zoning - The subject area consists of two lots with different zonings:

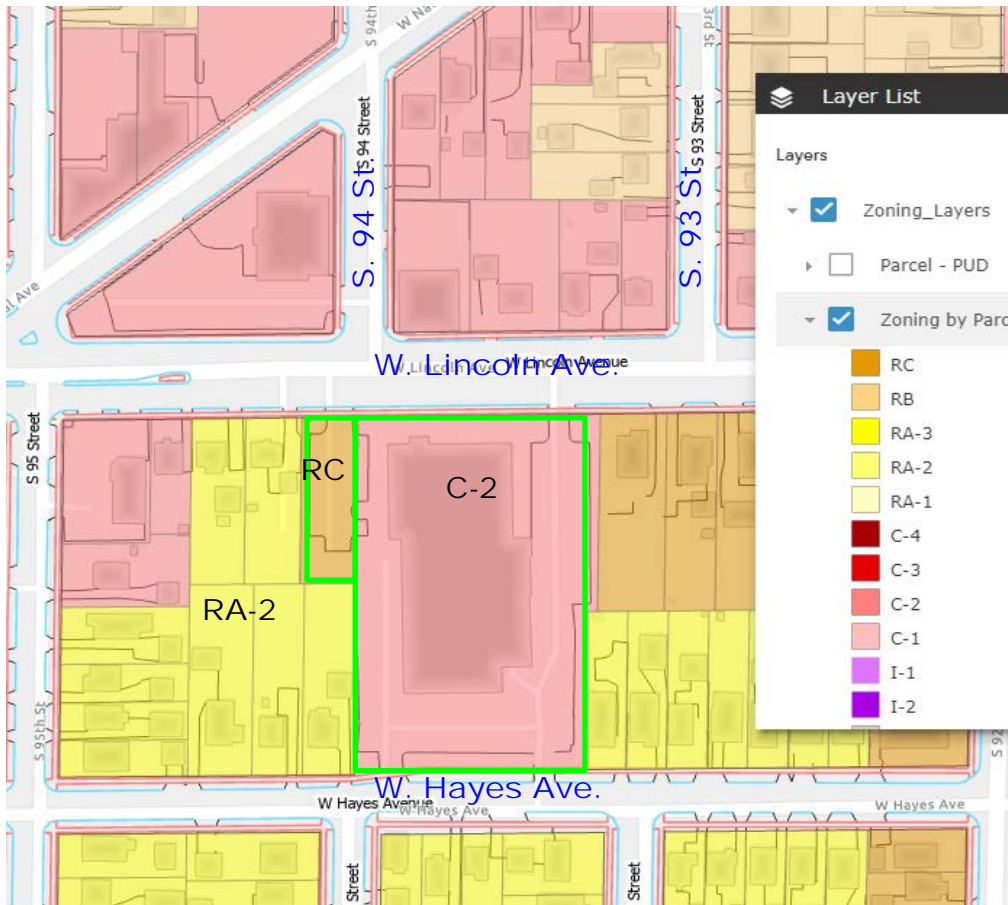
1. **9333 W. Lincoln Ave** - The zoning of this the primary lot (1.9-acre property w/ building) is C-2, commercial district which permits office uses. The land use is classified as mixed use.
2. **9343 W. Lincoln Ave.** - There is also a smaller and separate ¼-acre lot, used for off-street parking, to the west of the office building that is zoned RC, multi-unit dwelling. The future land use classification for this lot is low density residential.
 - As part of the April site, landscaping, and architectural approval, it was recommended that a combination of the two properties via CSM be performed and given the difference in zoning between the two lots a rezoning to C-2 for consistency given the CSM consolidation.
 - If the CSM is approved (to consolidate the two lots into one lot of record), then a zoning map and land use map amendment should also be approved to avoid split zoned property.
 - The Economic Development Committee of the Common Council has sponsored the matter for discussion at an upcoming Council meeting.



The project description and plans approved in April for the site and building alterations are provided for reference, but Plan Commissions role is to consider and discuss if the two lots should be combined via CSM and then rezoned. The school district has submitted a CSM and is following Plan Commissions April directive. Council will take the matter up at an upcoming meeting. If it is decided to keep things separate and as zoned, that is an option. The existing parking lot could continue to function as intended for the School District and continue as a separate lot. Planning is simply recommending the combination and rezoning to eliminate a legal non-conformity (parking lot on a lot zoned RC, residence).

A [table of uses](#) is provided for reviewing uses allowed in the various zoning districts. RC is intended to be residential in nature. As developed, the 9343 W. Lincoln Ave. lot is being used as a standalone parking lot. The Commercial C-2 zoning district allows commercial uses, and if combined with that of the school district office property at 9333 W. Lincoln Ave., the existing parking lot would conform as an accessory use (accessory to the office use). The CSM would combine the two lots together.

Existing zoning map



Recommendation: Referral of the matter to Common Council Economic Development Committee: the Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. and 9343 W. Lincoln Ave. into 1 parcel. (Tax Key Nos. 486-0012-001 & 486-0030-000) and consideration of an ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000).

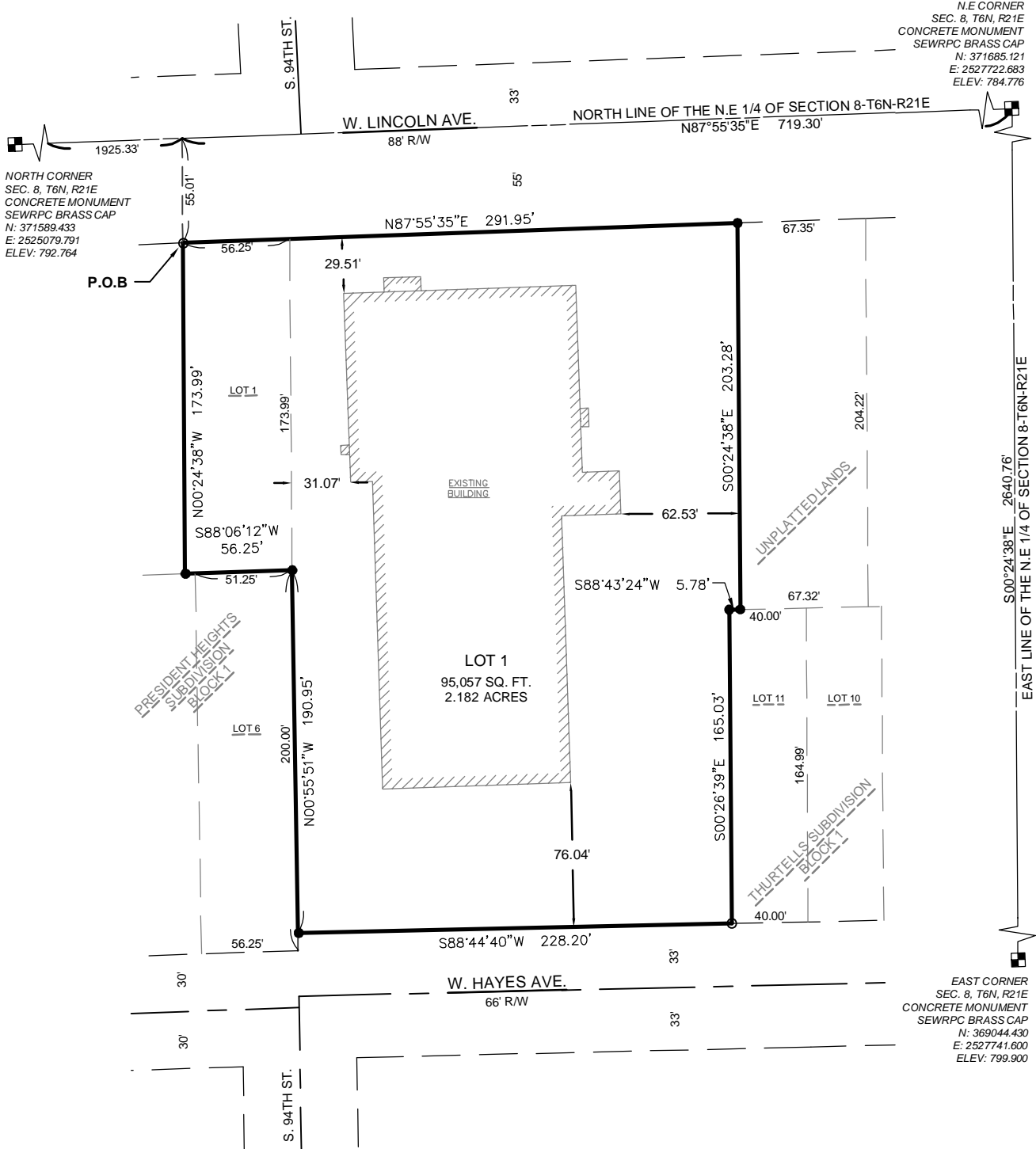
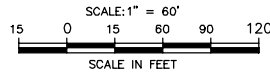
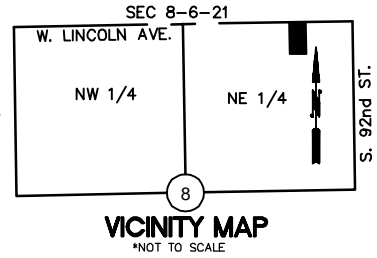
MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 1, THURTELL'S SUBDIVISION, LOT 1 BLOCK 1 PRESIDENTS HEIGHTS SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 8-6-21, BEARING N87°55'35"E

PREPARED FOR:
WEST ALLIS, WEST MILWAUKEE SCHOOL DISTRICT

PREPARED BY:
Brian E. Sandberg
Kapur Inc.
7711 N. Port Washington Rd.
Milwaukee, WI 53217



EXISTING EASEMENTS SHOWN OF SHEET 2 OF 5

LEGEND

- ⊗ DENOTES CHISELED MARK FOUND
- ⊗ DENOTES CHISELED "X" CUT IN CONCRETE
- △ DENOTES PK NAIL FOUND
- ▲ DENOTES PK NAIL SET
- DENOTES SECTION CORNER MON.
- ▨ EXISTING BLDG
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 THURTELL'S SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

OWNER'S CERTIFICATE

as owner, West Allis West Milwaukee School District does hereby certify that said we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of West Allis, and Chapter 236.34 of the Wisconsin Statutes. West Allis West Milwaukee School District does further certify that this map is required by S.236.01 or S.236.12 to be submitted to the City of West Allis for approval or objection.

In Witness Whereof, the said West Quarter East, LLC has caused these presents to be

signed by _____ Managing Member at _____, Wisconsin, this _____

day of _____ 2023

West Allis West Milwaukee School District

Managing Member

STATE OF WISCONSIN)

)SS

COUNTY OF MILWAUKEE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED _____ OF THE ABOVE NAMED WEST ALLIS WEST MILWAUKEE SCHOOL DISTRICT TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID ORGANIZATION AND ACKNOWLEDGED EXECUTING THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID ORGANIZATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF WISCONSIN



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 THURTELL'S SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

CITY OF WEST ALLIS COMMON COUNCIL APPROVAL

Be it resolved that the above Certified Survey Map which has been filed for approval as required by Chapter 236 of the Wisconsin Statutes is hereby approved this _____ day of _____, 2023.

Dan Devine, Mayor
City of West Allis

Rebecca Grill, City Clerk
City of West Allis

CERTIFICATE OF CITY CLERK

I, Rebecca Grill., do hereby certify that I am the duly elected, qualified and acting City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a Resolution adopted by the Common Council of the City of West Allis, Wisconsin,

Dated this _____ day of _____, 2023.

Rebecca Grill., City Clerk

CERTIFICATE OF CITY TREASURER

I, Corinne Zurad, being the duly elected, qualified and acting City Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of _____, 2023 on any of the lands included in this Certified Survey Map.

Dated this _____ day of _____, 2023.

Corinne Zurad, Treasurer



April 2023 Plan Commission reveiw plan set



project description

BRAY PROJECT NUMBER | 3620

Project Name	West Allis – West Milwaukee District Office
Project Location	9333 West Lincoln Avenue, West Allis, WI 53227
Submittal Date	March 30, 2023
Submittal	City of West Allis Design Review
Owner	West Allis – West Milwaukee School District
Architect	Bray Architects

Project Description:

This project is an addition and renovation to the West Allis–West Milwaukee (WAWM) District Office building located at 9333 West Lincoln Avenue. Currently, a small section of the first floor houses a wellness clinic, while the lower level of this building houses several WAWM district departments including: the print shop, the technology department, and the maintenance shop. The scope of work includes a complete renovation of the first floor, excluding the wellness center, and a small one-story addition to the first floor on the south side of the building. These building improvements will provide a District enrollment center, individual offices, and support spaces for the WAWM District staff. The project scope also includes replacing the existing first floor exterior walls, adding a fire sprinkler to the entire building, milling, resurfacing, and restriping the parking lot, and relocating the southeast access drive off West Hayes Avenue to align with the existing loading dock located on the east side of the building. Replacing the exterior windows and repainting the exterior masonry walls on the lower level are currently proposed as a bid alternate to define potential additional scope.

Wellness Clinic:

Hours of operation

Monday: 8am – 4pm, Tuesday: 6:30am – 5pm, Wednesday: 10am – 5pm, Thursday: 6:30am – 5pm,
Friday: 8am – 12pm.

There are typically three staff members at the clinic and three to five visitors at the clinic, at the same time, throughout the day.

District Office:

Hours of operation

Monday – Friday: 8am – 5pm

There are approximately 18-20 staff currently working in the 9333 West Lincoln building. After the renovation and addition are completed, there will be approximately 45 additional District staff (63-65 total) working in this building.

Enrollment Center:

Hours of operation

Monday – Friday: 7:30am – 5pm

Property:

The West Allis – West Milwaukee District Office property at 9333 West Lincoln Avenue is comprised of two different parcels. The main site is zoned C-2 Neighborhood Commercial, and the adjacent west parking lot is zoned RC Multi-family Residential. As part of this project, but as a separate submittal, the current RC Multi-family Residential parcel will be rezoned and combined with the C-2 Neighborhood Commercial parcel.

Building:

The proposed one-story addition is positioned on top of the existing lower level roof structure and is located on the south side of the existing building. The addition is approximately 3,000 square feet and includes a classroom, four individual offices, a staff workroom, and a conference room. The exterior design of the addition is consistent with the design and aesthetic of the adjacent reconstructed exterior walls. The exterior metal panels on the addition match the reconstructed exterior walls in material, color, and finish. The addition has a flat roof and has a similar horizontal ribbon window design that exists on the building today.

Except for the wellness center, the rest of first floor spaces, approximately 9,200 square feet, are planned to be heavily renovated as part of the project. The existing exterior walls will be demolished and reconstructed with new, energy efficient wall materials and windows. As mentioned above, the reconstructed exterior walls and the new addition exterior walls will match in material, color, and finish. Once completed, the renovated spaces on the first floor will include a vestibule with reception, individual offices, conference rooms, staff work areas, a District enrollment center, a break room, and support spaces.

Most of the work occurs on the first floor, but there are a couple proposed bid alternates that include work on the lower level. One alternate proposes minor interior demolition and renovation to create a staff work area. The second alternate proposes demolishing and replacing the existing exterior window system on the east and west walls (lower level) and repainting all exterior masonry walls (lower level).

The proposed project will increase the building population from approximately 21-23 people to 68 total staff – including wellness center staff – working in the building. This total number doesn't include visitors.

Site Plan:

The site plan remains largely the same and has been developed to accommodate the District office occupying a portion of the building. The building entry off West Lincoln Avenue will remain the primary entrance for the wellness clinic and serve as an employee-only entry for the District office. The building entry on the east side will serve as the primary entry for the District office and enrollment center. As part of the project, sidewalk and a ramp will be added, and the stair will be reconstructed to create an accessible path and entry condition. The existing parking lots and drives will remain, but the asphalt paving will be milled, resurfaced, and restriped as part of the project. The northwest parking lot will continue to be used by the wellness clinic and also accommodate District employees. The northeast parking lot will accommodate visitors to the District office and enrollment center, as well as District employees. Parking on the south and southwest parts of the site will accommodate District employees.

City of West Allis Vehicle Parking Requirements

Zoning Ordinance Subchapter 19-4, Section 19.44 Vehicle Parking, Table under item 2 for service uses: maximum of 3 (parking spaces) per 1,000 sq. ft. of gross floor area open to the public.

43,897 sq. ft. / 1,000 sq. ft. x 3 = 132 parking spaces maximum

Proposed site plan = 89 parking spaces

Based on the number of vehicle parking spaces allowed by zoning, the proposed quantity of parking spaces will be below the maximum for this building.

Bicycle parking

City of West Allis Bicycle Parking Requirements

Zoning Ordinance Subchapter 19-4, Section 19.44 Vehicle Parking, Table under item 3 for civic & institutional uses: minimum of 1 (bicycle parking space) per 10,000 sq. ft. of gross floor area, not to exceed 20 spaces.

43,897 sq. ft. / 10,000 sq. ft. = 4.39 or 5 bicycle parking spaces

Proposed site plan = 5 bicycle parking spaces

As part of the project the southeast driveway entry off West Hayes Avenue is proposed to be relocated to the west to better align with the existing loading dock for improved access for deliveries and safer alignment for trucks backing up. In addition, three gates are proposed to be added to the entry driveways in the northeast, southeast, and southwest to control traffic flow and prevent traffic from cutting through the site from West Lincoln Avenue to West Hayes Avenue, especially outside of business hours.

Storm water management will not be required as part of the project since we are not increasing impervious materials or disturbing the earth.

Existing exterior lighting to remain or to be replaced in kind if needed.

Schedule:

Design of the addition and renovation will continue through May 2023 with construction beginning in August 2023 and ending in April 2024. The projected owner move-in date is May 1, 2024.



EXTERIOR RENDERING

West Allis-West Milwaukee District Office

Addition & Renovation to
West Allis-West Milwaukee School District
9333 W. Lincoln Avenue
West Allis, WI, 53227

