



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, March 27, 2024  
Common Council Chambers  
6:00 PM**

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

**9. Site, Landscaping, and Architectural Design Review for proposed improvements within City Pedestrian Plaza Right-of-Way Downtown West Allis in the 1300 block of S. 72 St.**

**Background**

The WI State Statute Sec. 66.0905, grants municipalities the mechanism to limit vehicular traffic/designate by creating a pedestrian mall by ordinance after review by Plan Commission and a public hearing with Class 1 notice.



In 2022 the Common Council approved an ordinance to create a pedestrian mall on an approximate 60-ft x 120-ft portion of S. 72 St. (just north of W. Greenfield Ave.). The initial concept was also approved by Plan Commission in 2022 for discussion and approved by Plan Commission on December 7, 2022.

The objective of a pedestrian mall is to create a public space/amenity that is closed to motorists. The pedestrian mall concept is supportive of a thriving Main Street Community (that is Downtown West Allis).



*2022 Rendering of a programmed pedestrian plaza – 1300 block S. 72 St. (north of W. Greenfield*

Pedestrian Malls are not a street vacation/discontinuance. Unlike a street discontinuance/vacation process, a pedestrian mall closes a portion of the street, but the area remains public right-of-way (RoW) and does not become private property.

**The Deco, an event space at 7140 W. GREENFIELD**



*Pedestrian plaza – 1300 block S. 72 St. (north of W. Greenfield Ave.)*

Located at 7140 W. Greenfield Ave. is a newer event venue that was approved via conditional use permit in May of 2022. The property owner and proprietor is Walter Hotlz, who has invested over \$1MM in bringing the former department store building (Wedding Center and JC Penny) back to life as an event venue. The business opened its doors in 2023. The Deco property is located on the east side of S. 72 St. (abutting the subject pedestrian plaza).



*2024-25, Update - The Deco is seeking a continuation of its privilege agreement within the Ped Plaza.*

While some exclusive use is planned, the Deco will partner with the BID to share and help further activate the space. The public will not be excluded from the space during non-Deco events. The Deco would also be willing to host/partner community events. For instance, in 2023, the Deco hosted Wednesday Night Live events that attracted people to Downtown West Allis for live music events. The Deco has indicated they would pay for improvements and provide seating for the plaza.

- Walter Holtz, the owner of the property at 7140 W. Greenfield Ave., has submitted an updated vision and supporting documentation indicating he would like to use a portion of S. 72 St. abutting his property again (between W. Greenfield Ave. and the alley).
- The proposed concepts are more permanent in nature than the initial pilot year. The objective is to create a pleasant environment that incorporates movable structures, considering the various easements and utilities in the roadway. Mr. Holtz is aware that this carries some level of risk regarding the City's need to access the site, and a detailed privilege agreement, like last year's, but for a longer duration, would be necessary.
- The separate Privilege Agreement will be considered by the Common Council (by and between the city and the Deco/Walter Holtz) to specify and regulate terms on proposed improvements, special events, maintenance, insurance, termination clause.
- The terms under which Deco may serve alcohol (an extension of premise) will be handled by Council, but outside of the privilege agreement.
- Plan Commissions role is advisory, and should consider appropriateness within the goals of the 2045 Comprehensive Plan.

### **Public informational meeting**

On November 10, 2022 the city hosted an informal gathering to share the pedestrian mall concept (closing a portion of S. 72 St. to motorists) in Downtown West Allis. About twenty (20) people attended the meeting (a few residents, some business owners, elected officials and staff in attendance). The informational meeting was shared with the Business Improvement District, and advertised via social media blasts and door hangers to neighbors along S. 72 St. north of W. Greenfield Ave.



Most of the feedback received was positive and supports a change to something less auto centric for Downtown West Allis.



2023- Wednesday Night Live event... A summer night in West Allis.

There have been some concerns with respect to closing the street to motorists. Specifically, concerns of reducing street parking (about 10 spaces), loss of S. 72 St. access for truck deliveries supportive of commercial business on the north side of W. Greenfield Ave. There have also been questions on programming space.

#### BID and Staff Comments

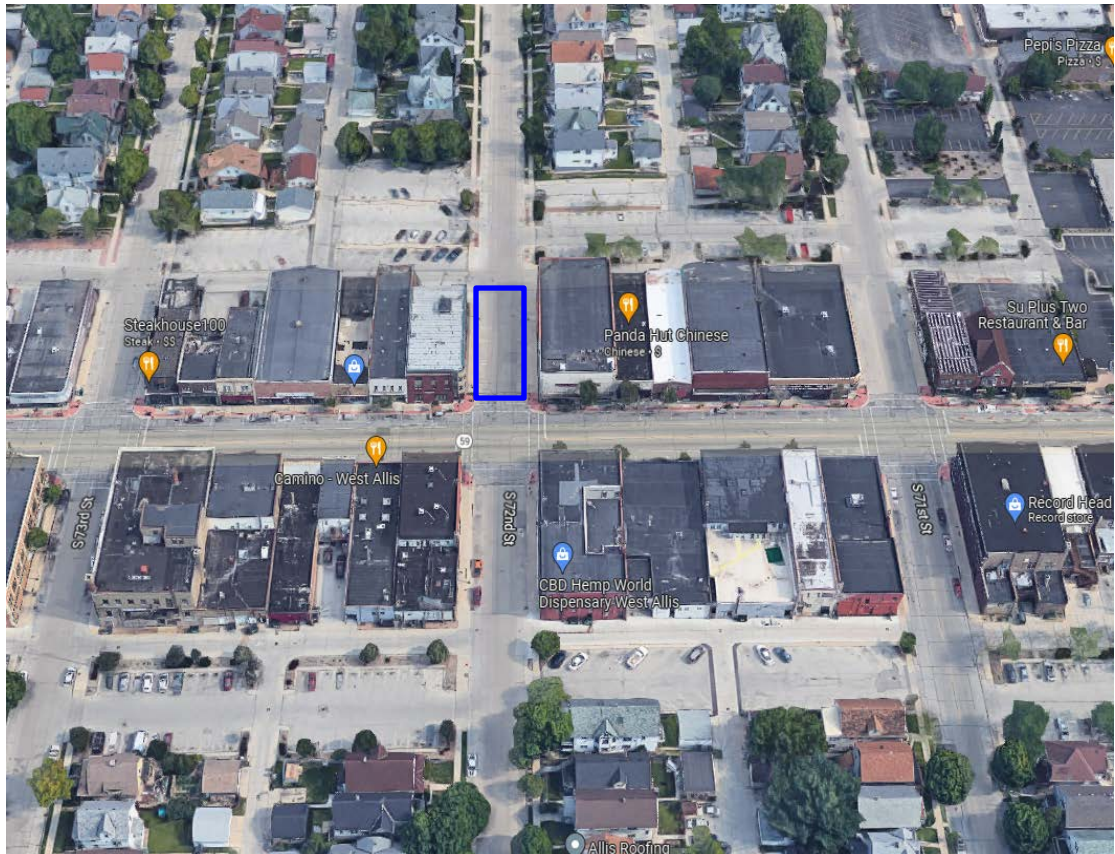
BID - The Business Improvement District has shared a communication with the Common Council and indicates that it would prefer the pedestrian plaza not be created in 2023, but instead wait until 2024. The BID's communication notes, *"This allows the BID, the city and Mr. Holtz to get informed feedback from our businesses and residents to determine the impact of having 72nd Street closed so we can better determine the feasibility of closing it on a permanent basis. If everything is positive or if things need to be adjusted, they can be taken into consideration before moving forward."*

Police and Fire Departments - The West Allis Police Department and Fire Department are supportive of the street closure with the understanding that barriers will be placed to prevent an errant motorist from turning into the area.

Engineering and Public Works - Engineering and PW have weighed in and are supportive of the project subject to Walter Holtz understanding that in case of water main break or gas leak or something along those lines that the City does not take liability to damaging any Holz/private the improvements that are in the right of way.

Furthermore, accessibility would be the key, to address any emergencies and general maintenance needs within that area. Existing infrastructure includes storm sewer on the north end, two water lines within the area on the east side, along with a hydrant and light pole that may require maintenance. West side is a traffic control cabinet. A procedure for scheduled maintenance issues within the plaza area would be developed.

Planning and Economic Development - The City's Planning and Economic Development teams support this effort. Adding public space in our downtown will encourage people to spend more time in the downtown, improves the pedestrian experience and traffic flow along Greenfield, provides opportunities for the BID and local businesses, and will help further West Allis as a destination. The Pedestrian Mall also is in alignment with the [2045 Comprehensive Plan](#), as a pedestrian plaza supports the goal to create vibrant spaces for community life. West Allis has few public spaces that center community life. To further solidify itself as a destination and foster a stronger sense of community, West Allis should create welcoming, unique, shared places for people.



- 385 municipal parking spaces
- 161 street parking spaces

**Recommendation:** Referral to Common Council Board of Public Works for consideration of a privilege agreement and Site, Landscaping, and Architectural plans for proposed improvements within City Pedestrian Plaza Right-of-Way Downtown West Allis in the 1300 block of S. 72 St.

Plan Commission acknowledges that a pedestrian plaza supports the goal of the 2045 Comprehensive Plan to create vibrant spaces for community life. West Allis has few public spaces that center community life. To further solidify itself as a destination and foster a stronger sense of community, West Allis should create welcoming, unique, shared places for people.

## Big Ideas

Through public engagement, hundreds of community members shared their thoughts on the most important issues and opportunities in West Allis.

5 big ideas emerged:

### Grow West Allis

West Allis should strive to attract new residents - particularly young families and professionals. West Allis still has the infrastructure to support a larger population; welcoming more people to call West Allis home means more support for local businesses, more connections for residents, and more life in our community.

### Safer streets for all users, especially people walking and biking

West Allis' streets were historically designed to prioritize motor vehicles and speed above all else. People should be able to move safely and comfortably throughout the City's streets, no matter the method they use to get around. Streets should be redesigned as Complete Streets that design for safety, protect our most vulnerable road users, and encourage sustainable and healthy ways to get around.

### New, quality housing that is affordable and offers a variety of choice

West Allis' housing stock is aging and if neglected/not modernized, is a barrier towards growth. Additionally, there is more demand for housing than existing supply. New housing should be built that gives people of all income levels a desirable place to live.

### Invest in parks and green space

West Allis' parks are beloved but need repairs, updates, and ongoing maintenance to thrive. Additionally, the built-out city has scarce land for green space. Better integrating parks and nature into the city's fabric will improve quality of life and make West Allis a more desirable place to live.

