



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, January 24, 2024

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. [24-0037](#) December 14, 2023 (draft minutes)

Attachments: [December 14, 2023 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0039](#) Site, Landscaping, and Architectural Design Review for City of West Allis Department of Public Works Facility, a proposed Light Industrial use, at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000).

Attachments: [\(SLA-Ord-CSM\) DPW](#)

- 2B. [24-0051](#) Ordinance to rezone property at 5032 W. Rogers St. from I-2 to I-1 Industrial (tax key no. 474-0003-000).

- 2C. [24-0052](#) Certified Survey Map to combine properties located at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), submitted by the City Engineering Department.

3. [24-0040](#) Certified Survey Map to split the existing parcel at 11** block S. 70 ST into two parcels, submitted by Emily Cialdini of Land by Label (Tax Key No. 439-9002-000).

Attachments: [\(CSM\) 1100 S 70th St](#)

4. [24-0041](#) Site, Landscaping, and Architectural Design Review for 9700 W. National Ave. submitted by Andy Lopac of Best-In-Class Remodeling (Tax Key No. 479-0457-001).

Attachments: [\(SLA\) Best-In-Class Remodeling](#)

5. [24-0042](#) Ordinance to amend zoning code related to certain animal services, rummage sales, and separation distance for narcotic treatment services.

Attachments: [\(ORD\) Zoning Code Updates v2](#)

6. [24-0044](#) Discussion item on the 2045 Comprehensive Plan.
Attachments: [Comprehensive Plan](#)
7. [24-0043](#) Discussion on 2023 Planning and Zoning Annual Report.
Attachments: [Annual Report](#)
8. [24-0045](#) 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

Thursday, December 14, 2023

5:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 7 - Wayne Clark, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, David Raschka, Lisa Coons
- Excused** 2 - Brian Frank, Kathleen Dagenhardt

Others Attending

Ald. Roadt, Patrick Schloss, Economic Development Executive Director
 John Hoffman, Theres Thompson, Shelly Tucciarelli (H4A), Crystal Rollins (HRA), Sam Speaker and Lee Gonzales (Michael's),
 Marla Poytinger (Bars & Rec), Ashley Pollex, Andrew Pomeroy, Kevin Muscott (Bars & Rec), Sandy Hurado

Staff

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

C. APPROVAL OF MINUTES

1. [23-0715](#) October 25, 2023 (draft minutes)

Attachments: [October 25, 2023 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [23-0745](#) Conditional Use Permit for West Allis Food Truck Park, a proposed Restaurant, at 8443 W. Cleveland Ave.

Jack Kovnesky presented.

2A & 2B were taken together.

Clark moved to approve this matter, Torkelson seconded, motion carried by the following vote:

Aye: 6 - Clark, Torkelson, Katzenmeyer, Devine, Reinke, Coons

No: 0

Abstain: 1 - Raschka

2B. [23-0746](#) Site, Landscaping, and Architectural Design Review for West Allis Food Truck Park, a proposed Restaurant, at 8443 W. Cleveland Ave. (Tax Key No. 517-0346-000)

Attachments: [\(CUP-SLA\) West Allis Food Truck Park](#)

Wayne questioned if the food trucks will be owned by Michael's and was advised they are independent from the owners and will be leased space during the established hours of operation.

Lisa Coons requested clarification for the hours of service.

Jessica Katzenmeyer asked if there were any concerns with regulations regarding food trucks in relationship to residential area.

Jack Kovnesky stated this was reviewed with the city attorney and the project falls within the guidelines of a restaurant.

Recommendation: *Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for West Allis Food Truck Park, a proposed Restaurant use, at 8443 W. Cleveland Ave. (Tax Key No. 517-0346-000) subject to the following conditions:*

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

- 1. Common Council approval of the Conditional Use Permit.*
- 2. Details on refuse location, frequency of pick-up by commercial hauler.*
- 3. Electrical service being provided on site to support operations.*
- 4. Submittal of a certified survey map to combine the parcels at 8443 W. Cleveland Ave. and 84** W. Cleveland Ave.*

Clark moved to approve this matter, Torkelson seconded, motion carried by the following vote:

Aye: 6 - Clark, Torkelson, Katzenmeyer, Devine, Reinke, Coons

No: 0

Abstain: 1 - Raschka

3A. [23-0747](#) Conditional Use Permit for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave.

Steve Schaer presented.

3A & 3B were taken together.

Katzenmeyer moved to approve this matter, Clark seconded, motion carried by the following vote:

Aye: 6 - Clark, Torkelson, Katzenmeyer, Devine, Reinke, Coons

No: 0

Abstain: 1 - Raschka

3B. [23-0748](#) Site, Landscaping, and Architectural Design Review for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave. (Tax Key No. 454-0122-001)

Attachments: [\(CUP-SLA\) Bars & Rec - 6325 W Nat'l Ave.](#)

Eric Torkelson inquired as to whether the property has gone through an environmental remediation process to confirm the structural integrity of the property and questioned if the fire department was involved with review of the building for safety concerns. Steve Schaer advised that the remedial process has been done and all projects get reviewed by all departments to ensure safety concerns are met.

Wayne Clerk questions whether staff sees a conflict or any pressure issue regarding parking and was advised of the walkable parking spaces within the nearby neighborhood.

Patrick Schloss stated the neighborhood has the capacity for parking, and we welcome opportunities to bring creative projects to our area.

Recommendation: Common Council approval of the conditional use and approval the Site, Landscaping, and Architectural Design Review for Bars & Recreation, a proposed Recreation (indoor) and Tavern use, at 6325 W. National Ave. (Tax Key No. 454-0122-001), subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. *Common Council approval of the Conditional Use Permit (Public Hearing December 12, 2023).*
2. *Revised site, landscaping, and architectural plans being submitted to the Planning and Zoning Office to show the following: (a) new windows that fit existing openings on north and west facades; (b) evaluate structural integrity of retaining wall and adjacent parking lot, abate any rodent issues, and repair/replace as necessary; (c) new metal fence details being provided; (d) site and landscaping plan revisions to accurately show W. National Ave. streetscape as built; (e) landscaping plan to include a schedule to identify species and quantity on site;.*
3. *Signage and exterior lighting plans being submitted to the Planning and Zoning Office for permit design review.*

Katzenmeyer moved to approve this matter, Clark seconded, motion carried by the following vote:

Aye: 6 - Clark, Torkelson, Katzenmeyer, Devine, Reinke, Coons

No: 0

Abstain: 1 - Raschka

4A. [23-0749](#) Conditional Use Permit for Las Cazuelas Chilaquiles & Taco Bar, a proposed restaurant, at 6738 W. Greenfield Ave.

Steve Schaer presented.

4A & 4B were taken together.

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

4B. [23-0750](#)

Site, Landscaping, and Architectural Plans for Las Cazuelas Chilaquiles & Taco Bar, a proposed restaurant, at 6738 W. Greenfield Ave. (Tax Key No. 439-0001-014).

Attachments: [\(CUP-SLA\) Las Cazuelas - 6738 W Greenfield Ave.](#)

Recommendation: Common Council approval of the conditional use and approval the Site, Landscaping, and Architectural Plans for Las Cazuelas Chilaquiles & Taco Bar, a proposed restaurant, at 6738 W. Greenfield Ave. (Tax Key No. 439-0001-014), subject to the following conditions:

1. Common Council approval of the Conditional Use Permit (December 12, 2023).
2. A revised site plan being submitted to the Planning and Zoning Office if exterior seating arrangements are planned.
3. Signage and exterior lighting plan being submitted to Planning Office for design review.

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

5. [23-0751](#)

Certified Survey Map to combine the existing parcels at 7801 W. Greenfield Ave. and 14** S. 78th St. into 1 parcel. (Tax Key Nos. 452-0566-000 and 452-0567-000)

Attachments: [\(CSM\) 7801 W Greenfield Ave](#)

Zac Roder presented.

Recommendation: Approve the Certified Survey Map to combine the existing parcels at 7801 W. Greenfield Ave. and 14** S. 78th St. into 1 parcel. (Tax Key Nos. 452-0566-000 and 452-0567-000) subject to Common Council approval.

1. Dedicate 10' x10' NE corner to the City of West Allis to encompass corner sidewalk and allow sufficient space for ADA accessible curb ramps.

Clark moved to approve this matter with the inclusion of the engineering requirement of item #1, Raschka seconded, motion carried.

6. [23-0752](#)

Ordinance to rezone the property located at 2211 S. 60th St. from RB to RC (Tax Key No. 475-0558-001)

Attachments: [\(ORD\) 2211 S 60th St](#)

Zac Roder presented.

Recommendation: Approve the Ordinance to rezone the property located at 2211 S. 60th St. from RB to RC (Tax Key No. 475-0558-001) subject to Common Council approval.

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

- 7. [23-0753](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to allowing certain animal services as limited uses and defining rummage sales.

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

Zac Roder presented.

Mayor Devine suggested that other surrounding communities in the region allow narcotic treatment so West Allis does not become one of the only municipalities with treatment options (shared responsibilities).

David Raschka requested that animal breeding operations be separated out from animal boarding, with the items coming before the Plan Commission for review.

Wayne Clark questioned how we incorporate these comments into this proposal, staff advised they will separate the two uses for clear definition within the code.

Recommendation: *Approve the Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to allowing certain animal services as limited uses and defining rummage sales subject to the following conditions Common Council approval.*

Raschka moved to approve this matter with a 750 sq. ft. separator for narcotic treatment services, Torkelson seconded, motion carried.

- 8. [23-0754](#) Sign Plan Appeal for La Salsa, a proposed restaurant, at 8129 W. Greenfield Ave. (Tax Key No. 452-0358-000)

Attachments: [\(SIGN\) La Salsa - 8129 W Greenfield Ave.](#)

Jack Kovnesky presented.

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

- 9. [23-0755](#) Comprehensive Plan update.

This matter was Discussed.

- 10. [23-0756](#) Project Tracking update.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Rashka, seconded by Torkelson to adjourn at 6:03 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 24, 2024
6:00 PM

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

- 2A. Site, Landscaping, and Architectural Design Review for City of West Allis Department of Public Works Facility, a proposed Light Industrial use, at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000).
- 2B. Ordinance to rezone property located at 5032 W. Rogers St. from I-2 to I-1 Industrial (tax key no. 474-0003-000).
- 2C. Certified Survey Map to combine properties located at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), submitted by the City Engineering Department.

Items 2A, 2B, and 2C may be considered together.

Overview and Zoning

The City of West Allis will be constructing a new public works facility to house their current and future DPW, Engineering, and IT operations and administration function. The site selected/acquired last year is the former Teledyne property located on the eastern gateway to the City of West Allis on the southeast corner of W. Burnham St. and S. 53 St. (8.96-acres), and the former Waste Transfer station at 5032 W. Burnham St. (1.07-acres). Total site area when combined being 10.03-acres. The Teledyne parcel was previously developed with a 300,000 square feet industrial building that has since been

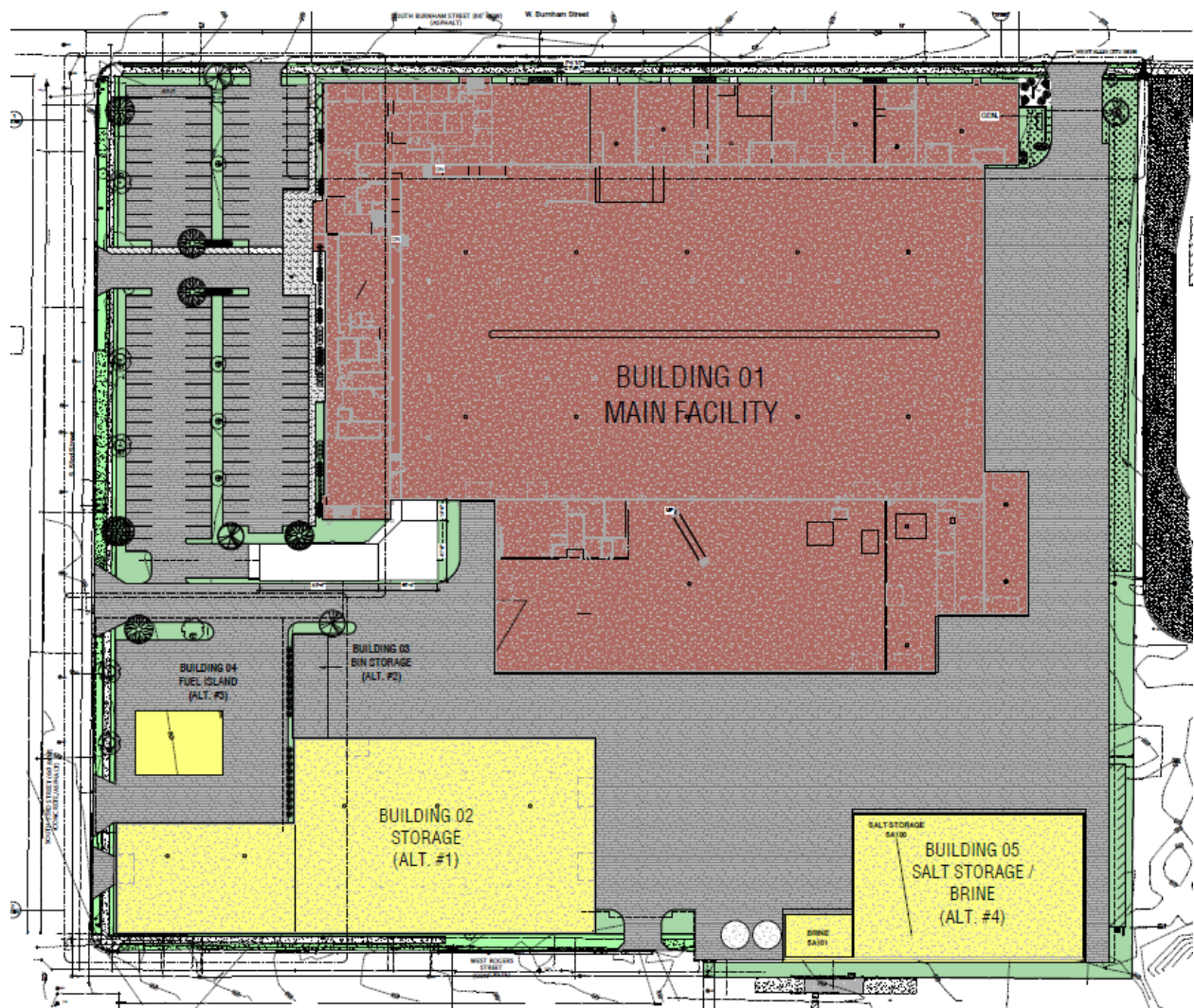


CONCEPT RENDERING - 53RD AND BURNHAM ENTRANCE

demolished. Environmental clean-up and additional site preparation work will be performed in advance of construction.

Site, Landscaping, and Architectural Plans

The proposed new facility will consist of office, shop spaces, vehicle parking on two levels, repair and fabrication bays, wash bays, and mezzanine storage. The project will also consist of a detached cold storage building, an exterior material bin storage lean-to structure, a fuel island (SW corner of property), and a salt and brine storage building (SE corner of property). The new construction will utilize, but is not limited to precast concrete panels, brick finish precast panels, steel structure, membrane roofing, curtain wall and storefront window systems, and precast concrete vehicle parking structure. The project will also include site work containing new asphalt parking lot and drives, new curb and gutter on the site, site fencing, site lighting, landscaping, and security access and monitoring. The staff recommendation reflects recommended clarifications being submitted.



1 LANDSCAPE PLAN - OVERALL

1" = 30'-0"

SITE AREAS

- TOTAL SITE AREA - 437,484 SQ/FT
- TOTAL GREEN SPACE - 28,546
- MAIN BUILDING #1 FOOT PRINT - 180,415 SQ/FT
- MEZZANINE - 23,194 SQ/FT
- MAIN BUILDING SECOND FLOOR - 120,800 SQ/FT
- BUILDING #2 FOOT PRINT - 38,560 SQ/FT
- BUILDING #3 FOOT PRINT - 1,775 SQ/FT
- BUILDING #4 FOOT PRINT - 2,745 SQ/FT
- BUILDING #5 FOOT PRINT - 38,560 SQ/FT
- BUILDING #6 FOOT PRINT - 19,300 SQ/FT
- TOTAL PAVEMENT - 125,583 SQ/FT

Type	Key	Botanical Name	Common Name	Planting Size	Comments	QTY
GRASSES	SSG	Panicum Virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.		104
GRASSES	TPD	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1 Cont.		68
SHRUB	SO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#5 Cont.		18
SHRUB	WB	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood Shrub	#5 Cont.		15
SHRUB	KDR	Cornus sericea 'Kelley'	Kelley's Dwarf Red Twig Dogwood	#3 Cont.		18
SHRUB	CP	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	#3 Cont.		7
TREE	CM	Acer x freemanii 'Celebration'	Celebration Maple	(Height) 5'-0" - 6'-0"		5
TREE	IH	Gleditsia triacanthos f. inermis 'Impcole'	Imperial Honeycreek	(Height) 5'-0" - 6'-0"		6
TREE	BHS	Picea Glauca Var. densata	Black Hills Spruce	(Height) 5'-0" - 6'-0"		10
TREE	JL	Syringa reticulata	Japanese Tree Lilac	(Height) 4'-0" - 5'-0"		4
TREE	RB	Betula Nigra	River Birch	(Height) 4'-0" - 5'-0"		5

Staff Comments – recommended items bulleted and noted in staff recommendation (last page). Detailed plan submittal has been included in your packet.

Site & Landscaping

Access to the property is provided on two places along W. Burnham St. The general parking area on the NW side of the site will feature a driveway and a second larger driveway restricted to DPW vehicles on the NE side of the site. A new decorative fence w/ automatic gate will be setback from the W. Burnham St. frontage on the restricted drive ingress/egress to allow truck staging. A new gateway sign will also be located in this area. Three (3) driveways are proposed along S. 53 St and one driveway planned on W. Rogers St. New fencing will be added to separate public vs. restricted areas. More decorative/ornamental variety of fence is planned on street facing sides, while an 8-ft tall chain-link style of fence is planned in less visible portions of the site.

- Recommend fence types and locations being delineated on plans.

The proposed landscaping areas are shown in green and landscaping plantings and species schedule to correspond with plans is recommended.

- Additional landscaping on the SE and E side of the site in otherwise void areas has been recommended.
- Additional infill landscaping at the recommendation of the City Forester.

Architectural and Exterior Lighting Staff has worked with the Architect and City team to deliver what we believe to be an attractive building in alignment with zoning and the Design Review Guidelines. Staff are recommending more detail on exterior lighting around the buildings and on site.

- Recommend a photometric plan being submitted. Full cut-off fixtures and light directed downward to avoid splay beyond property limits.

Building Size and Location

For zoning purposes, the front yard is considered S. 53 St. While W. Burnham St. and W. Rogers St. are considered side yards areas and the rear yard being the east side/east city limit. The building conforms to the building size and location requirements in [sec. 19.41](#) (when consolidated via CSM).

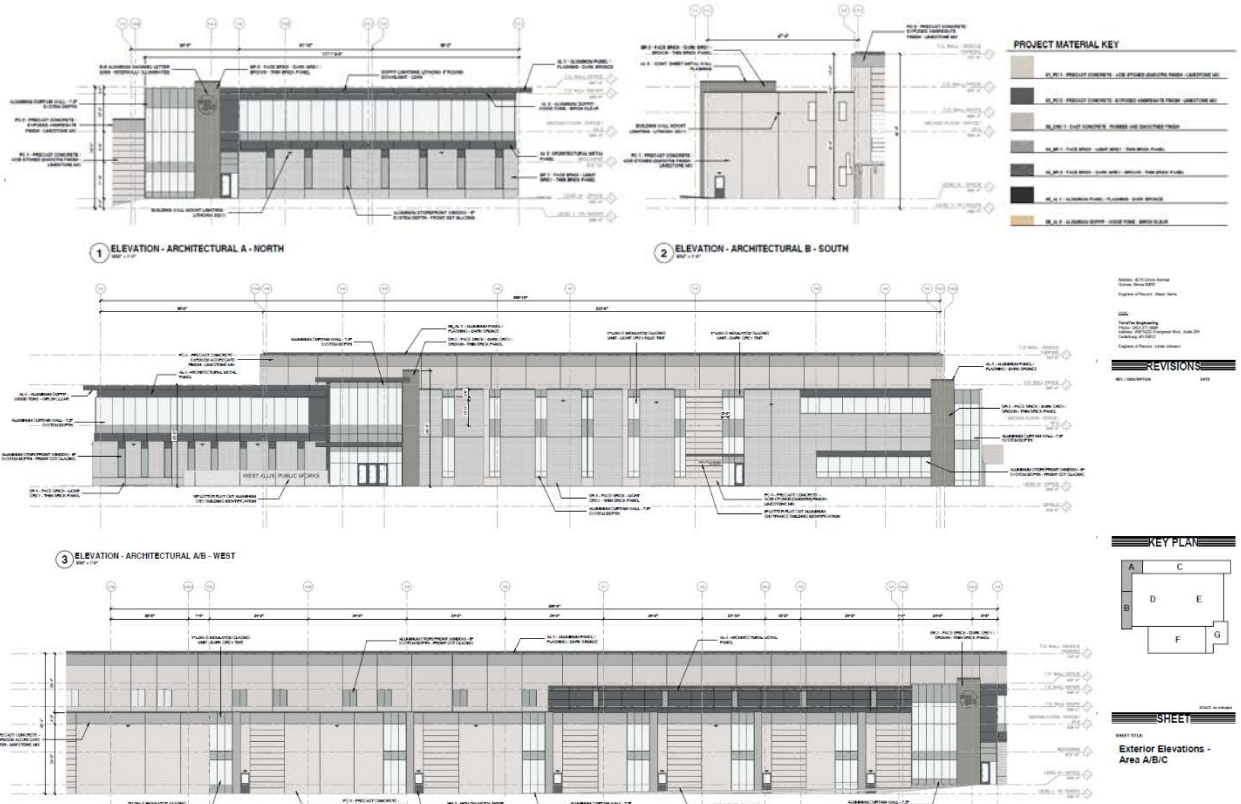
Parking

Parking for 159 spaces will be provided on site and consist of 119 outdoor spaces (includes 4 ADA) and 40 indoor parking spaces. There are currently about 168 employees in the DPW, 17 in Engineering and 10 in the IT Department. Bicycle parking will also be provided on site.

Storm water Management

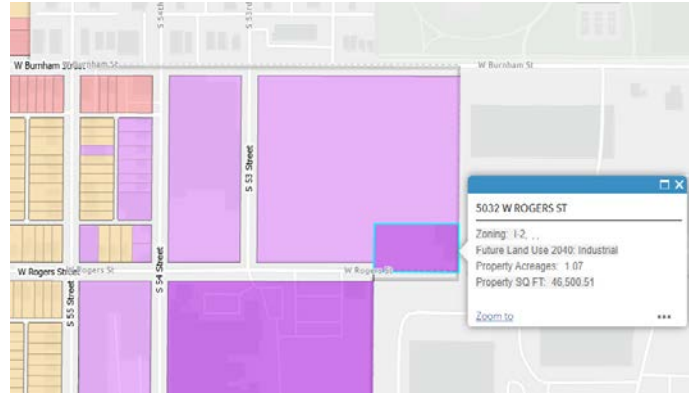
A storm water management plan is being prepared and will be submitted for review. The new underground retention system will be placed under the paved parking areas (NW side of site). The storm water plans will also likely include bio-filtration system within green areas of the parking lot. Stormwater plans are reviewed by AECOM for compliance with MMSD (Milwaukee Metro Sewerage District) and WDNR water quality regulations.

- Recommend stormwater management ordinance compliance.



CONCEPT RENDERING - NORTHEAST BURNHAM ENTRANCE

Ordinance to Rezone (2B) – The former Waste Transfer station property at 5032 W. Rogers St. is zoned I-2 Industrial and the 52** W. Burnham St. property (former Teledyne) is zoned I-1, Industrial. Staff advises Plan Commission to recommend Common Council approve a rezoning the 5032 W. Rogers St. property to be consistent with the larger 8.96-acre property. Rezoning would also support zoning consistency between sites, and the Comprehensive plan. Rezoning is recommended in advance or along with the CSM. A rezoning application to the Common Council would then be scheduled for public hearing and consideration.



Certified Survey Map (2C) – Consolidation of properties is planned, and the Engineering Department is preparing a Certified Survey Map that will be submitted for staff and Milwaukee County technical review.



The consolidation of lots will provide conformance with the zoning code and comprehensive plan. Completion of any technical corrections to the CSM, then the Common Council will consider the CSM.

Recommendation (2A): Approve the Site, Landscaping, and Architectural Design Review for City of West Allis Department of Public Works Facility, a proposed Light Industrial use, at 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans being submitted to the Planning and Zoning Office to show the following: (a) delineate fencing (material types, height and location) on plans: (b) Additional landscaping on the SE and E side of the site. Additional infill landscaping within proposed green spaces per City Forester recommendation; (c) a photometric plan being submitted. Full cut-off fixtures and light directed downward to avoid splay beyond property limits: (d) canopy elevation being provided.
2. 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.

Recommendation (2B): Council approval of an Ordinance to rezone property located at 5032 W. Burnham St. from I-2 to I-1 Industrial (Tax Key No. 474-0003-000).

Recommendation (2C): Council approval of a certified survey map to combine 52** W. Burnham St. & 5032 W. Rogers St. (Tax Key Nos. 474-0002-001 & 474-0003-000), subject to submittal and technical corrections.

Architectural Design Review – Letter of Intent

PROJECT: West Allis Public Works

Public Works Facility
53rd & W Burnham Street, West Allis WI, 53219

1. Purpose of Request

- a. The City of West Allis will be constructing a new facility to house their current and future operations and administration function. The facility will consist of new administration office, shop spaces, vehicle parking on two levels, repair and fabrication bays, wash bays, and mezzanine storage. The project will also consist of a cold storage building, exterior material bin storage lean-to structure, fuel island, and salt and brine storage building. The new construction will utilize, but is not limited to precast concrete panels, brick finish precast panels, steel structure, membrane roofing, curtain wall and storefront window systems, and precast concrete vehicle parking structure. The project will also include site work containing new asphalt parking lot and drives, new curb and gutter on the site, site fencing, site lighting, landscaping, and security access and monitoring.

2. Construction Schedule

- a. Start Construction April 01, 2024
- b. Target Substantial Completion / Target Occupancy May 01, 2025

3. Project Team

- a. Architect (Kueny Architects) “KA”
 - i. Jon P. Wallenkamp – Architect, AIA / ALA
 1. Email: jonw@kuenyarch.com
 2. Phone: 262.857.8101
 - ii. John Schmidbauer – Structural Engineer, P.E.
 - iii. Lee S. Anderson – Job Captain
- b. Civil / Engineer (Terra Tec)
 - i. Linda Johnson
- c. Mechanical (ROOT Engineering)
 - i. Adam Harris, P.E., LEED A.P.

4. Business Description

The Department of Public Works is a multi-functional department charged with the responsibility of providing a variety of services to the public as well as maintaining the City’s multi-million dollar infrastructure.

Services provided by the Department of Public Works include:

- a. Maintenance and repair of the City’s buildings and street signs by the Building and Sign Division
- b. Maintenance of the City’s street lighting and traffic control signals by the

- Electrical Division
- c. Maintenance of the City's street trees and public grounds by the Forestry Division
- d. Garbage and recyclables collection and disposal by the Sanitation Section
- e. Maintenance of the City's streets, alleys, sidewalks and sewer systems by the Street and Sewer Section
- f. Provision of safe and sufficient drinking water and water for fire protection by the Water Division

5. Hours of Operation

Friday	7:15 AM–3 PM
Saturday	8 AM–3:30 PM
Sunday	Closed
Monday	7:15 AM–3 PM
Tuesday	7:15 AM–3 PM
Wednesday	7:15 AM–5 PM
Thursday	7:15 AM–3 PM

6. Site Area

- a. Total site area - 437,484 sq/ft
- b. Total green space - 28,546
- c. Total pavement - 125,583 sq/ft

- d. Main building #1 foot print - 180,415 sq/ft
- e. Main building second floor - 120,800 sq/ft

- f. Building #2 foot print - 38,560 sq/ft
- g. Building #3 foot print - 1,775 sq/ft
- h. Building #4 foot print - 2,745 sq/ft
- i. Building #5 foot print - 38,560 sq/ft
- j. Building #6 foot print - 19,300 sq/ft



GENERAL NOTES

- All concrete to test 4000 psi in 28 days.
- Verify all dimensions, access, utilities and working conditions in the field.
- Conform to all applicable codes, ordinances and safety standards.
- Obtain and pay for all required permits and fees.
- Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
- No concrete to be poured without Architect's prior review.
- All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
- Leave site clean, neat and free of debris at all times.
- Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
- Guard against interfering with Owner's operations.
- These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
- The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
- Services perform for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

PROJECT INFO

City of West Allis
Public Works Facility

December 29, 2023

SITE INFORMATION:

TOTAL SITE AREA - 437,464 SQ/FT
TOTAL GREEN SPACE - 28,549
TOTAL PAVEMENT - 125,583 SQ/FT

MAIN BUILDING #1 FOOT PRINT - 180,415 SQ/FT
MAIN BUILDING SECOND FLOOR - 120,800 SQ/FT

BUILDING #2 FOOT PRINT - 38,560 SQ/FT

BUILDING #3 FOOT PRINT - 1,775 SQ/FT

BUILDING #4 FOOT PRINT - 2,745 SQ/FT

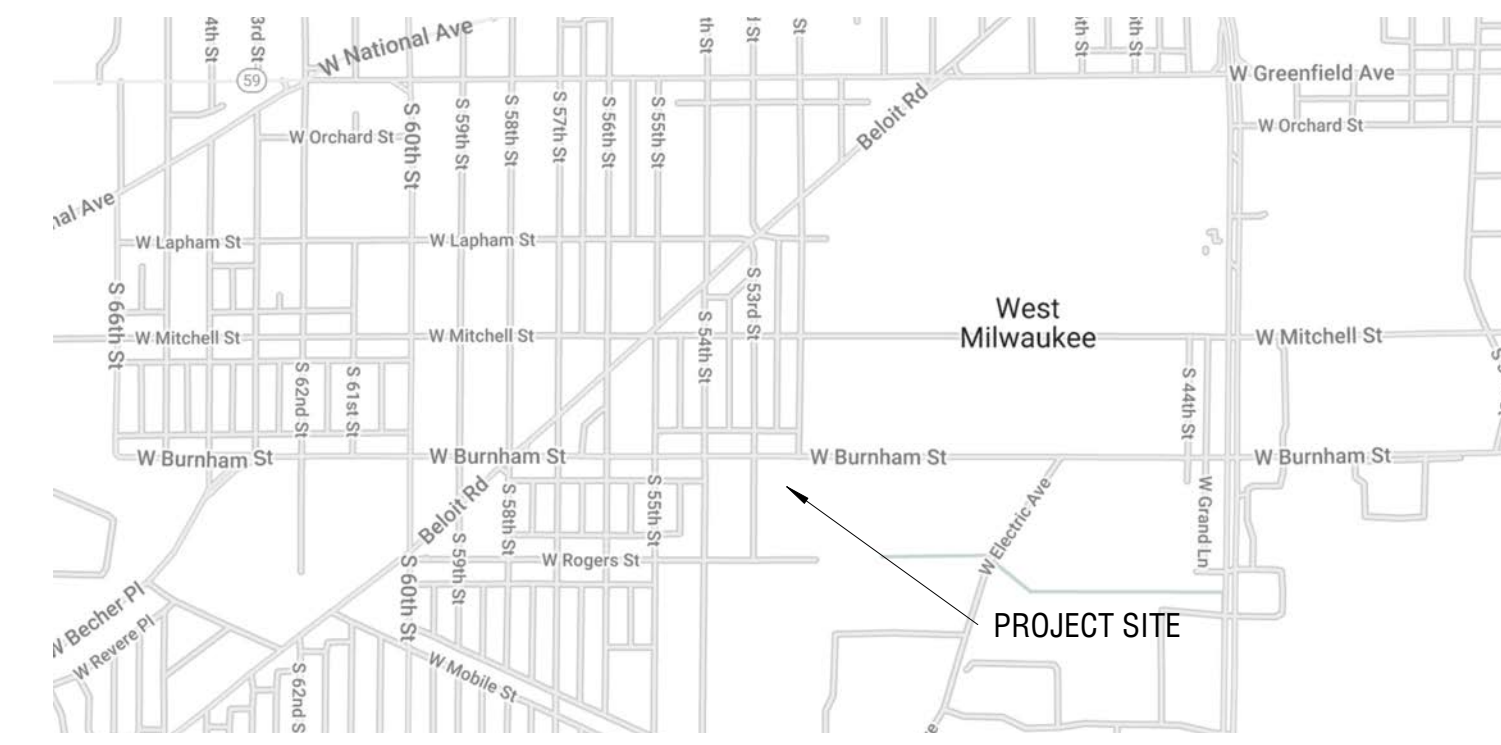
BUILDING #5 FOOT PRINT - 38,560 SQ/FT

BUILDING #6 FOOT PRINT - 19,300 SQ/FT

CONSULTANTS

ARCHITECT	Kueny Architects (262) 857-8101 Architect of Record - Jon P. Wallenkamp	10505 Corporate Drive, Suite 100 Pleasant Prairie, Wisconsin 53158
CIVIL	TerraTec Engineering (262) 377-9905 Project Manager - Linda Johnson	W67N222 Evergreen Blvd., Suite 205 Cedarburg, WI 53012
PLUMBING	Root Engineering Services, P.C. (847) 249-8398 Project Manager - Adam Harris	4215 Grove Avenue Gurnee, Illinois 60031
MECHANICAL	Root Engineering Services, P.C. (847) 249-8398 Project Manager - Adam Harris	4215 Grove Avenue Gurnee, Illinois 60031
ELECTRICAL	Root Engineering Services, P.C. (847) 249-8398 Project Manager - Adam Harris	4215 Grove Avenue Gurnee, Illinois 60031

SITE MAP



SHEET INDEX

TITLE	01 Title Sheet
ARCHITECTURAL SITE	
1A101	Architectural Site Plan
1A102	Landscape Plan
1A103	Landscape Enlarged Plans
1A104	Site Details and Standards
ARCHITECTURAL	
1A200	Floor Plan - Overall Floor / VP-1
1A208	Floor Plan - Mezzanine
1A209	Floor Plan - Overall Second Floor Office / VP-2
2A201	Building 02 - Floor Plan - Overall Plan
3A201	Building 03 - Floor Plan - Overall - Bin Storage
5A201	Floor Plan - Overall Plan - Salt Storage / Brine
PC210	Exterior Elevations - Area A/B/C
PC211	Exterior Elevations - Area C/E/G
PC212	Exterior Elevations - Area G/F
PC213	Exterior Elevations - Building 02/03
PC214	Exterior Elevations - Building 05
R100	Exterior Rendering - North Burnham Entrance
R101	Exterior Rendering - Northeast Burnham Entrance

CERTIFICATION

ARCHITECT

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.

