



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, December 11, 2024**  
**Room 128, West Allis City Hall**  
**6:00 PM**

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

- Revised Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility (phase 2 addition), located at 1300 S. 109 St. (Tax Key No. 445-0715-002).**

**Overview and Zoning** [Recap 2023-24](#)

The West Allis West Milwaukee School District [Recreation Department](#) has an existing location at 2450 S. 68 St. and is preparing to open a second location in the former [Lane Intermediate School](#) at 1300 S. 109 St.

In the Fall of 2023, Common Council approved rezoning of the property from residential to commercial (RA-3 to C-3). This allowed next steps toward developing plans and pursuing a conditional use.

The 4.2-acre property is now zoned C-3 Commercial, and the Future Land Use Classification is Civic. The C-3 district allows “indoor recreation” as a conditional use. Indoor recreation is broadly [defined](#) in the zoning code as *the use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants entirely within a building.*

The following year, in March of 2024, the WAWM School District/Recreation Department applied for Conditional Use and Site, Landscaping, and Architectural Design review before the Plan Commission and recommended Common Council approval. The Common Council approved the conditional use at the public hearing in April of 2024.

The WAWM School District/Recreation Department has since commenced phase one demo and construction per the April conditional use approval. They are now seeking design approval of the subsequent Phase 2 building addition of indoor recreational facilities on site per their approved master plan.





Phase one (underway) – two-story 17,029-sf building includes existing gymnasium and interior renovation of spaces including enlarged and enhanced multi-purpose rooms for a variety of programming – parent/child classes, fitness classes, community meetings, staff training & development, art classes, etc. West Allis-West Milwaukee School District board room space, conference rooms, toilet rooms, and support spaces.

Phase two (proposed) - single-story new construction/addition housing fitness center and support spaces south of the existing building totaling 8,575 square feet along with finish/interior renovations within first floor of the existing building totaling 2,760 square feet.



Phase 3 (pending) – single-story new construction/addition housing indoor recreation and pool area(s).

### Highway 100 Corridor study

The 2018 Highway 100 Corridor Plan established some basic goals of increasing the mix and diversity of uses along Hwy 100, increasing mobility, creating walkable destinations, help establish a brand identity for the corridor, promote desired development patterns. The Common Council rezoned the property in October of 2023 based on compatibility with the [Comprehensive plan](#) and [Hwy 100 Corridor study](#). The former low density residential zoning of the property didn't promote the full potential for the subject property (located on State Highway 100).

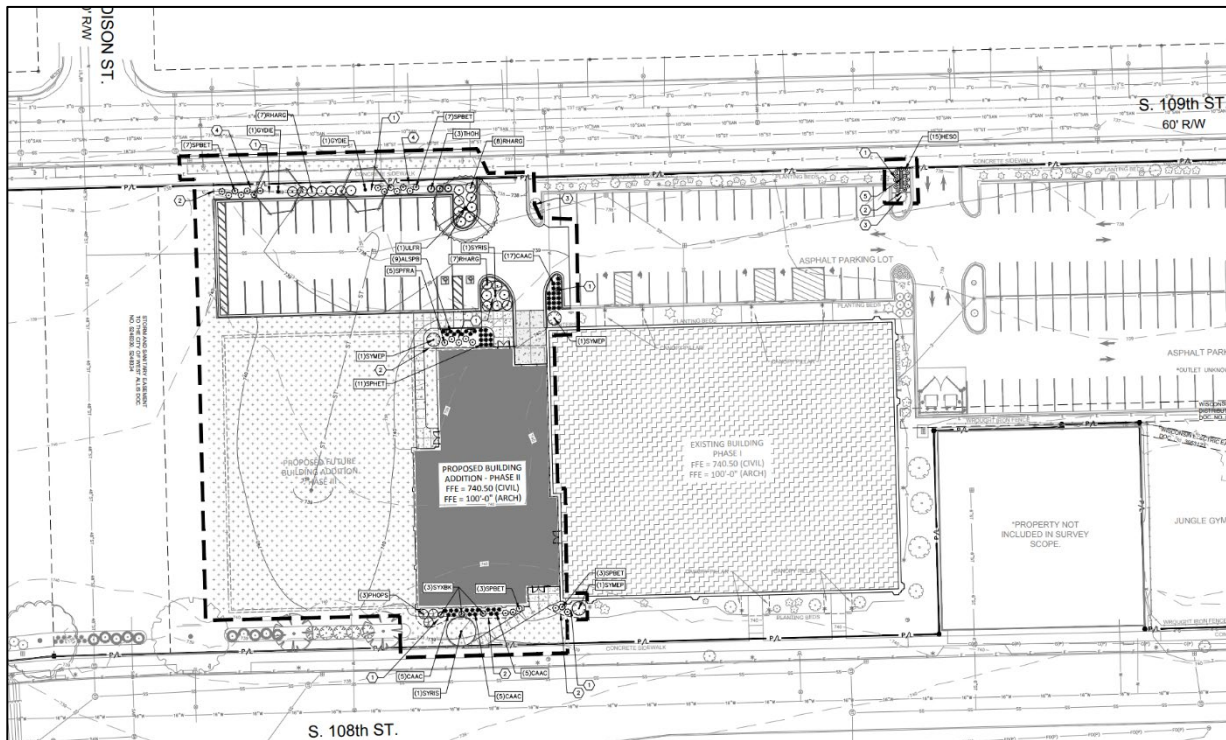
### The look ahead - Phase 2 proposal - Site, Landscaping, and Architectural Plans

As part of the original scope of work proposed under the conditional use permit in April of 2024, WAWM Rec Department has demolished the older (south) portion of the existing Lane school buildings while

renovating the newer (north) portion that includes the gymnasium. The next phase (phase 2) will be new construction of a building for added indoor recreation. A future phase 3 addition will likely follow with a remnant portion of land about (1.18 acres) on the south end of the property. This area will likely remain undeveloped in the near future but could be split via CSM for future development. Common Council has previously encouraged the school district for this remaining undeveloped piece of land to be considered for future taxable development. Of note, there is an older storm sewer running under the north end (extending from W. Madison St. toward Hwy 100) and will remain. While future development is currently unknown, the existing underground utilities will need to be considered, as construction of buildings over the a storm sewer is not recommended.

Since the mass demolition of the south and central portions of the former Lane School, phase one work has been underway on closing the building, completing exterior finishes, and interior renovations to the remaining two-story 17,029-sf gymnasium building. With phase one nearing substantial completion at the end of the year, the second phase of the master plan project is being presented to Planning Commission for design review.

The second phase consists of a single-story addition for housing fitness center and support spaces south of the existing building totaling 8,575 square feet along with finish/interior renovations within the first floor of the existing building totaling 2,760 square feet. The existing parking area along S. 109 St. will be restriped from angle parking to 90-degree parking (27 spaces includes two ADA). New landscaping materials will be added along S. 109 St. and S. 108 St. The area south of the phase two addition will be graded and stabilized with grass until the third phase commences. No access from W. Madison St. is planned. Existing driveway openings will be maintained along S. 109 St. Future additions will prompt a subsequent site, landscaping, and architectural review before Plan Commission. Please refer to the project description and plan set provided at the end of this report.



Phase one construction began in May 2024 and is expected to be completed in January 2025. Phase two construction activities will be coordinated by Construction Manager/General Contractor, CG Schmidt. Construction is scheduled to begin in April 2025 and to be completed in January 2026. The existing building will continue to be occupied during construction with select potential disruptions depending on the specific construction activities on any day. The estimated construction cost as of November 2024 is \$5,250,000.

**Staff Comments**

Engineering – Discuss future 1 acre of developable land area on north end of site and consider extension of W. Madison St. Right-of-Way (RoW) to Hwy 100. Existing Stormwater within easement area to be protected/maintained. May require improvements in advance of future development. Should not be built upon.

Code Enforcement – Demolition and soil erosion permits required.

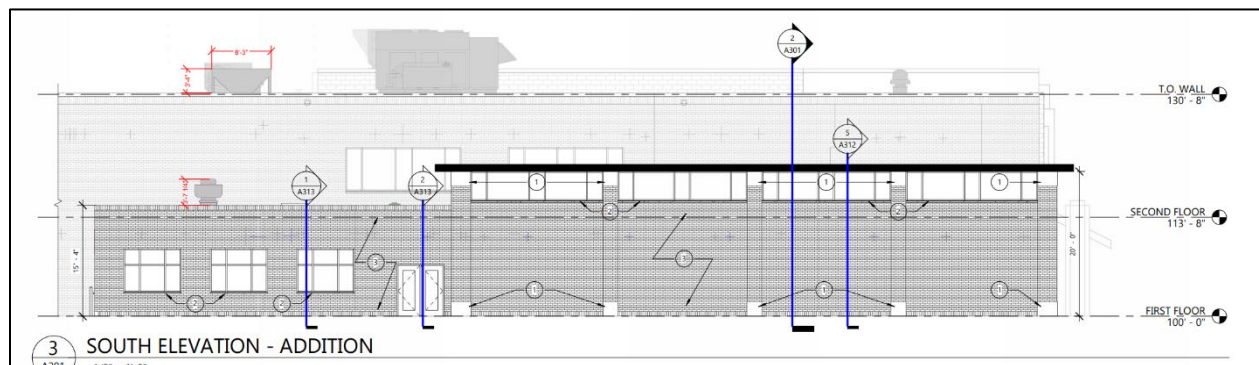
Planning –

- a. new rooftop condensing unit(s) will be included both behind on the single-story rooftop and upon the second-floor roof. Plan Commission may consider additional screening methods around the proposed rooftop units, but staff does not recommend additional screening. The new locations are off set from the rooflines and don't appear to create an aesthetic issue as they will not be visible from S. 109 St. and are far enough away from nearby residential.

- b. Bicycle parking accommodations per [19.44\(3\)](#):

All Civic & Institutional Uses (except school)	1 per 10,000 sq. ft. gross floor area, not to exceed 20 spaces
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- c. Keep the City informed about the school districts plan for the remainder of the property post phase 2-3.



**Recommendation:** Common Council approval of the Revised Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S. 109 St. (Tax Key No. 445-0715-002) subject to the following conditions:

- 1. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) rooftop unit location; (b) bicycle parking accommodations per 19.44(3). Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.

2. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.
3. 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.

# DESIGN REVIEW – PROJECT DESCRIPTION

November 8, 2024

WAWM School District – Activity Center Phase 02  
1300 South 109th Street  
West Allis, Wisconsin  
GDG Project #23.019.02



## Description of Building Improvements:

Proposed building improvements include a single-story addition housing fitness center and support spaces south of the existing building totaling 8,575 square feet along with finish/interior renovations within first floor of the existing building totaling 2,760 square feet. This project is the second phase of the identified master plan for the site; future phase includes a single-story addition for additional recreation department activities. Exterior materials for the addition will align with existing clay masonry and cast stone of existing building and also include accent metal panel at areas of the east and west elevations. The current west main entrance will continue to be utilized by program participants and visitors. New exterior doors will be provided as part of the addition for code required exiting at the east, south, and west elevations. A new overhead sectional door will be provided as part of the addition at the west elevation for general building deliveries. A new rooftop condensing unit will be included in the current project, located on the existing second floor roof, mechanical screening is not planned to be provided. Existing fire department connection will remain and existing fire protection system will be modified and extended to cover the addition. Interior renovation spaces include reconfigured, individual changing rooms and main entrance reception area. Finish renovations are also proposed within the existing first floor including new ceiling tile and wood doors.