### Vibrant spaces for community life

West Allis has few public spaces that center community life. To further solidify itself as a destination and foster a stronger sense of community, West Allis should create welcoming, unique, shared places for people.



## Recommendation 12: Transform streets into more desirable places by capitalizing on their existing strengths and making them places people want to be

**A:** Prioritize designing streets as places for people, rather than places solely used for transportation. Incorporate gathering spaces, sidewalks, wider sidewalks, flexible curbside zones, and amenities such as benches into the design of streets.

**B:** Identify excess segments of right-of-way, particularly at complex intersections, and convert into public plazas.

**C:** Implement parking meter program in select commercial corridors to improve efficiency of parking assets and use revenue generated to pay for streetscaping enhancements.

**D:** Incorporate nature into the design of the public right-of-way by including trees, planting beds, and green infrastructure in streetscapes.

**E:** Update parklet and pedlet program for local businesses and advocate for WisDOT to allow these amenities in curbside zones along state highways.

**F:** Support efforts to temporarily change configurations or close streets temporarily to test different uses of public right-of-way.

PROJECT:

# DECO EXTERIOR PLAZA

7140 W. GREENFIELD WEST ALLIS, WI  
ISSUED FOR PRICING/ PERMIT



UTTECH DESIGN, LLC  
MADISON / MILWAUKEE, WISCONSIN  
T: 414.255.4600

PROJECT  
DECO EXTERIOR  
PLAZA



**GENERAL CONTRACTOR:**  
**BY OWNER**  
MILWAUKEE, WISCONSIN

**OWNER**

Wally Holtz  
7140 W. Greenfield  
West Allis, Wisconsin

**REVISIONS**

**INFORMATION**

PROJECT DESIGNER: UTTECH DESIGN LLC  
PROJECT MANAGER: MJU  
PROJECT NUMBER: 23\_1001  
ISSUED FOR: PERMIT AND CONSTRUCTION  
DATE: 01.12.24

**SHEET**  
TITLE SHEET

**A0.0**

## PROJECT

### THE DECO EXTERIOR SPACE

7140 W. GREENFIELD  
WEST ALLIS, WISCONSIN

## OWNER

WALLY HOLTZ

## REVISIONS

NO.	DESCRIPTION	DATE

## INFORMATION

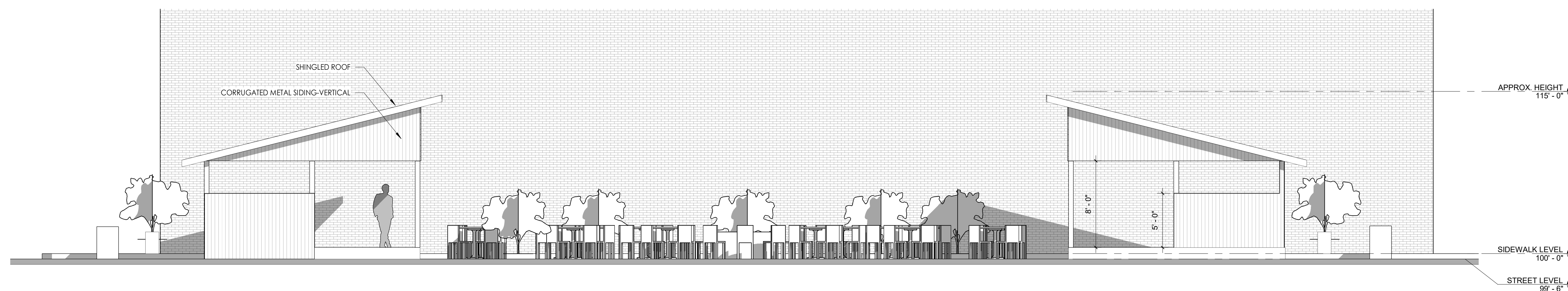
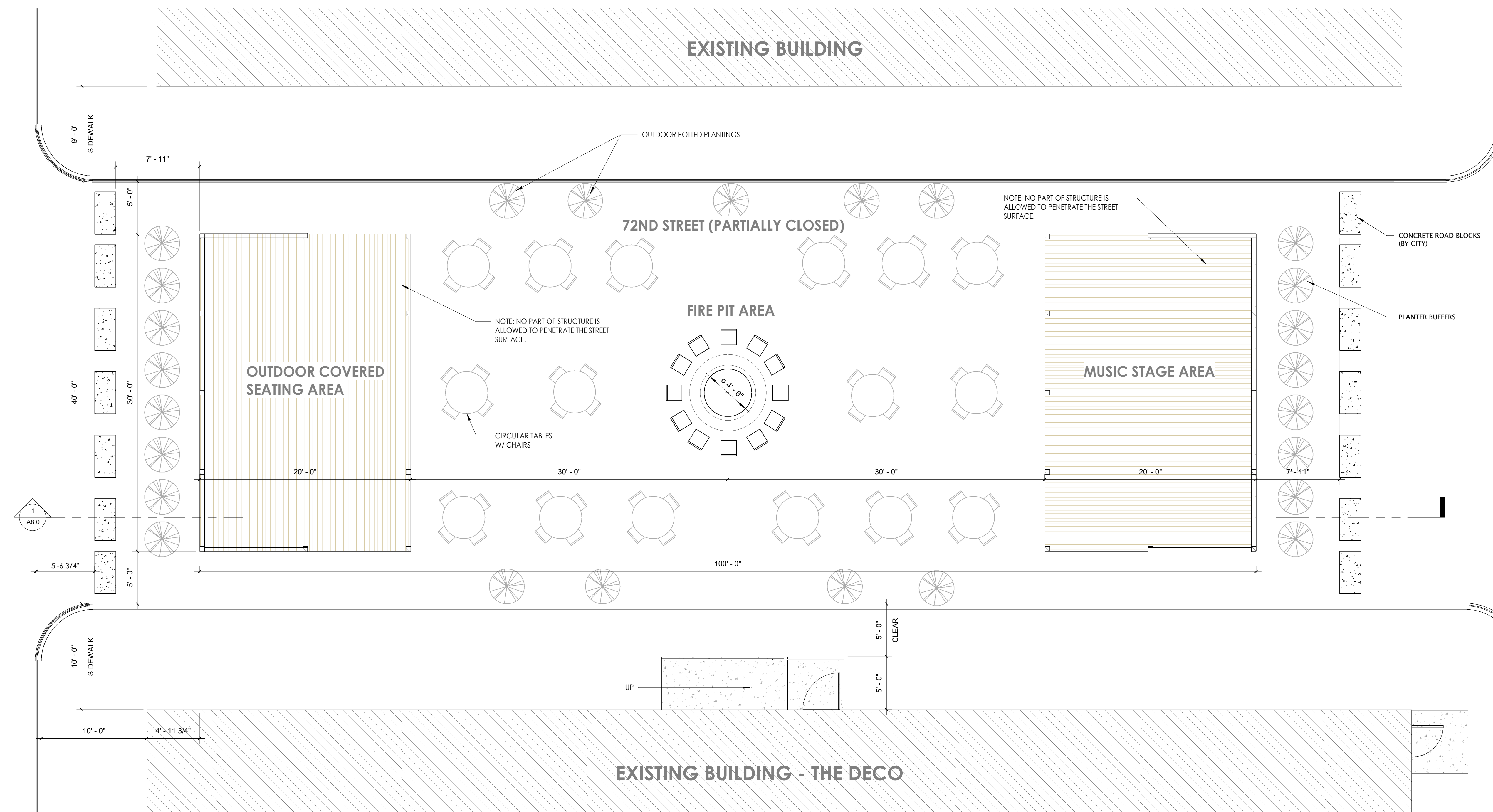
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## SHEET