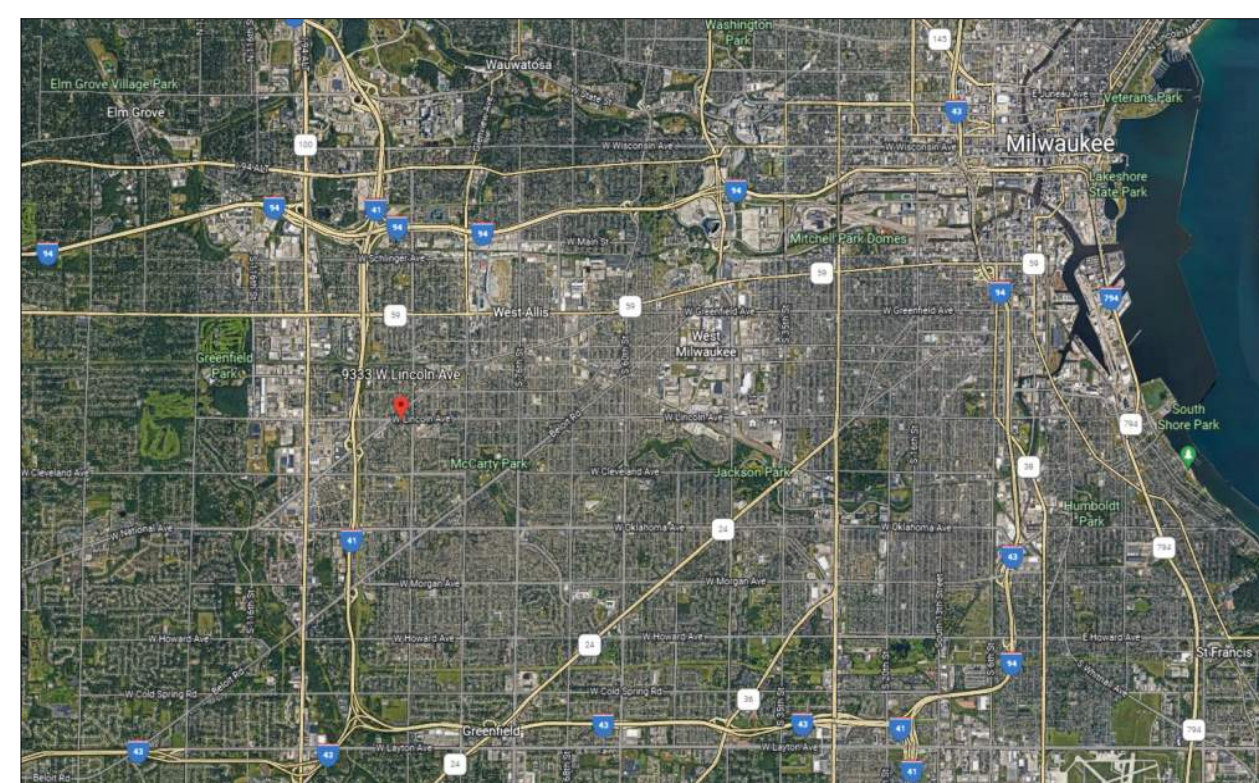
100% CONSTRUCTION DOCUMENTS

05/31/2023

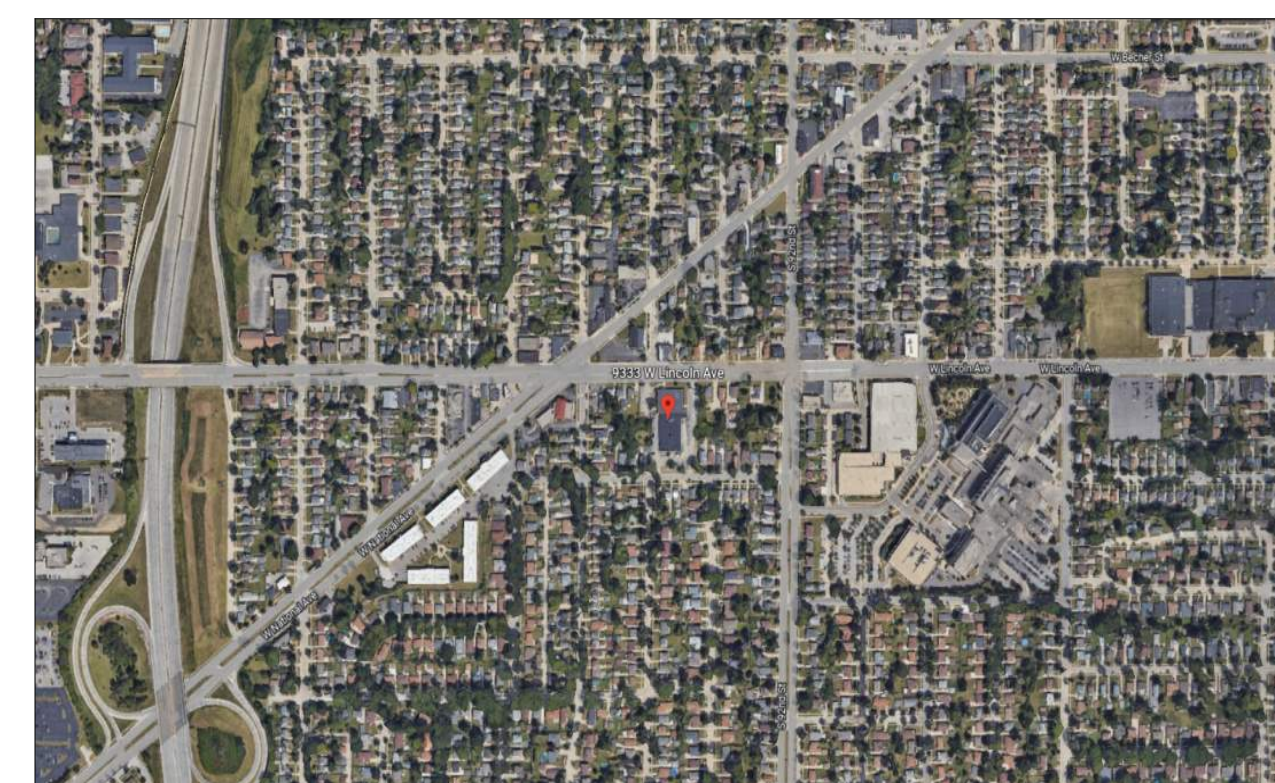
BRAY
ARCHITECTS

Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T-414.226.0200

Sheboygan • Davenport • Moline
www.brayarch.com



REGIONAL MAP



LOCAL MAP

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C1.2	SITE LAYOUT PLAN
C1.3	SITE SIGNAGE & TRAFFIC CONTROL PLAN
C1.4	SITE GRADING PLAN
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A8.2.1	DOOR & STOREFRONT DETAILS
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A9.2	FIRST FLOOR FINISH PLAN

Architectural

Bray Architects
829 S. 1st Street
Milwaukee, Wisconsin 53204
(414) 226-0200

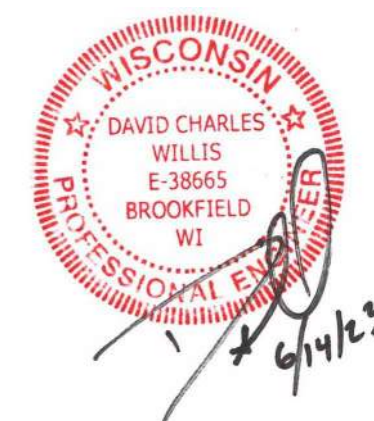


Civil & Landscape

Kapur & Associates, Inc.
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
(414) 751-7200

Structural

Ambrose Engineering, Inc.
W66 N215 Commerce Court, Suite #100
Cedarburg, Wisconsin 53012
(262) 377-7602



Construction Manager

CG Schmidt
11777 W. Lake Park Dr.
Milwaukee, Wisconsin 53224
(414) 577-1177

Project Title:
Addition & Renovation to
West Allis-West Milwaukee District Office
West Allis-West Milwaukee School District
9333 W. Lincoln Avenue
West Allis, WI, 53227

REVISIONS:

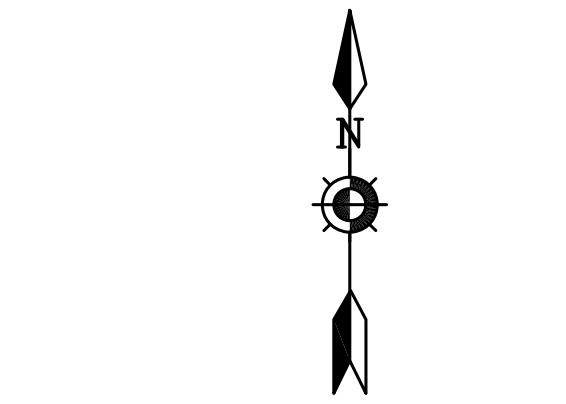
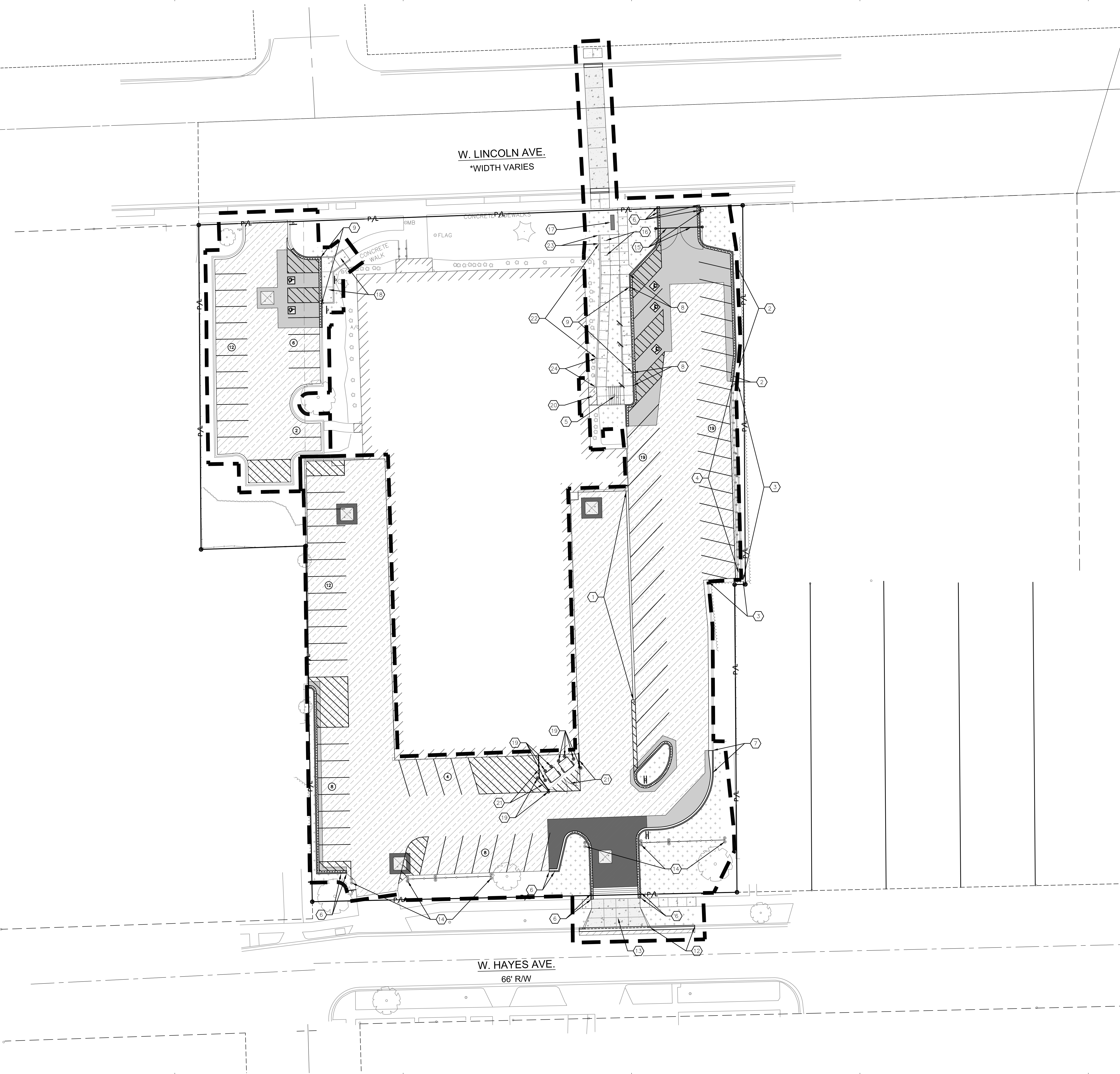
#	DATE	DESCRIPTION
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Project Number:
3620

Issued For:
100% CONSTRUCTION DOCUMENTS
05/31/2023

Sheet Title:
COVER SHEET

Sheet Number:
G0.0

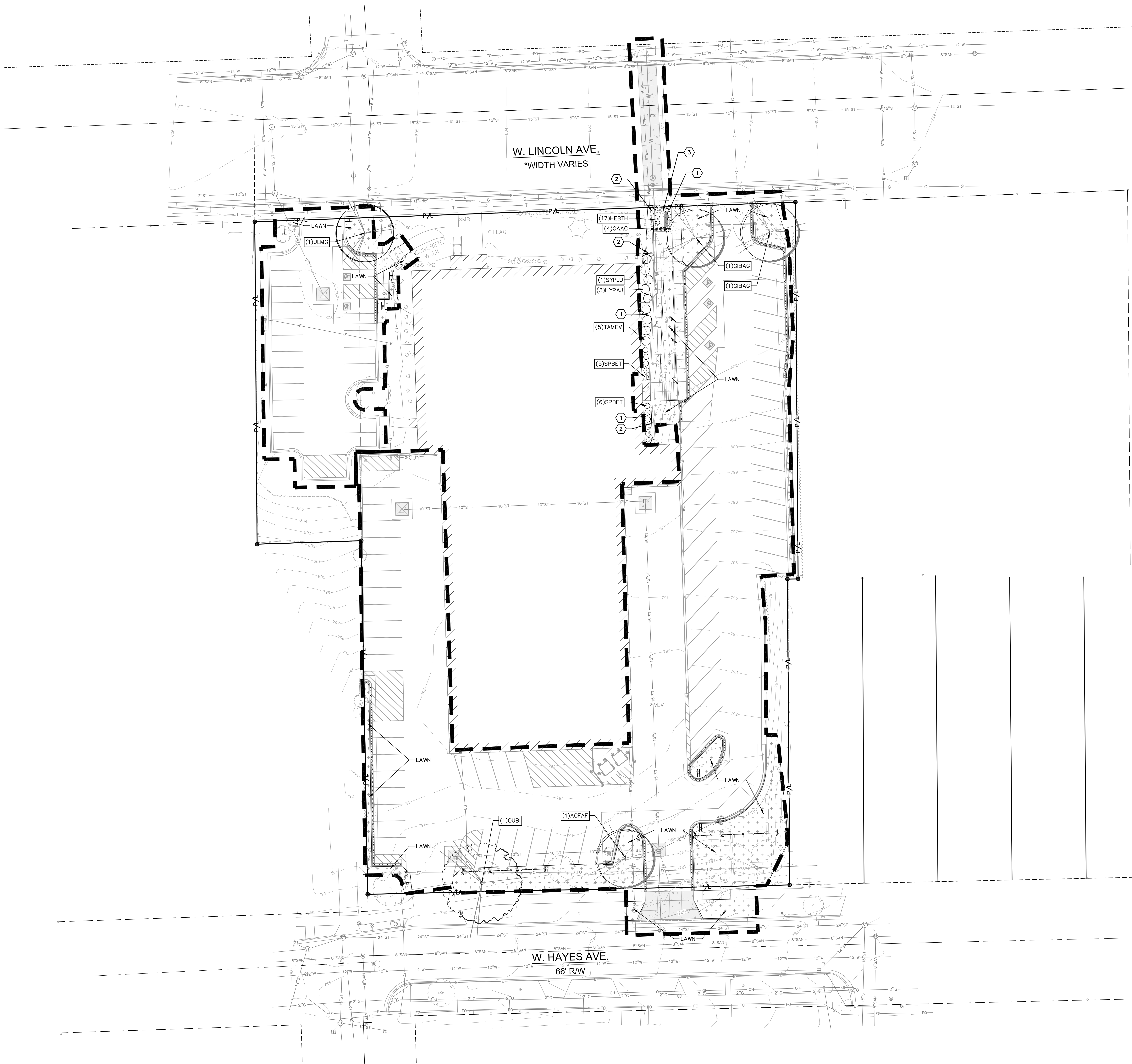


Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

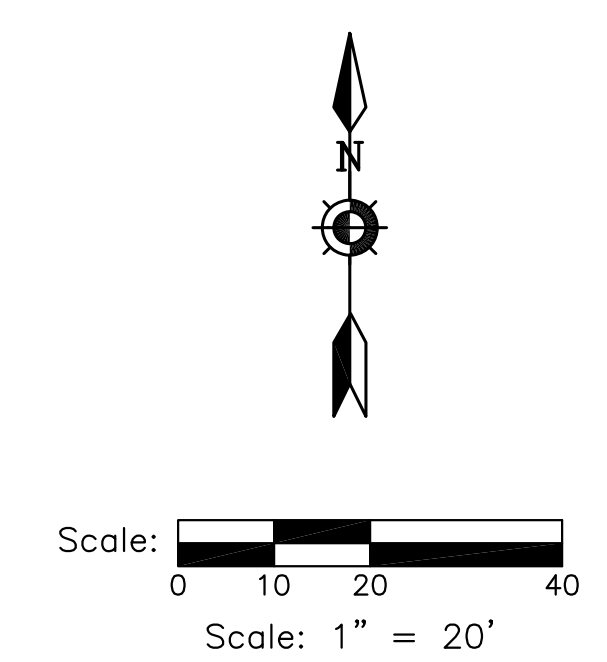
KEY INDEX

- PROJECT LIMITS
- 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/ C2.2)
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) (1/ C2.2)
- FULL DEPTH MILL AND OVERLAY WITH ASPHALTIC CONCRETE, GRAVEL BASE TO REMAIN AND BE PROOF-ROLLED. ANY AREAS THAT FAIL THE PROOF-ROLL SHALL BE UNDERCUT AND REPAIRED. CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER ON-SITE DURING PROOF-ROLLING OPERATIONS TO OBSERVE AND PROVIDE RECOMMENDATIONS.
- REPLACEMENT ASPHALT PAVEMENT FOR W. HAYES AVE. CONTRACTOR SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.
- NEW LIGHT-DUTY CONCRETE SLAB (2/ C2.2) (3/ C2.2)
- NEW HEAVY-DUTY CONCRETE SLAB (2/ C2.2) (3/ C2.2)
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (4/ C2.2)
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (4/ C2.2)
- NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (5/ C2.2)
- NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED (5/ C2.2)
- EXISTING CONCRETE RETAINING WALL & CHAIN-LINK FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. (1)
- EXISTING STONE RETAINING WALL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. (2)
- EXISTING STONE RETAINING WALL & CHAIN-LINK FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. (3)
- EXISTING METAL GUARDRAIL TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION. (4)
- NEW CONCRETE STAIR WITH STAINLESS STEEL PIPE HANDRAIL. (1/ C2.3) (2/ C2.3)
- 3' TRANSITION TO ZERO-FACE CURB & GUTTER (9/ C2.2)
- 12' TRANSITION FROM 30" BARRIER LOW-SIDE CURB & GUTTER TO 18" BARRIER LOW-SIDE CURB & GUTTER (6/ C2.2) (4/ C2.2)
- 7' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER (4/ C2.2) (5/ C2.2)
- 18" DEPRESSED HIGH-SIDE CURB & GUTTER (5/ C2.2)
- 6' TRANSITION FROM 30" BARRIER LOW-SIDE CURB & GUTTER TO 30" DEPRESSED LOW-SIDE CURB & GUTTER (6/ C2.2) (7/ C2.2)
- 30" DEPRESSED LOW-SIDE CURB & GUTTER (7/ C2.2)
- 30" BARRIER LOW-SIDE CURB & GUTTER (6/ C2.2)
- NEW CONCRETE DRIVEWAY APRON (8/ C2.2)
- NEW AUTOMATED "IRONWORKS" DECORATIVE SLIDING GATE WITH REMOTE ACCESS. (14)
- NEW AUTOMATED "IRONWORKS" DECORATIVE DOUBLE SWING GATE WITH CARD READER ACCESS. (15)
- (3) MADRAX U24 "J" BIKE RACKS, BLACK POWDER COATED, SURFACE MOUNT (9/ C2.3) (10/ C2.3)
- NEW MONUMENT SIGN. EXACT SIZE, STYLE AND LOCATION TO BE DETERMINED. (17)
- NEW ACCESSIBILITY RAMP (18)
- NEW 6" DIAMETER STEEL BOLLARDS (14/ C2.2)
- NEW BUILDING STOOP TO BE FLUSH WITH FIRST FLOOR. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION. (20)
- NEW TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR PAILING, PRIVACY FENCE AND BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE SWING GATE (9/ C2.3) (10/ C2.3)
- NEW 8"H X 8"W CONCRETE CURB HEAD (15/ C2.2)
- 4.67' TRANSITION FROM 8"H X 8"W CONCRETE CURB HEAD TO 0"H X 8"W CONCRETE CURB HEAD (15/ C2.2)
- 15.42' TRANSITION FROM 8"H X 8"W CONCRETE CURB HEAD TO 0"H X 8"W CONCRETE CURB HEAD (15/ C2.2)



W. LINCOLN AVE.
*WIDTH VARIES

W. HAYES AVE.
66' R/W



DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

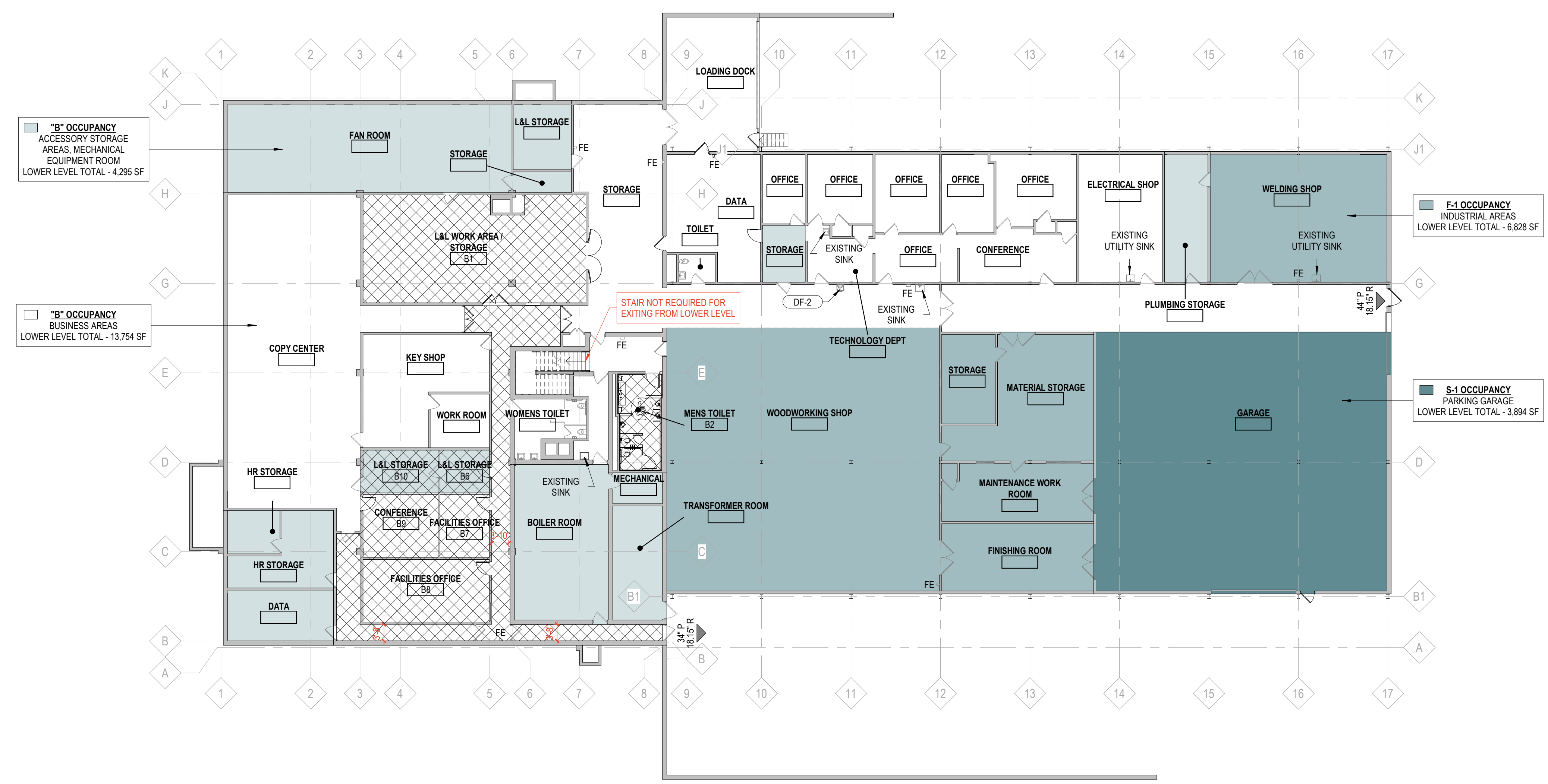
	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
	QUANTITY OF PLANTS IN THE PLANT GROUPING
	LEADER LINE
	PLANT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

