



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 23, 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. [24-0604](#) September 25, 2024

Attachments: [September 25, 2024](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0610](#) Conditional Use Permit for proposed restaurant use, within the former bank at 6125 W National Ave.

- 2B. [24-0611](#) Site, Landscaping, and Architectural plan for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001)

Attachments: [\(CUP-SLA\) 6125 W National Ave](#)

3. [24-0612](#) Site and landscaping plan revision for a proposed tavern use, at 7534 W. Beloit Rd. (Tax Key No. 488-0512-005)

Attachments: [\(SLA\) Rev Schrubbe's Tap - 7534 W. Beloit Rd.](#)

4. [24-0613](#) Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located at 1350 S. 108 St. (Tax Key No. 444-0484-000)

Attachments: [\(SLA\) The Barrel House - 1350 S 108 St.](#)

5. [24-0614](#) Revised site and landscaping plan for new gas station at 8404 W. Greenfield Ave. (Tax Key no. 442-9001-000).

Attachments: [\(SLA\) Rev Mian Market - 8404 W Greenfield Ave.](#)

6. [24-0615](#) Selection of a date for the next Plan Commission meeting (December 4th or 11th).

- 7. [24-0628](#) 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: [\(SLA\) Mural - 6325 W National Ave](#)

- 8. [24-0616](#) Project Tracking.

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

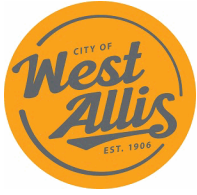
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

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

Wednesday, September 25, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 6 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Brandon Reinke, Kathleen Dagenhardt
- Excused** 2 - David Raschka, Lisa Coons

Others Attending

Vickie Brown-Gurley, Executive Director Woodland Schools, Nick Fuchs

C. APPROVAL OF MINUTES

1. [24-0541](#) August 28, 2024

Attachments: [August 28, 2024 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

3. [24-0551](#) Site, Landscaping, and Architectural Design Review for façade property at 7113 W. National Ave. (Tax key Parcel: 453-0609-000)

Attachments: [\(SLA\) 7113 W National Ave](#)

Jack Kovnesky presented.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for façade property at 7113 W. National Ave. (Tax key Parcel: 453-0609-000) subject to the following condition:

1. *A driveway permit being applied for with City Engineering Department for work within the City Right-of-Way.*

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

- 2A. [24-0549](#) Conditional Use Permit for Woodlands School, a proposed K-8 elementary school at 1562 S. 72nd St.

Torkelson moved to approve Agenda items #2A & #2B, Katzenmeyer seconded, motion carried by roll call vote:motion carried by roll call vote:

- 2B. [24-0550](#) Site, Landscaping, and Architectural Design Review for Woodlands School, a proposed K-8 elementary school at 1562 S. 72nd St. (Tax Key No. 453-0223-001)

Attachments: [\(CUP-SLA\) Woodlands School Data Package](#)

Emily Wagner presented.

Steve Schaer introduced Vickie Brown-Gurley.

Discussion ensued with questions being answered by staff.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review and Conditional Use Permit for Woodlands School, a proposed K-8 elementary school at 1526 S. 72nd St. (Tax Key Parcel: 453-0223-001), subject to the following conditions:

1. *A revised Site, Landscaping, and Architectural Plan submitted to the Planning Office to show the following: (a) a landscaping plan indicating existing and proposed features of the site (including a species list); (b) an indication of additional landscaping measures along the northern parking lot abutting W. Orchard St. on the landscaping plan; (c) details of a 4-sided refuse enclosure and screening method being provided; (d) an updated site plan demonstrating alterations to the southern parking lot, showing the property lines in relation to the public alley right-of-way; (e) an updated site plan to show the provision of bicycle parking at a rate of 1 bicycle parking stall per classroom, as required by Sec. 19.44; (f) maintenance updates being confirmed in a scope of work showing the replacement and repair of broken windows, window trim, and roofline coping; (g) an architectural plan indicating details of proposed exterior elevator/lift. Contact Emily Wagner, Planner, at 414-302-8465.*
2. *Coordination and application for a Loading Zone permit to designate area along S. 72nd St. for the specific purpose of creating a limited parking zone for student pick-up and drop-off.*
3. *Signage plans to be reviewed for compliance and subject to permitting.*
4. *Details of new fencing on site, replacement of chain link, and removal of barb wire to be reviewed for compliance and subject to permitting.*
5. *Photometric lighting plans to be reviewed for compliance and subject to permitting.*

Torkelson moved to approve Agenda items #2A & #2B, Katzenmeyer seconded, motion carried by roll call vote:motion carried by roll call vote:

4. [24-0552](#) Site plan for proposed demolition plan at 6901 W. Beloit Rd. (Tax key Parcel: 489-0037-000)
5. [24-0553](#) Frank moved to approve this matter, Dagenhardt seconded, motion carried. Ordinance to Amend Chapter 19 of the West Allis Municipal Code, relative to certain automotive uses.

Attachments: [\(ORD\) CUP criteria vehicle services 9-25-24](#)

Recommendation: Common Council approval of the ordinance to Amend Chapter 19 of the West Allis Municipal Code, relative to certain automotive uses.

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

6. [24-0554](#) Ordinance to Amend Chapter 19 of the West Allis Municipal Code, relative to massage therapy uses.

Attachments: [\(ORD\) LUP massage therapy 9-25-24](#)

Recommendation: Common Council approval of the ordinance to Amend Chapter 19 of the West Allis Municipal Code, relative to massage therapy uses.

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

7. [24-0566](#) Revised Site, Landscaping, and Architectural Design Review for an accessory parking facility, at 9422-30 W. National Ave. submitted by John Fuchs and Nick Fuchs on behalf of Source One Enterprise LLC (Tax Key No. 479-0674-003).

Attachments: [\(SLA\) Revised parking 9422 W National Ave](#)
[\(SLA\) plan exhibit 9422 W National Ave](#)

Recommendation: Approval of the revised Site, Landscaping, and Architectural plans are being prepared for an accessory parking facility, at 9422-30 W. National Ave. submitted by John Fuchs and Nick Fuchs on behalf of Source One Enterprise LLC (Tax Key No. 479-0674-003 & Tax Key Parcel: 479-0676-004), and subject to the following:

(Items to be completed prior to issuance of any building permits to construct a parking lot).

1. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) exterior building wall detail of brick veneer type/color (Heartbreakers bldg); (b) better define the new fence line locations on the site plan and along the east property line show the end point of the fence being about 20-ft setback from W. National Ave. to promote visibility; (c) Please provide the correct details and reference their location on the site plan with the correct reference detail number/sheet number. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Exterior lighting plan (location and fixture type).
3. A [Street excavation permit <https://westalliswi.viewpointcloud.io/>](https://westalliswi.viewpointcloud.io/) and sidewalk permit being applied for 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.

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

8. [24-0555](#) Project Tracking.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Frank, seconded by Katzenmeyer to adjourn at 7:00 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2024
City Hall, Room 128
6:00 PM

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

2A. Conditional Use Permit for proposed restaurant use, within the former bank at 6125 W National Ave.

2B. Site, Landscaping, and Architectural plan for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001).

Overview & Zoning

The former West Allis State Bank was designed by Charles Lesser and constructed in 1912, with an addition in 1925 designed and built by the Hinckley Company. The Neoclassical-style building has a triangular, “flatiron” form that faces west toward the six-point intersection of W. National Avenue, W. Greenfield Avenue, and S. 62nd Street. The current owner is breathing new life into the currently vacant building through a proposed restaurant use.



The proposed renovations will enlarge the second floor and add new ADA features, a full building sprinkler system, and new bathrooms to serve the new restaurant and bar occupancy. The restaurant and bar will be operated by an independent operator that is yet to be determined. The restaurant zoning occupancy is being pursued to ease in the preparation for the future restaurant operation by others.

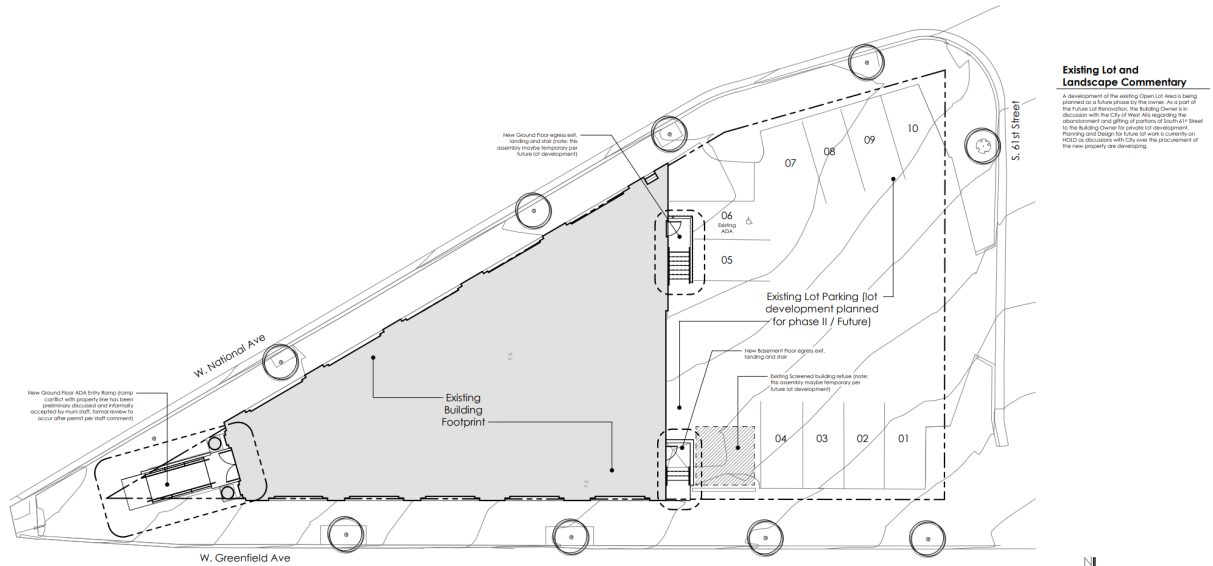
The property is zoned C-3. Restaurants are considered a Conditional Use in the C-3 district. The proposed operations of business are 10:30 AM to 2:00 AM daily.

Site Plan

The site currently consists of an existing building that forms a triangle at the intersections of National Ave and Greenfield Ave. An existing parking lot is directly east of the building. Access is provided off S 61st. St. Due to traffic safety concerns, the vacation of S. 61st St. is proposed to eliminate cross-access between National Ave. and Greenfield Ave. This street vacation will allow the properties at 6125 W. National Ave. and 6030 W. Greenfield Ave. to receive equal portions of the existing right-of-way. The additional land for the property is proposed for site changes. This includes an outdoor patio and changes to parking area. The existing parking area shows 10 stalls currently. Restaurants uses are permitted a maximum of 1 stall per 150 sq. ft. of gross floor area

(except storage rooms). The square footage of the restaurant space provides a maximum of roughly 33 parking stalls.

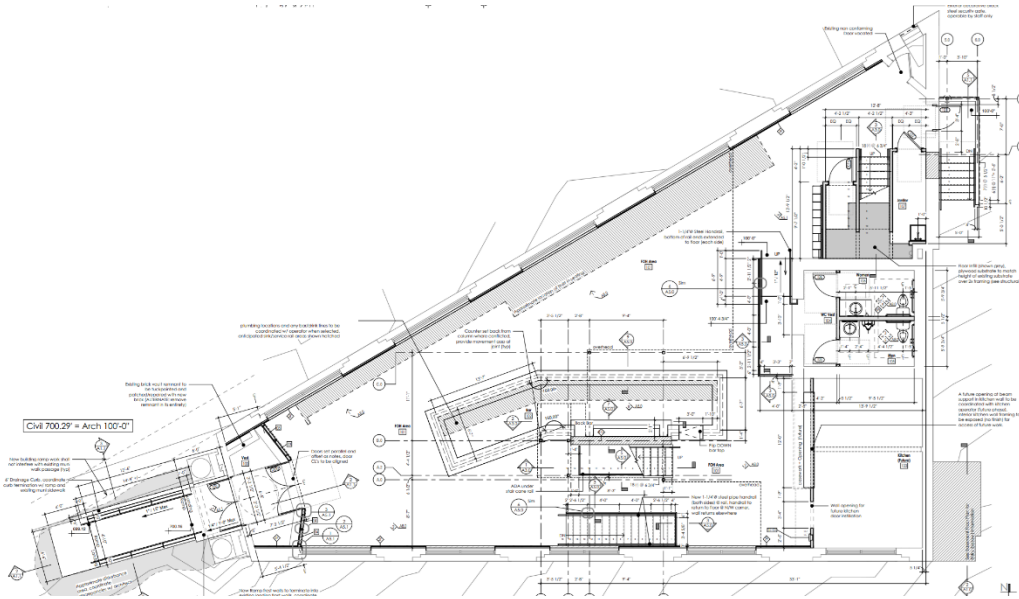
The proposal provided at the time of this staff report includes limited site changes. The project will introduce a new ADA-compliant entry ramp and additional egress exits on the ground floor. Per the applicant, there are plans for a more profound renovation to the existing site, however, they are waiting to begin more comprehensive design work until S. 61st St is vacated. Plan Commission will be provided the opportunity at a succeeding meeting to review and grant a decision upon these site changes.



Existing Lot and Landscape Commentary
A development of the existing Open Lot Area is being proposed as a future phase to the review. As a part of the future lot renovation, the Building Owner is discussing with the City the need for an ADA-compliant ramp to the Building Owner for parking lot development. Planning and Design for future lot development is being discussed with City over the procurement of the new property lot development.

Floor Plan

The proposed renovations to the existing building at 6125 W. National Avenue include several significant upgrades aimed at improving accessibility, safety, and functionality. Access to the building is provided via egress exits on both the ground and basement floors, situated along the eastern side of the building. The project will also introduce an ADA-compliant entry ramp as the western entrance. The first floor shows a wide-open area with a bar dominating the center. Tables and chairs dot the interior of the building to provide seating for patrons. Going further into the building is an area for a future kitchen on the southeastern portion of the building. Directly next to the kitchen area are two separated bathrooms. The north portion of the building shows a staircase that provides access to a proposed second floor level. The second level will provide a mezzanine with views of the first floor. Additional seating and two additional bathrooms can be found on the second floor. The basement floor plan shows updated storage areas along with a future prep kitchen location. Access to the basement is provided via an existing stair to the first floor. The property's slope, with the eastern side higher than the western side, allows for an outdoor entrance/exit at the southeast corner of the building, which can be accessed by a short set of stairs.



Design Review Guidelines:

At this time design review guidelines will not be required due to only the use being considered for approval. However, Design Review Guidelines will be considered for the Site, Landscaping, and Architectural review guidelines that are to follow at a succeeding Plan Commission meeting.

Recommendation: Approve the Site, Landscaping, and Architectural plans for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001).

(Item 1-3 is 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 (November 12, 2024)

2. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a) proposed site changes including but not limited to refuse area improvements, parking modifications, addition of patios or other outdoor seating areas, etc. b) landscaping updates to the property c) maintenance and renovations to the exterior of the existing building d) any lighting updates or improvements to ensure compliance with West Allis Municipal Code
3. A grant of privilege being applied for the installation of any ADA ramp, structure, or other encroachment within the public right-of-way



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2024
City Hall, Room 128
6:00 PM

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

3. Site and landscaping plan revision for a proposed tavern use, at 7534 W Beloit Rd. (Tax Key No. 488-0512-005)

Overview & Zoning

The property is zoned C-2 Neighborhood Commercial District. The Common Council approved the liquor license for this pub earlier this year. The property owners, Glenn and Melissa Schrubbe own the property and the property to the east (where they also reside). The pub is a mixed-use building with the tavern downstairs and a residential apartment above. The property owners have submitted plans to enhance the site including an outdoor patio on the west side of the property, a new refuse location (moved from east side to west side of the property), and adding new greenspace and off-street parking area for both tenant and bartender parking on site. The site plan amendments require design review before Plan Commission.

Site and Landscaping Plan

See proposed site plan amendment exhibit.

Design Review Guidelines:

A screened refuse areas is needed. Since the refuse location is being moved from the east side of the building to the west side. This change prompts site review. Cross-traffic between W. Beloit Rd. and an alley to the north of the property has been eliminated in alignment with neighborhood concerns.

Recommendation: Approval of the Site and landscaping plan revision for a proposed tavern use, at 7534 W Beloit Rd. (Tax Key No. 488-0512-005), subject to the following:

1. A revised site and landscaping plan being submitted to the Planning and Zoning Office to show the following: (a) proposed grade of the relocated refuse area. Since the location proposed is shown near the front yard it should be built into the grade to reduce visibility and improve functional characteristics (grade for servicing the dumpster units). Provide confirmation from commercial waste hauler on functionality of proposed location; (b) landscaping plan with quantity, type/species of landscaping being referenced on plan; (c) retaining wall details (material selection, height, cross section detail) being provided on plan; (d) east yard fence detail being provided.
2. Driveway permit being applied for with the Engineering Department.
3. Extension of licensed premise will be required if patio is intended for alcohol consumption.

Aerial 7534 W Beloit Rd



(1 of 2) ▶ □ ✕

Taxkey Parcel: 488-0512-005

Property Record Card	More info
MD Property Class	Commercial
MD Property Type	Tavern/Grill & Apts - 2 sty
Neighborhood Name	Wood Dale
Property Acreage	0.13
Property Address	7534 W BELOIT RD
Property Square Feet	5,503.66
Zoning	C-3,,

[Zoom to](#) ⋮

Site Plan Concept from Submittal 7534 W Beloit Rd

- Outdoor patio on west side
- Enclosed refuse area proposed in west yard
- New 6-ft wood privacy fencing around patio
- New concrete approach and driveway
- New landscaping area and retaining walls in front yard
- New landscaping and parking on east side of bar/yard.
- Cross-access to alley eliminated





**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23rd, 2024
Common Council Chambers
6:00 PM**

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

4. Site, Landscaping, and Architectural Design Review for the Barrel House, a proposed general retail use at 1350 S 108th St. (Tax Key Parcel: 444-0484-000)

Overview and Zoning

The building located at 1350 S 108th St. was previously occupied by Carpet Town, who operated at this site from 1980 until 2022. The applicant seeks to open a new business at this location called the Barrel House, which is intended to be a liquor store as well as a wine and bourbon tasting room, occupying a building 10,006 sq.ft. in area. Roughly 85% of the building's use will be dedicated to the sale of liquor and cigars whereas 15% of operations will be dedicated to a wall-separated bar and tasting area. The total area dedicated to the sale of nicotine products such as cigars will not exceed 10% of the building's floor area.

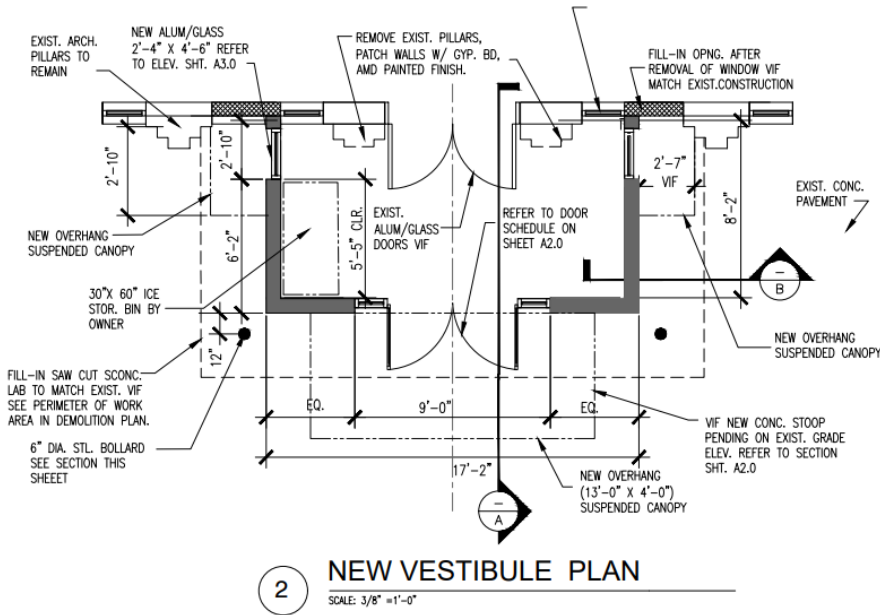


The proposed business' hours of operation will be 8 am to 2 pm Sunday through Thursday with hours extending slightly from 8 am to 2:30 pm Friday and Saturday. The property is zoned C-3 and will be occupied by a general retail use, a permitted use within the zoning context of this property.

Floor Plan

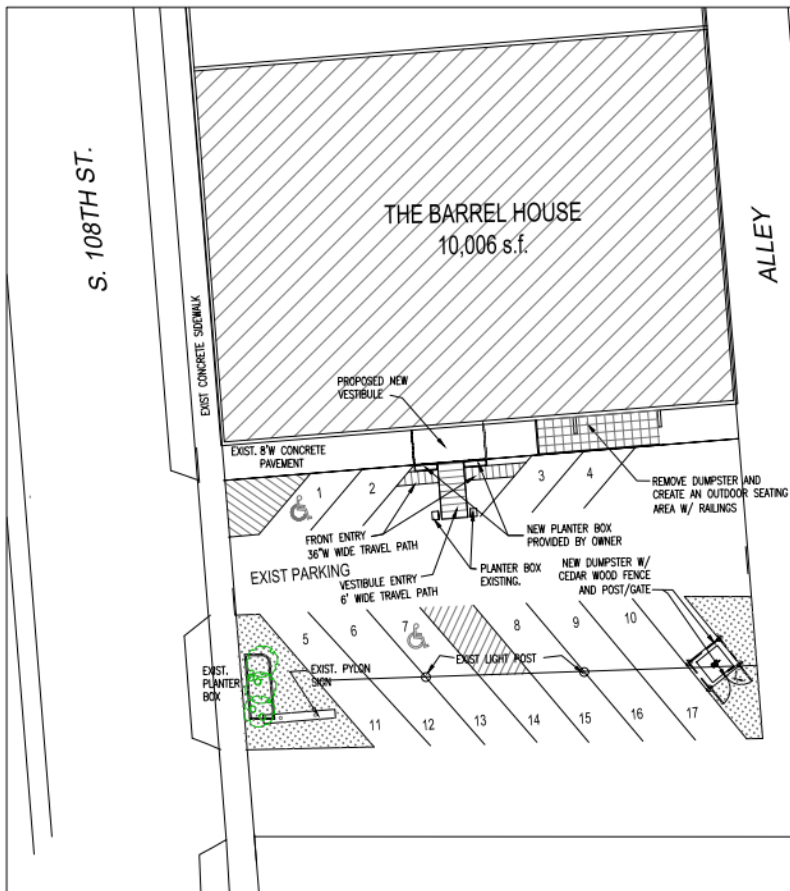
Minor updates are proposed to the building's interior to change the bulk of the interior from a carpet sales showroom to accommodate the liquor store and tasting room. Generally, the building's interior will be subject to minor renovations to create or maintain the following features:

Along the building's western wall, a wine cellar room will be constructed. Along the building's northern wall, an existing room will be converted to accommodate an IT and storage room, an 11 ft deep beer cave will be constructed, and an existing office space will continue to be used as an office. The eastern wall of the building will maintain its delivery vestibule and existing storage space. Two restroom facilities and a utility area are present along this wall also and will not be altered. A bar and tasting room area accommodating roughly 700 sq.ft. in area will be created along the eastern wall also.