SITE PLAN - EXTERIOR SPACE

# A3.0

W. GREENFIELD AVE





**PROJECT**

**THE DECO EXTERIOR SPACE**

7140 W. GREENFIELD  
WEST ALLIS, WISCONSIN

**OWNER**

WALLY HOLTZ

**REVISIONS**

NO.	DESCRIPTION	DATE
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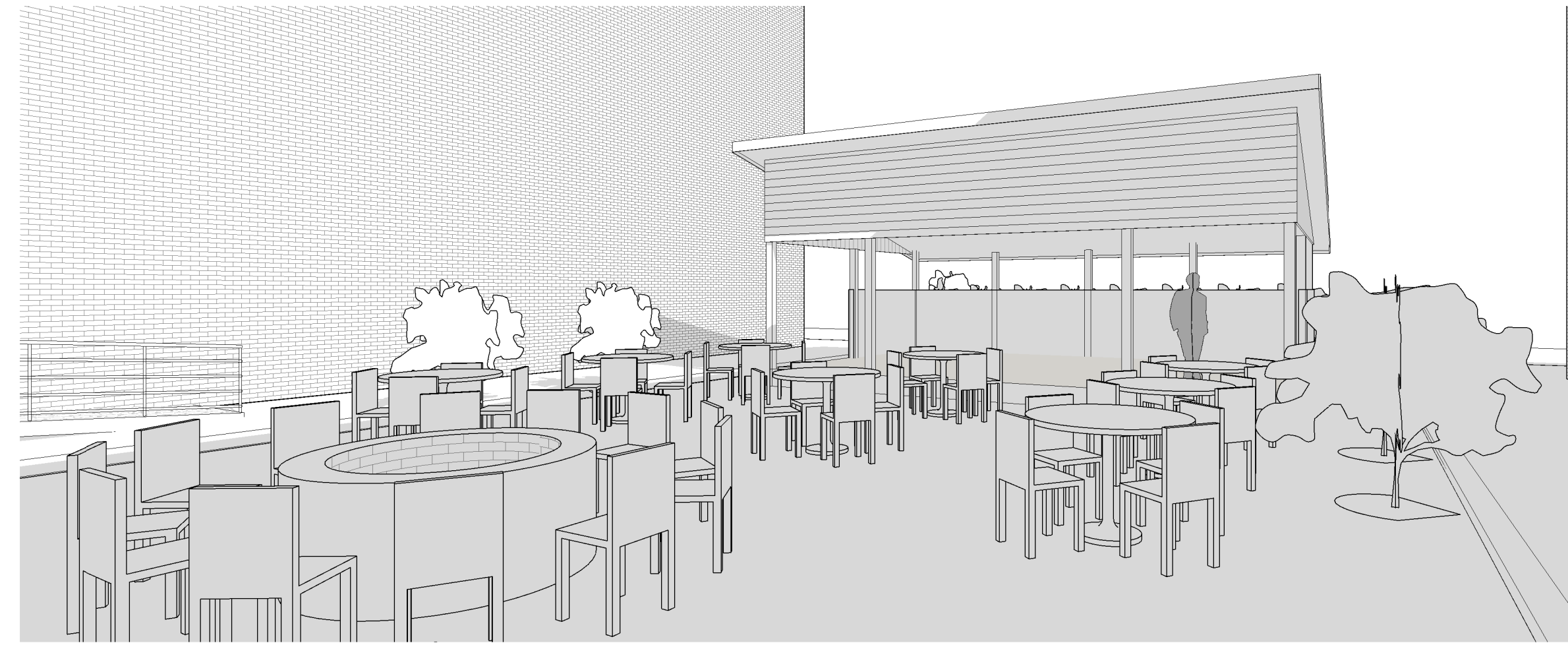
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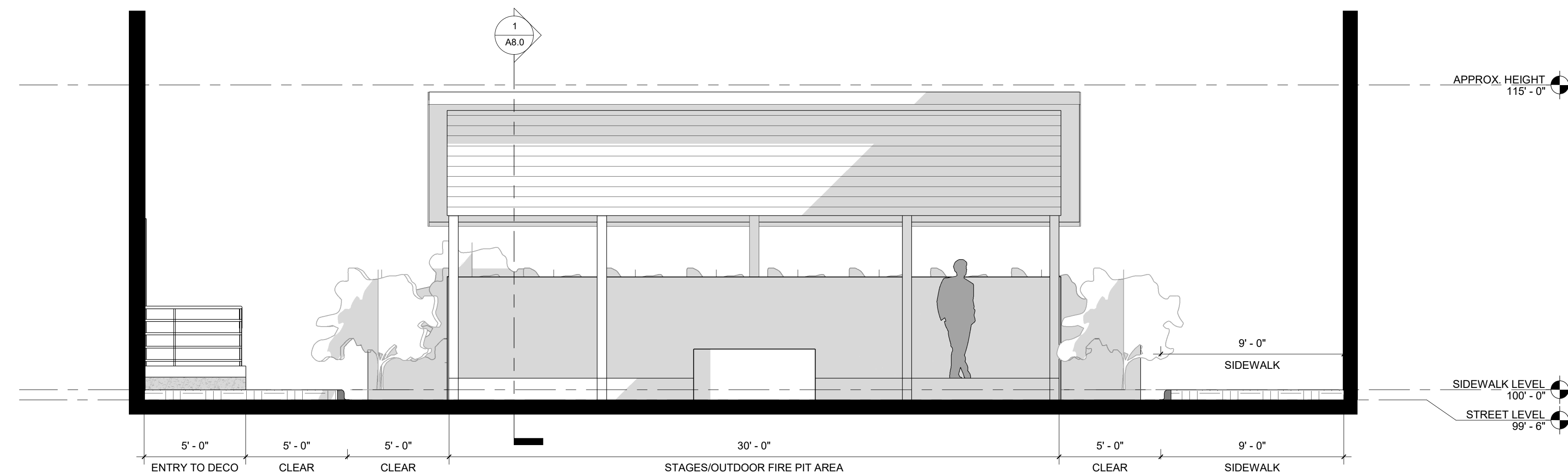
**SHEET**

BUILDING SECTIONS

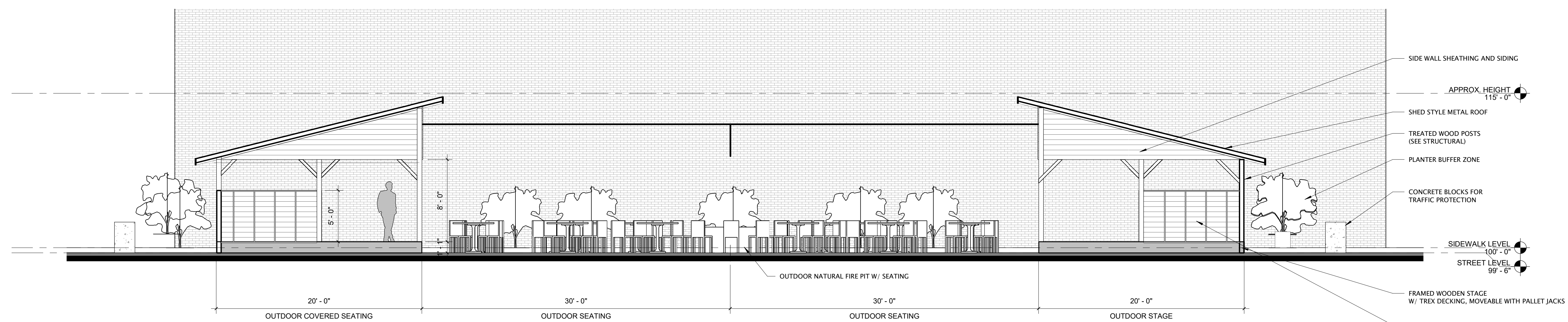
**A8.0**



③ OUTDOOR BAR 3D



② E-W SECTION  
1/4" = 1'-0"



① N-S SECTION  
3/16" = 1'-0"

GENERAL
<p>1. ALL MATERIALS, CONSTRUCTION, PLANS AND DETAILS SHALL CONFORM WITH THE APPLICABLE CODES AND STANDARDS AS SHOWN IN THESE DRAWINGS AS WELL AS THE PROJECT SPECIFICATIONS, FIRE UNDERWRITER RULES AND REGULATIONS AND ASTM STANDARDS RELATED TO EACH ELEMENT.</p> <p>2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (NOT LIMITED TO CIVIL, ARCHITECTURAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND MECHANICAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THE PROJECT.</p> <p>3. THE CONTRACTOR SHALL REFER TO ALL DRAWINGS OF THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED ITEMS SUCH AS MEMBERS, ELEVATIONS, BRICK EDGES, DIMENSIONS, SLEEVES, PENETRATIONS, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS THAT MAY BE REQUIRED FOR COMPLETION OF THE PROJECT.</p> <p>4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.</p> <p>5. DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING UNLESS NOTED OTHERWISE.</p> <p>6. DRAWINGS REPRESENT THE FINISHED STRUCTURAL SYSTEM AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR THE PROTECTION AND SAFETY OF LIFE AND PROPERTY DURING CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.</p> <p>7. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION AGENCY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ARCHITECT OR STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.</p> <p>8. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING THE HEALTH AND SAFETY OF WORKERS AND THE PUBLIC IN AND AROUND THE CONSTRUCTION SITE.</p> <p>9. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY LAID OUT SUCH THAT NOTED STRUCTURAL DESIGN LIVE LOAD PER SQUARE FOOT IS NOT EXCEEDED.</p> <p>10. PLANS ARE NOT TO BE SCALED.</p> <p>11. NOTES ON SPECIFIC PLANS AND DETAILS AS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.</p> <p>12. IN NO CASE SHALL STRUCTURAL ALTERATIONS, MODIFICATIONS OR WORK AFFECTING STRUCTURAL MEMBERS BE MADE WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.</p> <p>13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATED TO ELEVATOR/ESCALATOR/EQUIPMENT PITS AND SHAFTS WITH SELECTED MANUFACTURER.</p> <p>14. CONTRACTOR SHALL CONFIRM ELEVATOR/ESCALATOR/EQUIPMENT SUPPORT BEAM/GUIDE RAIL ELEVATIONS AND LOCATIONS WITH THE APPROVED ELEVATOR/ESCALATOR/EQUIPMENT SHOP DRAWINGS.</p> <p>15. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATING REQUIREMENTS.</p> <p>16. UNLESS NOTED OTHERWISE, CENTERLINE OF FRAMING ELEMENTS COINCIDE WITH COLUMN CENTERLINES. FRAMING BETWEEN MEMBERS SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE.</p> <p>17. IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING PRIOR TO PROCEEDING WITH WORK.</p> <p>18. NO PROVISIONS HAVE BEEN MADE FOR FUTURE EXPANSION.</p>

WOOD FRAMING
<p>1. DESIGN, FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL.</p> <p>2. ALL LUMBER SHALL BE PROPERLY IDENTIFIED WITH A GRADE MARK OF A LUMBER INSPECTION AGENCY COMPLYING WITH DCC P220 "AMERICAN SOFTWOOD LUMBER STANDARD."</p> <p>3. ALL SHEATHING SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS 1 INITIATED BY APA - THE ENGINEERED WOOD ASSOCIATION AND DEVELOPED UNDER THE "PROCEDURES FOR THE DEVELOPMENT OF VOLUNTARY PRODUCT STANDARDS" OF THE US DEPARTMENT OF COMMERCE. SHEATHING SHALL BE APA RATED AND BEAR THE APA MARK OF QUALITY AS WELL AS GLUE TYPE.</p> <p>4. ARCHITECT AND CONTRACTOR SHALL DETAIL AND CONSTRUCT BUILDING FINISHES TO ACCOMMODATE AN EXPECTED BUILDING SHRINKAGE OF UP TO 3/8" PER FLOOR OF WOOD FRAMED CONSTRUCTION. PROPER CARE SHALL BE TAKE TO PROTECT STORED AND CONSTRUCTED LUMBER FROM THE ELEMENTS. IN NO CASE SHALL LUMBER BE ALLOWED TO REST IN STANDING WATER.</p> <p>5. ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS. ALL JOINTS SHALL BE STAGGERED 4'-0" UNLESS NOTED OTHERWISE. SHEATHING (WALL, ROOF AND FLOOR) SHALL BE ATTACHED TO FRAMING MEMBERS WITH 10d NAILS SPACED AT 6" o/c AT PANEL EDGES AND 12" o/c IN THE FIELD.</p> <p>6. WOOD SHEATHED SHEAR WALLS REQUIRE PANEL EDGES TO BE BLOCKED FOR ATTACHMENT OF EDGE NAILING.</p> <p>7. SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS. FASTENERS SHALL BE PLACED NO CLOSER THAN 3/8" TO THE PANEL EDGE.</p> <p>8. SHEATHING SUBJECTED TO EXTERIOR ELEMENTS OR OTHERWISE EXPOSED TO PERMANENT MOISTURE CONDITIONS SHALL BE PRESERVATIVE-TREATED.</p> <p>9. WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR BEARING ON CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE-TREATED.</p> <p>10. LUMBER, TIMBER, PLYWOOD, PILES AND POLES SUPPORTING PERMANENT STRUCTURES REQUIRED TO BE PRESERVATIVE-TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) STANDARD U1 AND M4, FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE.</p> <p>11. MAXIMUM MOISTURE CONTENT IN WOOD SHALL BE 19%.</p> <p>12. ATTACHMENTS NOT SPECIFICALLY DETAILED SHALL CONFORM TO THE FASTENING SCHEDULE LISTED IN IBC CHAPTER 23.</p> <p>13. UNLESS NOTED OTHERWISE, WOOD MEMBERS SHALL NOT BE EMBEDDED IN CONCRETE.</p> <p>14. WOOD 2x FRAMING MEMBERS SHALL HAVE 1x3 X-BRIDGING OR 2x BLOCKING MEMBERS AT 8'-0" o/c MAXIMUM.</p> <p>15. BOLTS AND LAGS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE. HARDENED STEEL WASHERS SHALL BE USED BETWEEN THE BOLT OR LAG HEAD AND THE WOOD.</p> <p>16. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.</p> <p>17. CONNECTIONS IN CONTACT WITH PRESERVATIVE-TREATED AND FIRE-RETARDANT WOOD ARE REQUIRED TO BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.</p> <p>18. TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETELY STABILIZED WITH SHEATHING ON AT LEAST ONE SIDE OF THE WALL. TO RESIST BUCKLING OF LOAD BEARING STUDS, CONTRACTOR SHALL AT A MINIMUM USE A CONTINUOUS 2x MEMBER ATTACHED TO THE STUD WALLS AT MID HEIGHT. TEMPORARY X-BRACING TO RESIST LATERAL AND SEISMIC LOADS SHALL BE USED. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.</p>