## Timeline When Work Will be Completed:

Construction activities will be coordinated by Construction Manager/General Contractor, CG Schmidt. Construction is scheduled to begin in April 2025 and to be completed in January 2026. The existing building will continue to be occupied during construction with select potential disruptions depending on the specific construction activities on any particular day. Estimated construction cost as of November 2024 is \$5,250,000.

## Description of Operations/Services:

The Recreation and Community Services Center offers programs and services that support and enhance physical, mental, emotional, and social health for community members. The department offers programs and services for all ages and abilities. The Activity Center facility is the newest location for the Rec Dept and will offer comparable and additional programming to that of the current Recreation Center. The facility (prior Lane Intermediate School) will be open to all of West Allis and West Milwaukee but will serve as a more convenient location to those on the west side of West Allis. The flexibility of the spaces provided allow for the department to offer a variety of programs and partner with other community organizations and agencies to have a greater reach.

## Days and Hours of Operations:

No change to current days or hours of operation (listed below for reference).

Monday – Friday = 7:00am-9:00pm

Saturday – Sunday = 8:00am-4:00pm (addition hours as needed for special events, rentals, etc.)

600 W. Virginia Street | Suite 602 | Milwaukee, WI 53204  
414.810.7613  
www.gdg-architects.com

APPLETON | CEDARBURG | MILWAUKEE

# INDEX OF DRAWINGS

\*X\* INDICATES ISSUED FOR REVIEW/CONSTRUCTION  
 \*O\* INDICATES ISSUED FOR REFERENCE ONLY

DD	CITY PLAN COMMISSION	50% CD SET	100% CD SET	ADDENDUM A	ADDENDUM B	TBD	TBD	TBD	No.	Sheet Name
X	X								G001	TITLE SHEET, SHEET INDEX, LOCATION MAP
X									G002	GENERAL INFORMATION
X									G101	CODE INFORMATION
	X								C101	SITE DEMOLITION PLAN
X	X								C102	SITE LAYOUT & GEOMETRIC PLAN
	X								C103	SITE GRADING & EROSION CONTROL PLAN
	X								L101	SITE LANDSCAPE PLAN
	X								L201	SITE LANDSCAPE DETAILS
									S000	3D VIEWS AND TITLE SHEET
									S001	STRUCTURAL GENERAL NOTES
									S002	STRUCTURAL SCHEDULES
									S100	FOUNDATION PLAN
X									S101	LOW ROOF FRAMING PLAN
									S102	HIGH ROOF FRAMING PLAN
									S300	CONCRETE SECTIONS & DETAILS
									S301	CONCRETE SECTIONS & DETAILS
									S400	MASONRY SECTIONS & DETAILS
									S401	MASONRY SECTIONS & DETAILS
									S500	STEEL SECTIONS & DETAILS
									S520	STEEL JOISTS SECTIONS & DETAILS
									S521	STEEL JOISTS REINFORCING SECTIONS & DETAILS
X									A001	WALL TYPES
X									A002	GENERAL ARCH DETAILS
X									AD101	DEMOLITION FLOOR PLAN - LEVEL 1
X									AD102	DEMOLITION REFLECTED CEILING PLAN - LEVEL 1
X	X								A100	OVERALL FLOOR PLAN - LEVEL 1
X	X								A101	FLOOR PLAN - LEVEL 1
X									A103	ROOF PLAN
X									A110	OVERALL REFLECTED CEILING PLAN - LEVEL 1
X									A111	REFLECTED CEILING PLAN - LEVEL 1
X									A120	FINISH SCHEDULE
X									A121	FINISH FLOOR PLAN - LEVEL 1
X	X								A201	BUILDING ELEVATIONS
X									A301	BUILDING SECTIONS
X									A311	WALL SECTIONS
X									A312	WALL SECTIONS
X									A313	WALL SECTIONS
X									A411	ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
X									A412	ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
X									A413	ENLARGED PLANS, INTERIOR ELEVATIONS - LEVEL 1
X									A500	GENERAL EXTERIOR DETAILS
X									A601	DOOR SCHEDULE & TYPES



**GROTH**  
 Design  
 Group

PROJECT TEAM	SEAL
<b>ARCHITECT</b>	
<b>GROTH Design Group</b> N55 W6181 Columbia Road Cedarburg, WI 53012 www.gdg-architects.com  PH (262) 377-8001 FX (262) 377-8003	
<b>CIVIL:</b>	
<b>KAPUR, INC.</b> 788 N JEFFERSON STREET SUITE 900 MILWAUKEE, WISCONSIN 53202 414.751.7200	
<b>STRUCTURAL:</b>	
<b>CORE4 ENGINEERING</b> 12308 CORPORATE PARKWAY SUITE 400 MEQUON, WI 53092 262.239.9372	
<b>MECHANICAL:</b>	
<b>MSA PROFESSIONAL SERVICES, INC.</b> 12308 CORPORATE PARKWAY SUITE 400 MEQUON, WISCONSIN 53092 262.246.9090	
<b>PLUMBING:</b>	
<b>MSA PROFESSIONAL SERVICES, INC.</b> 220 E BUFFALO STREET SUITE 201 MILWAUKEE, WISCONSIN 53202 414.296.4333	
<b>ELECTRICAL:</b>	
<b>MSA PROFESSIONAL SERVICES, INC.</b> 116 FREMONT STREET KIEL, WISCONSIN 53042 920.894.7800	

**PROJECT**

**WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02**

**1300 S 109th St  
 West Allis, WI 53214**

# WEST ALLIS-WEST MILWAUKEE

**RECREATION DEPARTMENT - LANE PHASE 02**

**1300 S 109th St  
 West Allis, WI 53214**

**LOCATION MAP**



**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**PROJECT INFO**

Date: 11.08.2024  
 Project No.: 23.019.02

**SHEET TITLE**

TITLE SHEET, SHEET INDEX, LOCATION MAP

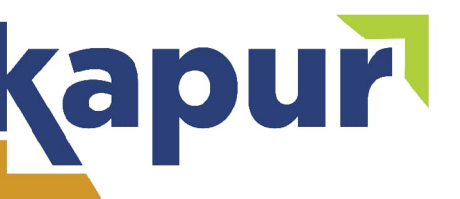
**G001**

PHASE 02 - PLAN COMMISSION SUBMITTAL



GROTH Design Group

N58 W6181 COLUMBIA RD. P.O. BOX 332 CEDARBURG, WISCONSIN 53012 PH. (262) 377-8001 FX. (262) 377-8003



788 N. Jefferson Street, Ste 900 Milwaukee, Wisconsin 53202 kapurinc.com

PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

1300 S 109th St West Allis, WI 53214

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFO

Date: 11.08.2024 Project No: 2301902

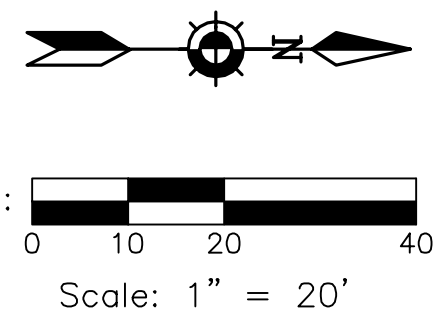
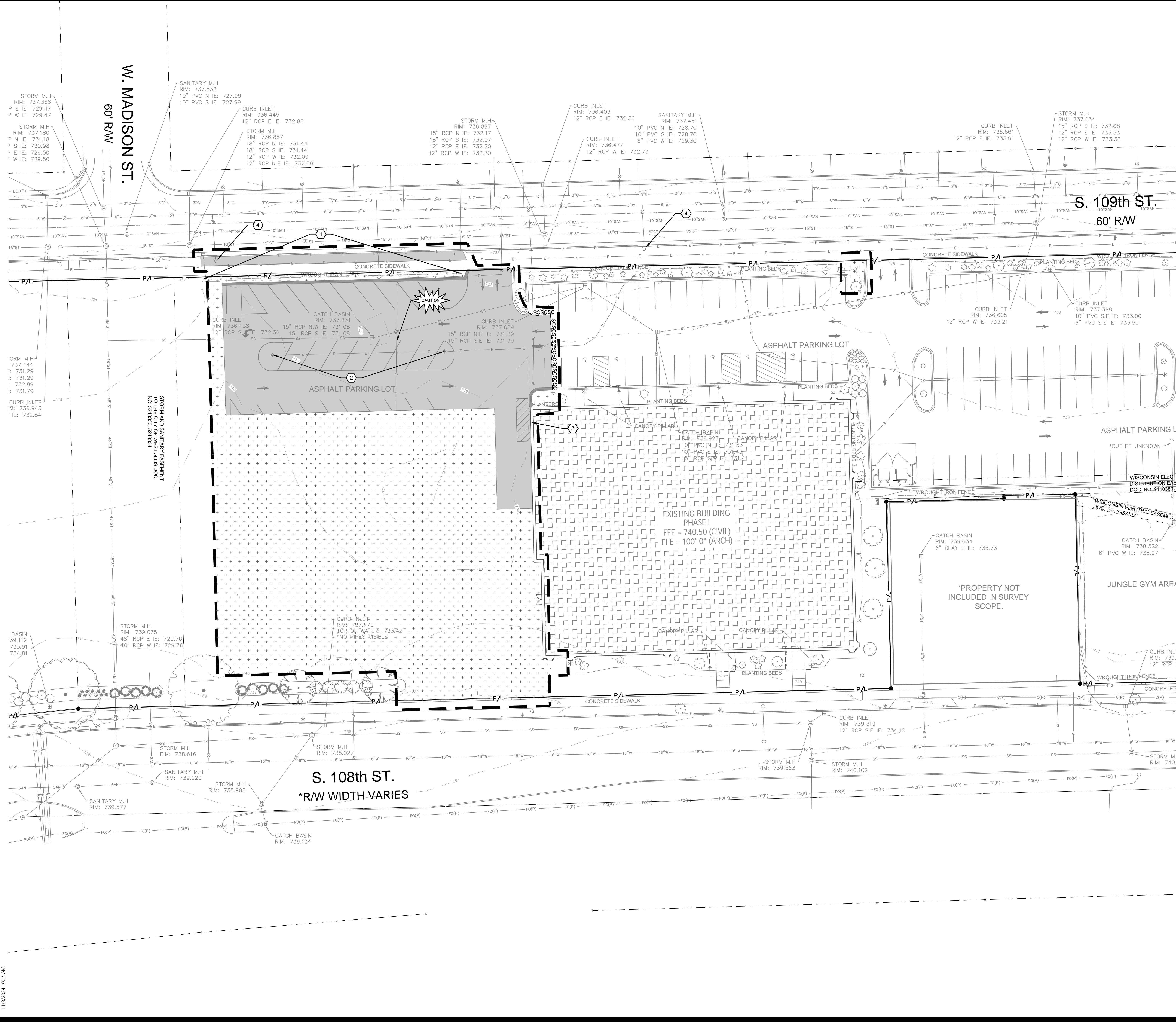
SHEET TITLE

SITE DEMOLITION PLAN

C101

© Groth Design Group, Inc.

PHASE 02 - PLAN COMMISSION SUBMITTAL



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DEMOLITION NOTES

- 1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE...
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES...
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK...
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK...
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS...
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS...
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS...

