



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 28, 2025
City Hall, Room 128
6:00 PM**

- 3A. Conditional Use Permit for N&S Towing, a light motor vehicle service at 11139 W. Becher St.**
- 3B. Site, Landscaping, and Architectural Design Review for N&S Towing, a light motor vehicle service at 11139 W. Becher St. (Tax Key: 481-9992-017).**



Overview & Zoning

The proposal for N&S Towing is to collocate as a tenant of the Milwaukee Truck Service property at [11139 W. Becher St.](#) (2.5-acre site with 19,000-sf building). N&S Towing will operate within a portion of the building and the property owner, James Stevenson, in the other half. The outdoor area behind the building will similarly be split between tenants.

The property is zoned I-1/ light industrial. N&S will operate a 24-hour towing service and is considered a use consistent with current and past uses on site (August Schmidt trucking, Badger Freight, Nesco, Milwaukee Truck Service). As “motor vehicle service,” with accessory outdoor storage and parking. Staffing 20-25 employees.

Given the proximity to residential and the uses proposed hours, Planning has processed the use via a conditional use review process, this requires a public hearing, and site and landscaping plan review to show the proposed arrangement of any outdoor storage areas on the property.

None of the operation will operate as a salvage yard. This will be a motor vehicle service for the maintenance, repair, or enhancement of motor vehicles for compensation. The towing service does bring vehicles back to this site to be recovered by their owners or insurance companies. To this end the site will function as a place where towed vehicles will be parked for up to two weeks before being transferred back to their owners, or an insurance company, or a salvage yard for longer term storage or parts salvage processing.

Site, Landscaping, and Architectural Plan

A business description, site plan, floor plan, and 2015 approved site/landscaping plan exhibit are included toward the end of this staff report.

- The property is accessible via two driveways off of W. Becher St. The 2.5-acre site will be improved with some new fencing and automatic sliding gate on the west side of the

property (on the east side of the shared access drive) with the fence tying back into the building. The 6-8-ft tall fence with privacy slats will offer a screened and secure area for the rear yard area.

- The employee parking area in front of the new fenced area will be sealed and restriped.
- Staff notes that the property is under an approved site and landscaping plan from 2015 and has recommended some site maintenance improvements in accordance with that plan. The property owner will be installing some replacement landscaping and continued maintenance of the property and landscaping areas.

There is a residential neighborhood to the east, and one of the primary concerns will be potential for noise/nuisance activity with vehicle activity (repair activity, engine starts, idling, loading/off-loading, back-up beepers) throughout a typical day.

Conditional use considerations relative to parking, staging, and outdoor storage:

1. Commercial vehicles shall not be parked or staged on the street, but instead on site in accordance with the approved site plan.
2. Outdoor storage areas shall be located behind the building.
3. Avoid backing up (audible back-up horn and flashing lights) between 10pm and 7am.
4. To this end the parking and storage areas behind the building will be organized with an area for operable and non-operable vehicles. Any drop off between 10pm-7am will be placed in an area away from the east property line to avoid nuisance.



Floor/Architectural Plan

N&S Towing will operate within a portion of the existing building and the owner of Milwaukee Truck Service out of the other. There are not any significant interior or exterior changes planned to the building. A floor plan has been included within this staff report.

- The property owner is in the process of prepping the building to be repainted. Anticipated paint color is light/darker gray exterior.

Recommendation: Common Council approval of the Conditional Use Permit for N&S Towing, a light motor vehicle service and approval of the Site, Landscaping, and Architectural plans for N&S Towing, at 11139 W. Becher St. (Tax Key: 481-9992-017).

(Items 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 (June 10, 2025)
2. A updated Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show:
(a) fence and gate location being added to the site plan; (b) pavement sealant and restriping being noted/added to scope of work in front parking areas; (c) note on plan that commercial vehicles shall not be parked or staged on the street; (d) after-hours drop off being spaced away from residential (show location on site); (e) refuse dumpster(s) being shown on site and screening method. If being kept indoors please indicate; (f) truck service bays being kept closed to avoid noise emission.
3. Any signage and/or lighting updates being submitted for permit and design review.

Description of building improvements

-Power washing/blasting off old paint on inside and outside of building.

-Painting inside and outside of building.

-Replaced damaged plants from over winter.

Scheduled timeline for work

*Work should be completed by end or before July 2025.

Description of all operations and services

N&S Towing inc started on September 5th 1987 in West Allis WI. N&S Towing inc has 20 full time employees. N&S Towing inc runs 25 pieces on equipment daily but not all equipment will run out of this location. We'll only be running equipment out of Becher st that can be stored inside as we don't want any equipment outside the building. N&S Towing inc operations consist of responding to stranded motorist and repairing vehicles to get them back on the road for commercial, municipalities and customer accounts. We're a premier emergency response towing company for clean up and towing for accident and disabled vehicles for 14 municipalities. Towing for hundreds of car and truck repair shops. N&S Towing inc donates cars for municipalities multiple times a month to fire and police departments to train at our facility or theirs to create real life situations to help proved our heroes with the must knowledge to keep our community members safe. If N&S Towing inc tows a vehicle back to our facility we hold vehicles at our location til the insurance, customer or lean holder figures out to fix the vehicle, remove it to another shop, picking up the vehicle or insurance holding facility. We send a nortized letter out to the registered vehicle owner/owners within seven to ten business days of being towed under Wisconsin state statute S779.415 letting them know we towed the vehicle. We would say the customers are usually 90% aware we towed the vehicle so the process of not holding the vehicles longer then two to three weeks before the vehicle is repaired or removed is the case by N&S.

N&S Towing inc does not salvage or dismantle vehicles!!!!!!!!!!

Hours of operations

Office and shop hours

Monday 8am-5pm

Tuesday 8am-5pm
Wednesday 8am-5pm
Thursday 8am-5pm
Friday 8am-5pm
Saturday office 9am-3pm
Saturday shop- closed
Sunday closed

24 hours towing for municipalities emergency

N&S TOWING AND REPAIR

11139 BECHER ST.
WEST ALLIS, WI 53214

GENERAL NOTES:

- NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- DO NOT SCALE PLANS.
- NO MODIFICATION TO STRUCTURAL MEMBERS OR ALTERATIONS TO THE STRUCTURE SHALL BE MEMBER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
- THE MEANS AND METHODS OF CONSTRUCTION INCLUDING BUILDING SAFETY, CONSTRUCTION SEQUENCE, ERECTION SEQUENCE, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND OTHER PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- NO STRUCTURAL MODIFICATIONS TO THE BUILDING OR THE BUILDING ENVELOPE.

DESIGN CRITERIA:

APPLICABLE CODES:

- WISCONSIN COMMERCIAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL ENERGY CODE
- ASCE 7-10

BUILDING CLASSIFICATION CATEGORY: _____ IIB

ZONING CLASSIFICATION _____ I-1 (MANUFACTURING)

C000	TITLE SHEET
C100	PROPOSED SITE PLAN
A100	PROPOSED BUILDING PLAN

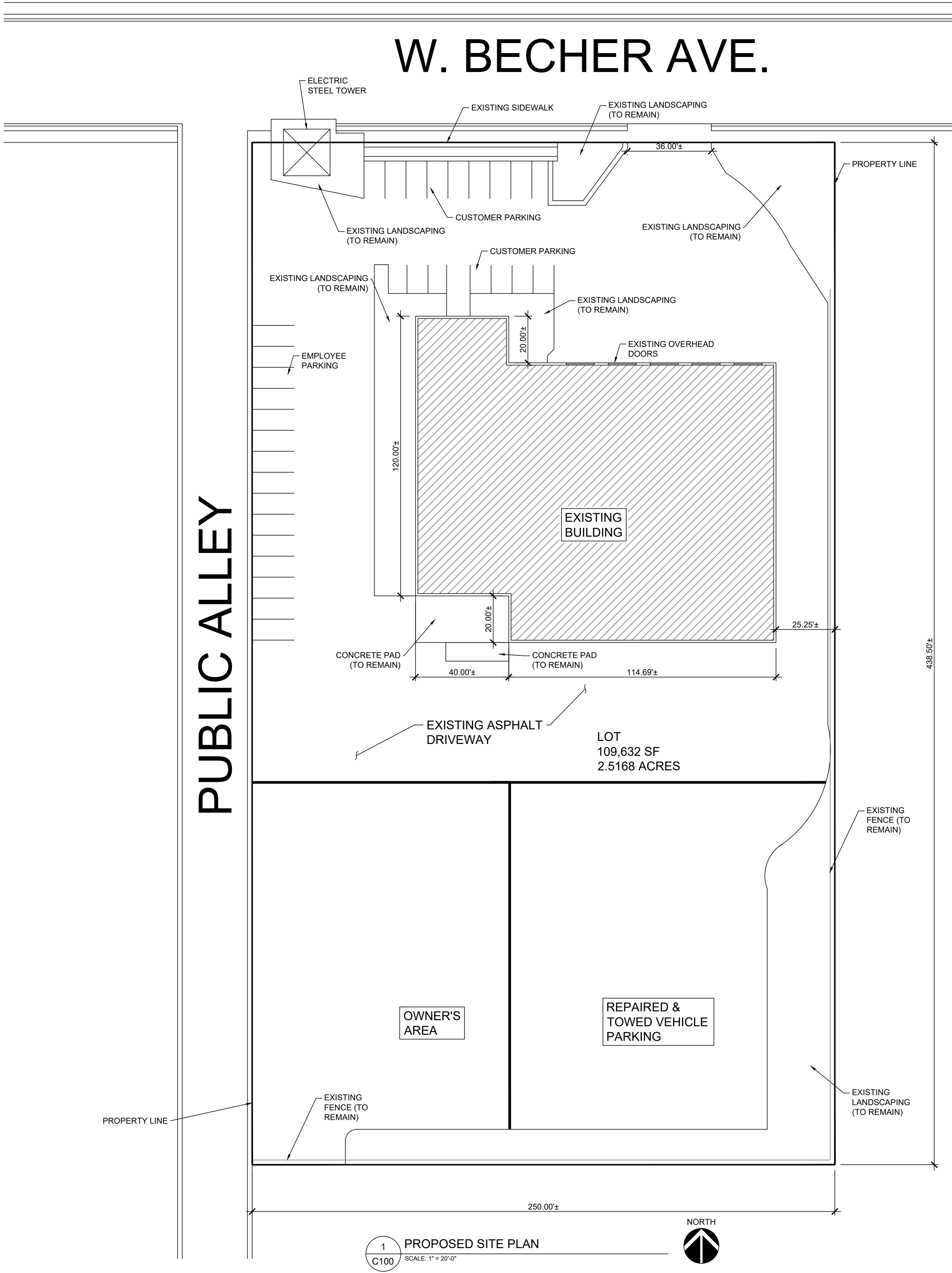
DN SQUARED
DESIGN LLC.
N6748 SOUTH LANE
JOHNSON CREEK, WI 53038
PH: 608-574-6214

PROJECT: N&S TOWING AND REPAIR
11139 W BECHER ST.
WEST ALLIS, WI 53214

DATE: 5/1/2025
DRAWN: BJN
CHECKED: BJN
PROJECT NO: 25054

TITLE SHEET

C000



- SITE PLAN NOTES:
1. ALL EXISTING LANDSCAPING TO REMAIN.
 2. ALL EXISTING PAVING TO REMAIN.
 3. ALL EXISTING FENCING TO REMAIN.
 4. EXISTING PARKING LAYOUT TO REMAIN.
 5. NO PROPOSED CHANGE TO BUILDING ENVELOPE.

DN SQUARED DESIGN LLC. N6748 SOUTH LANE JOHNSON CREEK, WI 53038 PH: 608-574-6214	
PROJECT: N&S TOWING AND REPAIR 11139 W BECHER ST. WEST ALLIS, WI 53214	
DATE: 5/1/2025 DRAWN: BJN CHECKED: BJN PROJECT NO: 25054	
PROPOSED SITE LAYOUT	
C100	

N&S Towing
11139 W Becher St.