KEY INDEX

	SHREDDED HARDWOOD MULCH		L2.1
	SHOVEL CUT EDGE AT PLANTING BED		L2.1
	FUTURE SIGN BY OTHERS		



5C CODE REVIEW - FIRST FLOOR PLAN
G0.1 Scale: 1/16" = 1'-0"



5A CODE REVIEW - LOWER LEVEL FLOOR PLAN
G0.1 Scale: 1/16" = 1'-0"

KEYNOTE LEGEND

- DF-1 HI-LOW DRINKING FOUNTAIN - BOTTLE FILLER
- DF-2 SINGLE DRINKING FOUNTAIN - BOTTLE FILLER (EXISTING)
- MIS-1 MOP SINK (24" X 24")

CODE REVIEW LEGEND

NOTE: THIS SHEET TO BE PRINTED IN COLOR

- WORK IN EXISTING BUILDING
- BUILDING ADDITION
- ROOM NAME**
ROOM NAME
ROOM NUMBER
- FIRE EXTINGUISHER
- EGRESS DIRECTION
EGRESS WIDTH REQUIRED
EGRESS WIDTH PROVIDED

PROJECT DATA

SITE ADDRESS: 9333 W. LINCOLN AVENUE
WEST ALLIS, WI 53227

COUNTY: MILWAUKEE

APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)

EXISTING BUILDING
PORTION OF EXISTING BUILDING ADJACENT TO NEW CONSTRUCTION BUILT IN 1957
PRIMARY OCCUPANCY = B + (F-1 & S-1)
CONSTRUCTION TYPE = IIB
NUMBER OF STORIES = 2 + LOWER LEVEL + FIRST FLOOR
BUILDING IS CURRENTLY NOT SPRINKLERED, BUT ENTIRE BUILDING WILL BE SPRINKLERED IN CURRENT WORK SCOPE

BUILDING AREA
LOWER LEVEL AREA = 28,771 SF
FIRST FLOOR AREA (WELLNESS CENTER INCLUDED) = 12,089 SF
AREA INCREASE TO FIRST FLOOR = 2,955 SF
TOTAL AREA = 43,815 SF

RENOVATED BUILDING AREA
LOWER LEVEL AREA = 3,329 SF
FIRST FLOOR AREA = 9,292 SF
TOTAL RENOVATED AREA = 12,591 SF

12,591 SF / 43,815 SF = 28.7 X 100 = 29% OF WORK AREA
-< 50% WORK AREA = LEVEL 2 ALTERATION
NO CHANGE IN OCCUPANCY
EXISTING EGRESS WIDTH MAINTAINED AT NEW DOOR OPENINGS
RENOVATION IS UNDER EXISTING CANOPY (NO INCREASE IN BUILDING AREA)

AREA INCREASE TO FIRST FLOOR
PRIMARY OCCUPANCY = B
FULLY SPRINKLERED BUILDING

FIRE SEPARATION:
NO SEPARATION REQUIREMENT BETWEEN RENOVATION AND NEW ADDITION, PER IBC TABLE 508.4
NO SEPARATION REQUIREMENT BETWEEN RENOVATION AND WELLNESS CLINIC, PER IBC TABLE 508.4

BUILDING AREA:
MAXIMUM BUILDING HEIGHT PER TABLE 504.3 = 75' W/ SPRINKLER SYSTEM
MAXIMUM NUMBER OF STORIES PER TABLE 504.4 = 4 STORIES W/ SPRINKLER SYSTEM
ALLOWABLE AREA PER TABLE 506.2 = 69,000 SF MULTIPLE STORY & SPRINKLERED
TOTAL ALLOWABLE BUILDING AREA = 69,000 SF

OCCUPANT LOAD:
PER TYPE:
B OCC. (LOWER LEVEL): 138 OCCUPANTS = 13,754 SF / 100 GROSS (BUSINESS AREA, PER IBC 1004.1.2)
B OCC. (LOWER LEVEL): 15 OCCUPANTS = 4,295 SF / 300 GROSS (ACCESSORY STORAGE, PER IBC 1004.1.2)
F-1 OCC. (LOWER LEVEL): 69 OCCUPANTS = 6,828 SF / 100 GROSS (INDUSTRIAL AREA, PER IBC 1004.1.2)
S-1 OCC. (LOWER LEVEL): 20 OCCUPANTS = 3,894 SF / 200 GROSS (PARKING GARAGE, PER IBC 1004.1.2)
B OCC. (FIRST FLOOR): 151 OCCUPANTS = 15,044 SF / 100 GROSS (BUSINESS AREA, PER IBC 1004.1.2)

TOTAL OCCUPANCY = 383 OCCUPANTS

EGRESS INFO:
1005.1 - MEANS OF EGRESS SIZING - **LOWER LEVEL**
EGRESS DOOR WIDTH REQUIRED (IBC 1005.3.2 EX #1) = 242 X .15 = 36.3"
36.3" / 2 DOORS = 18.15" REQUIRED PER DOOR
EGRESS DOOR WIDTH PROVIDED = 76"
1005.1 - MEANS OF EGRESS SIZING - **FIRST FLOOR**
EGRESS DOOR WIDTH REQUIRED (IBC 1005.3.2 EX #1) = 151 X .15 = 22.65"
22.65" / 3 DOORS = 7.55" REQUIRED PER DOOR
EGRESS DOOR WIDTH PROVIDED = 137"

1006.2.1 - COMMON PATH OF TRAVEL = 100' MAX W/ SPRINKLER
1006.3.1 - MIN. OF (2) EXITS PER STORY > 500 OCC.
1012.2 - EXIT ACCESS TRAVEL DISTANCE = 300' MAX W/ SPRINKLER
1020.1 - CORRIDOR RATING = 0 HR WITH SPRINKLER
1020.2 - CORRIDOR WIDTH = 44" MIN
1005.4 - THE MINIMUM WIDTH (44") OF THE MEANS OF EGRESS REQUIRED FROM ANY STORY OF A BUILDING SHALL NOT BE REDUCED ALONG THE PATH OF EGRESS TRAVEL UNTIL ARRIVAL AT THE PUBLIC WAY.
RENOVATED CORRIDORS ON THE FIRST FLOOR TYPICALLY PROVIDE 66" OF EGRESS WIDTH.
1020.4 EXR2 - DEAD END CORRIDOR = 5' MAX WITH SPRINKLER

SANITARY FIXTURE CALCULATIONS (BASED ON "B" OCCUPANCY - STRICTEST CONDITION)

TOTAL OCCUPANTS: 383 OCCUPANTS / 2 = 196.5 = 197 MEN AND 197 WOMEN
WATER CLOSETS = 197 / 50 = 3.94 + 1 (FOR 1 PER 25) = 4.94 = 5 PER GENDER (10 REQUIRED)
LAVATORIES = 197 / 80 = 2.46 + 1 (FOR 1 PER 40) = 3.46 = 4 PER GENDER (2 REQUIRED)

DRINKING FOUNTAINS = 383 OCCUPANTS / 100 = 3.83 = 4 REQUIRED
- (1) EXISTING (LOWER LEVEL)
- (1) KITCHEN SINK (FIRST FLOOR BREAK ROOM)
- (2) DRINKING FOUNTAINS (FIRST FLOOR ALCOVE A3)

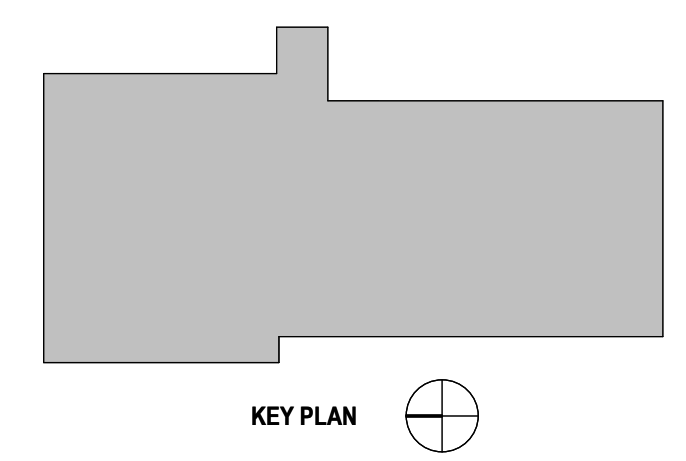
SERVICE SINK = 1 REQUIRED
- (2) EXISTING UTILITY SINKS (LOWER LEVEL)
- (1) MOP SINK (FIRST FLOOR JANITOR CLOSET)

UNISEX RESTROOMS
- (1) EXISTING - LOWER LEVEL
- COUNTING TOWARDS WOMEN'S WATER CLOSET REQUIREMENT
- (2) EXISTING - WELLNESS CLINIC
- (1) COUNTING TOWARDS MEN'S WATER CLOSET REQUIREMENT
- (1) COUNTING TOWARDS WOMEN'S WATER CLOSET REQUIREMENT
- (5) NEW - FIRST FLOOR
- (2) COUNTING TOWARDS MEN'S WATER CLOSET REQUIREMENT
- (3) COUNTING TOWARDS WOMEN'S WATER CLOSET REQUIREMENT

TOTAL FIXTURES PROVIDED

	WATER CLOSETS		LAVATORIES		UNISEX RESTROOMS**	DRINKING FOUNTAINS
	MEN	WOMEN	MEN	WOMEN		
REQUIRED	0 U / 5 WC	5	4	4	0**	4
PROVIDED	3 U / 5 WC	7	5	7	8**	4

*SPS 362.2902 (1) (e) ALLOWS THE REQUIRED TOILET FIXTURE COUNT TO BE BASED ON ACTUAL OCCUPANT LOAD RATHER THAN THE LOAD DETERMINED BY SQUARE FOOTAGE.
** UNISEX TOILETS CAN BE USED TOWARD MEN'S OR WOMEN'S REQUIRED FIXTURE TOTAL



REVISIONS:

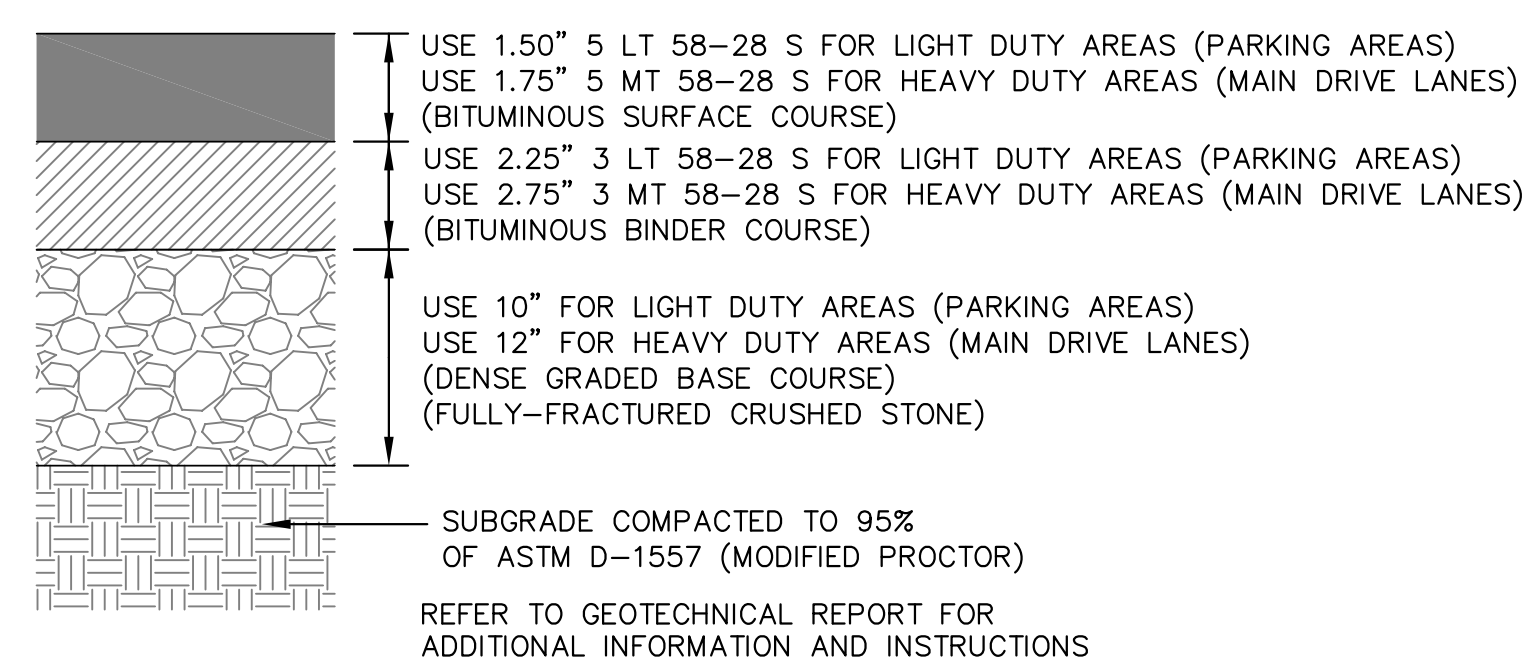
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1	06/14/23	ADDENDUM 1

Project Number:
3620

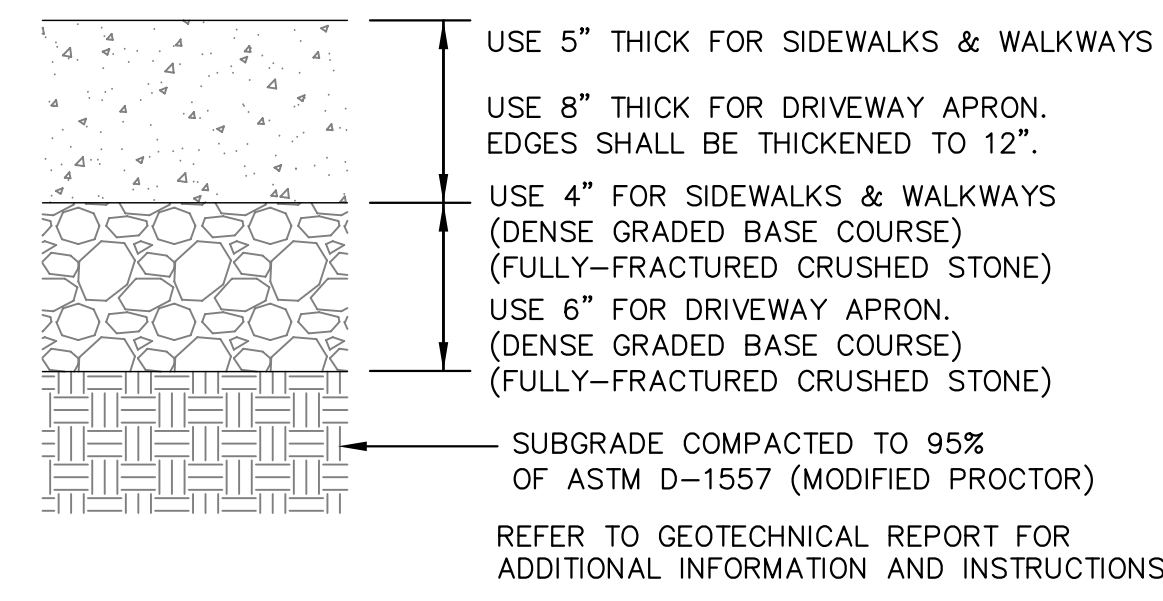
Issued For:
100% CONSTRUCTION DOCUMENTS
09/12/23

Sheet Title:
CODE REVIEW

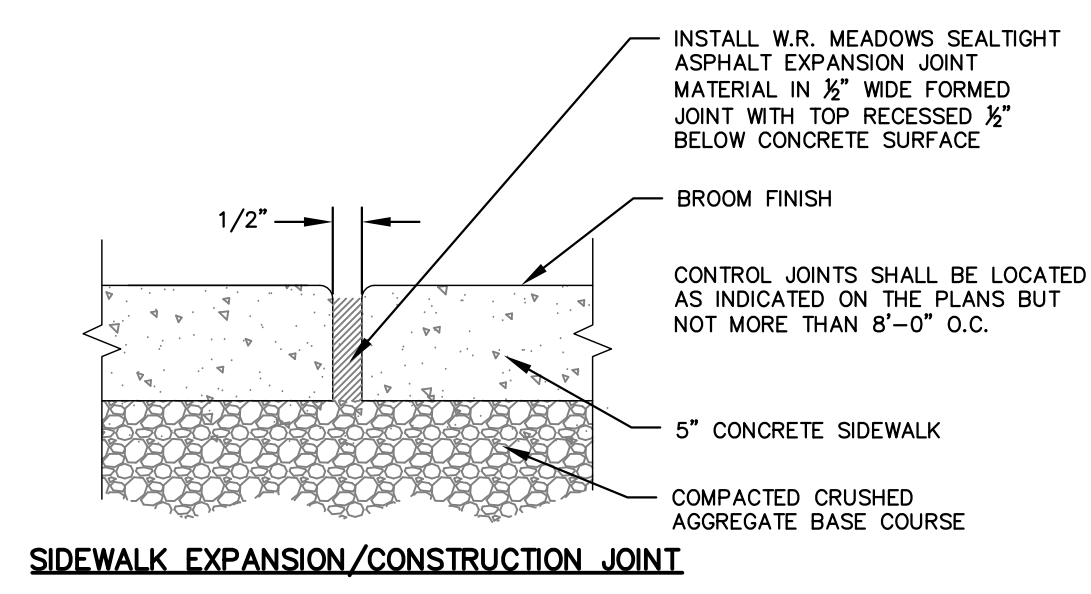
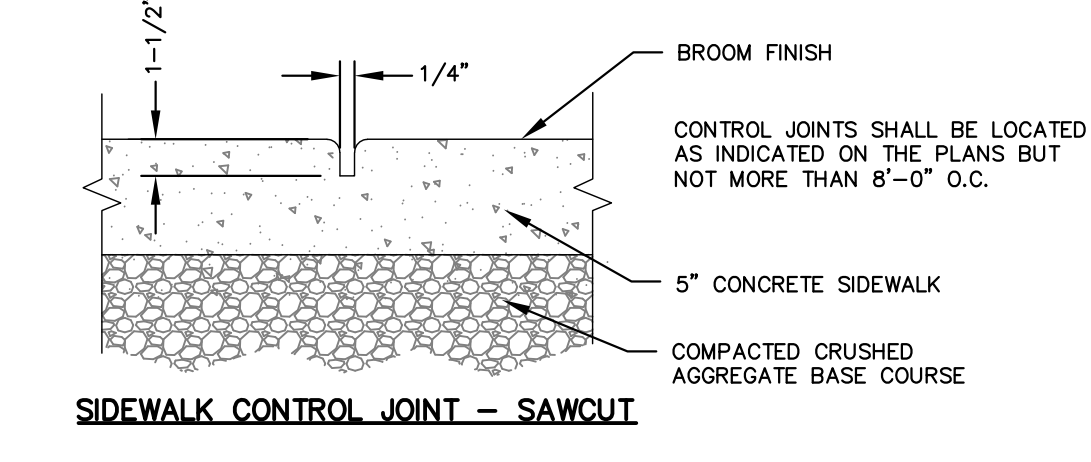
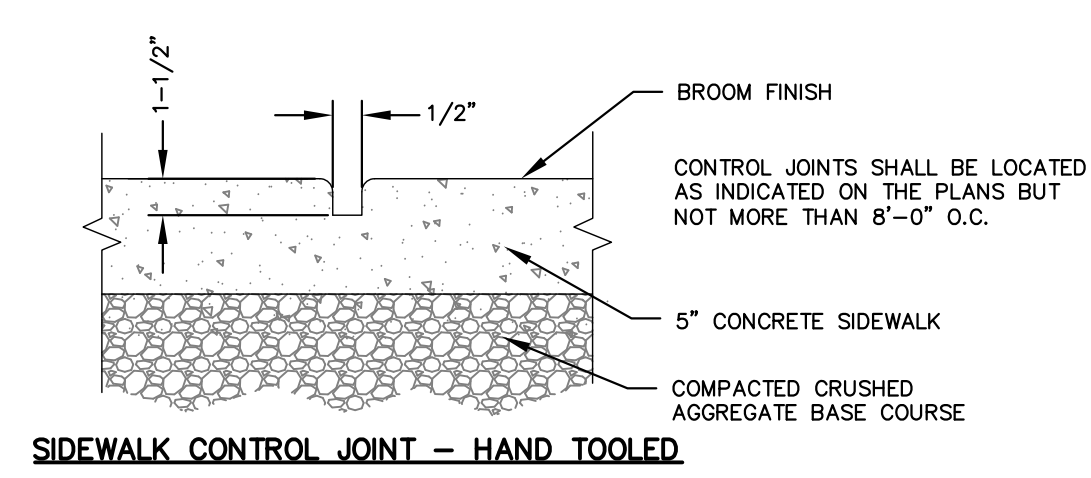
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G0.1