KEY INDEX

- PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
VEGETATION TO BE REMOVED & DISPOSED OFFSITE IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED, UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
SAWCUT FULL DEPTH
TREES & STUMPS TO BE REMOVED
KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
EXISTING WROUGHT IRON FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION
REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
EXISTING FDC TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION
EXISTING FIRE HYDRANTS TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION

11/8/2024 10:16 AM





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**PROJECT**

WEST ALLIS-WEST  
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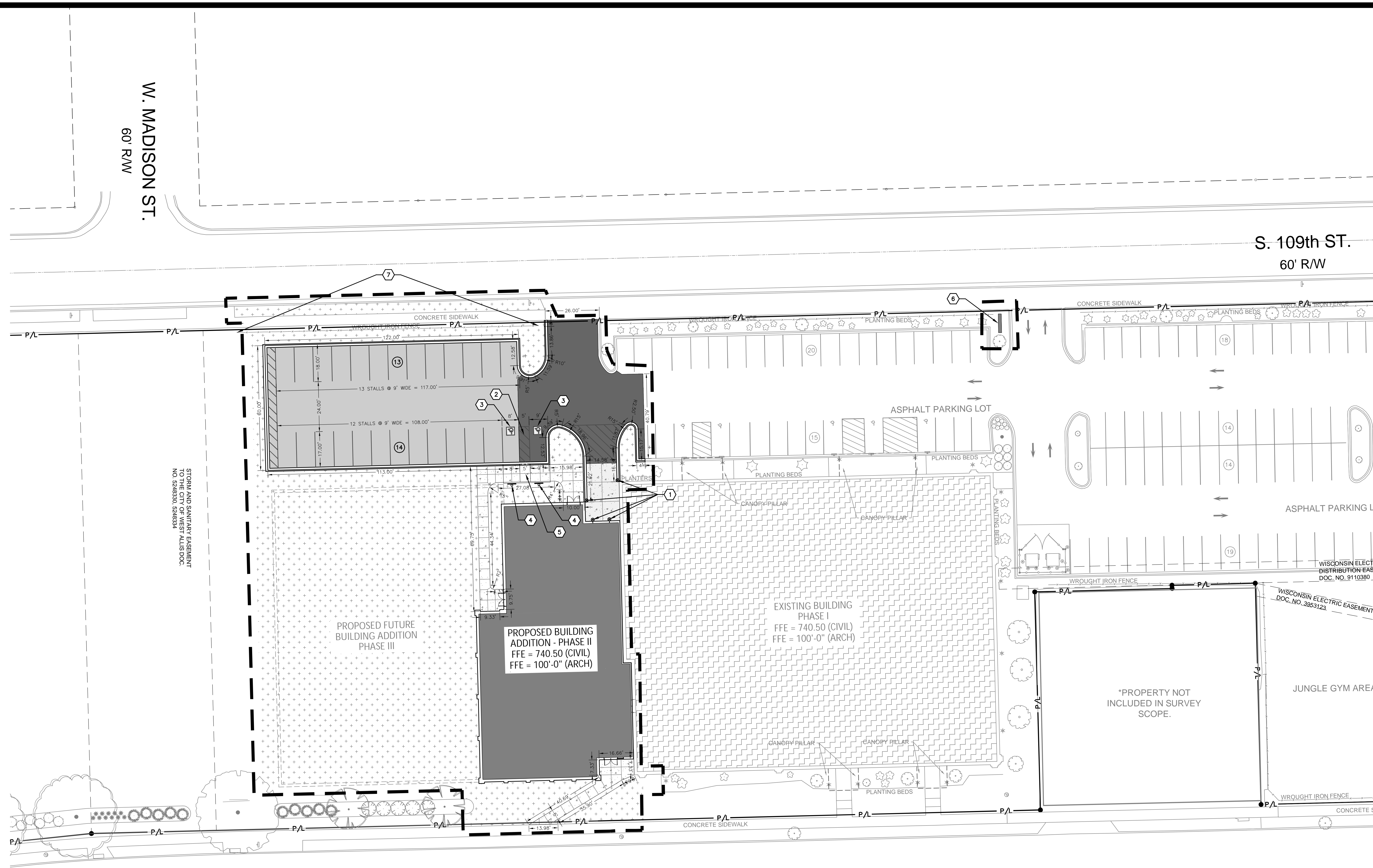
**PROJECT INFO**

Date: 11.08.2024  
Project No: 23.019.02

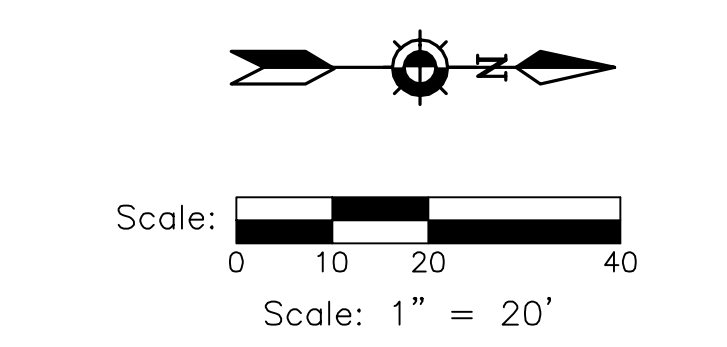
**SHEET TITLE**

SITE LAYOUT & GEOMETRIC PLAN

**C102**



S. 108th ST.  
\*R/W WIDTH VARIES



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**KEY INDEX**

	PROJECT LIMITS	
	PROPERTY LINE	
	EASEMENT LINE	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)	1 C202
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)	1 C202
	NEW CONCRETE SLAB (LIGHT DUTY)	2 C202
	NEW CONCRETE SLAB (HEAVY DUTY)	2 C202
	NEW 18" LOW-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" HIGH-SIDE BARRIER CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" LOW-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" HIGH-SIDE DEPRESSED CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202

**SITE STATISTICS  
PARKING SUMMARY**

**PARKING SUMMARY**  
MAXIMUM ALLOWED PARKING SPACES: 3 PARKING SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA (EXCEPT STORAGE ROOMS) PER SECTION 19.44, ITEM 2 OF THE ZONING CODE.  
GROSS FLOOR AREA OF EXISTING BUILDING LEVEL 1: 25,928 SQ. FT.  
GROSS FLOOR AREA OF EXISTING BUILDING LEVEL 2: 14,402 SQ. FT.  
GROSS FLOOR AREA OF BUILDING ADDITION LEVEL 1: 8,575 SQ. FT.  
TOTAL GROSS FLOOR AREA: 48,905 SQ. FT.  
MAXIMUM ALLOWED PARKING SPACES PER ZONING CODE: 146 SPACES  
PROPOSED SPACES:  
REQUIRED ADA STALLS: 5 SPACES  
PROVIDED ADA STALLS: 7 SPACES  
STANDARD STALLS: 129 SPACES  
TOTAL PARKING ON SITE: 136 SPACES

- 1 NEW 6" DIAMETER STEEL BOLLARDS
- 2 NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- 3 NEW ACCESSIBLE PARKING SYMBOL
- 4 NEW ACCESSIBLE SIGNS
- 5 NEW ACCESSIBILITY RAMP
- 6 NEW MONUMENT SIGN
- 7 EXISTING FENCE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION



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PROJECT

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

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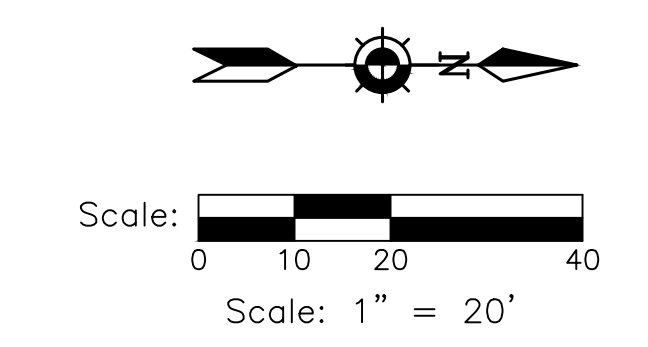
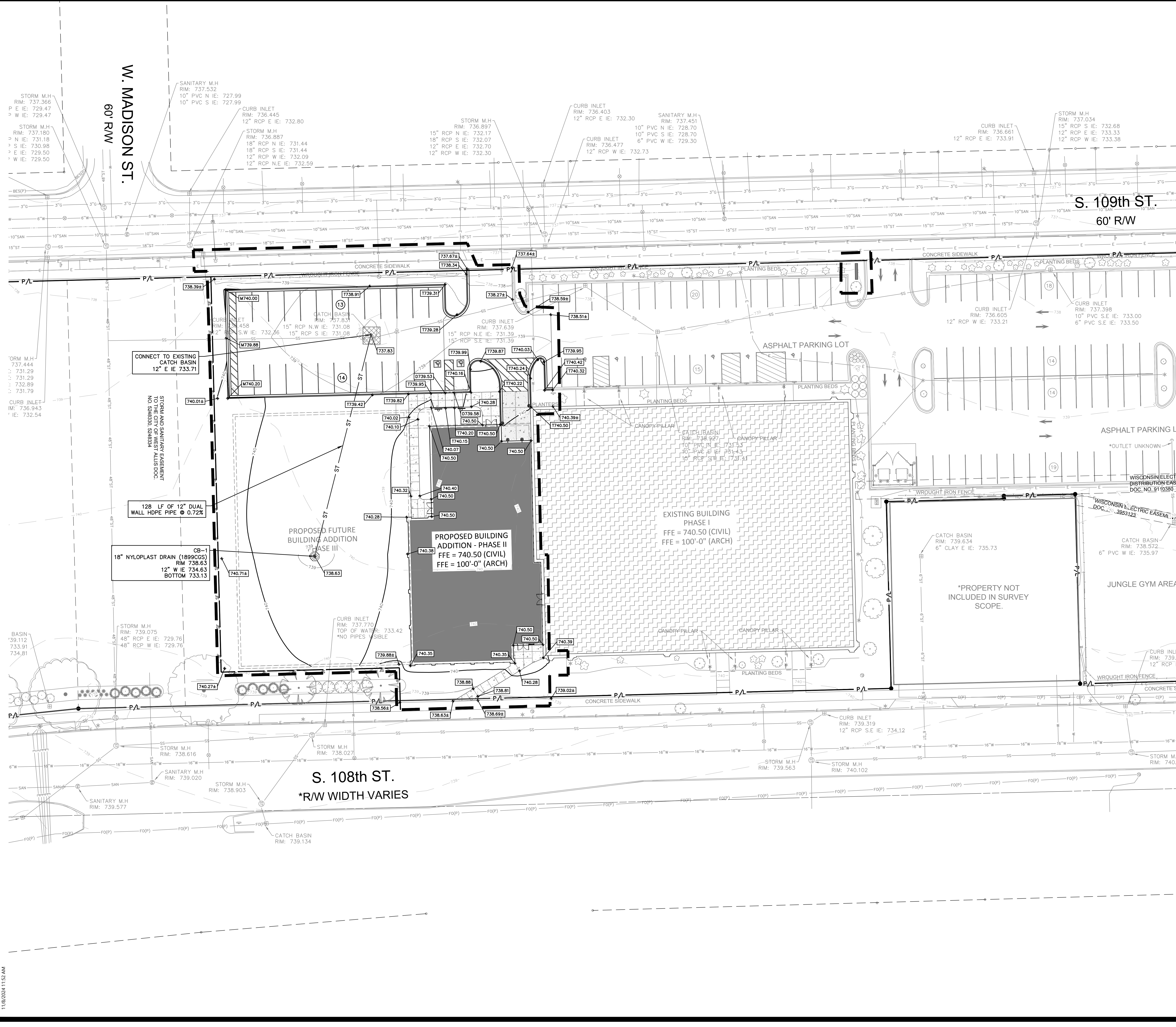
Date: 11.08.2024  
Project No.: 23.019.02