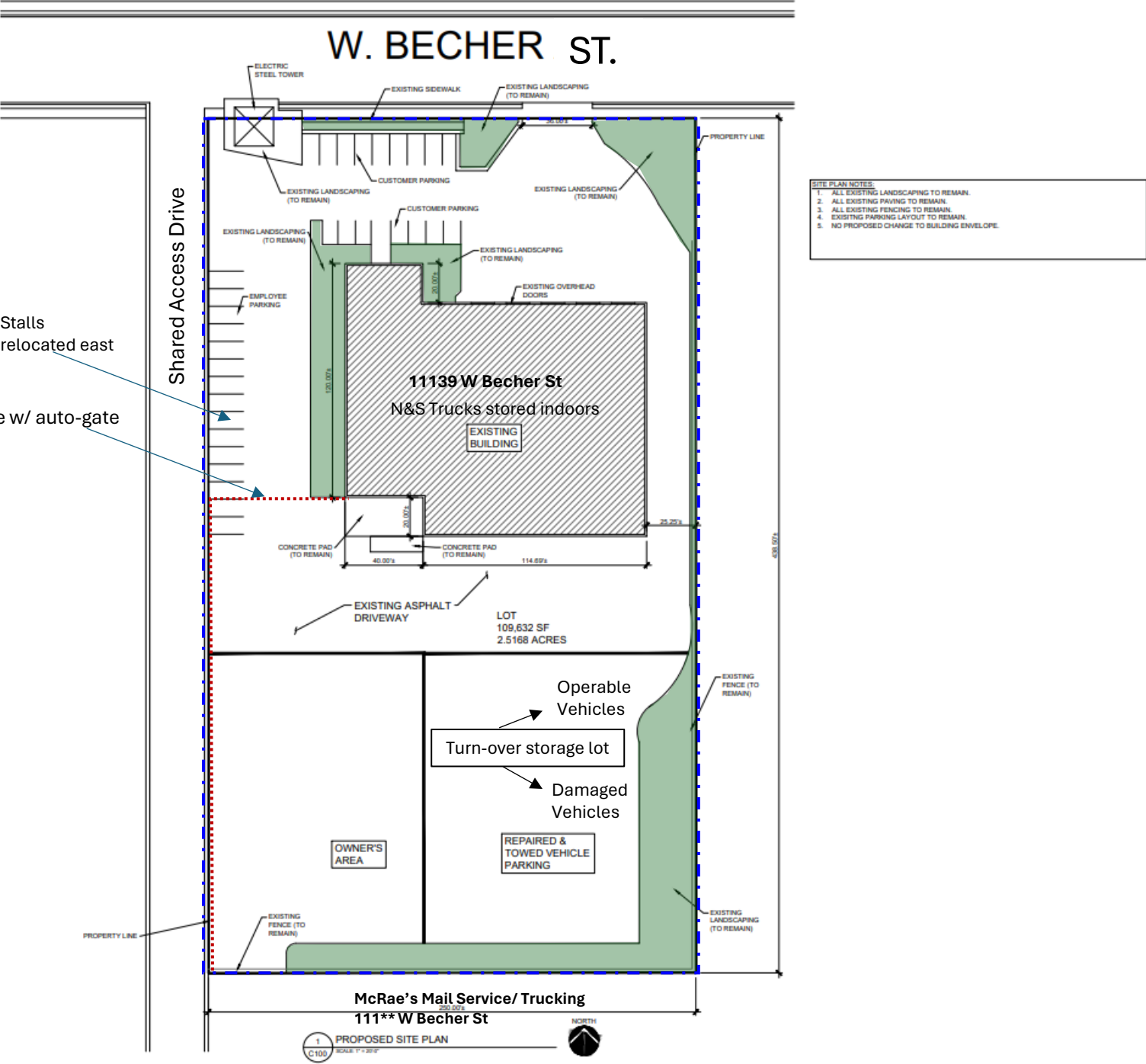
Zoning I-1/light industrial
Former Use Truck Service

2.5-acre site and 19,000-sf building



Stalls
relocated east

6-8-ft fence w/ auto-gate





11139 W Becher St building

Operable vehicle parking

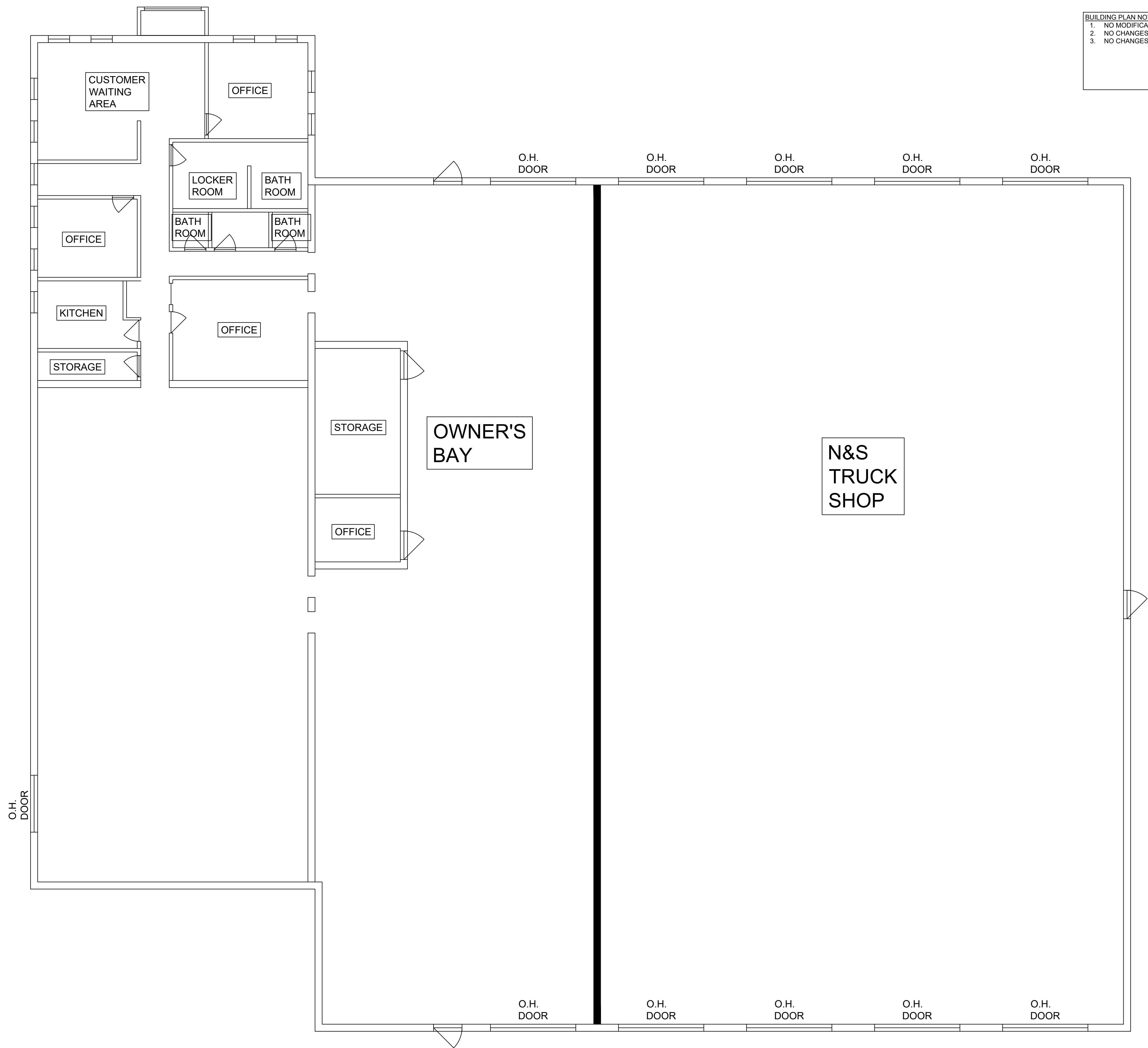
Non-operable vehicle parking

McRae's Mail Service/ Trucks

Shared Access Drive

New fence & sliding gate

New fence & sliding gate



- BUILDING PLAN NOTES:**
- 1. NO MODIFICATIONS OR ALTERATIONS TO THE EXISTING BUILDING.
 - 2. NO CHANGES TO THE BUILDING ENVELOPE
 - 3. NO CHANGES TO BUILDING PROGRAMMING, EGRESS PLAN, OR FIRE SUPPRESSION SYSTEM.

1
A100
PROPOSED BUILDING LAYOUT
SCALE: 3/16" = 1'-0"



**DN SQUARED
DESIGN LLC.**
N6748 SOUTH LANE
JOHNSON CREEK, WI 53038
PH: 608-574-6214

PROJECT: **N&S TOWING AND REPAIR**
11139 W BECHER ST.
WEST ALLIS, WI 53214

DATE: 5/1/2025
DRAWN: BJN
CHECKED: BJN
PROJECT NO: 25054

**BUILDING
LAYOUT**

A100





DEPARTMENT OF DEVELOPMENT
John F. Stibal

414/302-8460
414/302-8401 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.westalliswi.gov
jstibal@westalliswi.gov

February 9, 2015

Stevenson Properties, LLC
Mr. James Stevenson
11139 W. Becher St.
West Allis, WI 53227

RE: Site, Landscaping and Screening Plans for NESCO Rentals, a proposed repair facility for electrical transmission equipment and machinery to be located at 11139 W. Becher St. submitted by James Stevenson, property owner and NESCO Rental. (Tax Key No. 481-9992-017)

Dear Mr. Stevenson:

This letter is to inform you that the Plan Commission, at its meeting of January 28, 2015, approved the above-referenced item, subject to the following conditions:

(Items 1 through 3 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. Revised Site, Landscaping and Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) the east fence be placed closest to the pass through truck drive lane so that the new landscaping would be visible to the adjacent residential lots; (b) installation height of east property line skyrocket upright junipers being at least 6-ft tall; (c) confirmation that no barb wire will be utilized on site; (d) delineation of the refuse areas on site (indoors or outside). If placed outside, full screening of all refuse areas with a four-sided refuse enclosure with a personnel door, if refuse is being kept inside it should be stated so on the plans; and, (e) City Forester approval of the proposed landscaping; (f) a lighting plan being submitted to the Department of Development for review and approval. Contact Steven Schaer at 414-302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Secs. 12.13 of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building

Inspections and Zoning Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Signage plans being submitted to the Department of Development for approval.
5. Compliance with Section 2314 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

Please contact the Building Inspection and Neighborhood Services Department at 414-302-8400 for additional requirements for permit application information.

Sincerely,



Steven J. Schaer, AICP
Manager, Planning and Zoning Division

cc: Jeff Hoffman, Boerke Company, 731 N. Jackson St., #700, Milwaukee, WI 53202
John F. Stibal, Director, Department of Development
Ed Lisinski, Interim Director, Department of Building Inspections and Zoning

W. BECHER ST.
60' PUBLIC RIGHT-OF-WAY

SITE INFORMATION

EXISTING SITE	109,632 SQ. FT. (2.52 ACRES)
EXISTING SITE BUILDING AREA	18,593 SQ. FT.
EXISTING SITE GREEN SPACE	6,138 SQ. FT.
EXISTING IMPERVIOUS PAVING	84,901 SQ. FT.
EXISTING SITE GREENSPACE PERCENTAGE	APPROX. 5.60%
PROPOSED SITE GREEN SPACE	14,420 SQ. FT.
PROPOSED IMPERVIOUS PAVING	76,619 SQ. FT.
PROPOSED SITE GREENSPACE PERCENTAGE	APPROX. 13.2%

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE/SITE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF CURBS, SIDEWALKS AND HARDSCAPES. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ACCESS PANELS, WATER VALVES, SEWER STRUCTURES AND MECHANICAL EQUIPMENT WITH CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ACCESSIBILITY OF MECHANICAL AND ELECTRICAL ITEMS.
4. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION, WHETHER OR NOT NOTED ON DEMOLITION PLAN. (COORDINATE WITH CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS)
5. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION AREAS AS REQUIRED TO MAINTAIN REQUIRED BUILDING EXITS.
6. SALVAGED MATERIAL SHALL BE CLEANED UP AND RETURNED TO THE OWNER AS DIRECTED.
7. KEEP NOISE TO A LEVEL ACCEPTABLE TO OWNER.