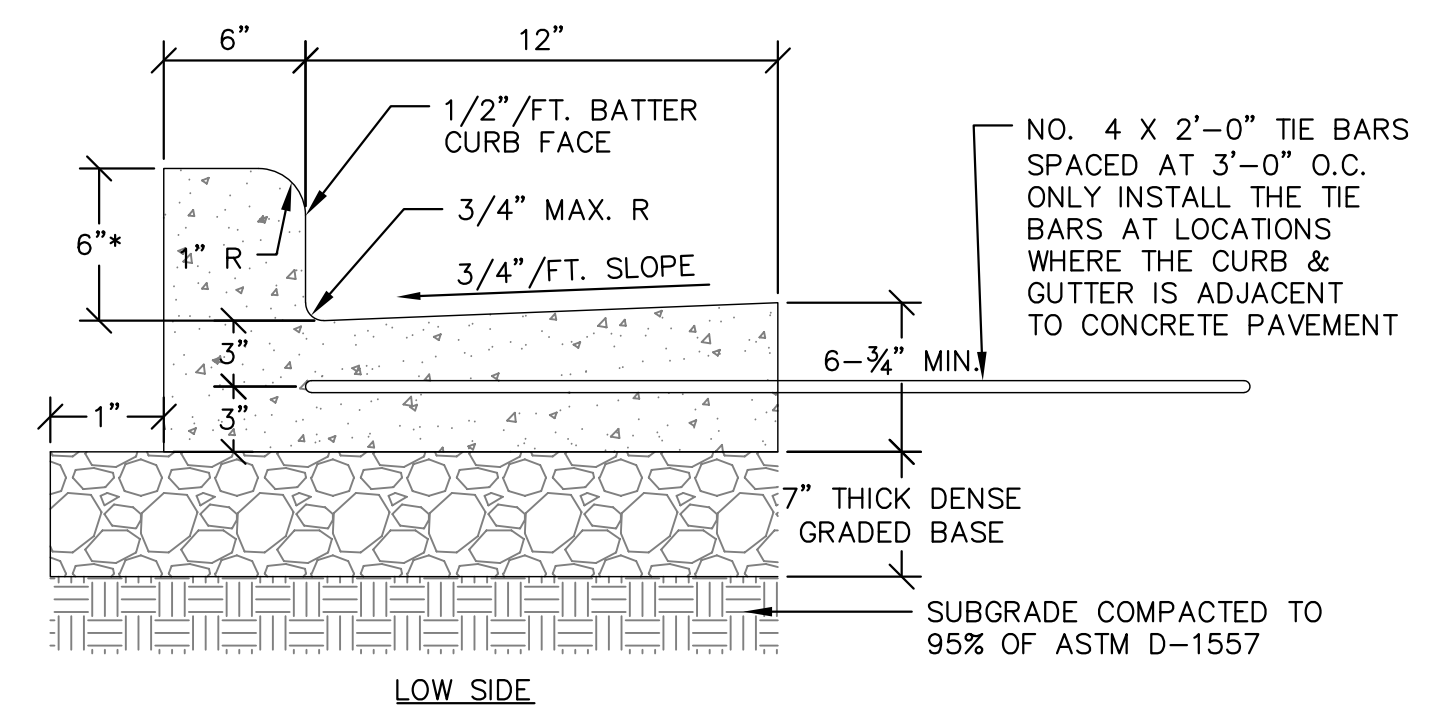
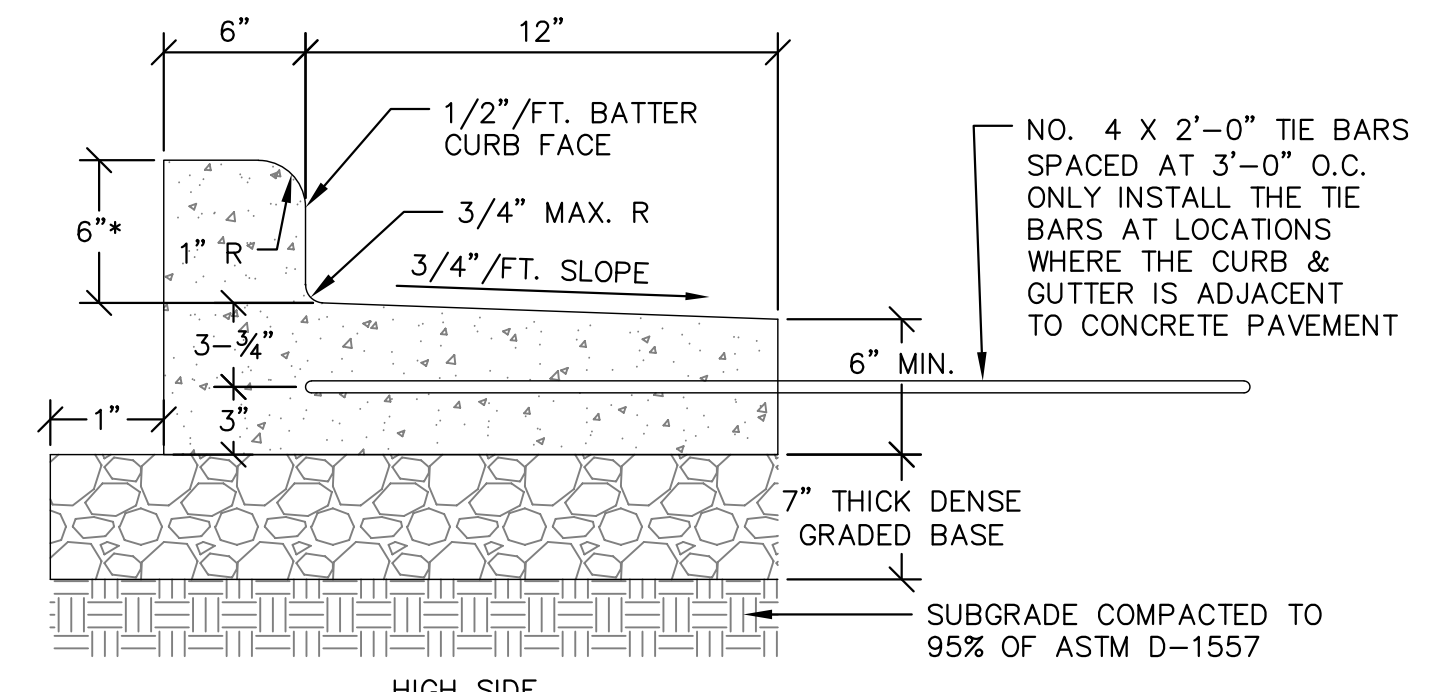
1 ASPHALTIC CONCRETE PAVEMENT
C2.2 N.T.S.



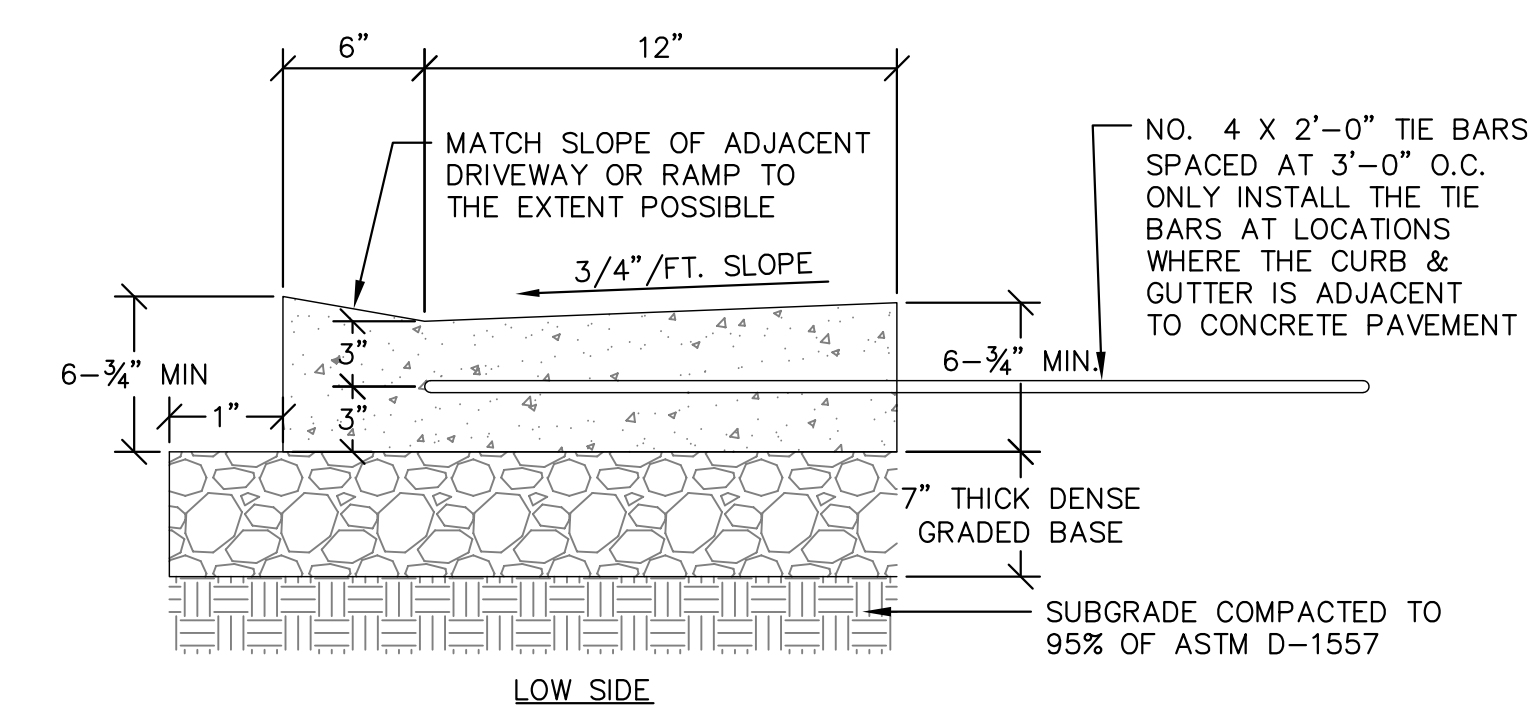
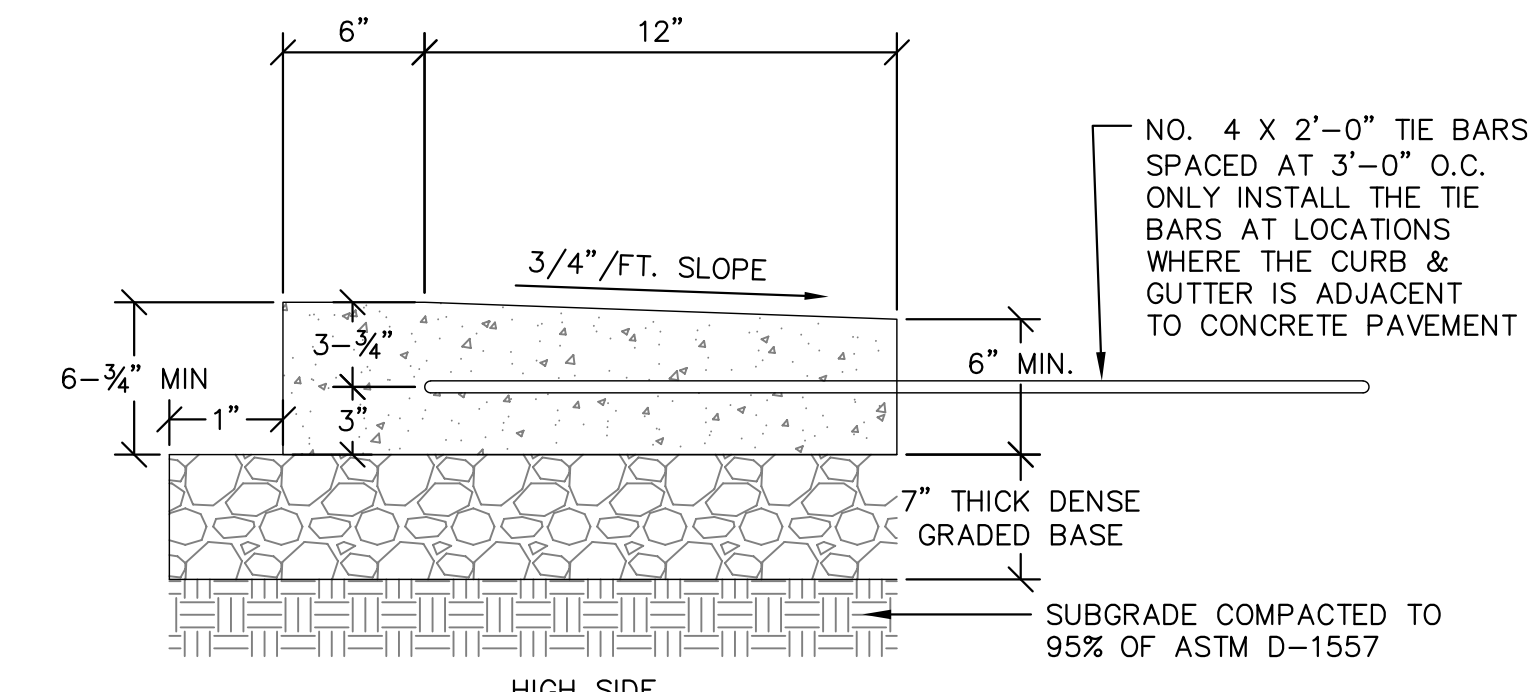
2 CONCRETE SIDEWALK/SLAB
C2.2 N.T.S.



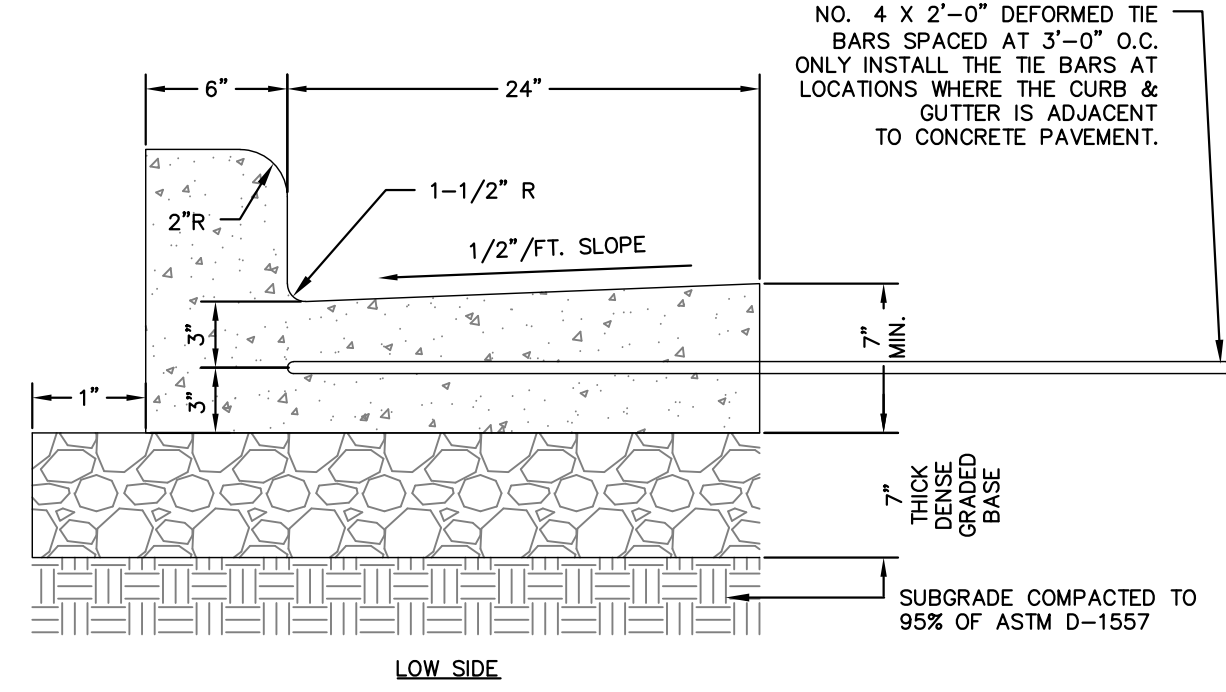
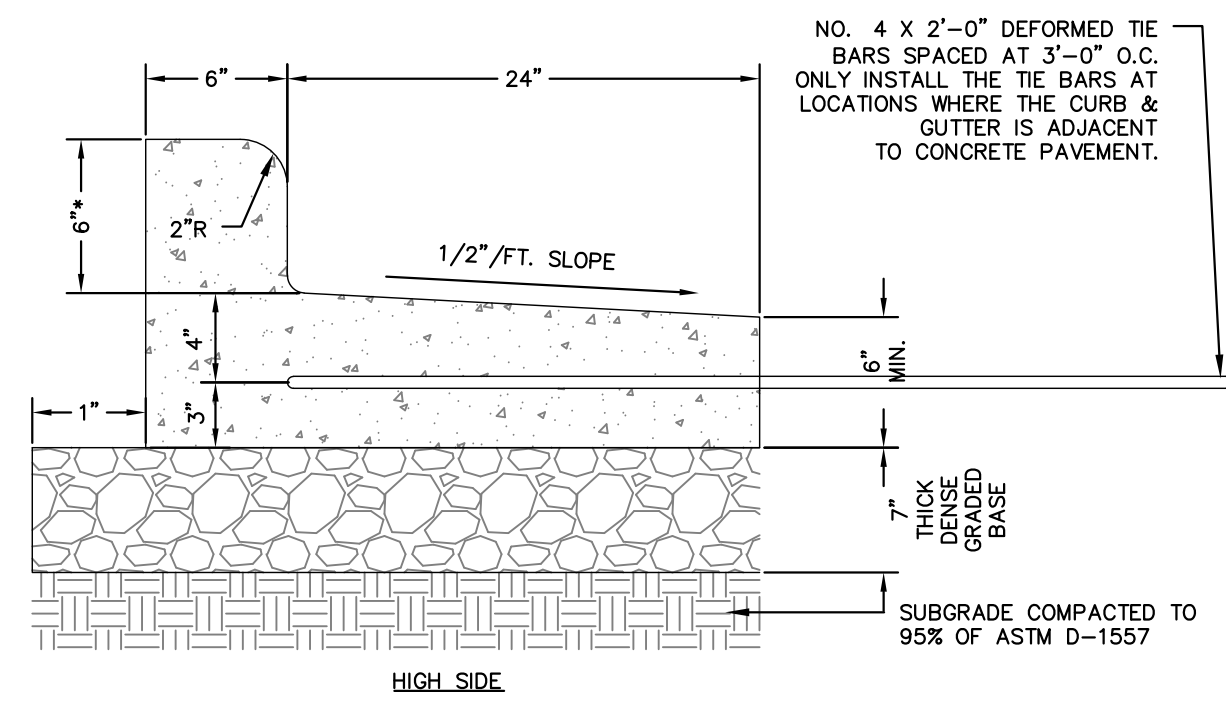
3 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
C2.2 N.T.S.