The greatest number of changes are proposed along the southern, parking lot-adjacent wall of the building. A cashier area will be located along this wall as well as a new cigar display area and humidor. A notable addition in this area includes plans for a new entrance vestibule. This 90 sq. ft. entrance feature will be updated with a new concrete stoop, and cement wall panel additions with concrete bond beams and rebar. While serving as the main entrance to the building, this area will also be used

to store an ice bin. Adjacent to the new vestibule, the applicant proposes a new patio feature that will exist between the entrance vestibule and a side entrance.



Landscaping Plan

Landscaping: Given the site's proximity to Highway 100, it is important to consider the landscaping features of this site and their overall visual impact from a major thoroughfare. While no landscaping plan has been formally submitted for review, some existing landscaping features and the proposed use of these features have been identified through a site plan. The proposed 200 sq.ft. patio adjacent to the entrance vestibule will be enclosed by a 4 ft. high cedar wood post fence for privacy and screening. Seven planter boxes will hang from this fence to create an inviting outdoor feature with four tables and seating to serve as an extension of the bar and tasting room. No exterior lighting features are indicated on submitted plans. Staff recommend the indication of existing and proposed lighting features of the site subject to review. The applicant should submit a landscaping plan indicating proposed plant species that will occupy the planters hanging along the new fencing. Additionally, upon a staff site inspection, staff note that

there are several empty planters and planter boxes located at the building's entrance, left behind by the previous occupants. Staff recommend that the applicant should leverage these resources and fill these planters with various species to create an attractive storefront display area.

Signage and Lighting: There is existing freestanding signage in the form of a pylon sign on the site that was utilized by the previous business. This existing signage is considered be a legal, non-conforming sign. The applicant plans to use this existing signage and has been advised that while they would be allowed to update the signage with their business name and information, the sign's format cannot be changed to an electronic message center (EMC) sign without an approved new sign permit. Additionally, the site plan shows landscaping features being extended to reach the area under the pylon sign as well as the location of a planter box adjacent to the sign along S. 108th St. Staff recommends the indication of species that will be planted in this area and a more detailed plan explaining how landscaping features will be extended to this asphalted area. Proposed southern elevation plans indicate proposed wall signage with a new, box lit sign logo. Detailed plans of this sign have not been submitted but are subject to permitting and approval administratively.

Refuse Container Location and Screening: A refuse enclosure currently exists at the entrance of the building where the proposed patio is planned to be located. A new dumpster with a cedar food fence and post gate will be relocated to the parking lot, adjacent to the alleyway and next to parking stalls 10 and 17.

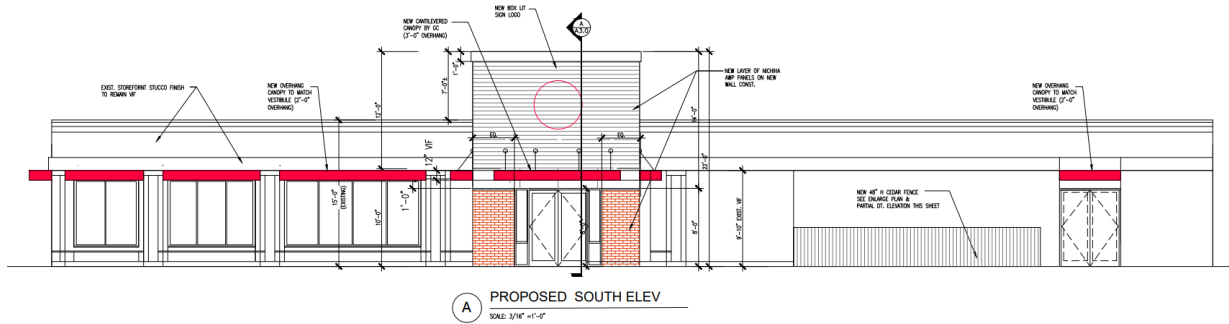
Parking Considerations: The parking lot accompanying this site is in good condition, with direct access to a short alleyway extending from S. 108th St. Two accessible parking spaces and 15 standard parking spaces are shown on submitted plans. The parking area is in good condition, with minimal cracking or pitting and prominent lane striping.

Architectural Plan



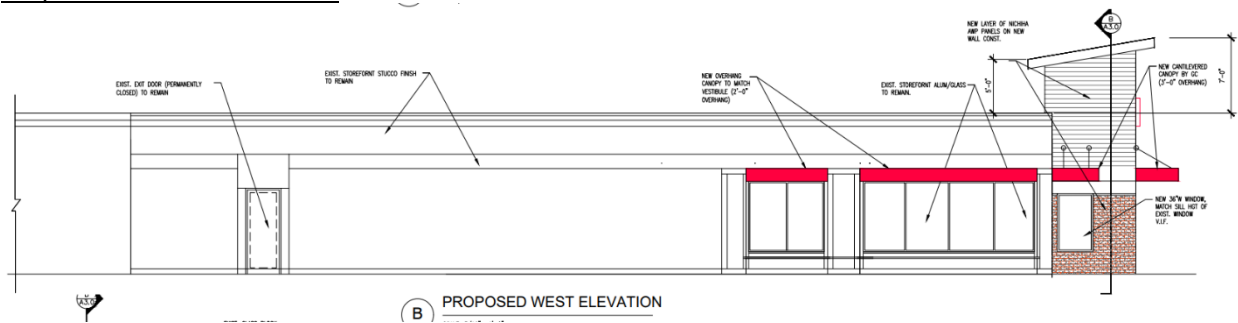
Generally, the building's façade appears to be in good condition. However, there are some sections of the façade that area crumbling and require repair, though those areas are few in number. Staff recommend the removal and replacement of any existing stucco façade features in disrepair, such as the region pictured to the left:

Proposed Southern Elevation



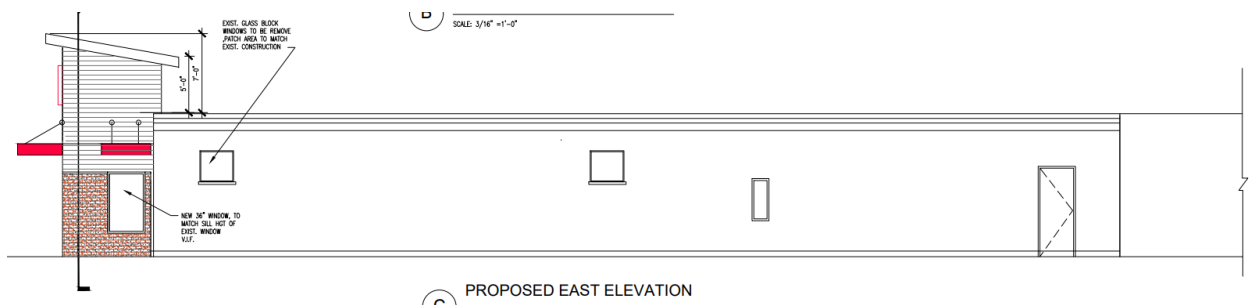
The existing stucco storefront finish of this elevation will remain, though some areas require maintenance. The applicant proposes new 2 ft. overhang canopies that will match the vestibule entrance. The entryway to the building will be updated with a new 3 ft. cantilevered canopy feature as well as new layers of Nichiha panel siding above the entryway. An additional canopy overhand above the side entrance leading to the patio is also accounted for in this architectural plan.

Proposed Western Elevation



The western elevation indicates an existing exit door that will remain permanently closed as well as three additional 2 ft. overhang canopies on this side of the building. The storefront's existing window features will remain, with an additional window constructed along with the new vestibule entrance, which will match existing window features.

Proposed Eastern Elevation



Along the eastern elevation, a new window will be constructed within the new vestibule feature to match existing windows on the building. Existing block windows along this side will be removed, and the stucco façade will be patched with matching materials to fill in gaps here. An existing door is located toward the back of the building along this elevation.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for the Barrel House, a proposed general retail use at 1350 S 108th St. (Tax Key Parcel: 444-0484), subject to the following conditions:

1. The submission of a Site, Landscaping, and Architectural Plan submitted to the Planning Office to show the following: (a) an indication of additional landscaping measures along the western edge of the property to extend beneath the existing pylon signage, species list included; (b) the indication of plant species to be installed within the hanging planter boxes along the new patio fencing; (c) the use of existing planters and planter boxes along the storefront to create an attractive storefront feature, with proposed plant species indicated (d) an updated architectural plan to indicate sections of the existing stucco façade in need of repair as well as indications of the scope of proposed repairs. Contact Emily Wagner, Planner, at 414-302-8465.
2. Signage plans for the proposed wall sign to be reviewed for compliance and subject to permitting.
3. Outdoor photometric lighting plans to be reviewed for compliance.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2024
City Hall, Room 128
6:00 PM

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5. Revised Site and Landscaping Plan design review for new gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000)

Overview & Zoning

The property is about ½-acre in area and is zoned C-2 Neighborhood Commercial District. The conditional use and site, landscaping, and architectural plan was



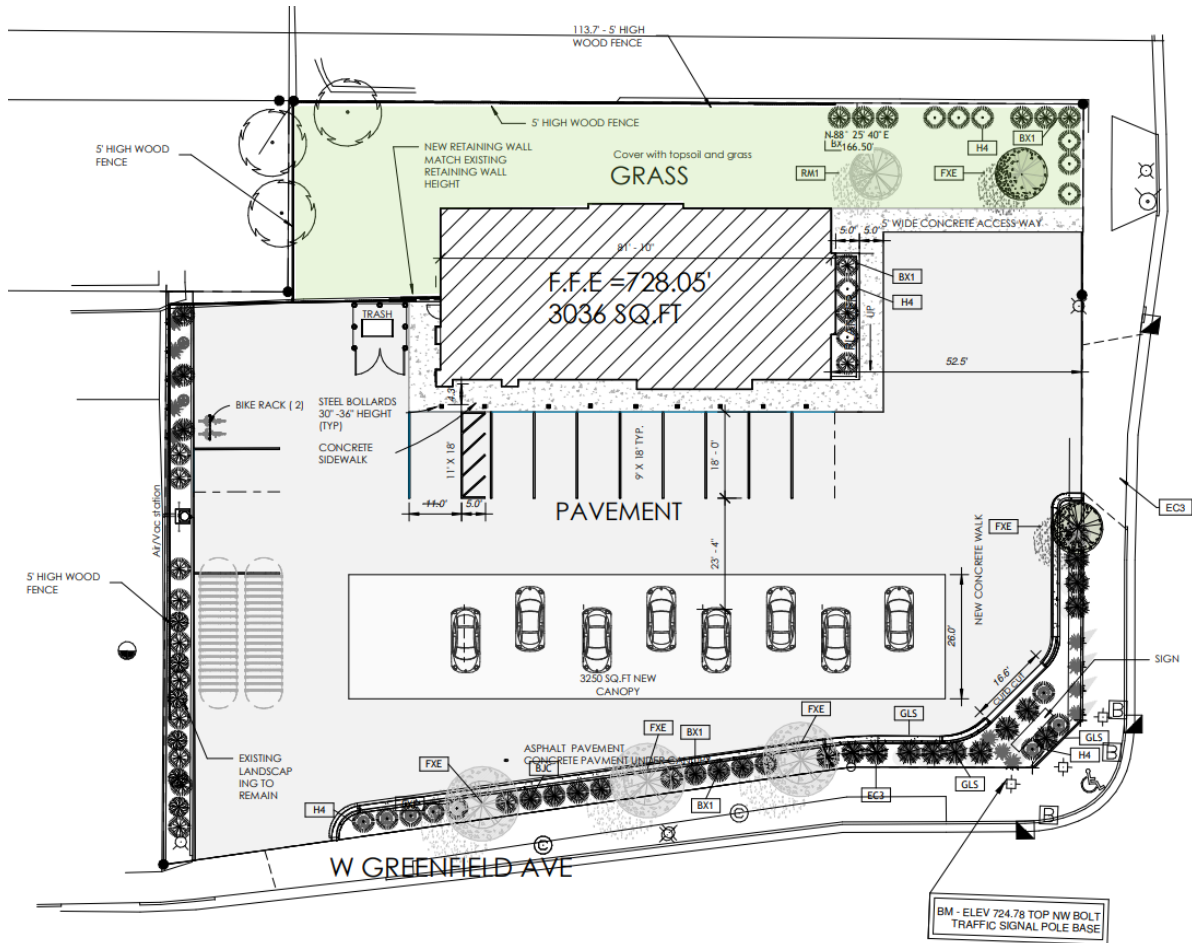
approved by Plan Commission and the Common Council earlier this spring (April-May). A new gas station and convenience store called Mian Market is currently under construction. The property owner recently met with Planning and would like to make some changes to the site plan. The site plan amendments require design review before Plan Commission.

Site and Landscaping Plan

Approved site plan

Surrounding land uses include an apartment to the west, and lower density homes to the north. Commercial development to the south and State Fair Park to the east. There currently isn't any buffer to the apartment building located west of the existing site, but the new plan calls for a 5-ft wide landscaping bed and plantings to help soften the edges of the property and provide some screening.

New paving is planned for the overall surface of the property (excepting new landscaping areas). A new 4-sided refuse enclosure is planned on the west side of the building. A double-sided wood fence is recommended along the west and north sides of the property. A new retaining wall will be installed along the northwest side of the building to replace the existing retaining wall.



Proposed amendment

- The owner would like to add additional pavement in the approved grass/greenspace area behind (greenspace area to the north of the building) for parking employee vehicles.
- Change the fence type from wood to chain-link with brown privacy slats.

This area north of the building consists of a 22-ft wide area between the new building and the north property line. A residence is located directly north. Greenspace and a new 5-ft high wood fence was approved by the Plan Commission in April. A pedestrian walkway was also approved by the Plan Commission and connects the front door of the business to S. 84 St.

The additional pavement is requested to allow two or three employees to park behind the building.

There are currently eight parking spaces shown on the site plan. Staff notes there is additional space on the approved site plan to accommodate at least additional vehicles without exceeding the parking limit.

Parking requirements - 3,100-sf building area @ 1 space/300-sf = a maximum of 10 parking stalls are allowed per zoning. Eight (8) parking stalls are provided on site (including ADA).

Design Review Guidelines:

Staff recommends that amendments to the plan comply with applicable design review guideline requirements for landscaping and screening design. Chain-link fencing is not allowed per the technical standards of our Design Guidelines. Parking supply should also be consistent with maximum parking limits in the zoning code.

Recommendation: Staff is satisfied with the plan approved by the Plan Commission in April (included within this report), but the property owner would like for Plan Commission to consider their desired site and landscaping plan amendments described in this report. Applicants will be available at the Plan Commission meeting for discussion.

Monday, April 1, 2024

Subject: Proposal for New Convenience Store located at 8404 W Greenfield Ave

Dear Plan Commission Members,

I am writing to propose the construction of a new convenience store in the City of West Allis. This project aims to meet the growing demand for convenient shopping options, enhance community access to essential goods, and contribute to the economic development of our city.

Project Overview:

The proposed convenience store, to be named Mian's Market, will be a modern and well-equipped facility located at 8404 W Greenfield Ave. The store will have a total area of approximately 3036 square feet, and five fueling pumps for customer convenience.

Objectives:

The primary objectives of this project are as follows: a) Provide convenient access to essential goods and services for the residents of Milwaukee, particularly in underserved areas. b) Enhance the overall retail landscape of the city, providing healthy competition and fostering consumer choice. c) Generate employment opportunities for residents and contribute to the economic growth of the community. d) Implement sustainable practices to minimize the store's environmental impact. e) Engage in community outreach initiatives to promote community involvement and support local initiatives.

Benefits:

The proposed convenience store will bring several benefits to the City of Milwaukee: a) Convenience: Residents will have access to a wide range of essential products in a convenient location, reducing travel time and improving accessibility for all. b) Job Creation: The project will create numerous job opportunities, providing employment to both full-time and part-time workers from within the community. c) Economic Growth: The store will contribute to the local economy by generating tax revenue and supporting other local businesses through increased foot traffic. d) Community Support: We will actively engage with the local community by participating in community events, supporting local initiatives, and contributing to local charitable organizations. e) Sustainable Practices: Our store will prioritize sustainable practices, such as energy-efficient lighting, waste management, and environmentally friendly packaging options.

Key Features:

1. **Traffic Impact and Parking:** The store will be operating of the new convenience store will not cause significant disruptions in traffic flow. Adequate parking spaces will be provided to accommodate customers and minimize any potential parking issues.
2. **Design and Aesthetics:** The proposed convenience store will feature a modern and aesthetically pleasing design that blends harmoniously with the surrounding environment. We will comply with all relevant zoning and building regulations and seek to enhance the visual appeal of the neighborhood.

ETn ENGINEERING

ARCHITECTURAL . STRUCTURAL. CIVIL ENGINEERING

emadnadi@etnengineering.com

Milwaukee WI 53221

414. 324.4129

3. Community Engagement: We value community input and are committed to actively engaging with the residents and stakeholders. We will conduct public meetings to gather feedback, address concerns, and incorporate community suggestions into our plans. Additionally, we will establish an ongoing community liaison program to ensure open lines of communication between the store and the community.
4. Operation hours : 24 hours
5. Deliveries : Fuel Trucks weekly

Yours sincerely,

Emad Nadi, PE

(414).324.4129

emadnadi@etnengineering.com

GENERAL NOTES:
PROJECT SCOPE CONSISTS OF DEMOLISHING THE EXISTING BUILDING AND THE CONSTRUCTION OF 3036 S.F. BUILDING TO BE USED AS A RETAIL. Additionally, 3250 SQ.FT WILL BE CONSTRUCTED WITH A SEPARATED PERMIT APPLICATION
REMOVE THE EXISTING PAVEMENT AND CONSTRUCT A NEW 8" CONCRETE PAVEMENT

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:
CLASS A: FLAME SPREAD INDEX 0-25;
SMOKE-DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75
SMOKE-DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450
INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.9 WITH A MINIMUM RATING OF CLASS C.
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST".
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MFG. DEVIATION OF THE FOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. (I.E. 8" CMU= 7 5/8"). DIMENSIONS FOR FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK.
FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.
ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES. THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS.
EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION.
INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.
DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS
UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL WORK TO BE IN ACCORDANCE WITH SPS 361.05., ANSI A117.1 AND CITY OF MILWAUKEE ORDINANCES CH 290 & CH 295

CODE INFORMATION :

REFERENCED CODES ARE:
IBC 2015; IBC 2015; ICC/ANSI A117.1-2003
DCF 251
OCCUPANCY CLASSIFICATION:
M

TYPE OF CONSTRUCTION:
TYPE VB (CHAPTER 6); MASONRY BRICK EXTERIOR WITH FRAMING

CLASSIFICATION OF WORK
NEW CONSTRUCTION

ACTUAL BUILDING FLOOR AREA:
GRADE LEVEL NEW FLOOR AREA = 3082 SQ.FT.
ENTIRE BUILDING TOTAL GROSS 3082 SQ. FT.
BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): 55 FEET
OCCUPANCY GROUP M, 1 STORY, FLOOR AREA PER STORY, BUILDING HEIGHT PROVIDED: 16 FEET
FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602).
PRIMARY STRUCTURAL FRAME 0 HOUR RATING
BEARING WALLS (EXTERIOR) 2 HOUR RATING
BEARING WALLS (INTERIOR) 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (EXTERIOR)
FIRE SEPARATION DISTANCE 0-5 FT 2 HOUR RATING
FIRE SEPARATION DISTANCE 5-10 FT, 1 HOUR RATING
FIRE SEPARATION DISTANCE 10-30 FT, NINE
FIRE SEPARATION DISTANCE > 30 FT, 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (INTERIOR) -- 0 HOUR RATING
FLOOR CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING
ROOF CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

OCCUPANT LOAD (PROPOSED TENANT AREA OF 3036 SQ.FT.):
MERCANTILE AREA 3082 SQ.FT @40 SQ. FT PER OCCUPANCY = 51 OCCUPANTS (IBC 1004.3)