EROSION CONTROL / SITE PREP MEASURES:

1. CONTRACTOR TO CONSTRUCT AND MAINTAIN ALL STORMWATER MANAGEMENT EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND THE CONSTRUCTION & POST CONSTRUCTION PERFORMANCE STANDARDS OF THE WISCONSIN ADMINISTRATIVE CODE (INCLUDING BUT NOT LIMITED TO CHAPTERS NR151 AND NR154.)
2. GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL AND STORMWATER MANAGEMENT MEASURES AS INDICATED ON THIS SHEET, OR AS REQUIRED. THE GRADING CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR PROPERLY MAINTAINING THE EROSION CONTROL AND STORMWATER MANAGEMENT MEASURES. ALL EROSION & SEDIMENT CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK THROUGHOUT THE DURATION OF THE PROJECT. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. GRADING CONTRACTOR TO INSTALL FILTER FABRIC FENCES (OR OTHER MEASURES OF EROSION CONTROL PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES. FENCES WILL BE ADJUSTED AND/OR RELOCATED BY THE GRADING CONTRACTOR AS REQUIRED BY THE CONSTRUCTION SEQUENCE.
4. CONTRACTOR TO INSTALL FILTER FABRIC BARRIERS PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES ON ALL CURB INLETS AND CATCH BASINS THAT MAY BE AFFECTED BY RUNOFF FROM THE CONSTRUCTION SITE.
5. CONTRACTOR TO INSTALL STRAW BALE BARRIERS PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES ON ALL DRAINAGE CHANNELS THAT MAY BE AFFECTED BY RUNOFF FROM THE SITE.
6. THE CONTROLLED ENTRIES/EXITS SHALL BE MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES.
7. ALL SEDIMENT REACHING THE PUBLIC ROADWAYS SHALL BE REMOVED BY STREET CLEANING (OTHER THAN FLUSHING), BY THE CONTRACTOR AT THE END OF EACH WORK DAY (PER BEST MANAGEMENT PRACTICES.)
8. IF DEWATERING OF THE SITE IS REQUIRED, WATER PUMPED FROM THE SITE SHALL BE TREATED AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES
9. ALL WHOLE AND UNUSED BUILDING MATERIALS WILL BE PROPERLY DISPOSED OF SO AS NOT TO BE CARRIED BY RUNOFF INTO A STORM SEWER SYSTEM.
10. SILT FENCING MAY BE OMITTED WITH THE CONCURRENCE OF CITY OFFICIALS WHERE EXCAVATION EXTENDS TO AN UNDISTURBED SURFACE SUCH AS PAVEMENT OR GRASS, AND IT IS APPARENT THAT SILT FENCING WILL NOT CARRY SEDIMENT OFF THE CONSTRUCTION SITE
11. SITE SHALL BE GRADED TO MEET DRAWING INTENTS PRIOR TO PAVING
12. SEDIMENT MUST BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT .5 FOOT DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
14. ALL SEEDS AREAS SHALL BE FERTILIZED, RESEEDS AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
15. ALL TEMP. TOPSOIL STOCK PILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY AND SHALL BE PROTECTED WITH A SILT FENCE AROUND THE DOWN SLOPE AND SIDE SLOPES OF THE PILE.

EXISTING NOTES:

- 1) EXIST. PLANS AND STRUCT. INFORMATION FOR REF. ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONST. BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- 2) VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, WATER, ETC.) WITH LOCAL MUNICIPALITY, OWNER, & GENERAL CONT. PRIOR TO INSTALLATION. UTIL. SERVICE EXISTS AT CURRENT STRUCTURE, MODIFY AS NECESSARY.
- 3) ALL HVAC EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO DUCT WORK) SHALL BE VERIFIED BY HVAC CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
- 4) ALL ELECTRICAL EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO PANELS, FIXTURES, OUTLETS, SWITCHES, ETC.) SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL.
- 5) CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW WORK.
- 6) SEE SECTIONS AND ELEVATIONS FOR ADDITIONAL DEMOLITION INFO - (TYP)
- 7) ITEMS TAGGED FOR DEMO SHOULD BE CONSIDERED FOR REFERENCE ONLY. ALL CONDITIONS SHOULD BE VERIFIED IN FIELD BEFORE WORK BEGINS.

EXISTING SITE INFORMATION:

- 1) EXISTING SITE PLAN BASED ON SURVEYOR'S INFORMATION, VERIFY WITH SURVEY FOR ALL EXISTING SITE CONDITIONS.
- 2) COORDINATE WITH GENERAL CONTRACTOR FOR EXISTING ITEMS TO BE REMOVED/ RELOCATED FOR NEW CONSTRUCTION

SITE PLAN NOTES:

- 1) DIMS TO THE PROPERTY LINE ARE TAKEN PERPENDICULAR AND PARALLEL UNLESS OTHERWISE NOTED.
- 2) BUILDING ALIGNED TO LOT BOUNDARY OF MAJOR STREET. SEE CIVIL DWGS. FOR DIMENSIONS.
- 3) UTILITIES TO NEW STRUCTURE FROM EXISTING LATERALS IN PUBLIC RIGHT OF WAY, GENERAL CONTRACTOR TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES W/ LOCAL MUNICIPALITY.
- 4) ANY SEDIMENT REACHING THE STREET DURING CONSTRUCTION SHALL BE CLEANED-UP IMMEDIATELY.
- 5) ALL ROOF DRAINS AND DOWNSPOUTS DRAIN TO ONSITE STORM SEWER/WATER DETENTION AREA. SEE CIVIL DWGS.
- 6) GENERAL PROJECT NOTES:
 - 1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT, REFER TO IBC CH. 33 (SAFEGUARDS DURING CONSTRUCTION) FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.
 - 2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DO TO GENERAL CONTRACTOR'S/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.
 - 3) ALL CONTRACTORS SHALL BECOME FAMILIAR WITH SITE PRIOR TO BIDDING. GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.
 - 4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - 5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING W/ ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.
 - 6) ALL MECH., ELEC., PLUMB & FIRE PROTECTION SYSTEMS/ EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER ASSUME FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION AFTER OCCUPANCY.
 - 7) THE INSTALLATION AND EXECUTION OF ALL PRODUCTS & MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS, INSTRUCTIONS AND SPECIFICATIONS.
 - 8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.
 - 9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WITH WORK.
 - 10) ALL CONCRETE FLATWORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL DRAWINGS FOR CURING COMPOUND SPECIFICATIONS (SUBMIT CURING COMPOUND TECHNICAL DATA TO ARCHITECT FOR APPROVAL BEFORE PLACING CONCRETE). CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

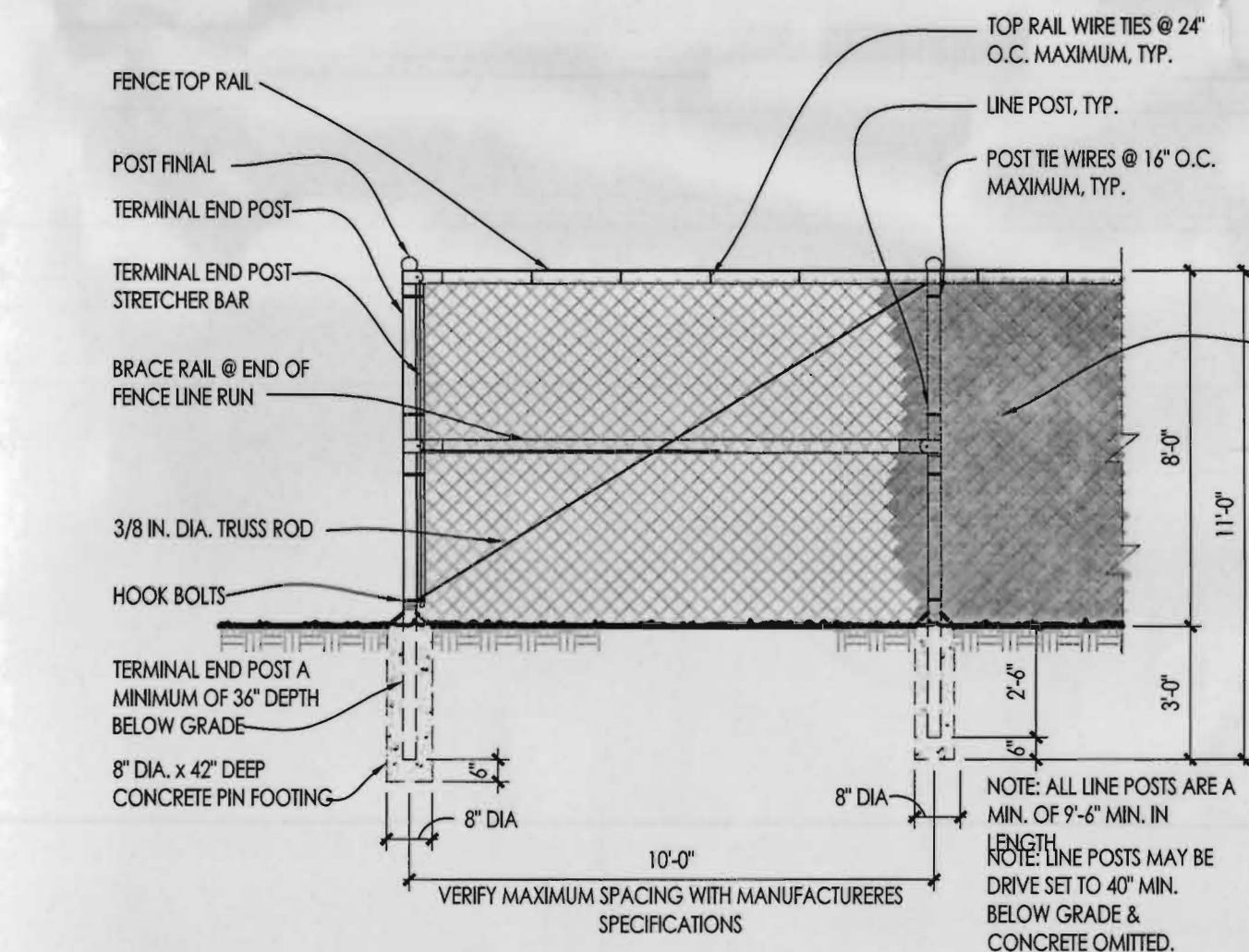
Project:

STEVENSON
PROPERTIES
(NESCO)