Printed or typed name: **Jon P. Wallenkamp**

License number _____

My license expiration date is: _____

Pages or sheets covered by this seal: _____

MECHANICAL ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.

Printed or typed name: **Adam Harris**

License number _____

My license expiration date is: _____

Pages or sheets covered by this seal: _____

STRUCTURAL ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.

Printed or typed name: **John F. Schmidbauer**

License number _____

My license expiration date is: _____

Pages or sheets covered by this seal: _____

CIVIL ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Wisconsin.

Printed or typed name: **Linda Johnson**

License number _____

My license expiration date is: _____

Pages or sheets covered by this seal: _____



CONCEPT RENDERING - 53RD AND BURNHAM ENTRANCE

Public Works Facility
City of West Allis



**53rd & W Burnham Street
West Allis WI, 53219**

SITE, LANDSCAPING, AND
ARCHITECTURAL DESIGN REVIEW
DECEMBER 29, 2023

KUENY ARCHITECTS, LLC
10505 CORPORATE DRIVE - SUITE 100 PLEASANT PRAIRIE, WI 53158

10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.857.8101 web: www.kuenyarch.com
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01

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



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Engineer of Record - Adam Harris

CIVIL

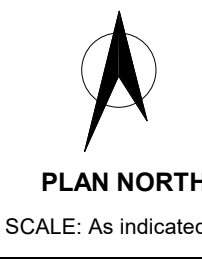
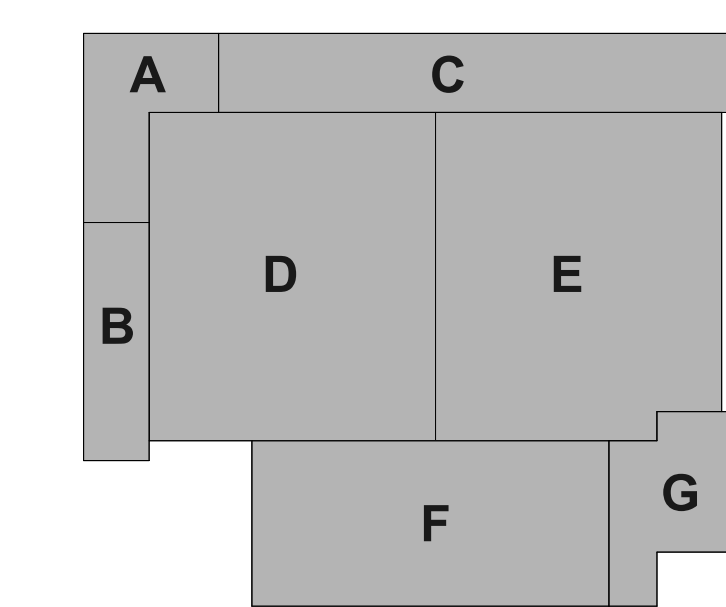
TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE

KEY PLAN



SHEET

SHEET TITLE:
Landscape Plan

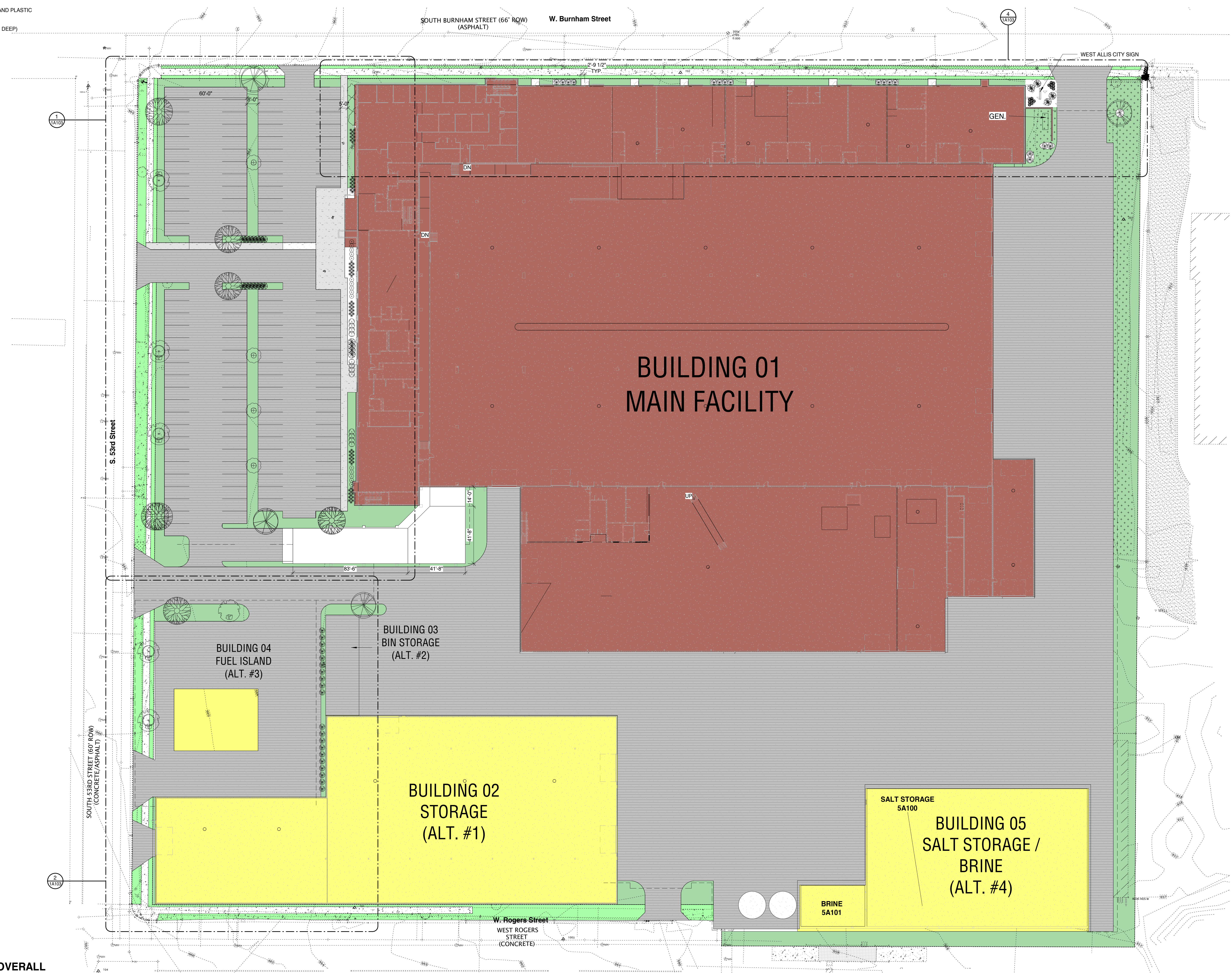
1A102

Project Status

Type	Key	Botanical Name	Common Name	Planting Size	Comments	QTY
GRASSES	SSG	Panicum Virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.		104
GRASSES	TPD	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1 Cont.		66
SHRUB	SO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#5 Cont.		18
SHRUB	WB	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood Shrub	#5 Cont.		15
SHRUB	KDR	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	#3 Cont.		18
SHRUB	CP	Juniperus chinensis 'Kallias Compact'	Kallias Compact Pfitzer Juniper	#3 Cont.		7
TREE	CM	Acer x freemanii 'Celebration'	Celebration Maple	(Height) 5'-0" - 6'-0"		5
TREE	IH	Gleditsia triacanthos f. inermis 'Impcole'	Imperial Honeylocust	(Height) 5'-0" - 6'-0"		6
TREE	BHS	Picea Glauca Var. densata	Black Hills Spruce	(Height) 5'-0" - 6'-0"		10
TREE	JL	Syringa reticulata	Japanese Tree Lilac	(Height) 4'-0" - 5'-0"		4
TREE	RB	Betula Nigra	River Birch	(Height) 4'-0" - 5'-0"		5

- GRASS SEED**
- ALL DISTURBED AREAS SHALL BE RESEED.
- 1- GENERAL: ALL SEED SHALL BE
- FREE FROM NOXIOUS WEED SEEDS AND RECLEANED
 - GRAGE A RECENT CROP SEED
 - TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING.
 - DELIVERED TO THE SITE IN SEALED CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS AND SEASON CERTIFICATION OF WEIGHT, PURITY, AND GERMINATION
- 2- PROPORTIONS BY WEIGHT
- BARON BLUEGRASS 20%
 - MAJESTIC BLUEGRASS 20%
 - TOUCHDOWN BLUEGRASS 20%
 - PENNLAWN FESCUE 20%
 - FIESTA RYE GRASS 20%
- (OR APPROVED EQUAL)

- LANDSCAPE GENERAL NOTES:**
- RE-GRAD AND RE-SEED ALL DISTURBED AREAS
 - MULCHED AREAS: 6 FT DIAM. AREA W/ MULCH (4" DEEP) OVER LANDSCAPE PAPER AND PLASTIC LANDSCAPE EDGE AROUND ALL TREES AND BUSHES AS NOTED ON PLANS.
 - RIVEROCK AREAS: AREA W/ 1-1/2" RIVER WASH STONE OVER LANDSCAPE PAPER (4" DEEP)



NOT FOR CONSTRUCTION

1 LANDSCAPE PLAN - OVERALL
1" = 30'-0"

1/29/2023 3:26:52 PM

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

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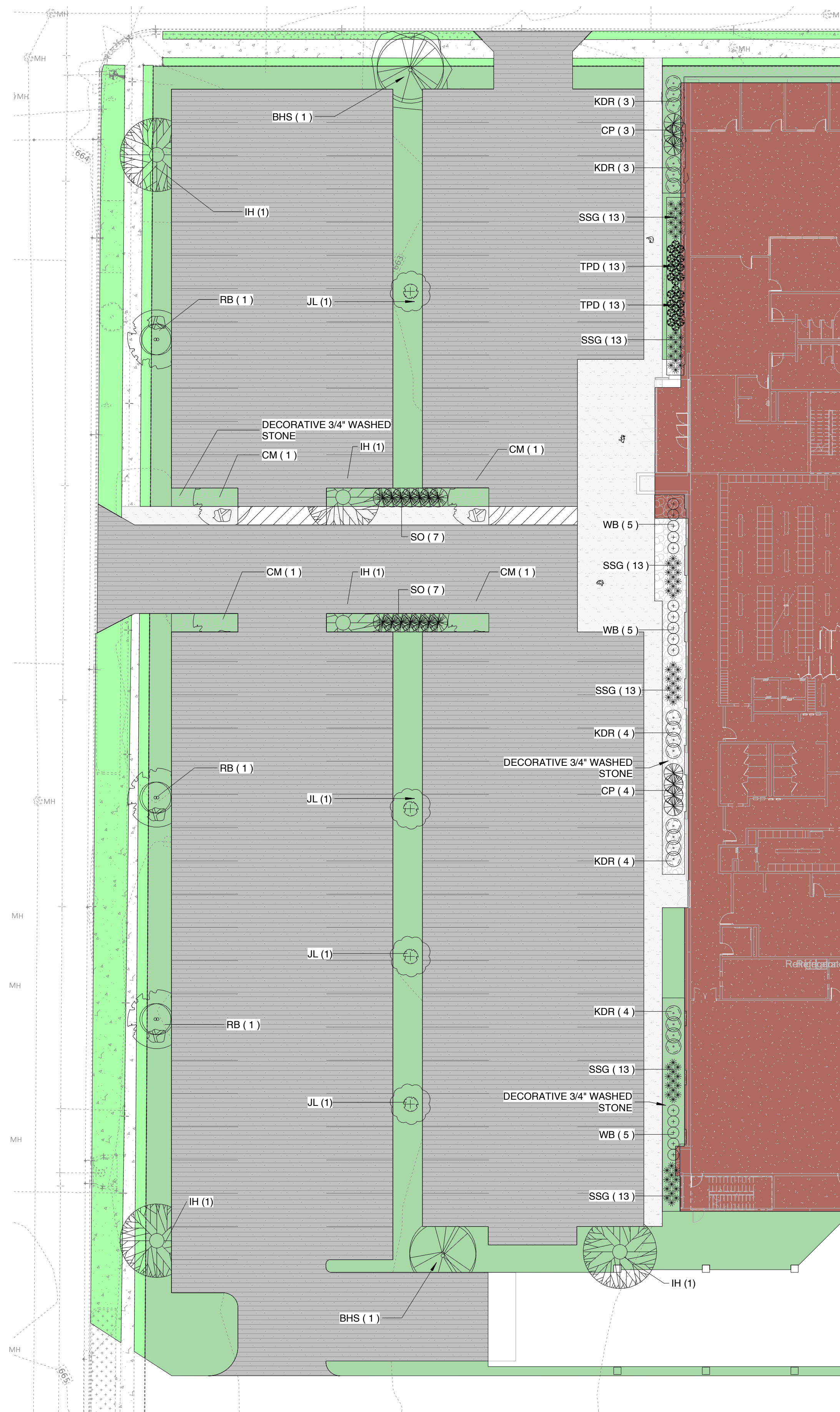
Engineer of Record - Linda Johnson

REVISIONS

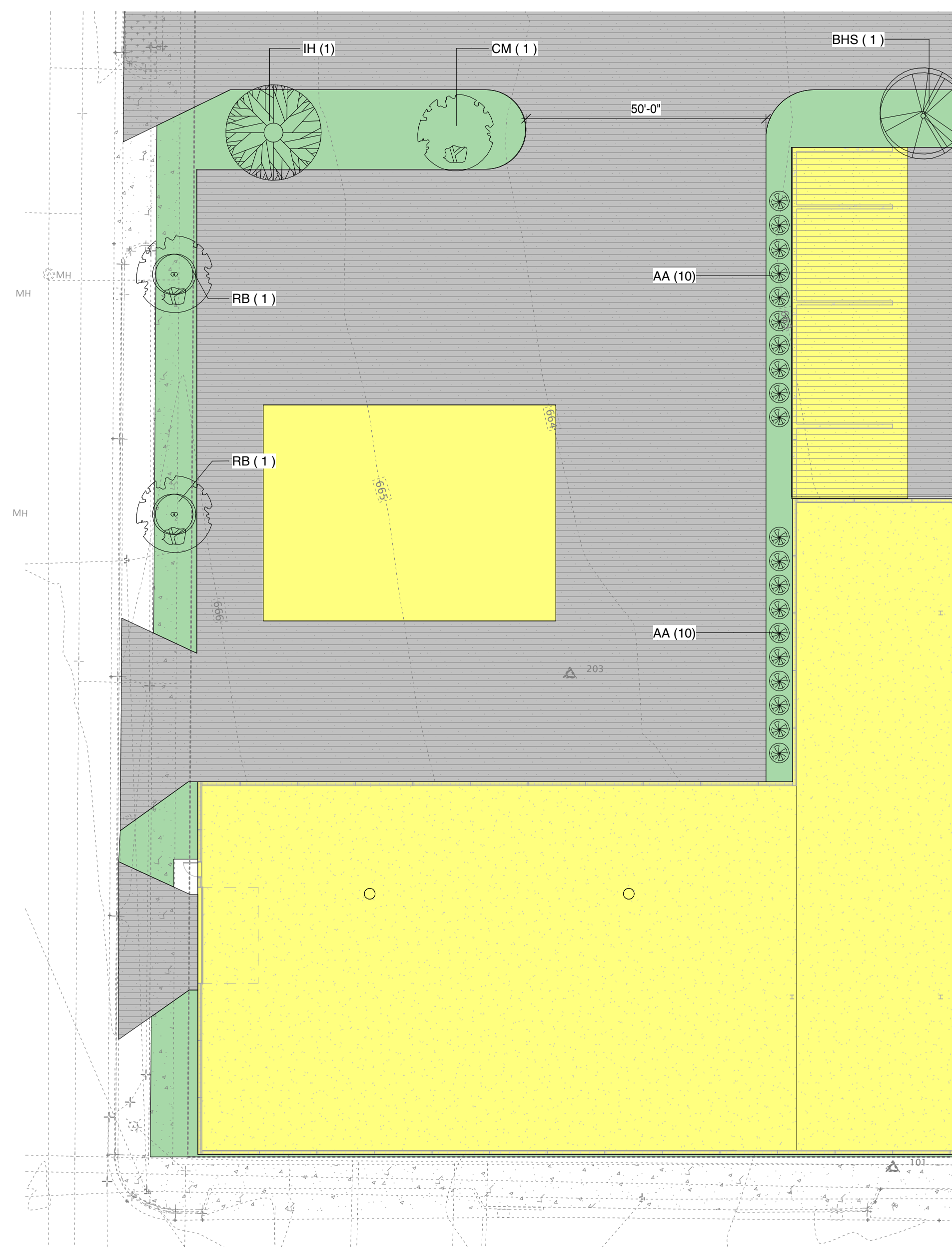
REV. / DESCRIPTION DATE

LANDSCAPE SCHEDULE

Type	Key	Botanical Name	Common Name	Planting Size	Comments	QTY
GRASSES	SSG	Panicum Virgatum 'Shenandoah'	Shenandoah Switch Grass	#1 Cont.		104
GRASSES	TPD	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1 Cont.		66
SHRUB	SO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#5 Cont.		18
SHRUB	WB	Buxus sinica var. 'insularis' 'Wintergreen'	Wintergreen Boxwood Shrub	#5 Cont.		15
SHRUB	KDR	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	#3 Cont.		18
SHRUB	CP	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	#3 Cont.		7
TREE	CM	Acer x freemanii 'Celebration'	Celebration Maple	(Height) 5'-0" - 6'-0"		5
TREE	IH	Gleditsia triacanthos L. 'nana' 'Impcoke'	Imperial Honeylocust	(Height) 5'-0" - 6'-0"		6
TREE	BHS	Picea Glauca Var. 'Densata'	Black Hills Spruce	(Height) 5'-0" - 6'-0"		10
TREE	JL	Syringa reticulata	Japanese Tree Lilac	(Height) 4'-0" - 5'-0"		4
TREE	RB	Betula Nigra	River Birch	(Height) 4'-0" - 5'-0"		5

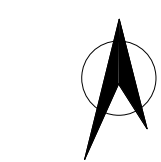
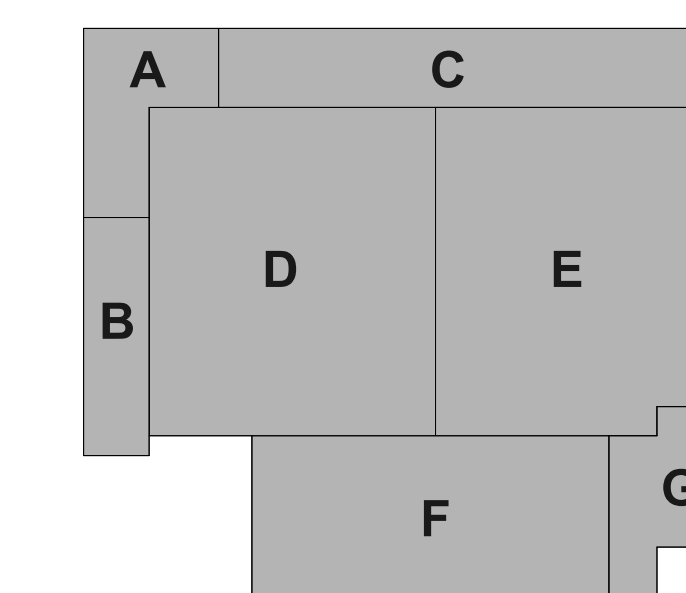


1 LANDSCAPE PLAN - WEST PARKING LOT
1" = 20'-0"



2 LANDSCAPE PLAN - SE CORNER
1" = 20'-0"

KEY PLAN



PLAN NORTH
SCALE: 1" = 20'-0"

SHEET

SHEET TITLE:

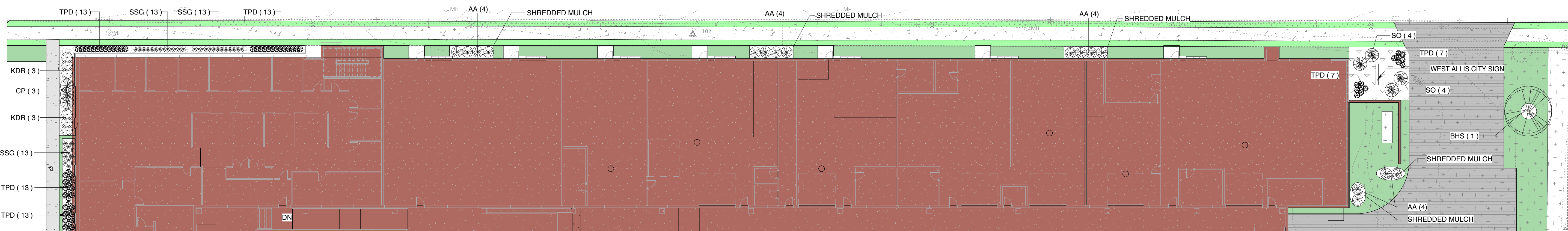
Landscape Enlarged Plans

1A103

Project Status

NOT FOR CONSTRUCTION

12/29/2023 3:26:54 PM



4 LANDSCAPE PLAN - NORTH FACADE
1" = 20'-0"

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



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Architect of Record - Jon P. Wallenkamp

MEP

Root Engineering Services, P.C.
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Gurnee, Illinois 60031