SHOP DRAWINGS
<p>1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY PROJECT SPECIFICATIONS.</p> <p>2. THE CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT. ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE NOTED UPON CONTRACTOR'S REVIEW.</p> <p>3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY OF THE AFOREMENTIONED ITEMS THAT ARE NOT CLOUDED OR NOTED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS NOTED ACCORDINGLY.</p> <p>4. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.</p> <p>5. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>6. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY.</p> <p>7. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR THE CORRECTNESS SHALL REST WITH THE CONTRACTOR.</p>

DESIGN INFORMATION		
BUILDING CODE		
CODE		
INTERNATIONAL BUILDING CODE 2015		
GRAVITY SYSTEM		
ELEMENT	DEAD LOAD	LIVE LOAD
ROOF	15 PSF	REFER TO SNOW LOAD
FLOOR	12 PSF	100 PSF

SNOW CRITERIA	
CODE INFORMATION	DESIGN INFORMATION
DESIGN SNOW LOAD	25 PSF PLUS DRIFT WHERE INDICATED
FLAT ROOF SNOW LOAD	25.2 PSF
SNOW EXPOSURE FACTOR	Ce = 1.0
SNOW IMPORTANCE FACTOR	I <sub>s</sub> = 1.0
THERMAL FACTOR	C <sub>t</sub> = 1.2
GROUNDING SNOW	P <sub>g</sub> = 30 PSF
RAIN ON SNOW SURCHARGE	0 PSF
SLOPED ROOF FACTOR	C <sub>s</sub> = 1.0

WIND CRITERIA	
CODE INFORMATION	DESIGN INFORMATION
BASIC WIND SPEED (3 SECOND GUST)	115 MPH (ULTIMATE)
WIND DIRECTIONALITY FACTOR	K <sub>d</sub> = 0.85
MEAN ROOF HEIGHT	11 FT
WIND IMPORTANCE FACTOR	I <sub>w</sub> = 1.0
WIND OCCUPANCY CATEGORY	II
WIND EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	GCPI = +0.00
TOPOGRAPHIC FACTOR	K <sub>zt</sub> = 1.0
DESIGN PROCEDURE	SIMPLE DIAPHRAGM

ROOF SURFACE WIND PRESSURES ULTIMATE			
AREA	10 SF	50 SF	100 SF
NEGATIVE ZONE 1 & 2E	-40.3 PSF	-23.1 PSF	-16.0 PSF
NEGATIVE ZONE 2N, 2R, & 3E	-60.5 PSF	-40.3 PSF	-31.6 PSF
NEGATIVE ZONE 3R	-72.8 PSF	-47.2 PSF	-38.3 PSF
POSTIVE ALL ZONES	16.0 PSF	16.0 PSF	16.0 PSF
OVERHANG ZONE 1 & 2E	-50.4 PSF	-38.9 PSF	-30.2 PSF
OVERHANG ZONE 2N & 2R	-70.6 PSF	-55.4 PSF	-48.9 PSF
OVERHANG ZONE 3E	-82.7 PSF	-56.5 PSF	-45.2 PSF
OVERHANG ZONE 3R	-94.8 PSF	-60.9 PSF	-46.4 PSF

WALL SURFACE WIND PRESSURES ULTIMATE			
AREA	10 SF	100 SF	500 SF
NEGATIVE ZONE 4	-18.1 PSF	-16.1 PSF	-16.0 PSF
NEGATIVE ZONE 5	-38.3 PSF	-29.2 PSF	-29.2 PSF
POSTIVE ZONE 4 AND 5	18.1 PSF	16.0 PSF	16.0 PSF

SEISMIC CRITERIA	
CODE INFORMATION	DESIGN INFORMATION
SEISMIC IMPORTANCE FACTOR	I = 1.0
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE ACCELERATION (SHORT)	S <sub>s</sub> = 8.80%g
MAPPED SPECTRAL RESPONSE ACCELERATION (LONG)	S <sub>1</sub> = 4.70%g
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENT (SHORT)	S <sub>DS</sub> = 0.094
SPECTRAL RESPONSE COEFFICIENT (LONG)	S <sub>D1</sub> = 0.075
SEISMIC DESIGN CATEGORY	B
BASIC SEISMIC FORCE RESISTING SYSTEM	TIMBER FRAMES
DESIGN BASE SHEAR	0.031W
SEISMIC RESPONSE COEFFICIENT	C <sub>s</sub> = 0.031
RESPONSE MODIFICATION FACTOR	3
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE ANALYSIS

WOOD DESIGN STRENGTHS	
ASDF	STRENGTH
WOOD:	
DIMENSIONAL LUMBER:	
JOISTS/BEAMS/HEADERS	SPRUCE PINE FIR NO. 2 OR BETTER
EXTERIOR LUMBER/MUDSILL	TREATED SOUTHERN PINE NO. 2 OR BETTER
WALL STUDS/PLATES	SPRUCE PINE FIR NO. 2 OR BETTER
LAMINATED VENEER LUMBER (LVL):	
FRAMING	2.0 E
	2,600 psi Fb
LAMINATED STRAND LUMBER (LSL):	
STUD	1.55 E
	2,170 psi Fc PARALLEL
PLATE	1.3 E
	670 psi Fc PERPENDICULAR
PARALLEL STRAND LUMBER (PSL):	
POST	1.8 E
	2,500 psi Fc PARALLEL
LUMBER POSTS:	
EXTERIOR	TREATED SOUTHERN PINE NO. 1/NO. 2 OR BETTER
INTERIOR	SPRUCE PINE FIR NO. 1/NO. 2 OR BETTER

WOOD POST SCHEDULE			
MARK	SIZE	MATERIAL	COMMENTS
WP8	8"x8"	TREATED SOUTHERN PINE NO. 1/NO. 2 OR BETTER	REST ON BEAM BELOW. NO POST BASE