SHEET TITLE

SITE GRADING & EROSION CONTROL PLAN

C103

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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
PROPOSED CONTOUR MAJOR
PROPOSED SPOT GRADE
MATCH EXISTING GRADE
PROPOSED TOP OF CURB GRADE, REFER TO SITE LAYOUT PLAN FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
MATCH EXISTING TOP OF CURB GRADE

UTILITY NOTES

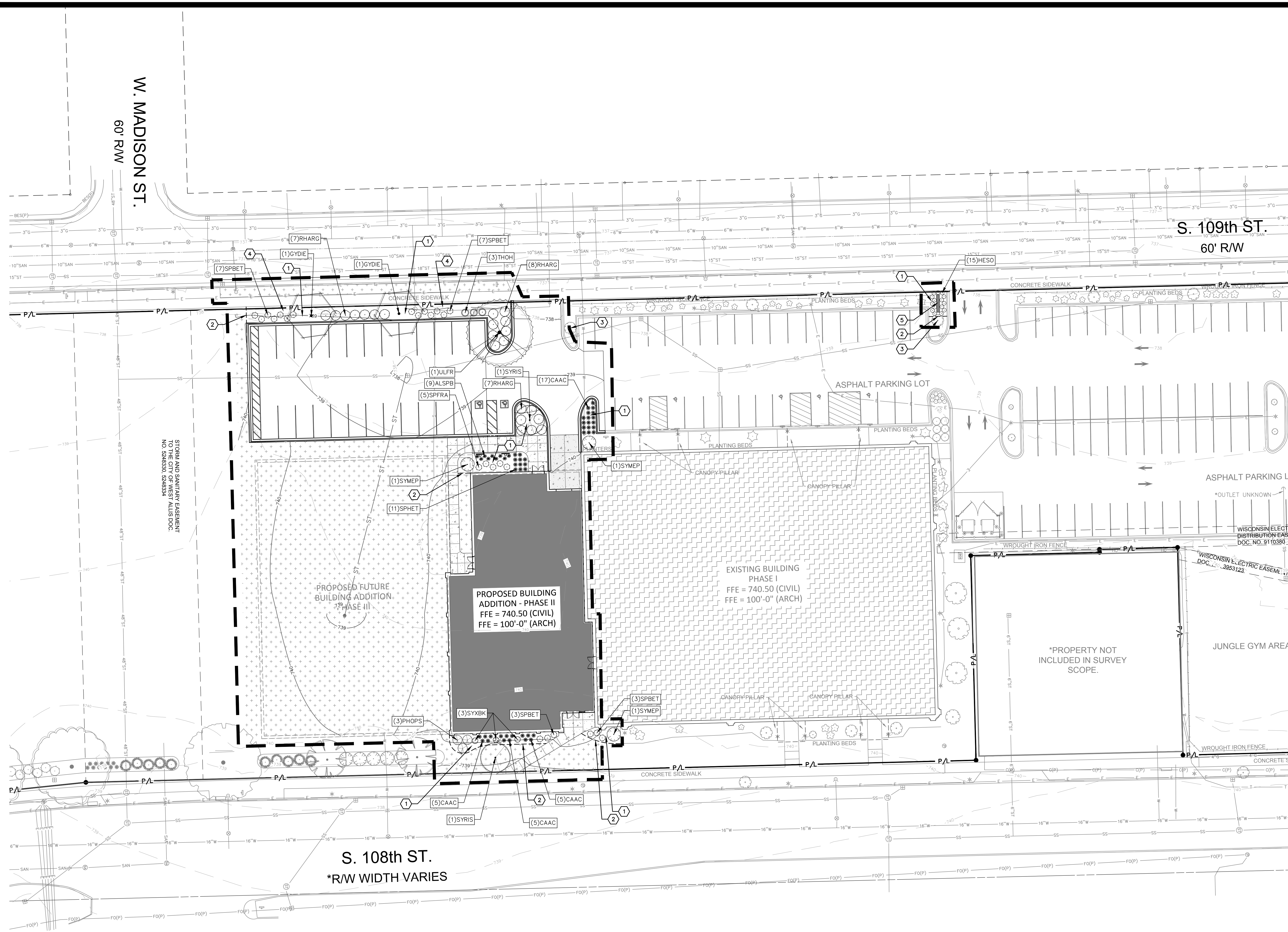
- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WISCONSIN STATE OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
USE CLASS I, TYPE A FROM MDSOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
FILTER FABRIC FENCE
STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

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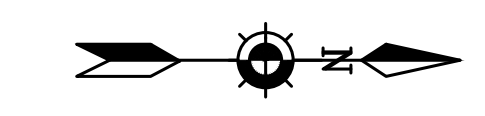
PHASE 02 - PLAN COMMISSION SUBMITTAL



W. MADISON ST.  
60' R/W

S. 109th ST.  
60' R/W

S. 108th ST.  
\*R/W WIDTH VARIES



Scale: 1" = 20'

**DIGGERS HOTLINE**  
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**HATCH LEGEND**

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

**KEY INDEX**

- 1 SHREDDED HARDWOOD MULCH
- 2 SHOVEL CUT EDGE AT PLANTING BED
- 3 EXISTING 10" DBH MAPLE TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- 4 EXISTING ORNAMENTAL BLACK METAL FENCE WITH MASONRY PILLARS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- 5 MONUMENT SIGN (SEE ARCHITECTURAL AND CIVIL PLANS)



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788 N. Jefferson Street, Ste 900  
Milwaukee, Wisconsin 53202  
kapurinc.com

**PROJECT**

WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02

1300 S 109th St  
West Allis, WI 53214

**ISSUE**

NO. REV. DATE DESCRIPTION

**PROGRESS DOCUMENTS**

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**PROJECT INFO**

Date: 11.08.2024  
Project No: 23.019.02

**SHEET TITLE**

SITE LANDSCAPE PLAN

L101

PHASE 02 - PLAN COMMISSION SUBMITTAL

**PROJECT**

**WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02**

1300 S 109th St  
West Allis, WI 53214

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**PROJECT INFO**

Date: 11.08.2024  
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**SHEET TITLE**

SITE LANDSCAPE DETAILS

Plant Schedule						
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
<b>Canopy Trees: (Install in accordance with detail 3/L201)</b>						
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	3" caliper B&B	50'/35'
ULFR	Ulmus 'Frontier'	Frontier Elm	1	Per Plan	3" caliper B&B	40'-50'/25'-35'
<b>Ornamental Trees: (Install in accordance with detail 3/L201)</b>						
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	2.5" caliper B&B	25'/15'
<b>Deciduous Shrubs: (Install in accordance with detail 4/L201)</b>						
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	3	Per Plan	24" tall pot	5'-6'/4'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	22	Per Plan	18" spread pot	2'-3'/6'-8'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	20	Per Plan	18" tall pot	2'-3'/3'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	5	Per Plan	18" tall pot	2'-3'/2'-3'
SYMFP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	3	Per Plan	24" tall pot	4'-5'/5'-7'
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	3	Per Plan	15" tall pot	2'-3'/2.5'-3'
<b>Evergreen Shrubs: (Install in accordance with detail 4/L201)</b>						
THOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3	Per Plan	4' tall B&B	12'-16'/2'-4'
<b>Perennials: (Install in accordance with detail 5/L201)</b>						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	9	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	32	Per Plan	#1 cont.	5'-6'/18"-24"
HESO	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	15	Per Plan	#1 cont.	16"-18'/16"-24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	11	Per Plan	#1 cont.	18"-24'/18"-24"