Engineer of Record - Adam Harris

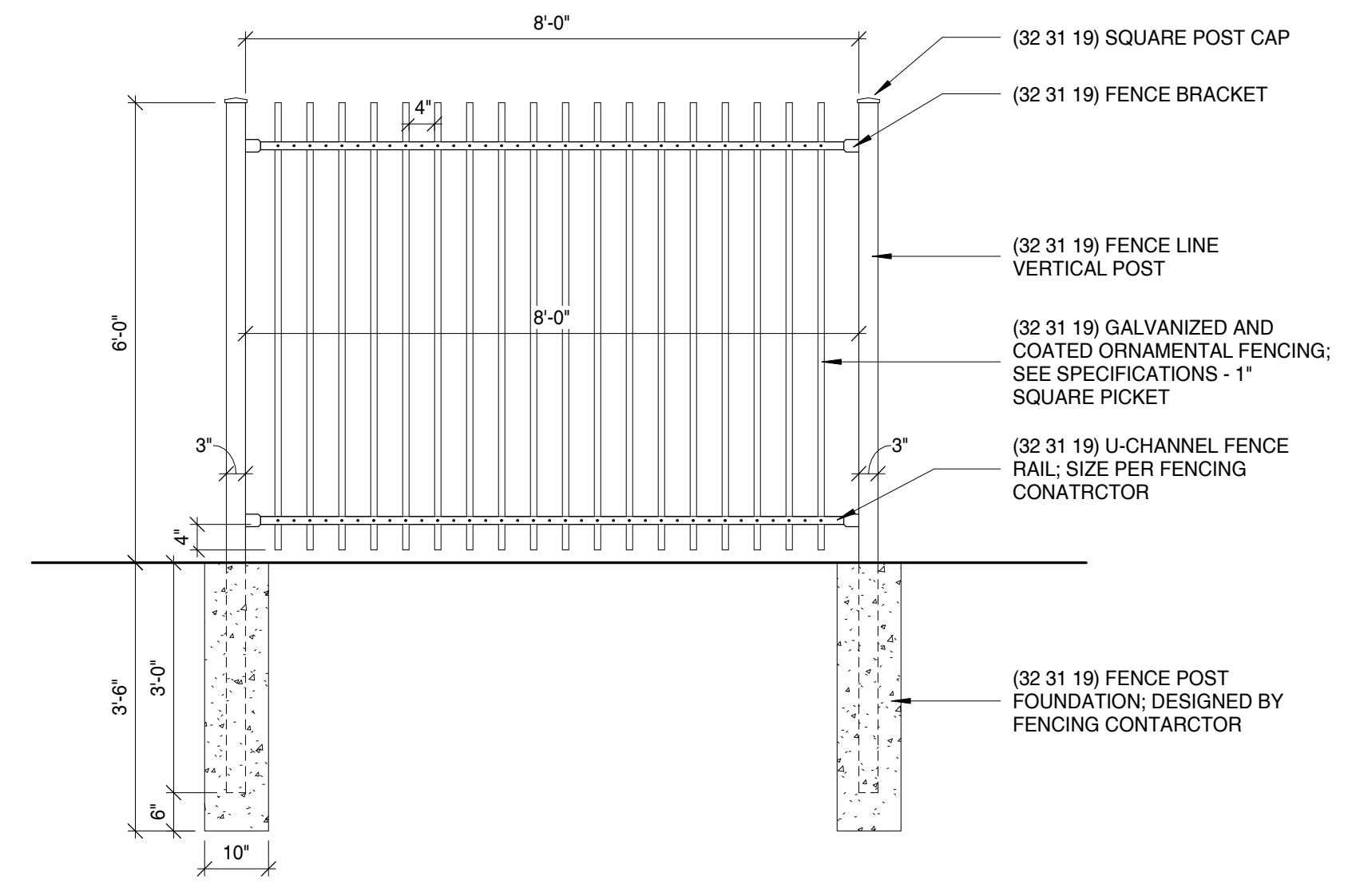
CIVIL

TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

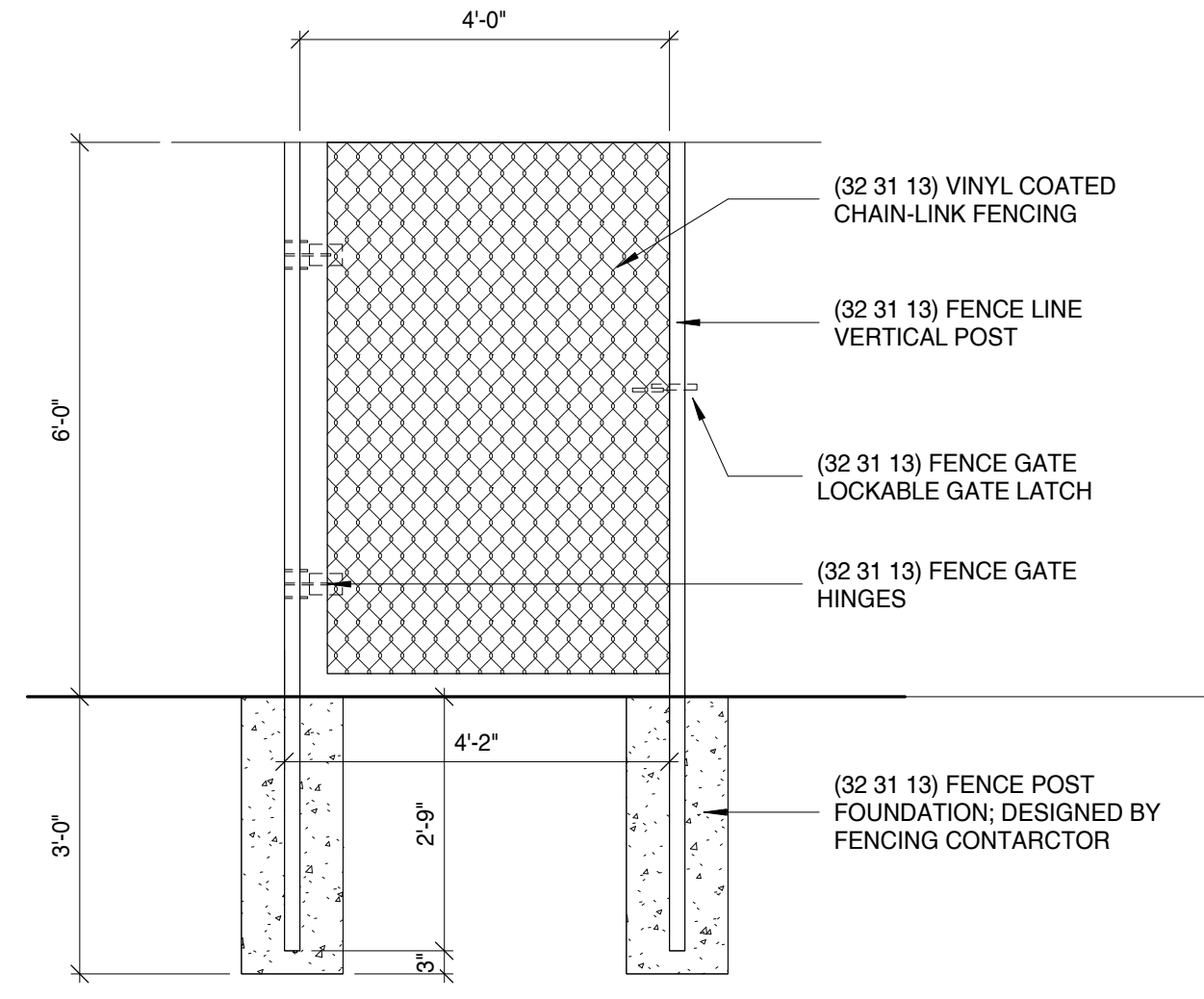
Engineer of Record - Linda Johnson

REVISIONS

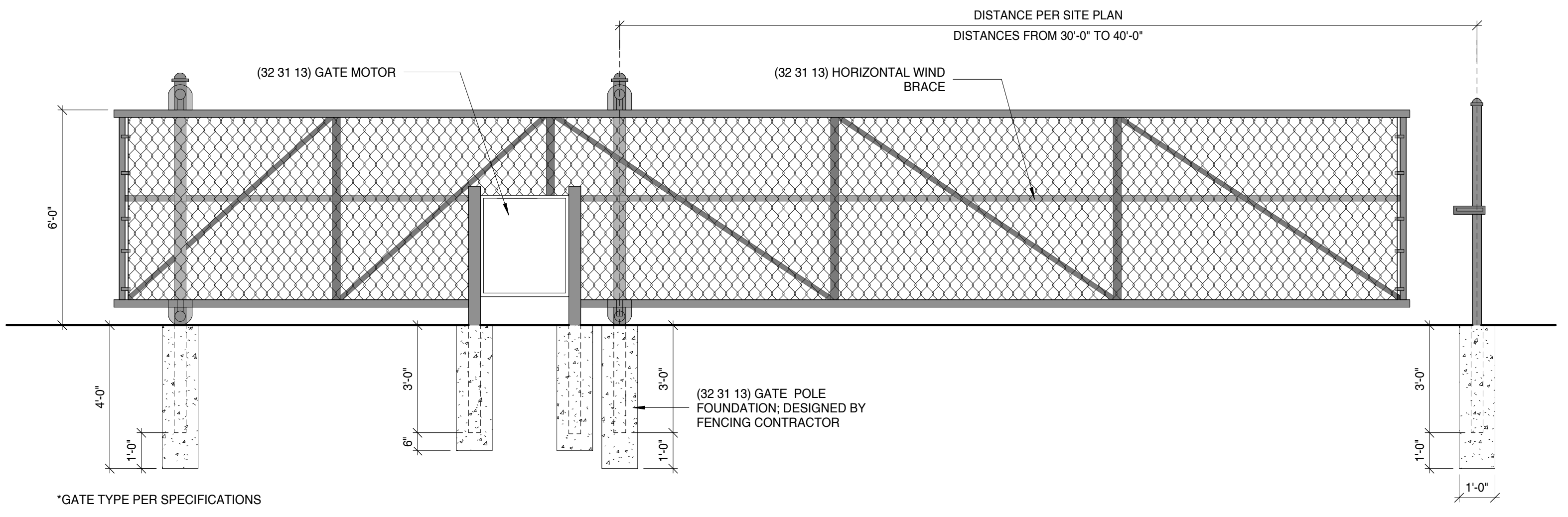
REV.	DESCRIPTION	DATE
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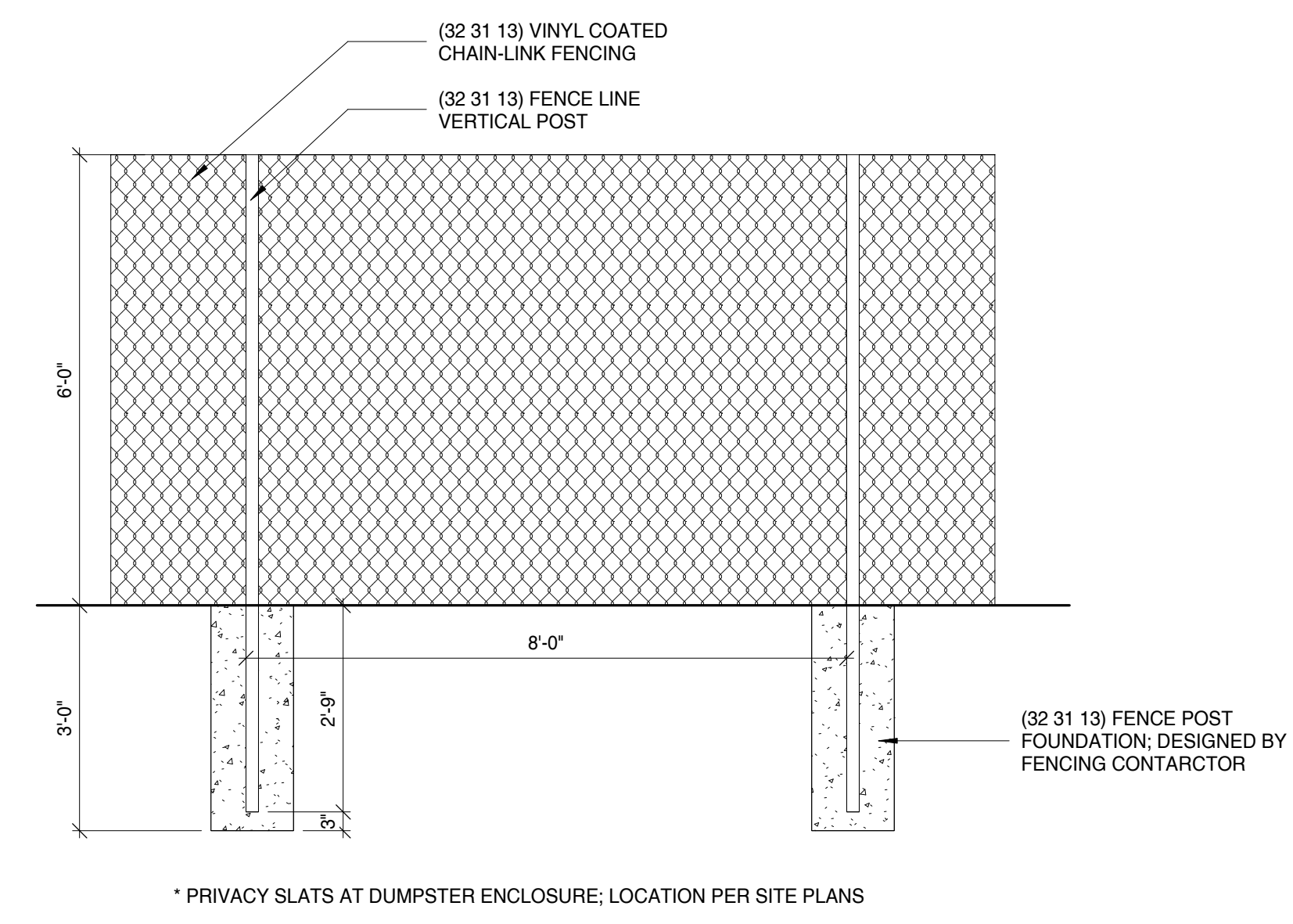
1 Ornamental Fence Detail
1/2" = 1'-0"



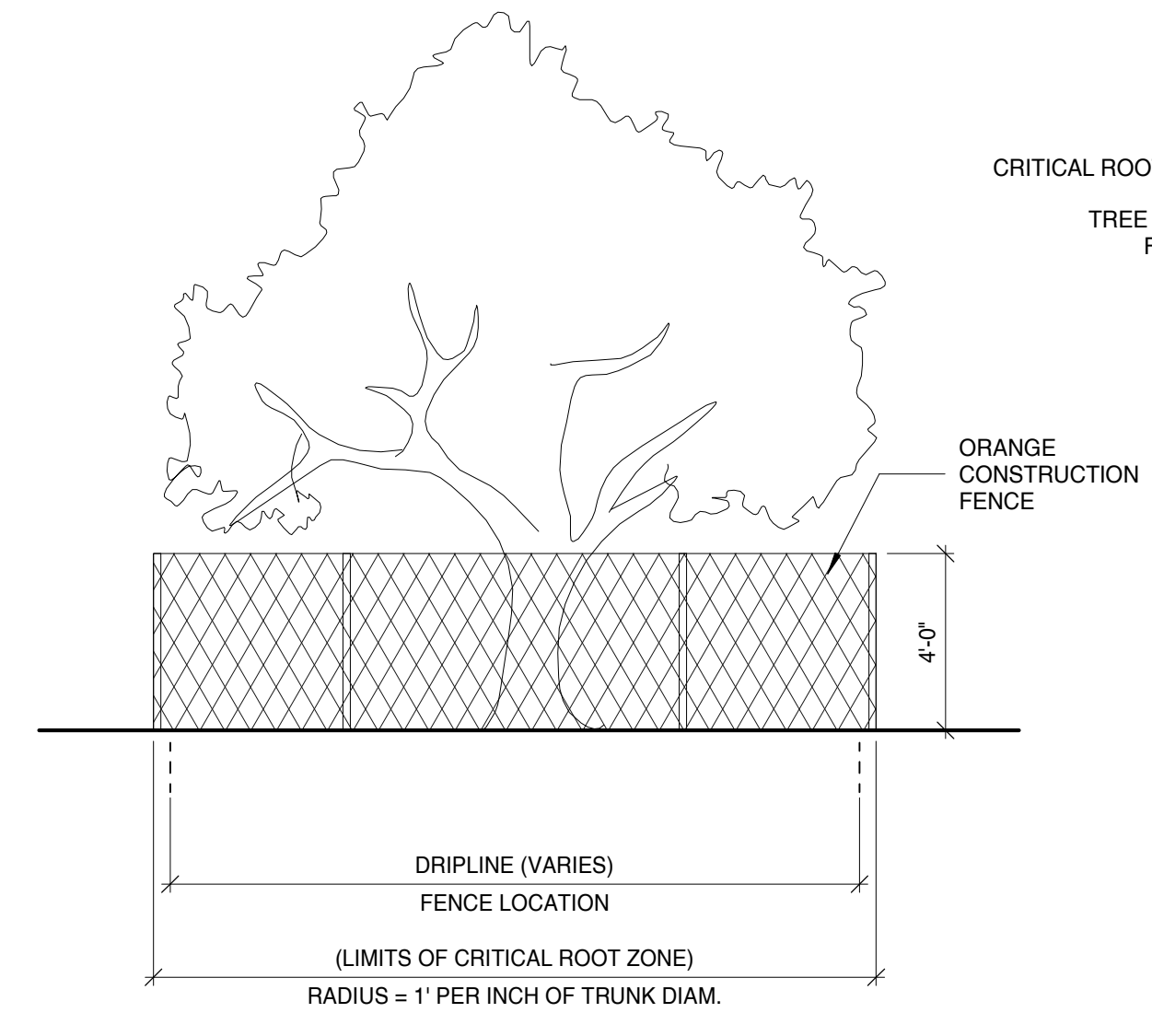
2 Fence Detail - Standard Gate
1/2" = 1'-0"



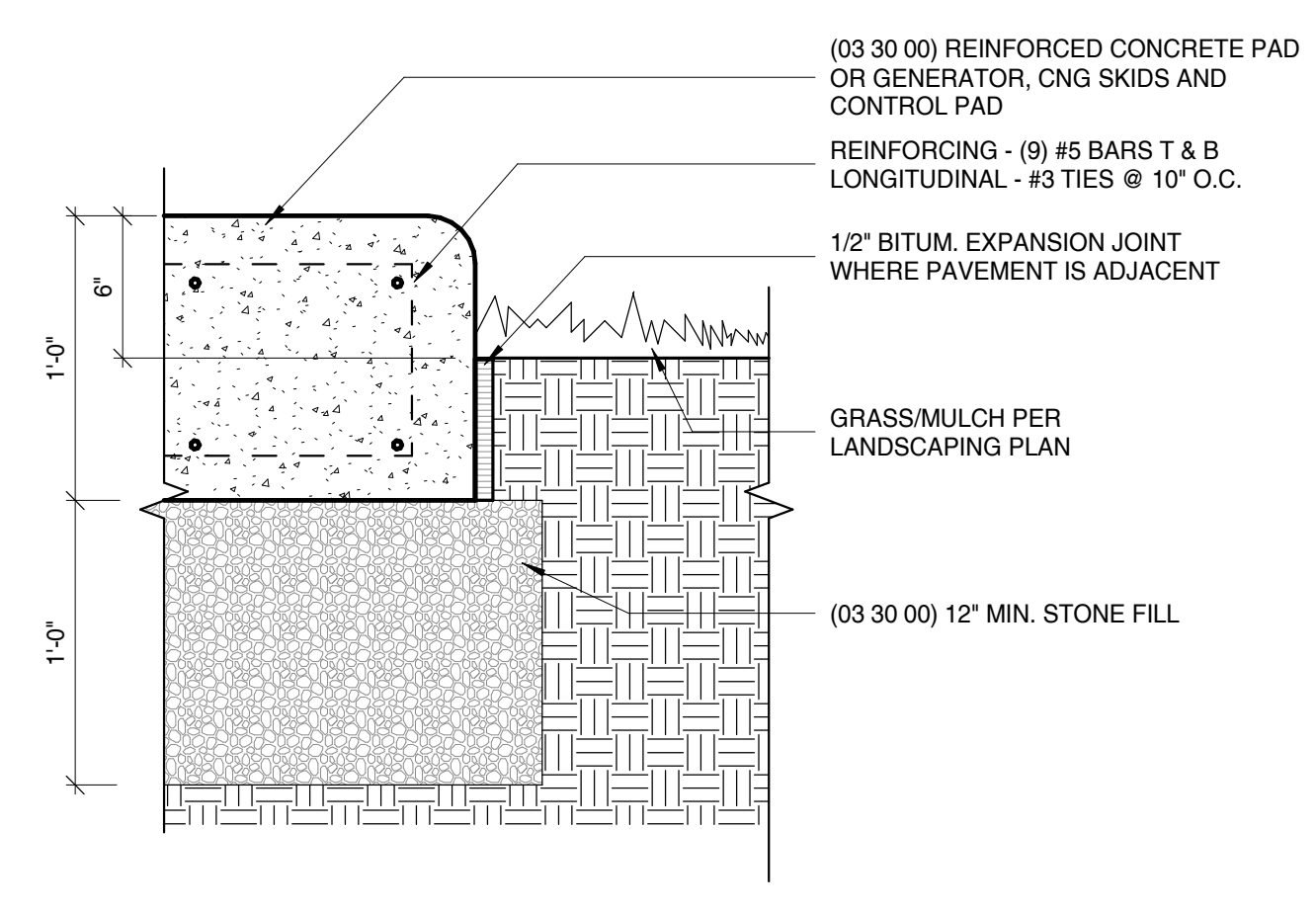
3 Cantilevered Gate Detail
3/8" = 1'-0"



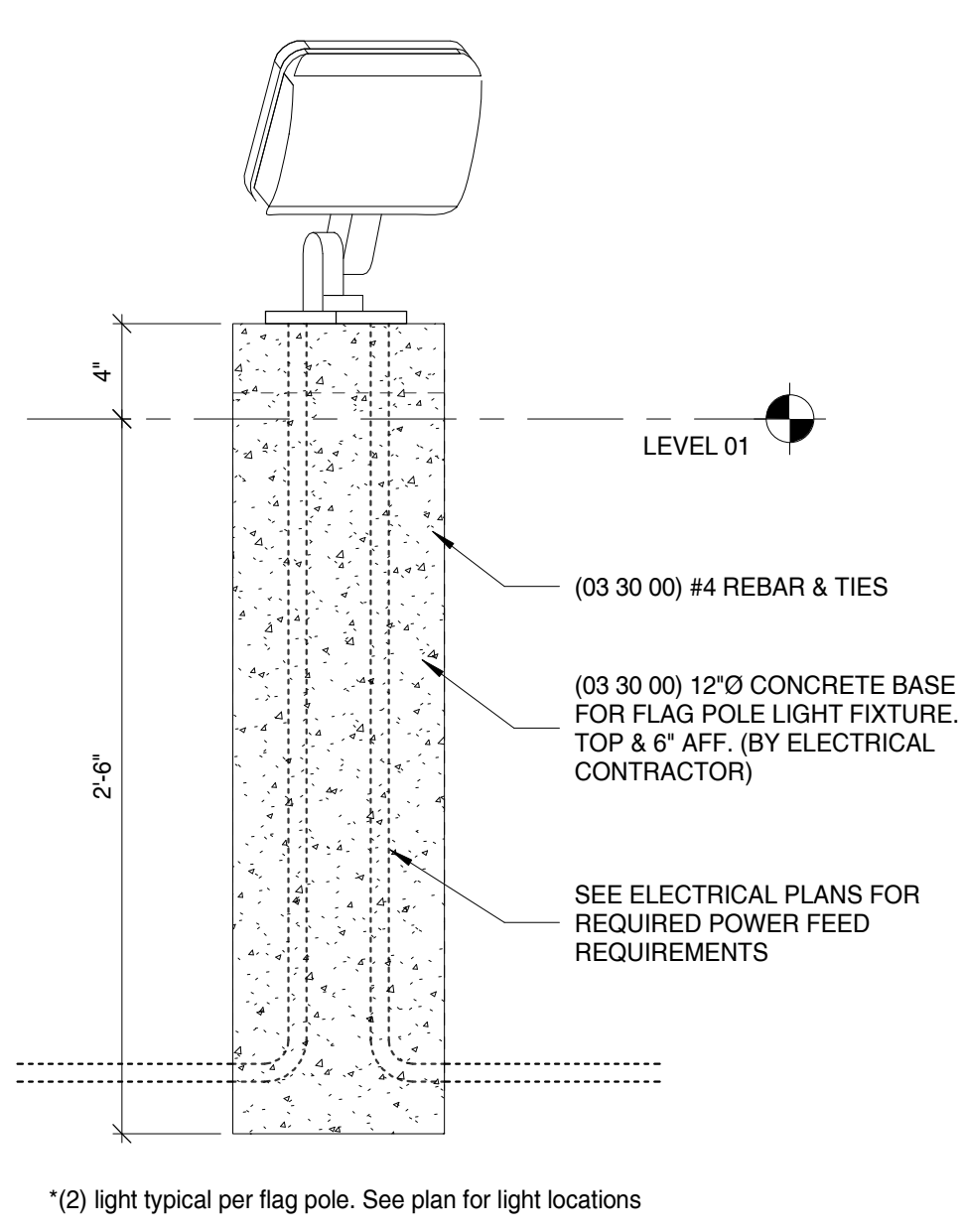
4 Fence Detail - Standard
1/2" = 1'-0"



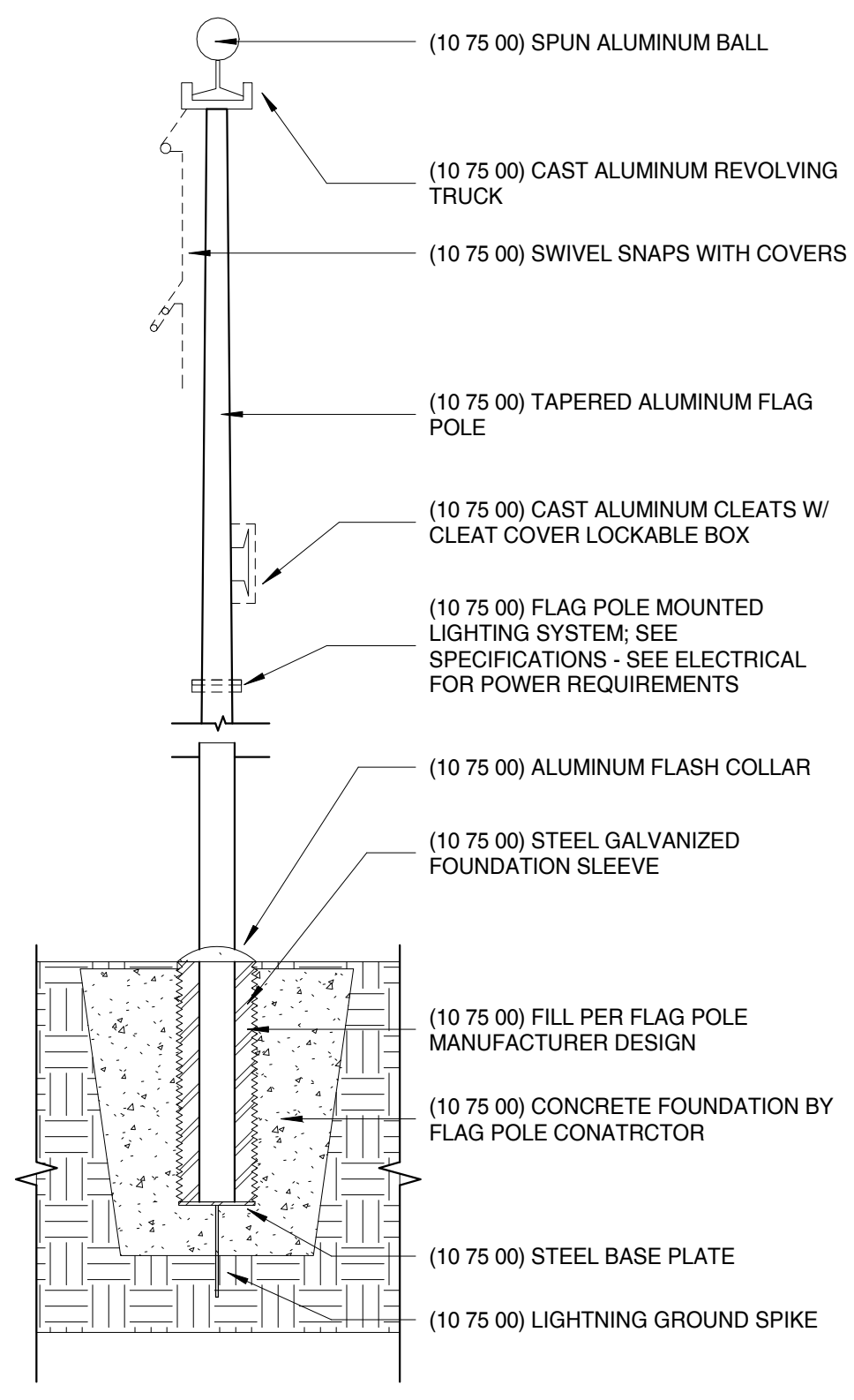
7 Tree Protection Detail
1/4" = 1'-0"



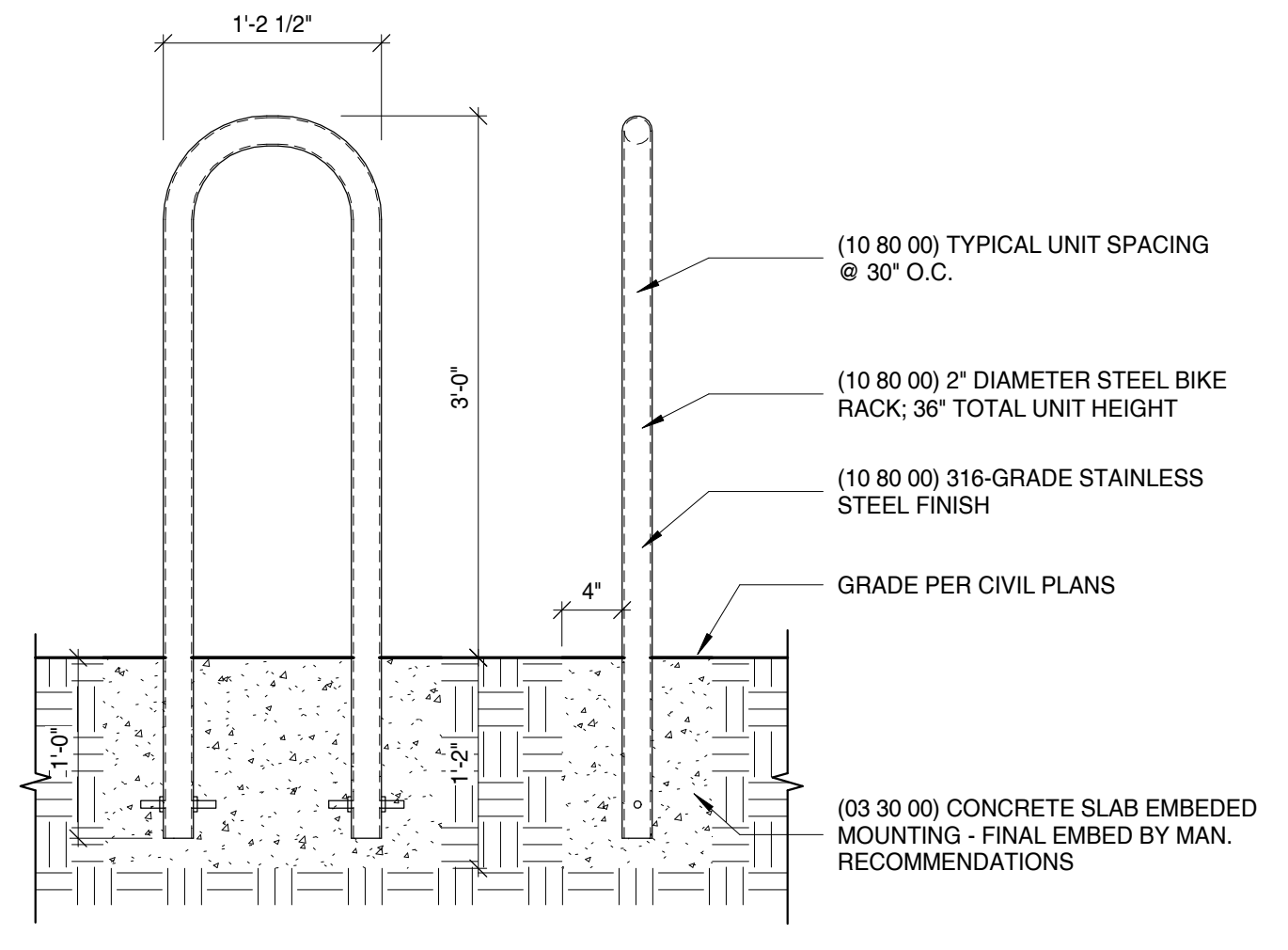
8 Utility Pad Detail
1 1/2" = 1'-0"



6 Flag Pole - Light Detail
1 1/2" = 1'-0"

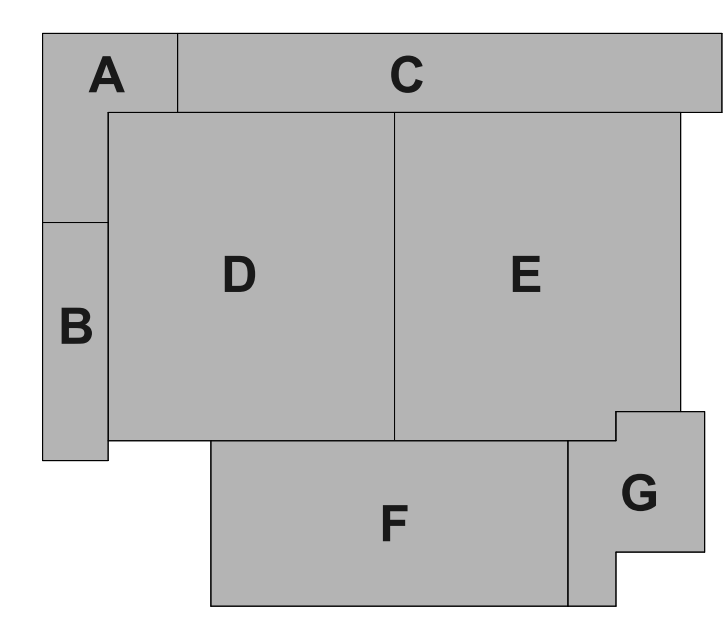


5 Flag Pole Detail
1/2" = 1'-0"



9 Bike Rack Detail - Typ.
1" = 1'-0"

KEY PLAN



SHEET

SHEET TITLE:
Site Details and Standards

1A104

Project Status

NOT FOR CONSTRUCTION

1/29/2023 3:26:35 PM

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis, WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



10505 Corporate Drive, Pleasant Prairie, WI 53158
Phone: 262.657.8101 web: www.kuenyarch.com

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Gurnee, Illinois 60031

Engineer of Record - Adam Harris

CIVIL

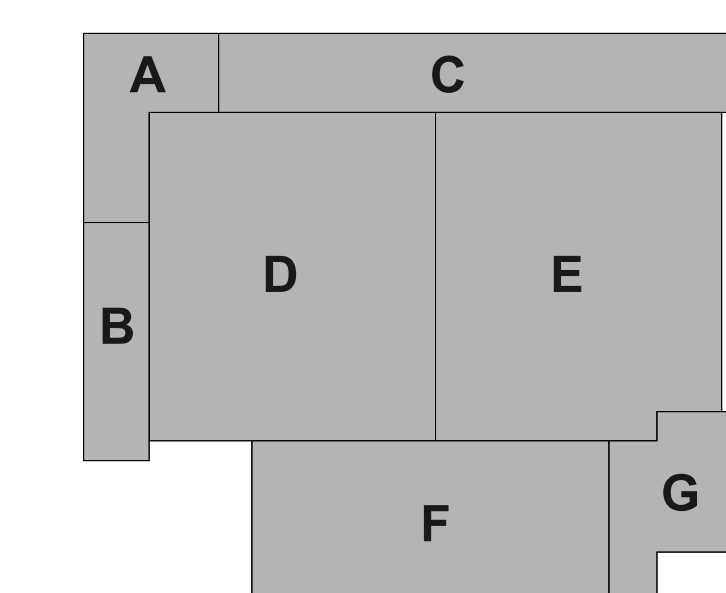
TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN

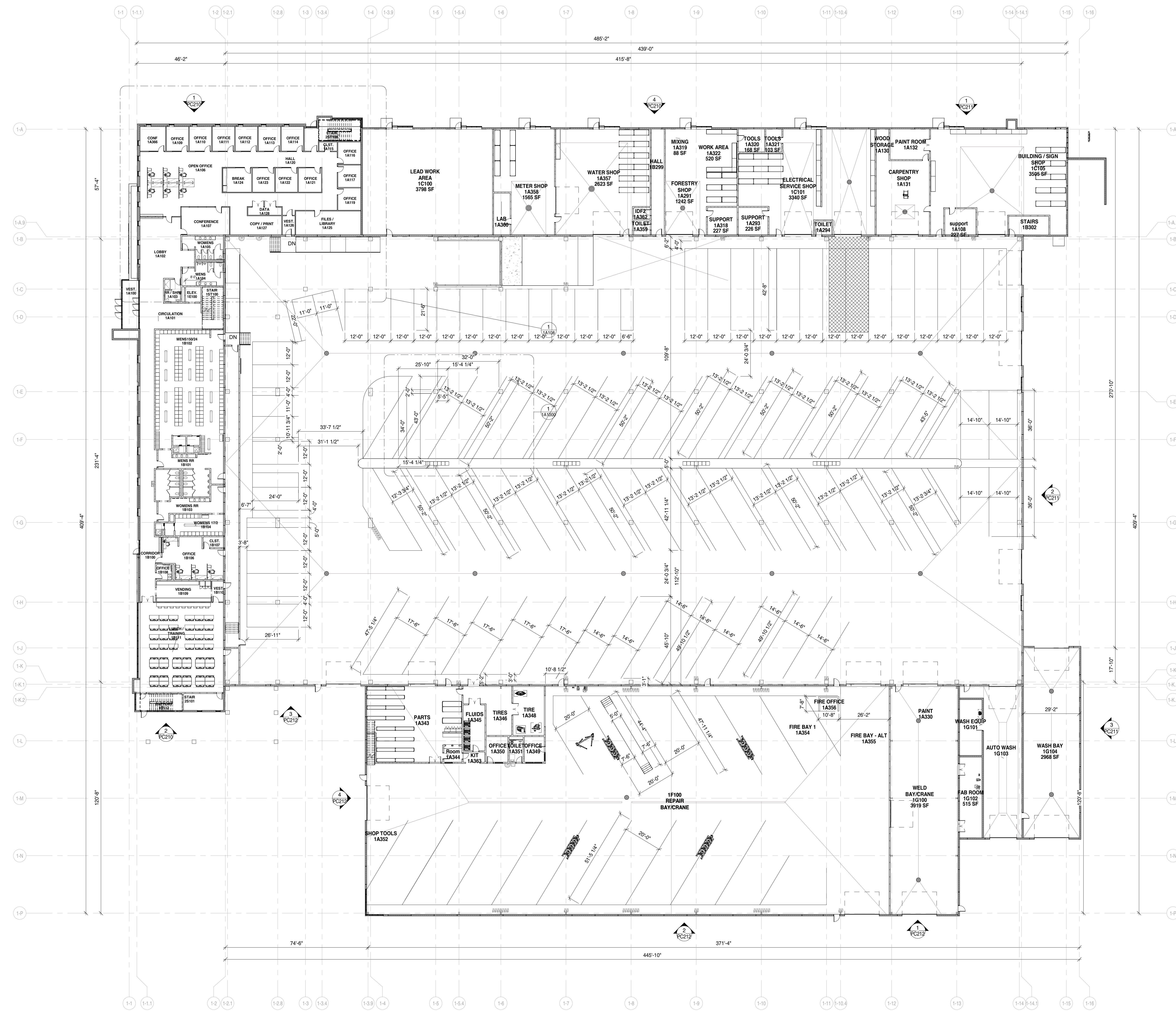


PLAN NORTH
SCALE: 3/64" = 1'-0"