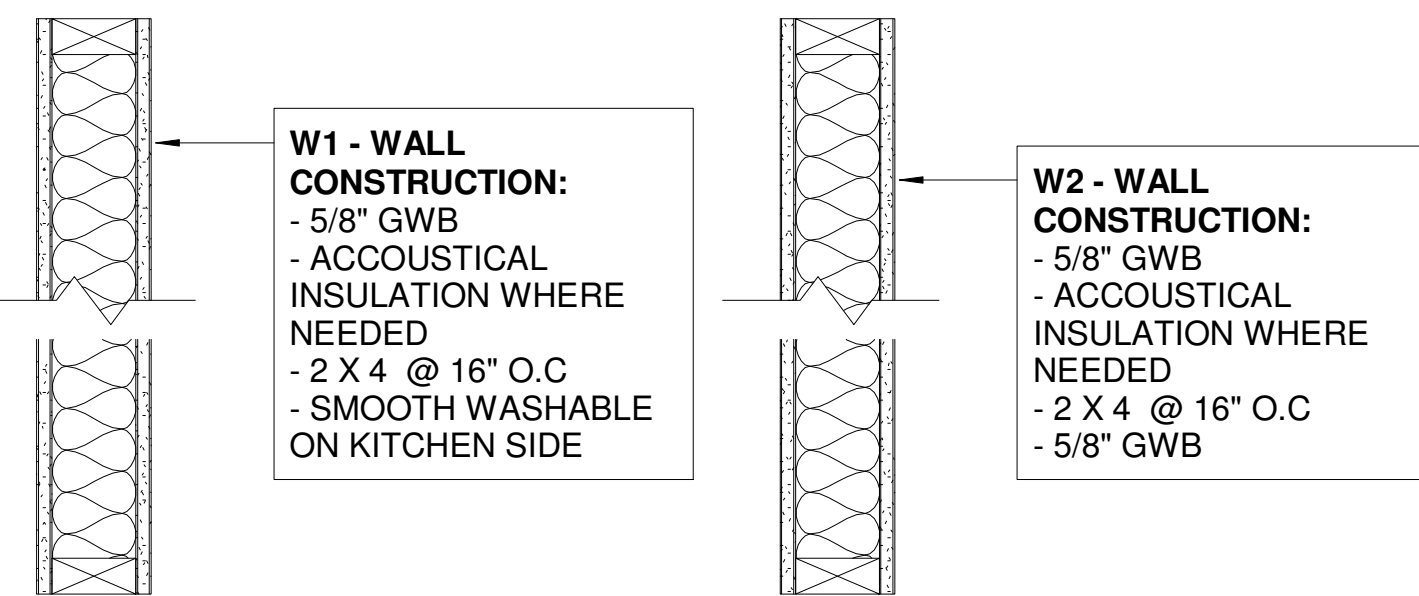
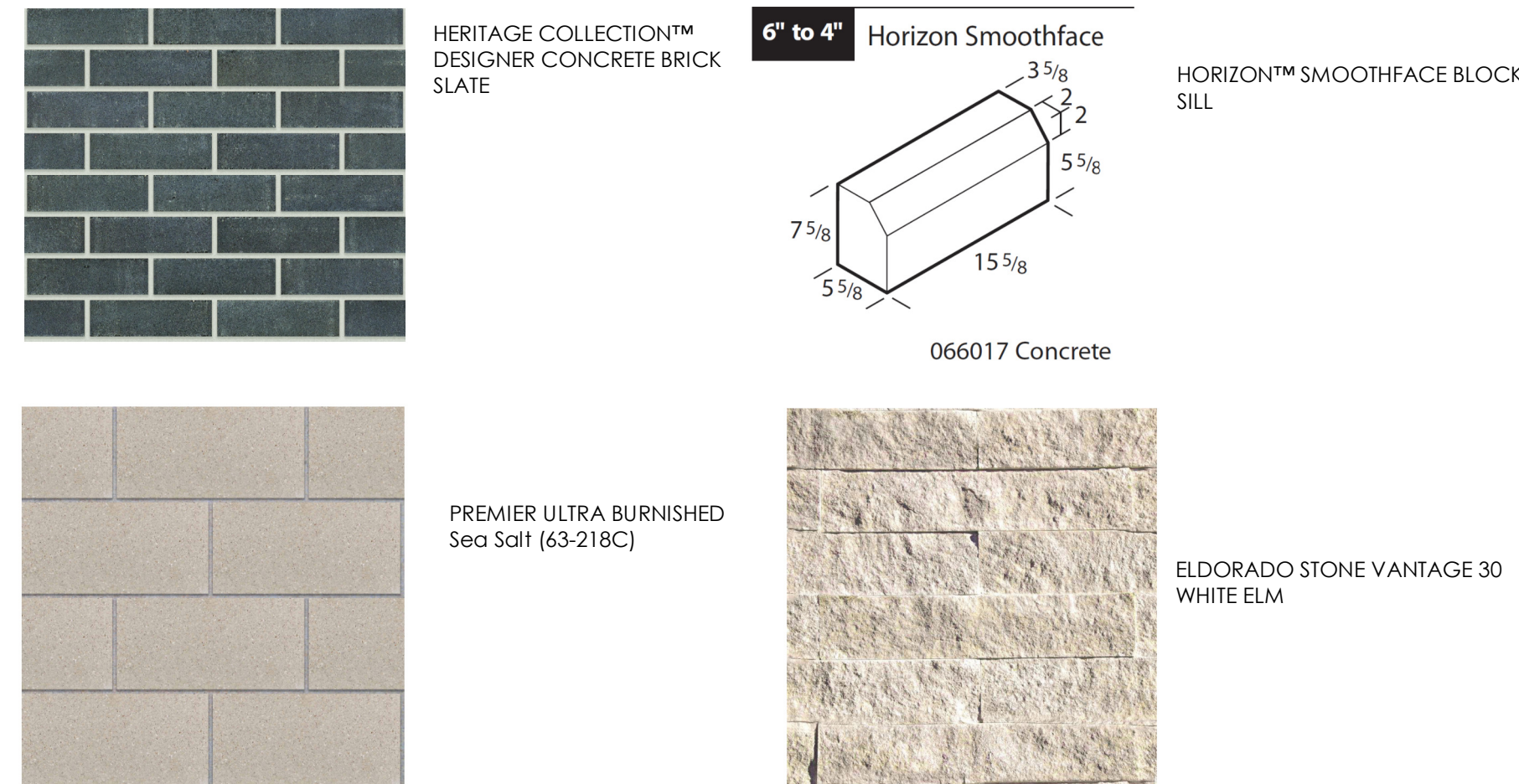
SPRINKLER SYSTEM IS NOT REQUIRED

MEANS OF EGRESS:
OCCUPANCY LOAD: TABLE 1004.1.2
EXIT WIDTH REQUIRED: 51 @ 0.2 INCHES = 10"
EXIT WIDTH PROVIDED: 72' + 36" = 108" INCHES

PLUMBING FIXTURE REQUIREMENTS: 51 OCCUPANTS
TOILETS:
WATER CLOSETS REQUIRED: 1 PER 500, THEREFORE 1 REQUIRED
WATER CLOSETS PROVIDED: 1 WATER CLOSET
LAVATORIES:
LAVATORIES REQUIRED: 1 PER 750, THEREFORE 1 REQUIRED
LAVATORIES PROVIDED: 1 LAVATORY
SERVICE SINKS:
SERVICE SINKS REQUIRED: 1 SINK
SERVICE SINKS PROVIDED: 1 SINK
FIRE PROTECTION CONSTRUCTION:
903.2.1.3 GROUP M OCCUPANCY. SPRINKLER SYSTEM IS NOT PROVIDED



1 {3D}



2 INTERIOR WALL SECTIONS
1 1/2" = 1'-0"



3 AERIAL
1" = 30'-0"

OWNER
MIAN'S OIL COR.
8404 W GREENFIELD WI
MILWAUKEE , WI

CONTRACTOR
KHALEK BUILDING SERVICES
3834 E Puetz Rd.
Oak Creek, WI 53154
moe@ampnd.com
414.666.2222

PROFESSIONAL SERVICES
ETn ENGINEERING
EMAD NADI, PE
2504 W BRIDGE ST
MILWAUKEE, WI 53221
emadnadi@etnengineering.com
414.324.4129

INDEX	
Sheet Name	Sheet Number
GENERAL PLAN	A100
SITE & LANDSCAPING	A101
SITE DETAILS	A101.1
ARCHITECTURAL LAYOUT	A102
Architectural Plan	A102.1
INTERIOR DETAILS	A102.2
SCHEDULES	A102.3
Elevations	A103
Elevtions	A103.1
CONSTRUCTION DETAILS	A103.2
BUILDING SECTIONS	A104
SITE DEMO	C1
GRADING & EROSION	C2
STRUCTURAL PLAN	S1
STRUCTURAL NOTES	S1.1
STRUCTURAL DETAILS	S3
STRUCRAL DETAILS	S4

Building

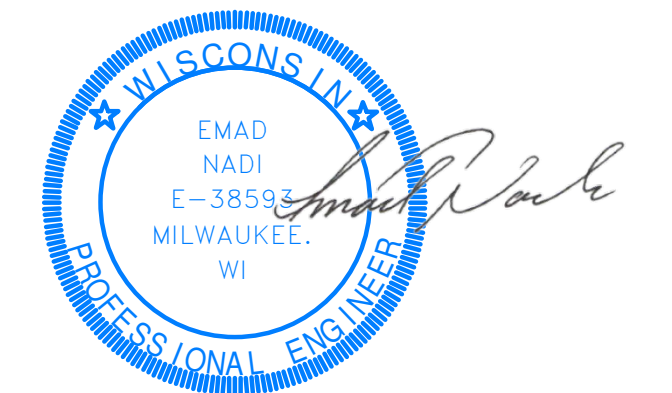
This plan has been
CONDITIONALLY APPROVED
City of West Allis Code Enforcement Department

[Signature] 06/11/2024

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



GENERAL PLAN

A100

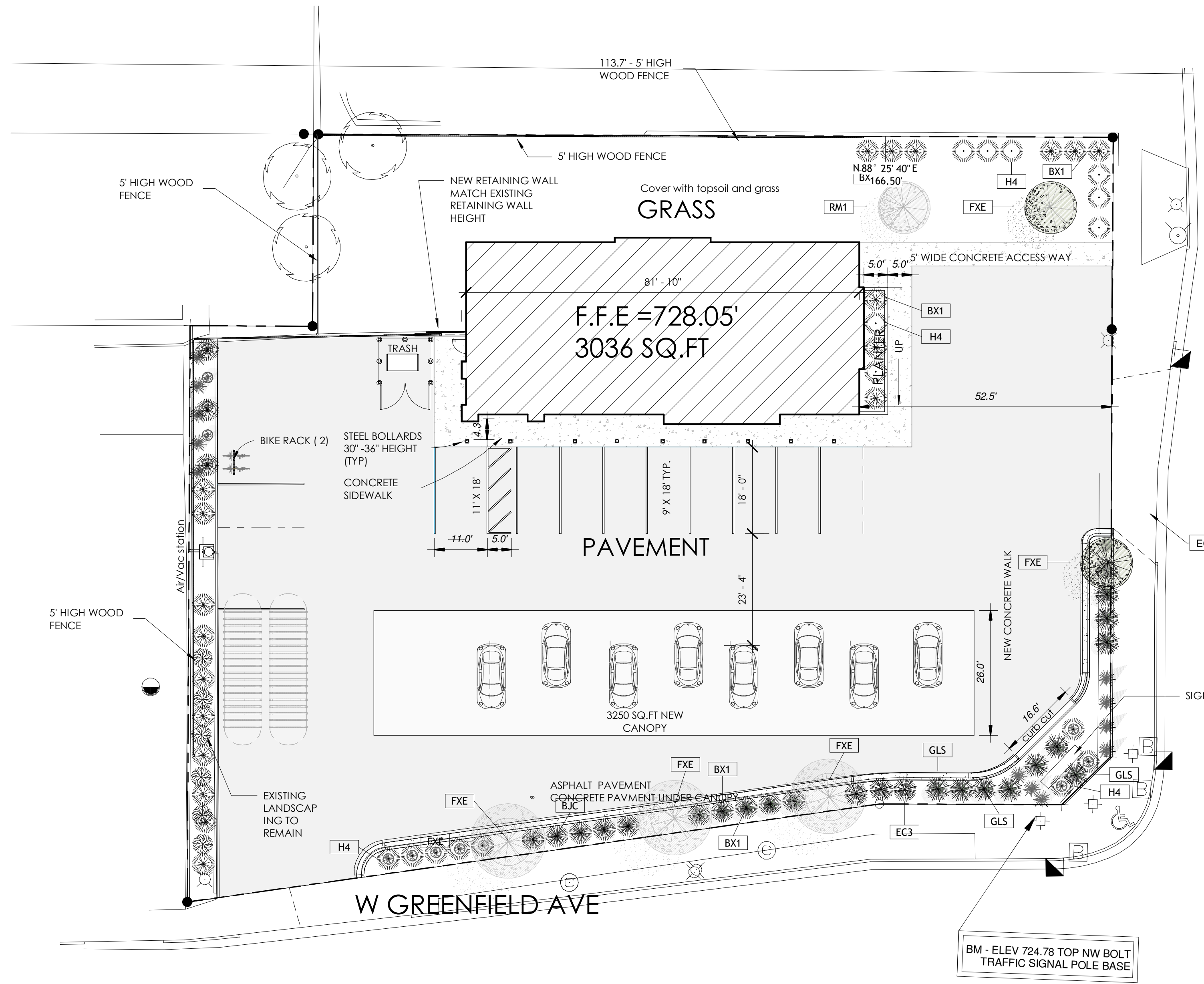
Revision Schedule		
No.	Revision	Date

SITE DATA :

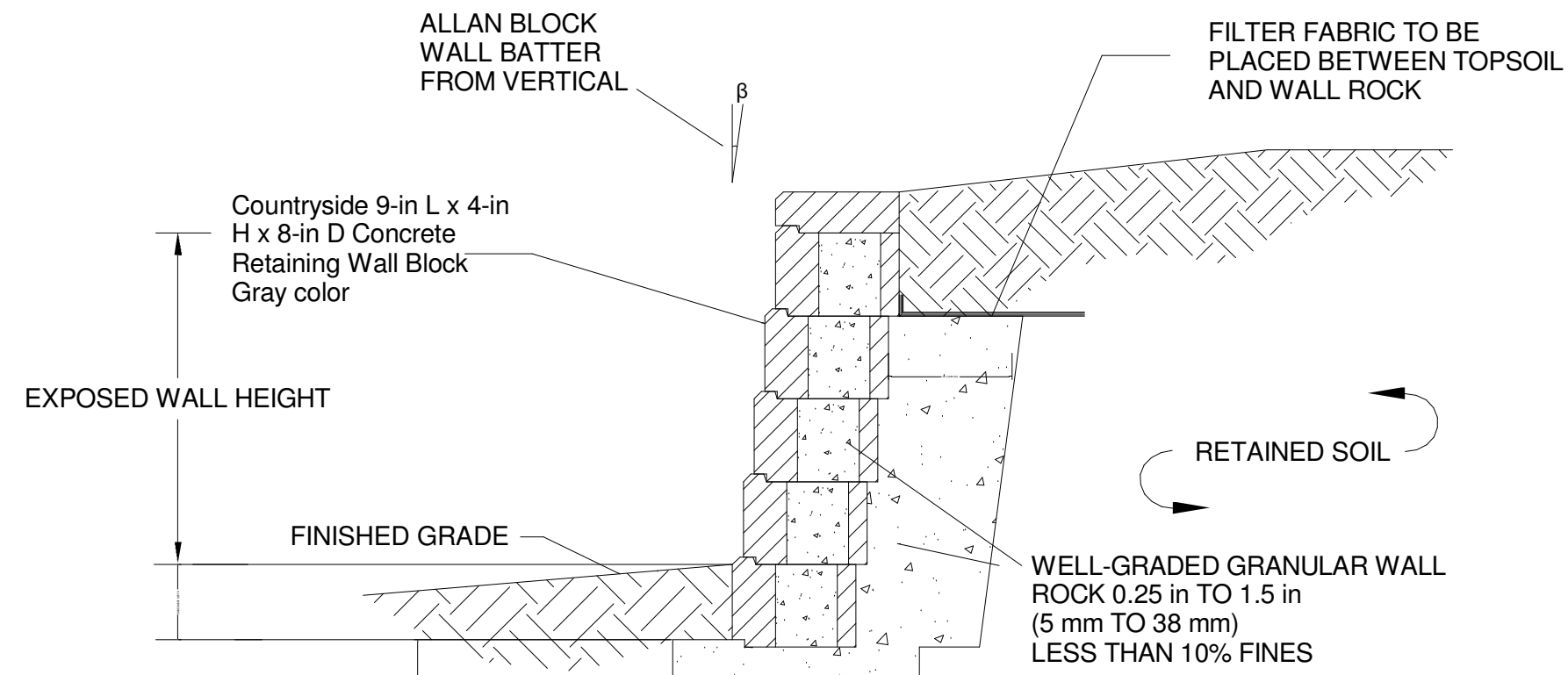
ASPHALT PARKING AREA = 7365 SQ.FT
 CONCRETE AREA UNDER CANOPY : 3311 SQ.FT
 SIDEWALK AREA : 736 SQ.FT
 BUILDING AREA : 3036 SQ.FT
 BUILDING HEIGHT 18' -26'
 CANOPY CLEAR HEIGHT = 15'
 CANOPY OVERALL HEIGHT = 18'
 PARKING SPACES = 10

Planting Schedule

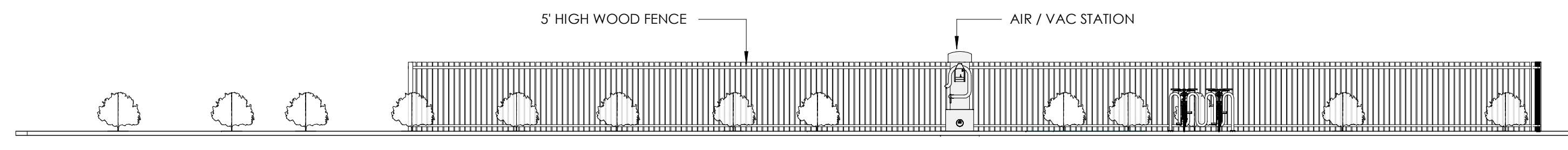
Type Mark	Count	Common Name	BOTANICAL NAME	Description	Comments	Cost
BJC	5	Kallay Compact Pfitzer	Juniperus chinensis 'Kallays Compact'			
BX1	14	Boxwood 2'-9"	Boxwood			
DF1	13	Daphne 3'-0"	Daphne			
EC3	3	Ruby Star Coneflower	Echinacea purpurea 'Ruby S			
FXE	5	Frontier Elm	Ulmus x 'Frontier'			
GLS	11	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low			
H4	16	Happy Returns Dayli	Hemerocallis x 'Happy Returns			
KCE	1	Espresso Kentucky Coffeet	Gymnocladus dioica 'Espresso			
RM1	1	Red Maple	Acer rubrum			



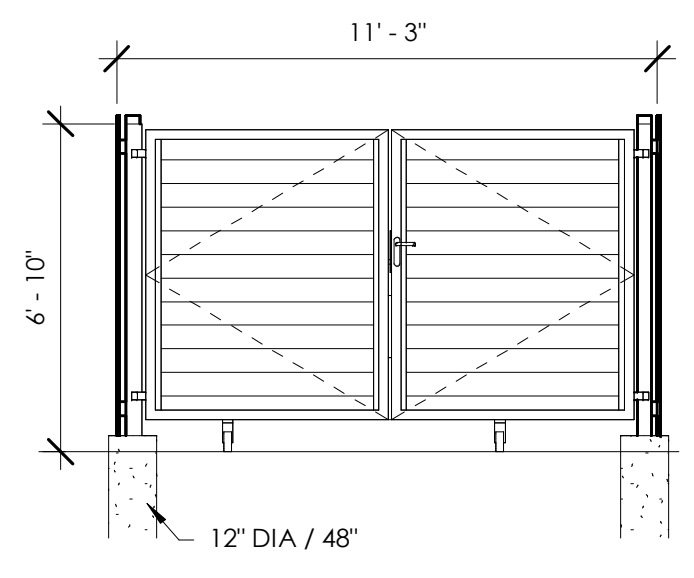
1 SITE PLAN - N
1/16" = 1'-0"



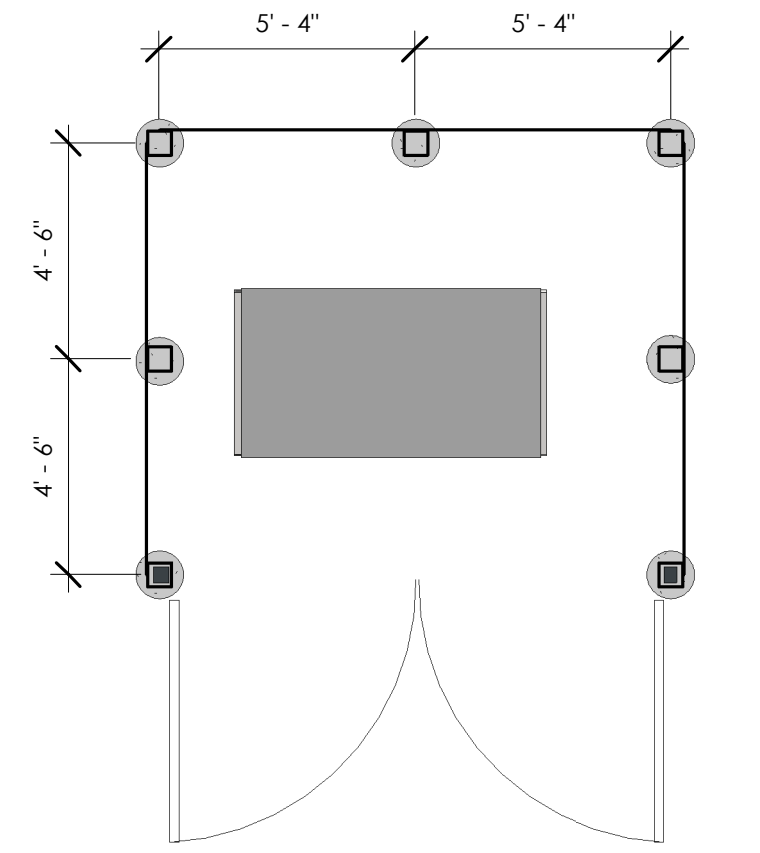
4 RETAINING WALL
1" = 10'-0"