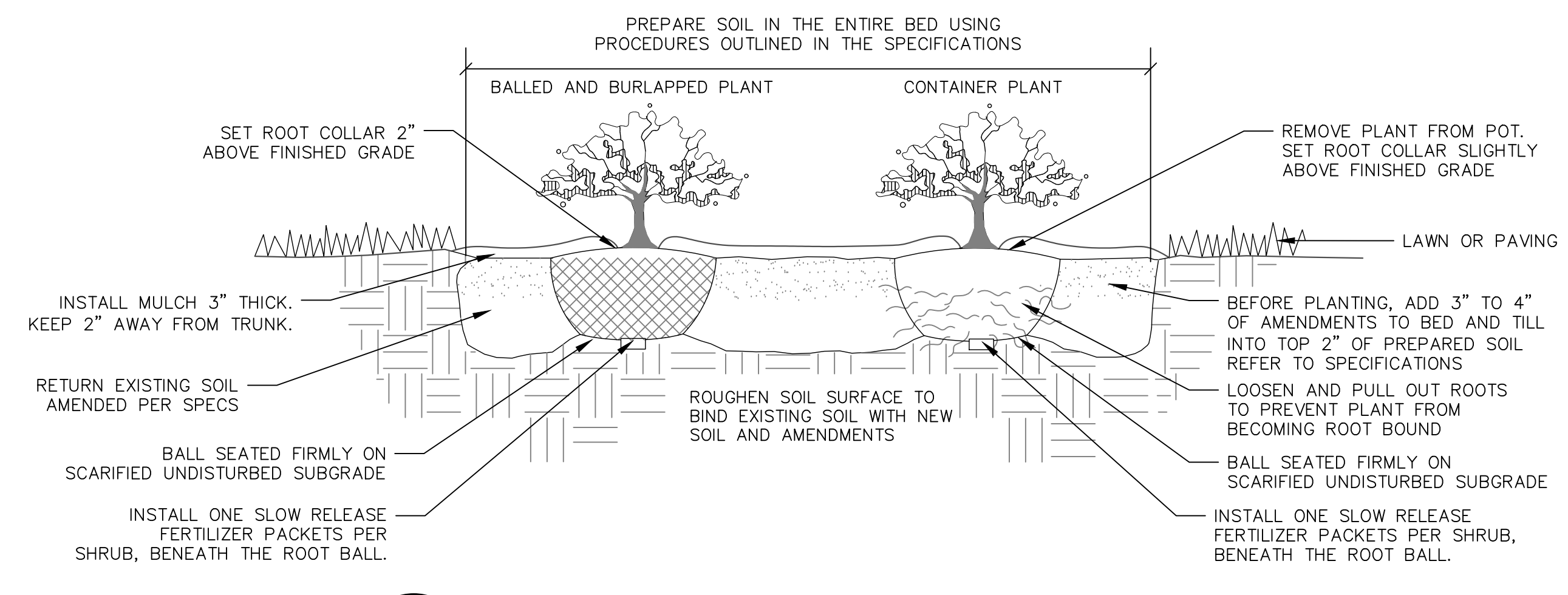
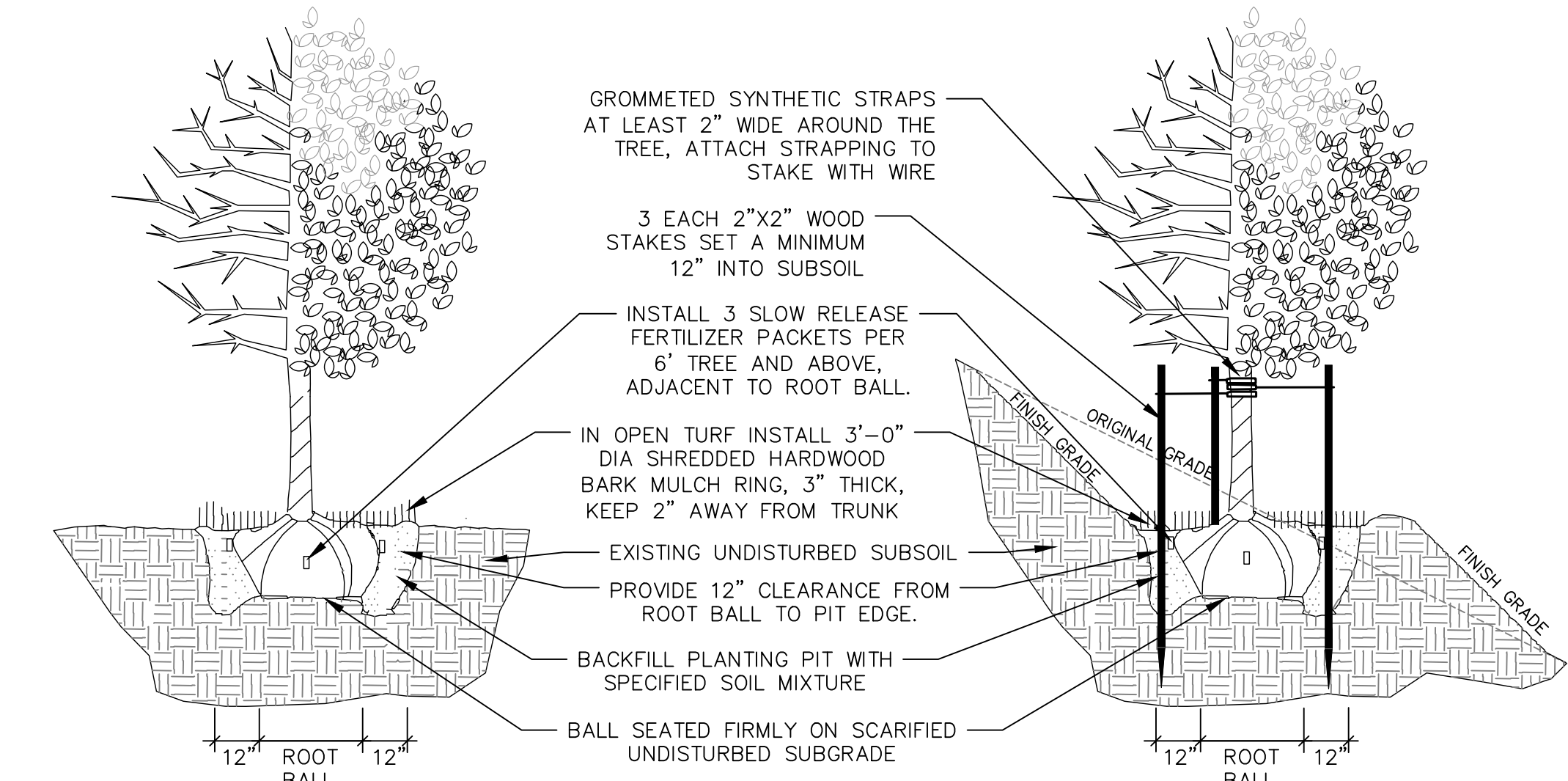
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

**1 LANDSCAPE SCHEDULE**  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

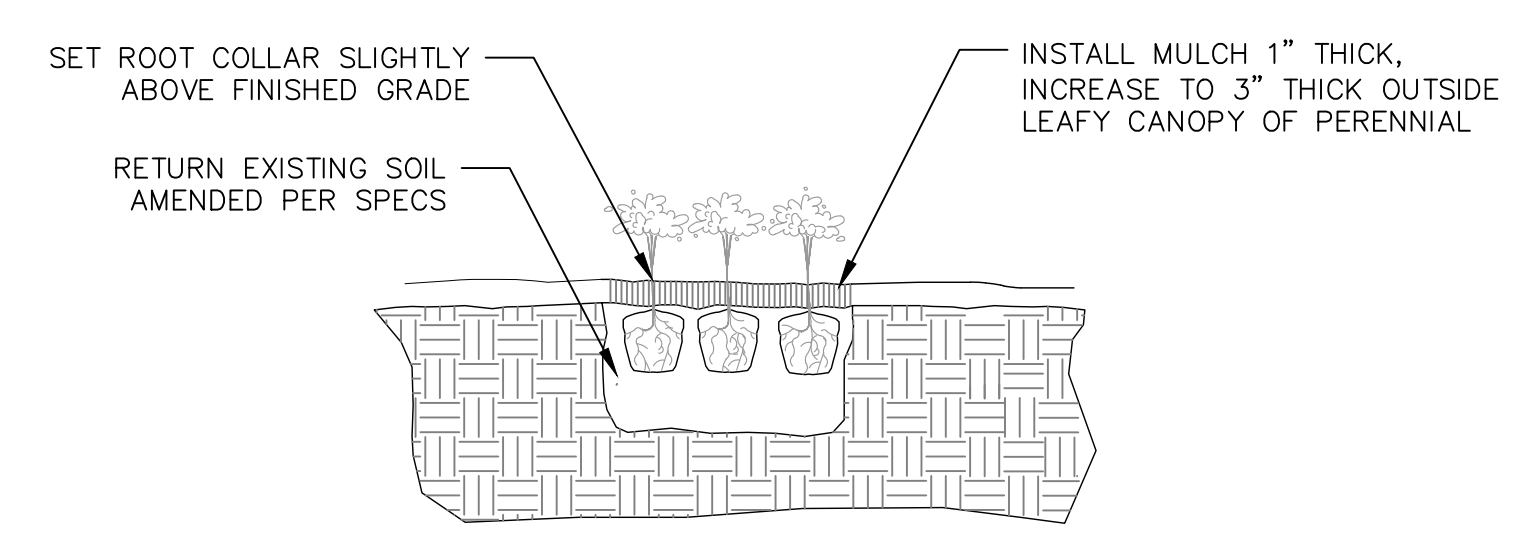
- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE SHOVEL CUT EDGE.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR PROFESSIONAL WEED FABRIC WITH LANDSCAPE EDGING. EDGING TO BE INSTALLED BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH. (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4' TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FOR EACH DIAMETER AT BREST HEIGHT (DBH) OF THE TREE TO BE PROTECTED OR AT THE EDGE OF EXISTING PAVEMENT IF THE TREE IS ADJACENT TO A PAVED AREA.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

**2 LANDSCAPE NOTES**  
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

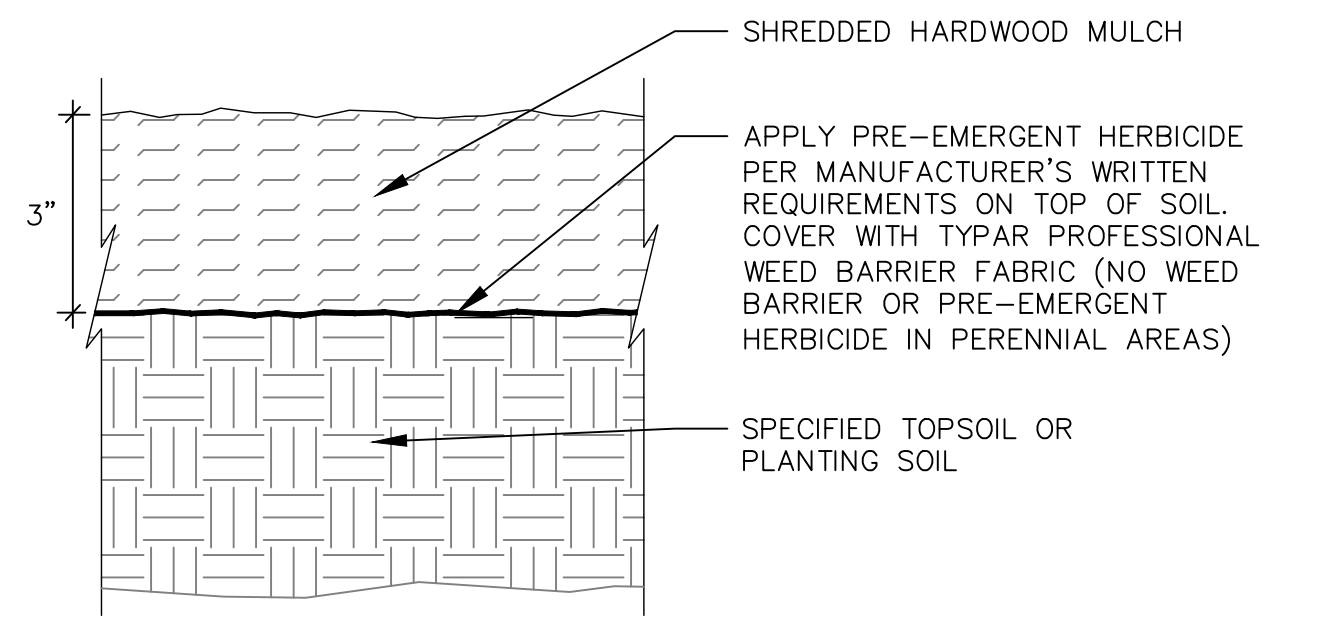
**3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE**  
N.T.S.



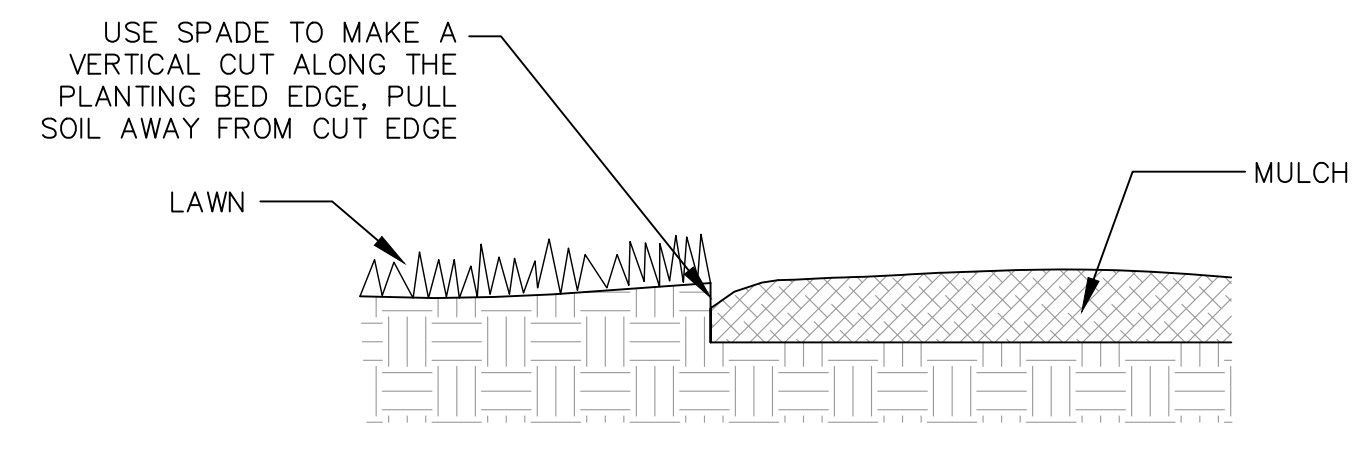
**4 DECIDUOUS & EVERGREEN SHRUB PLANTING**  
N.T.S.