11139 W. Beecher St.
West Allis, WI

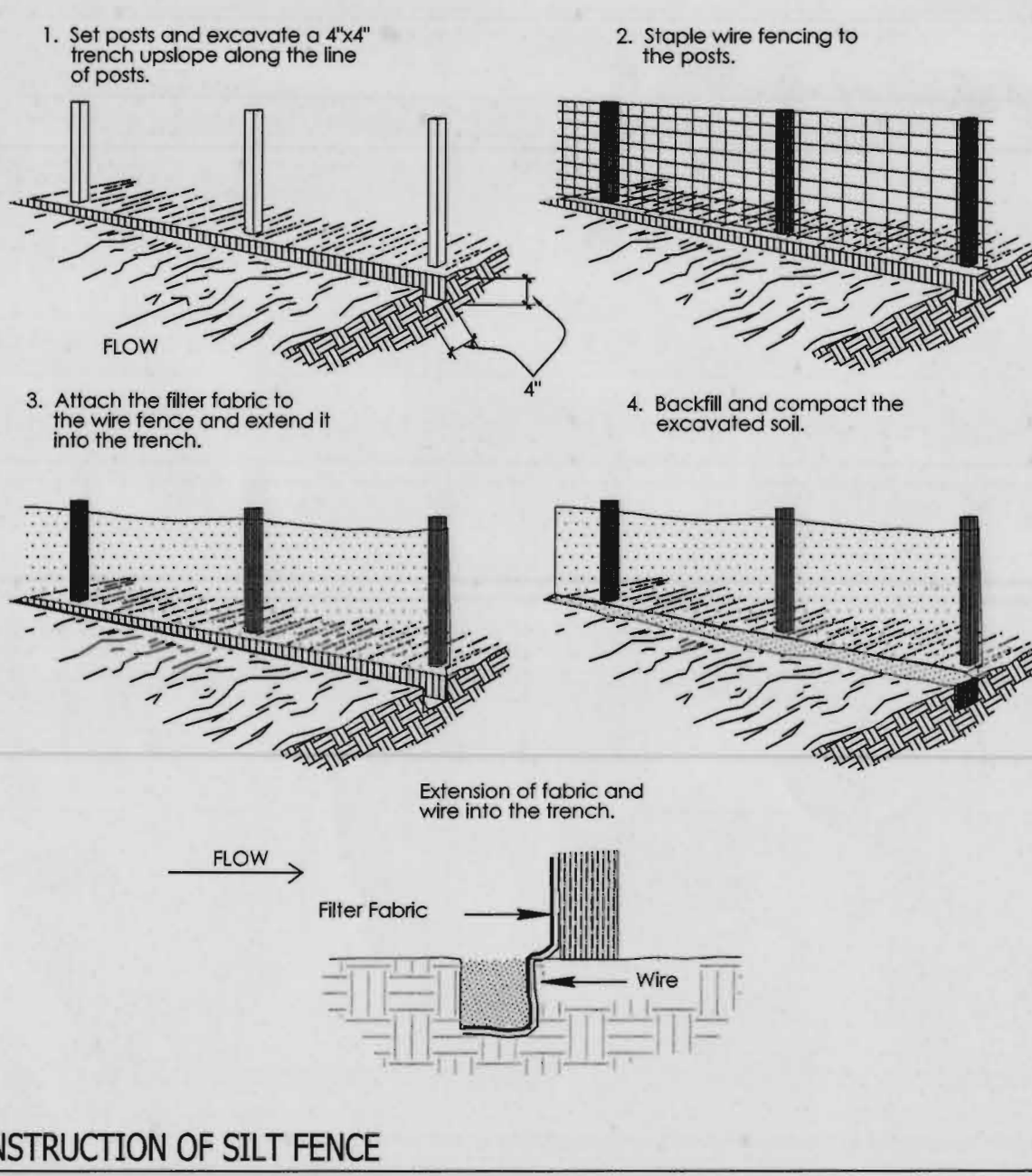
Issuance and Revisions:

Date	Number	Description
12/23/14		Preliminary Site Meeting
12/30/14		City Plan Commission Submittal
02/18/15		Revisions based on Commission & Staff Comments



2 CHAIN LINK FENCE DETAIL

3 EROSION BALES ACROSS DITCH BOTTOM



4 CONSTRUCTION OF SILT FENCE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511 (Toll Free) (262) 432-7910 (877) 300-5972

www.diggershotline.com OR

811
Know what's below.
Call before you dig.

Sheet Title:

PROPOSED SITE DEVELOPMENT
PLAN, GENERAL NOTES
AND PLANT MATERIAL TABLE

Date of Drawing: 02/18/15
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L14-101
Sheet Number:

W. BECHER ST.

Project:

STEVENSON
PROPERTIES
(NESCO)

11139 W. Beecher St.
West Allis, WI

Issuance and Revisions:

Date	Number	Description
12/23/14		Preliminary Site Meeting
12/30/14		City Plan Commission Submittal
02/18/15		Revisions based on Commission & Staff Comments

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ALTERATIONS MADE BY ANYONE OTHER THAN
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Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES
AND PLANT MATERIAL TABLE

Date of Drawing: 02/18/15
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L14-101
Sheet Number:

LSP1.1

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	AcroUG		Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2'-Cal - 8.8.8	
2	CocaJN		Carpinus caroliniana 'J.N. Strain'	Firespire Muscadine	1 1/2'-Cal - 8.8.8	
3	ComaGG		Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	2'-Cal - 8.8.8	
4	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	2'-Cal - 8.8.8	
3	MaS		Malus x 'Snowdrift'	Snowdrift Crabapple	2 1/2'-Cal - 8.8.8	
2	PycaCS		Pyrus catterana 'Cleveland Select'	Cleveland Select Calery Pear	2 1/2'-Cal - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	JucoM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	6'-7' - 8.8.8	
17	JucoS		Juniperus scopulorum 'Skyrocket'	Skyrocket upright Juniper	6'-7' - 8.8.8	
3	PiceB		Picea densata 'Bailey'	Black Hills Spruce	6'-7' - 8.8.8	
5	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	6'-7' - 8.8.8	
12	ThocN		Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-7' - 8.8.8	
-	ExisG		Existing	Existing	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	CocaE		Cornus alba 'Elegantissima'	Variegated red twig dogwood	2'-3' - 8.8.8	
18	CocaC		Cornus sanguinea 'Cato'	Arctic Sun Red Twig Dogwood	18' - Cont	
3	EuallUF		Euonymus alatus 'Uniflorgettable Fire'	Uniflorgettable Fire Burning Bush	24'-30' - 8.8.8	
9	RakO		Rosa 'Knockout'	Knock Out Rose	18' - Cont	
23	SprP		Spiraea fritchiana 'J.N. Select A'	Pink-alcious Spiraea	18' - Cont	
10	Vica		Viburnum carlesii	Korean Spice Viburnum	24'-30' - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
28	JupISG		Juniperus x pfitzeriana 'MonSari'	Sea of Gold Juniper	18' - 24' - 8.8.8	
17	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3'-4' - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	Caray		Campsis radicans 'Flava'	Yellow Trumpet Creeper	3'-4' - 8.8.8	
5	CaroM		Campsis radicans 'Monbal'	Balboa Sunset Trumpet Creeper	3'-4' - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	Cabr		Calamagrostis brachytricha	Korean Feather Reed Grass	1'-Gal - Cont	
10	Bo-N		Bouteloua curtipendula 'Northwind'	Northwind Switch Grass	1'-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
26	HeCa		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2' Pot	
20	HeHR		Hemerocallis x 'Happy Returns'	Happy Returns Dwarf Daylily	4 1/2' Pot	

LANDSCAPE PLAN GENERAL NOTES

** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. **

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S 'MARK SETS' OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1-1996.
- DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SOILED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DESIGNATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE TOPPING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:
-ONE (1) 2-CUBIC FOOT BALE OF PEAT MOSS,
-2 POUNDS OF 5-10-5 GARDEN FERTILIZER,
-1/4 CUBIC YARD OF COMPOSTED MANURE,
PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

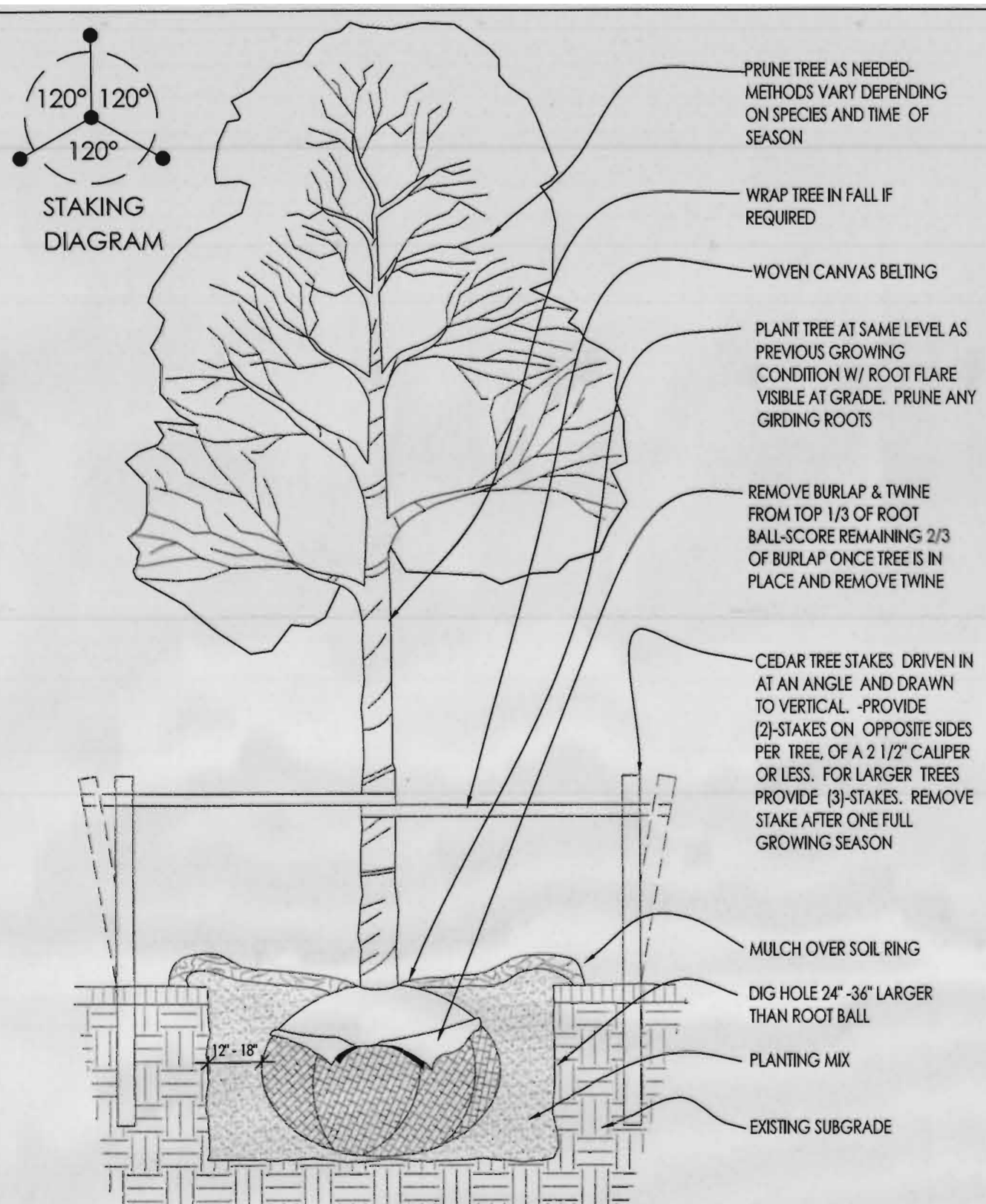
DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