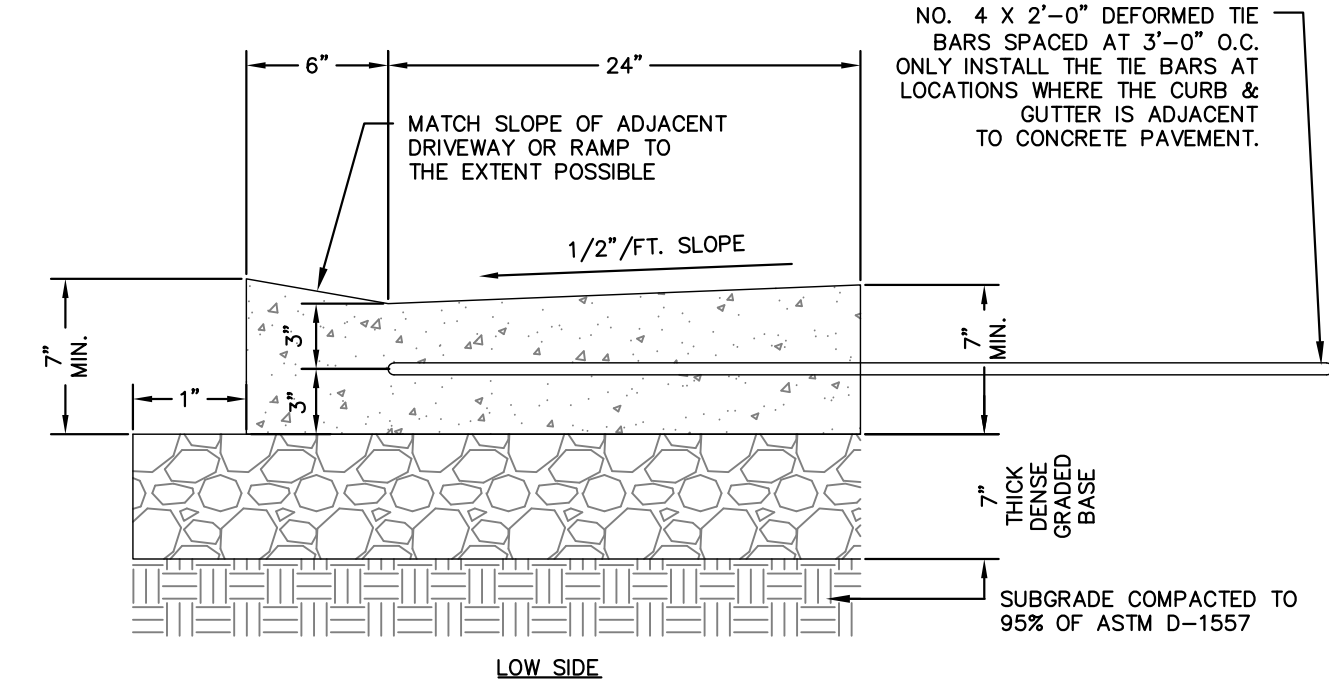
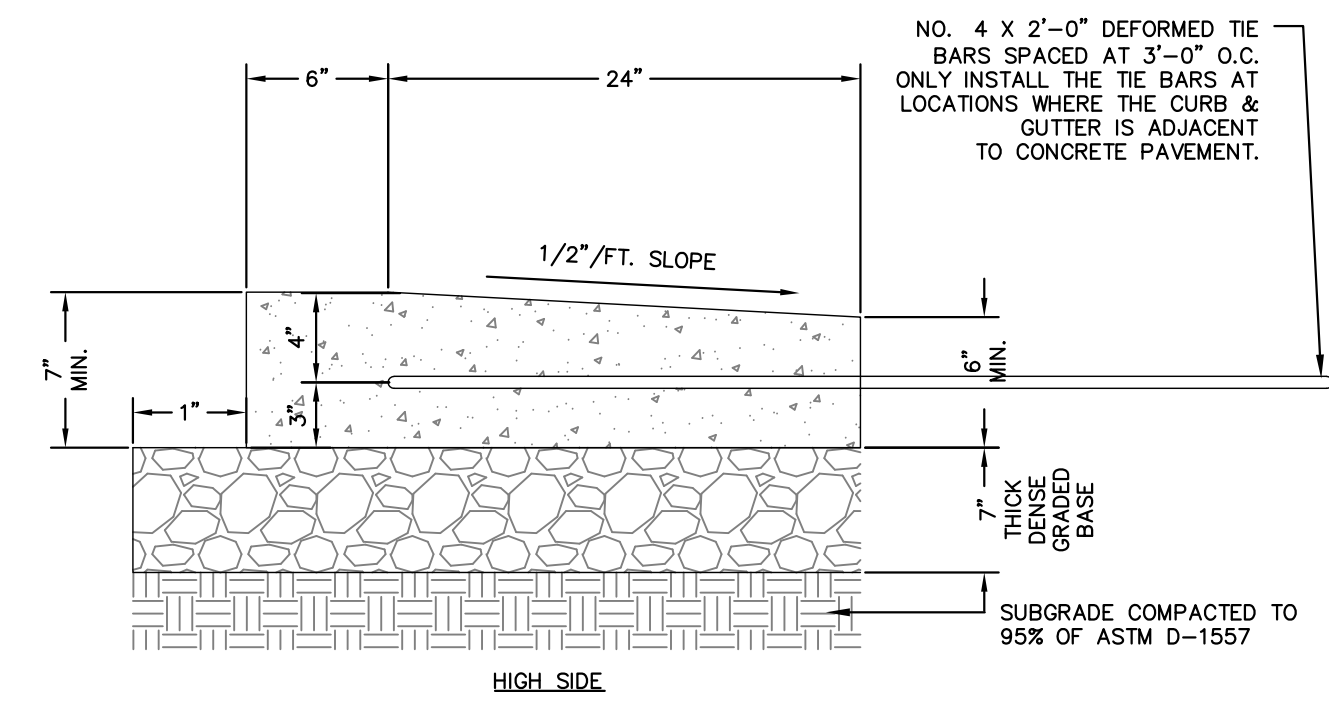
4 18-INCH BARRIER CONCRETE CURB & GUTTER
C2.2 N.T.S.



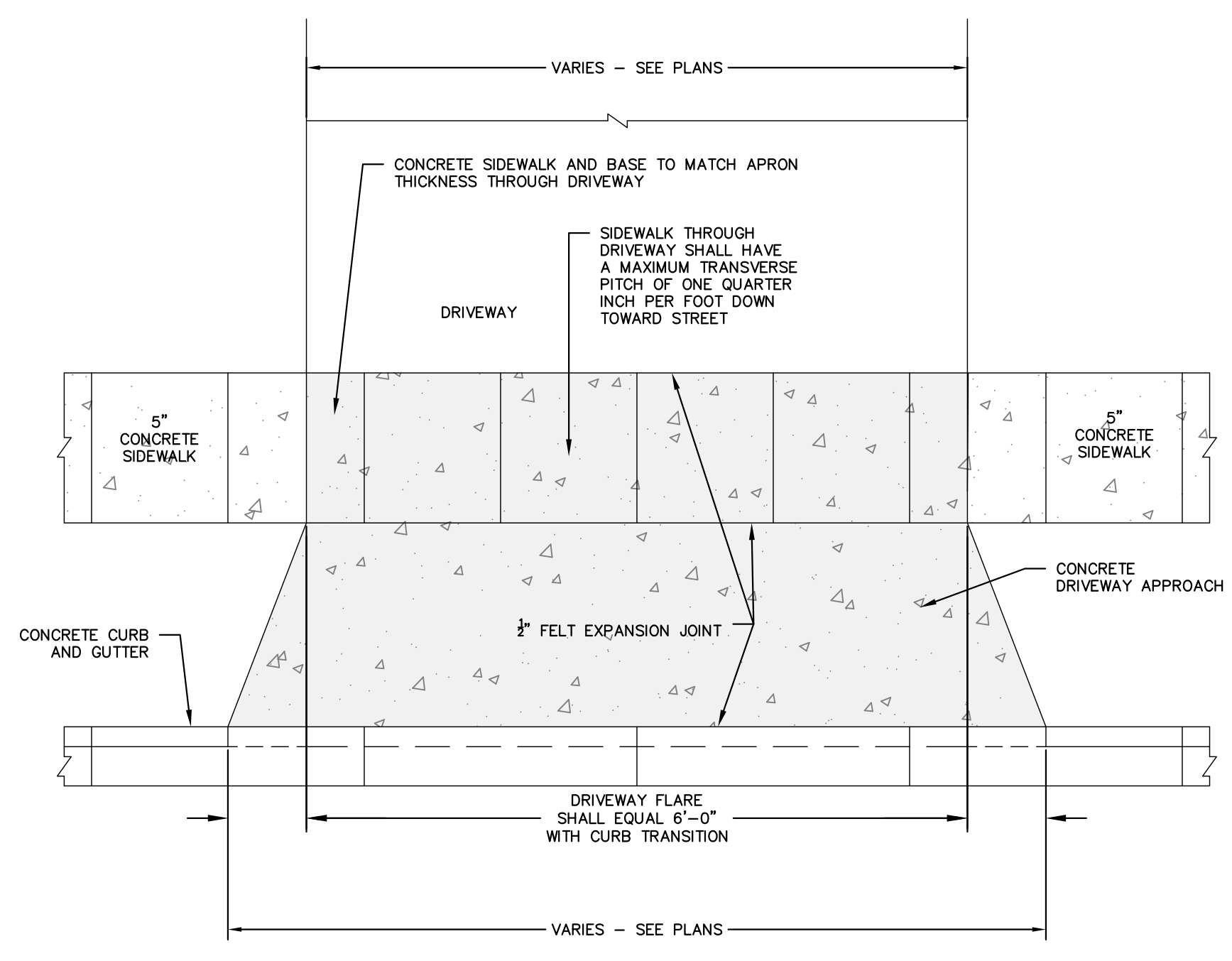
5 18-INCH DEPRESSED CONCRETE CURB & GUTTER
C2.2 N.T.S.



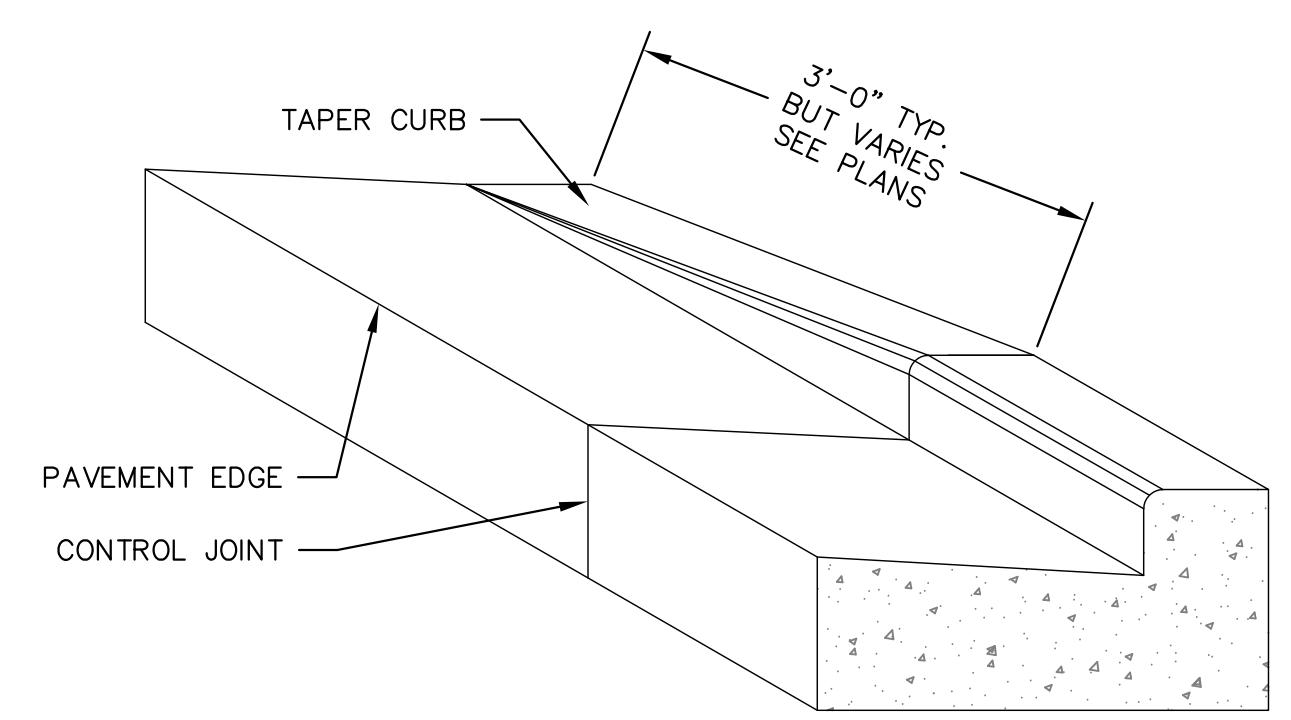
6 30-INCH BARRIER CONCRETE CURB & GUTTER
C2.2 N.T.S.



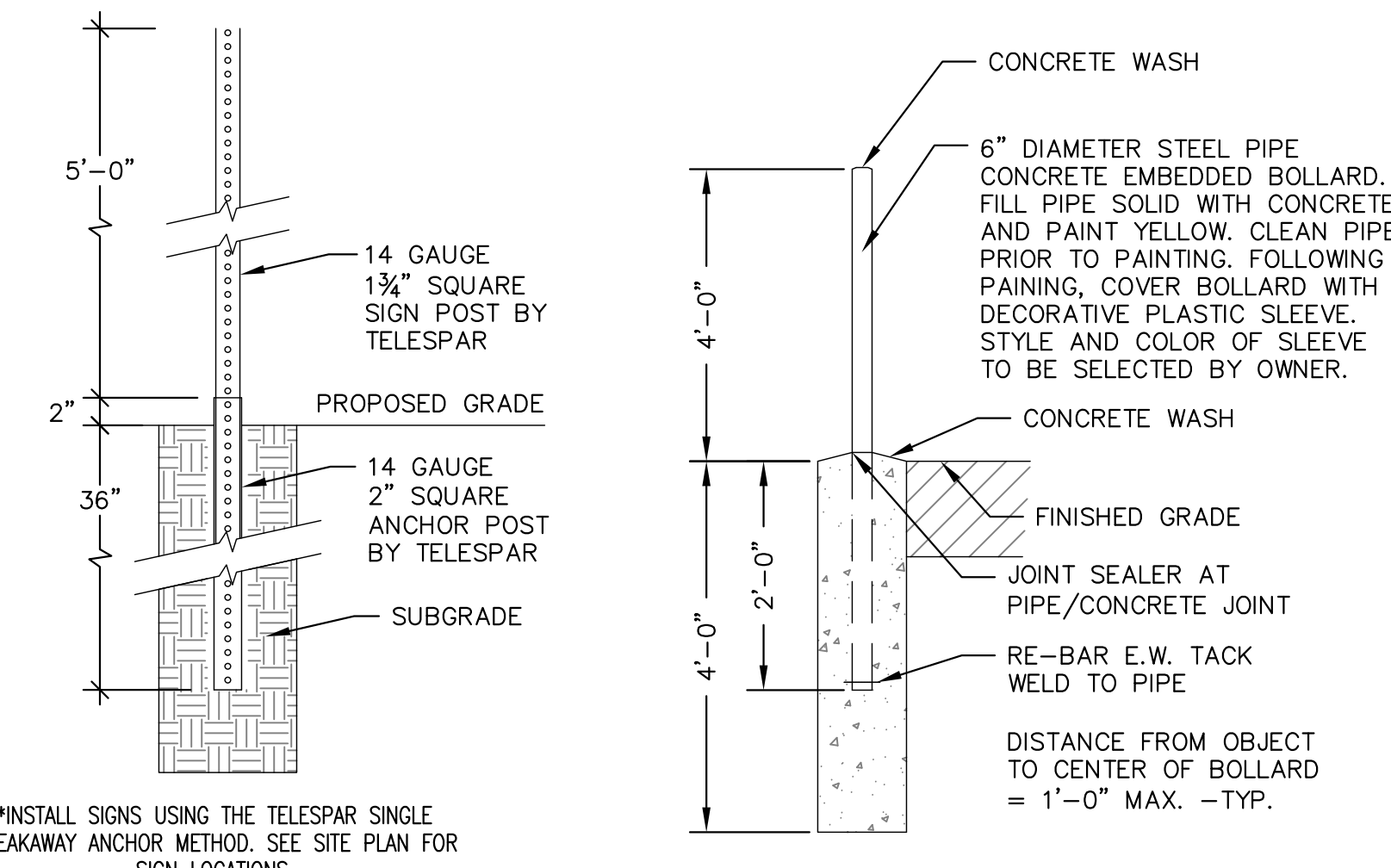
7 30-INCH DEPRESSED CONCRETE CURB & GUTTER
C2.2 N.T.S.



8 STANDARD CONCRETE DRIVEWAY
C2.2 N.T.S.

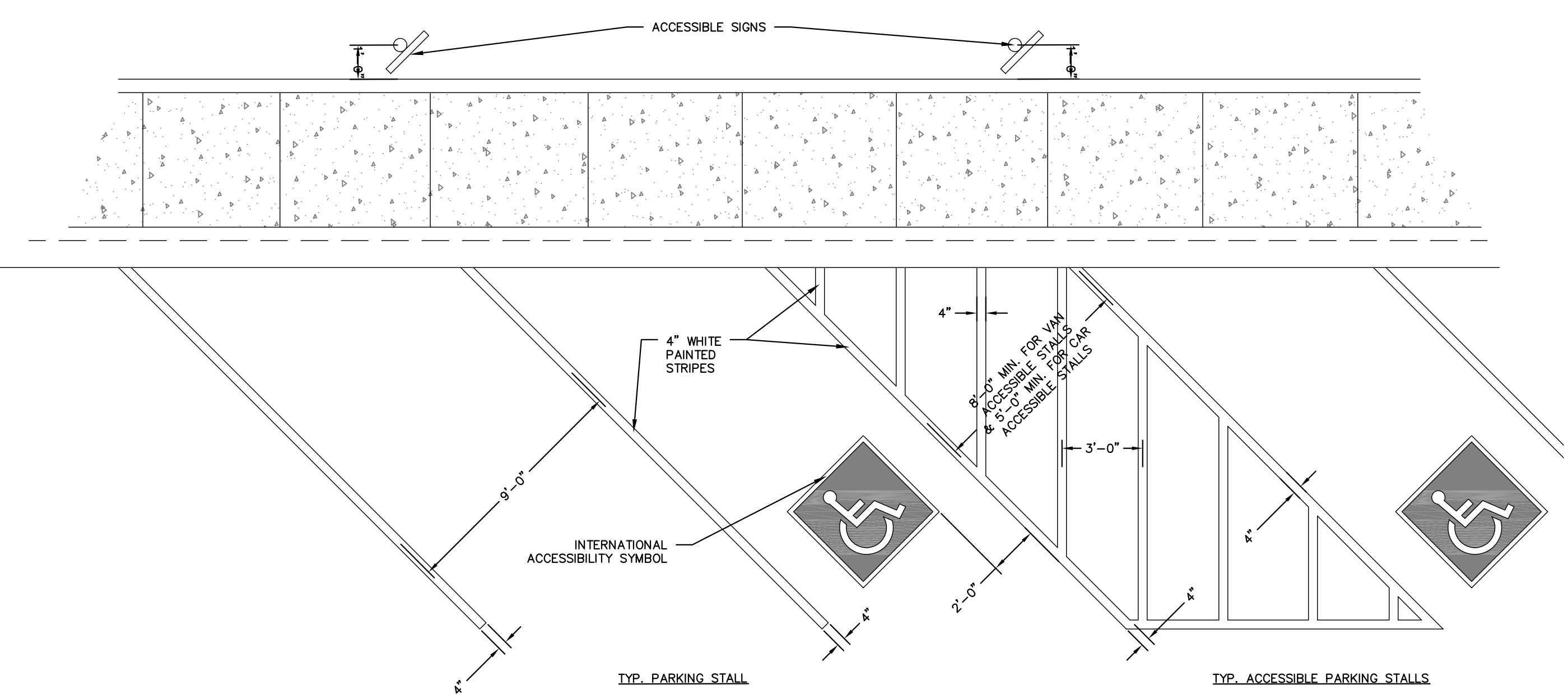


9 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
C2.2 N.T.S.