MADISON / MILWAUKEE

Tel: 414.255.4600



## PROJECT

### THE DECO EXTERIOR SPACE

7140 W. GREENFIELD, WEST ALLIS, WISCONSIN

## OWNER

WALLY HOLTZ

## REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

## INFORMATION

PROJECT DESIGNER: UTTECH DESIGN LLC

PROJECT MANAGER: MJU

PROJECT NUMBER: 23\_1001

ISSUED FOR: SCHEMATIC DESIGN

DATE: 01.12.24

## SHEET

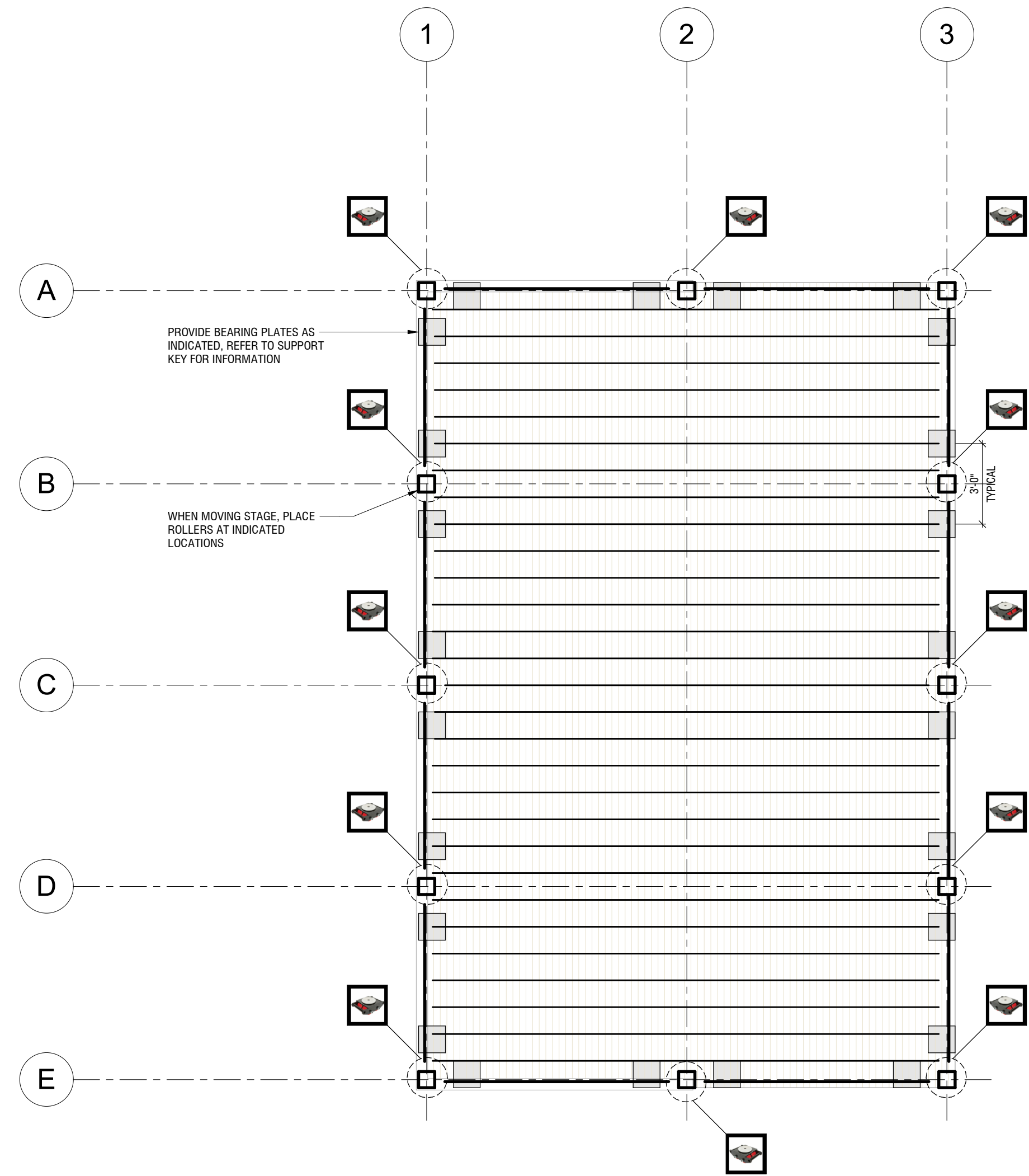
GENERAL STRUCTURAL NOTES

S001

SHEET INDEX	
S001	GENERAL STRUCTURAL NOTES
S100	FLOOR FRAMING PLAN
S101	ROOF FRAMING PLAN
S400	STRUCTURAL DETAILS



3 SUPPORT KEY  
S100 / 1/4" = 1'-0"



2 TEMPORARY SUPPORT AND MOVING PLAN  
S100 / 1/4" = 1'-0"

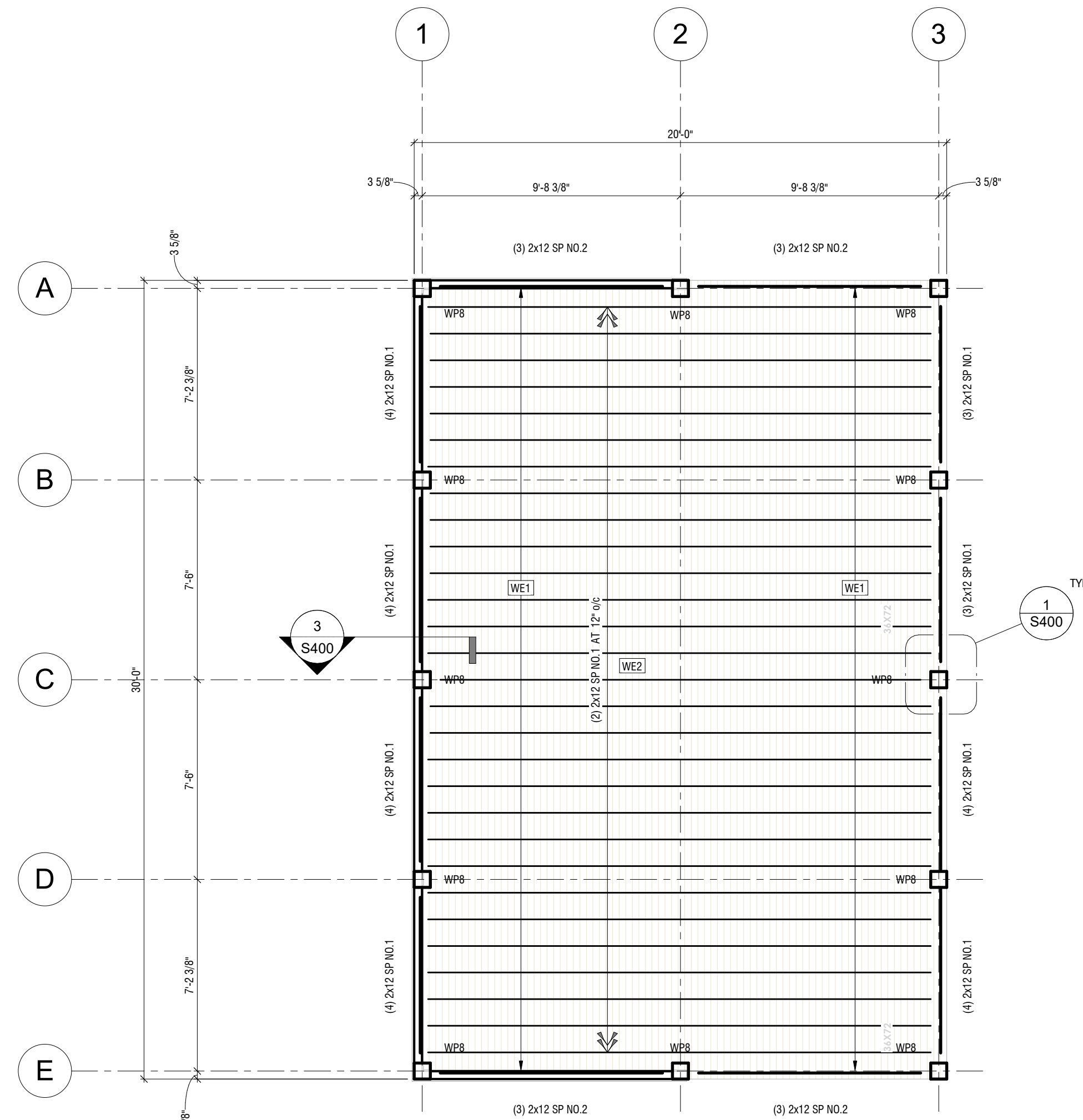
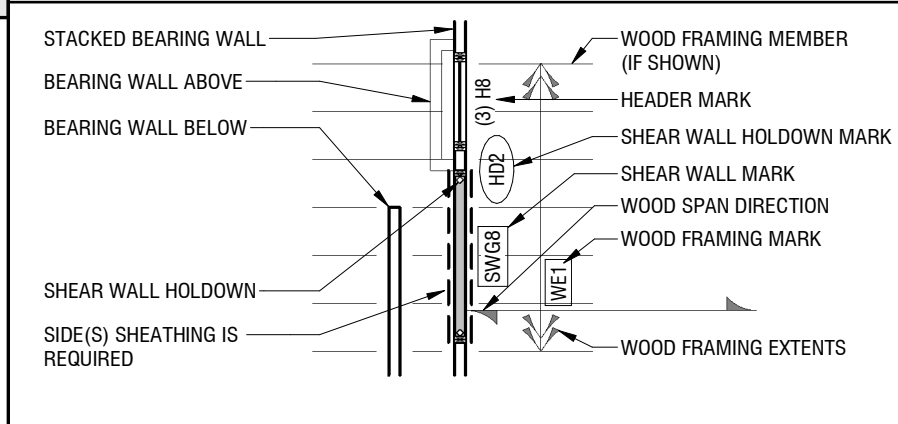
WOOD FLOOR FRAMING PLAN KEYED NOTES

KEYNOTE	DESCRIPTION
WE1	PROVIDE SIMPSON U210-2 (ZMAX) HANGER AT EACH JOIST. INSTALL WITH SIMPSON S50-9x1-1/2" SCREWS.
WE2	PROVIDE 2x12 BLOCKING AT QUARTER POINTS OF SPANS.

WOOD FLOOR FRAMING PLAN NOTES

- REFER TO ARCHITECTURAL PLANS FOR STAIR FRAMING, DIMENSIONS AND CONFIGURATION.
- FLOOR CONSTRUCTION SHALL CONSIST OF 3/4" APA RATED SHEATHING TOPPED WITH GYPSUM TOPPING (MAX 115 PCF). SHEATHING SHALL BE TONGUE AND GROOVED AND ATTACHED TO FLOOR STRUCTURE WITH 10dx3" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE WALLS 3/8" FROM ALL PANEL EDGES. SHEATHING SHALL BE LAID PERPENDICULAR TO AND GLUED TO FRAMING MEMBERS.
- EXTERIOR WALLS ARE SHEATHED WITH 15/32" APA RATED SHEATHING ON THE EXTERIOR FACE. ATTACH TO WALL FRAMING WITH 10dx2-1/2" COMMON OR GALVANIZED BOX NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. WHERE WALLS ARE DESIGNATED AS SHEAR WALLS, REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
- SHEAR WALLS ARE DESIGNATED AS "SW", REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
- HEADERS ARE DESIGNATED "H", REFER TO HEADER SCHEDULE. NUMBER OF PLIES ARE DESIGNATED IN PARENTHESIS. HEADERS OCCUR IN WALL FRAMING UNLESS NOTED OTHERWISE.
- WOOD POSTS, COLUMNS OR MULTIPLE PLY STUDS ARE DESIGNATED AS "WP". REFER TO HEADER SCHEDULE INFORMATION. ALL WOOD POSTS MUST LINE UP FROM FLOOR TO FLOOR TO LOWEST BEARING POINT. BETWEEN FLOORS, ADD VERTICAL BLOCKING OF SIZE TO ALLOW FOR FULL BEARING OF VERTICAL ELEMENT.
- STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

WOOD FLOOR FRAMING LEGEND



1 02-FLOOR FRAMING PLAN  
S100 / 1/4" = 1'-0"



MADISON / MILWAUKEE  
Tel: 414.255.4600



PROJECT

THE DECO EXTERIOR SPACE

7140 W. GREENFIELD  
WEST ALLIS, WISCONSIN

OWNER

WALLY HOLTZ

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT DESIGNER: UTTECH DESIGN LLC  
PROJECT MANAGER: Author  
PROJECT NUMBER: 23\_1001  
ISSUED FOR: SCHEMATIC DESIGN  
DATE: 01.12.24

SHEET

FLOOR FRAMING PLAN

S100

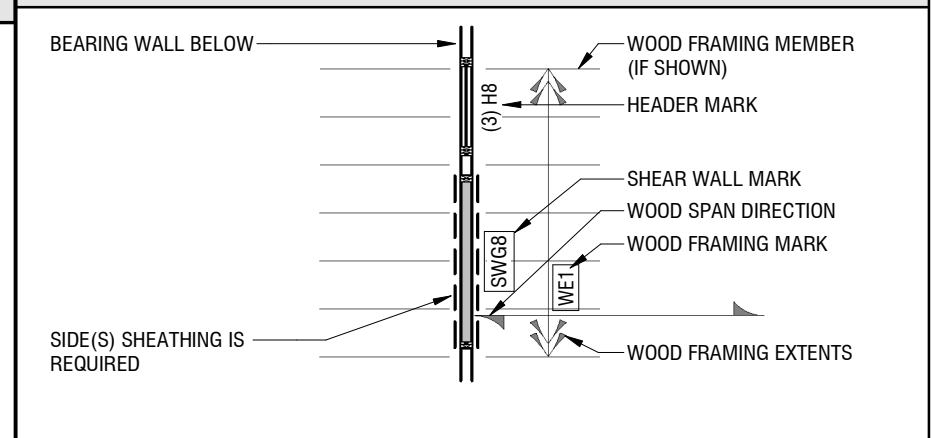
**WOOD ROOF FRAMING PLAN KEYED NOTES**

KEYNOTE	DESCRIPTION
WR3	PROVIDE SIMPSON CC05-8SDS POST CAP USING (16) 1/4"x2-1/2" SDS SCREWS INTO BEAM AND (14) 1/4"x2-1/2" SDS SCREWS INTO THE POST. TYP.