SHEET

SHEET TITLE:

Floor Plan - Overall First Floor / VP-1



1 01 FIRST FLOOR - OVERALL PLAN
3/64" = 1'-0"

1A200

Project Status

NOT FOR CONSTRUCTION

1/29/2023 3:26:50 PM

PROJECT

PROJECT:
Public Works Facility
53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



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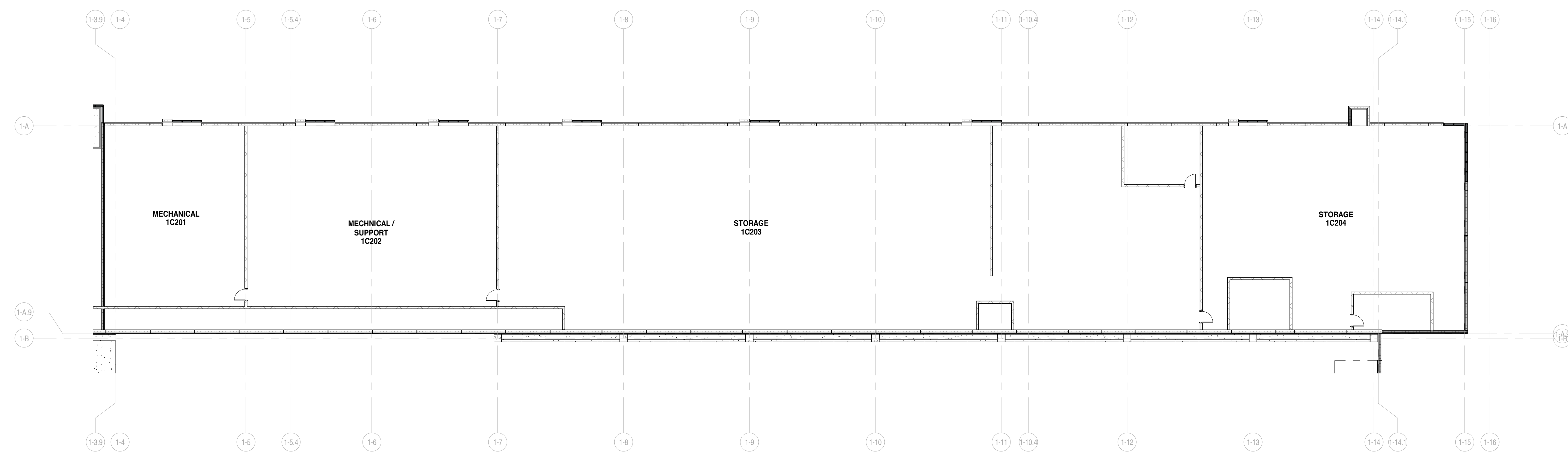
Engineer of Record - Adam Harris

CIVIL
TerraTec Engineering
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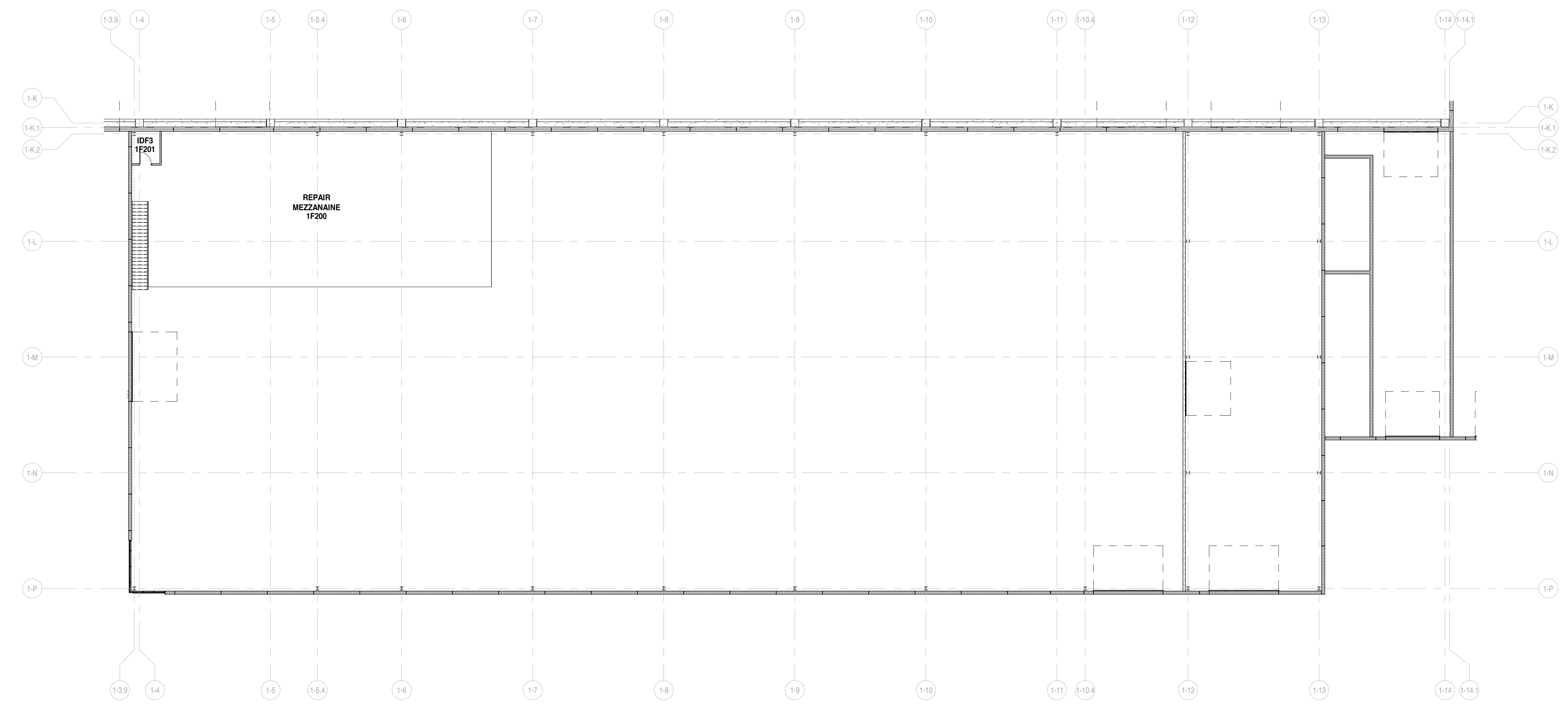
Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION	DATE

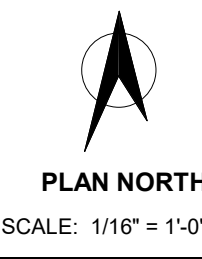
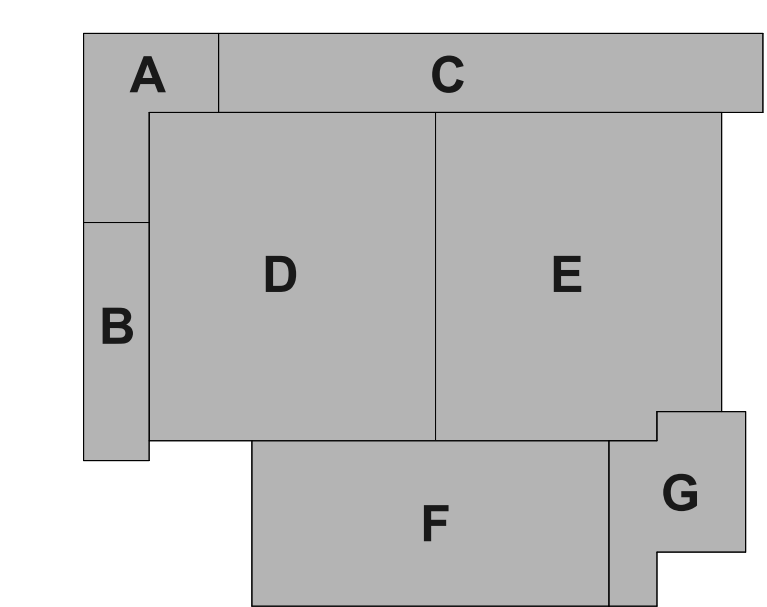


1 01.5_MEZZANINE - AREA C
1/16" = 1'-0"



2 01.5_MEZZANINE - AREA F and G
1/16" = 1'-0"

KEY PLAN



SHEET

SHEET TITLE:
Floor Plan - Mezzanine

1A208

Project Status

NOT FOR CONSTRUCTION

12/29/2023 3:26:50 PM

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



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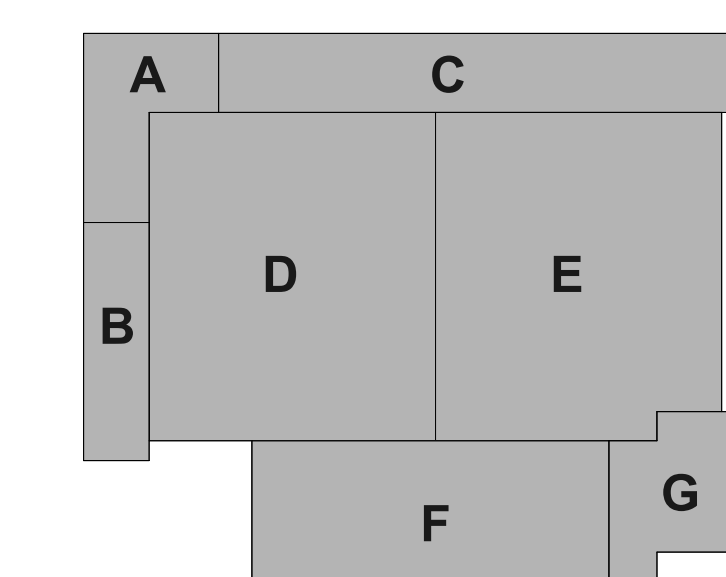
TerraTec Engineering
Phone: (262) 377-9905
Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN



PLAN NORTH
SCALE: 3/64" = 1'-0"

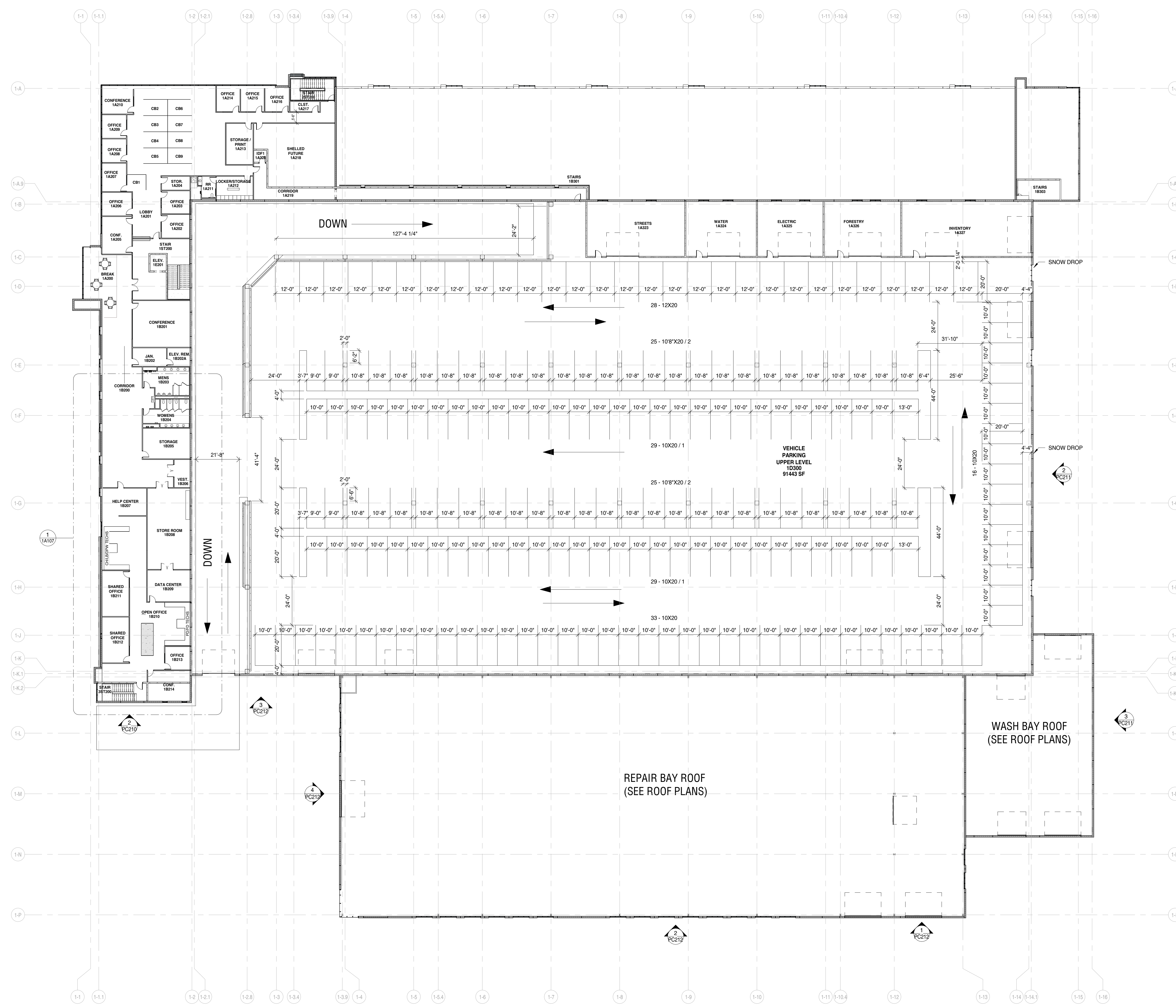
SHEET

SHEET TITLE:

Floor Plan - Overall
Second Floor Office /
VP-2

1A209

Project Status



NOT FOR CONSTRUCTION

12/29/2023 3:26:54 PM

1 01 SECOND FLOOR OFFICE / VP-2 PLAN
3/64" = 1'-0"

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

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City of West Allis

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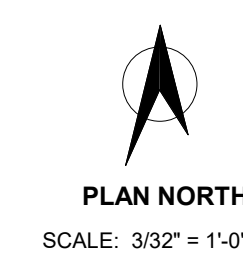
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Cedarburg, WI 53012

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REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN



PLAN NORTH
SCALE: 3/32" = 1'-0"

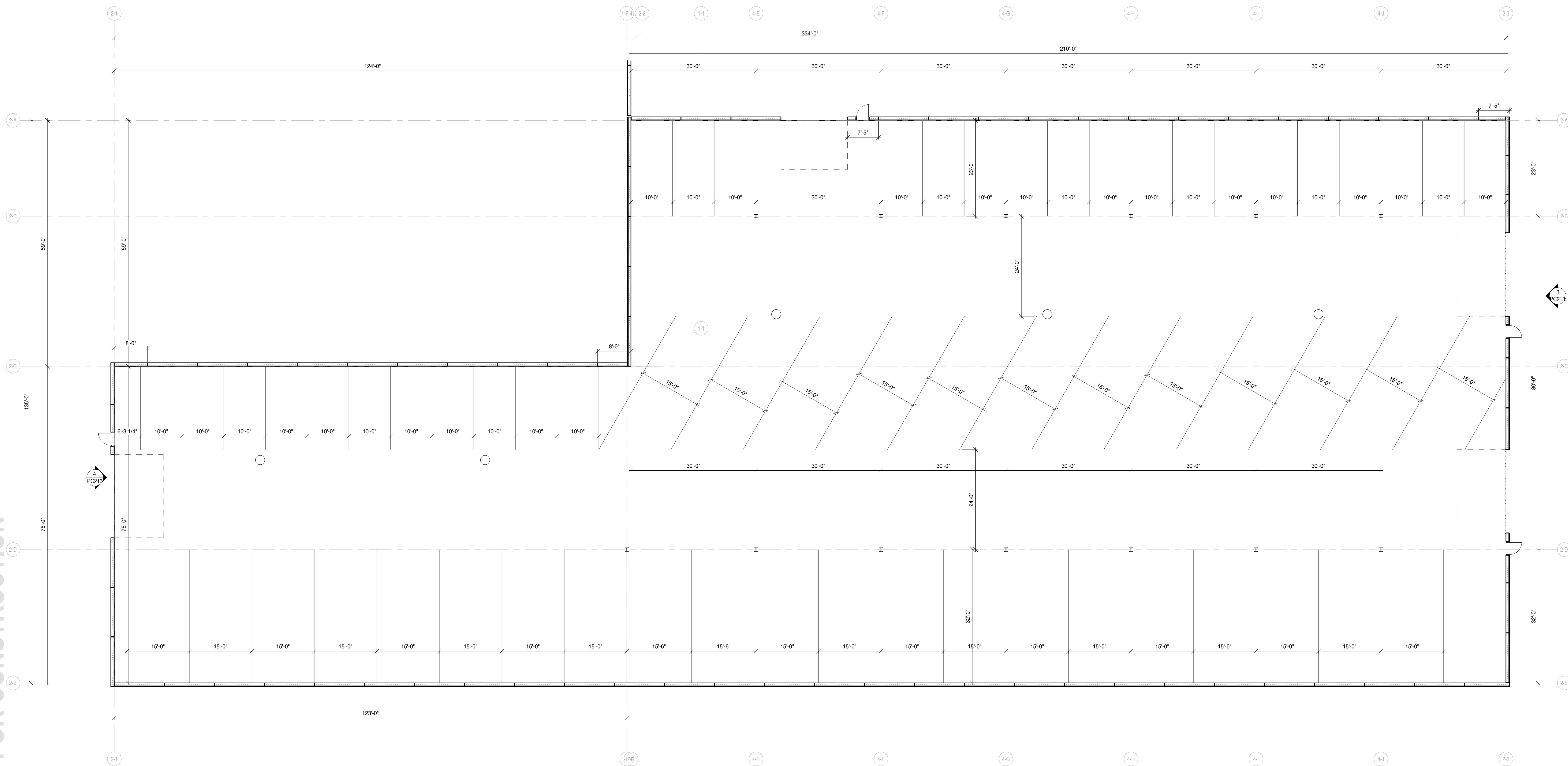
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SHEET TITLE:

Floor Plan - Overall Plan

2A201

Project Status



NOT FOR CONSTRUCTION

02_FIRST FLOOR - OVERALL PLAN - STORAGE
1 BLDG.
3/32" = 1'-0"

1/29/2023 3:26:54 PM

PROJECT

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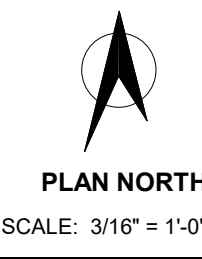
MEP
Root Engineering Services, P.C.
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Engineer of Record - Adam Harris

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TerraTec Engineering
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Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012
Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN



PLAN NORTH
SCALE: 3/16" = 1'-0"

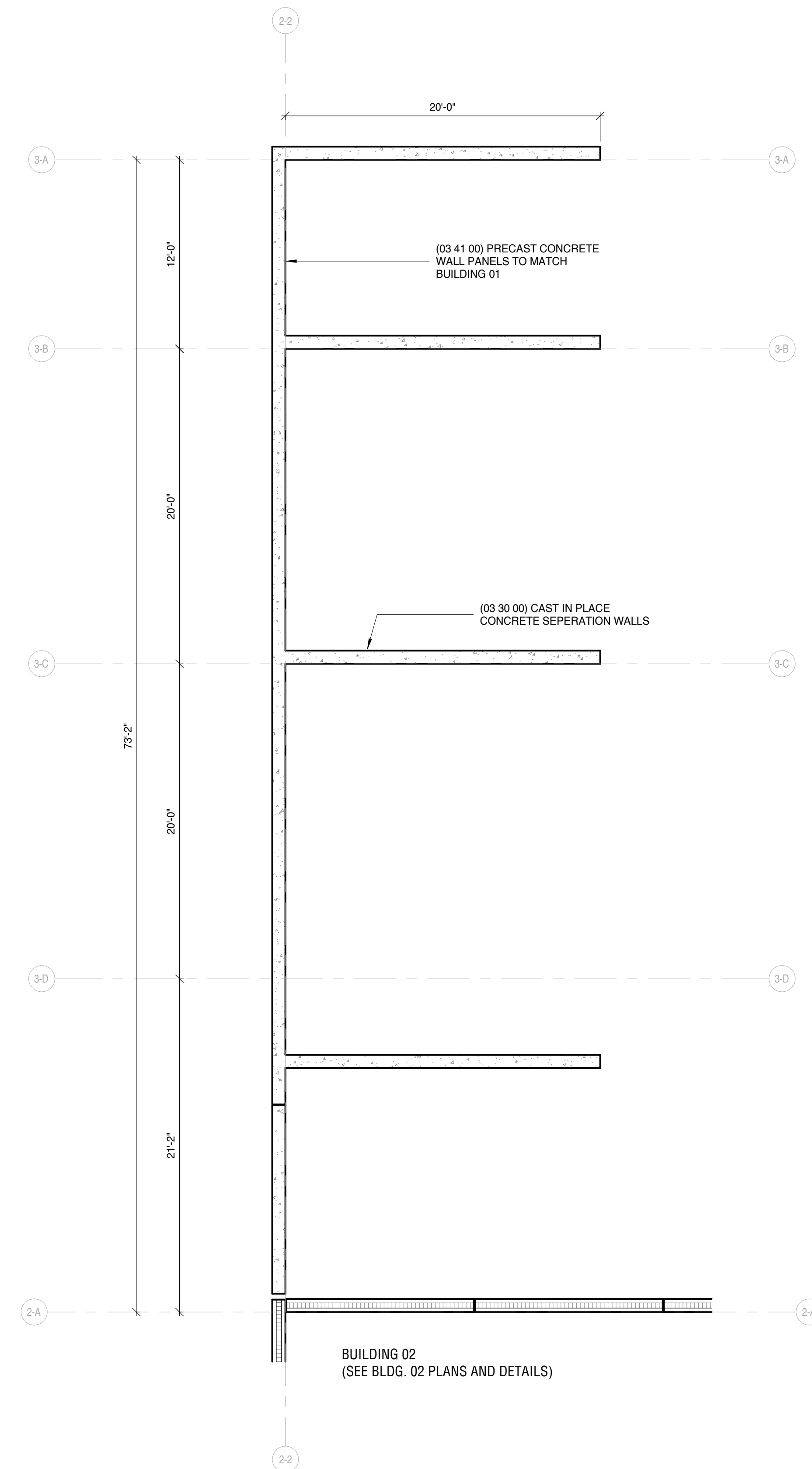
SHEET

SHEET TITLE:

**Floor Plan - Overall Plan
- Bin Storage**

3A201

Project Status



1 03 FIRST FLOOR - OVERALL PLAN - BIN STORAGE
3/16" = 1'-0"

NOT FOR CONSTRUCTION

12/29/2023 3:26:55 PM

PROJECT

PROJECT:
Public Works Facility
53rd & W Burnham Street
West Allis WI, 53219
OWNER:
City of West Allis
PROJECT ISSUE DATE:
December 29, 2023



10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.657.8101 web: www.kuenyarch.com

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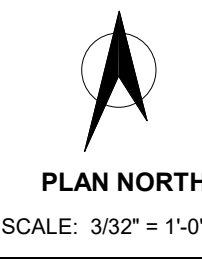
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Cedarburg, WI 53012
Engineer of Record - Linda Johnson

REVISIONS

REV / DESCRIPTION	DATE
-------------------	------

KEY PLAN

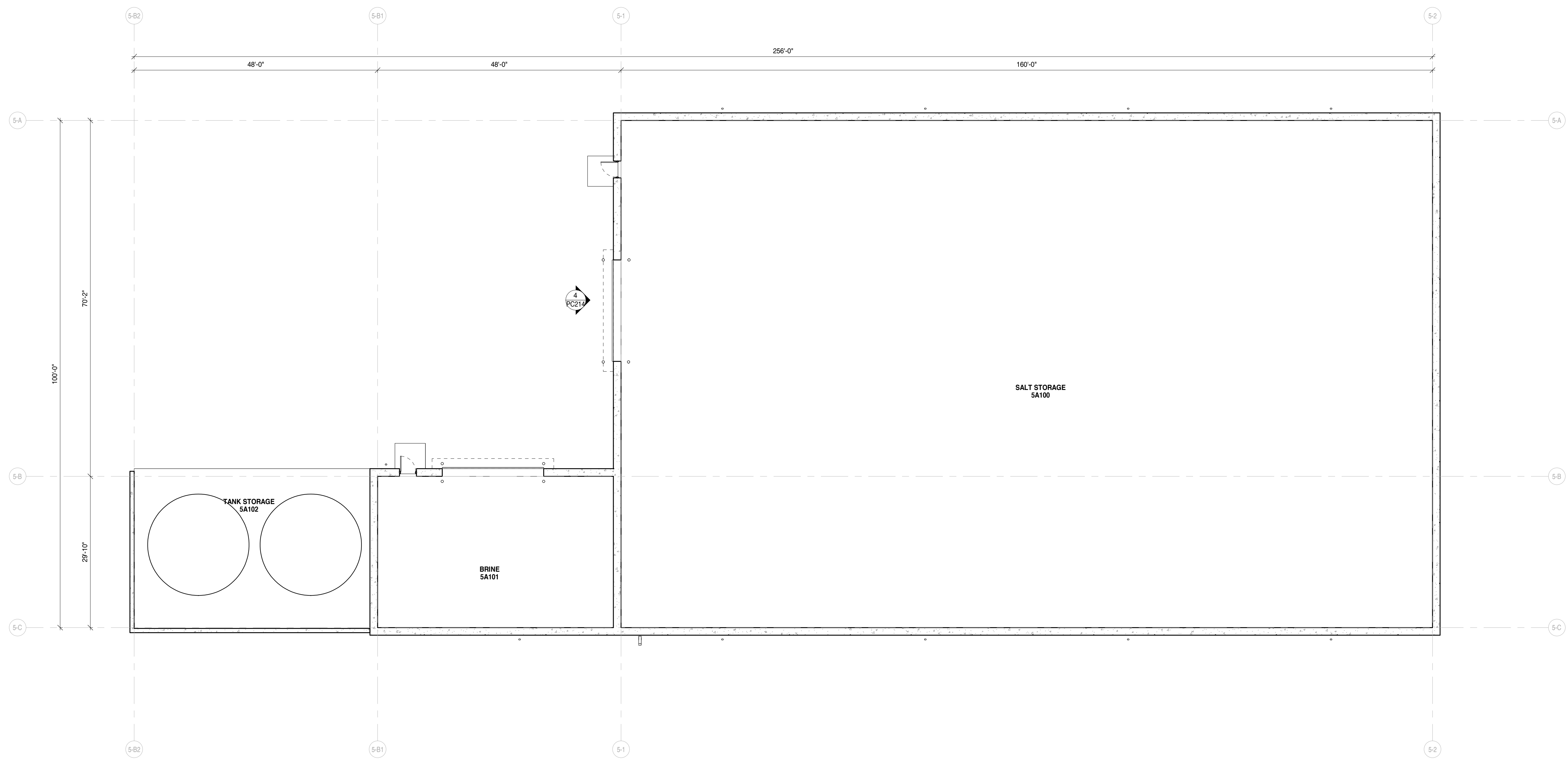


SHEET

SHEET TITLE:
**Floor Plan - Overall Plan
- Salt Storage / Brine**

5A201

Project Status



1 BUILDING 05 - SALT AND BRINE - FLOOR PLAN
3/32" = 1'-0"

NOT FOR CONSTRUCTION

12/29/2023 3:26:55 PM

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
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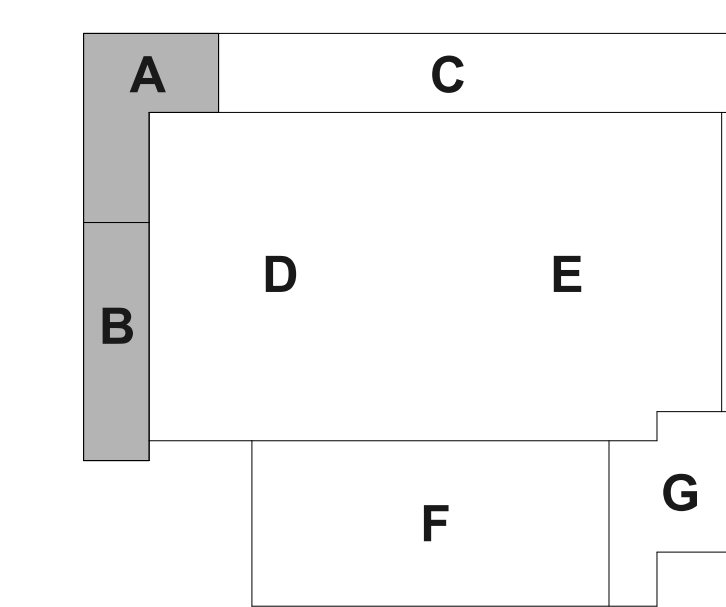
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Address: W67N222 Evergreen Blvd., Suite 205
Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV / DESCRIPTION	DATE