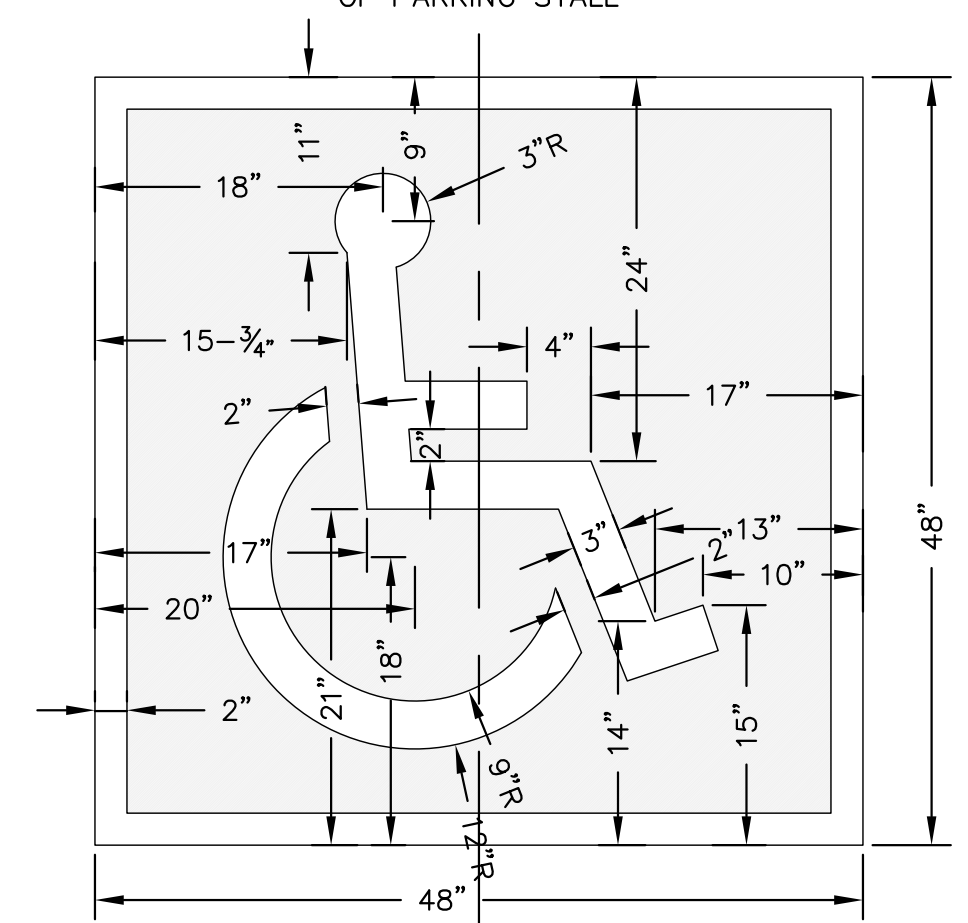


13 SIGN POST DETAIL
C2.2 N.T.S.

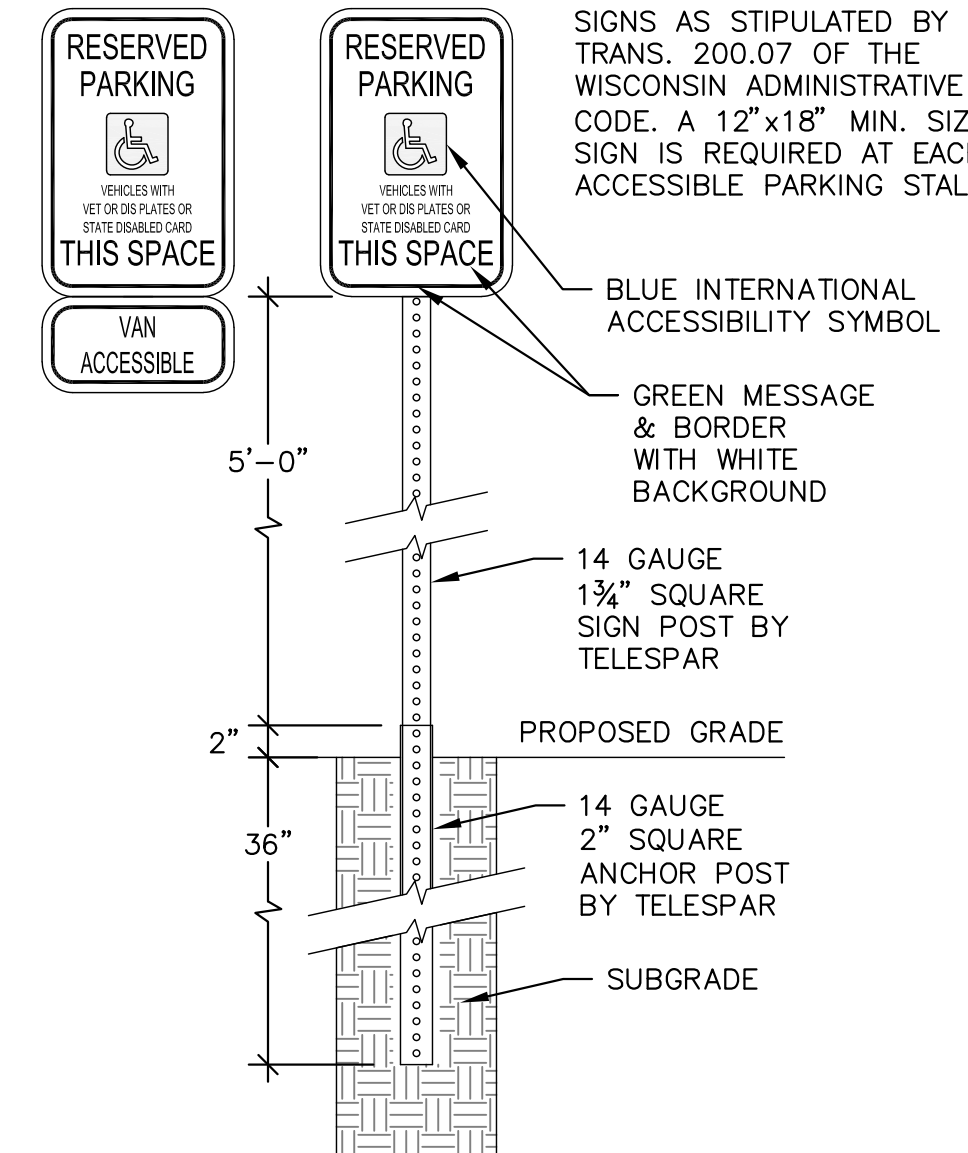
14 STANDARD STEEL BOLLARD
C2.2 N.T.S.



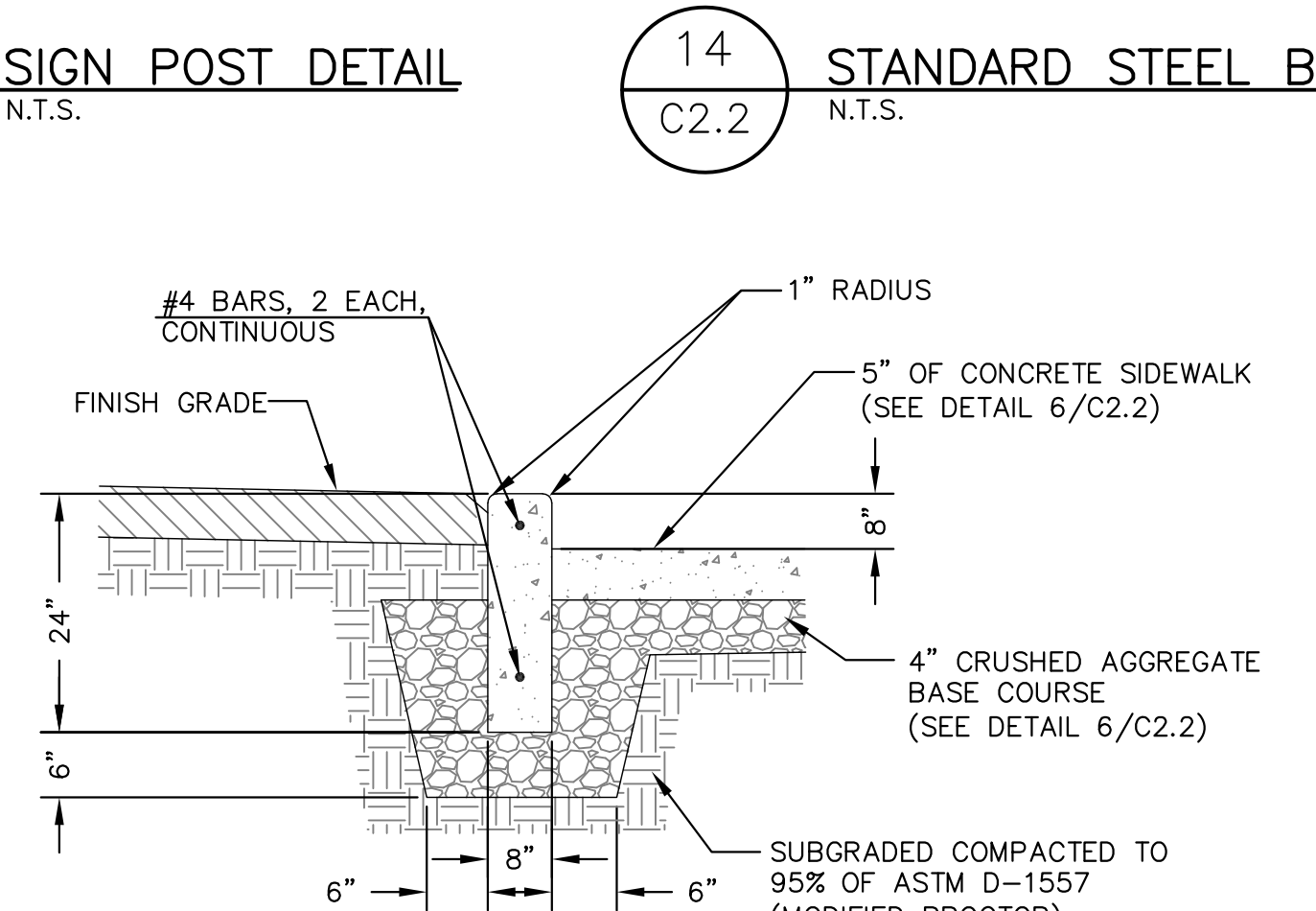
10 ACCESSIBLE PARKING STALL MARKING
C2.2 N.T.S.



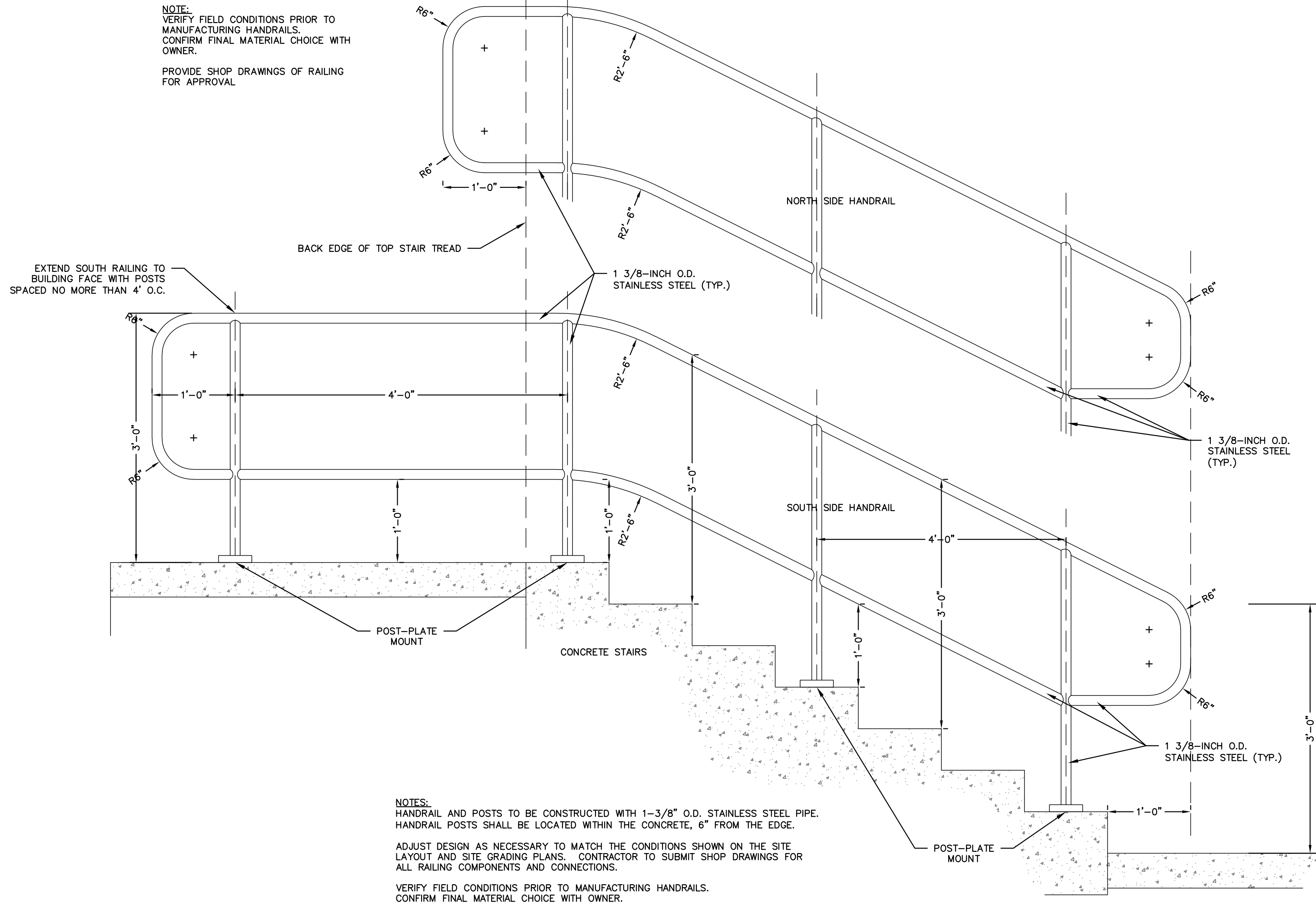
11 INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS
C2.2 N.T.S.



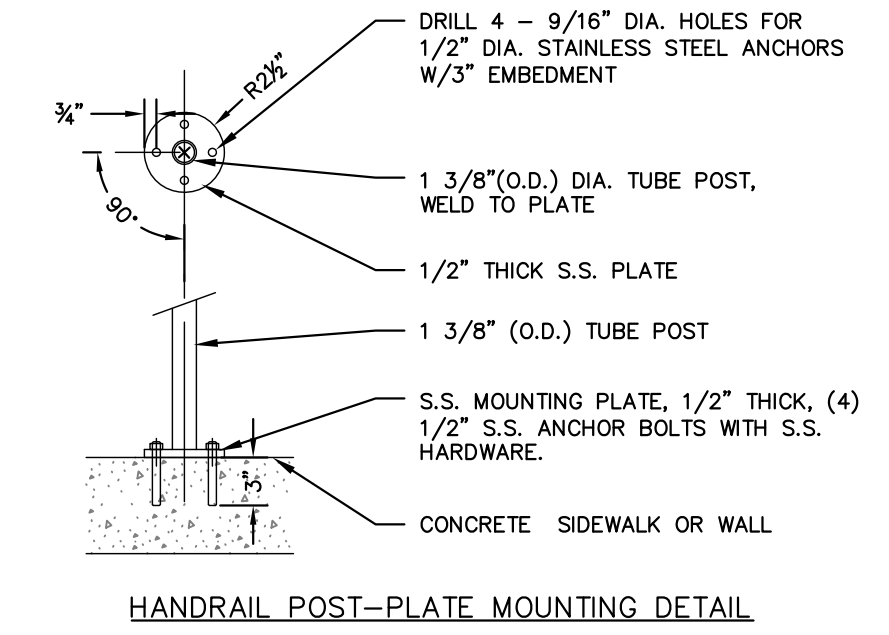
12 ACCESSIBLE PARKING STALL SIGN
C2.2 N.T.S.



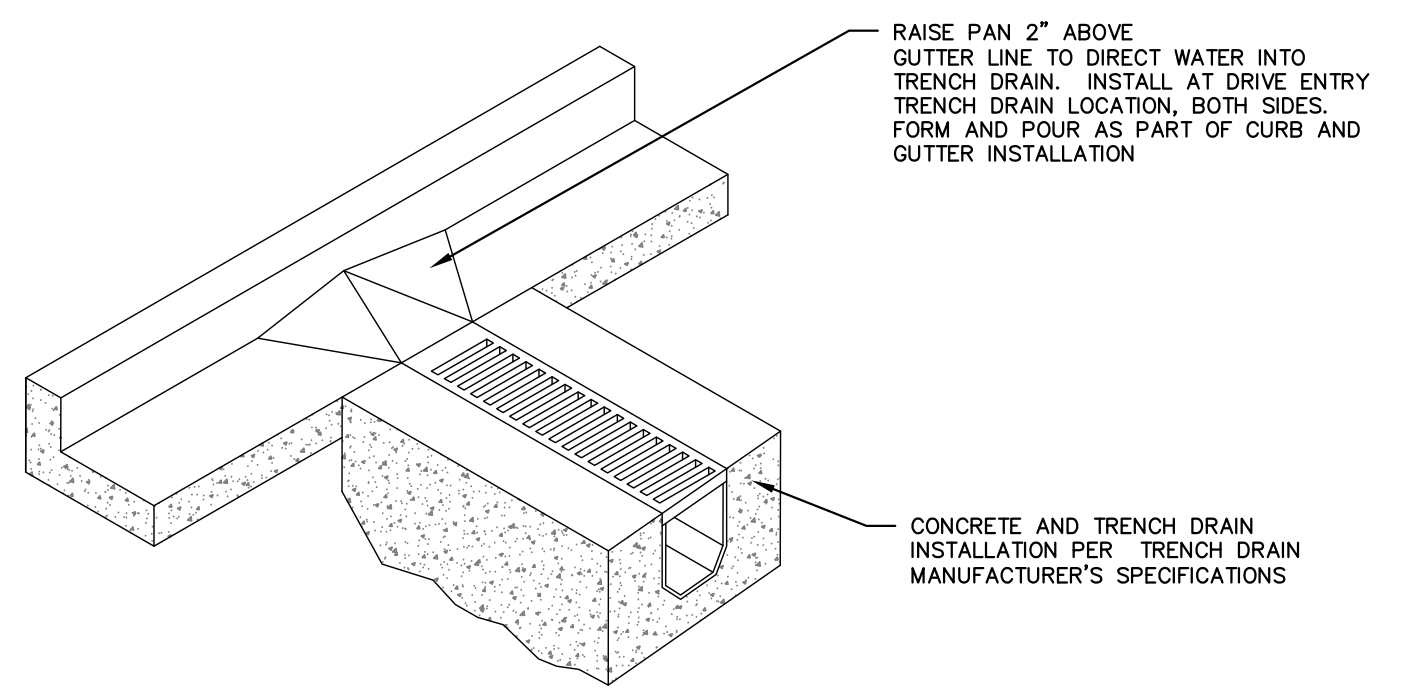
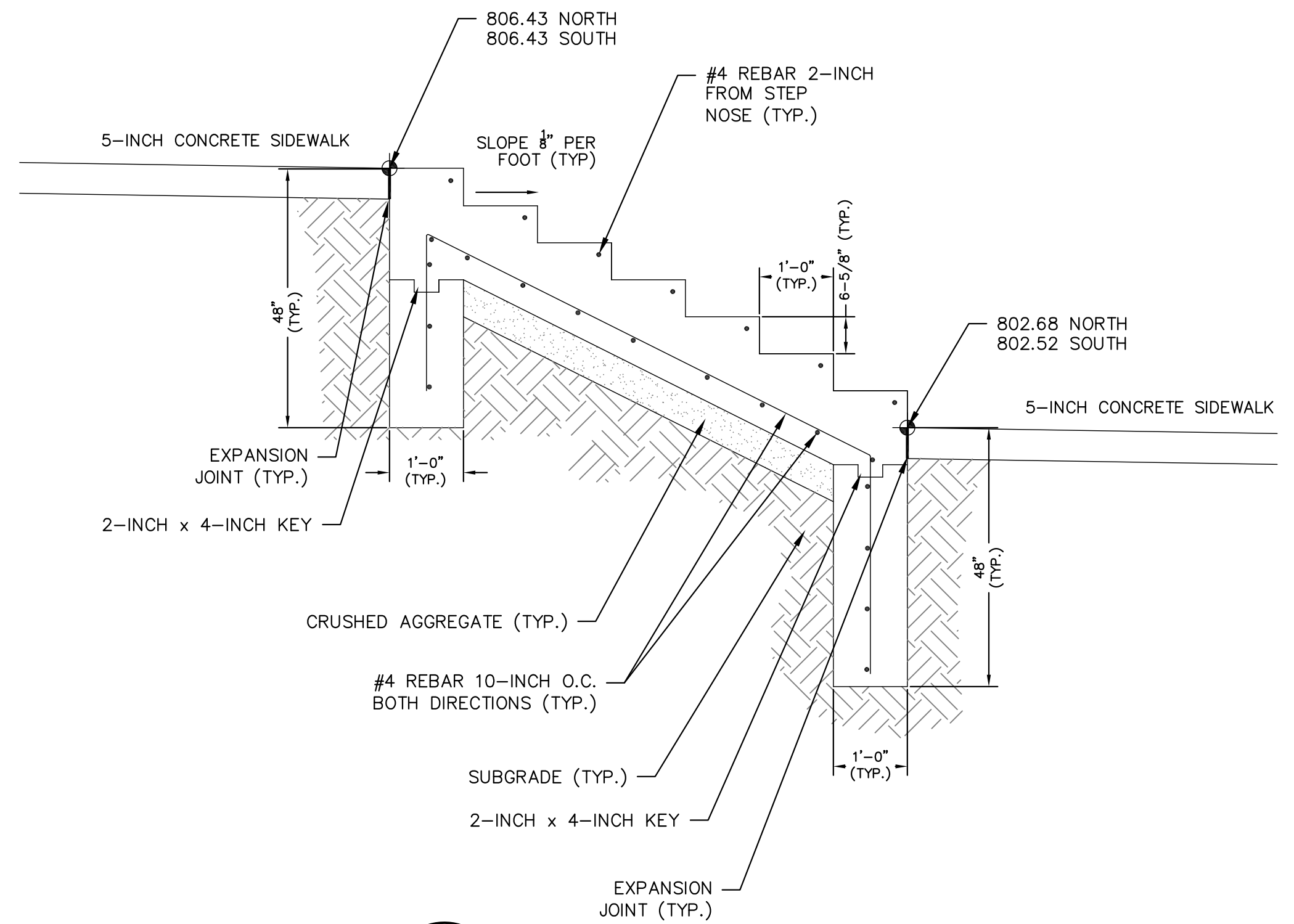
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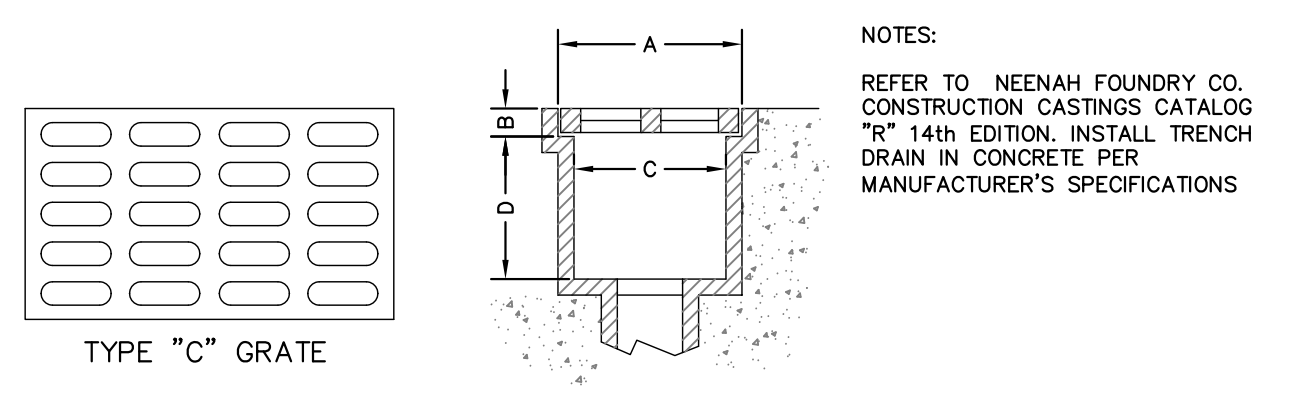
1
C2.3 N.T.S.
FRONT STAIR HANDRAIL DETAIL