**5 PERENNIAL PLANTING**  
N.T.S.



**6 SHREDDED HARDWOOD MULCH SECTION**  
N.T.S.



**7 SHOVEL CUT EDGE AT PLANTING BED SECTION**  
N.T.S.



**GROTH**  
Design  
Group

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CEDARBURG, WISCONSIN 53012  
PH. (262) 377-8001  
FX. (262) 377-8003

**FLOOR PLAN GENERAL NOTES:**

- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
- B. SEE 7 / A002 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
- C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL 9 / A002 - ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (BC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (BC TYPE III, IV, & V).
- D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING.
- E. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O.
- F. ALL EXTERIOR DIMENSIONS ARE PER DETAIL 8 / A002, U.N.O.
- G. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
- H. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
- I. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
- J. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS.
- K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
- L. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR, COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
- M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
- N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
- O. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE.

**FLOOR PLAN - SYMBOL KEY**

- EXISTING WALL TO REMAIN
- REMOVED WALL
- == NEW WALL
- ◊ WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
- ⊠ DOOR TAG
- ▨ MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
- FE-# FIRE EXTINGUISHERS
  - FE-1 - RECESSED CABINET
  - FE-2 - SEMI-RECESSED CABINET
  - FE-3 - SURFACE MOUNTED CABINET
  - FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY
- PP PUSH PAD DOOR ACTUATOR
- TS TOUCHLESS SENSOR DOOR ACTUATOR
- CR CARD READER
- CJ CONTROL JOINT

KEYED P2 FLOOR PLAN NOTES	
TAG #	DESCRIPTION

- 1A ALTERNATE BID #2: PROVIDE NEW DOOR AND FRAME.
- 2 RELOCATED SEMI-RECESSED FIRE EXTINGUISHER CABINET.
- 3 EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- 4 NEW BOLLARDS - COORDINATE WITH CIVIL.
- 5 PROPOSED ROOF HATCH ABOVE.

**PROJECT**

**WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02**

1300 S 109th St  
West Allis, WI 53214

**ISSUE**

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**SHEET TITLE**

OVERALL FLOOR PLAN - LEVEL 1

**A100**

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**1 LEVEL 1 - OVERALL FLOOR PLAN PHASE 02**

A100 1" = 10'-0"

11/8/2024 3:07:59 PM

PHASE 02 - PLAN COMMISSION SUBMITTAL



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- K. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
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- M. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
- N. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
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- REMOVED WALL
- NEW WALL
- WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION.
- DOOR TAG
- WINDOW TAG
- FIRE EXTINGUISHERS
  - FE-1 - RECESSED CABINET
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KEYED P2 FLOOR PLAN NOTES	
TAG #	DESCRIPTION

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23.019.02

**SHEET TITLE**

FLOOR PLAN - LEVEL 1

**A101**

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PHASE 02 - PLAN COMMISSION SUBMITTAL



**1 LEVEL 1 - FLOOR PLAN PHASE 02**  
A101 1/8" = 1'-0"

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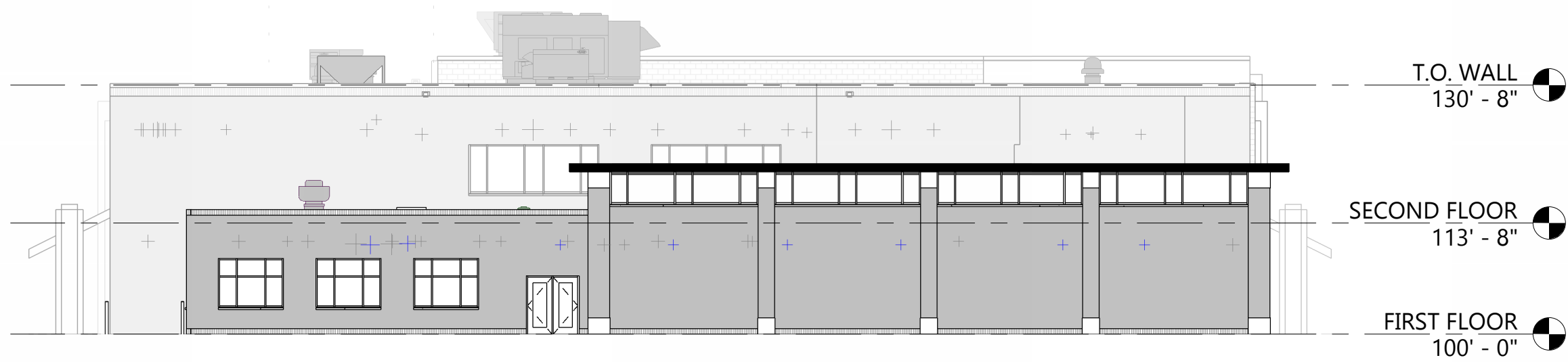
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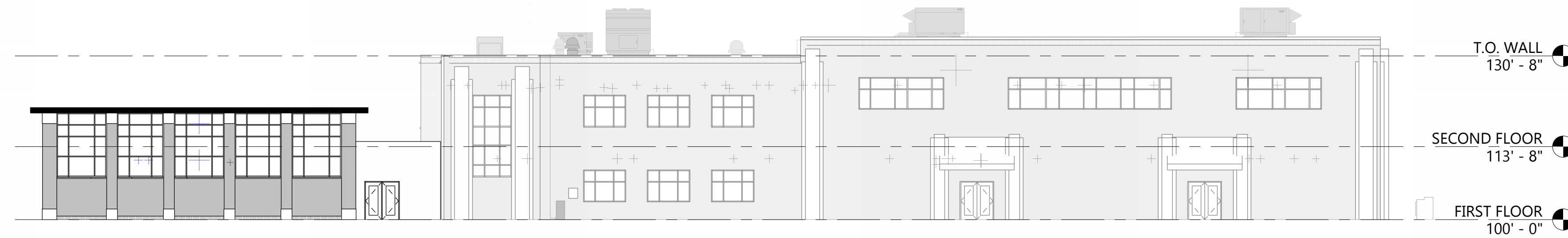
KEYED EXTERIOR ELEVATIONS - PHASE 2	
TAG #	DESCRIPTION
1	NEW CAST STONE BASE/CAP, COLOR & PROFILE TO MATCH EXISTING
2	NEW CAST STONE SILL, COLOR & PROFILE TO MATCH EXISTING
3	NEW MODULAR BRICK TO MATCH EXISTING PATTERN & COLOR, MANUFACTURER: ENDICOTT, DESERT IRONSPOT LIGHT, VERTICAL SCORE, MODULAR
4	NEW METAL PANEL



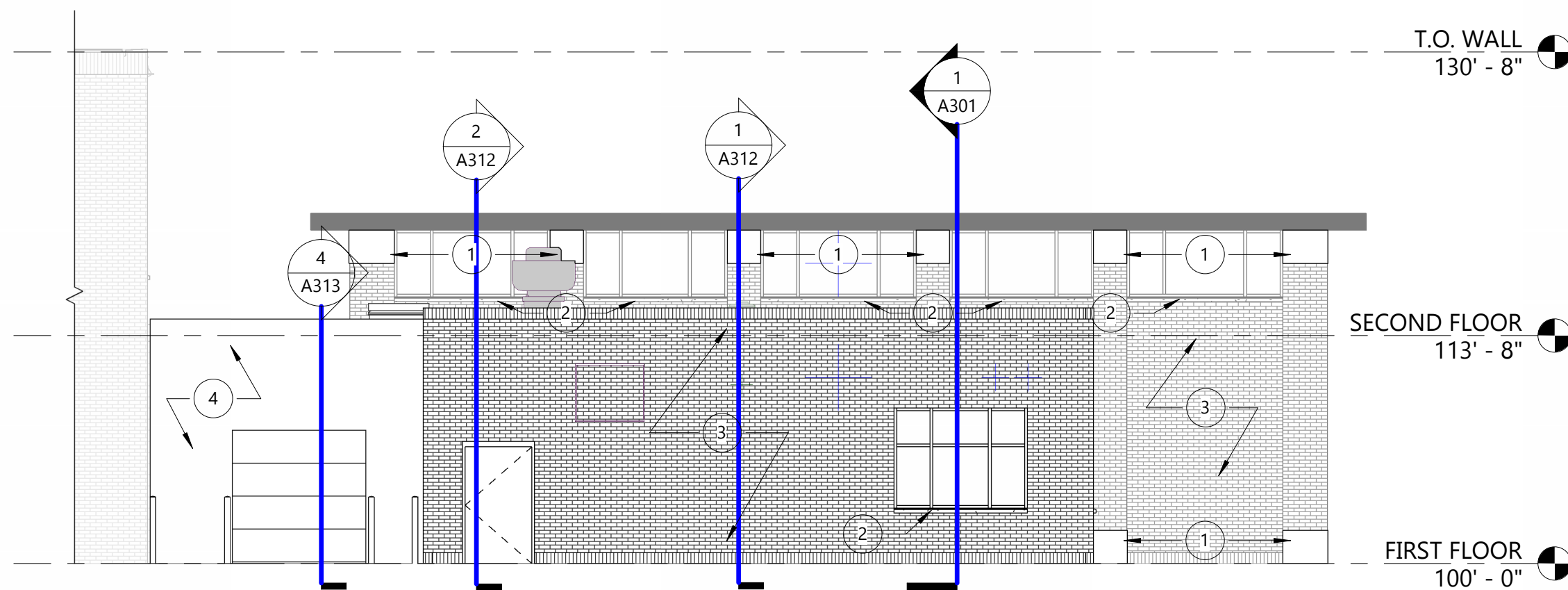
**7 WEST ELEVATION**  
A201 1/16" = 1'-0"



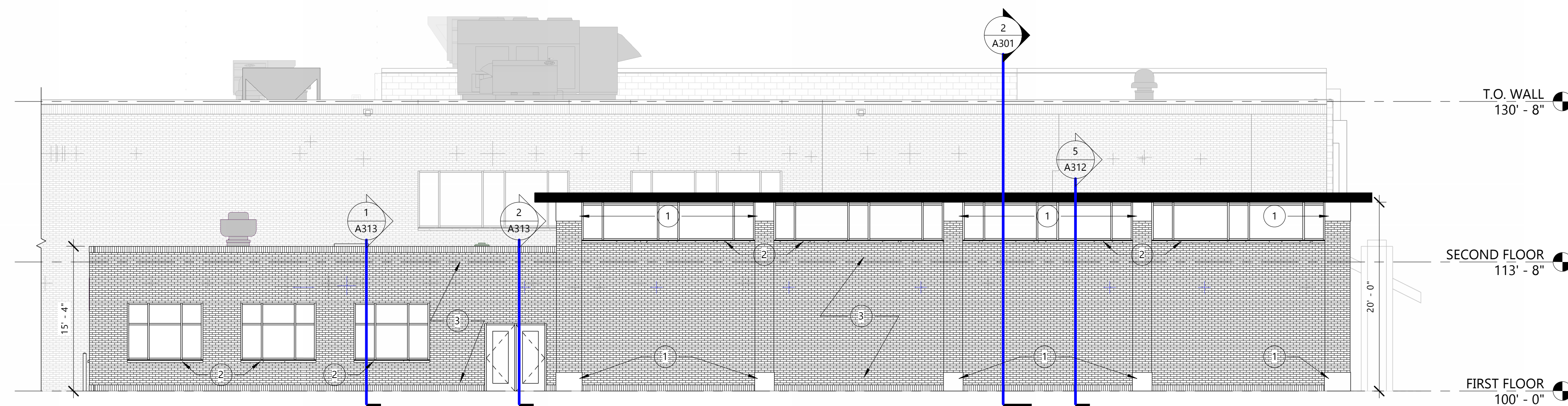
**6 SOUTH ELEVATION**  
A201 1/16" = 1'-0"