5 WESTERLY WOOD FENCE
1/8" = 1'-0"



2 TRASH ENCLOSURE
1/4" = 1'-0"



3 TRASH ENCLOSURE LAYOUT
1/4" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST ALLIS WI

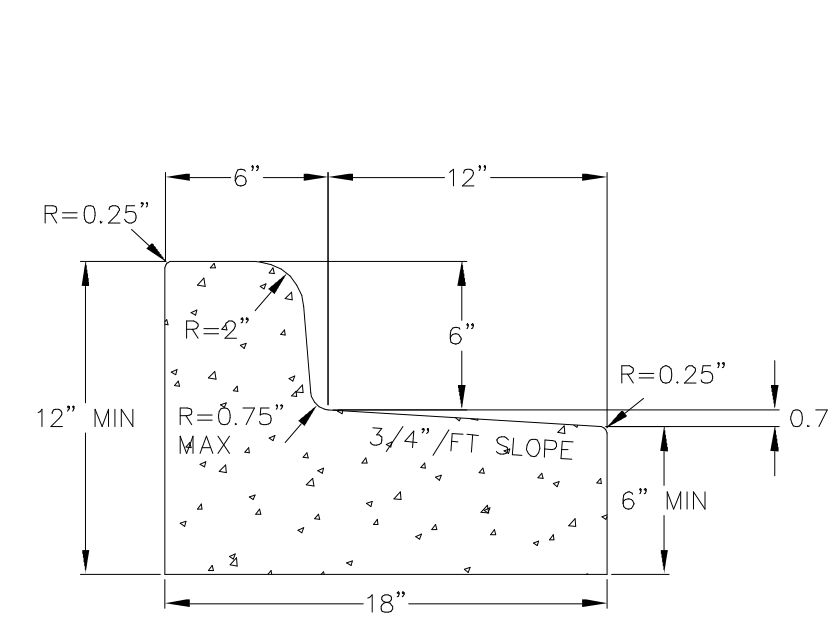
SCALE
VARIES



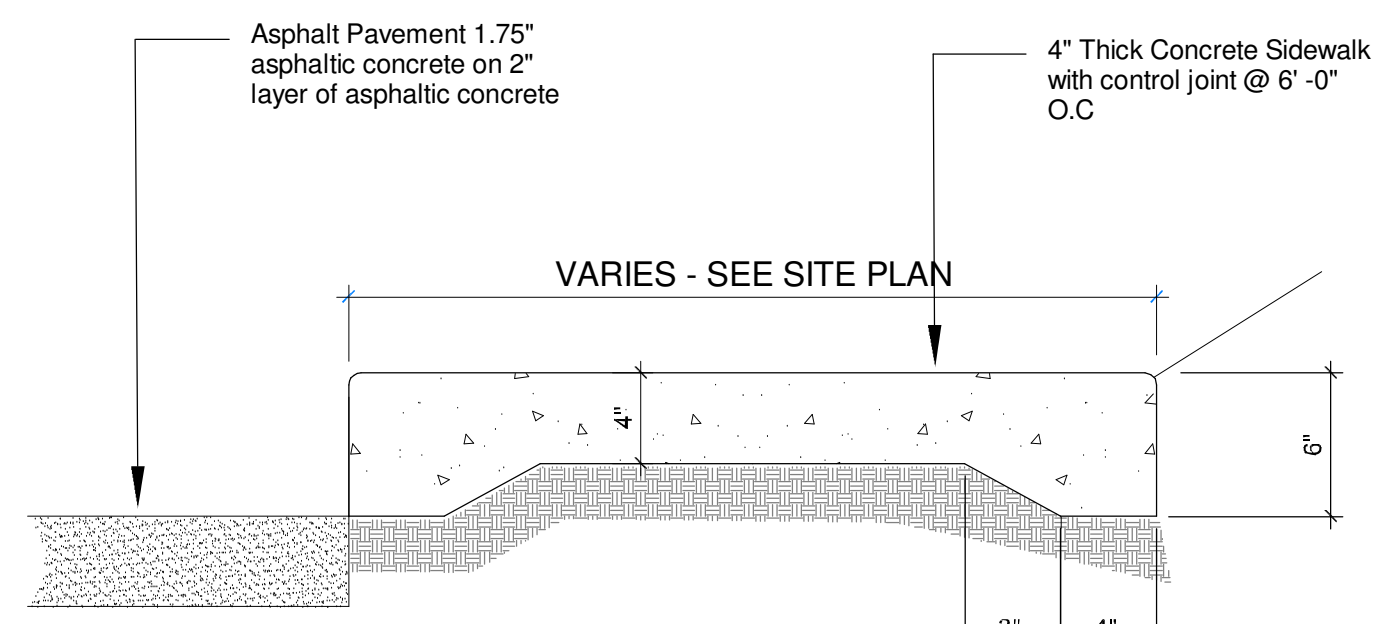
SITE &
LANDSCAPING

A101

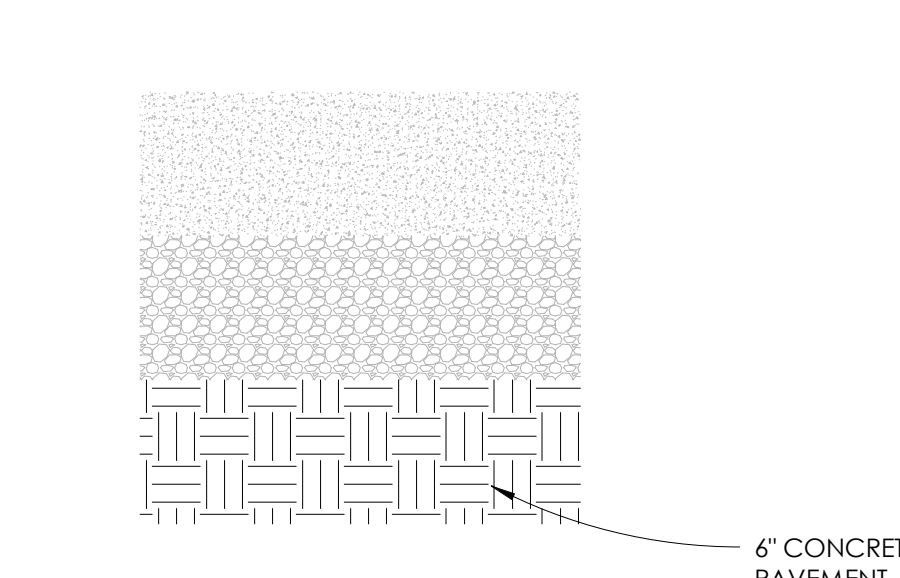
Revision Schedule		
No.	Revision	Date



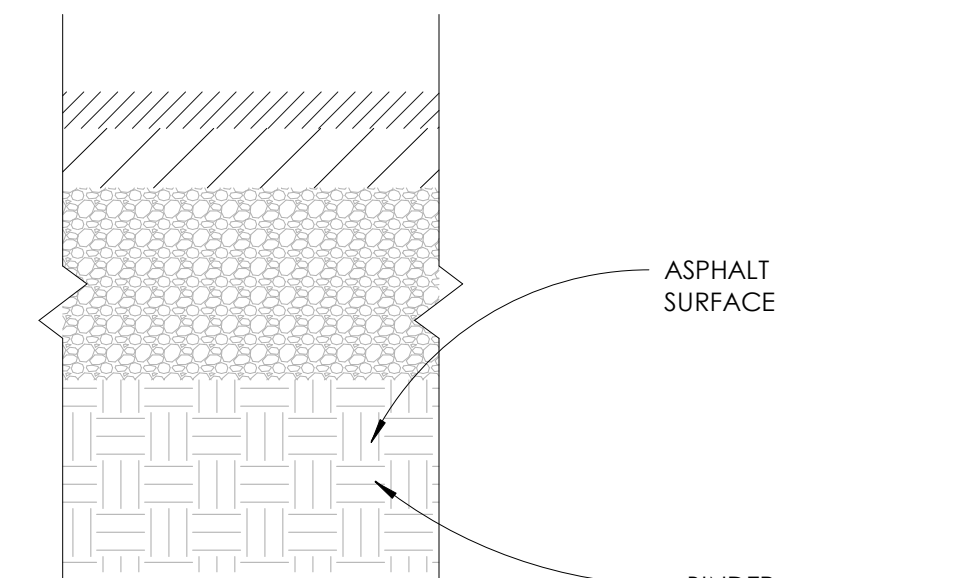
12" CURB AND GUTTER



CONCRETE SIDEWALK

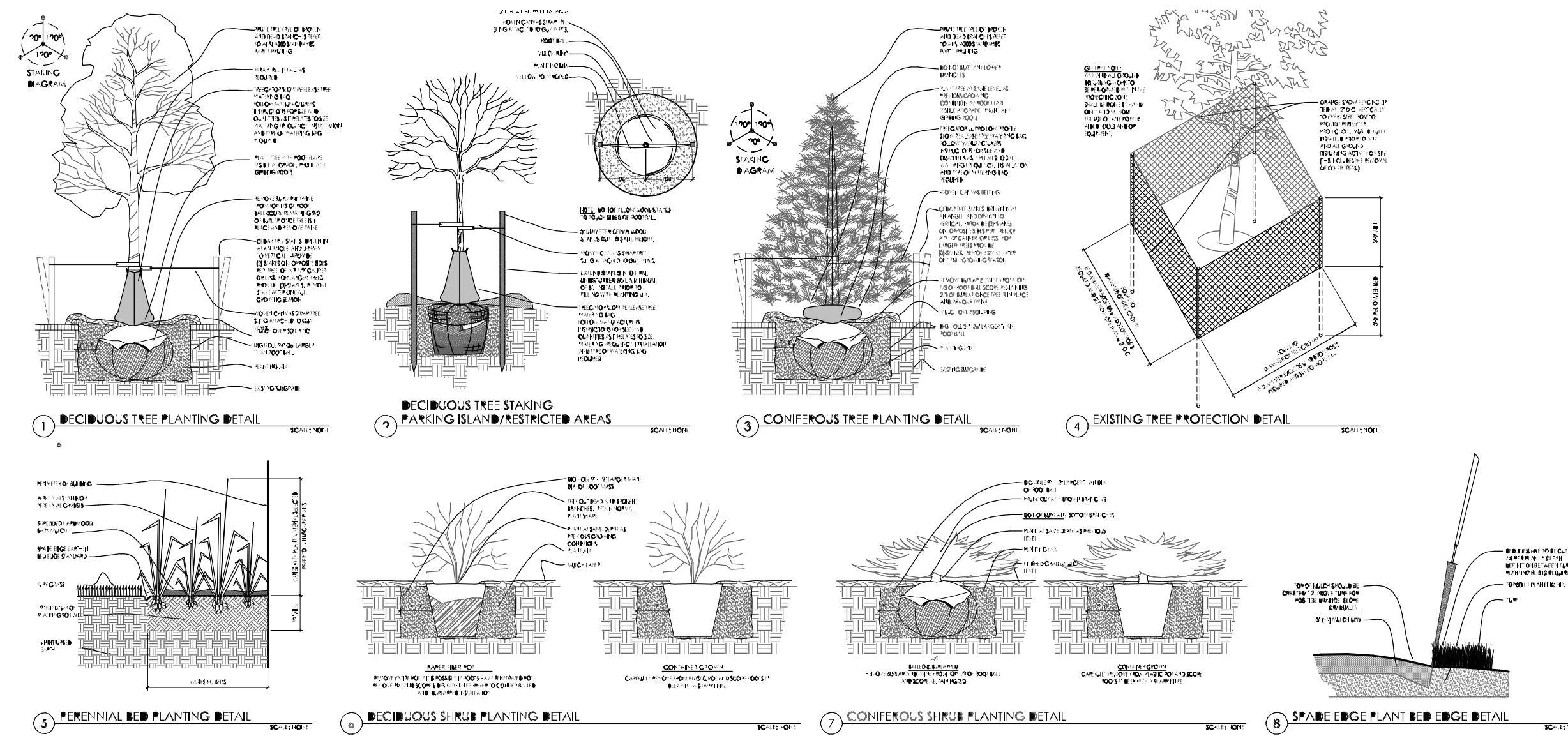


CONCRETE PAVEMENT

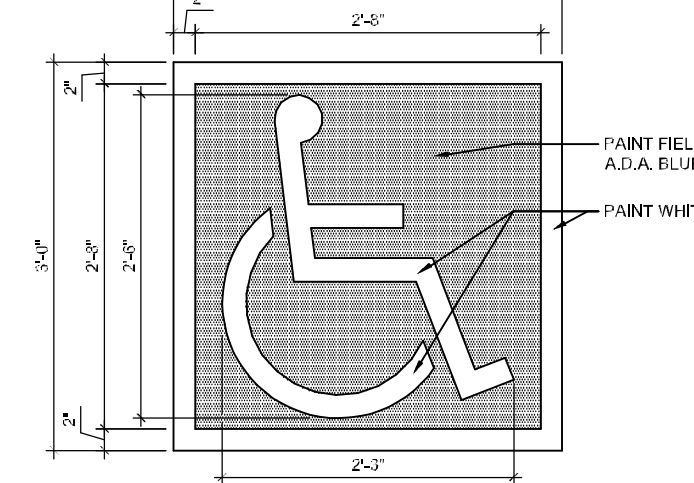


ASPHALT PAVEMENT

2 SITE DETAILS
1 1/2" = 1'-0"

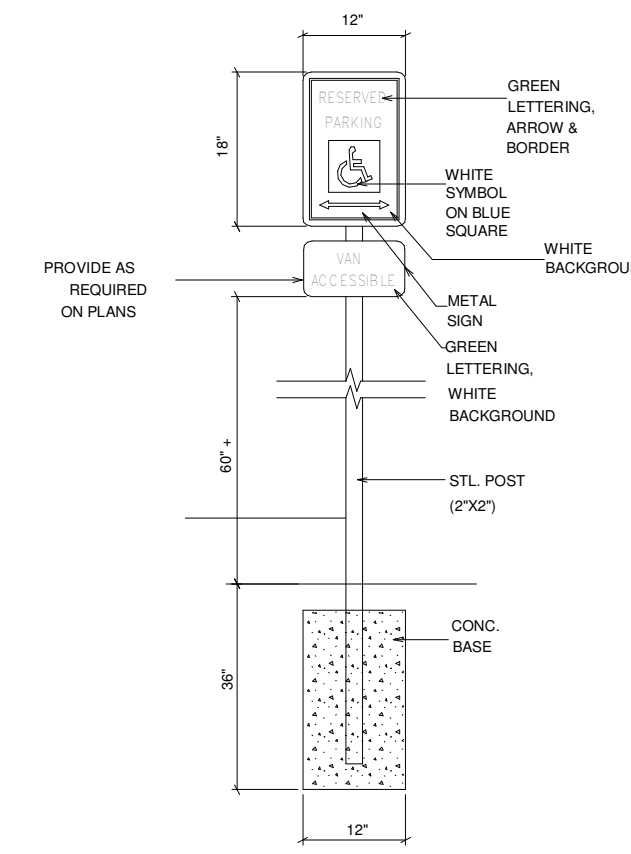


CONTRACTOR TO PROVIDE EXPANSION JOINT EVERY 100 FEET
SAWCUT CONTROL JOINT IN THE SLAB NOT EXCEED 10 FEET IN LENGTH
CONCRETE STRENGTH 3500 PSI AT 28 DAYS



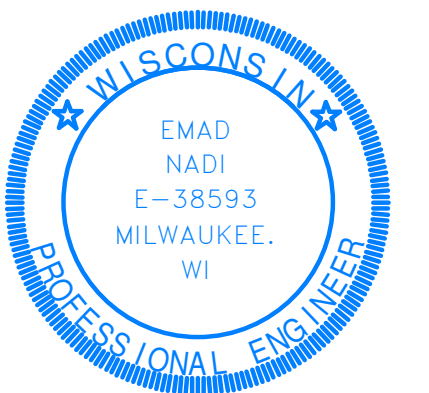
ADA DETAILS - NTS

Symbol shall be painted with white color and blue background



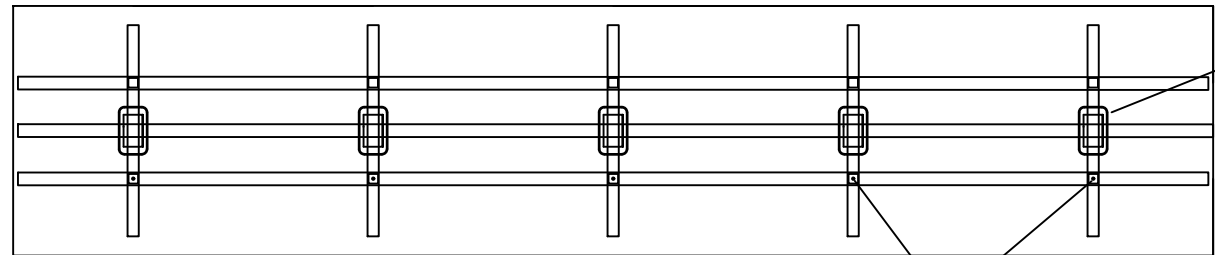
MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



SITE DETAILS

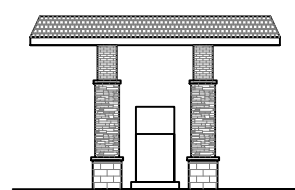
A101.1



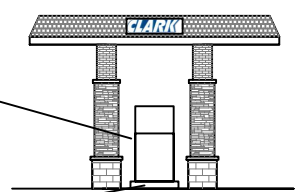
TOP VIEW

Dispenser islands under canopy

3" PVC pipe drains in (5) canopy columns connected to storm drain underground.



WEST ELEVATION



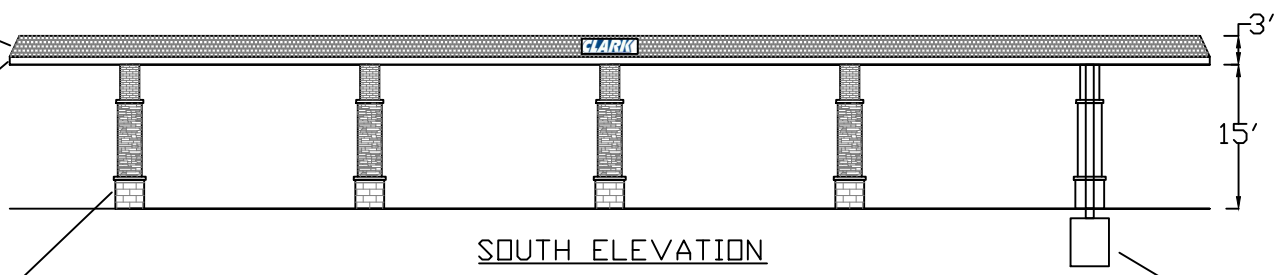
EAST ELEVATION

Fuel Dispenser

3' x 5' concrete island base with stainless steel border.

- Asphalt shingles on angled fascia area.
- Galvanized steel braces and frame.
- 1/2" plywood backing, #15 roofing felt, and architectural shingles.

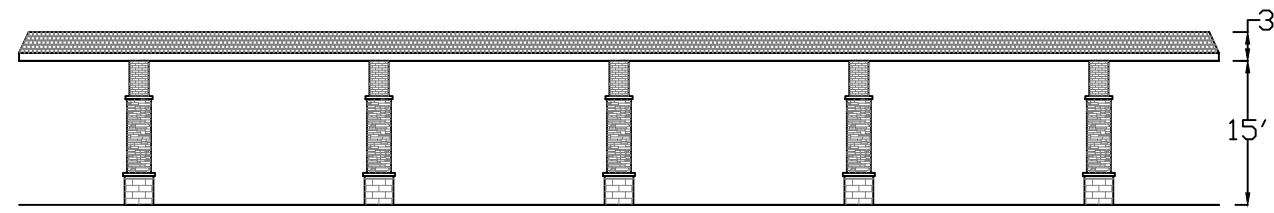
Steel fascia border trim.



SOUTH ELEVATION

Brick work around columns to match main building materials.

4' x 4' x 5' footings, 12" below grade. See canopy engineered drawings for additional details.



NORTH ELEVATION

CONTRACTOR ID: 240951
 WALT'S PETROLEUM SERVICE INC.
 5207 E. JELINEK AVE.
 SCHOFIELD, WI 54476

OWNER ID: 0000000
 8404 W GREENFIELD AV
 WEST ALLIS, WI 53214

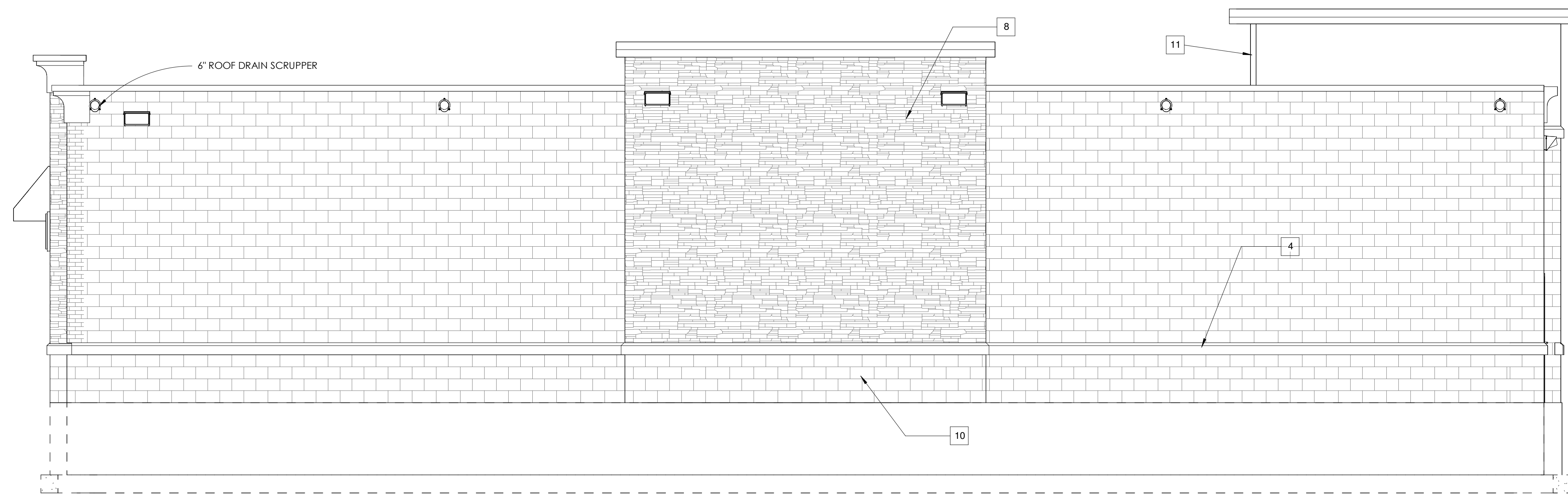
FACILITY ID:
 8404 W GREENFIELD AV
 WEST ALLIS, WI 53214

DRAWN BY: NRE
 DATE 06-21-24:
 SCALE: 1" = 20'
 SHEET: 1
 SHEET: 1 OF 1

Revision Schedule		
No.	Revision	Date



① Front Elevation
1/4" = 1'-0"



② Back Elevation
1/4" = 1'-0"

Notes

Label Number	Notes
1	THERMALLY Y-BROCKEN ANODIZED ALUMINUM STOREFRONT. 1"LOW-E INSULATING GLAZING.
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW. 1" LOW-E INSULATING GLAZING.
3	EIFS CROWN
4	<varies>
5	Heritage Collection™ Designer Concrete Brick SLATE
6	FABRIC AWNING
7	ALUMINUM AWNING
8	<varies>
9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