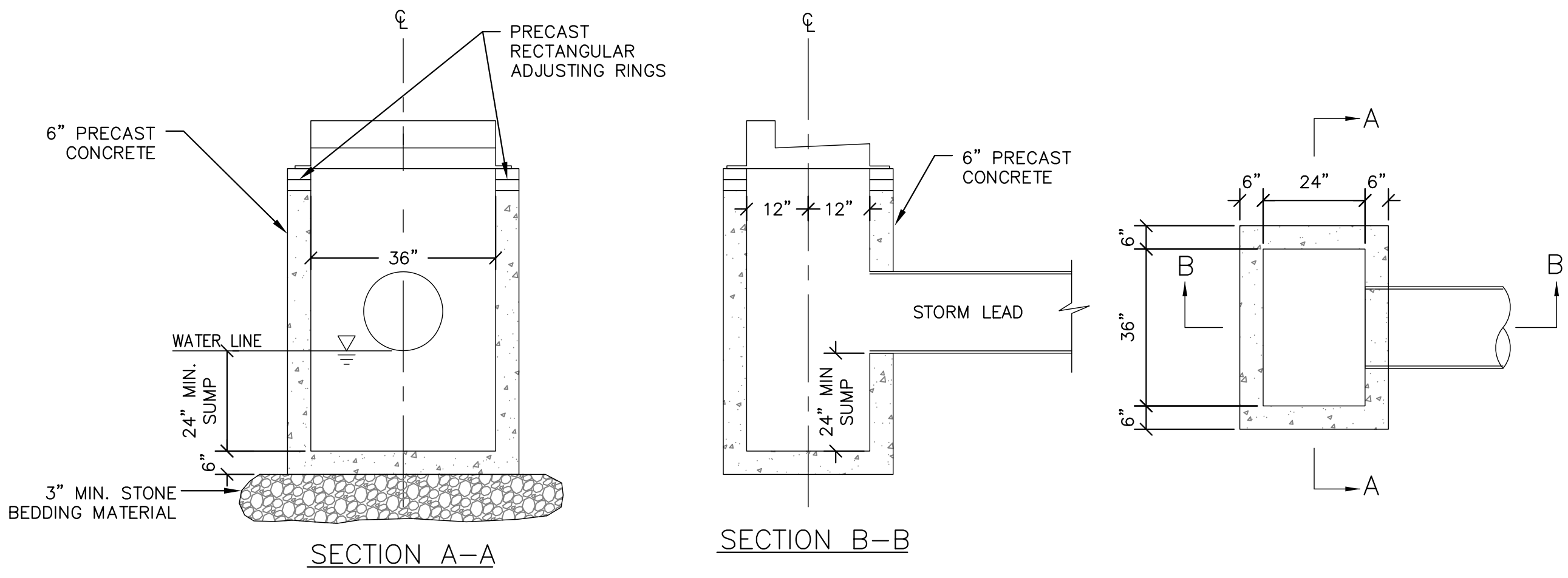
2
C2.3 N.T.S.
SECTION AT CONCRETE STAIR



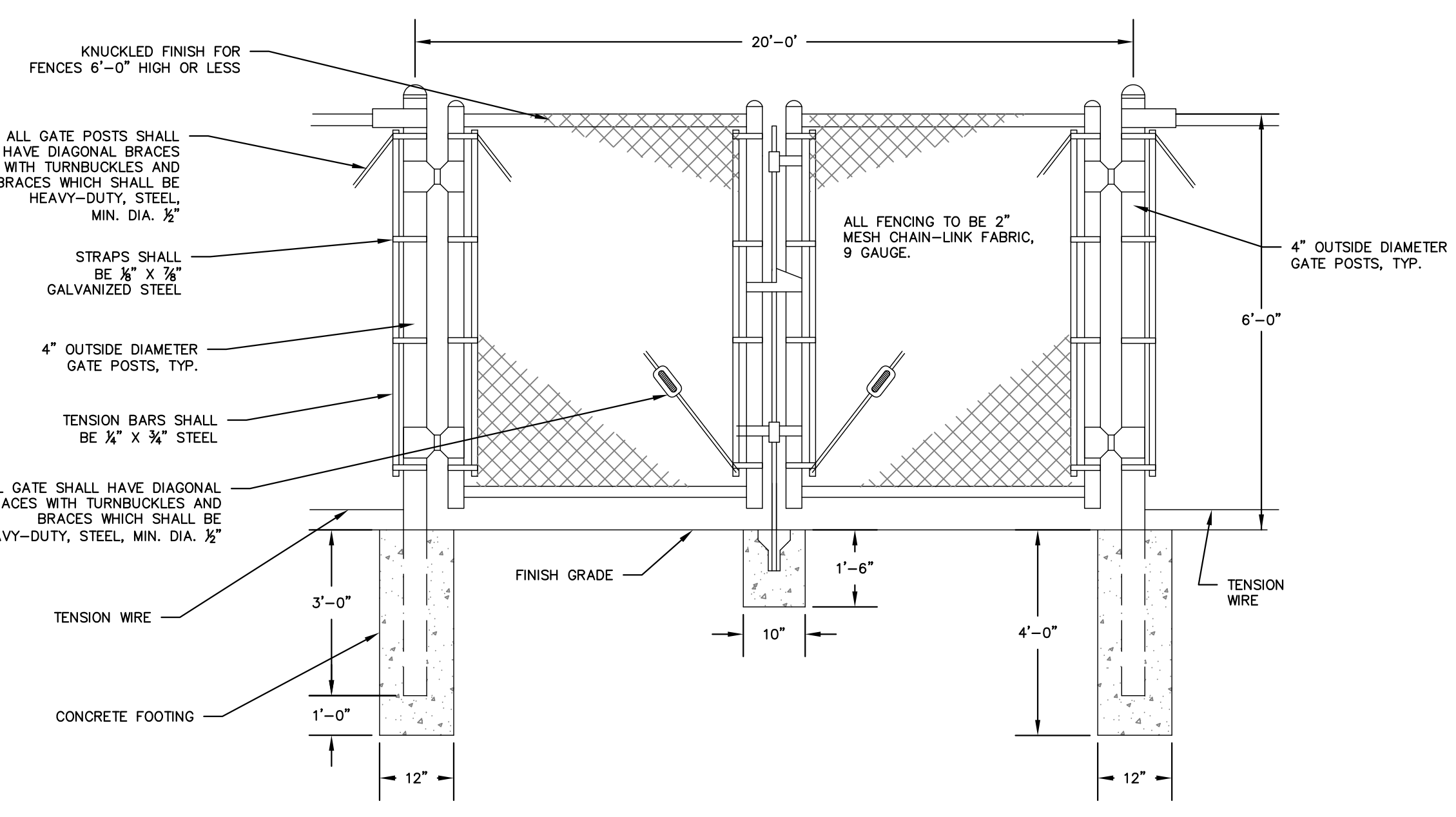
3
C2.3 N.T.S.
CONCRETE CURB DETAIL AT DRIVE ENTRANCE TRENCH DRAIN



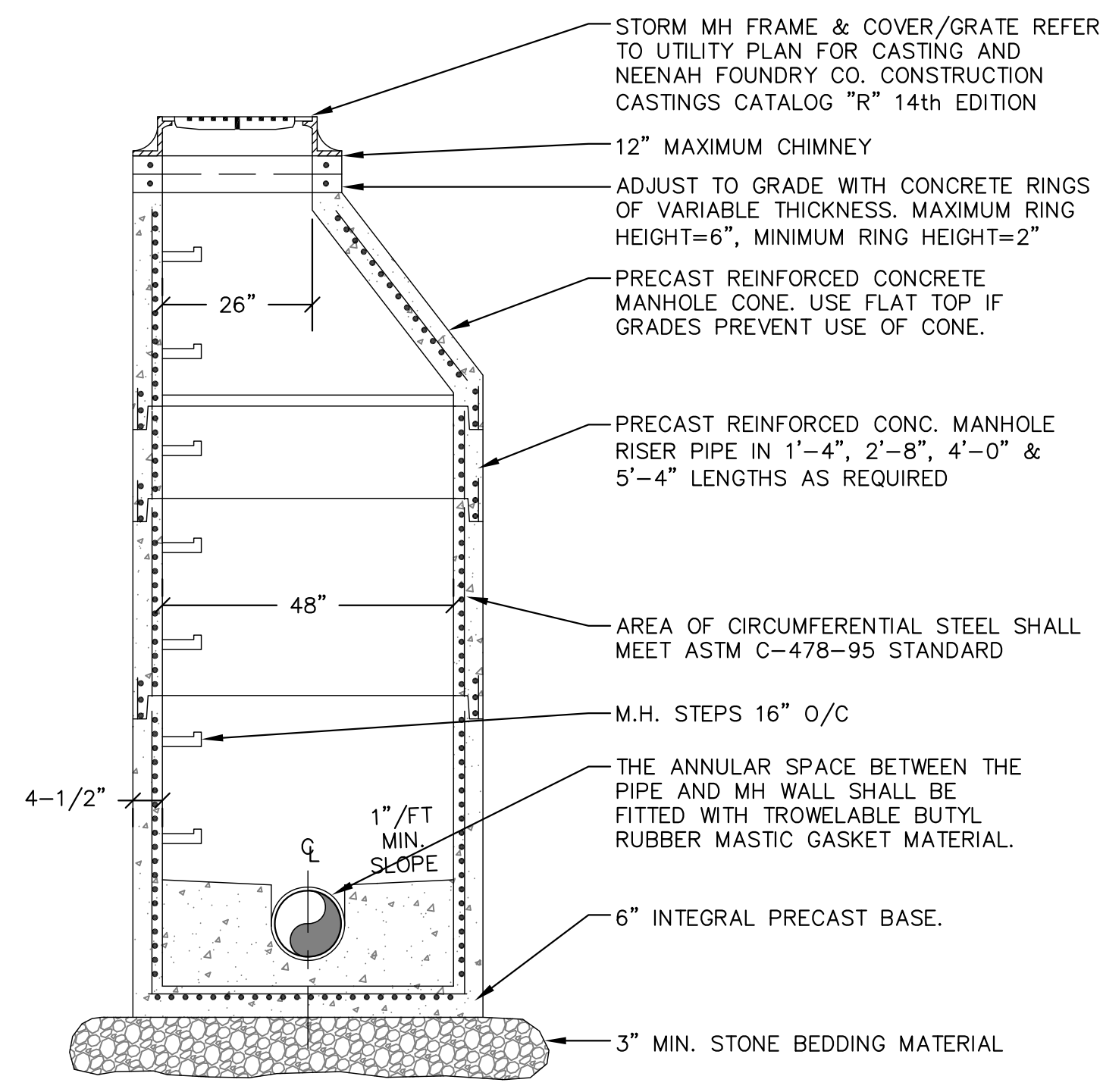
4
C2.3 N.T.S.
TRENCH DRAIN WITH GRATE



8
C2.3 N.T.S.
24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE

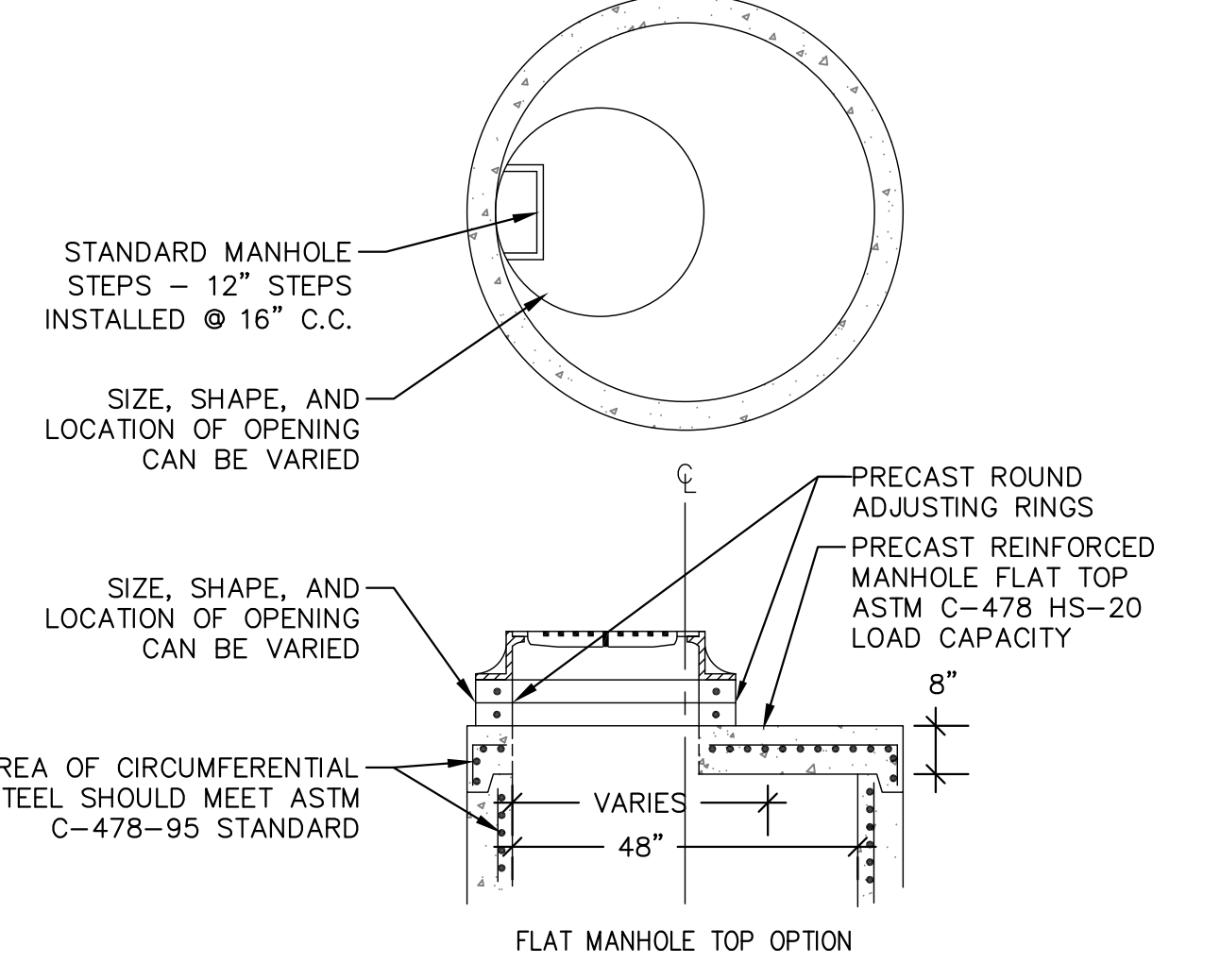


9
C2.3 N.T.S.
8'-0" HIGH CEDAR PALING PRIVACY FENCE

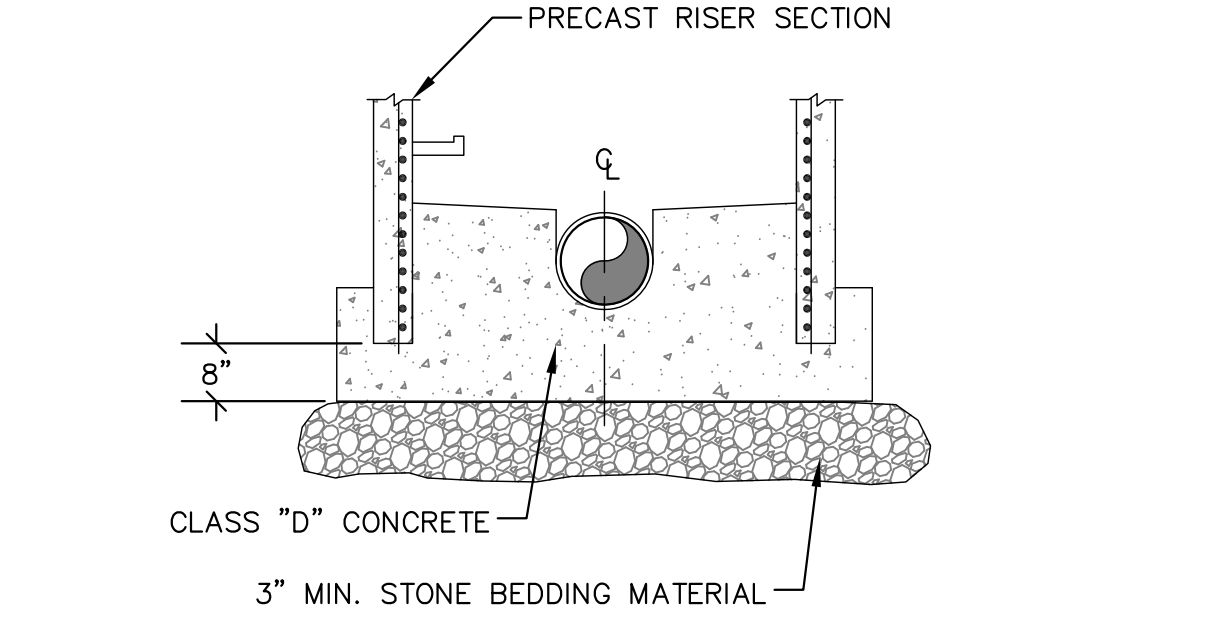


- STORM MANHOLE NOTES:**
- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
 - 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
 - 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
 - 4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
 - 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

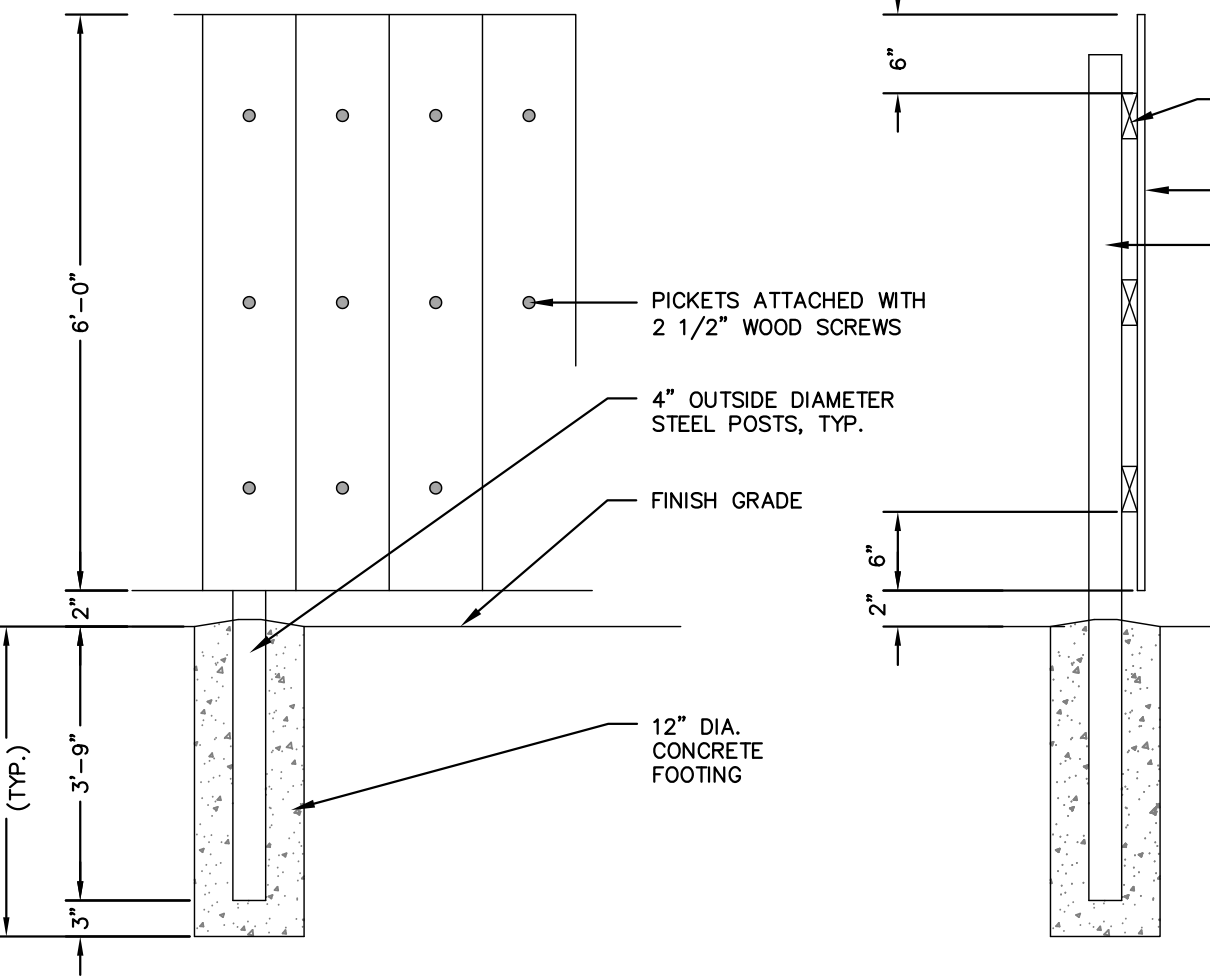
5
C2.3 N.T.S.
STORM MANHOLE DETAIL



6
C2.3 N.T.S.
OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER



7
C2.3 N.T.S.
OPTIONAL POURED MANHOLE BASE FOR MANHOLES

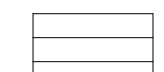
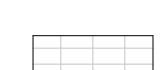