**WOOD ROOF FRAMING PLAN NOTES**

- REFER TO ARCHITECTURAL PLANS FOR ROOF TRUSS BEARING LOCATION.
- PROVIDE 3/4" APA RATED ROOF SHEATHING ATTACHED TO EACH FRAMING MEMBER WITH 10dx2" COMMON NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. LOCATE NAILS 3/8" FROM ALL PANEL EDGES. SHEETS ARE TO BE LAID PERPENDICULAR TO ALL FRAMING MEMBERS. PROVIDE SIMPSON PCSA SHEATHING CLIPS AT UNSUPPORTED PANEL EDGES. SHEATHING SHALL BE STAGGERED 4'-0".
- EXTERIOR WALLS ARE SHEATHED WITH 15/32" APA RATED SHEATHING ON THE EXTERIOR FACE. ATTACH TO WALL FRAMING WITH 10dx2-1/2" COMMON OR GALVANIZED BOX NAILS AT 6" o/c AT EDGES AND 12" o/c IN THE FIELD. WHERE WALLS ARE DESIGNATED AS SHEAR WALLS, REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
- REFER TO GENERAL NOTES AND SNOW DRIFT PLANS FOR ROOF LOADS.
- REFER TO TYPICAL DETAILS FOR GABLE END WALL BRACING.
- A MINIMUM 2x8 CONTINUOUS FASCIA SHALL BE ATTACHED TO THE ENDS OF ALL ROOF TRUSSES THAT OVERHANG WALLS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING SIZE OF OPENINGS WITH TRUSS FABRICATOR IF THEY DO NOT FIT BETWEEN TRUSSES.
- ALL ROOF TOP EQUIPMENT (SIZE, LOCATION, ETC) SHALL BE VERIFIED WITH MECHANICAL AND ARCHITECT PRIOR TO PREPARATION OF SHOP DRAWINGS AND FABRICATION OF MATERIALS. CONTRACTOR SHALL COORDINATE CHANGES WITH SUPPLIER AND STRUCTURAL ENGINEER. MECHANICAL EQUIPMENT SHALL BEAR ON AT LEAST (2) FRAMING MEMBERS.
- SHEAR WALLS ARE DESIGNATED AS "SW \_\_\_" REFER TO SHEAR WALL SCHEDULE FOR ATTACHMENTS.
- HEADERS ARE DESIGNATED "H \_\_\_" REFER TO HEADER SCHEDULE. NUMBER OF PLYS ARE DESIGNATED IN PARENTHESIS. HEADERS OCCUR IN WALL FRAMING UNLESS NOTED OTHERWISE.
- WOOD POSTS, COLUMNS OR MULTIPLE PLY STUDS ARE DESIGNATED AS "WP \_\_\_" REFER TO HEADER SCHEDULE. ALL WOOD POSTS MUST LINE UP FROM FLOOR TO FLOOR TO LOWEST BEARING POINT. BETWEEN FLOORS, ADD VERTICAL BLOCKING OF SIZE TO ALLOW FOR FULL BEARING OF VERTICAL ELEMENT.
- STRONGBACK BRACING FOR TRUSSES SHALL BE PROVIDED FOR THE FULL-LENGTH OF BUILDING. REFER TO TRUSS ERECTION DRAWINGS.

**WOOD ROOF FRAMING LEGEND**



MADISON / MILWAUKEE  
Tel: 414.255.4600



**PROJECT**

THE DECO EXTERIOR SPACE

7140 W. GREENFIELD  
WEST ALLIS, WISCONSIN

**OWNER**

WALLY HOLTZ

**REVISIONS**

NO.	DESCRIPTION	DATE

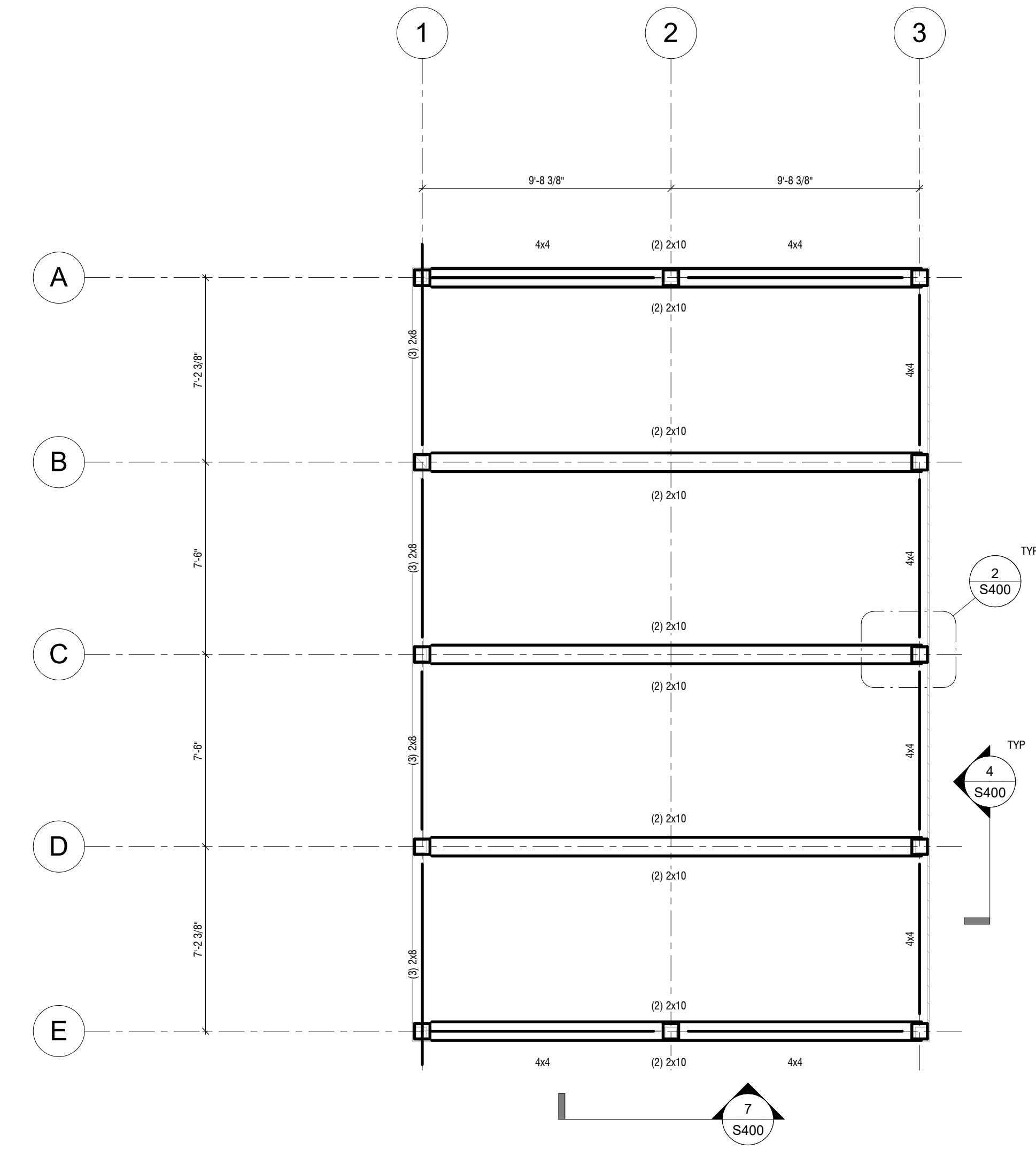
**INFORMATION**

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PROJECT MANAGER: Author  
PROJECT NUMBER: 23\_1001  
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DATE: 01.12.24

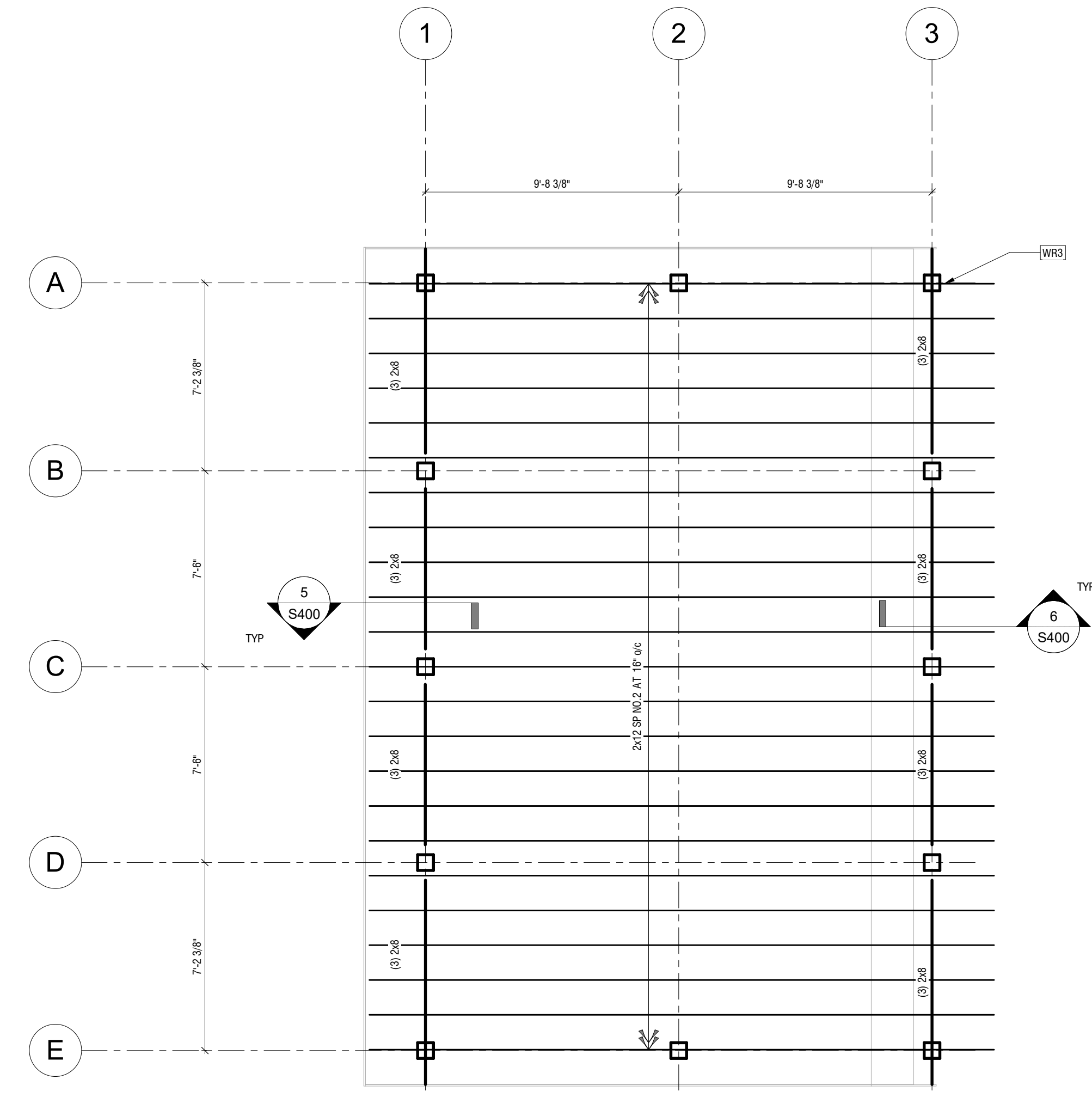
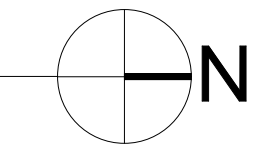
**SHEET**