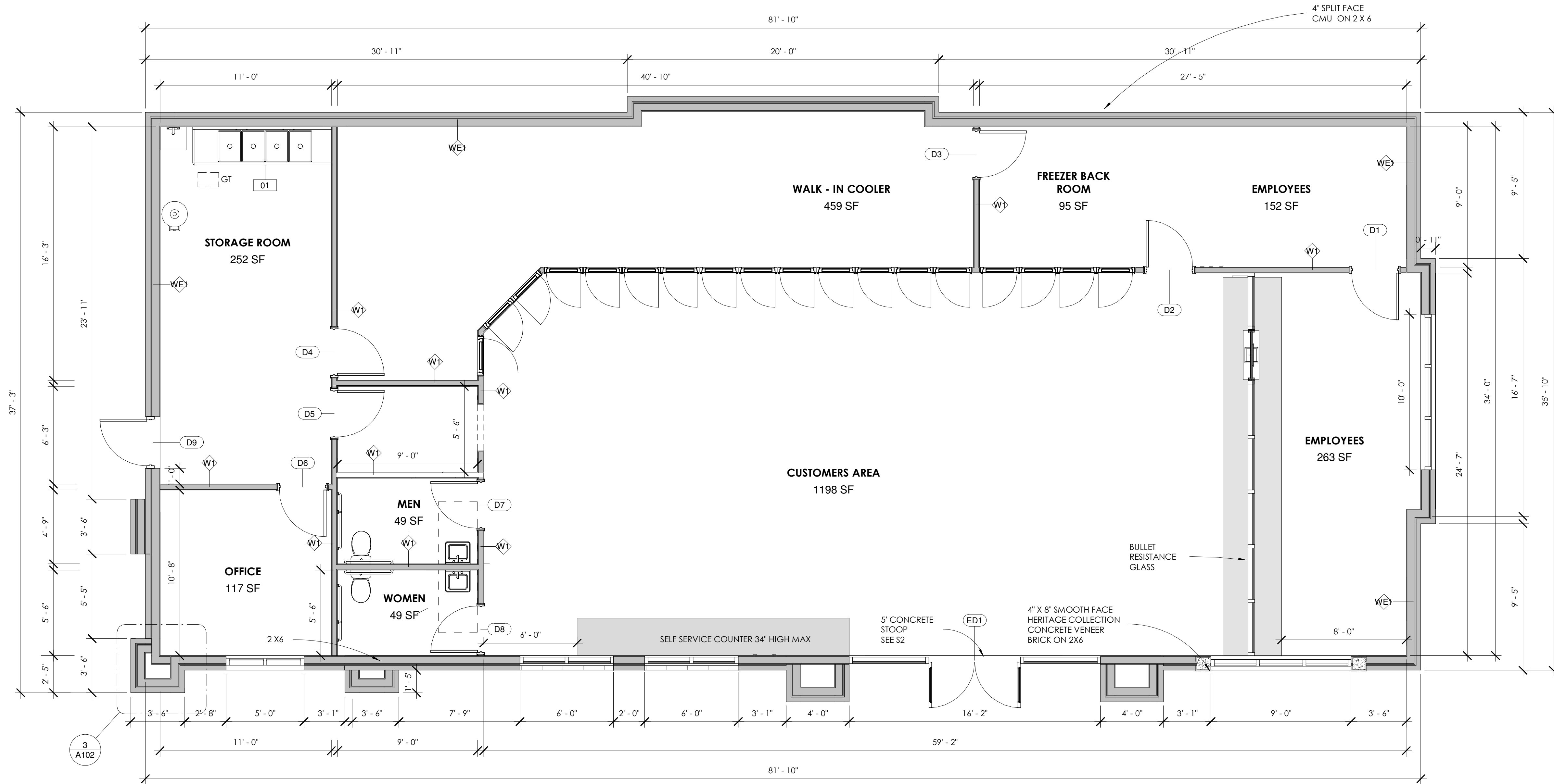
SCALE
VARIES



Elevations

A103

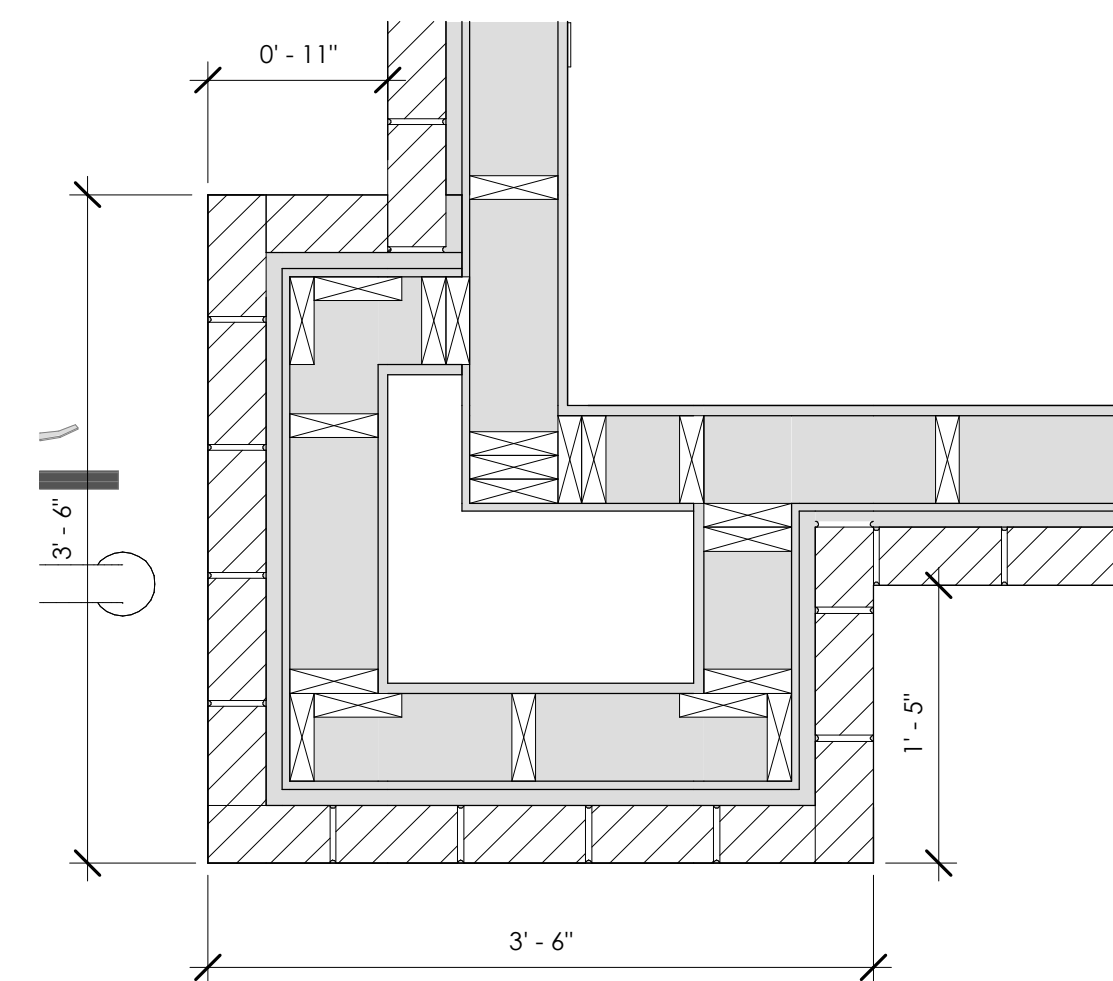
Revision Schedule		
No.	Revision	Date



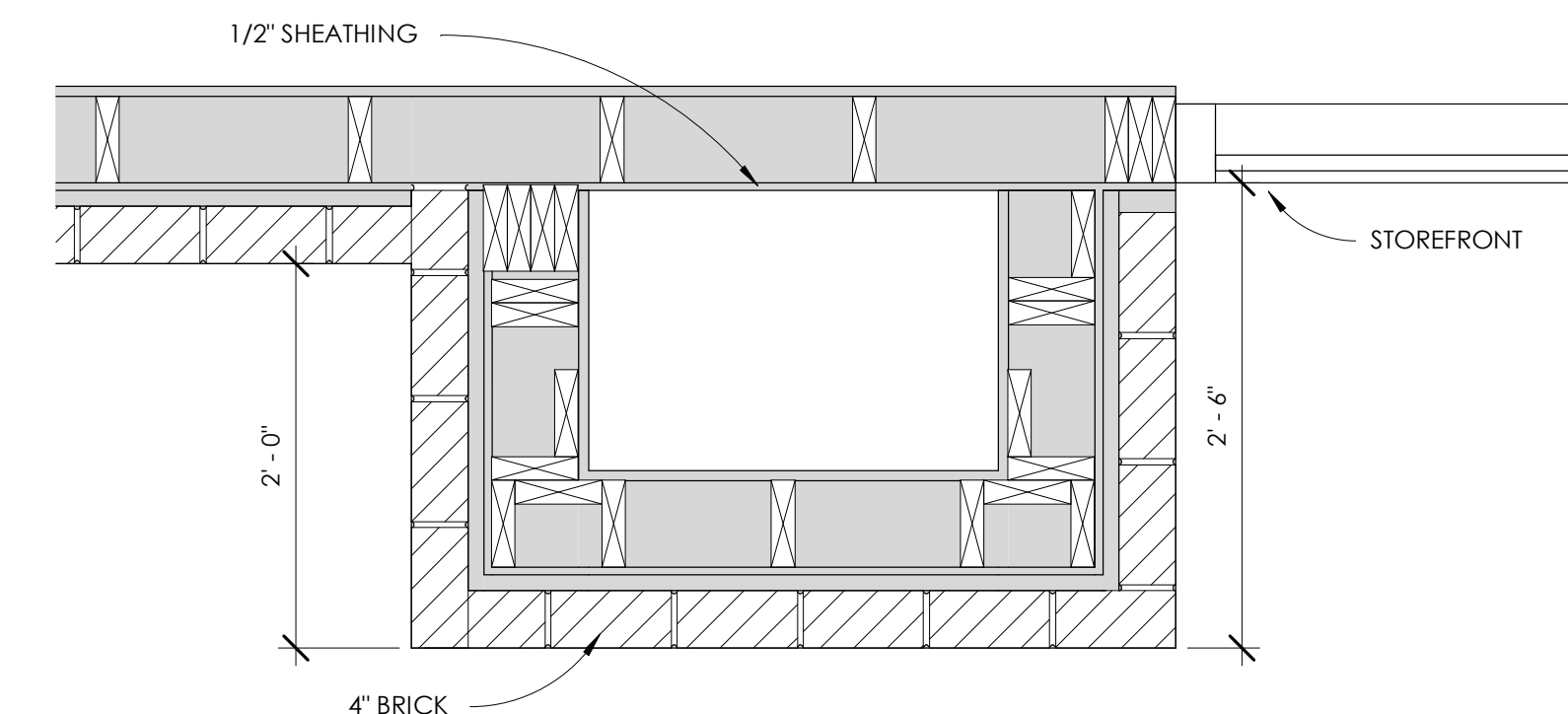
② Level 1 - LAYOUT
1/4" = 1'-0"

Room Schedule

Room Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Ceiling Height
CUSTOMERS AREA	1198 SF	LAMINATE	GYB		12' - 0"
EMPLOYEES	152 SF	LAMINATE	GYB		9' - 0"
FREEZER BACK ROOM	95 SF	LAMINATE	PER INSTALLER		8' - 0"
WALK - IN COOLER	459 SF	PER INSTALLER	PER INSTALLER		8' - 0"
STORAGE ROOM	252 SF	LAMINATE	GYB+FRP		9' - 0"
OFFICE	117 SF	LAMINATE	GYB		8' - 0"
WOMEN	49 SF	QUARRY TILES	GYB+TILES		8' - 0"
MEN	49 SF	QUARRY TILES	GYB+TILES		8' - 0"
EMPLOYEES	263 SF	LAMINATE	GYB		12' - 0"



③ CORNER WALL DETAILS
1" = 1'-0"



① ENTRANCE FRAMING DETAILS
1" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

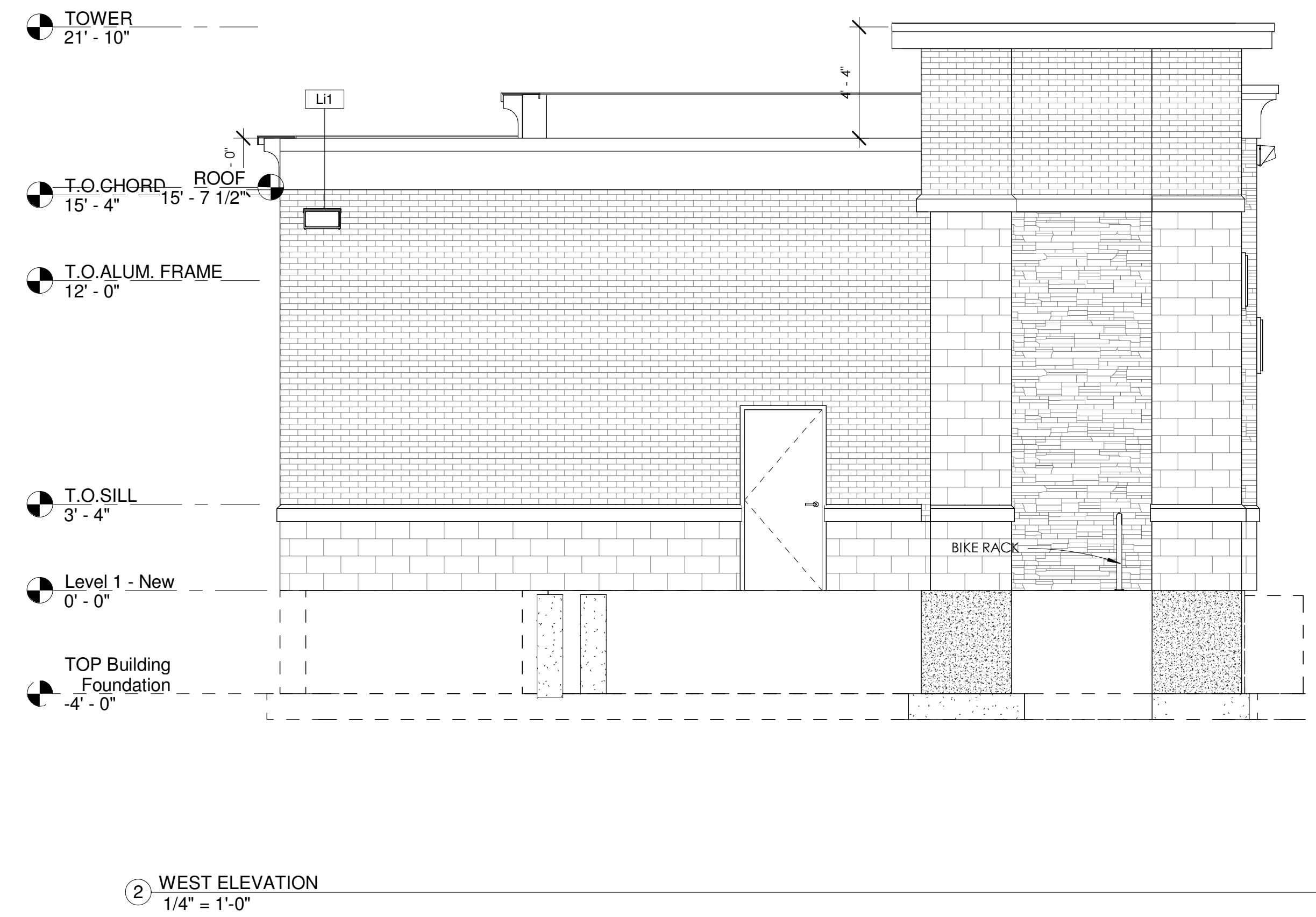
SCALE
VARIES



ARCHITECTURAL
LAYOUT

A102

Revision Schedule		
No.	Revision	Date



MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



Elevtions

A103.1

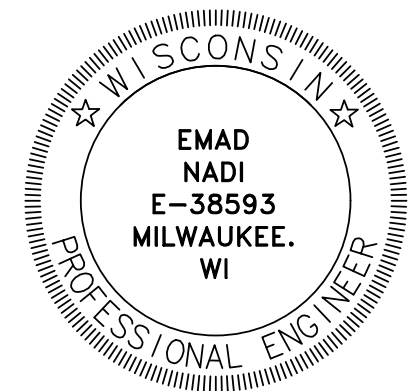
ETn Engineering
2504 W Bridge Street
Milwaukee
Wisconsin 53221

Phone: 414-324-4129
EMADNADI@ETNENGINEERING.COM

DRAWN	ETN	DATE	09/30/19
CHECKED		DATE	
APPROVED		DATE	
PROJECT MANAGER		DATE	

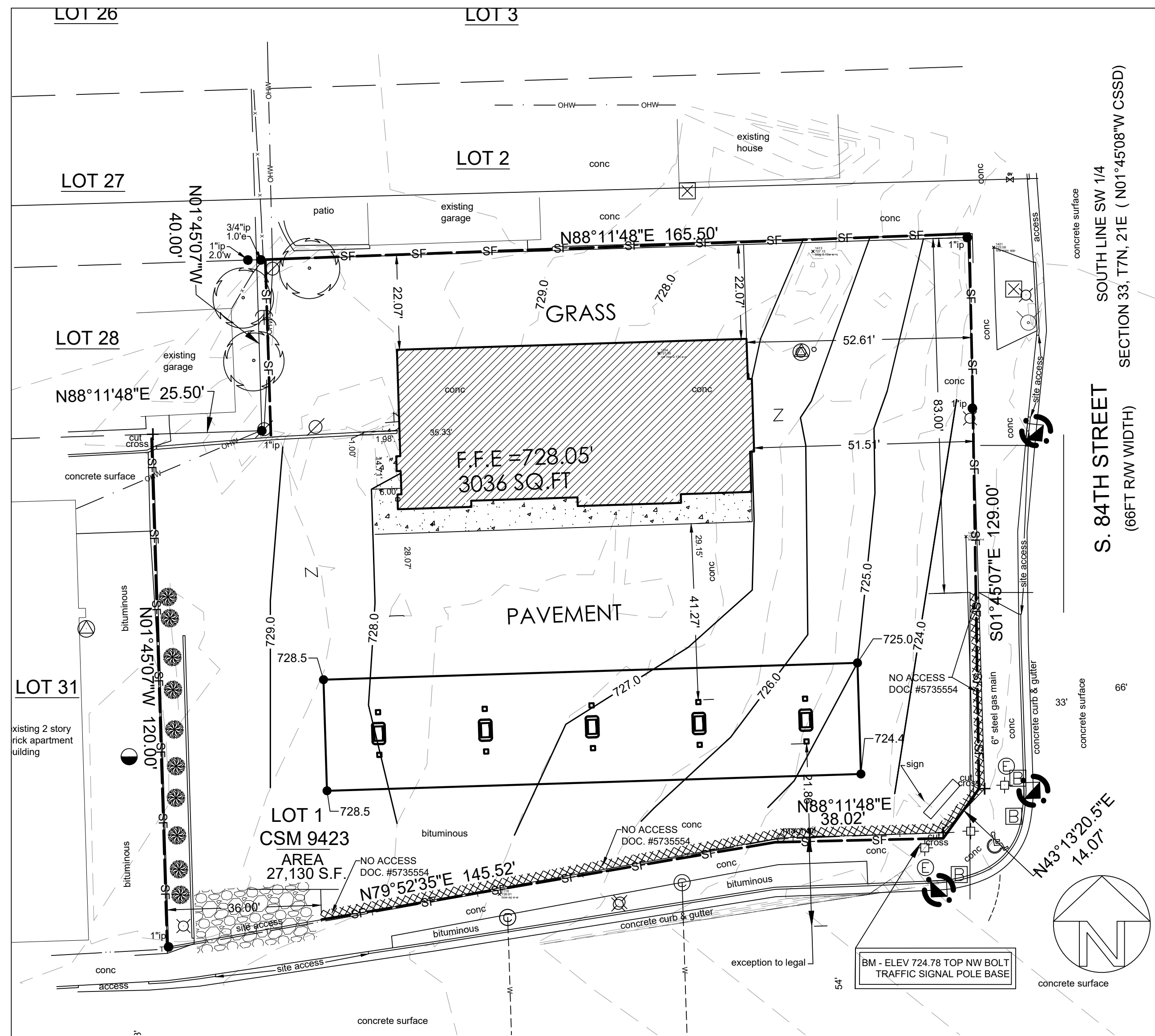
MIAN'S OIL COR. FUEL STATION
 New Building
 8404 W GREENFIELD AVE
 WEST ALLIS WI

SCALE
1" = 40'