KEY PLAN



SCALE: As Indicated

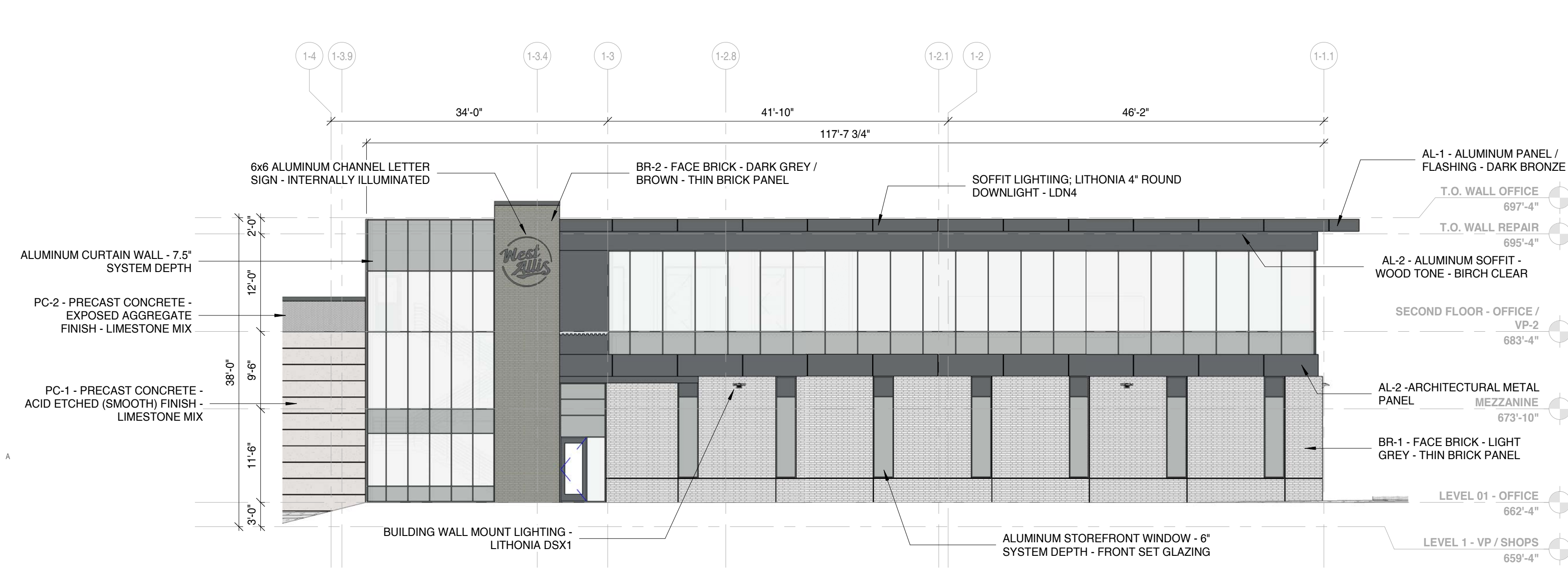
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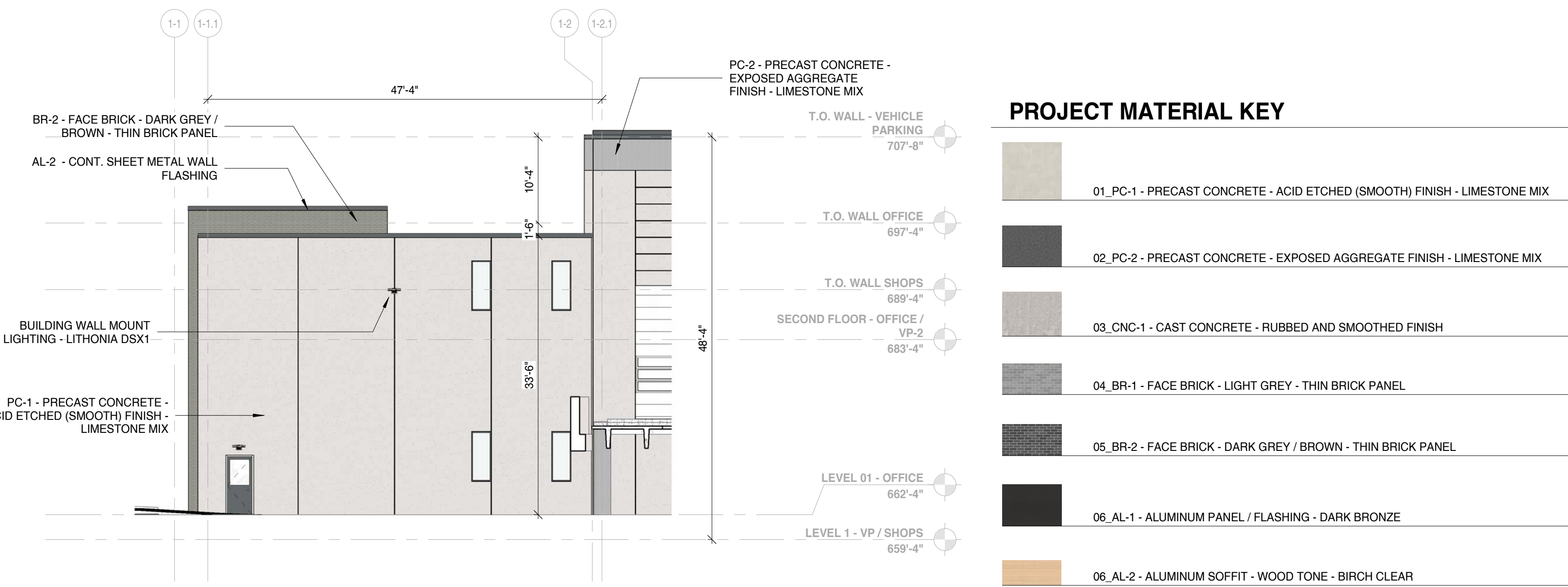
Exterior Elevations - Area A/B/C

PC210

Project Status



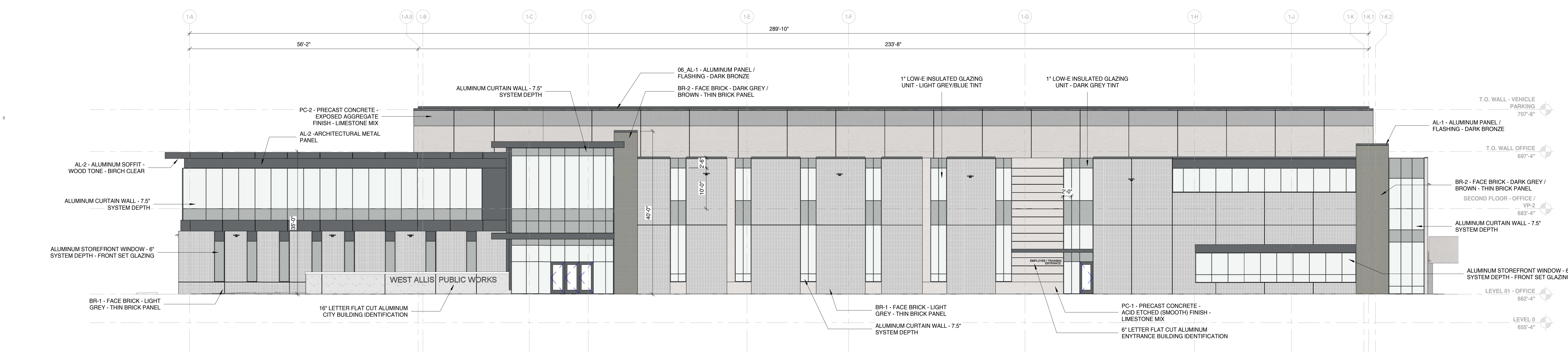
1 ELEVATION - ARCHITECTURAL A - NORTH
3/32" = 1'-0"



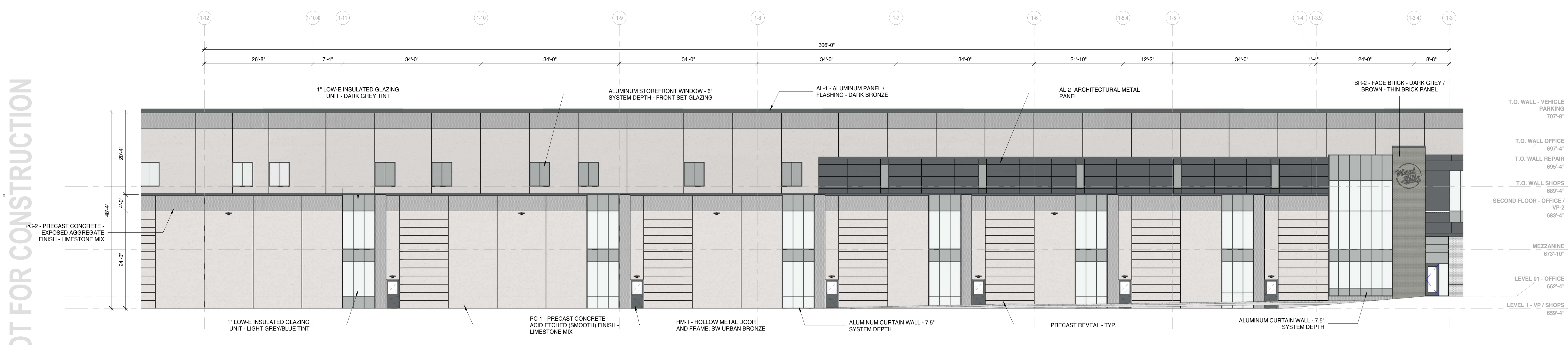
2 ELEVATION - ARCHITECTURAL B - SOUTH
3/32" = 1'-0"

PROJECT MATERIAL KEY

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- 02_PC-2 - PRECAST CONCRETE - EXPOSED AGGREGATE FINISH - LIMESTONE MIX
- 03_CNC-1 - CAST CONCRETE - RUBBED AND SMOOTHED FINISH
- 04_BR-1 - FACE BRICK - LIGHT GREY - THIN BRICK PANEL
- 05_BR-2 - FACE BRICK - DARK GREY / BROWN - THIN BRICK PANEL
- 06_AL-1 - ALUMINUM PANEL / FLASHING - DARK BRONZE
- 06_AL-2 - ALUMINUM SOFFIT - WOOD TONE - BIRCH CLEAR



3 ELEVATION - ARCHITECTURAL A/B - WEST
3/32" = 1'-0"



4 ELEVATION - ARCHITECTURAL C - NORTH 01
3/32" = 1'-0"

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1/22/2023 3:27:12 PM

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

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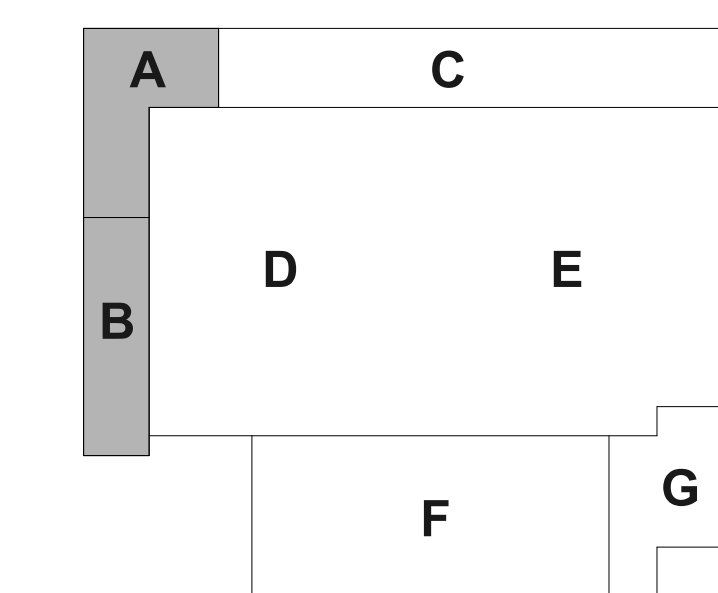
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Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV / DESCRIPTION	DATE

KEY PLAN



SCALE: As Indicated

SHEET

SHEET TITLE:

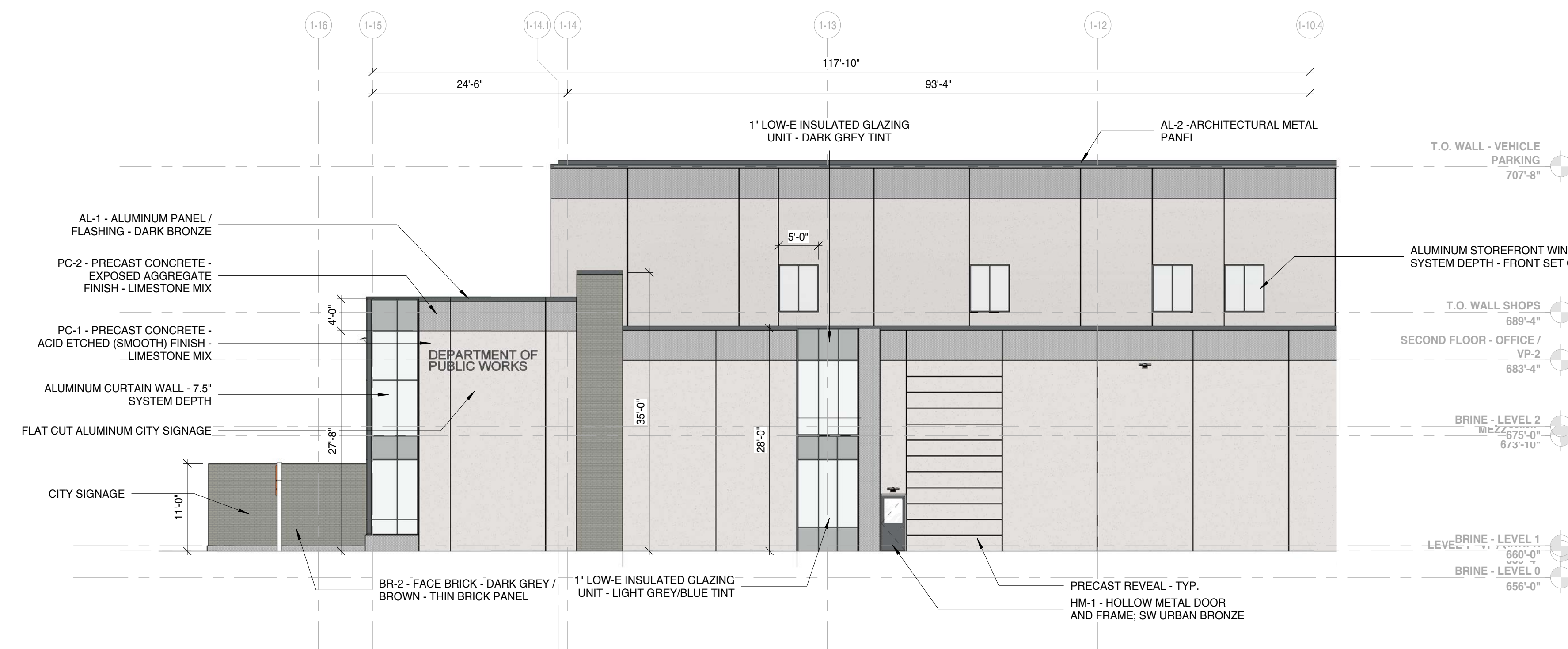
Exterior Elevations - Area C/E/G

PC211

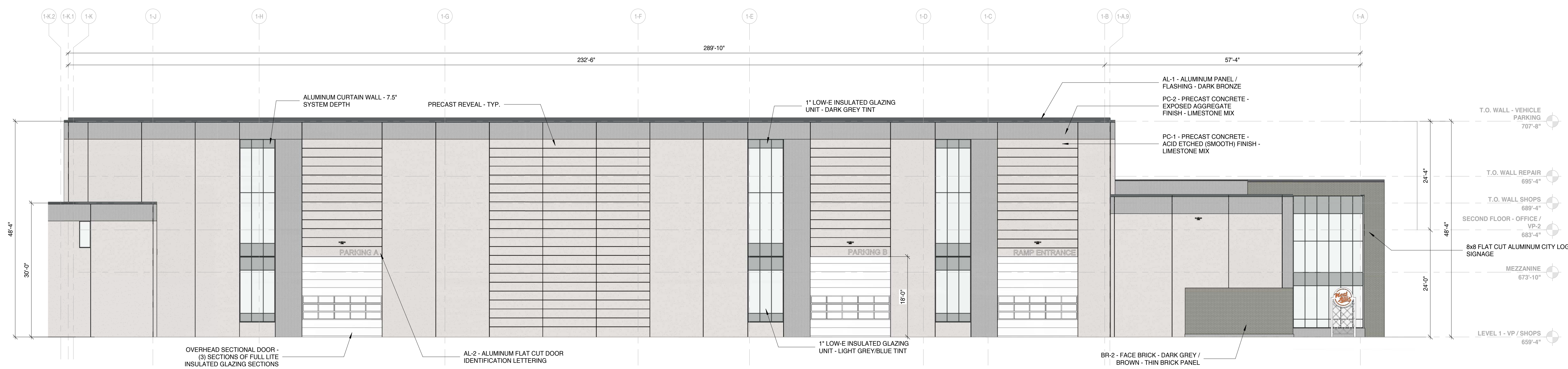
Project Status

PROJECT MATERIAL KEY

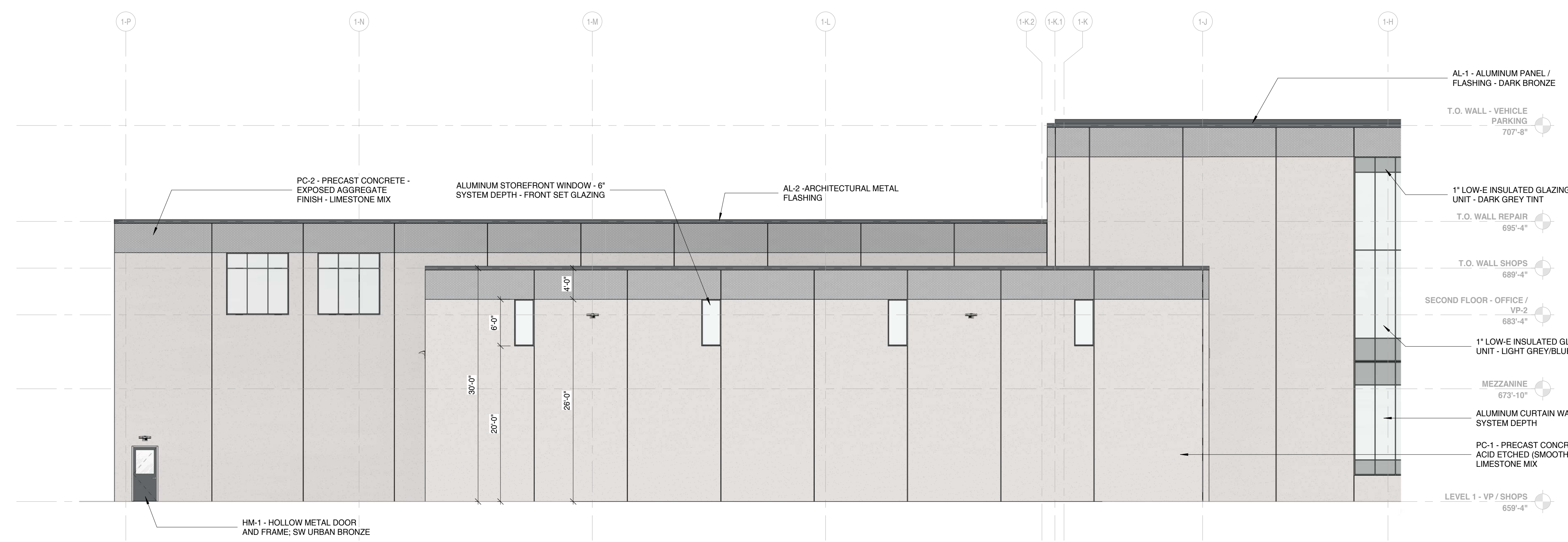
- 01_PC-1 - PRECAST CONCRETE - ACID ETCHED (SMOOTH) FINISH - LIMESTONE MIX
- 02_PC-2 - PRECAST CONCRETE - EXPOSED AGGREGATE FINISH - LIMESTONE MIX
- 03_CNC-1 - CAST CONCRETE - RUBBED AND SMOOTHED FINISH
- 04_BR-1 - FACE BRICK - LIGHT GREY - THIN BRICK PANEL
- 05_BR-2 - FACE BRICK - DARK GREY / BROWN - THIN BRICK PANEL
- 06_AL-1 - ALUMINUM PANEL / FLASHING - DARK BRONZE
- 06_AL-2 - ALUMINUM SOFFIT - WOOD TONE - BIRCH CLEAR



1 ELEVATION - ARCHITECTURAL C - NORTH 02
3/32" = 1'-0"



2 ELEVATION - ARCHITECTURAL C/E - EAST
3/32" = 1'-0"



3 ELEVATION - ARCHITECTURAL E/G - EAST
1/8" = 1'-0"

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12/29/2023 3:27:19 PM

PROJECT

PROJECT:
Public Works Facility
53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



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Engineer of Record - Adam Harris

CIVIL

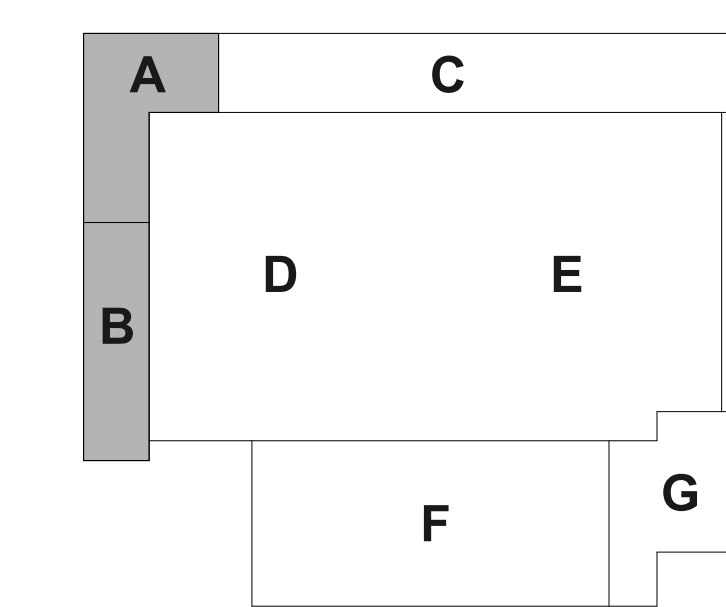
TerraTec Engineering
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Cedarburg, WI 53012

Engineer of Record - Linda Johnson

REVISIONS

REV / DESCRIPTION	DATE

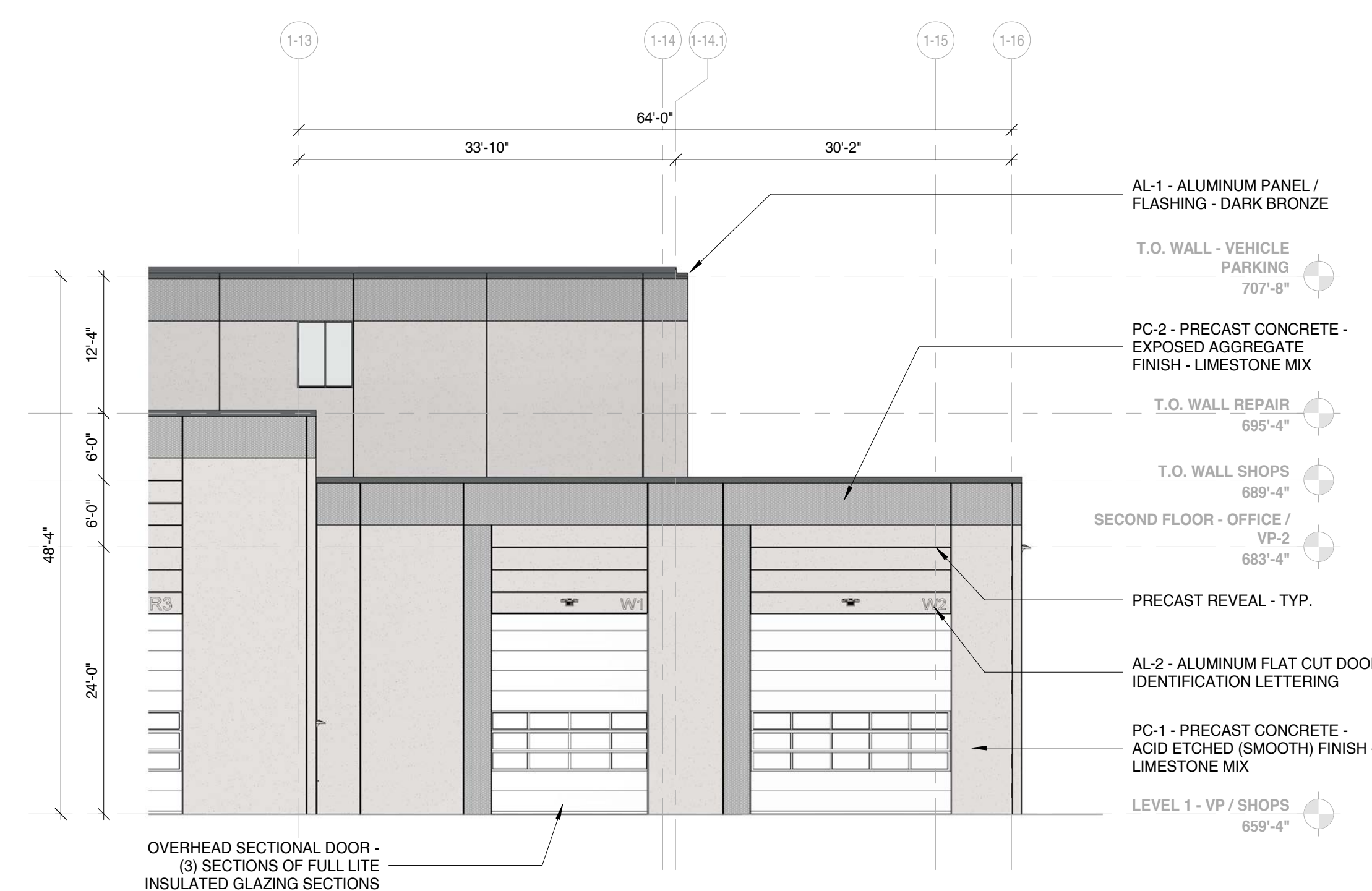
KEY PLAN



SCALE: As Indicated

SHEET

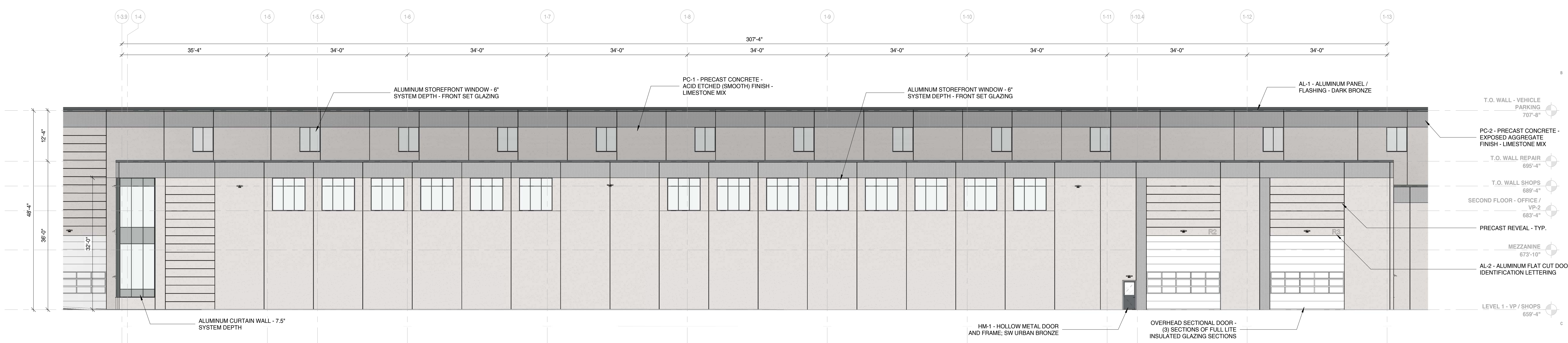
SHEET TITLE:
Exterior Elevations - Area G/F



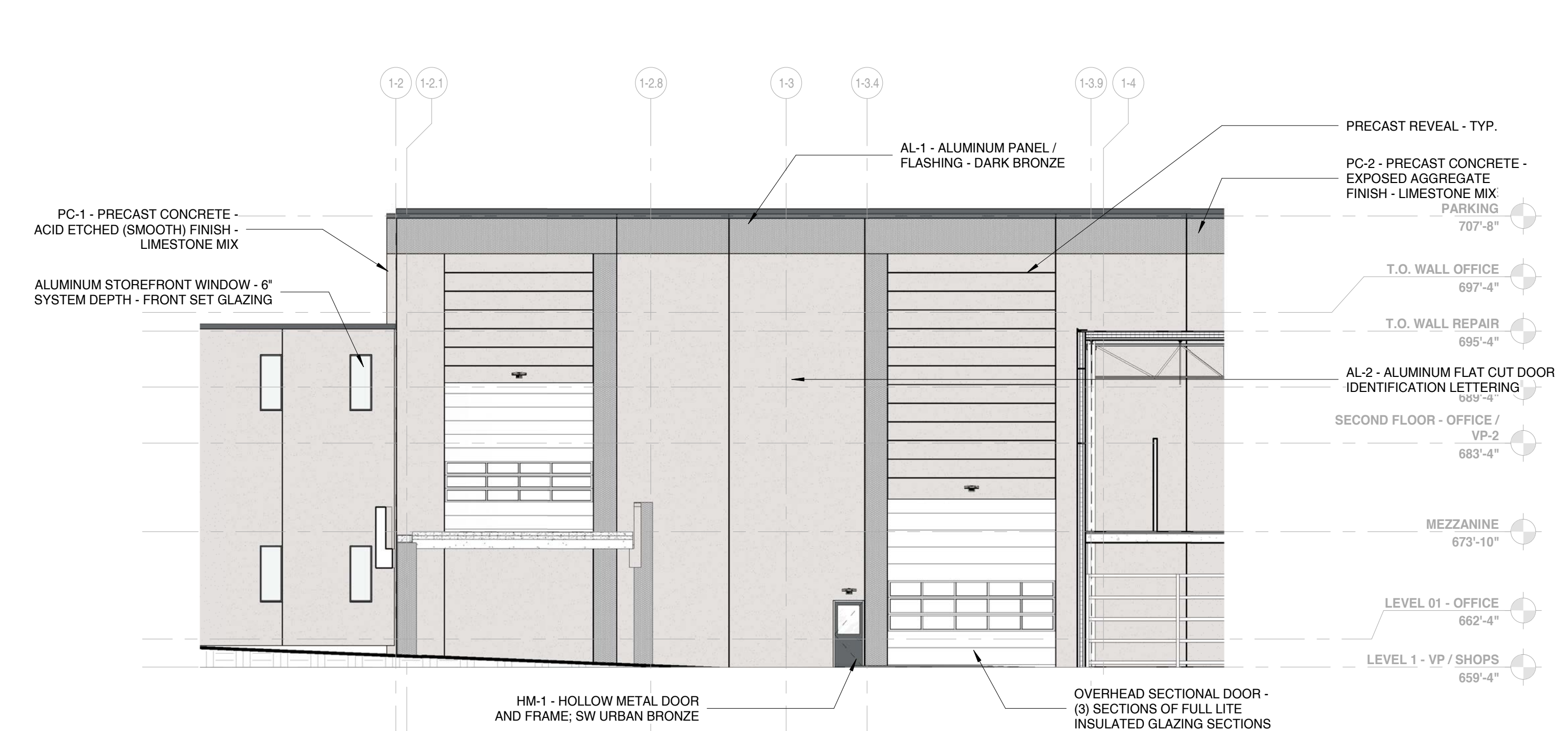
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PROJECT MATERIAL KEY