ROOF FRAMING PLAN

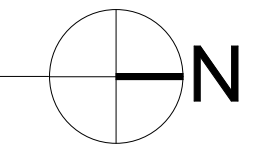
S101



1 03-LOW ROOF BEARING PLAN  
S101 1/4" = 1'-0"



2 04-HIGH ROOF FRAMING PLAN  
S101 1/4" = 1'-0"



## PROJECT

### THE DECO EXTERIOR SPACE

7140 W. GREENFIELD  
WEST ALLIS, WISCONSIN

## OWNER

WALLY HOLTZ

## REVISIONS

NO.	DESCRIPTION	DATE
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PROJECT DESIGNER: UTTECH DESIGN LLC

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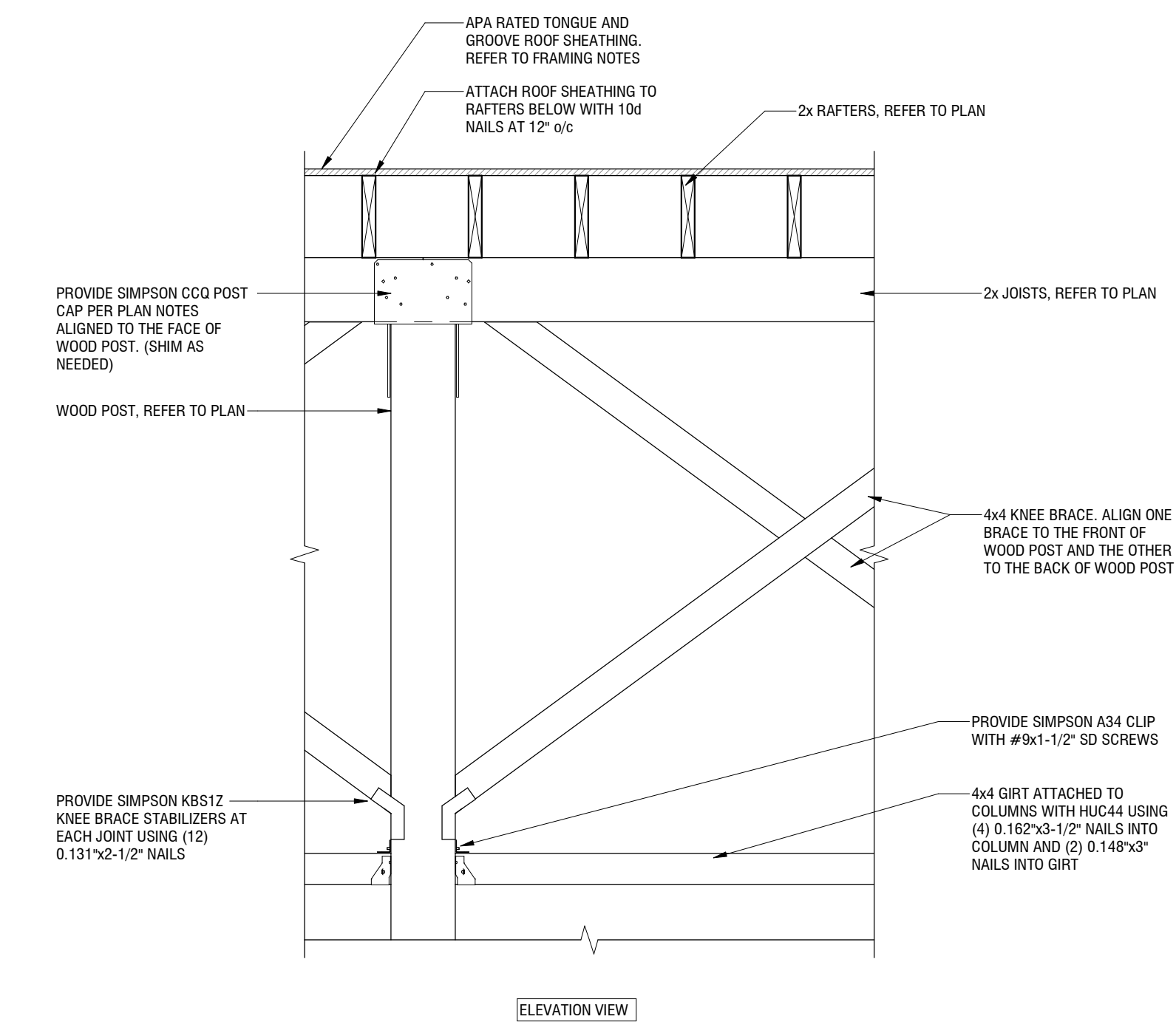
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DATE: 01.12.24

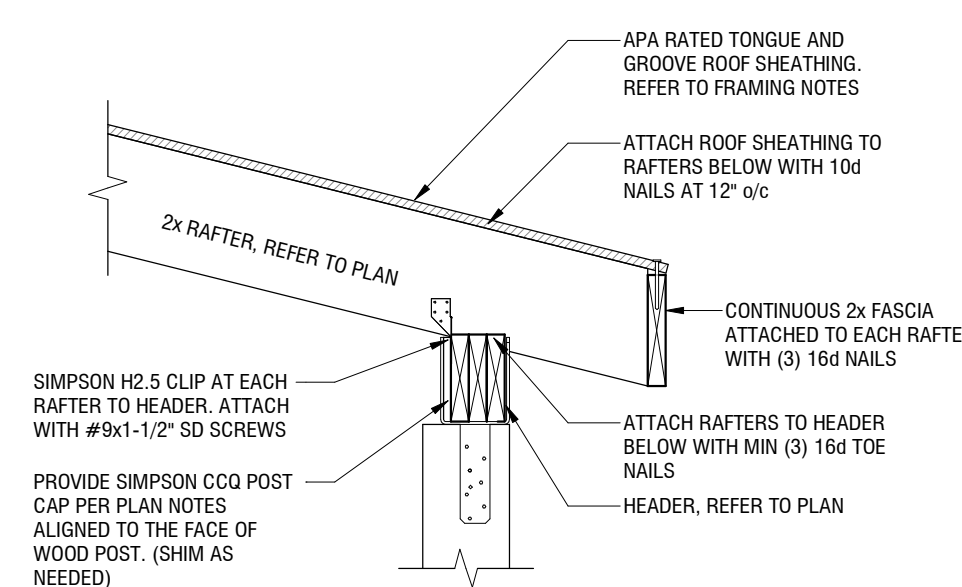
## SHEET

STRUCTURAL DETAILS

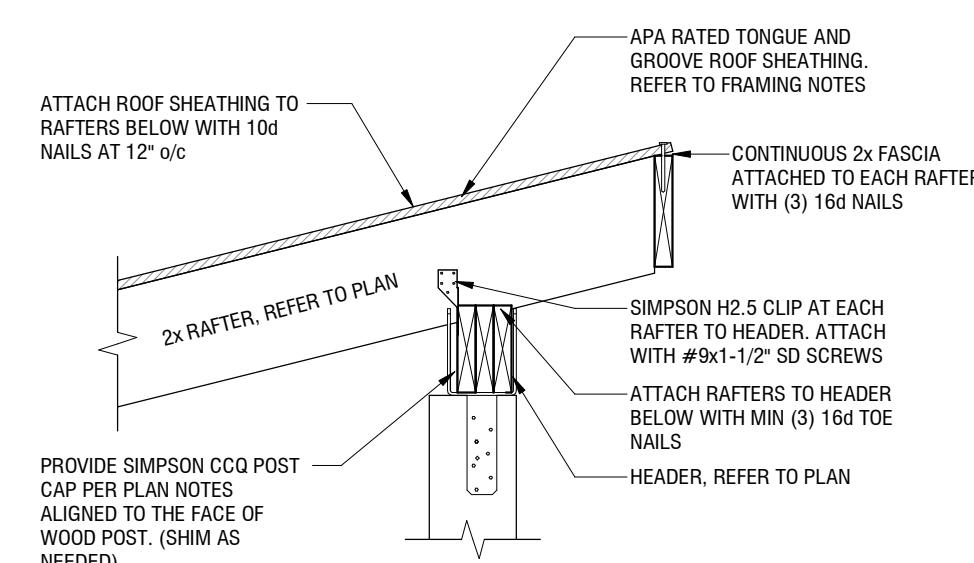
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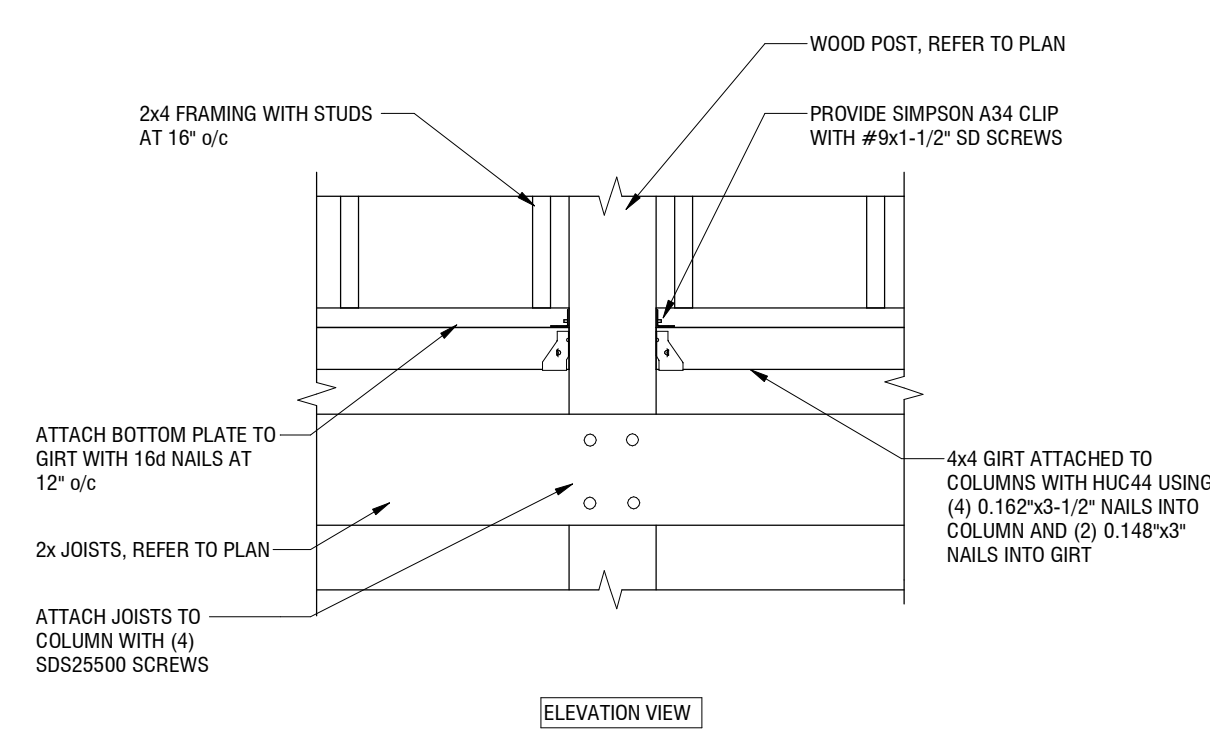
4 KNEE BRACE DETAIL  
S400 3/4" = 1'-0"