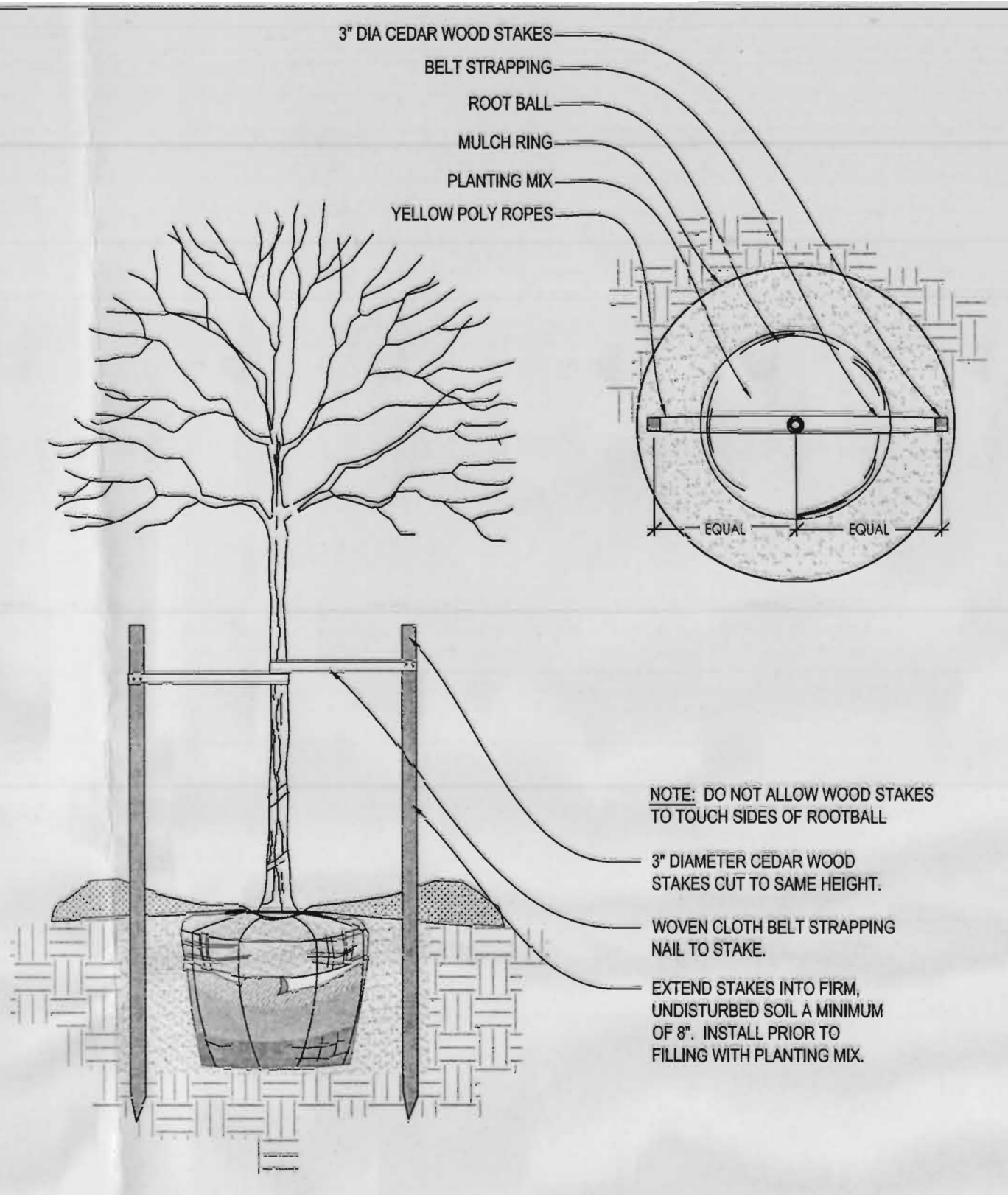
UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8811, (262) 432-7910 (877) 500-9592
www.DiggerHotline.com
OR

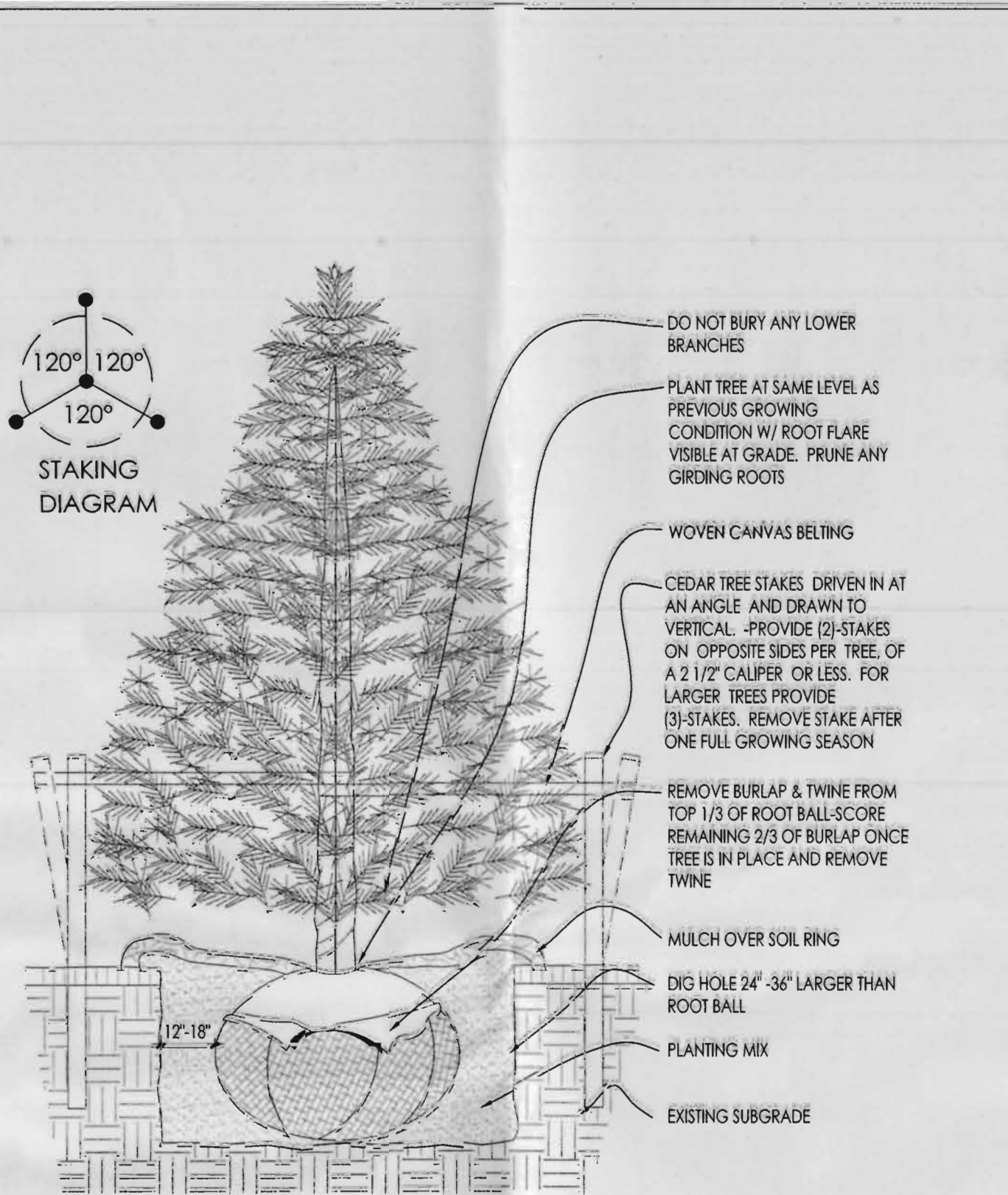
Know what's below.
Call before you dig.



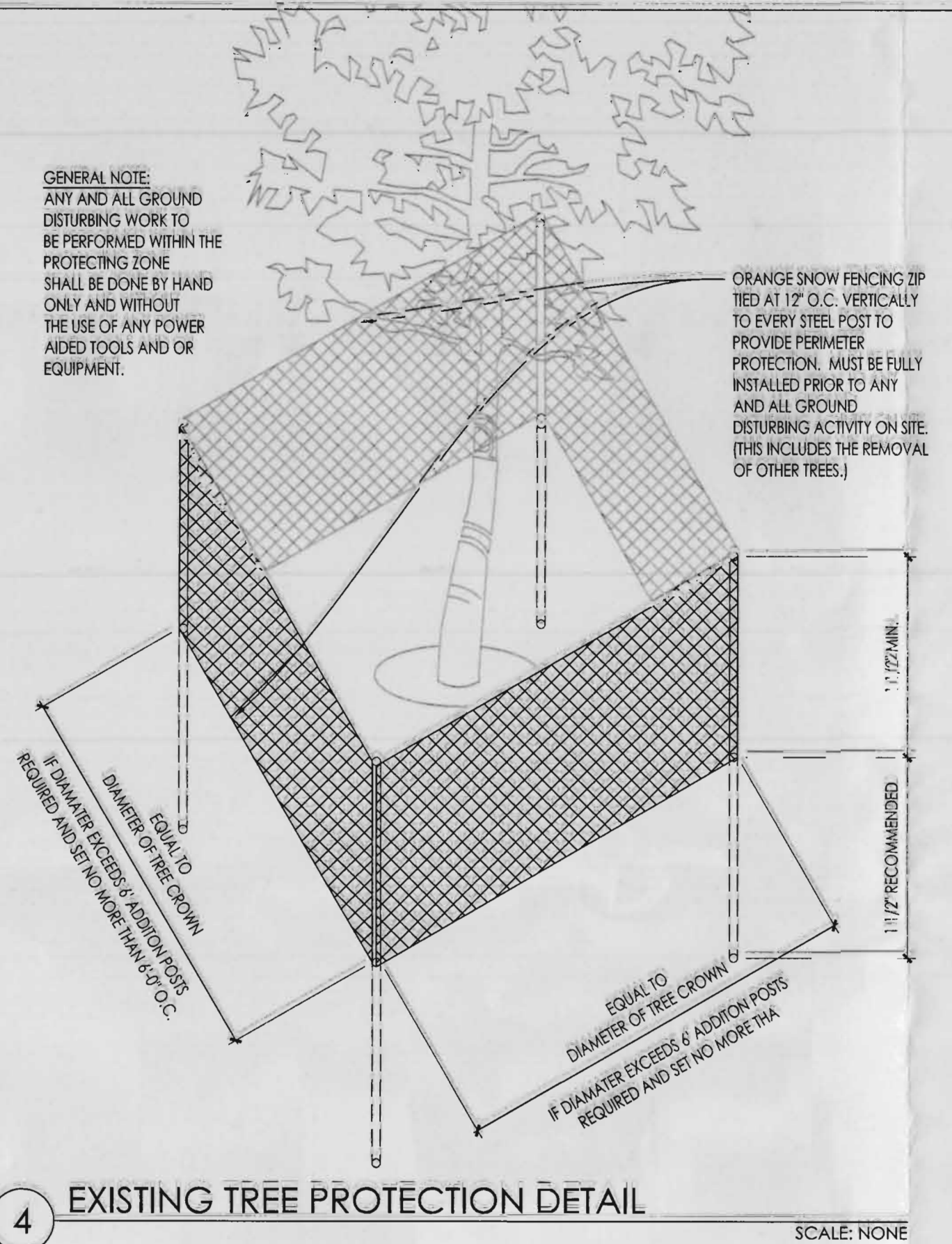
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



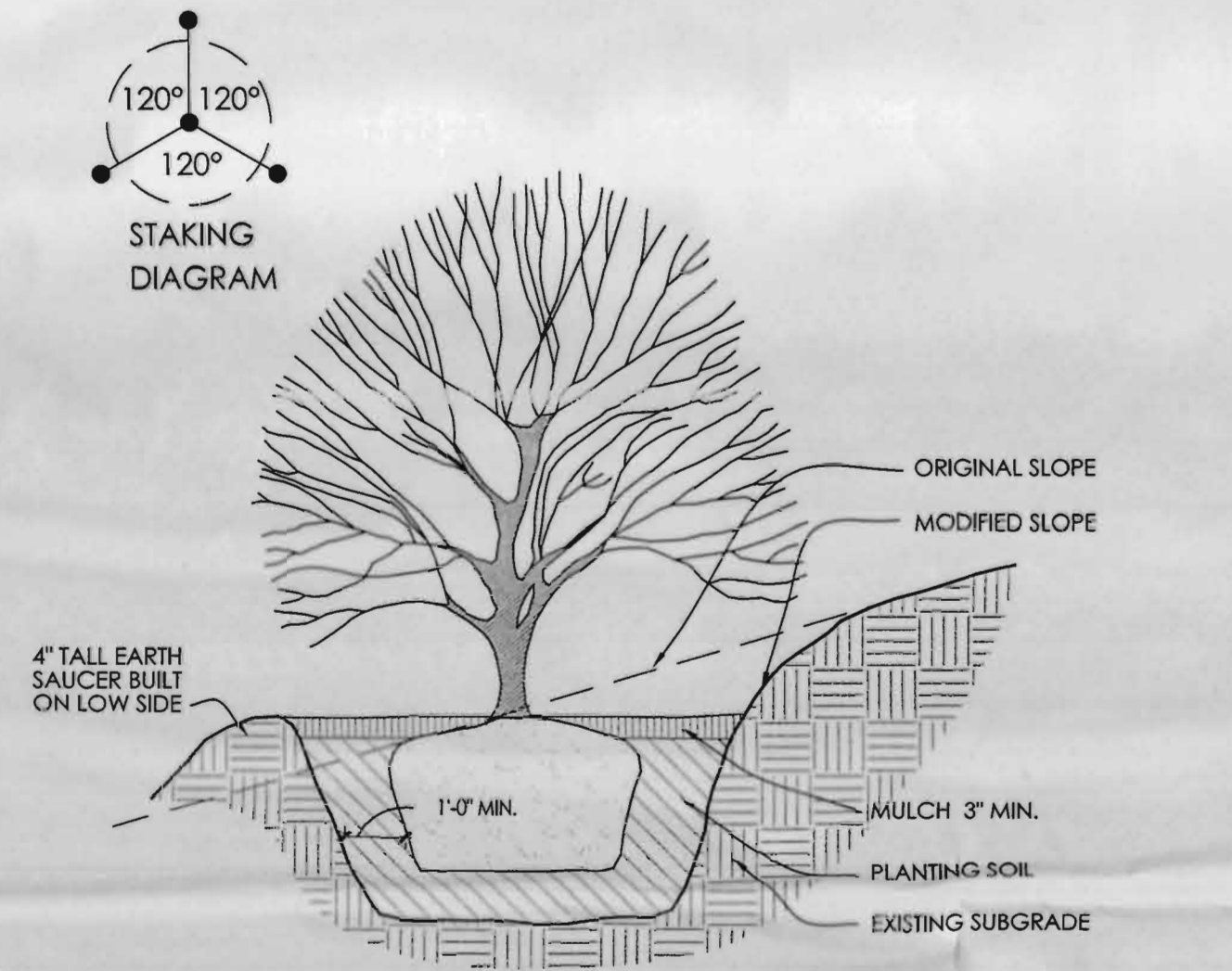
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