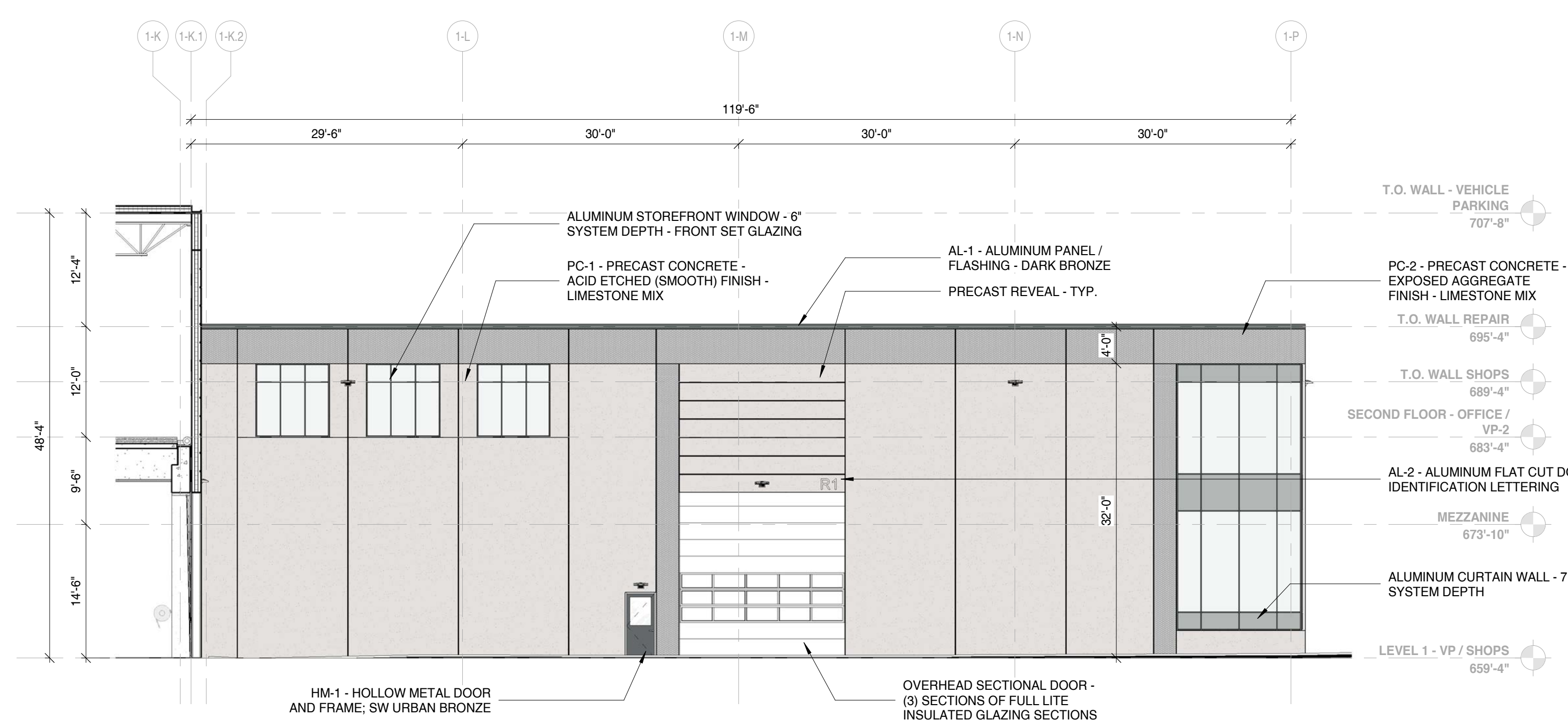
- 01_PC-1 - PRECAST CONCRETE - ACID ETCHED (SMOOTH) FINISH - LIMESTONE MIX
- 02_PC-2 - PRECAST CONCRETE - EXPOSED AGGREGATE FINISH - LIMESTONE MIX
- 03_CNC-1 - CAST CONCRETE - RUBBED AND SMOOTHED FINISH
- 04_BR-1 - FACE BRICK - LIGHT GREY - THIN BRICK PANEL
- 05_BR-2 - FACE BRICK - DARK GREY / BROWN - THIN BRICK PANEL
- 06_AL-1 - ALUMINUM PANEL / FLASHING - DARK BRONZE
- 06_AL-2 - ALUMINUM SOFFIT - WOOD TONE - BIRCH CLEAR



2 ELEVATION - ARCHITECTURAL F - SOUTH
3/32" = 1'-0"



3 ELEVATION - ARCHITECTURAL D - SOUTH
3/32" = 1'-0"



4 ELEVATION - ARCHITECTURAL F - WEST
3/32" = 1'-0"

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PROJECT

PROJECT:
Public Works Facility
53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
December 29, 2023



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Cedarburg, WI 53012
Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN

SCALE: As Indicated

SHEET

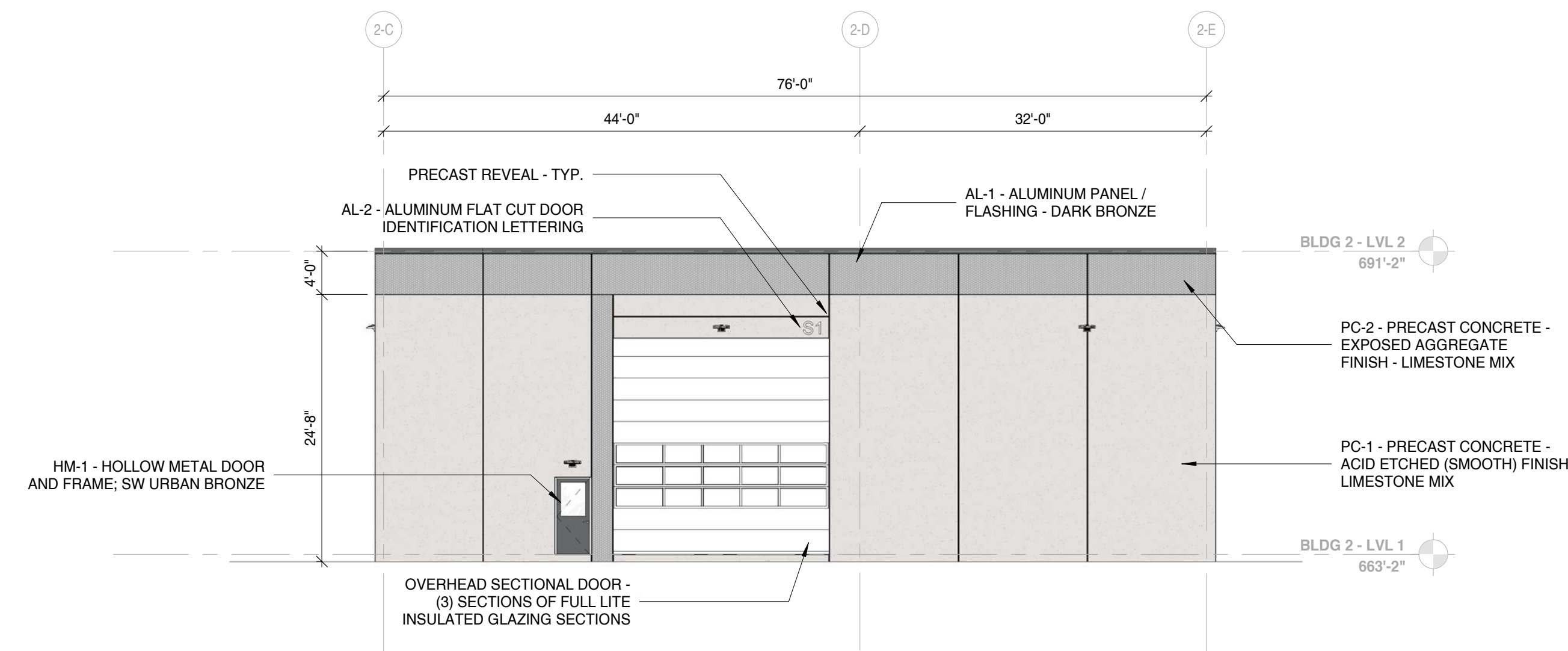
SHEET TITLE:
Exterior Elevations -
Building 02/03

PC213

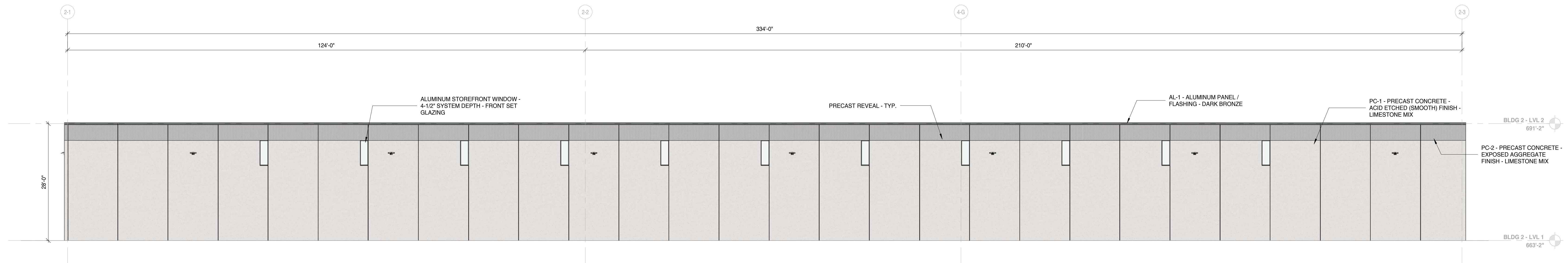
Project Status

PROJECT MATERIAL KEY

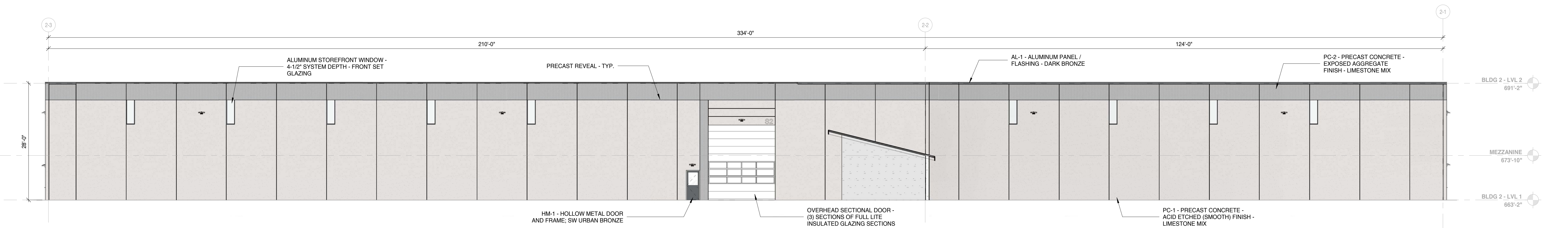
- 01_PC-1 - PRECAST CONCRETE - ACID ETCHED (SMOOTH) FINISH - LIMESTONE MIX
- 02_PC-2 - PRECAST CONCRETE - EXPOSED AGGREGATE FINISH - LIMESTONE MIX
- 03_CNC-1 - CAST CONCRETE - RUBBED AND SMOOTHED FINISH
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- 06_AL-1 - ALUMINUM PANEL / FLASHING - DARK BRONZE
- 06_AL-2 - ALUMINUM SOFFIT - WOOD TONE - BIRCH CLEAR



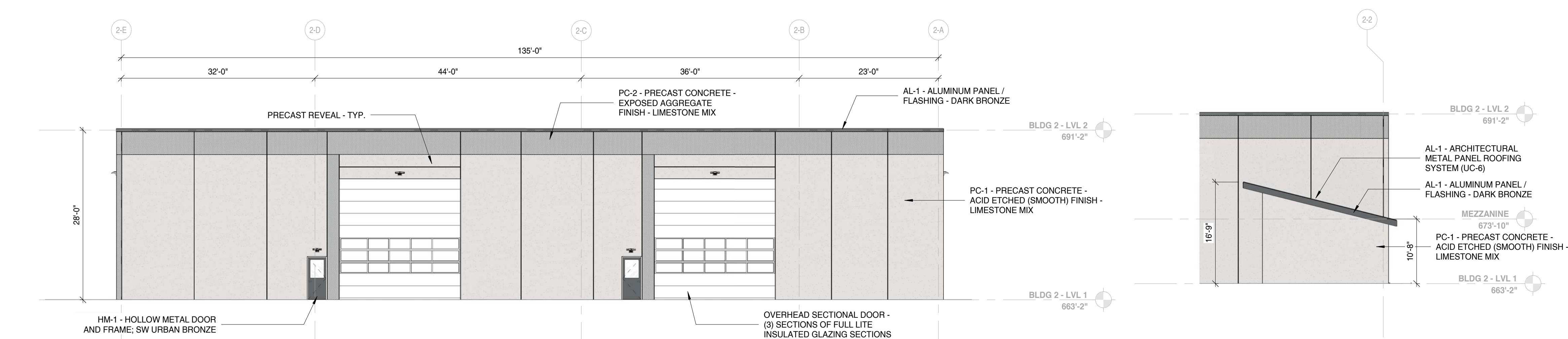
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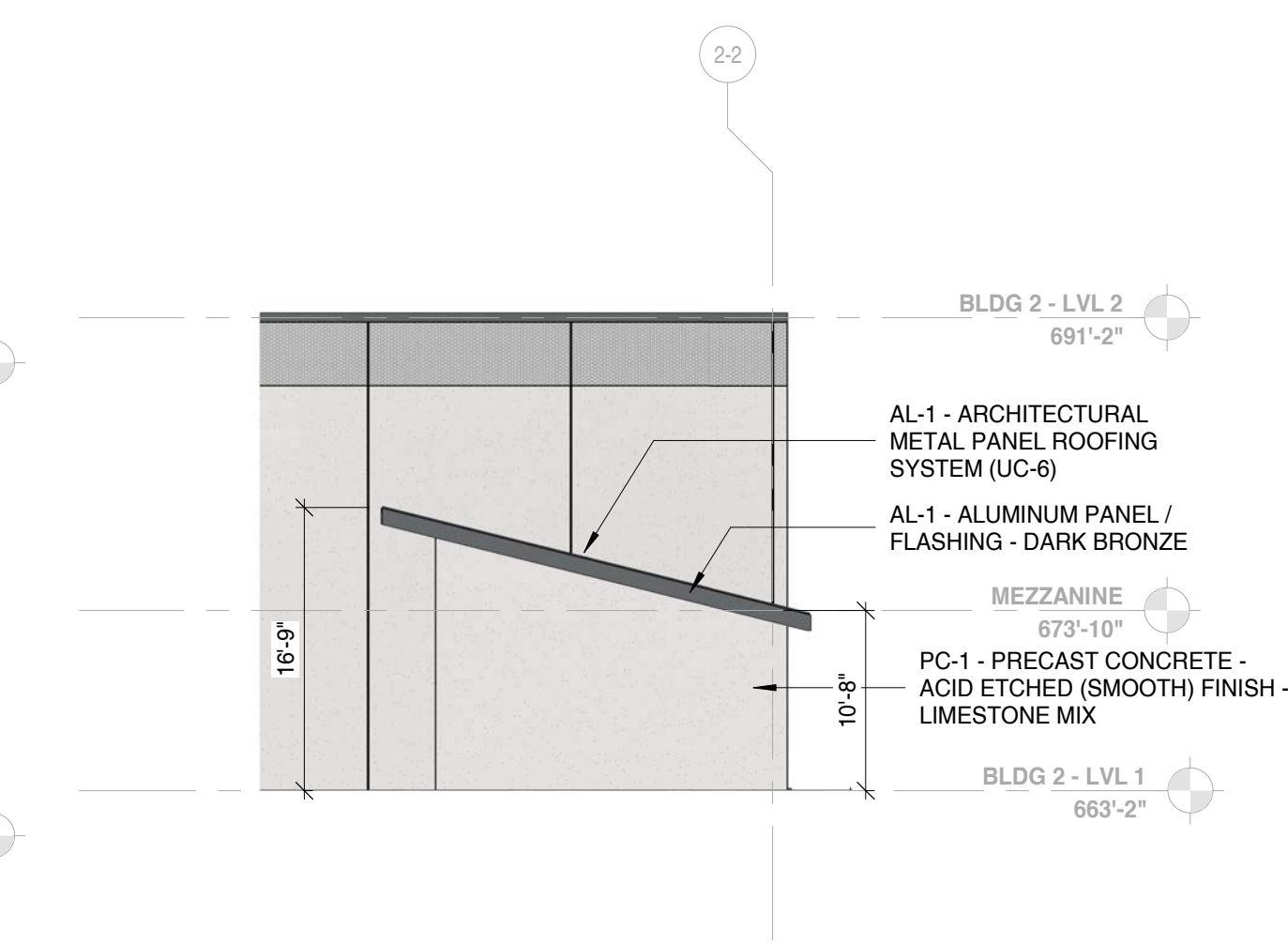
2 ELEVATION - BUILDING 02 - SOUTH
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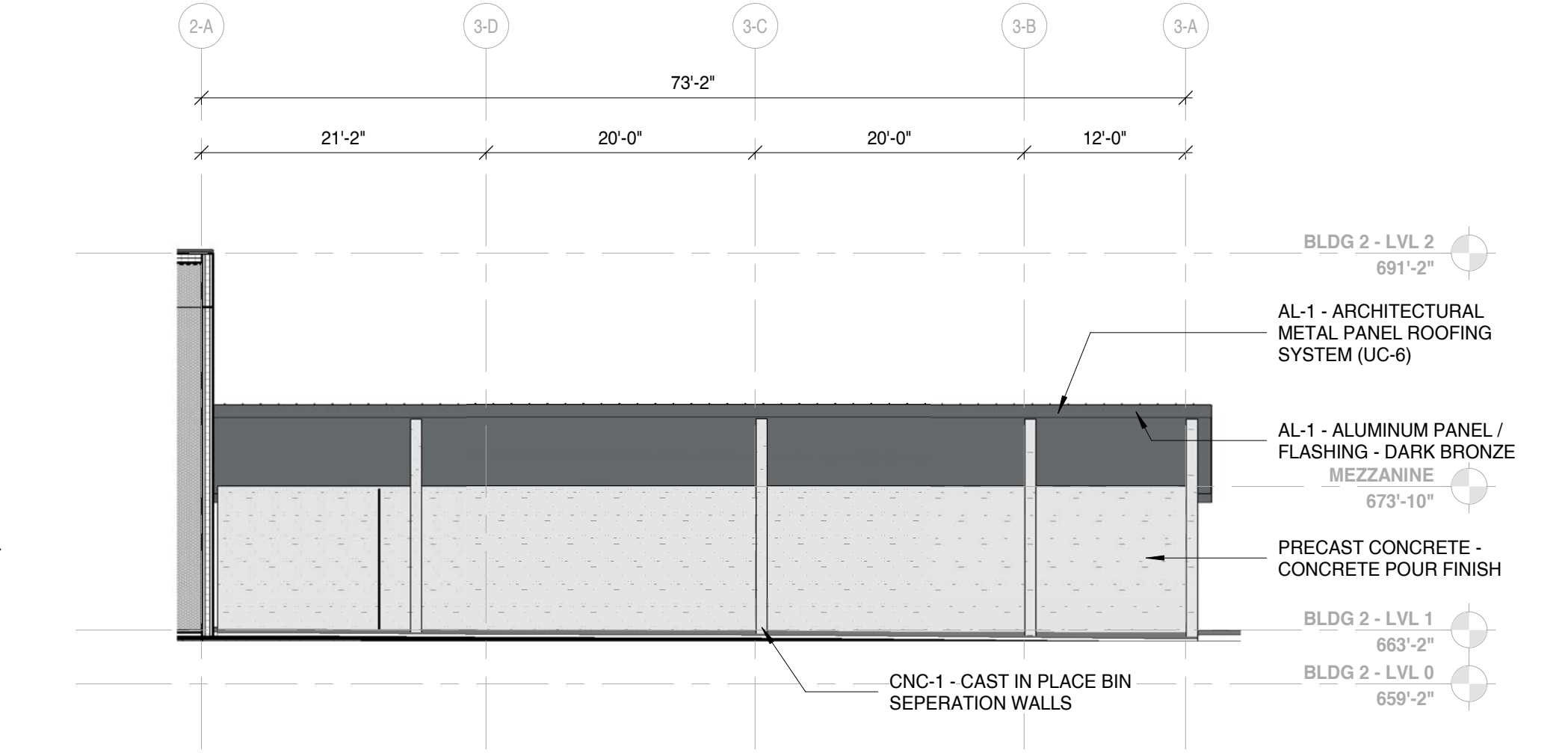
3 ELEVATION - BUILDING 02 - EAST
3/32" = 1'-0"



1 ELEVATION - BUILDING 02 - NORTH
3/32" = 1'-0"



5 ELEVATION - BUILDING 03 - NORTH
3/32" = 1'-0"



6 ELEVATION - BUILDING 03 - EAST
3/32" = 1'-0"

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12/29/2023 3:27:56 PM

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

PROJECT ISSUE DATE:
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Engineer of Record - Linda Johnson

REVISIONS

REV.	DESCRIPTION	DATE
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KEY PLAN

SCALE: As Indicated

SHEET

SHEET TITLE:

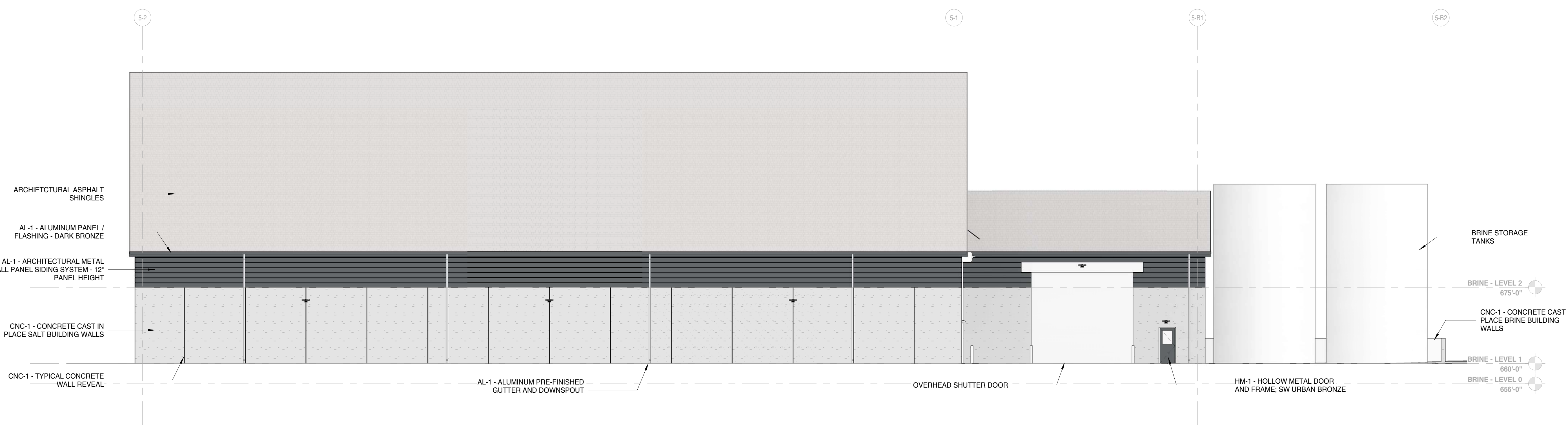
Exterior Elevations - Building 05

PC214

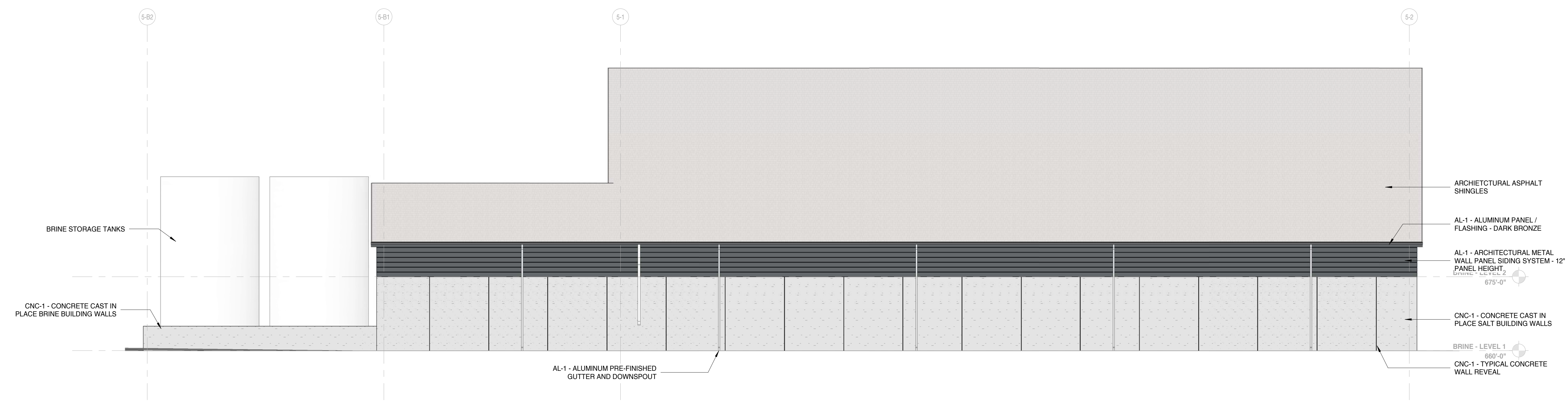
Project Status

PROJECT MATERIAL KEY

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- 02_PC-2 - PRECAST CONCRETE - EXPOSED AGGREGATE FINISH - LIMESTONE MIX
- 03_CNC-1 - CAST CONCRETE - RUBBED AND SMOOTHED FINISH
- 04_BR-1 - FACE BRICK - LIGHT GREY - THIN BRICK PANEL
- 05_BR-2 - FACE BRICK - DARK GREY / BROWN - THIN BRICK PANEL
- 06_AL-1 - ALUMINUM PANEL / FLASHING - DARK BRONZE
- 06_AL-2 - ALUMINUM SOFFIT - WOOD TONE - BIRCH CLEAR



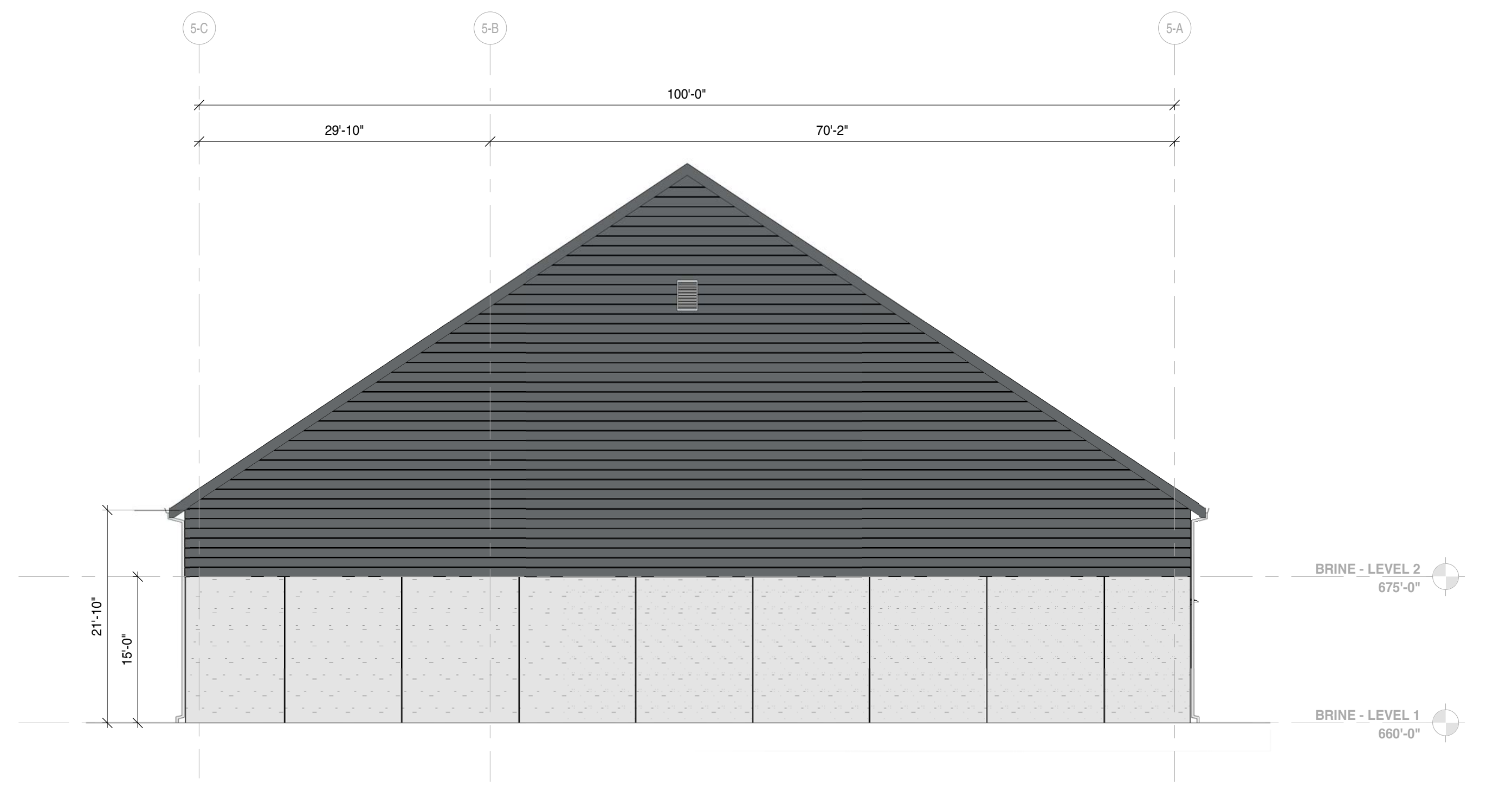
1 ELEVATION - BUILDING 05 - NORTH
3/32" = 1'-0"



2 ELEVATION - BUILDING 05 - SOUTH
3/32" = 1'-0"



4 ELEVATION - BUILDING 05 - WEST
3/32" = 1'-0"



3 ELEVATION - BUILDING 05 - EAST
3/32" = 1'-0"

NOT FOR CONSTRUCTION

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PROJECT

PROJECT:
Public Works Facility

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West Allis WI, 53219

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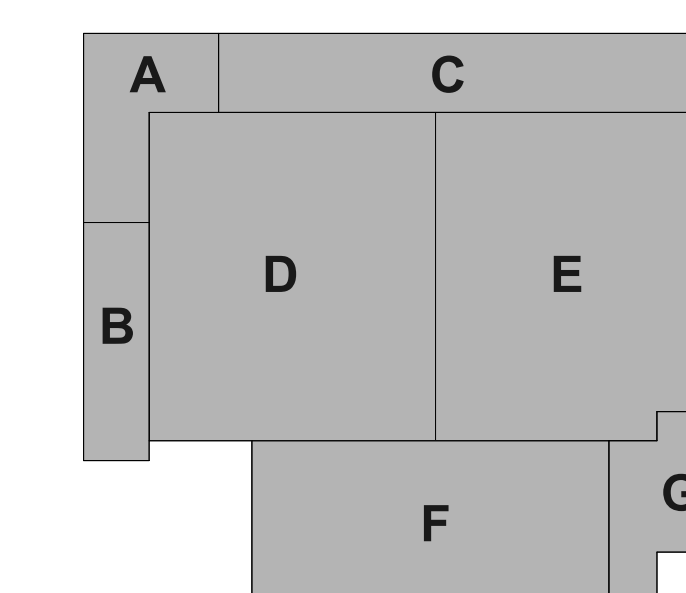
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Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN



SCALE: 1/2" = 1'-0"

SHEET

SHEET TITLE:

Exterior Renderings

R100

Project Status



CONCEPT RENDERING - NORTHEAST BURNHAM ENTRANCE

PROJECT

PROJECT:
Public Works Facility

53rd & W Burnham Street
West Allis WI, 53219

OWNER:
City of West Allis

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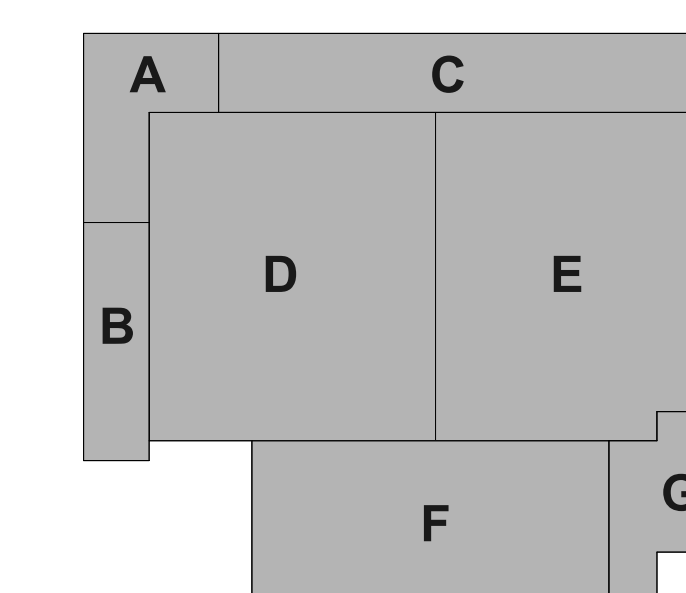
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Engineer of Record - Linda Johnson

REVISIONS

REV. / DESCRIPTION DATE

KEY PLAN



SCALE: 12" = 1'-0"

SHEET

SHEET TITLE:

Exterior Renderings



CONCEPT RENDERING - 53RD AND BURNHAM ENTRANCE

R101

Project Status



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, January 24, 2024
 6:00 PM

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

3. Certified Survey Map to split the existing parcel at 11 block S. 70 ST into two parcels (Tax Key No. 439-9002-000)**

Overview and Zoning

Land by Label is proposing to purchase a portion of an existing 7-acre parcel located at 1100 S. 70th St. The split will set the stage toward land acquisition for future multi-unit apartment redevelopment by Land By Label on the western lot. Land by Label is proposing a 246-unit apartment development with a planned construction start date in Summer 2024. The eastern lot/portion of the land split will continue to be leased by Summit Place for parking for the office center’s tenants. Ongoing discussions between City staff and Land by Label involve the consideration of a future proposed second phase of housing units on this site.