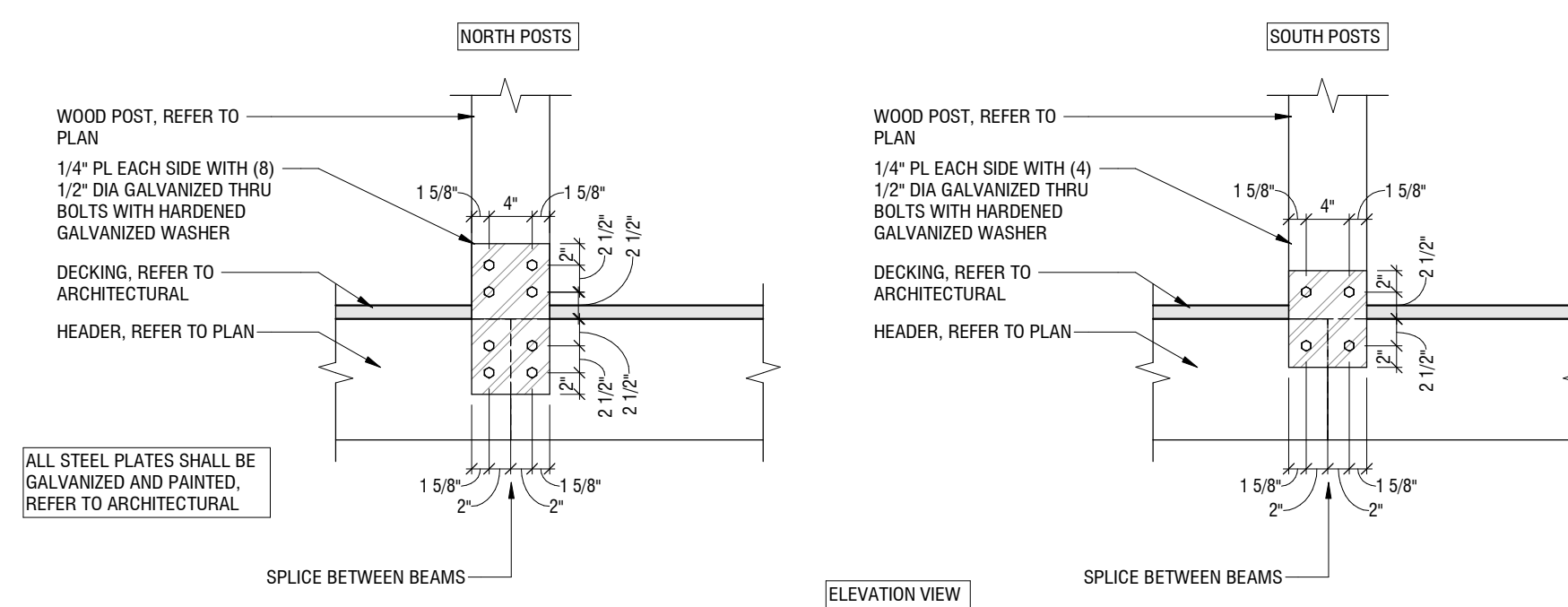
5 SECTION AT ROOF RAFTER FRAMING  
S400 3/4" = 1'-0"



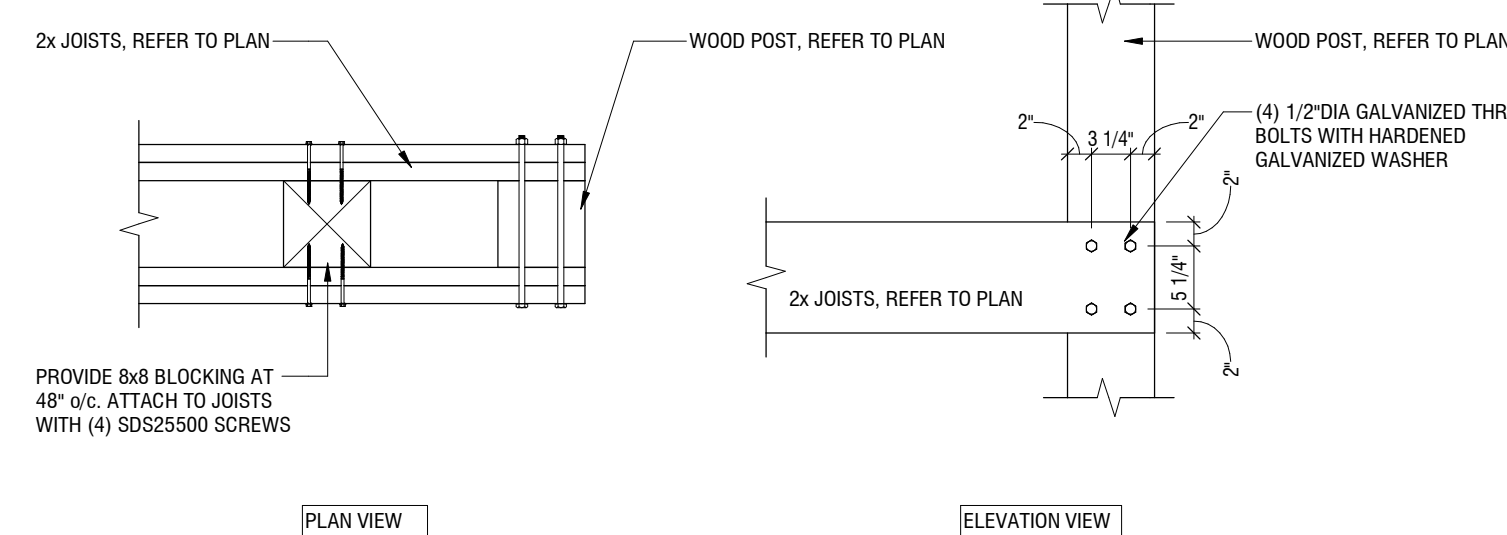
6 SECTION AT ROOF RAFTER FRAMING HIGH  
S400 3/4" = 1'-0"



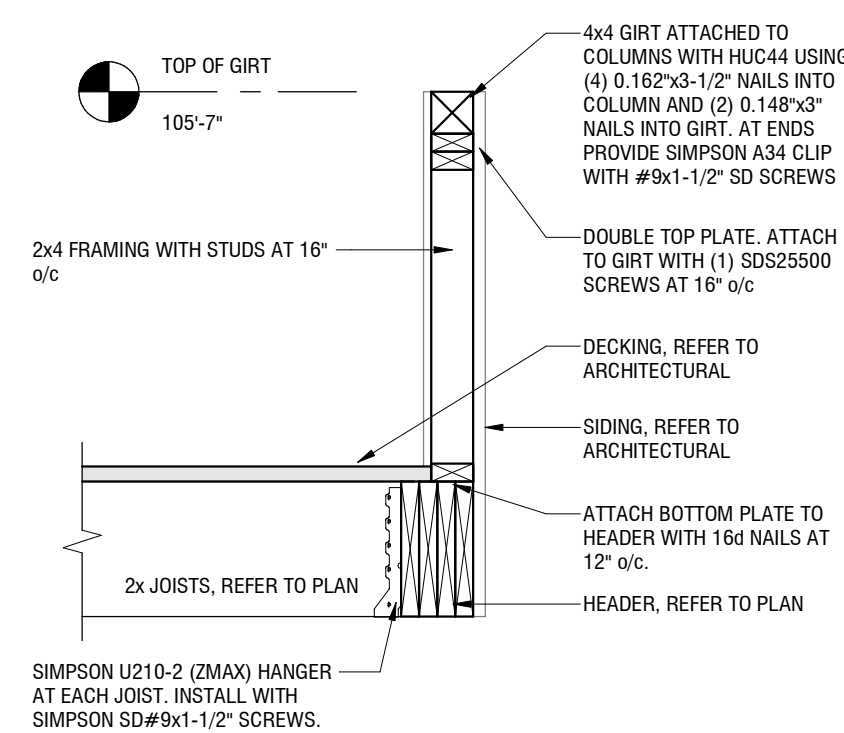
7 WIND GIRTS TO COLUMN  
S400 3/4" = 1'-0"



1 WOOD POST TO BEAM MOMENT CONNECTION  
S400 3/4" = 1'-0"



2 BEAM TO WOOD POST MOMENT FRAME CONNECTION  
S400 3/4" = 1'-0"



3 SECTION AT HALF WALL  
S400 3/4" = 1'-0"