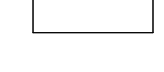
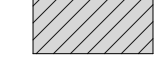


10
C2.3 N.T.S.
20'-0" WIDE x 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE SWING GATE DETAIL

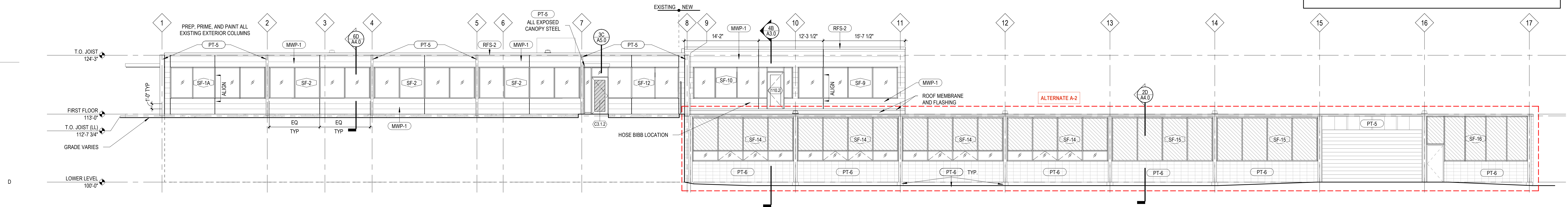
KEYNOTE LEGEND

- MWP-1 METAL WALL PANEL
- PT-5 PAINT - SEE INTERIOR FINISH LEGEND
- PT-6 PAINT - SEE INTERIOR FINISH LEGEND
- RFS-2 ROOF-EDGE FASCIA
- RFS-4 OVERFLOW SCUPPER UNIT
- S-1 SIGNAGE - EXTERIOR

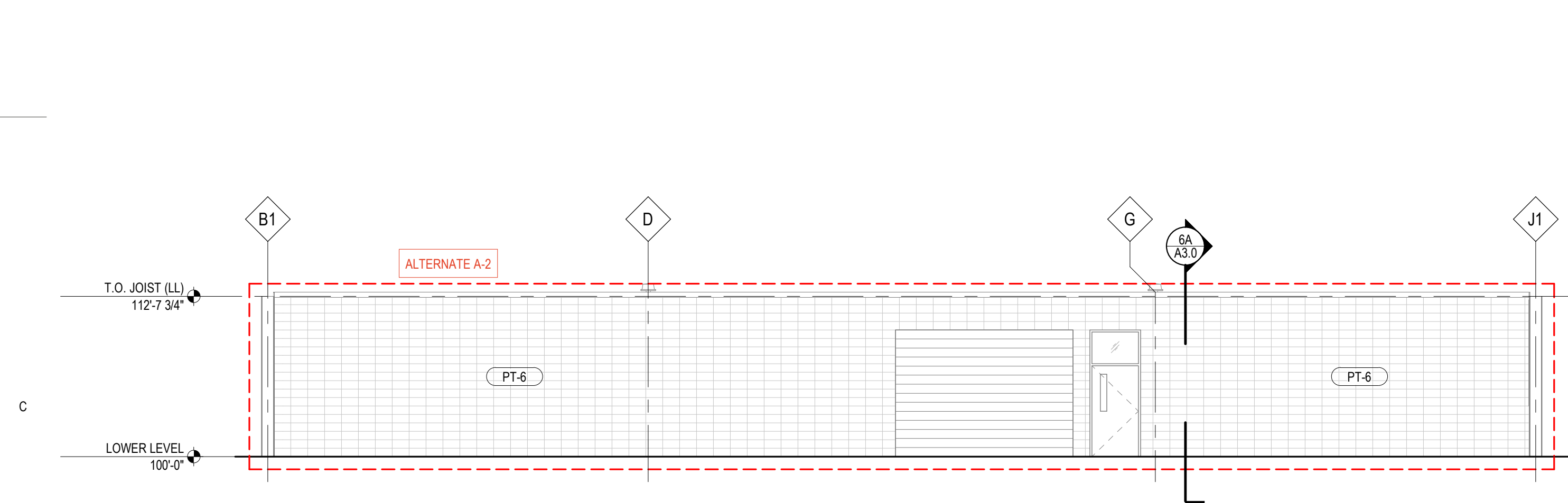
EXTERIOR MATERIAL LEGEND

-  MWP-1: METAL WALL PANEL
-  CONCRETE MASONRY BLOCK
-  IGU -1: TYPICAL GLAZING
-  IGU -2: SECURITY GLAZING
-  IGU -3: TRANSLUCENT PANEL

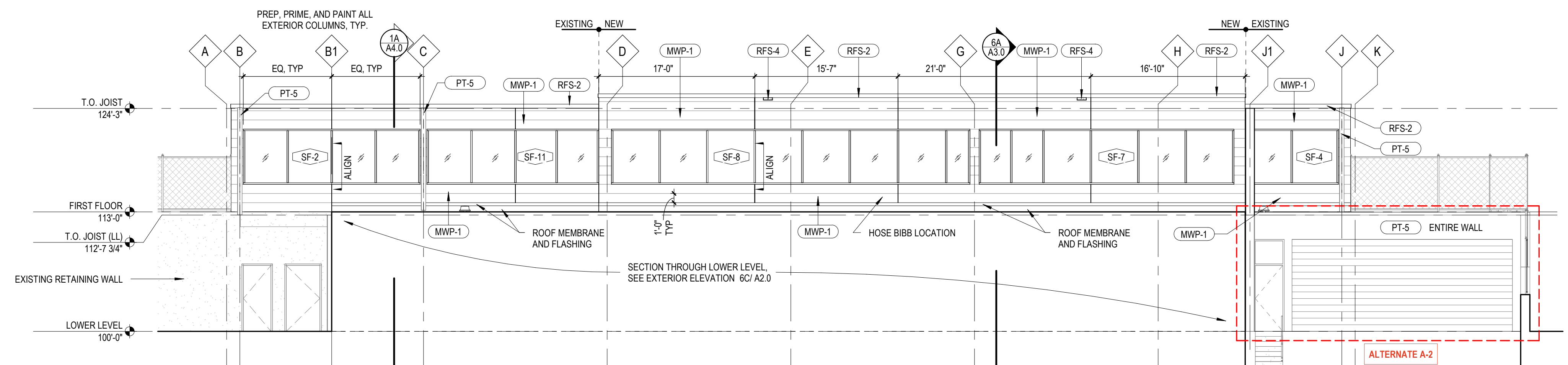
* ALL FLASHING AROUND EXTERIOR WINDOWS TO MATCH WINDOW FINISH, U.N.O.



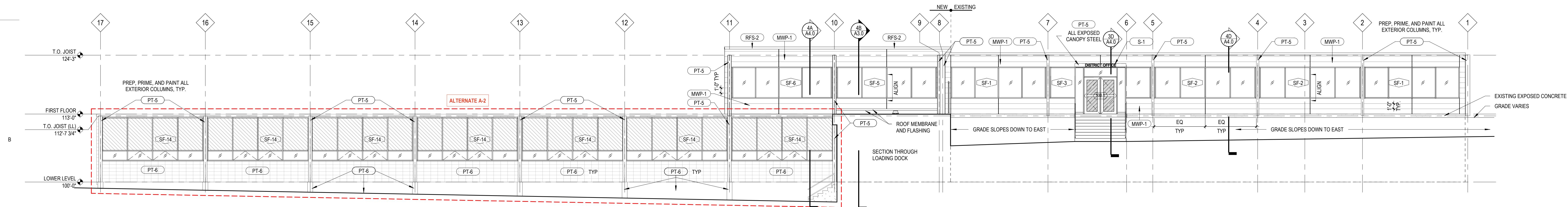
6D EXTERIOR ELEVATION, W
A2.0 Scale: 1/8" = 1'-0"



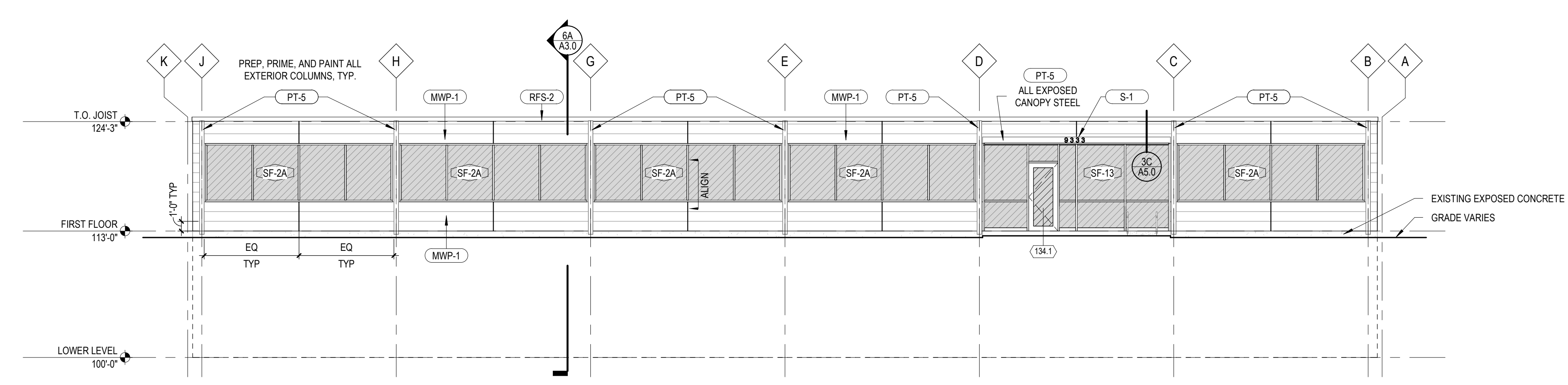
6C EXTERIOR ELEVATION, S
A2.0 Scale: 1/8" = 1'-0"




4C EXTERIOR ELEVATION, S
A2.0 Scale: 1/8" = 1'-0"




6B EXTERIOR ELEVATION, E
A2.0 Scale: 1/8" = 1'-0"



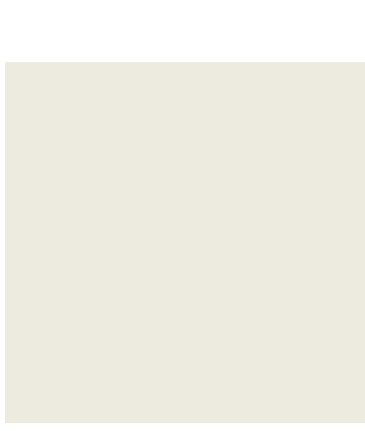
3A EXTERIOR ELEVATION, N
A2.0 Scale: 1/8" = 1'-0"



MWP-1 MOHIN CORPORATION MATRIX MX-6 (OR SIMILAR) PROFILE PANEL
BASIS OF DESIGN
ZINC GRAY (11 1/2" x 12" REVEAL = 12" OVERALL HEIGHT)



PT-5 SW 7048 URBANE BRONZE
EXTERIOR STEEL COLUMNS



PT-6 SW7008 ALABASTER
EXTERIOR MASONRY AND CONCRETE WALLS (LOWER LEVEL)

RFS-2 ROOF EDGE FASCIA - COLOR TO MATCH PT-5

EXTERIOR STOREFRONT FRAMES - DARK BRONZE ANODIZED

EXTERIOR MATERIAL PALETTE
Scale: 3/4" = 1'-0"

Autodesk Docs:38261 - WMM SD Office Renovation360 - WMM 9333 District Office Archt
 6/14/2023 1:00:07 PM

REVISIONS:

#	DATE	DESCRIPTION

Project Number:
3620

Issued For:
100% CONSTRUCTION DOCUMENTS
09/11/2023

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A2.0

REVISIONS:

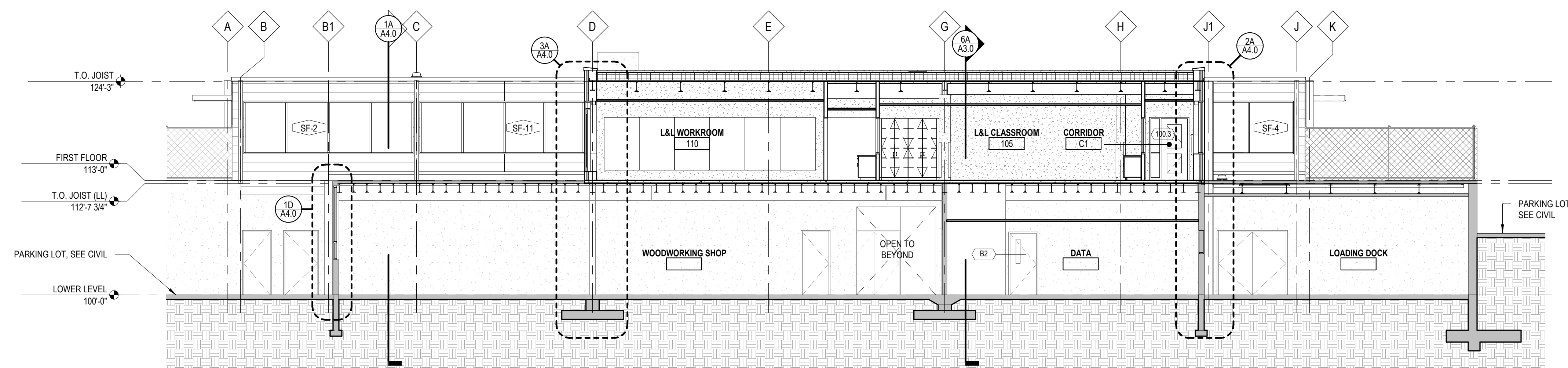
#	DATE	DESCRIPTION
1	06/14/23	ADDENDUM 1

Project Number:
3620

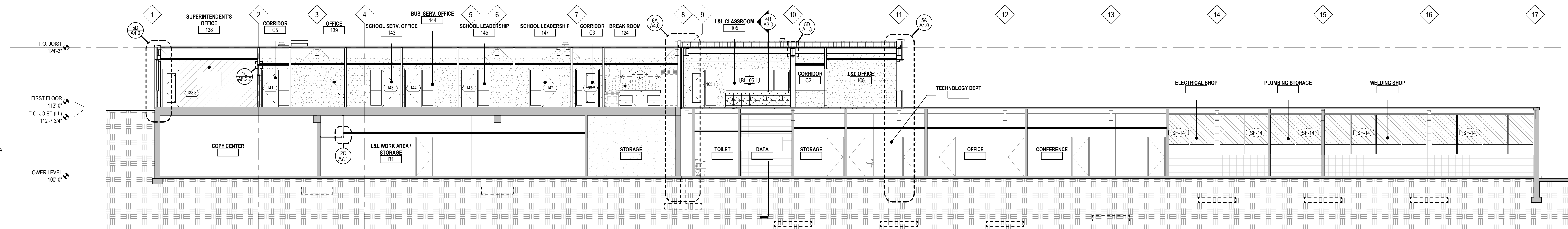
Issued For:
**100%
CONSTRUCTION
DOCUMENTS**
09/11/2023

SHEET TITLE:
**BUILDING
SECTIONS**

Sheet Number:
A3.0



4B BUILDING SECTION (LOOKING NORTH)
A3.0 Scale: 1/8" = 1'-0"



6A BUILDING SECTION (LOOKING EAST)
A3.0 Scale: 1/8" = 1'-0"

Autodesk Docs:3620 - WMM SD Office Renovation3620_WMM_9333 District Office_Arch.rvt
 6/14/2023 1:00:09 PM



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM**

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

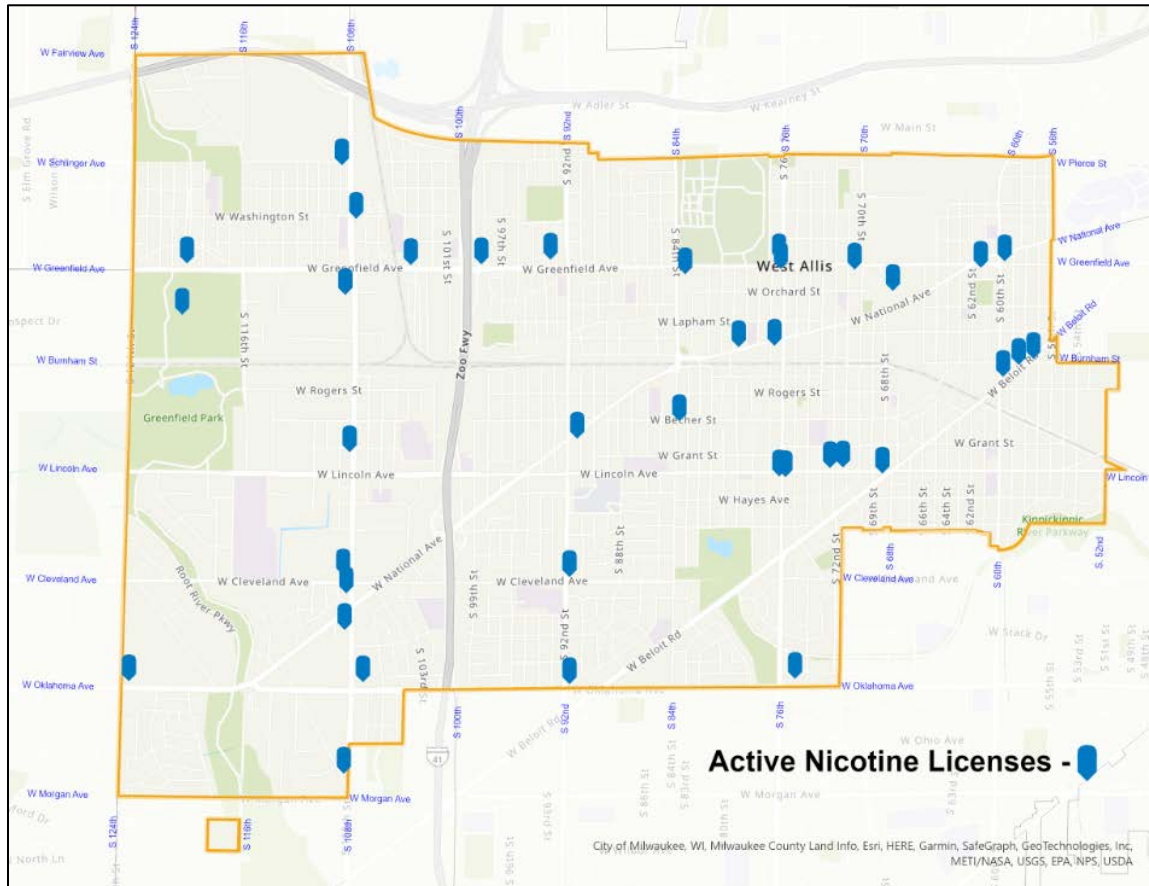
7. Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

Overview

Since adopting the last minor zoning code updates June 6, 2023, Planning and Zoning staff identified several items that require revisions to allow for better implementation and alignment with the goals of the zoning code.

Further Limit Nicotine Sales

This year, there has been a surge in entities seeking to open new nicotine sales stores which pose a significant public health threat for our community. City staff received complaints regarding the proliferation of these type of stores from both residents and elected officials. Additionally, the City of Milwaukee recently adopted stricter regulations for nicotine sales which may expose West Allis to additional risk that more of these stores may look to open in our community. West Allis currently has over 70 licensed tobacco retailers, about 1 per 825 residents.



Staff recommends the following changes:

- Reduce the amount of floor area devoted to sales of nicotine products or paraphernalia at which a business is considered a Nicotine Sales use from 20% to 10%.
- Add a regulation which considers any business that has 10% or more of sales devoted to nicotine products or paraphernalia a Nicotine Sales use.
- Increase the restrictions these uses are subject to from 1,000 ft to 2,000 ft. from a park, school, library, or other licensed tobacco retailer.

Ease Child Care Restrictions

West Allis' rules for smaller (8 or fewer children) child care centers are more restrictive than allowed by state code.

Staff recommends the following change:

- Allow small licensed childcare businesses with **8 or fewer children as a [permitted use](#)** (instead of a conditional use) in the districts in which they are allowed.
- This change will align with State Statutes/law (Wis. Stat. 66.1017).

Per request of Council members, an alternative option would also comply with state law:

- Allow childcare with 8 or fewer children as a limited use in the districts in which they are allowed. Add a limited use criteria that disallows daycares of 2-or-more unit dwellings but continues to allow them in the commercial portion of mixed-use buildings.

Other

Staff recommends adopting other minor text changes:

- **19.16:** Medical Services is listed out of alphabetical order in the definitions table
- **19.33:** Adjust 1 & 2-Unit Dwelling criteria to read "Permitted if located on a lot platted or recorded prior to the adoption of this ordinance which meets the building size and location requirements of the RB district" rather than just the "lot size" requirements.

Recommendation: Recommend Common Council approval of the Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes:

1. Revision amending definition of Nicotine Sales to include a business with 10% of sales devoted to nicotine products or paraphernalia sales.
2. Revision to add a limited use criteria that disallows daycares in 2-or-more unit dwellings but continues to allow them in the commercial portion of mixed-use buildings.
3. City Attorney's Office review.