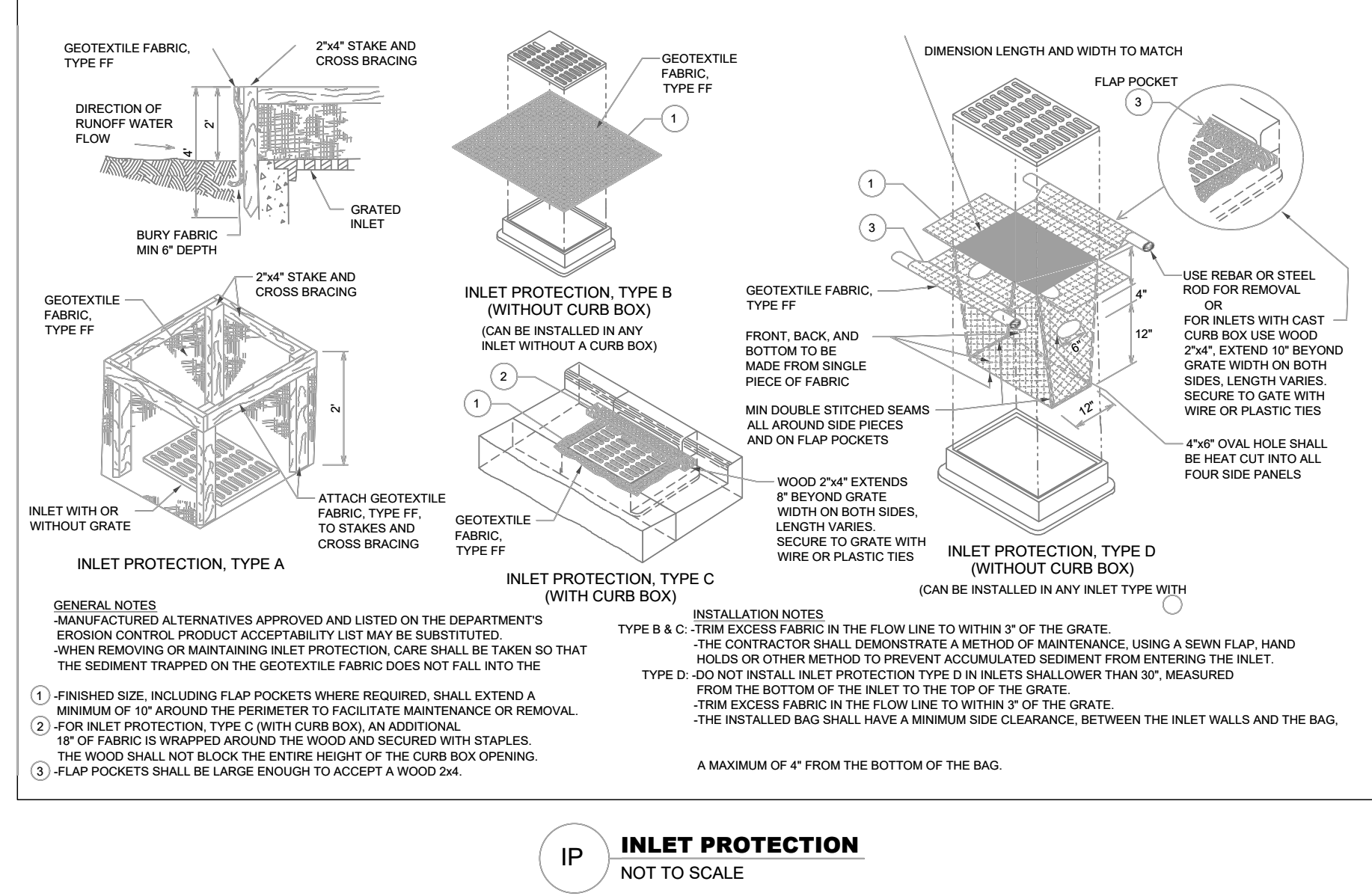
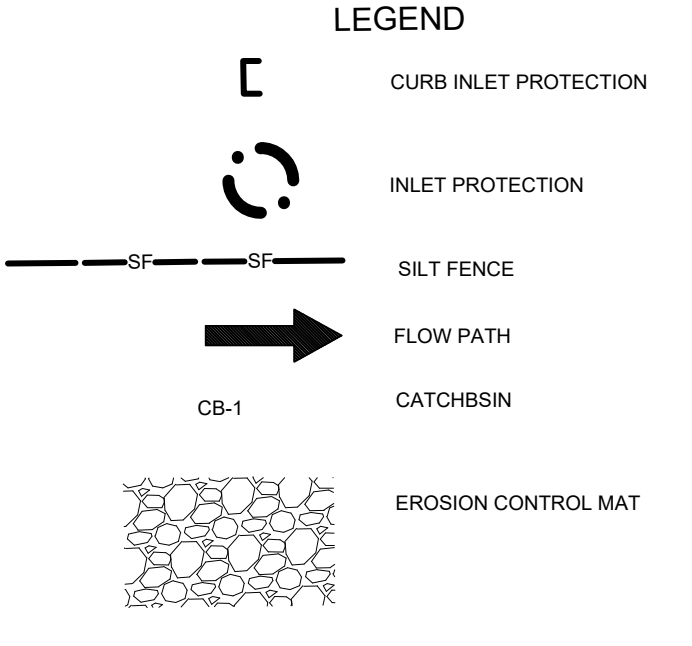
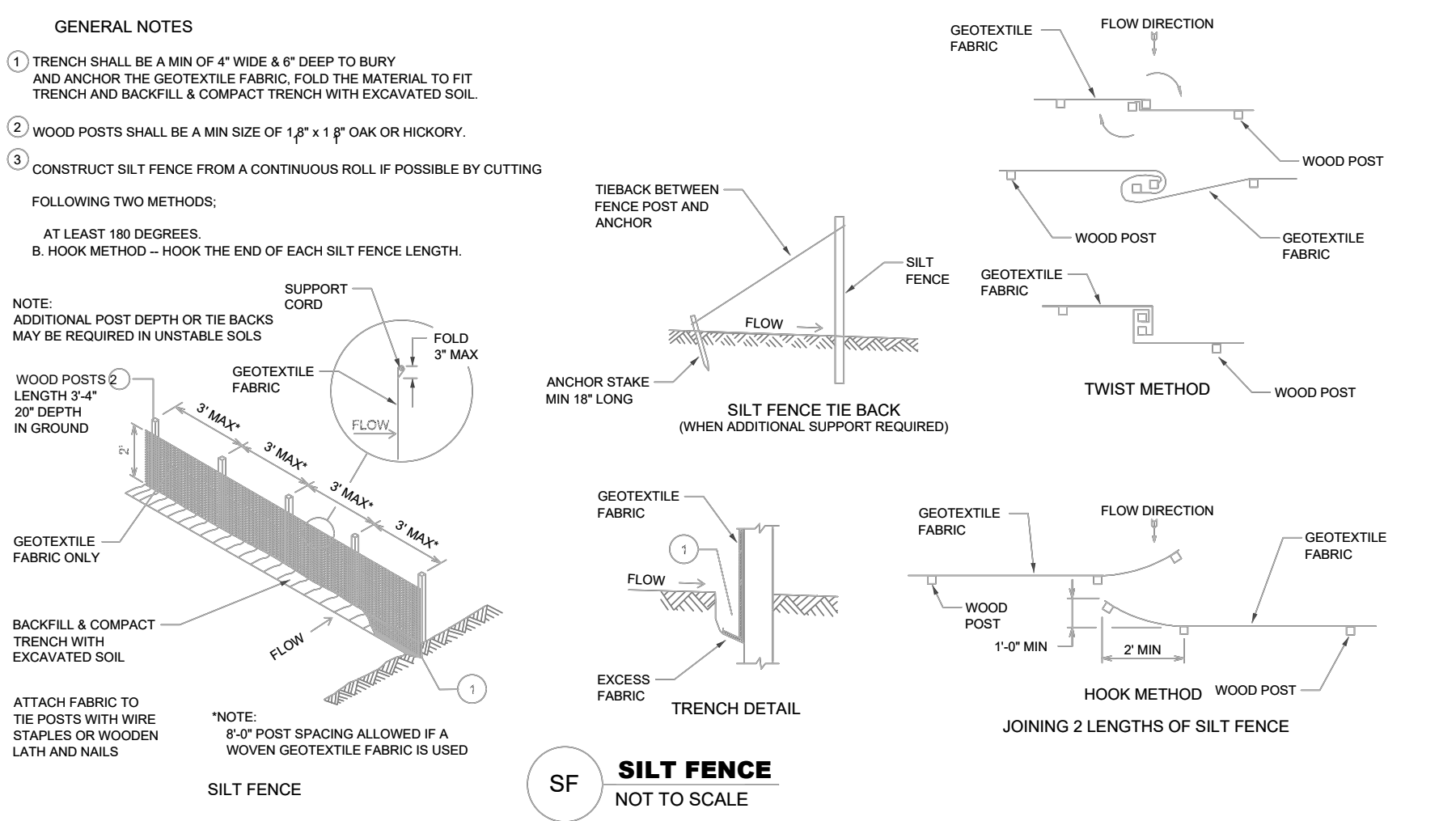
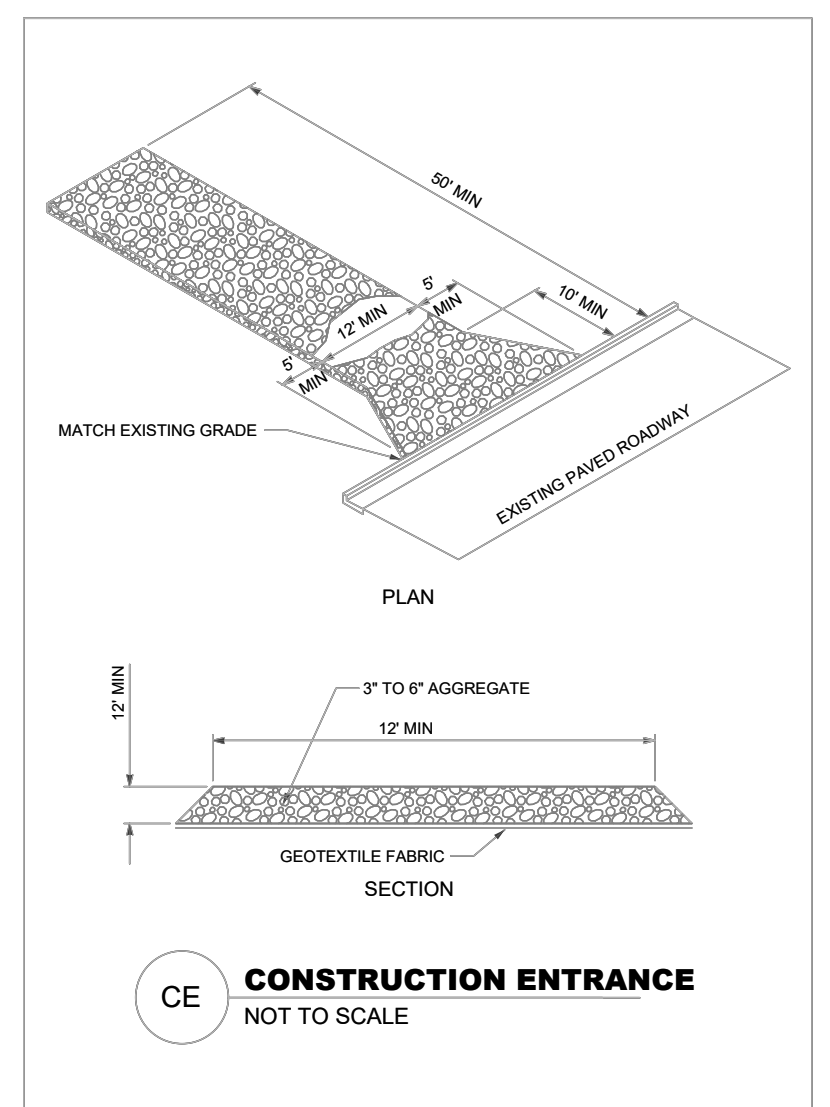
GRADING & EROSION

C2



- Obtain plan approval and other applicable permits.
- Sawcut pavement line and remove enough pavement to install silt fence around the anticipated disturbed area.
- Install construction exit
- Install inlet protection around the existing storm inlet
- Continue rough grading for proposed improvement
- Demo the existing buildings
- Construct the new building
- Install site utilities
- Install base course
- Complete first lift of asphalt, sidewalk and all proposed curb and gutter if any
- Final grade, topsoil, planting, sodding and seeding
- Any exposed soil areas not disturbed for more than 7 days will be restored with seed and mulch
- Estimated time to complete the project is 2.5 months

- All erosion control practices will inspected for functionality following every 1/2" rain event and at least once a week.
- All seeded areas will be watered, fertilized, mulched and re-seeded as needed
- All sediments reached public roads will be cleaned and removed before the end of each day to prevent sediments entering city sewer system



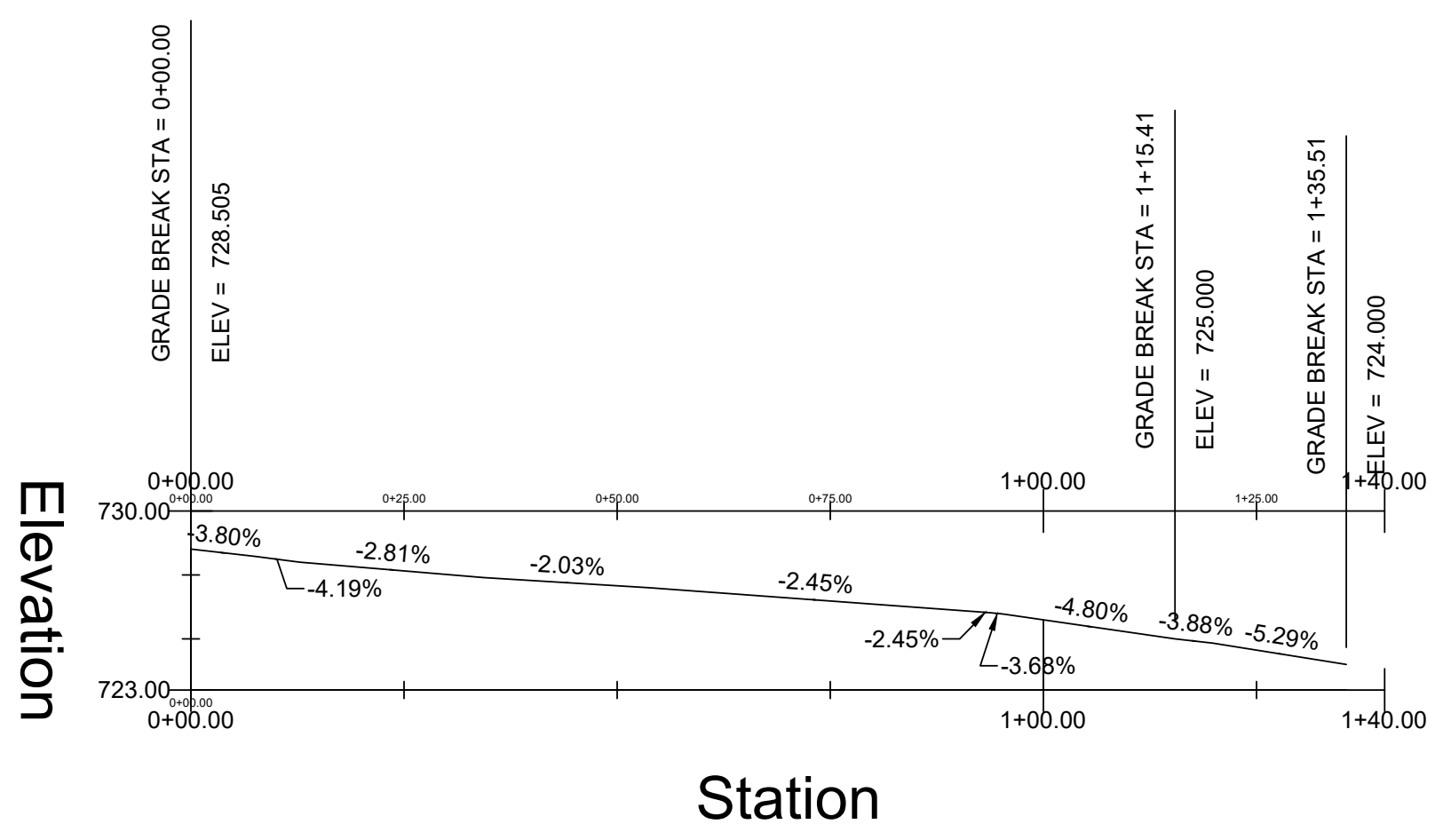
NO STOCKPILES ARE NECESSARY. ALL EXCAVATED MATERIAL OR HAULED IN MATERIALS WILL BE USED THE SAME DAY

THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION

- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS
- HVAC CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL HVAC EQUIPMENT AND RELATED SYSTEMS. HVAC DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND RELATED SYSTEMS INCLUDING EMERGENCY LIGHTING. ELECTRICAL DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED
- FOR APPROVALS AND PERMITS.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL PLUMBING EQUIPMENT AND RELATED SYSTEM. PLUMBING DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.
- FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF A L SPRINKLER EQUIPMENT AND RELATED SYSTEMS. FIRE PROTECTION DESIGNER WILL SUBMIT ALL PLANS AND CALCULATIONS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.

All information shown on the plan regarding underground and overhead utility facilities are not guaranteed to be accurate. Contractor must coordinate all construction activities with a call to Diggers Hotline or a direct call to the utilities that have facilities in the area. Use caution to ensure the integrity of underground facilities and maintain code clearance from overhead facilities at all times. Adjustments in the location of certain described items may be necessary, as directed by the engineer when it becomes evident that a utility conflict could occur.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com



Profile View of Grade of Concrete Slab Under the Canopy

SNOW LOADS
 GROUND SNOW LOAD: 35.00 PSF
 FLAT-ROOF SNOW LOAD: 29.40 PSF
 SNOW EXPOSURE FACTOR: 1.00
 SNOW IMPORTANCE FACTOR: 1.00
 THERMAL FACTOR: 1.20
 DRIFT SURCHARGE LOAD: 0.00 PSF
 WIDTH OF SNOW DRIFT: 0.00 FT

WIND LOADS
 DESIGN WIND SPEED: 115.00 MPH
 RISK CATEGORY: II
 WIND EXPOSURE: II
 MWFRS Wind Calculations
 MWFRS loads are calculated using the provisions of ASCE 7-10 Chapter 28. Loads are first calculated on the structure as a whole, for transmission to shear walls.
 Common Values
 The following values are common for the entire structure:
 $V = 115.00$ mph (basic wind speed, as entered by user)
 $K_t = 0.85$ (wind directionality factor, from Table 26.6-1, for Main Wind Force Resisting System)
 $K = 1.00$ (topography factor, as entered by user, from Table 26.8-1)
 $K_z = 0.70$ (velocity pressure coefficient, from Table 28.3-1 Note 1, evaluated at roof mean height)
 Common Velocity Pressure
 Velocity pressure at roof mean height (q_z), Equation 28.3-1 evaluated at roof mean height per 28.4.1:
 $q = h \cdot 0.00256K_z K_t K_x V^2 = 2kzK_dV^2 \cdot 0.00256 \cdot 0.70 \cdot 1.00 \cdot 0.85 \cdot 115.00 \text{ mph}^2 = 24.76 \text{ psf}$

Force on Roof
 Wind pressures on the roof are calculated here and will be used later when distributing load to the loadbearing walls that support the roof.
 GC_{pf} Coefficient Determination
 Values from Figure 28.4-1 for roof zones, taking worst case of Load Case A and B:
 $GC_{pf} = -1.07$ (Windward surface, edge zone)
 $GC_{pf} = -0.69$ (Windward surface, field zone)
 $GC_{pf} = -0.53$ (Leeward surface, edge zone)
 $GC_{pf} = -0.37$ (Leeward surface, field zone)
 Design Pressures
 Pressure values from Equation 28.4-1:
 $p = q_l [GC_{pf} - GC_{p1}] = [20.16 \text{ psf}] [-1.07 - 0.18] = -25.20 \text{ psf}$ (Windward surface, edge zone)
 $p = q_l [GC_{pf} - GC_{p1}] = [20.16 \text{ psf}] [-0.69 - 0.18] = -17.54 \text{ psf}$ (Windward surface, field zone)
 $p = q_l [GC_{pf} - GC_{p1}] = [20.16 \text{ psf}] [-0.53 - 0.18] = -14.31 \text{ psf}$ (Leeward surface, edge zone)
 $p = q_l [GC_{pf} - GC_{p1}] = [20.16 \text{ psf}] [-0.37 - 0.18] = -11.09 \text{ psf}$ (Leeward surface, field zone)

These pressures are applied normal to the roof. For sloped roofs, only the vertical component will be taken when distributing pressures to walls.

GRAVITY LOADS
 ROOF LIVE LOAD: 25.00 PSF
 FLOOR LIVE LOAD: 100.00 PSF
 SNOW LOAD: 30 PSF

EARTHQUAKE LOADS
 RISK CATEGORY: II
 CLASS: B
 SEISMIC IMPORTANCE FACTOR: 1.00
 MAPPED 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.200
 MAPPED 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.050
 DESIGN 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.160
 DESIGN 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.040
 SEISMIC DESIGN CATEGORY: A
 LATERAL FORCE RESISTING SYSTEM: ORDINARY REINFORCED MASONRY SHEAR WALLS
 DESIGN BASE SHEAR: 4.22 K
 SEISMIC RESPONSE COEFFICIENT: 0.08
 RESPONSE MODIFICATION FACTOR: 2.00
 SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE METHOD

SOIL CAPACITY : ASSUMED 3000 PSF

MASONRY DESIGN CRITERIA
 DESIGN STANDARD: TMS 402-13
 SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (F_m): 2,000.00 PSI
 GRADE OF REINFORCEMENT (F_y): 60,000.00 PSI
 MASONRY UNIT: 8 IN CMU
 CMU DENSITY: NORMALWEIGHT
 MASONRY MORTAR TYPE: TYPE S PORTLAND CEMENT/LIME

CONCRETE
 DESIGN STANDARD: AISCE
 SLAB ON GRADE: f_c = 4000 psi
 FOOTING: f_c = 3000 psi

STEEL
 WIDE FLANGE "W SHAPE": A992
 PLATES AND OTHER: A36
 BOLTS: A325

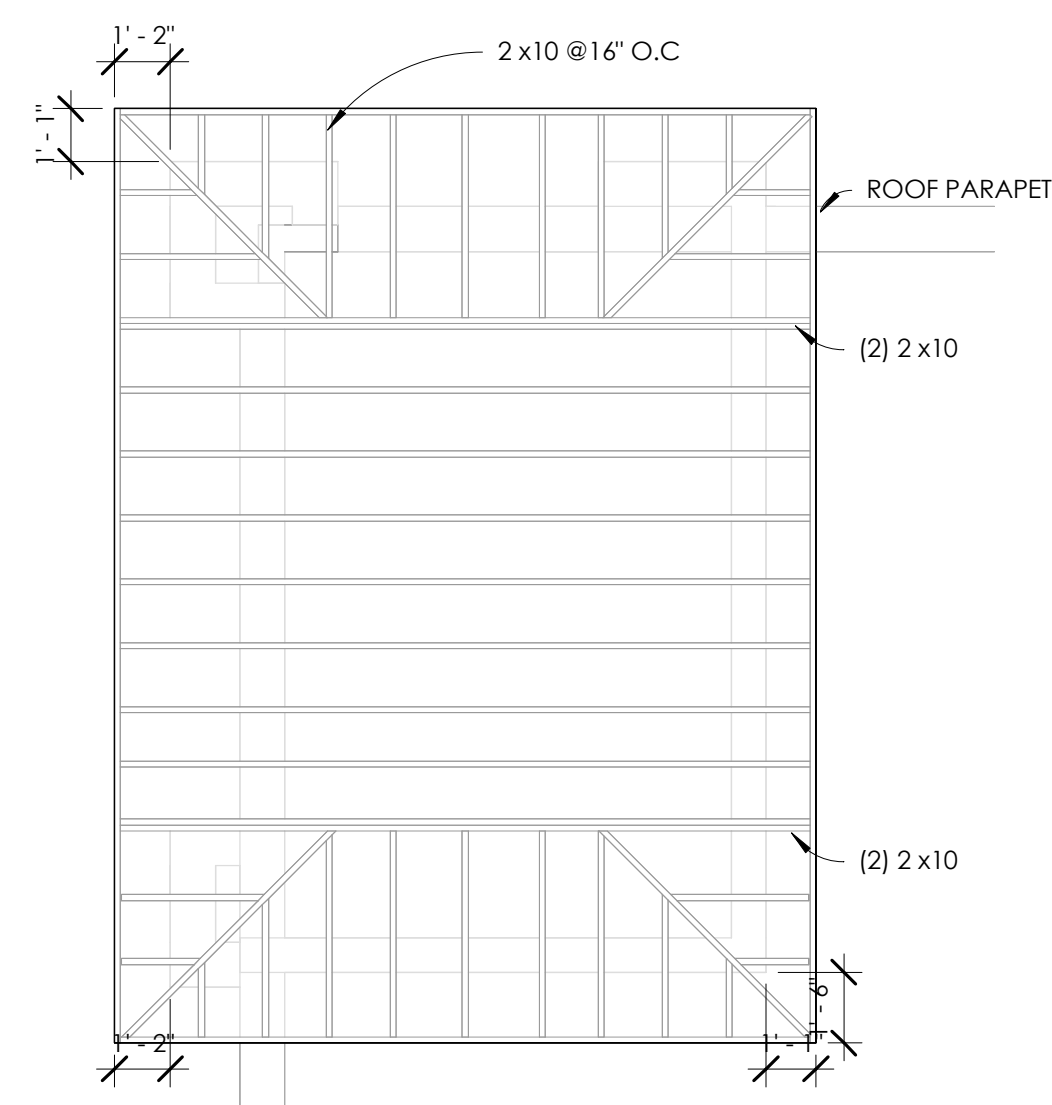
WELDS:
 WELDED CONNECTIONS
 ELECTRODES: 70 KSI

Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

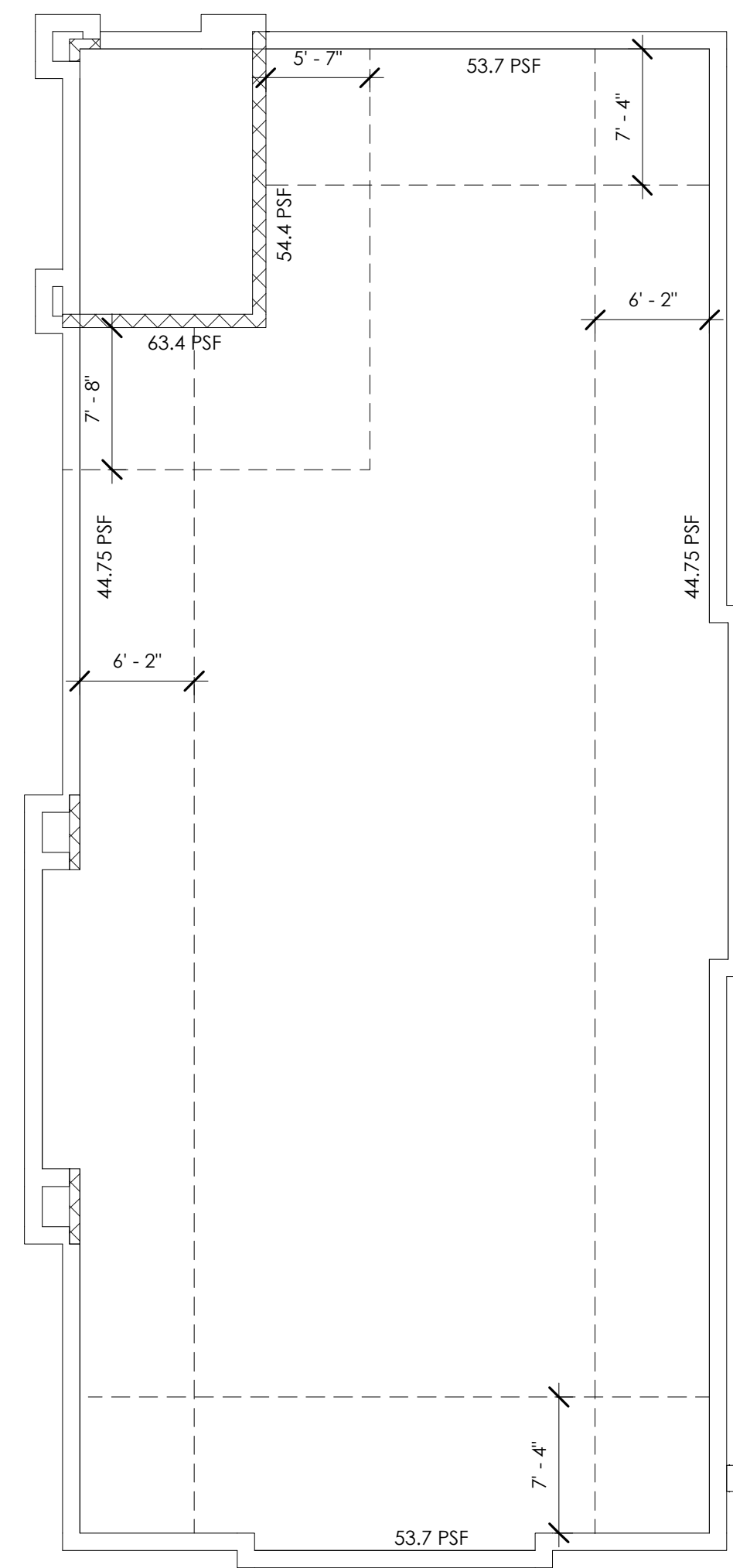
STRUCTURAL ROOF WOOD JOIST						
Length	Type	Count	Elevation at Bottom	Depth	TL DEF	LL DEF
33' - 11 1/2"	Open Web Wood Joist	35	13' - 6 1/2"	VARIABLE: 22" MIN, 32" MAX	1/180	1/240
36' - 3 1/2"	Open Web Wood Joist	8	13' - 6 1/2"	VARIABLE: 22" MIN, 32" MAX	1/180	1/240

Walls:	Field	Windward	23.08	GENERAL NOTES:
	Edge <td>Windward <td>-23.08</td> <td>1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.</td> </td>	Windward <td>-23.08</td> <td>1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.</td>	-23.08	1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.
		Leeward <td>-28.33</td> <td>2. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.</td>	-28.33	2. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.
				3. CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.
				4. TRUSS MANUFACTURER TO DESIGN ALL TRUSSES BASED ON GIVEN LOADING.
				5. ALL TRUSSES TO HAVE PITCHED TOP CHORDS & FLAT BOTTOM CHORDS.
				6. SEE ARCHITECTURAL DRAWINGS FOR SECTIONS SHOWING TRUSS PROFILES, BEARING ELEVATIONS, AND PITCH.
				1. TRUSS MANUFACTURER MAY NOT DEVIATE FROM THE FRAMING PLANS UNLESS PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER HAS BEEN GIVEN. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO SEEK SUCH APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION OF FRAMING MEMBERS.
				2. ROOF TRUSS DESIGNER TO VERIFY MINIMUM DESIGN LOADS.
				3. PROVIDE UPLIFT ON ROOF TRUSSES AS INDICATED IN THE DESIGN DATA. PROVIDE A TIE DOWN CLIP AT EACH TRUSS, AT EVERY POINT OF BEARING.
				DEFLECTION LIMITS: LIVE LOAD L/360 TOTAL LOAD L/240 (MAX TOTAL 1")
				LOADS: ROOF DEAD LOAD SEE TRUSS SCHEDULE
				ROOF WIND LOAD [ALSO SEE DESIGN DATA FOR ADDITIONAL WIND LOADS] DESIGN/BALANCED SNOW LOAD (PS) SEE DESIGN DATA

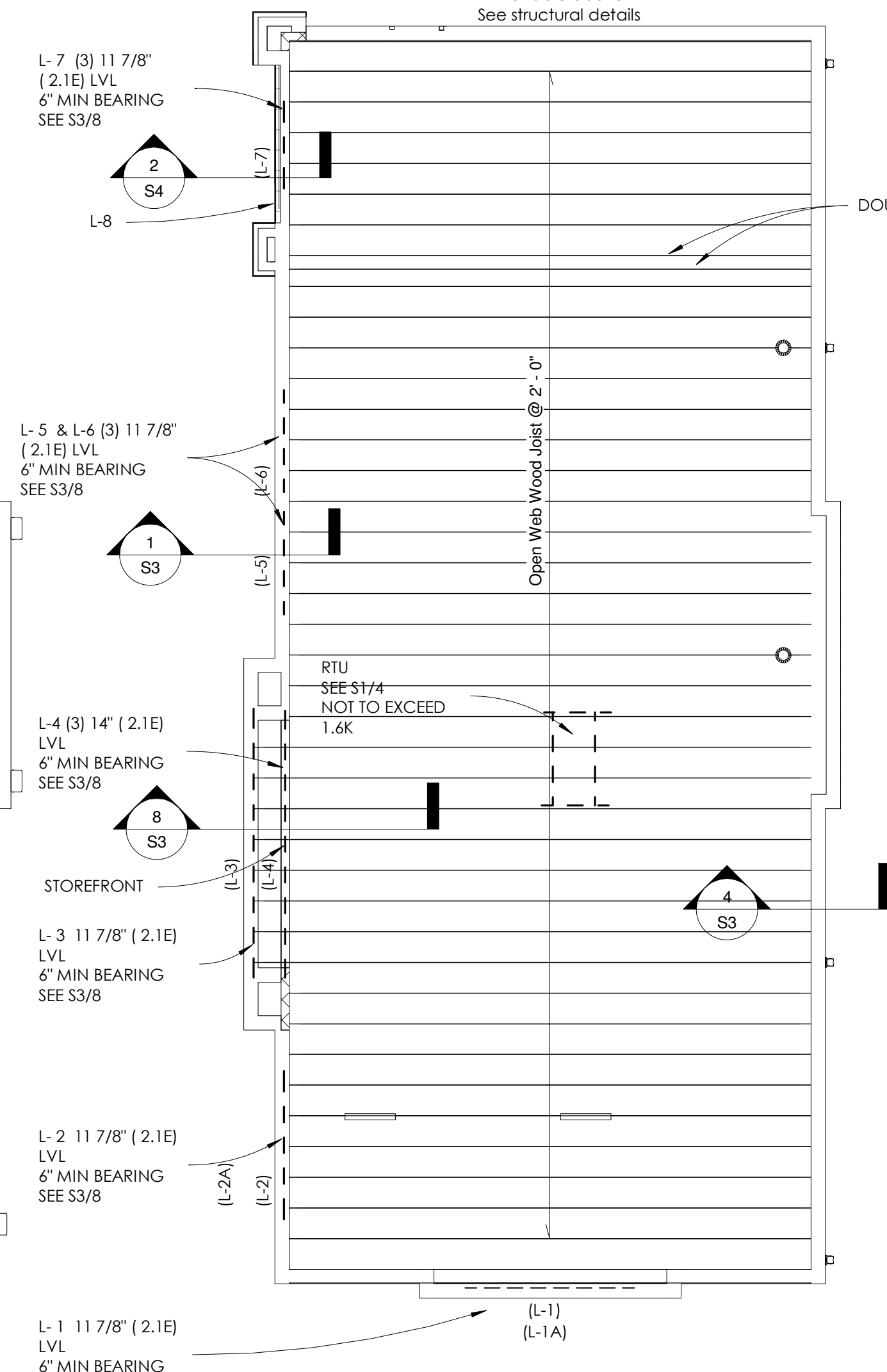
ALL BEAMS SHALL HAVE A MINIMUM OF 6" BEARING LENGTH
 (3) : INDICATES 3 PLY
 Sheath roof with 3/4 APA rated PLY (Grade 32/16) w/ 10d nails @ 3" o/c edges, 12" o/c field. Minimum the values in the table above



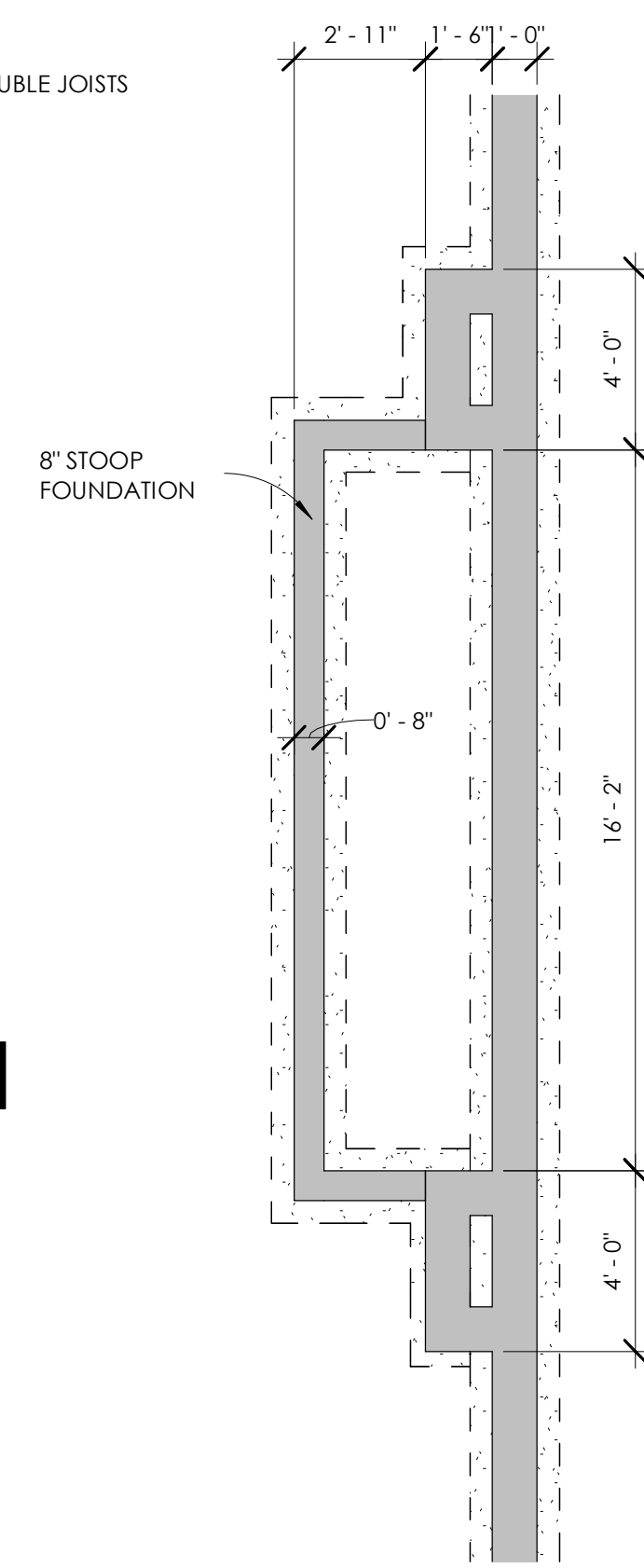
3 TOWER ROOF FRAMING PLAN
1/4" = 1'-0"



6 SNOW DRIFT
1/8" = 1'-0"



1 ROOF FRAMING
1/8" = 1'-0"



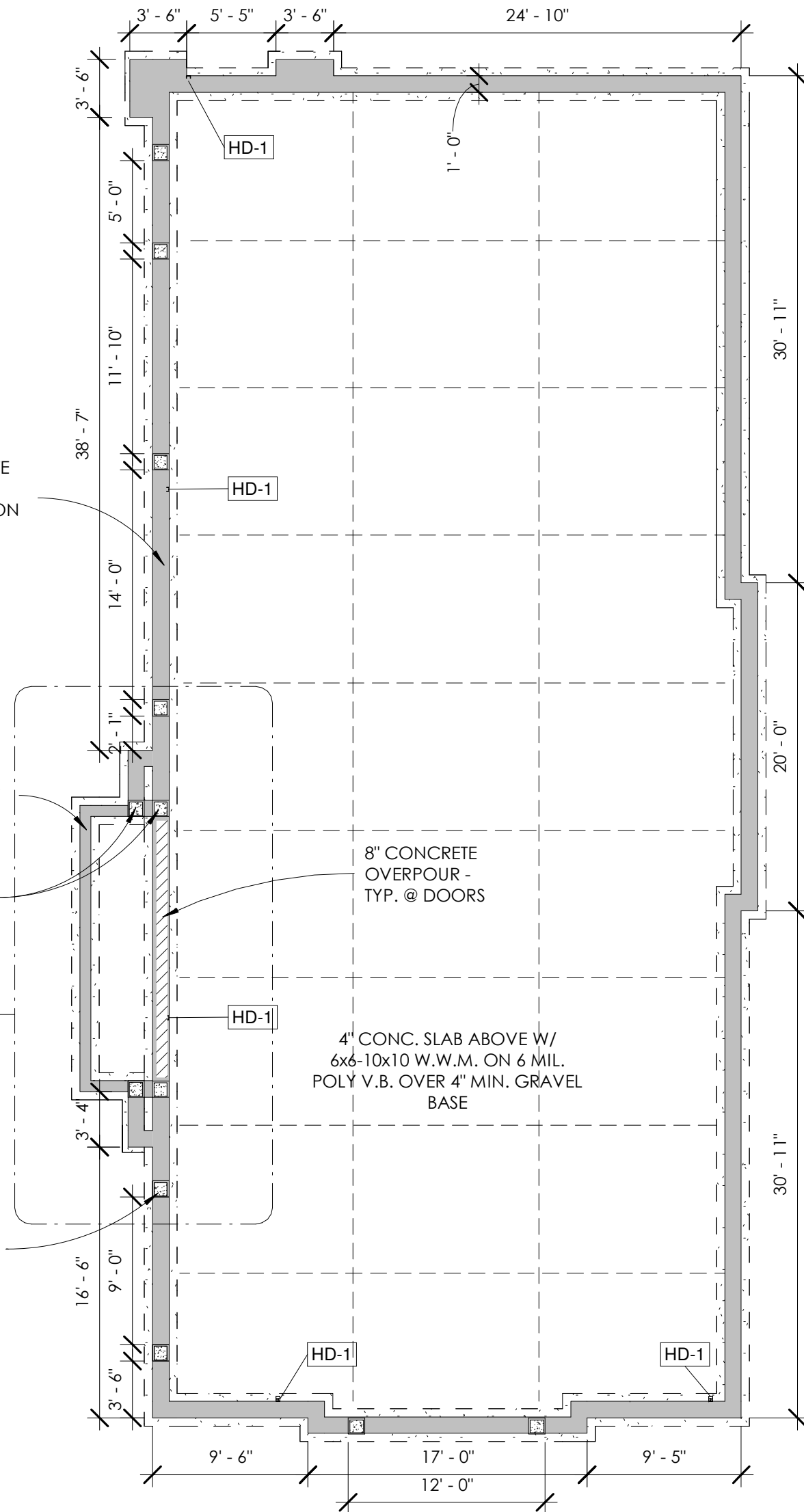
5 STOOP FOUNDATION DETAILS
1/4" = 1'-0"

Beams Structural Schedule					
Type	Count	Length	Mark	Comments	Elevation at Bottom
(3) 3/4x11 7/8 - 2.1E	1	11' - 0"	L-1	BEAM ABOVE WINDOW	10' - 4 1/32"
(3) 1 3/4 x14 - 2.1E	1	10' - 0"	L-2	BEAM ABOVE STOREFRONT	10' - 4 7/8"
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-2A		10' - 4"
(3) 1 3/4 x14 - 2.1E	1	17' - 4"	L-3	BEAM ABOVE ENTRANCE	12' - 1 1/2"
(3) 1 3/4 x14 - 2.1E	1	17' - 0"	L-4	BEAM ABOVE STOREFRONT	12' - 1 1/2"
(3) 3/4x11 7/8 - 2.1E	1	7' - 0"	L-5	LINTEL ABOVE WINDOW	10' - 7"
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-5A		10' - 4"
(3) 3/4x11 7/8 - 2.1E	1	7' - 0"	L-6	LINTEL ABOVE WINDOW	10' - 7"
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-6A		10' - 4"
(3) 3/4x11 7/8 - 2.1E	1	6' - 0"	L-7	LINTEL ABOVE WINDOW	10' - 7"
L5X5X3/8	1	10' - 4"	L-7A	LINTEL ABOVE WINDOW	14' - 7 5/8"

HOLDOWN SCHEDULE

MARK	TYPE	ANCHOR BOLT SIZE	MIN END POST
HD-1	HDU8-SDS2.5	1"	(3) 2x6 SPF No.1/No.2

4 HOLDOWN SCHEDULE
1 1/2" = 1'-0"



2 TOP Building Foundation
1/8" = 1'-0"

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST ALLIS WI

SCALE
VARIABLES

STRUCTURAL PLAN

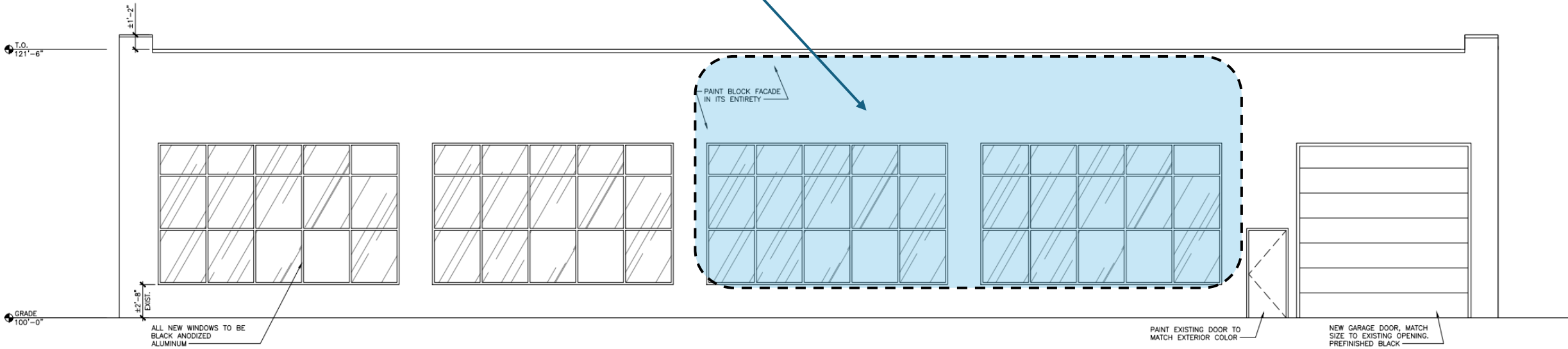
S1

6325 W National Ave.



Infill two window openings For new Mural Location

PAINT COLOR SCHEME	
SW 6186 "DRIED THYME"	MAIN BUILDING COLOR
SW 6440 "COURTYARD"	DARK GREEN ACCENT COLOR (MARQUEE & COLUMNS AT ENTRY)
SW 8917 "SHELL WHITE"	CREAM ACCENT COLOR (EXISTING VERTICAL SIDING AT ENTRY)



West Elevation

WEST ELEVATION
SCALE: 1/4"=1'-0" (30x42)

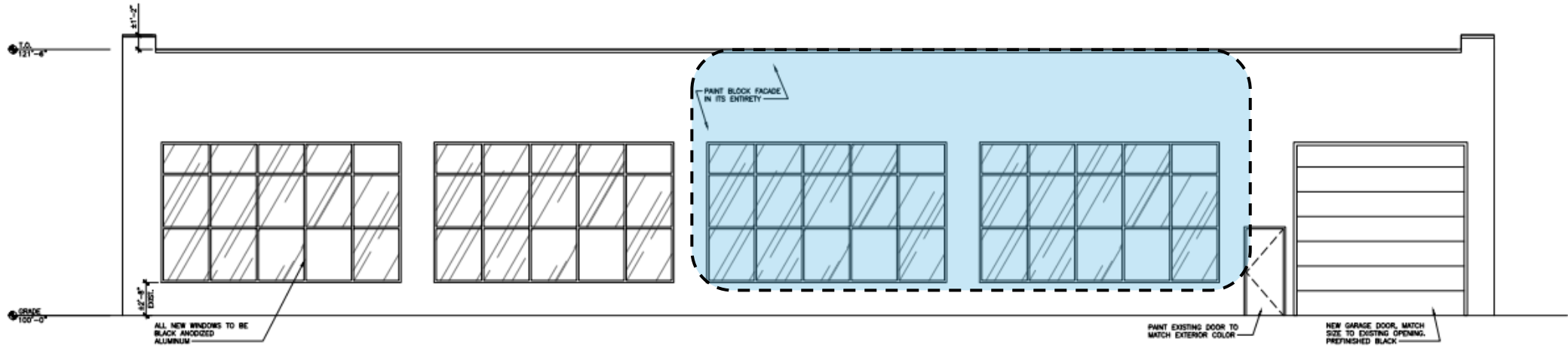
2



Mural Location



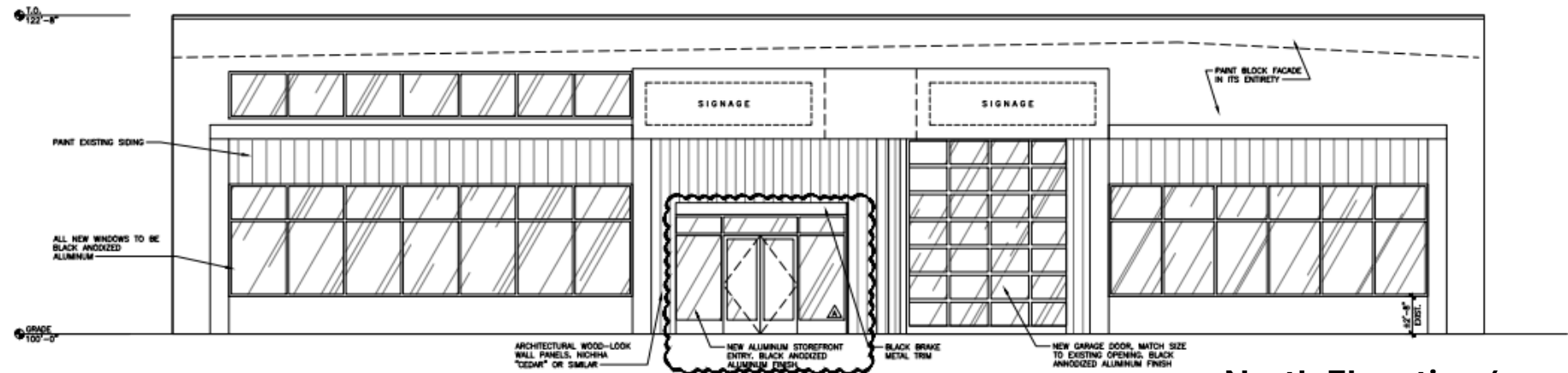
PAINT COLOR SCHEME	
SW 6106 "DRIED THYME"	MAIN BUILDING COLOR
SW 6440 "COURTYARD"	DARK GREEN ACCENT COLOR (MARQUEE & COLUMNS AT ENTRY)
SW 5917 "SHELL WHITE"	CREAM ACCENT COLOR (EXISTING VERTICAL SIDING AT ENTRY)



West Elevation (Area of Work)

WEST ELEVATION
SCALE: 1/4"=1'-0" (30x42)

2



North Elevation (no change)

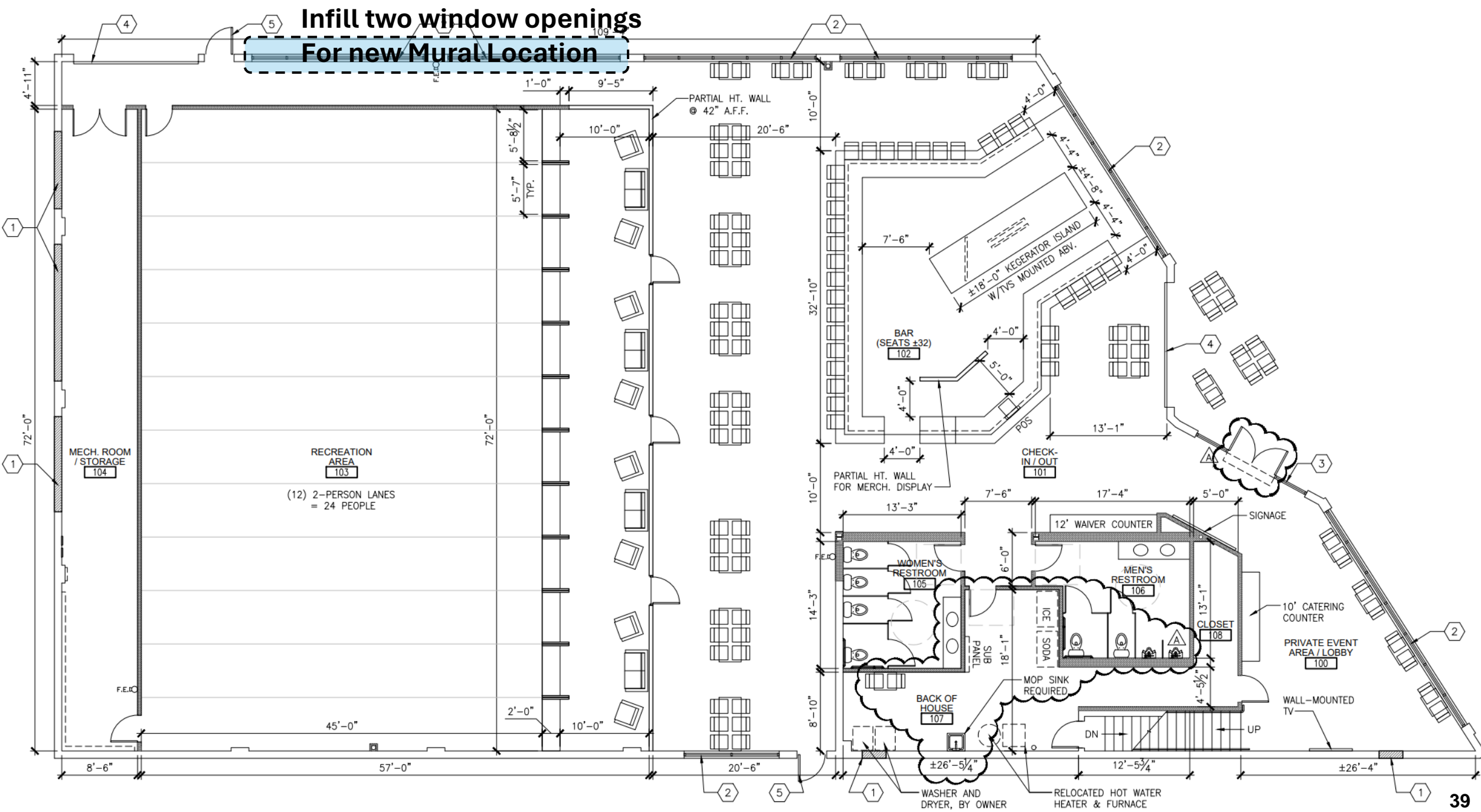
NORTH ELEVATION
SCALE: 1/4"=1'-0" (30x42)

1

MKE Brewer themed concept (not actual proposed artwork)



Infill two window openings For new Mural Location





**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 14, 2023
5:00 PM**

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

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

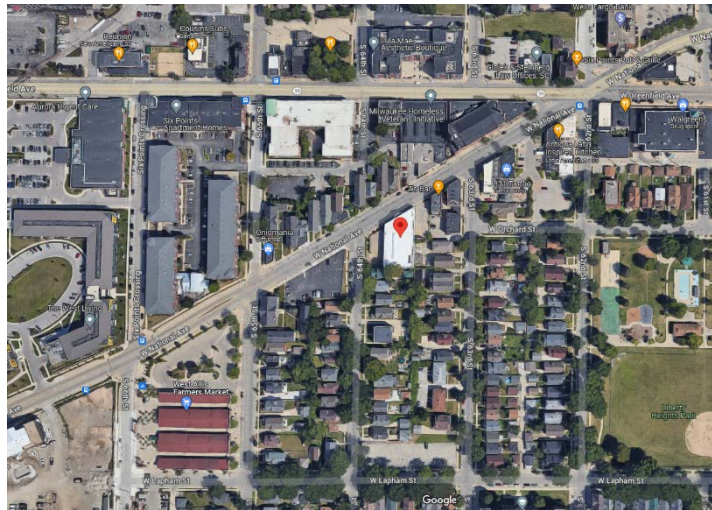
Overview and Zoning

Bars and Recreation is a group of activity bars offering immersive experiences with cutting-edge activities, creative drinks, and customer service. Bars and Rec has purchased the former Cas-Tech building at 6325 W. National Ave. in April of 2022.

The concept planned for the West Allis location would offer an entertainment destination for groups of 2-6 players per area, combinable for large groups of up to 50 (half the facility) or 100 (entire facility) playing at the same time. Playing areas can be reserved in blocks of 1.5 hours for small groups or 3+ hours for larger groups. Like all Bars & Rec facilities, the concept will be designed as a fully immersive experience including custom-built playing areas, equipment, and décor. The percentage of sales related to the types of business planned on site include 60% entertainment, 25% alcohol, 10% food, and 5% other/retail.



Existing building 6325 W. National Ave. built in 1948



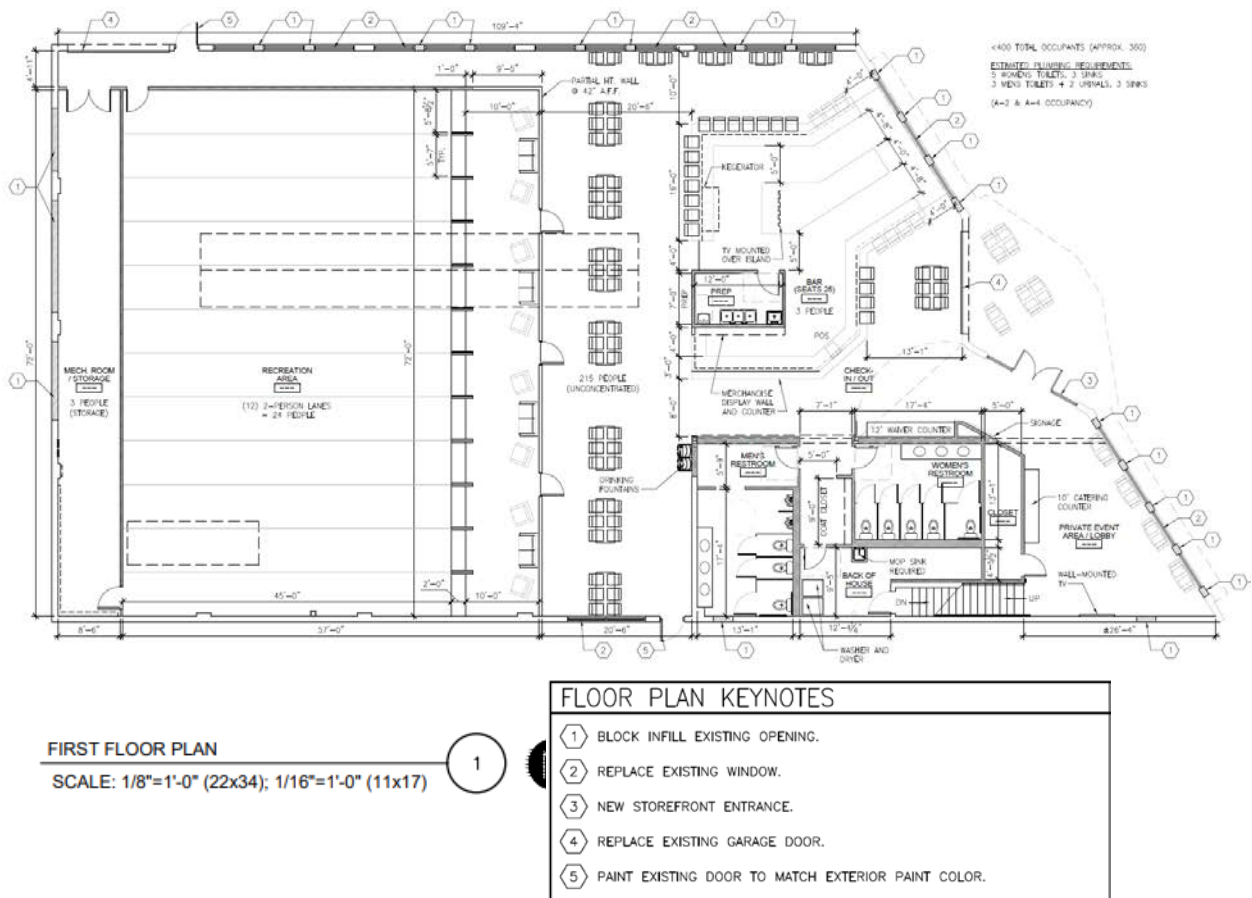
Hours: open to the public Wednesday-Sunday from approximately 4:00pm-midnight on weeknights, and 11:00am-1:00am on weekends. The establishment may also be open Mondays and Tuesdays after demand becomes more stable.

The property is zoned C-3 commercial district and while a tavern is considered a permitted use (and regulated under the existing class B license), the indoor recreation use is a conditional use within the C-3 commercial zoning district. The zoning definition of indoor recreation is a primary function of the business where individual customers and groups will assemble, typically by appointment, to play games of skill for entertainment purposes.

The project schedule ahead includes a public hearing being conducted first on December 12 @ 7pm, and then followed by Planning Commission on December 14 @ 5pm. It's a bit different from typical order, but with our end of year meeting schedule being limited, Planning has recommend advancing in this manner to expedite the public notice and participation process in advance of the Planning Commission. Plan Commission design review consideration being conducted on December 14th.

Bars and Recreation anticipates construction being commenced in the first quarter of 2024 with a soft opening contemplated in Spring. A project description provided by the applicant is included with this staff report.

Floor Plan - The overall building is about 12,450-sf which includes a nearly 1,600-sf mezzanine. Floor areas will be remodeled from their prior industrial use to include a customer lobby, bar, seating areas, entertainment/play area, and a mezzanine for special events.



The overall floor area from an occupancy standpoint will be about 360 people. The recreation area will feature 12, 2-person lanes (24 people) with adjacent viewing and seating area for 215 people (unconcentrated). The bar area seats 25, and additional seating will be located in the front lobby and a few tables are shown outside in front of the building. The mezzanine level will offer a special event area for 49 people. Staff notes that there are about 250 parking spaces within 1000-ft of the property. This includes city parking lots, the subject B&R property, and on-street parking.



Site and Landscaping

There are two accessory off-street parking lots on each side (east and west) of the building. The west lot will feature 6 parking spaces (includes one ADA stall) and is accessible from S. 64 St. and the east lot has 8 parking spaces and is accessible from W. National Ave.

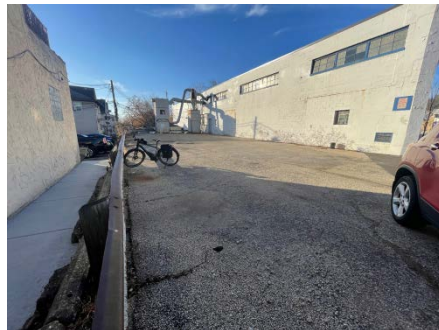
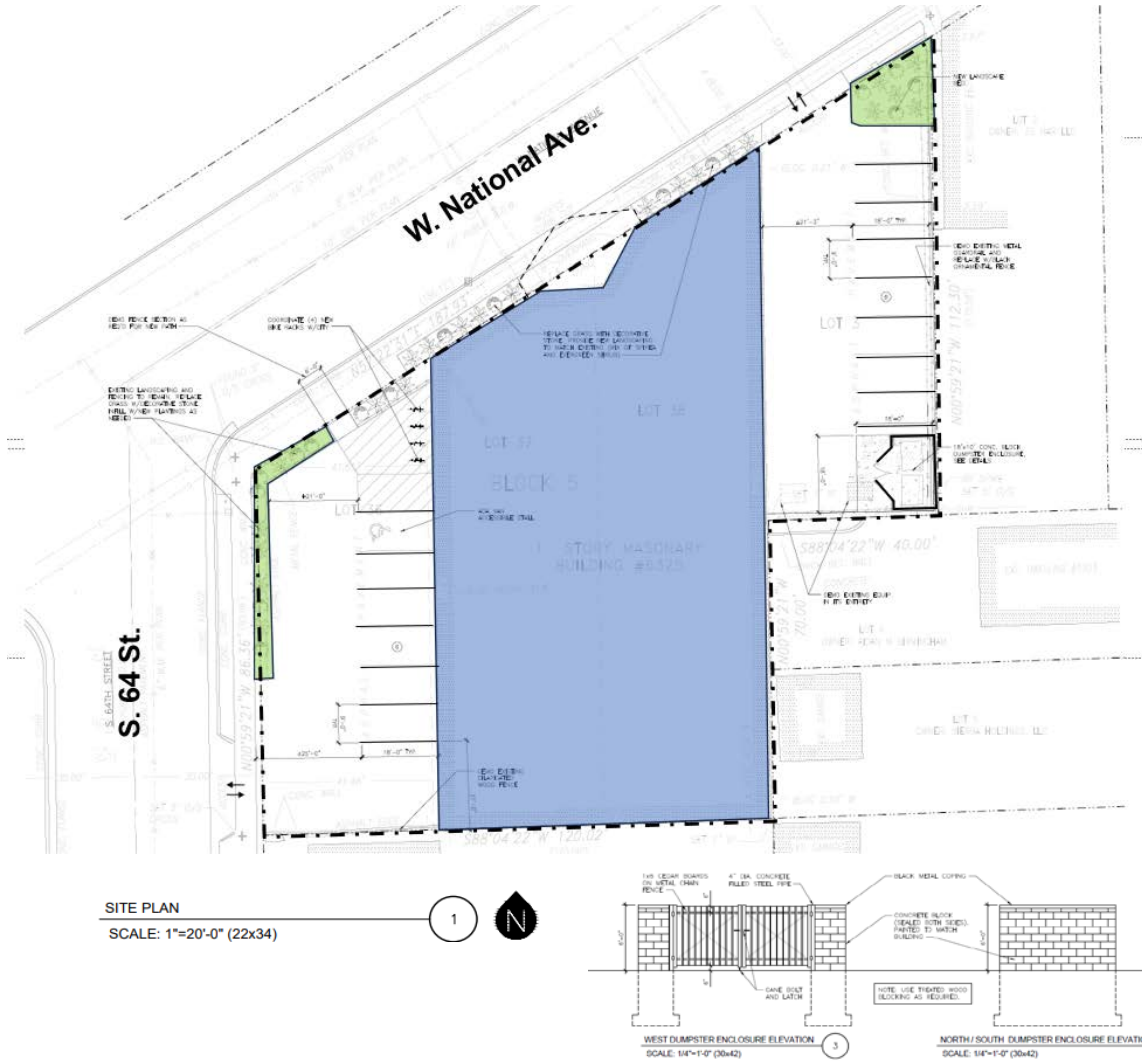
East parking lot - The existing guardrail along the east side of the property will be removed, and a new decorative black metal fence will be installed around the east and south perimeter of the parking lot. A new landscaping bed will also be installed at the NE corner of the property. Staff is recommending that the landscaping plan include a schedule to identify species and quantity on site.

West parking lot – The existing west parking lot features a black ornamental fence and landscaping. These features will remain but be modified to infill and freshen up the landscaping, and also to remove a section of fencing to allow for direct access to/from the front door of the building to the parking lot. An



old section of fencing and pipe railing on the very south end of the parking lot will be removed. On the north end of the parking lot near W. National Ave. 4 bike racks will be installed and also a new ADA parking space with accessible aisle.

The refuse area will be located on the east side of the building and enclosed within a 4-sided enclosure. A former Cas-Tech filtration system will be removed from the site (currently in the east parking area).



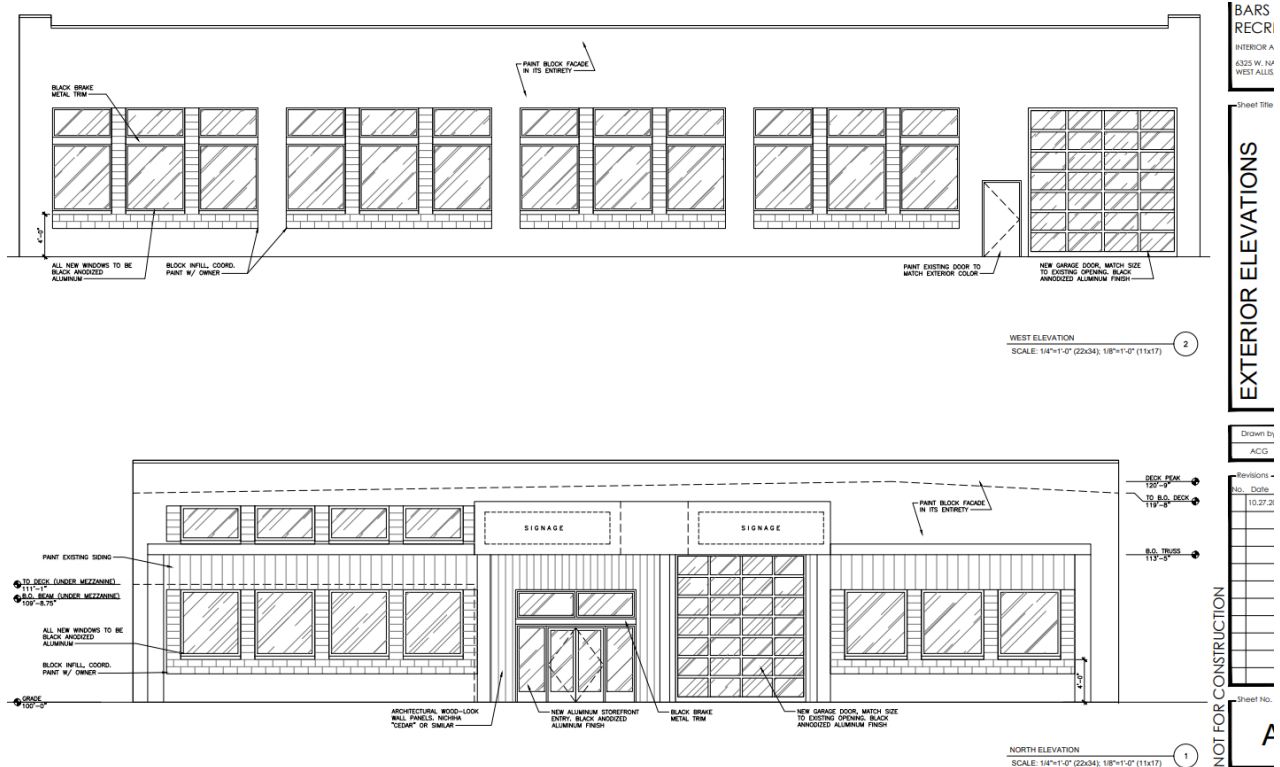
The redesigned W. National Ave. corridor streetscape was completed and reopened over the summer. The new public sidewalk fronts alongside the north side of the building, a new hardscaped terrace area, street trees, and curb extension are featured along the street frontage. The site/landscaping plan should reflect the new streetscape geometry. Any proposed outdoor seating areas will need to be located so as to not impede passage of pedestrian foot-traffic along the city sidewalk.



Architectural

Overall, the architectural presentation is a welcome change for this adaptive reuse of a former light industrial building. The following staff comment (also reflected in the recommendation):

- As proposed in the plan submittal, the existing window openings will be reduced in size to accommodate the new window systems. Staff isn't opposed to the removal of existing glass block but is recommending the applicant install a new window that fits the existing opening vs. cement block infill of openings (and smaller windows) on north and west facades. Our preference is to preserve existing opening size with a similar but more modern/energy efficient "shop window."



Exterior materials include repainting the overall building (cement block and metal siding), new business signage (upon existing projecting canopy/marquee), new windows, new siding materials within the main entry area ([nichiha](#) "cedar" or similar fiber cement product). The south and east elevations will offer infill of existing openings.



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.