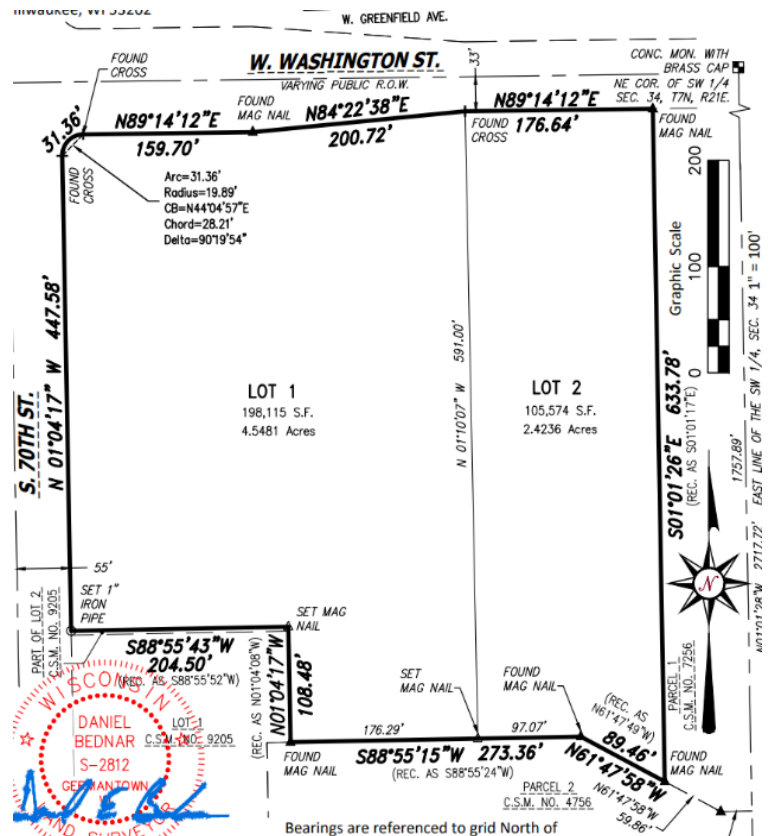


The applicant is proposing to divide the parcel into two parcels to satisfy a condition from its September 2023 Plan Commission approval.

1100 S. 70th St. is zoned C-3. Multi (5+) Unit Dwellings require a Conditional Use Permit. The applicant obtained a Conditional Use Permit on October 3, 2023.

CSM

The proposed CSM would divide the existing parcel into 2 lots. The western lot would include a 246-unit apartment building with a pool, dog park, and parking. The eastern lot would remain as a parking lot for Summit Place with potential to be the site of a second phase of housing units developed by Land by Label



Recommendation: Approve the Certified Survey Map to split the existing parcel at 11** Block S. 70th St into two parcels. (Tax Key No. 439-9002-000) subject to the following conditions:

1. Common Council approval of the Certified Survey Map.
2. Staff review and technical corrections being made to the Certified Survey Map. Easements and cross-access agreements related to sanitary sewer main, storm mains, storm water retention, traffic/driveways, parking, etc. by the Engineering Department.

September 2023 Plan Commission (site plan and rendered view from S. 70 St. and W. Washington St.)



CERTIFIED SURVEY MAP NO. _____

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

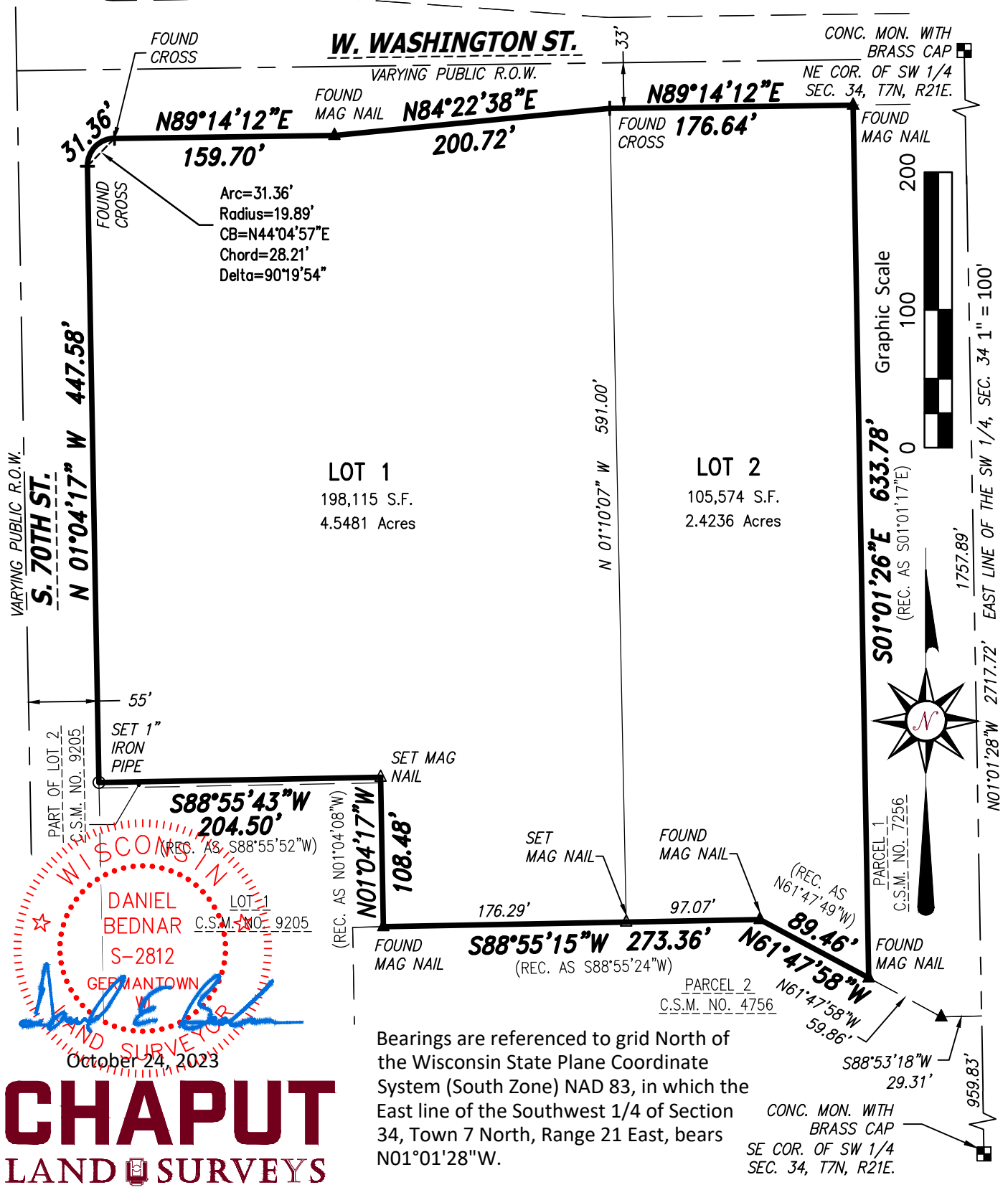
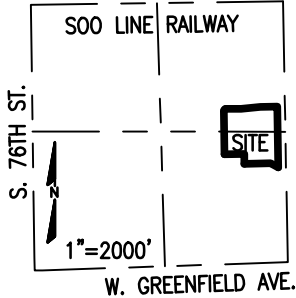
LEGEND

- ▲ Indicates found mag nail
- + Indicates set cut cross in concrete
- △ Indicates set mag nail in asphalt
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

Owner:
WEST QUARTER EAST, LLC,
400 N. Broadway, Suite 100
Milwaukee, WI 53202

VICINITY MAP

NE 1/4 & SE 1/4 OF SW 1/4
SEC. 34, T7N, R21E.



Professional Land Surveyor seal for Daniel E. Bednar, Wisconsin S-2812, dated October 24, 2023. The seal includes the text 'WISCONSIN', 'DANIEL BEDNAR', 'S-2812', 'GERMANTOWN, WI', and 'PROFESSIONAL LAND SURVEYOR'.

CHAPUT LAND SURVEYS

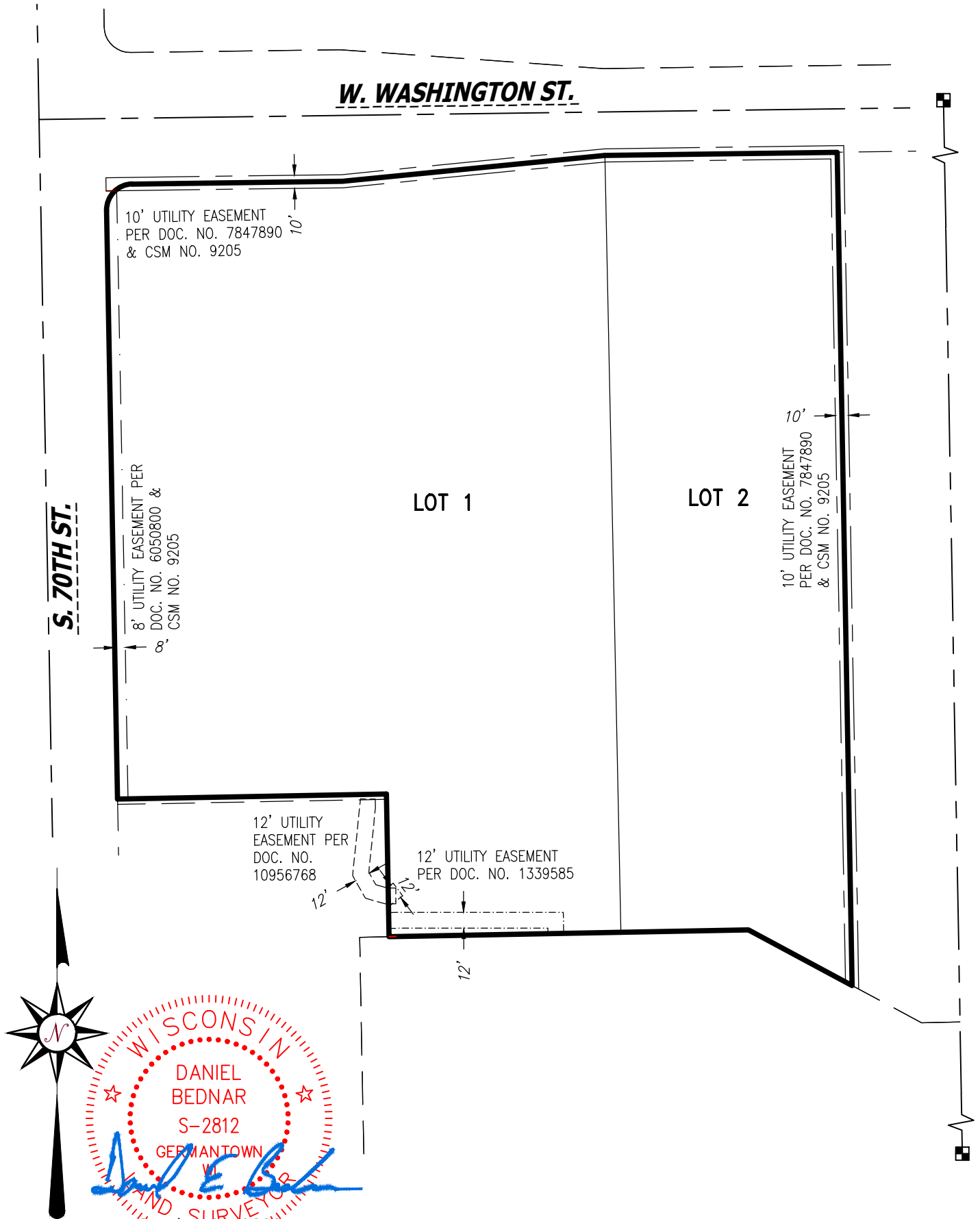
Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 83, in which the East line of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, bears N01°01'28"W.

CONC. MON. WITH BRASS CAP
SE COR. OF SW 1/4 SEC. 34, T7N, R21E.

CERTIFIED SURVEY MAP NO. _____

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

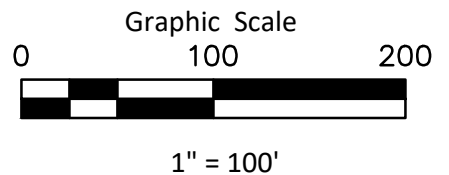
NOTE: Easements shown for reference only.



October 24, 2023
Revised: November 29, 2023

CHAPUT

LAND SURVEYS



234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Drawing No. 5073.00-mem
Sheet 2 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, DANIEL E. BEDNAR, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast corner of the Southwest 1/4 of Section 34; thence North 01°01'28" West along the East line of said Southwest 1/4 Section 959.83 feet to a point; thence South 88°53'18" West 29.31 feet to a point; thence North 61°47'58" West 59.86 feet to the point of beginning of the lands to be described; thence continuing North 61°47'58" West 89.46 feet to a point; thence South 88°55'15" West 273.36 feet to a point; thence North 01°04'17" West 108.48 feet to a point; thence South 88°55'43" West 204.50 feet to a point on the East line of South 70th Street; thence North 01°04'17" West 447.58 feet along said East line to a point of curvature; thence Northeasterly 31.36 feet along the arc of a curve whose radius is 19.89 feet, whose center lies to the Southeast, and whose chord bears North 44°04'57" East 28.21 feet to a point on the South line of West Washington Street; thence North 89°14'12" East along said South line 159.70 feet to a point; thence North 84°22'38" East continuing along said South line 200.72 feet to a point; thence North 89°14'12" East continuing along said South line 176.64 feet to a point; thence South 01°01'26" East along the west line of Parcel 1 of CSM No. 7256 aforesaid 633.78 feet to the point of beginning.

Said lands contain 303,689 square feet, or 6.9717 acres.

THAT I have made the survey, land division and map by the direction of WEST QUARTER EAST, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of West Allis in surveying, dividing and mapping the same.

October 24, 2023
DATE

DANIEL E. BEDNAR
S-2812
GERMANTOWN, WI
REGISTERED LAND SURVEYOR S-2812



234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Drawing No. 5073.00-mem
Sheet 3 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

CONSENT OF MORTGAGEE

_____ corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, _____ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the certificate of WEST QUARTER EAST, LLC.

IN WITNESS WHEREOF, the said Land by WEST QUARTER EAST, LLC have caused these presents to be signed by _____, its _____ and its corporate seal to be hereunto affixed this _____ day of _____, 20__.

In the presence of:

Date

STATE OF _____)

): SS

_____ COUNTY)

Personally came before me this ____ day of _____, 20__, the above named _____, to me known as the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____

Notary Public State of Wisconsin

My commission expires, _____

My commission is permanent. _____



This instrument was drafted by Daniel E. Bednar Professional Land Surveyor S-2812

October 24, 2023 Drawing No. 5073.00-mem Sheet 5 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

COMMON COUNCIL CERTIFICATE OF APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a Parcel of land being a redivision of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

APPROVED: _____, 20__

APPROVED: _____, 20__

DAN DEVINE, MAYOR

REBECCA GRILL, CITY CLERK

CITY CLERK'S CERTIFICATE

I, Rebecca Grill, do hereby certify that I am the duly appointed, qualified City Clerk of the City of West Allis, and the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of West Allis, Wisconsin on ___ day of _____, 20__.

Date _____

REBECCA GRILL, CITY CLERK

CERTIFICATE OF CITY TREASURER

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

DATE

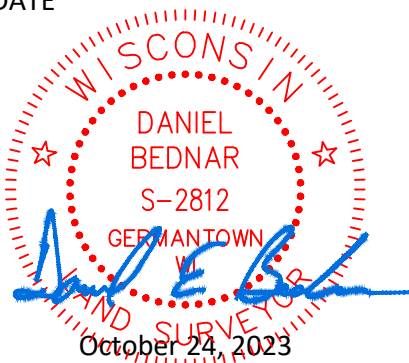
CORINNE ZURAD
CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I, DAVID CULLEN, being duly appointed, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ on any of the lands included in this Certified Survey Map.

DATE

DAVID CULLEN, COUNTY TREASURER



This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

October 24, 2023
Drawing No. 5073.00-mem
Sheet 6 of 6 Sheets



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 24, 2024
6:00 PM

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

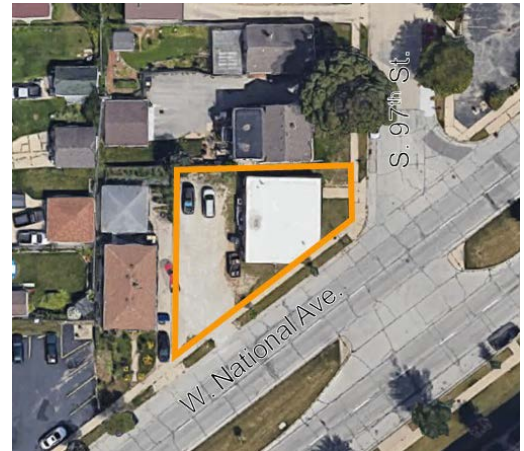
4. Architectural plan for Best-In-Class Remodeling, a proposed Neighborhood Service use, at 9700 W. National Ave. (Tax Key No. 479-0457-001)

Overview & Zoning

Andy Lopac of Best-In-Class Remodeling is proposing to use the former Tool and Dye building for the location of his business. The applicant will utilize the space as an office and storage area for the business. The property is currently Zoned RA-3. Neighborhood Service is permitted in the RA-3 district, as a legacy legal non-conforming use.

Architectural Plan

The owner applicant is proposing to install new windows and repaint the existing brick building for a modern look. The most significant architectural change is the replacement of the large windows. These windows are to be replaced with modern upgrades that retain historic integrity. The applicant is currently working with Economic Development to obtain a National Avenue storefront improvement grant. Based on use of those federal funds, and because the building is potentially eligible on the State of WI register of [Historic buildings](#) database, the State Historic Preservation Office is involved in the review of the window replacement project. A conceptual rendering has been provided by the applicant.



Design Guidelines

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

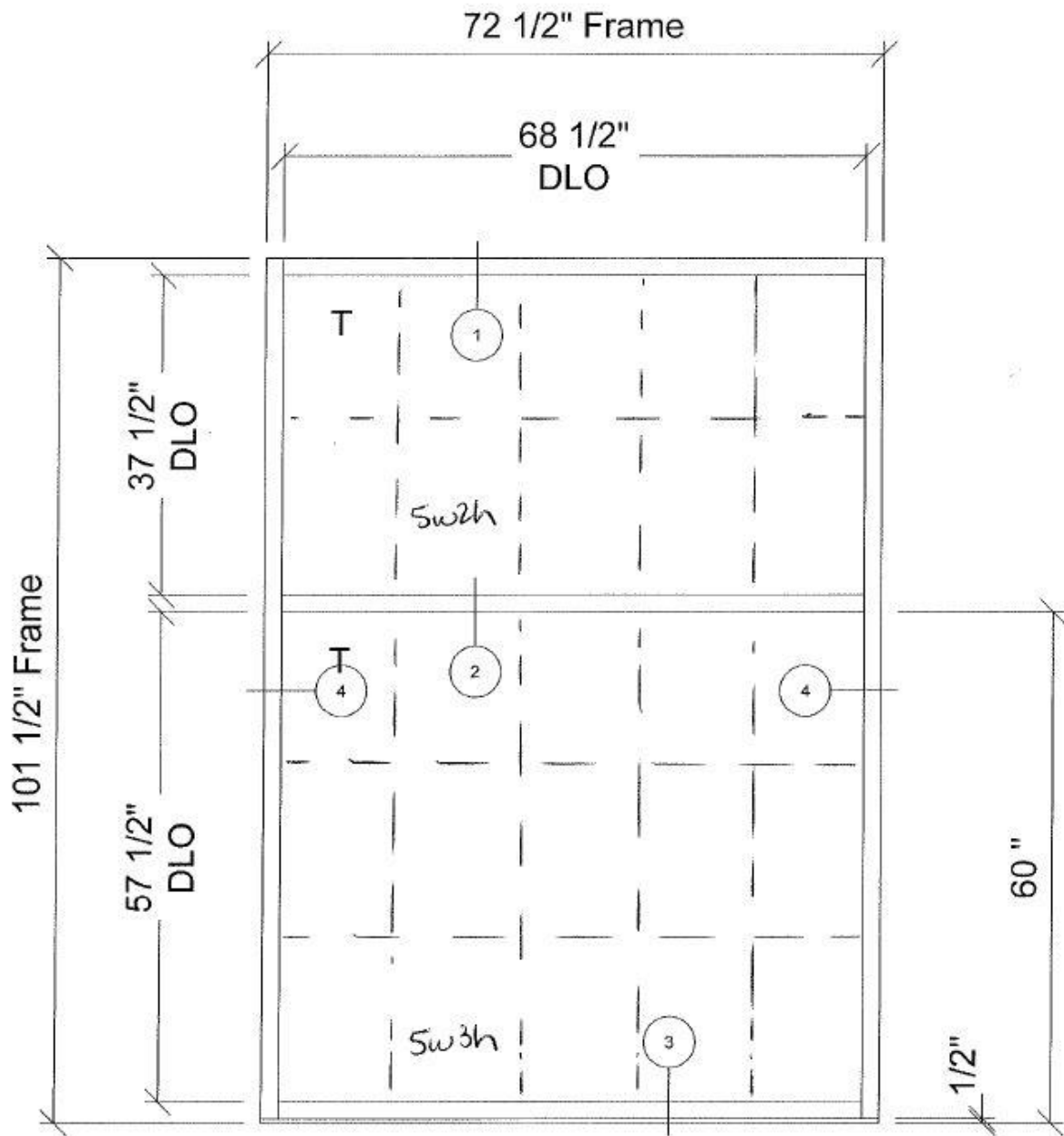
Recommendation: Approval of the Architectural plan for Best-In-Class Remodeling, a proposed Neighborhood Service use, at 9700 W. National Ave. (Tax Key No. 479-0457-001) subject to working with City staff toward a phased approach for paving and landscape improvements.



Quality
TOOL & DIE

9700





Best in Class Remodeling - 1 - 001 - W1 (7 Thus)
 Frame: (Black) Series 3000 : Storefront : Thermal : Multiplane :
 Center Set : Outside Glazed : Screw Spline



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 24, 2024
6:00 PM

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

5. Ordinance to amend zoning code related to certain animal Services, rummage sales, and separation distance for narcotic treatment services.

Overview

This item was on last month's Planning Commission and approved. Since this time two additional changes have been made as follows: 1) included a definition and principal use for "Animal Shelter." 2) Increased the separation clause from 750-ft to 1,000-ft for Narcotic Treatment facilities. The updated ordinance summary is offered again for Plan Commission consideration, and will be heard at the Common Council public hearing at their regular meeting on February 6, 2024.

Since adopting the last minor zoning code updates October 3, 2023, Planning and Zoning staff identified three areas that require revisions to allow for better implementation and alignment with the goals of the zoning code. The ordinance 3 parts include Animal Services, Rummage Sales, Narcotic Treatment.

Animal Services

Increasingly, pets are being humanized in our society. More and more households are owning pets, particularly the young households and families which the city is trying to attract. Households that do have pets are also treating them differently. Demand for pet services is on the rise, and people want these services to be accessible. Ultimately, these changes are influencing the way in which animal services are regulated across the country.

In the proposed zoning code update, staff recommends certain changes to better regulate animal services and allow for more animal services to be located closer to where people live. This primarily includes allowing certain uses to be allowed in commercial districts rather than solely in industrial districts.

Proposed changes include:

- The broad use of "Animal Boarding" should be broken up and redefined. Several new uses should be specifically defined which were previously included in the same definition:
 - Animal Boarding = The use of a lot to shelter, feed, and care for animals for compensation but not within the practice of veterinary medicine under [Wis. Stat. 89.02\(6\)](#)
 - Animal Breeding = The use of a lot to allow animals to copulate for compensation; or birth the offspring of an animal for compensation
 - Animal Shelter = The use of a lot in the manner described in [Wis. Stat. 173.41\(1\)\(b\)](#)
 - Animal Training = The use of a lot to teach animals, for compensation, to react in specific manners to a person's commands

Service	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Animal Boarding								L	L	L	P		
Animal Breeding													
Animal Shelter										C	C		
Animal Training						L	L	L	L	L	P		

- The uses (excepting animal breeding and animal shelter) should be expanded to new districts as Limited Uses.
- Limited Use criteria should be created which restricts activity to ensure activity is not detrimental to residential neighbors' enjoyment of their property.
 - Commercial and I-1 Districts: Permitted if all activity takes place indoors and no noise from the activity is audible from a lot used for residential purposes
- Animal Breeding not being allowed in the City
- Animal Shelter being allowed as Conditional Use only within Industrial Zoning Districts, and with the following criteria: No conditional use permit may be issued unless a condition of the permit is that noise from the activity may not be audible from a lot used for residential purposes.

Rummage Sales

Rummage sales are not mentioned in our code. In recent months, certain examples of rummage type sales on non-residential properties have cropped up and exposed a gap in the code. To close this gap and regulate rummage sales as intended, staff recommends the following changes which would clearly define rummage sales and regulate sales on both residential and non-residential properties:

- Define rummage sales in alignment with state statutes
 - Rummage Sales = The sale of tangible goods from a lot used for residential purposes only if, in a calendar year, the seller's total revenue from all sales on that lot does not exceed \$2,000 and goods are offered for sale not more than 5 days.
- Add rummage sales to the accessory use table.

Accessory Use	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Rummage Sales	P	P	P	P	P	P	P	P	P	P	P		

Narcotic Treatment Service

The zoning ordinance currently regulates these uses as follows:

Existing Definition: Narcotic Treatment Service. The use of a lot in a manner described in [Wis. Stat. 51.4224\(1\)\(a\)](#) outside of a hospital.

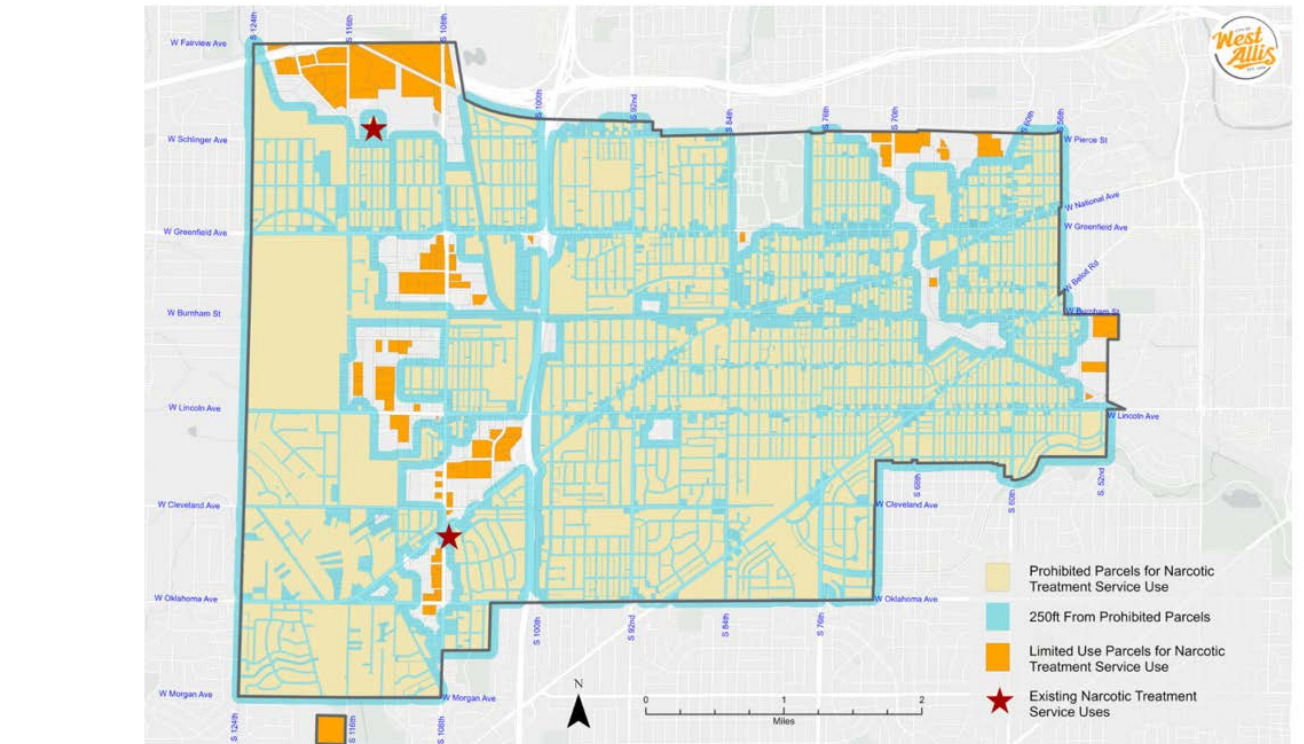
Such principal uses are allowed as a limited use in the C-4, I-1, and I-2 Districts, and subject to a 250-ft separation clause more specifically noted below.

Medical

Principal Use	District(s)	Criteria
Narcotic Treatment Service	C-4, I-1, I-2	Permitted if the lot is located at least 250 feet from any lot where the following are located: lots in a Residential District or developed for residential use, lots zoned P, Schools, or another Narcotic Treatment Service use

Map showing spatial analysis of existing facilities and potential locations under the existing ordinance.

Existing Regulation



- Staff has considered other options ranging from 500-1,000-ft separation. The concern is that even with separations in the 500-750-ft range, don't effectively reduce concentrations near existing narcotic treatment uses and residential neighborhoods.
- The recommended 1,000-ft separation provides sufficient protection for existing narcotic treatment uses, neighboring residential and commercial uses without completely restricting the use throughout the city.
- Increasing the ordinance separation would also promote a more distributed balance of narcotic treatment centers throughout the Milwaukee-Waukesha Metro area.