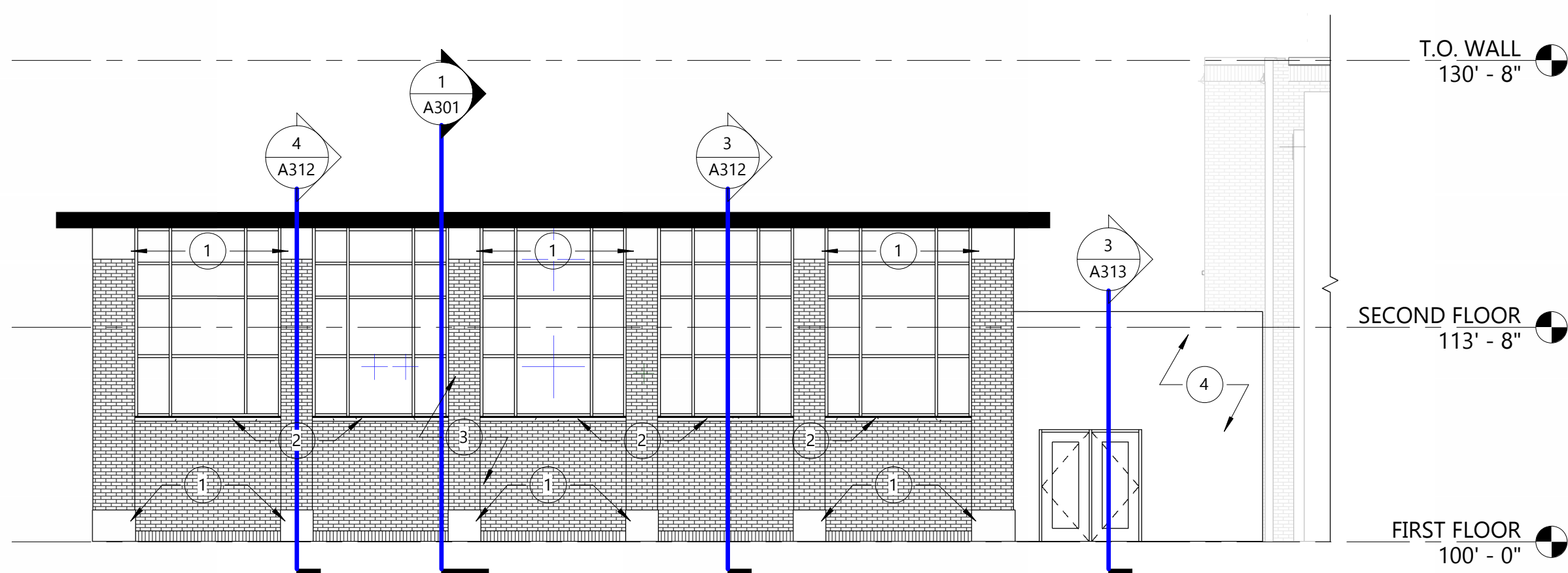
**5 EAST ELEVATION**  
A201 1/16" = 1'-0"



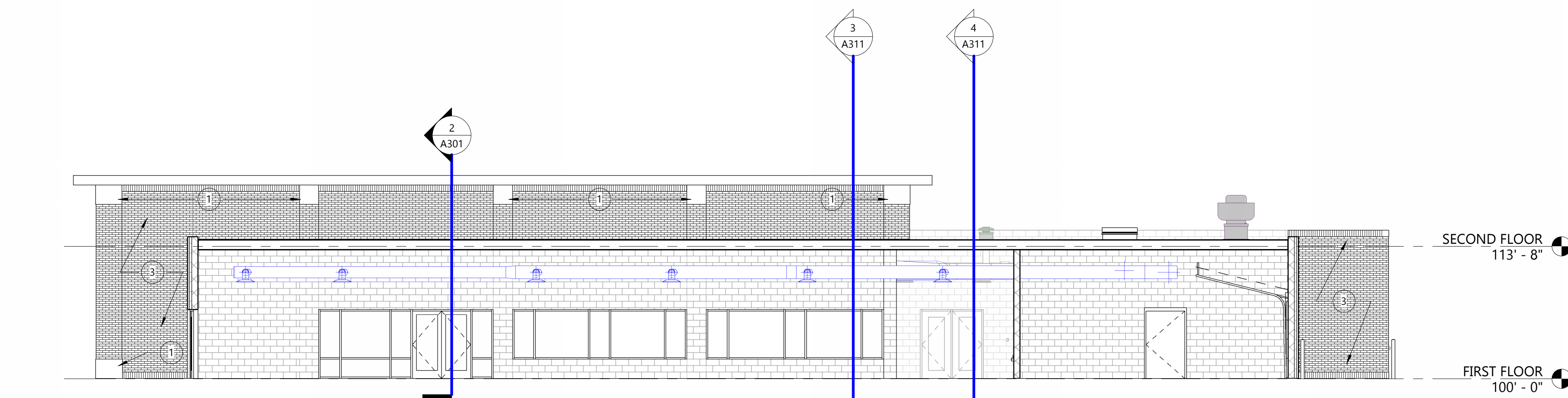
**4 WEST ELEVATION - ADDITION**  
A201 1/8" = 1'-0"



**3 SOUTH ELEVATION - ADDITION**  
A201 1/8" = 1'-0"



**2 EAST ELEVATION - ADDITION**  
A201 1/8" = 1'-0"



**1 NORTH ELEVATION - ADDITION**  
A201 1/8" = 1'-0"

**PROJECT**

**WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02**

**1300 S 109th St  
West Allis, WI 53214**

**ISSUE**

NO. REV. DATE DESCRIPTION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**PROJECT INFO**

Date: 11.08.2024  
Project No.: 23.019.02

**SHEET TITLE**

BUILDING ELEVATIONS

**A201**

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PHASE 02 - PLAN COMMISSION SUBMITTAL

11/8/2024 3:07:17 PM

KEYED EXTERIOR ELEVATIONS - PHASE 2	
TAG #	DESCRIPTION
1	NEW CAST STONE BASE/CAP, COLOR & PROFILE TO MATCH EXISTING
2	NEW CAST STONE SILL, COLOR & PROFILE TO MATCH EXISTING
3	NEW MODULAR BRICK TO MATCH EXISTING PATTERN & COLOR, MANUFACTURER: ENDICOTT, DESERT IRONSPOT LIGHT, VERTICAL SCORE, MODULAR
4	NEW METAL PANEL



**GROTH**  
Design  
Group

N58 W6181 COLUMBIA RD.  
P.O. BOX 332  
CEDARBURG, WISCONSIN 53012  
PH. (262) 377-8001  
FX. (262) 377-8003

**PROJECT**

**WEST ALLIS-WEST MILWAUKEE RECREATION DEPARTMENT - LANE PHASE 02**

**1300 S 109th St  
West Allis, WI 53214**

**ISSUE**

NO. REV. DATE DESCRIPTION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**PROJECT INFO**

Date: 11.15.2024  
Project No.: 23.019.02

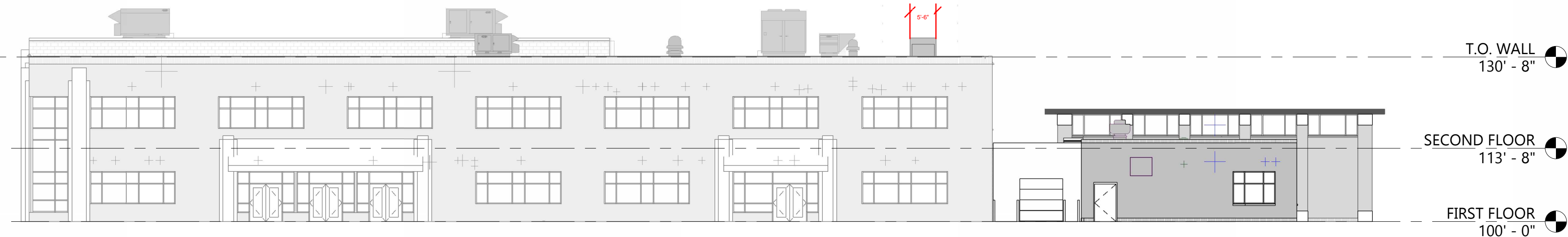
**SHEET TITLE**

BUILDING ELEVATIONS

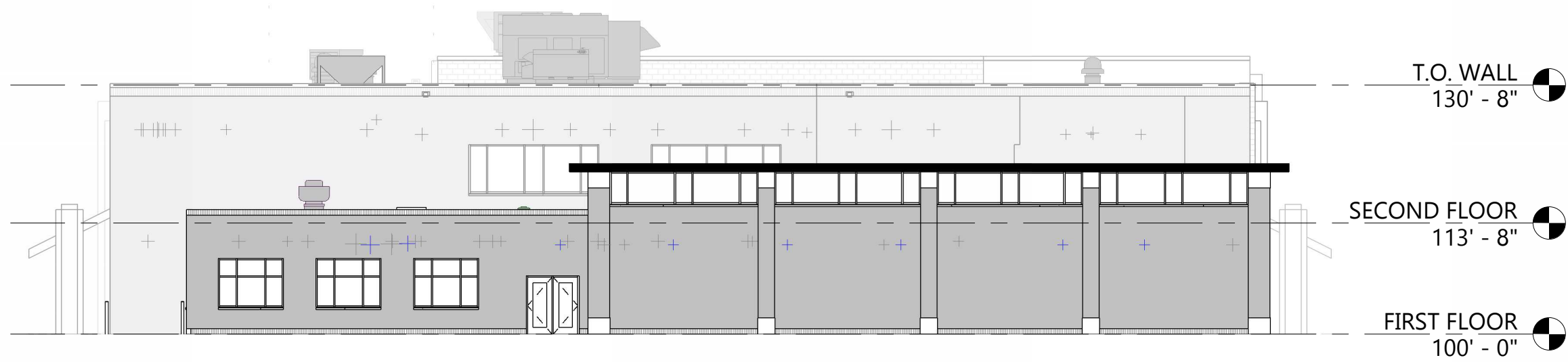
**A201**

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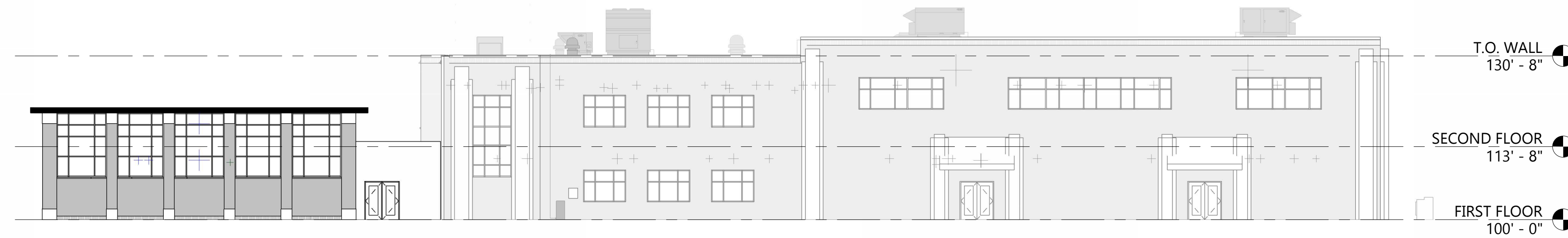
PHASE 02 - 50% CONSTRUCTION DOCUMENTS