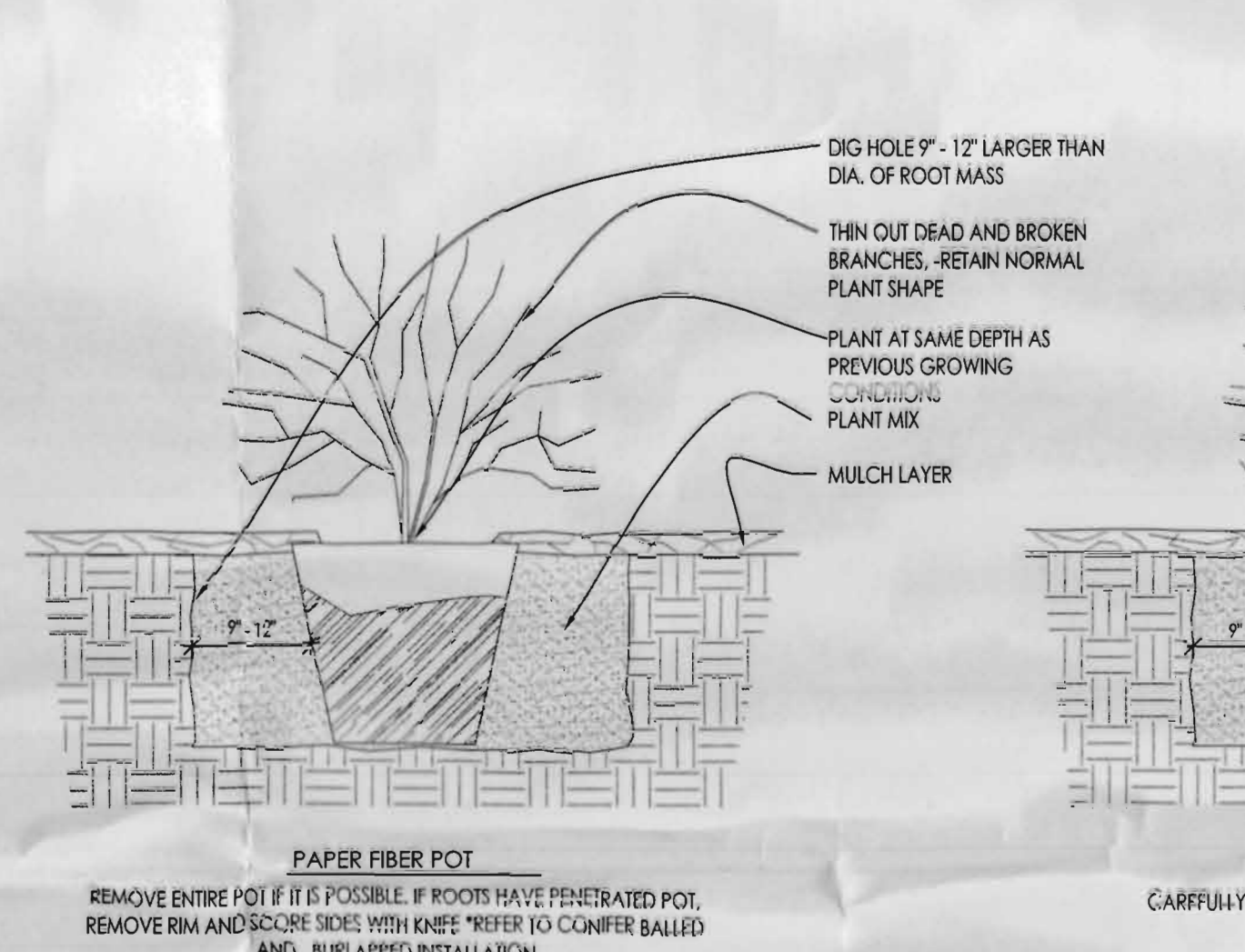
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



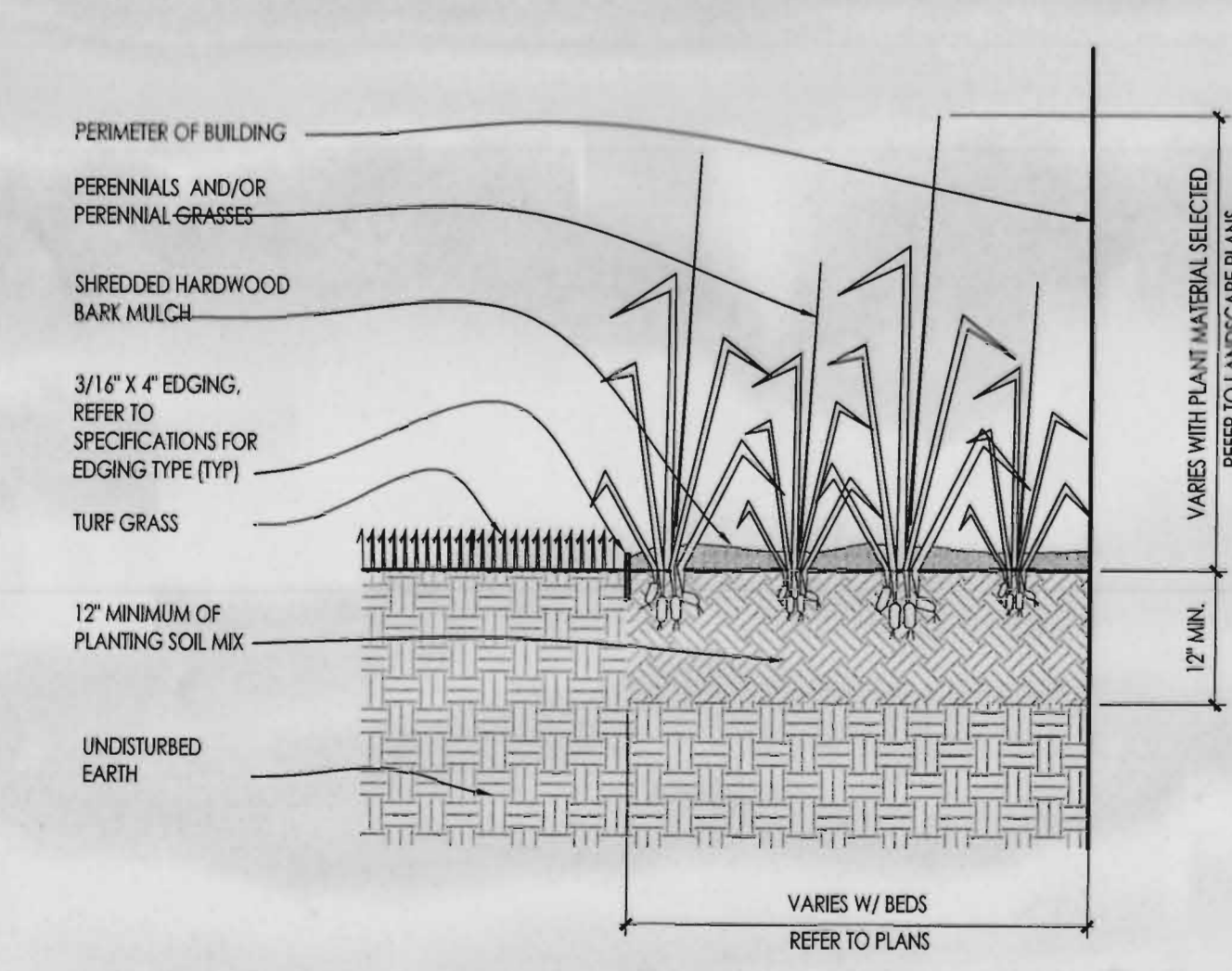
5 SLOPE PLANTING DETAIL SCALE: NONE



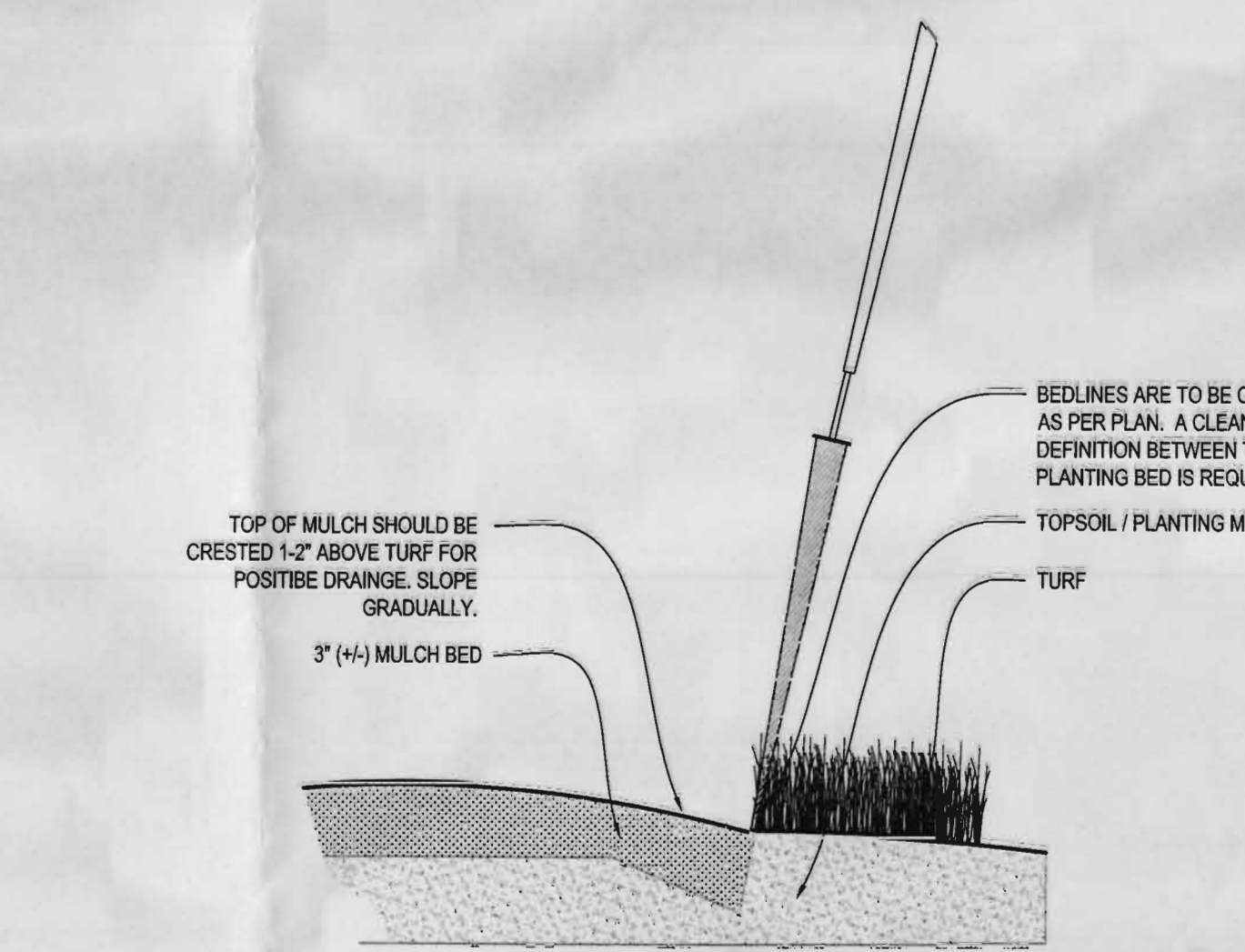
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



