



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 10, 2025
5:30 PM

3. Site, Landscaping, and Architectural Design Amendment for Corvina, a existing/proposed Restaurant, at 6038 W. Lincoln Ave. (Tax Key No. 475-0284-000)

Overview and Zoning

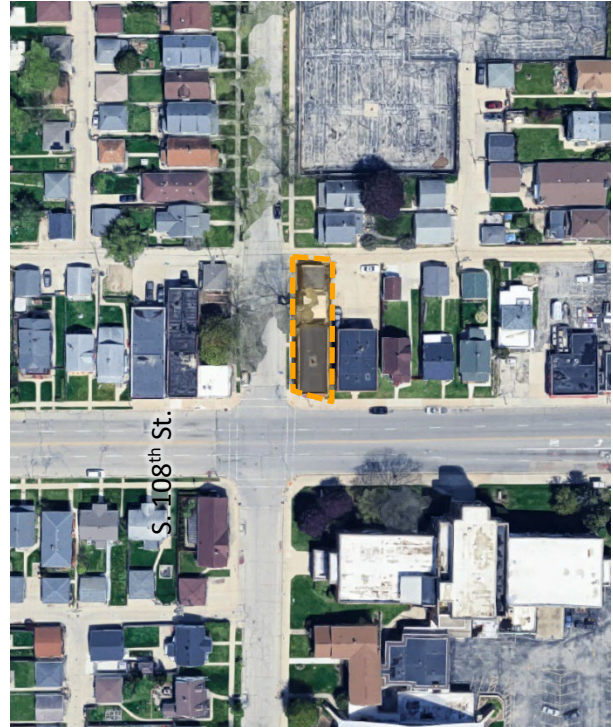
Corvina, an existing wine bar and merchant in West Allis, is planning aesthetic enhancements to the existing building.

The proposed improvements include replacing the storefront door and windows, exterior tuckpointing, exterior light fixture additions, replacement of the fabric storefront awnings, a new mural on the west façade, and landscaping/planter boxes along the storefront and public sidewalk in front of the building.

The expected timeline for this work is in Spring 2026. No other changes to the business are proposed. The parcel is currently zoned C-2. The use of a Tavern/Neighborhood Retail are permitted uses in the C-2 district. Existing hours of operation are as follows:

Tuesday - Thursday: 3 p.m. – 9 p.m.

Friday - Saturday: 3 p.m. – 10 p.m.



Site & Landscaping Plans

An existing site plan was submitted in 2015, however, no major changes are proposed to the existing site. Shown on a rendering submitted by the applicant are 9 planter boxes. 3 are located along the wall of the restaurant, with 6 other boxes between the curb and sidewalk within the public right-of-way. No other site changes are proposed. Fire Department and City Engineering Department do not have concerns about the planter locations as they can be moved if work in the right-of-way is needed. There is not a bus stop at this location.

Architectural Plan

The architectural plan submitted shows the extent of the façade improvements. Shown on the west façade is a mural to the left of the existing storefront window. Above the mural and storefront windows are six new goose-neck lighting fixtures. Additionally, the existing fabric awning and wood storefront door & windows are to be replaced with updated features.



Design Guidelines

This project is considered a minor redevelopment. Design guidelines are not required for this project.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Amendment for Corvina, a existing/proposed Restaurant, at 6038 W. Lincoln Ave. (Tax Key No. 475-0284-000) subject to the following conditions:

1. Amending the existing Privilege on file to include any new encroachments (exterior lighting and planter boxes).
2. Material and color selection of fabric awnings.
3. Mural size on exterior of building.



BID PROPOSAL

Date: July 31, 2025
Project Name: Corvina Wine Company
Location: 6038 W. Lincoln Ave. West Allis, WI 53219



11233 W Greenfield Ave.
West Allis, WI 53214
414-771-5660
Fax 414-771-7924

To: Corvina Wine Company
6038 W. Lincoln Ave.
West Allis, WI 53219

We propose to furnish and install:

- FRAMING:**
- Aluminum Storefront Framing to be Tubelite T14000, 2" x 4-1/2", Center Glazed, Thermally Broken (1)- 153" x 98" South Window, (1)- 61" x 98" West Window, (1)- 40" x 120" Entrance with (2)- 24" x 98" Side Lites
- DOORS:**
- Aluminum Doors to be Tubelite Wide Stile with 10" Bottom Rail and Full Glass Insert
- HARDWARE:**
- Aluminum Door to Receive ABH Continuous Hinge, Adams Rite Dead Bolt with Cylinder and Thumb Turn, Tubelite Push/Pull, PDQ Parallel Arm Door Closer, NGP Door Sweep and Threshold
- GLASS:**
- Aluminum Framing and Door to Receive 1" OA- 1/4" Clear Tempered ES73 Low E #2 / 1/2" A.S. / 1/4" Clear Tempered Insulated Glass
- FINISH:**
- Aluminum Framing and Door to be Dark Bronze Anodized Finish
- CLARIFICATIONS:**
- Includes removal of existing windows, new 2x6 wood blocking and plywood temporary board ups until storefront is fully installed.
- EXCLUSIONS:**
- 1) Final cleaning is excluded. We will remove labels and excess sealants from framing and glass surfaces at time of installation.
 - 2) Glass is not warranted against breakage. We will replace broken glass caused directly by our employees at time of installation.
 - 3) Furnishing of temporary enclosures, temporary material protection and removal or resetting of temporary enclosures is excluded.
 - 4) Customer to provide solid anchoring at perimeter conditions to withstand loads.
 - 5) High & Low voltage wiring to any auto operators, electric strikes or card access.
 - 6) Engineered stamped shop drawings.
 - 7) Water and Air Infiltration testing.

FOR THE SUM OF:

Twenty Five Thousand Eight Hundred Fifty Eight Dollars

\$25,858.00



AFFORDABLE PROS MASONRY

LOCATION/JOB DESCRIPTION	PAYMENT TERMS	START-FINISH DATE
6038 W Lincoln Ave. West Allis, WI.	quarter down for material and travel costs. the rest upon completion to clients satisfaction.	7-9 days after first day on site
MATERIALS	LABOR	TOTAL
spec mix mortar (lime, portland & sand) mortar buff (color) diamond blades respirator filters	scaffolding set up and ladder work with 2-3 men on site barricades for sidewalks 4" diamond blades on grinders to insure we get to the recommended depth of at least 1/4" to insure a strong long lasting bond work out a recipe for the mortar color using buffs to create our best possible mortar match *grind and point all & any compromised mortar joints is the job description	Total \$12,500 Seasonal Discount -10% Sub total \$11,250

****Terms of payment; quarter down on arrival with the remainder upon completion****



ELECTRIC, INC.

ELECTRICAL DIVISION

7811 N. 86th Street Milwaukee, WI 53224 Phone (414)425.3700 Fax (414)425.2343

TO: Frank LaSusa
FROM: Jason Pirkey, Electrical Division Manager
DATE: 10/10/2025
SUBJECT: Corvina Wine Company West Allis Exterior Fixtures

Corvina West Allis Exterior Fixtures

- Extend existing raceways on exterior of building to new fixture locations.
- Install (Qty 6) awning fixtures with 2-foot extension arms to extend over awning.
- Install (Qty 1) hanging pendant over entry door.
- Install (Qty 3) wall sconce fixtures on brick wall as discussed.
- Customer to confirm final locations of fixtures.
- Price includes scissors lift rental.

This work for the sum of.....Five Thousand Six Hundred Fortty-Five Dollars and 00/100
\$5,645.00.00

Notes & Exclusions:

- All work to be performed during normal business hours; no overtime or holiday premiums included

Feel free to call me if you have any questions. I can be reached at 262-894-0210.
Please add Wisconsin sales tax if applicable.

Cordially,

Jason Pirkey

Proposal Acceptance:

Authorized Signature

Name

Title

Date

Purchase Order Number or Other Billing Information



**Install (3)
existing Planters w/
Sun Impatiens
& Spike/ Dracena**

**Install (3)
Raised Planters w/
Sun Impatiens
Lantana
Lobelia**

NAEGELE AWNING COMPANY, 2585 S. 33 RD ST , MILWAUKEE, WI 53215
DAN 414 517 4643 OFFICE 414 645 2862

CORVINA WINE CO
WEST ALLIS, 6038 W LINCOLN

JUNE 18 2024



recover the 2 awnings
any color
1750.00



VILLANI LANDSHAPERS
N59 W14397 Bobolink Ave
Menomonee Falls, WI 53051
Phone: 262-252-4541

Proposal No. **253717**

Prepared for **Frank Lasusa**

Created By **Paul Villani**

Corvina Wine Company - planters 25
6038 W Lincoln Ave
West Allis, WI 53219

Proposed Services

Plants & Planters Install

Furnish and install colorful summer displays in designated areas to provide season-long color and interest and new planter boxes in similar fashion to as seen on the digital rendering.

All planter boxes to be filled with fresh topsoil and compost.

Cultivate beds to the appropriate depth. Add soil amendments prior to planting.

Water displays the day of installation.

Ongoing watering is not included.

Sub Total for Plants & Planters Install:	\$4,847.76
Total for all Services before Tax:	\$4,847.76
Sales Tax:	\$286.02
Total:	\$5,133.78