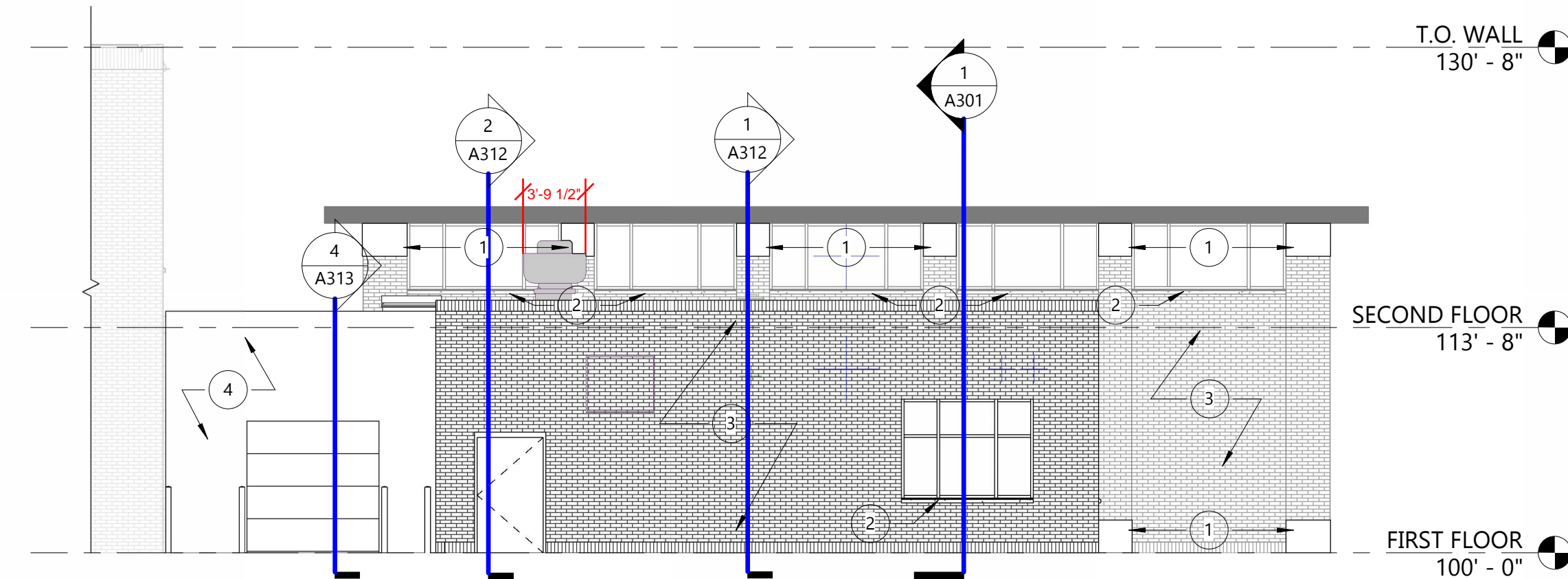
**7 WEST ELEVATION**  
A201 1/16" = 1'-0"



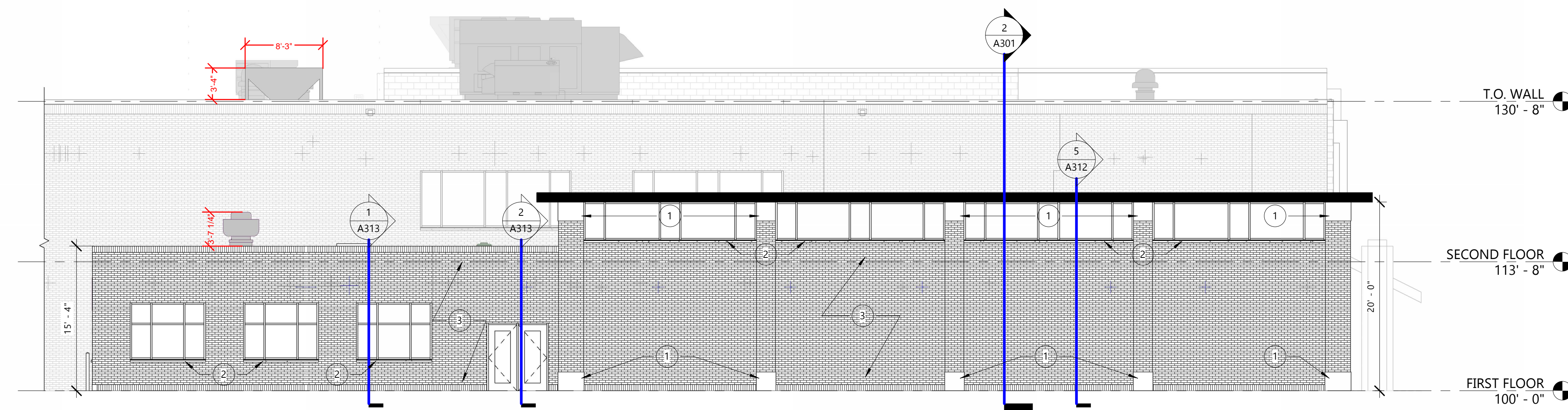
**6 SOUTH ELEVATION**  
A201 1/16" = 1'-0"



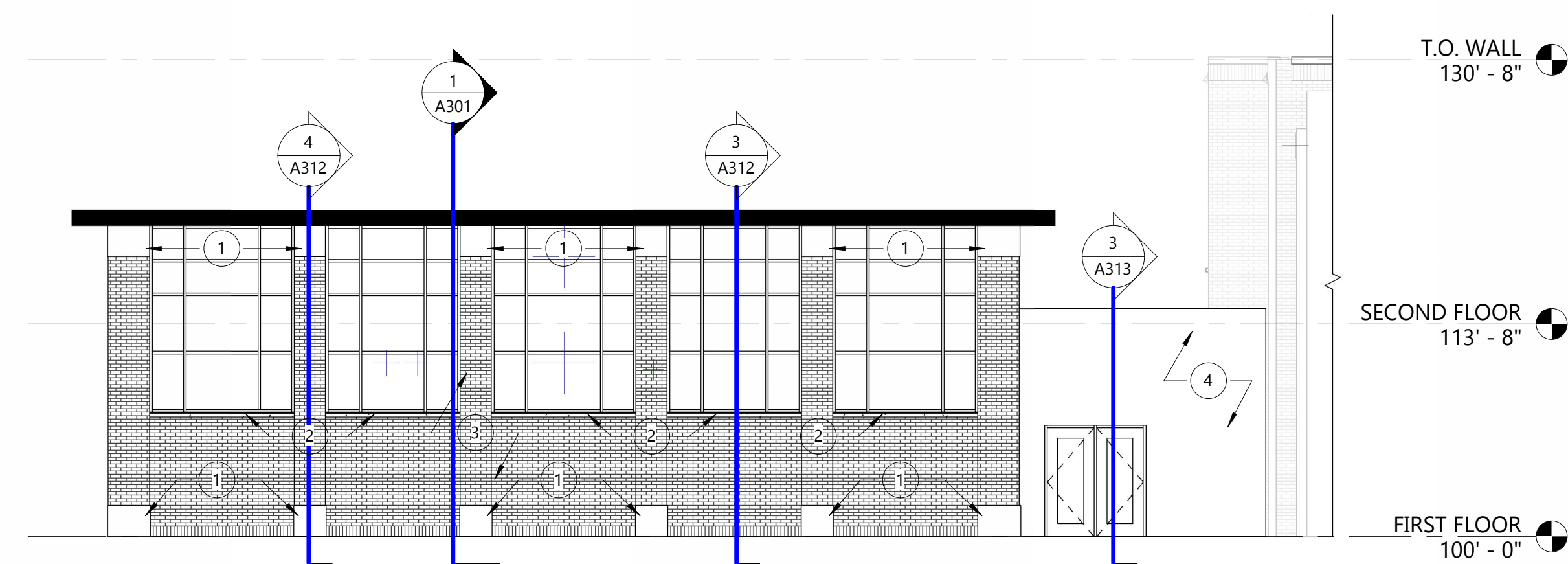
**5 EAST ELEVATION**  
A201 1/16" = 1'-0"



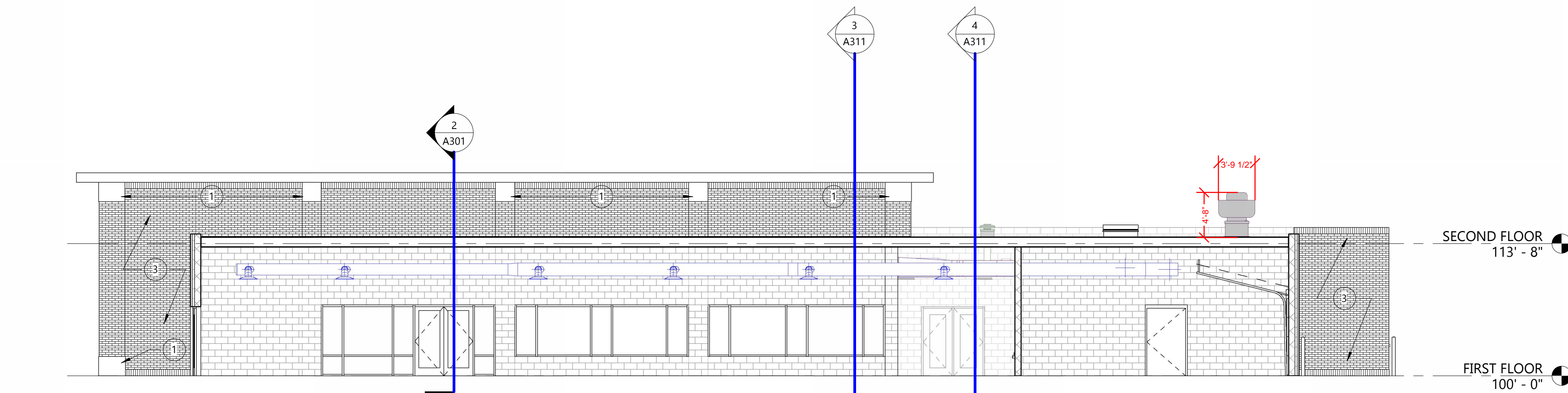
**4 WEST ELEVATION - ADDITION**  
A201 1/8" = 1'-0"



**3 SOUTH ELEVATION - ADDITION**  
A201 1/8" = 1'-0"



**2 EAST ELEVATION - ADDITION**  
A201 1/8" = 1'-0"



**1 NORTH ELEVATION - ADDITION**  
A201 1/8" = 1'-0"

11/14/2024 3:56:25 PM