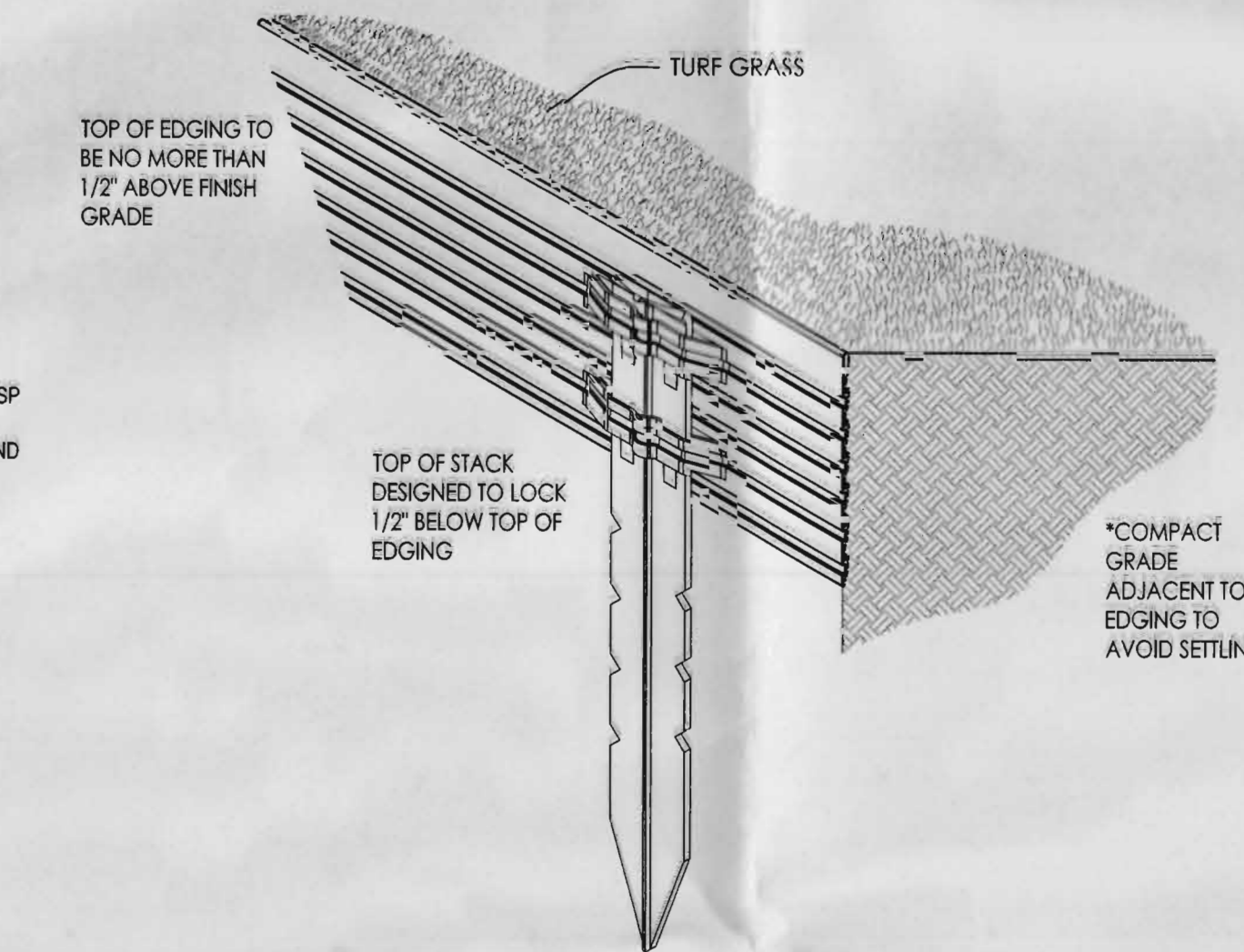
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



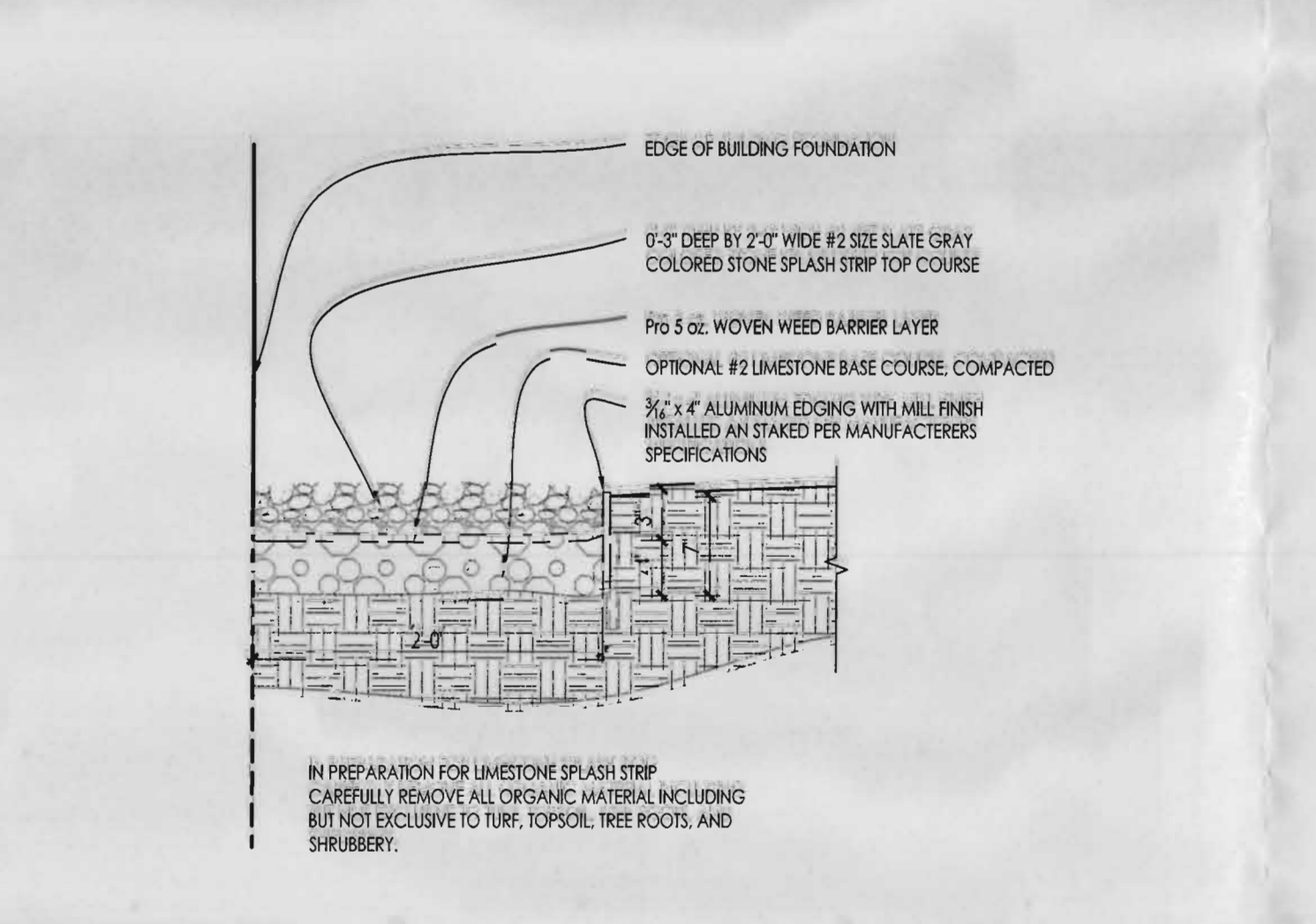
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



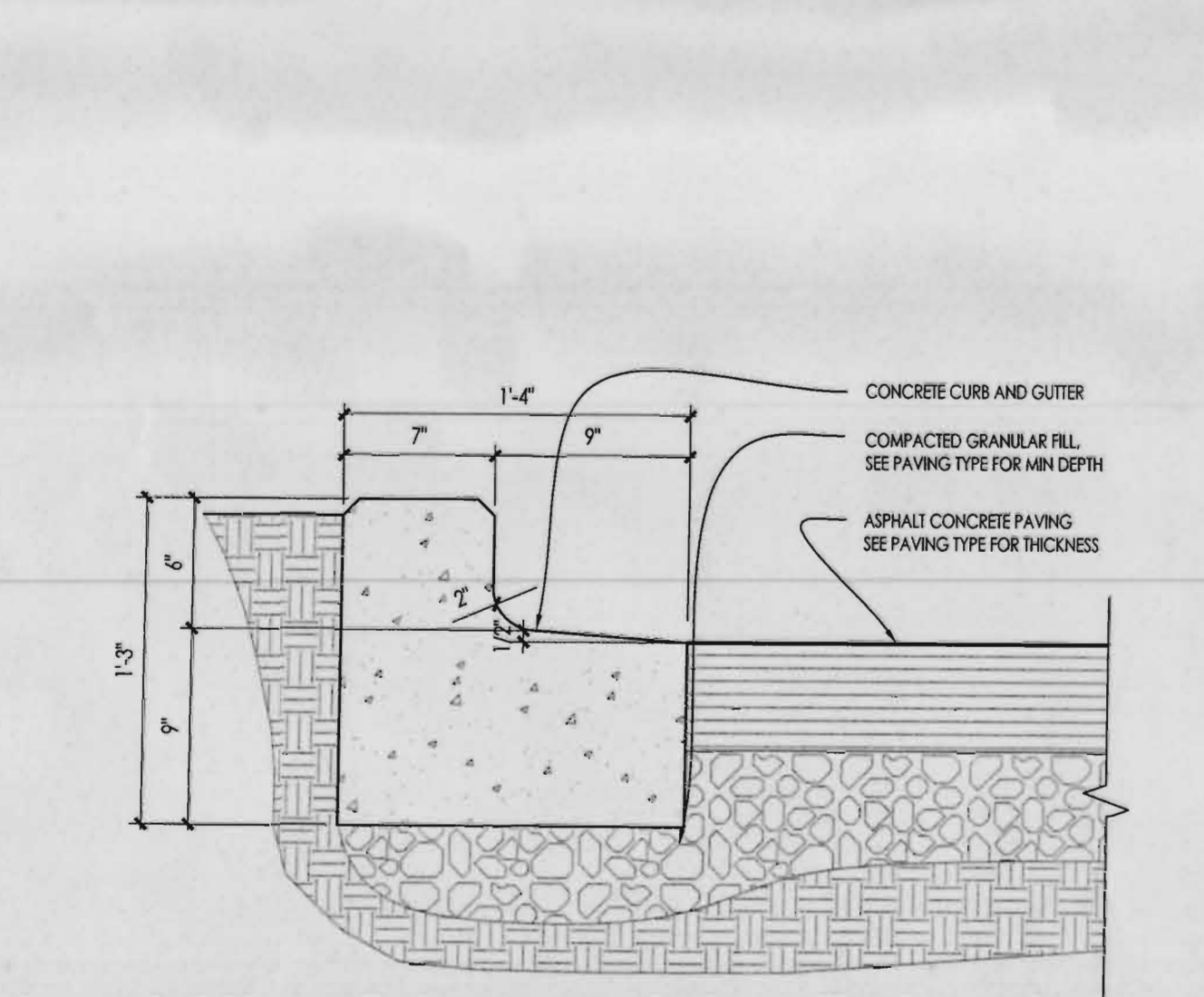
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