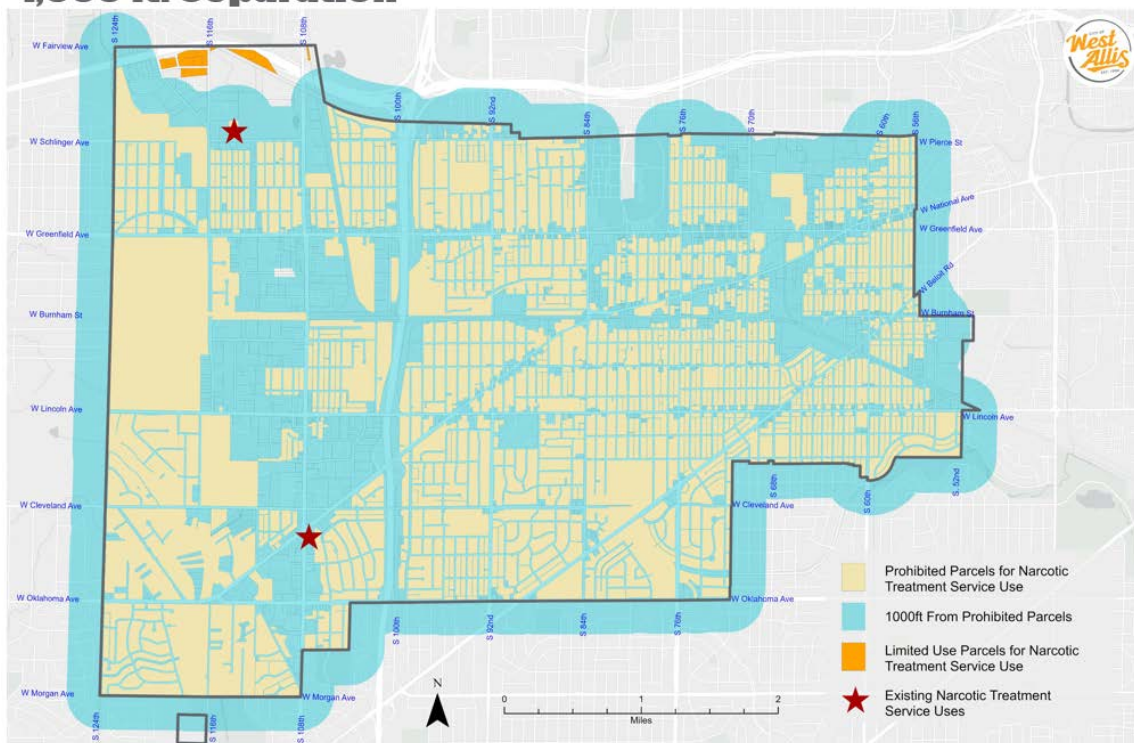
Proposed

The proposed ordinance change would keep all things the same (definition and zoning district allowance), but change the separation requirement from 250-ft to 1,000-ft.

Medical

Principal Use	District(s)	Criteria
Narcotic Treatment Service	C-4, I-1, I-2	Permitted if the lot is located at least 250 1,000 feet from any lot where the following are located: lots in a Residential District or developed for residential use, lots zoned P, Schools, or another Narcotic Treatment Service use

1,000 ft. Separation



Recommendation: Council approval Ordinance to amend zoning code related to certain animal Services, rummage sales, and separation distance for narcotic treatment services.

**CITY OF WEST ALLIS
ORDINANCE O-2023-0088**

**ORDINANCE TO AMEND ZONING CODE RELATED TO CERTAIN ANIMAL
SERVICES, RUMMAGE SALES, AND SEPARATION DISTANCE FOR NARCOTIC
TREATMENT SERVICES**

AMENDING CH. 19

WHEREAS, pursuant to Wis. Stat. 62.23(7)(am), the council may regulate and restrict by ordinance the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, mining, residence or other purposes; and

WHEREAS, the common council may adopt amendments to an existing zoning ordinance after first submitting the proposed amendments to the city plan commission for recommendation and report and after providing a class 2 notice of the proposed amendments and hearings thereon; and

WHEREAS, a hearing was held on the proposed amendments by the common council;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “19.16 Definitions” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.16 Definitions

The terms below shall have the following meanings within this chapter:

Term	Definition
Accessory Building	Any building other than the principal building
Accessory Dwelling Unit	A dwelling unit other than the principal dwelling unit
Accessory Structure	Any structure other than a principal building
Accessory Use	A subordinate use which is clearly and customarily incidental to the principal use on the lot
Adult Day Care Center	The use of a lot in the manner described in Wis. Stat. 49.45(47)(a)

Adult-Oriented Entertainment	The use of a lot in the manner described in WAMC 9.59
Advanced Manufacturing	The act of converting raw materials into finished products by using manual or mechanized transformational techniques in a manner that does not produce any vibration, odor, emission, or noise outside of a building.
Alcohol Beverage Sales	The retail sale of alcohol beverages in the manner described in Wis. Stat. 125.25 and 125.51(2)
Ambulance Services	The use of a lot in the manner described under Wis. Stat. 256.01(2)
Animal Boarding	The boarding, breeding, or training of animals <u>The use of a lot to shelter, feed, and care for animals for compensation but not within the practice of veterinary medicine under Wis. Stat. 89.02(6)</u>
<u>Animal Breeding</u>	<u>The use of a lot to:</u> <u>- allow animals to copulate for compensation; or</u> <u>- birth the offspring of an animal for compensation</u>
<u>Animal Shelter</u>	<u>The use of a lot in the manner described in Wis. Stat. 173.41(1)(b)</u>
<u>Animal Training</u>	<u>The use of a lot to teach animals, for compensation, to react in specific manners to a person's commands</u>
Automobile Part Sales	The retail sale of automobile components or accessories
Bed and Breakfast	The use of a lot in the manner described in Wis. Stat. 97.01(1g)
Bicycle Parking Space (indoor)	An area measuring at least 2 feet wide and 6 feet long located inside a building and properly designated for the parking of 1 bicycle
Bicycle Parking Space (outdoor)	An area measuring at least 2 feet wide and 6 feet long located outside a building that includes an anchored structure designed to allow 1 bicycle to be locked to it using common bicycle locks
Bicycle Rack	A structure used to provide bicycle parking space
Building	A structure that shields persons or property from the elements
Building Height	The vertical distance measured from the average established grade at the front lot line to the highest point of a building, including all appurtenances
Building Area	The total area of a building bounded by its exterior walls
Building Coverage	The sum of all building areas on a lot
Car Wash Service	The washing and cleaning of motor vehicles for compensation
Child Care Center	The use of a lot in the manner described in Wis. Stat. 49.136(1)(ad)

Class 1 Collocation of Mobile Service Facility	The use of a lot in the manner described in Wis. Stat. 66.0404(1)(d)
Class 2 Collocation of Mobile Service Facility	The use of a lot in the manner described in Wis. Stat. 66.0404(1)(e)
Civic Institution	Unless more specifically defined, the use of a lot by a governmental entity
Commercial Light Industrial Flex	The light industrial use of a lot to distribute goods that are also sold in an on-site retail space
Community Living Arrangement	The use of a lot in the manner described in Wis. Stat. 46.03(22) , 48.743(1) , 48.02(6) , or 50.01(1)
Conditional Use	A use that is allowed upon meeting all conditions specified in the code and those imposed by the common council
Crematory	The use of a lot in the manner described in Wis. Stat. 440.70(8)
Donation Center	The receiving of donated goods from the public for redistribution to the public at no cost
Drive-Through Service	The delivery of products or services to customers while the customer is inside a vehicle
Dry Cleaning	The use of a lot in the manner described in Wis. Stat. 77.996(2)
Dwelling Unit	A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one or more persons maintaining a common household, to the exclusion of all others
Electric Vehicle Charging	The use of a lot to supply electrical power in excess of 120 volts to charge fully integrated batteries that set vehicles into motion
Employment Agency	The use of a lot in the manner described in Wis. Stat. 111.32(7)
Event Space	The use of a lot for the gathering of individuals at a specific time for direct or indirect compensation
Family Child Care Home	The use of a lot in the manner described in Wis. Stat. 66.1017(1)(a)
Floor Area Ratio	The numerical value obtained through dividing the gross floor area by the total area of the lot (diagram)
Food Production	The use of a lot in the manner described in Wis. Stat. 97.29(1)(g) where processed food is available to be sold or distributed directly to a consumer
Fuel Sales	The retail sale of vehicle fuel
Funeral Establishment	The use of a lot in the manner described in Wis. Stat. 445.01(6)

General Retail	Unless more specifically defined, the retail sale of goods within a building that has a gross floor area of 8,000 square feet or greater
General Service	Unless more specifically defined, the sale of services within a building that has a gross floor area of 8,000 square feet or greater
Gross Floor Area	The sum of all areas within a building designed to carry a vertical load, excluding any area used exclusively for off-street parking or equipment that provides utilities or climate control to the building
Group Child Care Center	The use of a lot in the manner described in Wis. Stat. 49.136(1)(k)
Heavy Motor Vehicle Sales	The use of a lot in the manner described in Wis. Stat. 218.0101(23) and offering any vehicles having a gross vehicle weight rating of 10,001 pounds or greater
Heavy Motor Vehicle Service	The maintenance, repair, or enhancement of motor vehicles having a gross vehicle weight rating of 10,001 pounds or greater for compensation
Home-Based Business	The use of a lot in the manner described in Wis. Adm. Code SPS 361.04(3m) , except a home office
Home Office	The accessory use of a dwelling unit to carry on that occupation to carry on an occupation for which clients do not meet at the dwelling unit and no packages are sent from the dwelling unit
Hospital	The use of a lot in the manner described in Wis. Stat. 50.33(2)
Hotel	The use of a lot in the manner described in Wis. Stat. 97.01(7)
Industrial	Unless more specifically defined, the use of a lot for creating products by combining or connecting other materials
Instruction/Training	The use of a lot for teaching one particular skill or conducting a class on one subject
Large Retail Development	The use of a lot or combination of lots for retail sales with a display area of 50,000 square feet or more
Laundry (self-service)	The use of a display area laundry services performed by the customer through the use of self-service machines
Light Industrial	The use of a lot for creating products by combining or connecting other materials, but only if 1) no noise, vibration, or odor is reasonably detectible from off the lot, 2) no hazardous materials are stored or processed on the lot, 3) no industrial activities take place outside a building, and 4) no material is disbursed in the air from the lot
	The use of a lot in the manner described in Wis. Stat. 218.0101(23)

Light Motor Vehicle Sales	and offering only vehicles having a gross vehicle weight rating of 10,000 pounds or less
Light Motor Vehicle Sales (indoor)	The use of a lot in the manner described in Wis. Stat. 218.0101(23) and offering only vehicles having a gross vehicle weight rating of 10,000 pounds or less entirely within a building
Light Motor Vehicle Service	The maintenance, repair, or enhancement of motor vehicles having a gross vehicle weight rating of 10,000 pounds or less for compensation
Limited Use	A use that is allowed upon meeting all conditions specified in the code
Lodging House	Conducting the activities described in Wis. Stat. 779.43(1)(b)
Lot	A distinct parcel, tract, or area of land established by plat, subdivision, or other instrument recorded in the office of the register of deeds
Lot Coverage	The percentage of the lot which is occupied by buildings (diagram)
Lot Line, Front	If one street borders a lot, the portion of a lot that borders that street. If multiple streets border a lot, the portion of a lot that borders the street deemed primary by the manager of planning and zoning
Lot Line, Rear	The portion of a lot that borders an alley. If no alley exists, the portion of a lot opposite a front lot line.
Lot Line, Side	The portion of a lot that is not a front or rear lot line
Lot Width	The shortest distance between side lot lines at a point midway between the front and rear lot lines
Massage Therapy	The use of a lot in a manner described in Wis. Stat. 460.01(4) for compensation
Medical Clinic	The use of a lot for the provision of outpatient nursing, medical, podiatric, dental, chiropractic, or optometric care and treatment outside of a residence or a hospital
Medical Services	The use of a lot for blood or blood plasma donation, kidney dialysis, birth center services, or treatment of sexually transmitted diseases outside of a residence or a hospital
Mobile Service Support Structure	The use of a lot in a manner described in Wis. Stat. 66.0404(1)(n)
Narcotic Treatment Service	The use of a lot in a manner described in Wis. Stat. 51.4224(1)(a) outside of a hospital

Neighborhood Retail	Unless more specifically defined, the retail sale of goods within a building that has a gross floor area of less than 8,000 square feet
Neighborhood Service	Unless more specifically defined, the sale of services within a building that has a gross floor area of less than 8,000 square feet
Nicotine Sales	The use of 10% or more of a gross floor area for the retail sale of any cigarettes, tobacco products, nicotine products, and any electronic nicotine delivery system or other device used to ingest cigarettes, tobacco products, or nicotine products
Nominal Price Retail	The retail sale of primarily inexpensive general merchandise at a price of \$10.00 per item or less
Outdoor Dining	The use of a lot for consumption of food outside of a building on the premises of a restaurant
Outdoor Display	The presentation outside of a building of goods offered for retail sale or examples of goods offered for retail sale
Outdoor Storage	Except for outdoor displays, the placement of any items outside a building for the purpose of storing the items for more than 24 consecutive hours
Parking Lot	A structure that is not a building which is built at grade and used to facilitate the ingress, egress, and parking of motor vehicles
Parking Structure	A building used to facilitate the ingress, egress, and parking of motor vehicles
Pawnbroker	The purchasing and selling of articles or jewelry in a manner described in Wis. Stat. 134.71(1)(e)
Payday Lender	The use of a lot in a manner described in Wis. Stat. 62.23(7)(h)1.b.
Permitted Use	A use that is allowed without any specified conditions
Principal Building	The building on a lot in which a principal use is primarily conducted
Principal Dwelling Unit	The dwelling unit or units located within the principal building
Principal Use	A primary or predominant use of a premises
Production/Repair	The accessory use of a lot to produce or service items similar to those sold on-site at retail as a principal use
Public Park	A lot that is primarily used for recreational activity and open to the public at no cost
Public Utility Service Structure	A structure that is exclusively used to provide public utilities

Recreation	The use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants
Recreation (indoor)	The use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants entirely within a building
Religious Institution	The use of a lot for the assembly of persons for religious purposes and related use for religious ceremonies, purposes, and events
Research Laboratory	The use of a lot for testing, investigation, development, or verification of scientific processes to advance technology
Residential Care Service	The use of a lot as a nursing home as described in Wis. Stat. 50.01(3) , a hospice as described in Wis. Stat. 50.90(1) , or a residential care apartment complex as described in Wis. Stat. 50.034
Restaurant	The use of a lot in the manner described in Wis. Stat. 97.01(14g)
Restricted Manufacturing	The preparation, processing, assembling, or packing of a product that may be lawfully advertised as blind-made under Wis. Stat. 47.03(3)(a)
<u>Rummage Sales</u>	<u>The sale of tangible goods from a lot used for residential purposes only if, in a calendar year, the seller's total revenue from all sales on that lot does not exceed \$2,000 and goods are offered for sale not more than 5 days</u>
School	The use of a lot for teaching more than one skill or conducting classes on more than one subject
Secondhand Article or Jewelry Sales	The purchasing and selling of articles or jewelry in the manner described in Wis. Stat. 134.71(1)(g) or (h)
Self-Service Storage	A type of light industrial use of a lot in a manner described in Wis. Stat. 704.90(1)(g)
Setback	The distance between a lot line and a building or structure
Short-Term Rental	The use of a lot in a manner described in Wis. Stat. 66.0615(1)(dk)
Site Plan	A document or set of documents that show the physical layout of a lot, landscaping arrangement and description, and architectural drawings of any structures located on the lot
Sport Shooting Range	The use of a lot in the manner described in Wis. Stat. 66.0409(1)(c)
State Fair Use	The use of a lot in a manner authorized under Wis. Stat. 42.01
Structure	Any object that is affixed to the ground and not created by nature
Substation	A structure used for the transmission or distribution of electrical power, light, heat, water, gas, sewer, telegraph or

	telecommunication services
Tavern	The retail sale of alcohol beverages in the manner described in Wis. Stat. 125.26 and 125.51(3)
Theater	The use of a lot for the exhibition of a motion picture or performing arts to the public
Thrift Retail	The receiving of donated goods from the public for on-site sale of those goods to the public
Use	A constant, occasional, or isolated act taking place with or without the knowledge of any person occupying a lot
Utility Pole	A structure described in Wis. Stat. 66.0414(1)(x) or any structure designed solely for the collocation of small wireless facilities
Veterinary Services	The use of a lot for the practice of veterinary medicine under Wis. Stat. 89.02(6)
Warehousing, Private	A type of light industrial use of a lot for the storage of property owned by the operator and intended for wholesale or retail distribution
Warehousing, Public	A type of light industrial use of a lot in the manner described in Wis. Stat. 99.01(3)
Waste Services	The use of a lot as a solid waste facility under Wis. Stat. 289.01(35) , pyrolysis facility under Wis. Stat. 289.01(27m) , or gasification facility under Wis. Stat. 289.01(9m)
Wireless Support Structure	A structure described in Wis. Stat. 66.0414(1)(zp) that actually used to support small wireless facilities
Yard	Any part of a lot that is not within a building
Yard, Front	The part of a lot from the front lot line to the principal building and any adjacent land (see image)
Yard, Rear	The part of a lot from the rear lot line to the principal building and any adjacent land (see image)
Yard, Side	The part of a lot that is not a rear or front yard

SECTION 2: AMENDMENT “19.32 Principal Uses” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.32 Principal Uses

The following table identifies the principal uses allowed in each zoning district. Each use is given one of the following designations: P (Permitted Use), L (Limited Use), or C (Conditional Use). Uses without a designation are not permitted.

Light Motor Vehicle Sales

Residential & Lodging	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
1-Unit Dwelling	P	P	P	P	P	L	L	L	L				
2-Unit Dwelling	L	L	P	P	P	L	L	L	L				
3- to 4-Unit Dwelling				P	P	P	P	P	P				
Dwelling with 5+ Units				C	P	C	C	C	C				
Bed and Breakfast	C	C	C	C	C								
Community Living Arrangement (8 or fewer persons)	P	P	P	P	P		P	P	P				
Community Living Arrangement (9 or more persons)				C	C		C	C	C				
Hotel						C	C	C	C	C	C		
Lodging House					C								
Residential Care Service	C	C	C	C	C		C	C	C	C	C		
Short-Term Rental	P	P	P	L	L	L	L	L	L	L			
Retail	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Alcohol Beverage Sales							P	P	P	P	P		
General Retail								P	P	P	P		
Large Retail Development								C	C	C	C		

Nicotine Sales														
Neighborhood Retail						P	P	P	P	P	P			
Nominal Price Retail									L					
Pawnbroker Sales									C					
Secondhand Jewelry Sales									C					
Thrift Retail									C					
Service	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF	
Animal Boarding								L	L	L €	P			
<u>Animal Breeding</u>														
<u>Animal Shelter</u>										<u>C</u>	<u>C</u>			
<u>Animal Training</u>						<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>P</u>			
Dry Cleaning								C	C	C	C			
Employment Agency						L	L	L	L	P	P			
Food Production (limited)						L	L	L	L	L	L			
Food Production						C	C	C	C	P	P			
General Service								P	P	P	P			
Laundry (self-service)						C	P	P	P	P	P			
Massage Therapy						C	C	C	C	C	C			
Neighborhood Service						P	P	P	P	P	P			
Payday Lender									C	C	C			
Restaurant						C	C	C	C	C	C			
Restaurant (limited)						L	L	L	L	L	L			
Tavern						P	P	P	P	P	P			
Civic & Institutional	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF	
Adult Day Care Center	C	C	C	C	C		P	P	P	P	P	C		
Child Care Center (8 or fewer children)	C	C	C	C	C		P	P	P	P	P	P		
Civic Institution					C	C	C	C	C	C	C			

Event Space or Theater (less than 5,000 sq. ft.)					C	P	P	P	P	P	P		
Event Space or Theater (5,000 or more sq. ft.)						C	C	C	C	P	P		
Funeral Establishment							C	C	C	C	C		
Group Child Care Center	C	C	C	C	C		C	C	C	C	C	C	
Religious Institution	C	C	C	C	C		C	C	C	P	P	C	
School	C	C	C	C	C		C	C	C	C	C	C	
Parks & Recreation													
	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Instruction/Training (30 or fewer persons at one time)						P	P	P	P	P	P		
Instruction/Training (31 or more persons at one time)						C	C	C	C	C	C		
Public Park	C	C	C	C	C	C	C	C	C	C	C	P	
Recreation (indoor)						C	C	C	C	P	P	P	
Recreation										C	P	P	
Sport Shooting Range									P	P	P		
Industrial													
	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Advanced Manufacturing								C	C	P	P		
Commercial Light Industrial Flex								C	C	C	P		
Light Industrial										L	L		
Heavy Industrial											C		
Restricted Manufacturing								C	C	C	C		
Medical													
	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Ambulance Services										C	P		
Hospital					C			C	C	C	C		

Medical Clinic						P	P	P	P	P	P		
Medical Service							P	P	P	P	P		
Narcotic Treatment Service									L	L	L		
Veterinary Services						C	C	C	C	P	P		
Automotive	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Automobile Parts Sales								P	P	P	P		
Car Wash Service									C	C	L		
Fuel Sales							C	C	C	C	C		
Heavy Motor Vehicle Sales										C	P		
Heavy Motor Vehicle Service											C		
Light Motor Vehicle Sales (indoor)								C	C	C	P		
Light Motor Vehicle Sales									C	C	P		
Light Motor Vehicle Service							C	C	C	C	C		
Infrastructure	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Class 1 Collocation of Mobile Service Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Class 2 Collocation of Mobile Service Facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Service Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C
Parking Lot										L	L		
Parking Structure										L	L		
Public Utility Service Structure (at least 25 sq. ft. or at least 6 feet above grade) (less than 25 sq. ft. and less than 6 feet above grade)	P	P	P	P	P	P	P	P	P	P	P	C	

Public Utility Service Structure	C	C	C	C	C	C	C	C	C	C	C	C	
Substation										C	P	C	
Utility Pole										C	C		
Other	RA-1	RA-2	RA-3	RB	R C	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Adult-Oriented Entertainment								C	C	C	C		
Donation Center								C	C	C	C		
Research Laboratory								C	C	C	P		
State Fair Use													P

SECTION 3: AMENDMENT “19.33 Limited Use Criteria” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.33 Limited Use Criteria

The following limited uses shall be permitted as principal uses upon satisfying the criteria below.

1. Residential & Lodging

Principal Use	District(s)	Criteria
1-Unit Dwelling	C-1	Permitted if located above the grade-level floor
1-Unit Dwelling	C-2, C-3, C-4	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 under WAMC 19.41

1-Unit Dwelling	C-2, C-3, C-4	Permitted if located on a lot that has another principal use
2-Unit Dwelling	RA-1, RA-2	Permitted on lots with a side or rear lot line adjacent to or separated by an alley from a lot in a commercial or industrial district. Common Council may grant exceptions for lots that share a side lot line with a lot adjacent to a commercial or industrial district
2-Unit Dwelling	C-1	Permitted if located above the grade-level floor
2-Unit Dwelling	C-2, C-3, C-4	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 under WAMC 19.41
2-Unit Dwelling	C-2, C-3, C-4	Permitted if located on a lot that has another principal use
Short-Term Rental	RB, RC, C-1, C-2, C-3, C-4	Permitted if structure is a 1-Unit, 2-Unit, or 3-4 Unit Dwelling

2. Retail

Principal Use	District(s)	Criteria
Nominal Price Retail	C-4	Permitted if the lot is located more than 1,000 feet from any lot where another Nominal Price Retail use is located

3. Service

Principal Use	District(s)	Criteria
<u>Animal Boarding</u>	<u>C-3, C-4</u>	<u>Permitted if all activity takes place indoors and no noise from the activity is audible from a lot used for residential purposes</u>
<u>Animal Boarding</u>	<u>I-1</u>	<u>Permitted if no noise from the activity is audible from a lot used for residential purposes</u>
<u>Animal Training</u>	<u>C-1, C-2, C-3, C-4</u>	<u>Permitted if all activity takes place indoors and no noise from the activity is audible from a lot used for residential purposes</u>
<u>Animal Training</u>	<u>I-1</u>	<u>Permitted if no noise from the activity is audible from a lot used for residential purposes</u>

Employment Agency	C-1, C-2, C-3, C-4	Permitted if not providing transportation for temporary employees to work sites
Food Production (limited)	C-1, C-2, C-3, C-4, I-1, I-2	Permitted if: - gross floor area is less than 2,000 square feet, - premises are closed between 12 a.m. and 6 a.m. at all times, and - premises are closed after 10 p.m. Sunday through Thursday
Restaurant (limited)	C-1, C-2, C-3, C-4, I-1, I-2	Permitted if: - gross floor area is less than 2,000 square feet, - premises are closed between 12 a.m. and 6 a.m. at all times, and - premises are closed after 10 p.m. Sunday through Thursday

4. Civic & Institutional

Principal Use	District(s)	Criteria

5. Parks & Recreation

Principal Use	District(s)	Criteria

6. Industrial

Principal Use	District(s)	Criteria
Light Industrial	I-1, I-2	Self-storage is permitted only if lot is at least 2 acres and at least 20% of the lot is landscaped
Light Industrial	I-1, I-2	Public warehousing is permitted only if at least 20% of the lot is landscaped
Light Industrial	I-1, I-2	Private warehousing is permitted only if at least 20% of the lot is landscaped

7. Medical

Principal Use	District(s)	Criteria
Narcotic Treatment Service	C-4, I-1, I-2	Permitted if the lot is located at least 1,000 250 feet from any lot where the following are located: lots in a Residential District or developed for residential use, lots zoned P, Schools, or another Narcotic Treatment Service use

8. Automotive

Principal Use	District(s)	Criteria
Car Wash Service	I-2	Permitted if not located on a lot which shares a lot line with a lot zoned residential

9. Infrastructure

Principal Use	District(s)	Criteria
Parking Lot	I-1, I-2	Permitted only if at least 20% of the lot is landscaped (See Subch. V) Permitted only if at least 20% of the lot is landscaped (See Subch. V)
Parking Structure	I-1, I-2	

10. Other

Principal Use	District(s)	Criteria

SECTION 4: AMENDMENT “19.34 Conditional Use Criteria” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.34 Conditional Use Criteria

No conditional use permit may be issued unless the principal use satisfies the criteria below.

1. Residential & Lodging

Principal Use	District(s)	Criteria

2. Retail

Principal Use	District(s)	Criteria
Pawnbroker Sales	C-4	No conditional use permit may be issued if the lot is located within 3,500 feet from any other lot used for pawnbroker sales or secondhand jewelry sales
Secondhand Jewelry Sales	C-4	No conditional use permit may be issued if the lot is located within 3,500 feet from any other lot used for pawnbroker sales or secondhand

3. Service

Principal Use	District(s)	Criteria
<u>Animal Shelter</u>	<u>I-1, I-2</u>	<u>No conditional use permit may be issued unless a condition of the permit is that noise from the activity may not be audible from a lot used for residential purposes</u>
Payday Lender	C-4, I-1, I-2	No conditional use permit may be issued if the lot is located within 3,500 feet from any other lot used for payday lender

4. Civic & Institutional

Principal Use	District(s)	Criteria

5. Parks & Recreation

Principal Use	District(s)	Criteria

6. Industrial

Principal Use	District(s)	Criteria
Advanced Manufacturing	C-3	No conditional use permit may be issued to allow outdoor storage of materials

Commercial Light Industrial Flex	C-3	No conditional use permit may be issued unless at least 30% of the gross floor area is accessible to the public
Commercial Light Industrial Flex	C-4	No conditional use permit may be issued unless at least 20% of the gross floor area is accessible to the public
Heavy Industrial	I-2	No conditional use permit may be issued for asphalt, cement, or stone processing, mixing, or crushing unless at least 20% of the lot is landscaped and no lot used for nonindustrial purposes is located within 500 feet of the lot
Heavy Industrial	I-2	No conditional use permit may be issued for waster services unless at least 20% of the lot is landscaped and no lot used or zoned for residential purposes is located within 500 feet of the lot

7. Medical

Principal Use	District(s)	Criteria

8. Automotive

Principal Use	District(s)	Criteria
Car Wash Service	C-4, I-1	No conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot
Light Motor Vehicle Sales	C-4, I-1	No conditional use permit may be issued unless at least 20% of the lot is landscaped and the lot is at least 1 acre
Light Motor Vehicle Service	C-2, C-3, C-4, I-1, I-2	No conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot
Heavy Motor Vehicle Sales	I-1	No conditional use permit may be issued unless at least 20% of the lot is landscaped and the lot is at least 1 acre

9. Infrastructure

Principal Use	District(s)	Criteria

		er ia
Class 1 Collocation of Mobile Service Facility	All	See WIS. Stat. 66.04(4)
Mobile Service Support Structure	All	See WIS. Stat. 66.04(4)
		No conditional use permit may be issued

Public Utility Service Structure	All	d if th e str uc tu re is lo ca te d wi thi n a fr on t ya rd of an y lot or a si de ya rd of a co rn er lot
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10. Other

Principal Use	District(s)	Criteria

SECTION 5: **AMENDMENT** “19.35 Accessory Uses” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.35 Accessory Uses

The following table identifies the accessory uses allowed in each zoning district. Each use is given one of the following designations: P (Permitted Use), L (Limited Use), or C (Conditional Use). Uses without a designation are not permitted.

Accessory Use	RA -1	RA -2	RA -3	RB	R C	C- 1	C- 2	C- 3	C- 4	I-1	I-2	P	SF
Accessory Dwelling Unit	L	L	L	L	L		L	L	L				
Animal Boarding						C	C	L	L	L	L		
Class 1 Collocation of Mobile Service Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Class 2 Collocation of Mobile Service Facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-Through Service						C	C	C	C	C	C		
Electric Vehicle Charging	L	L	L	L	L	L	L	L	L	L	L	L	L

Family Child Care Home	L	L	L	L	L		L	L	L				
Home-Based Business	L	L	L	L	L	L	L	L	L	L			
Home Office	P	P	P	P	P	P	P	P	P	P			
Instruction/Training (15 or fewer persons at one time)						P	P	P	P	P	P		
Instruction/Training (16 or more persons at one time)						C	C	C	C	C	C		
Outdoor Dining						L	L	L	L	L	L		
Outdoor Sales/Displays						C	C	C	C	C	C		
Outdoor Storage (including vehicles)								C	C	L	L		
Mobile Service Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C
Parking Lot/Structure					P	P	P	P	P	P	P	P	P
Production/Repair (less than 5,000 sq. ft.)						P	P	P	P	P	P		
<u>Rummage Sales</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Solar Energy System	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind Energy System	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless Support Structure	L	L	L	L	C	C	C	C	P	P	P	C	P

SECTION 6: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Vince Vitale	_____	_____	_____	_____
Ald. Ray Turner	_____	_____	_____	_____
Ald. Tracy Stefanski	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Thomas Lajsic	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Rosalie Reinke	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____

Attest

Presiding Officer

Rebecca Grill, City Clerk, City Of
West Allis

Dan Devine, Mayor, City Of West
Allis



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 24, 2024
6:00 PM**

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

6. Discussion item on the 2045 Comprehensive Plan

Overview

Planning has completed its first draft of the 2045 Comprehensive Plan. Staff shared a copy of the draft plan with all Council members Wednesday, January 10th. On Tuesday, January 16th, the draft plan was made public with the launch of our final round of public engagement beginning soon.

The final round of public engagement will include an online survey, open houses, and tabling at community events. Staff intends to present the Comprehensive Plan for Plan Commission consideration on February 28th and hold a public hearing before Common Council for consideration thereafter. Please review the linked [2045 Comprehensive Plan](#) update page for more information. A sample page from the executive summary has been provided below:

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 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 old and the single greatest barrier towards growth; there is more demand for housing than 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 yet neglected, and 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 lacks public spaces that center community life and anchor places that people want to be. To become a destination and foster a stronger sense of community, West Allis should create welcoming, unique, shared places for people.





STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 24, 2024
6:00 PM

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

7. Discussion relative to 2023 Planning and Zoning Annual Report.

Overview

The calendar year of 2023 was a busy year in the Planning Department. Some highlights include:

- Zoning Code Updates Adopted
- Comprehensive Plan Update progress
 - Public Engagement
 - 1,225 contact points
 - 13 community events attended
 - 4 online surveys
 - 4 engagement phases
- Project Approvals
 - 39 SLA approvals
 - 15 CUP approvals
 - 5 CSM approvals
 - 136 Occupancies issued
- 62 Sign permits issued
- 297 Housing units approved





2023 Planning & Zoning Highlights

April

- Comprehensive Plan public engagement begins

June

- Zoning code updates adopted

September

- Phase 3 of public engagement ends, drafting begins

October

- More zoning code updates adopted

2023 Major Project
Comprehensive Plan Update

Public Engagement

- 1,225** contact points
- 13** community events
- 4** online surveys
- 4** engagement phases

39 SLA approvals

15 CUP approvals

5 CSM approvals

136 Occupancies issued

62 Sign permits issued

2 major housing developments approved

SoNa Ph. 2
51 units

Allis Yards
246 units

2

76