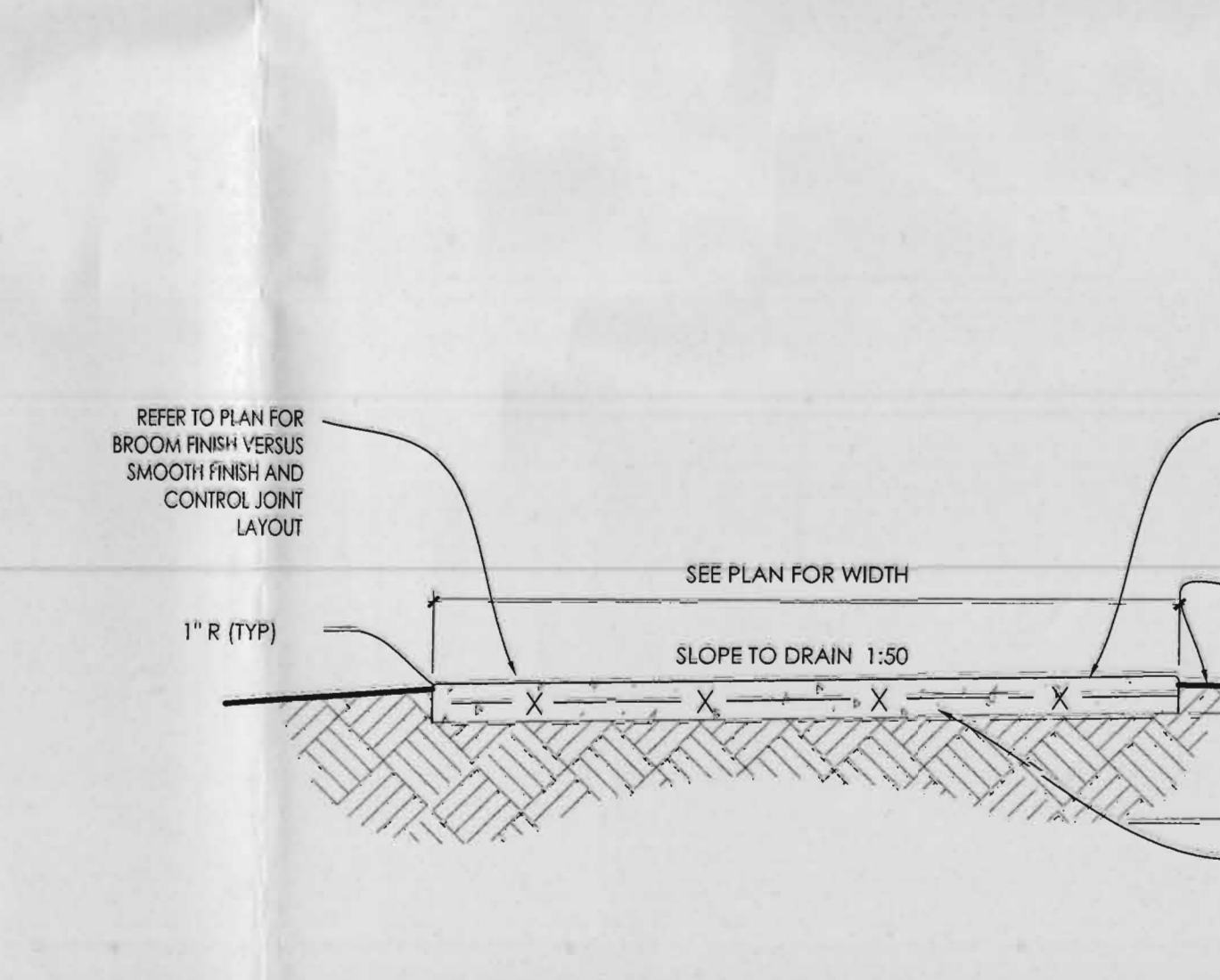
10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



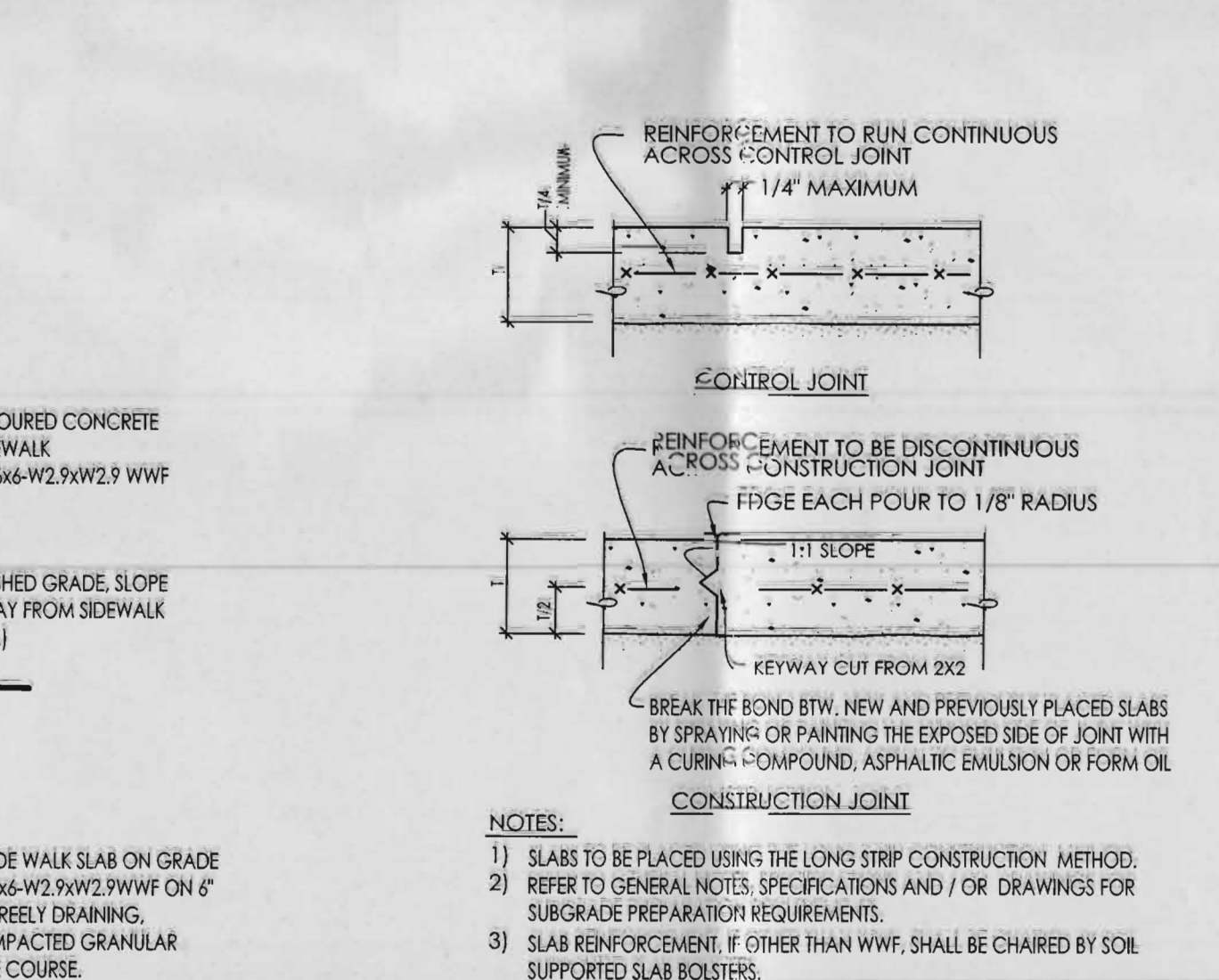
11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>



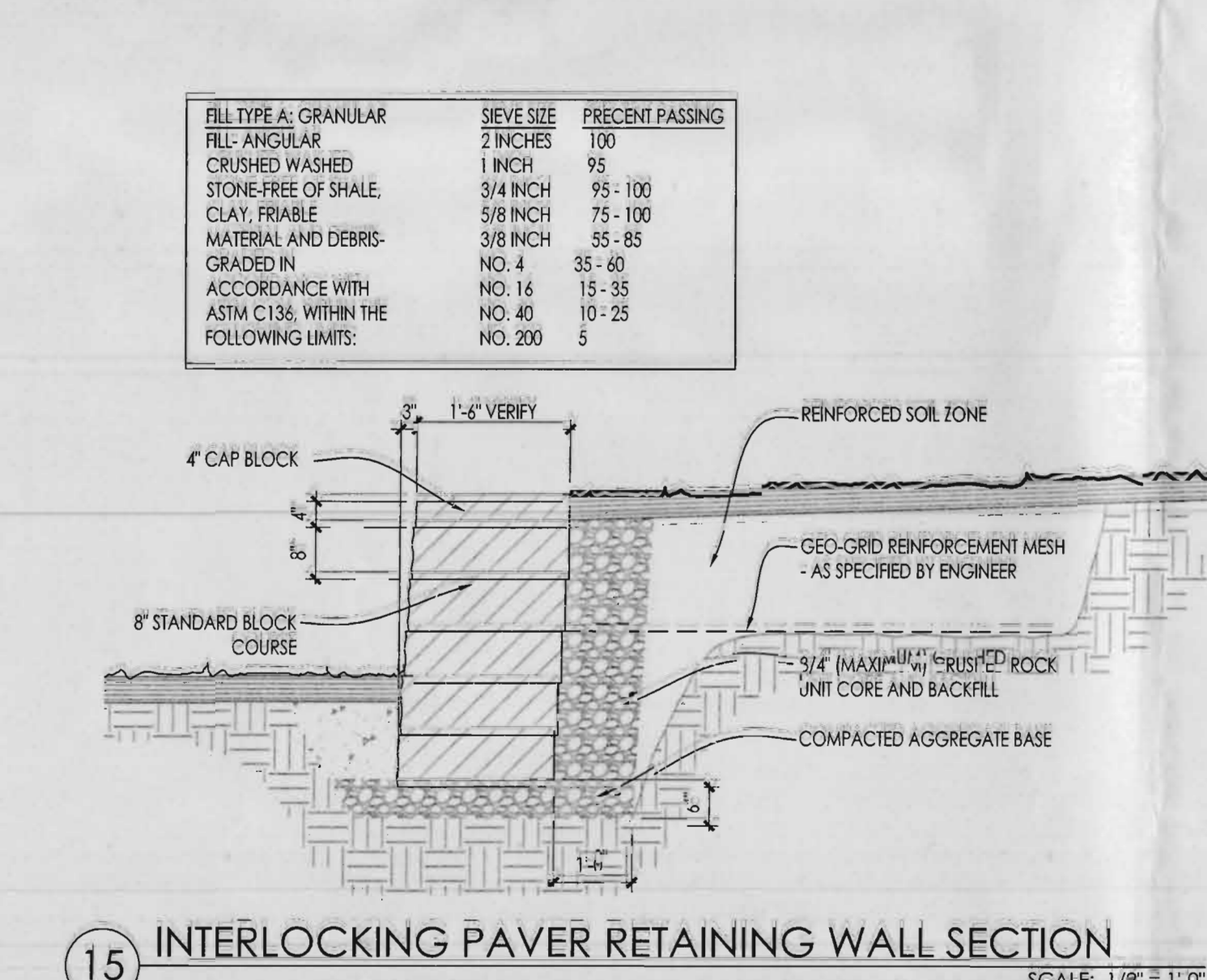
12 CONCRETE INTERLOCKING PAVER DETAIL SCALE: 1 1/2\"/>



13 CONCRETE SIDEWALK SCALE: 1 1/2\"/>



14 SLAB-ON-GRADE JOINT DETAILS SCALE: NONE



15 INTERLOCKING PAVER RETAINING WALL SECTION SCALE: 1 1/2\"/>

Issuance and Revisions:		
Date	Number	Description
12/23/14		Preliminary Site Meeting
12/30/14		City Plan Commission Submittal
02/18/15		Revisions based on Commission & Staff Comments

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Sheet Title:
PROPOSED LANDSCAPE PLAN
PLANTING AND SITE CONSTRUCTION
DETAILS

Date of Drawing: 02/18/15
Scale: As Noted
Drawn By: MCD
Job Number: L14-101
Sheet Number: