



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2024
6:00 PM

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

5. **Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 10920 W. Lincoln Ave. (Tax Key No. 481-9991-010).**

Overview & Zoning



Property Line = 
Building Envelope = 

The applicant for the property at 10920 Lincoln Ave. is proposing to convert the existing office and storage building into indoor storage for a landscaping business, accounting for

approximately 21,973 S.F. of the space. The other 53,541 S.F. of this building will be leased to five prospective tenants.

The property is zoned I-1. Landscaping companies with indoor vehicle storage are considered a light industrial use which is considered a limited use in the I-1 district. The only condition for this use within the I-1 district is that the total landscaped area of the property must equal 20% of its total area.

Site, Landscaping and Architectural Plan

The office section of the of the building was previously occupied by Henry Schein Dental, a dental supply store. This will be the new office location for the proposed landscaping business in addition to indoor truck storage behind the office.



The property is located near the corner of W. Lincoln Ave. and S. 109th St. Paved surface parking is located along the eastern wall of the building and in total accounts for 5 angled stalls and 60 standard stalls. The southern wall of the building will accommodate 10 angled parking stalls and one handicap stall. The frontage of the building facing S. 111th St. to the west contains one parking lots with 118 standard stalls and six handicap stalls as well as another parking lot with 85 stalls and four handicap stalls.

The northwestern parking lot region of the property may be considered an outdoor storage yard, as indicated on SP 1.0 of the submitted plans. If the intended use of this region is to be outdoor storage, the applicant must indicate what materials are intended to be stored in this lot. The material type, location, and height should be indicated for further review. If materials are to be stored outdoors, screening methods must be implemented, and the location of outdoor storage screening must be indicated on the site plan.

These parking lots will be separated by an 8 ft tall black vinyl chain link fence which will be newly installed. Another new fence will be installed to the north of the lot aligning with the

northern wall of the building extending toward S. 111th St. A street-facing portion of the building facing W. Lincoln Ave. consists of an existing monument sign that will be replaced by a multi-tenancy monument sign. The applicant has applied for the appropriate signage change.

The primary change to the building will consist of four new overhead doors, with two located along the western wall of the building and two located on the eastern wall. Other changes to the site include the demolition of two block walls, the removal and replanting of trees in regions outlined on the landscaping plan, and the removal and replacement of surface vegetation along the southern property line primarily. Removed landscaping features will be replaced by shredded hardwood bark mulch and Kentucky Blue Grass, and stone mulch with woven weed barriers. Although landscaping measures are detailed throughout the applicant's submission, it is undetermined whether the plans meet the 20% landscaping requirement in full.

No architectural changes are proposed to the building's exterior. Architectural renderings are provided through the exterior elevation plans of the building, which largely remain unchanged from its previous occupancy.

Floor Plan

The applicant submitted a floor plan for the first floor of the property showing the proposed landscaping business' intended uses. This 21,973 S.F. space will dedicate a majority of the space to trucks and storage for the landscaping business' use. Two restrooms and one open office is indicated on this floor plan. The other vacant areas within this floor plan do not yet show their proposed use of floor plan space, as the rest of the building is pending tenancy.

Design Guidelines

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



Recommendation: Approval of the Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 10920 W. Lincoln Ave. (Tax Key No. 481-9991-010) subject to the following conditions:

1. A revised site and landscaping plan must be submitted to the Planning & Zoning Office to show (a) location of stored outdoor materials within storage yard (ex. salt storage, outdoor storage, equipment) (b) identify screening method for any outdoor storage on the site and landscaping plan prior to final approval, (c) While inspecting the property, staff note that certain existing landscaped regions are overgrown, weedy, or ill-maintained in some regions. As a contingency for landscaping of this property, maintenance of landscaped regions previously established should become maintained and compliant with city landscaping standards in conjunction with proposed re-landscaping efforts.
2. Per 19.33 (6) in the West Allis zoning code, conditional use requirements for this property's zoning district require that 20% of the total site area to be landscaped. While detailed landscaping plans have been submitted and demonstrate which vegetated regions will remain untouched and those which will be altered, the applicant is requested to update their landscaping plan to indicate the percentage to which the site will be landscaped in accordance with this limited use regulation.
3. Code Enforcement has indicated that the evaluation and modification to the HVAC system will be needed for the change of use to indoor motor vehicle storage. If

vehicles are also serviced within the building, additional code provisions apply. The applicant must indicate (a) any evaluation or modification of the building's HVAC system to accommodate the building's new use as primarily indoor vehicle storage and (b) the applicant must indicate whether vehicles will be serviced in the indoor motor vehicle storage area.



PLAN OF OPERATION

04/25/2024

To:

City of West Allis
Planning Department
7525 W Greenfield Ave
West Allis, WI 53214

From:

David M Raschka, Associate Architect
Thrive Architects, LLC
259 South Street Suite A
Waukesha, WI 53186
P: 833-380-6180

Regarding:

10920 W Lincoln Ave, West Allis, WI

Planned Use:

Landscape company w/ indoor vehicle storage
Additional contractor tenant spaces

Occupant Load:

Birchwood to occupy the North 22,000 sq ft plus exterior yard space to the West of the building.
Expected Occupant load of their space is 8 office staff and 25 field staff. Field staff will be engaged in outdoor operations off site.

Hours of Operation:

During landscaping season (March-November)

Monday – Friday 6:30am-5:00pm

During snow season (December-March) extended hours including weekends and off hours as required to accommodate client needs.

Deliveries are to be handled:

Deliveries will be handled at the West of the building, through the gate and storage yard.

Trash collection is to be handled:

Dumpster will be kept in the storage yard area, near the building.

Provisions to be made for fire protection and human safety:

Existing building is fully sprinklered

Construction Schedule:

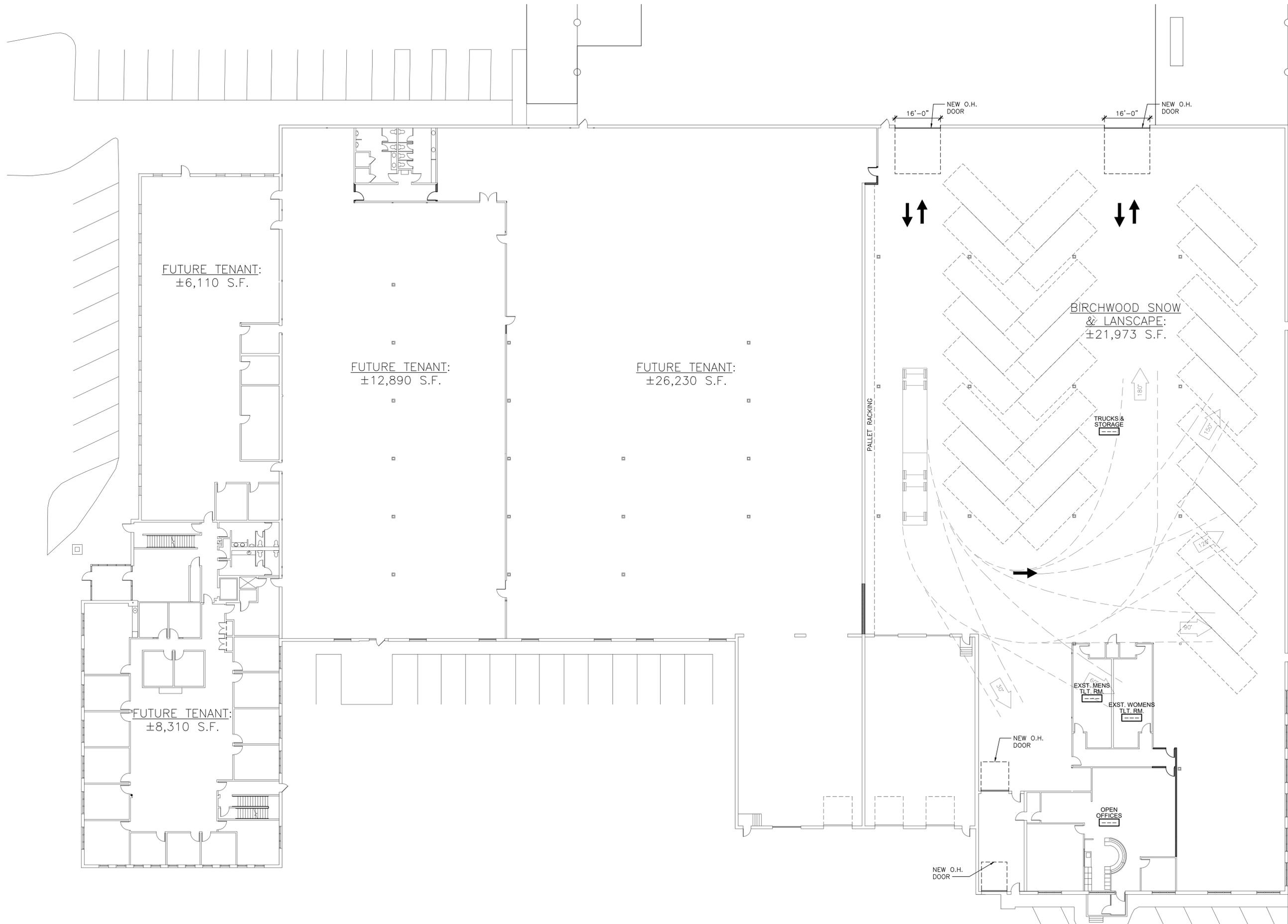
Construction: Summer of 2024

Planned Opening: Fall of 2024

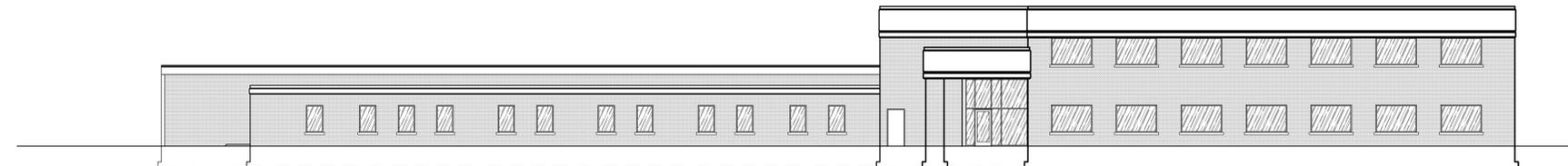
FLOOR PLAN

Drawn by	Checked by
NJH	DMR

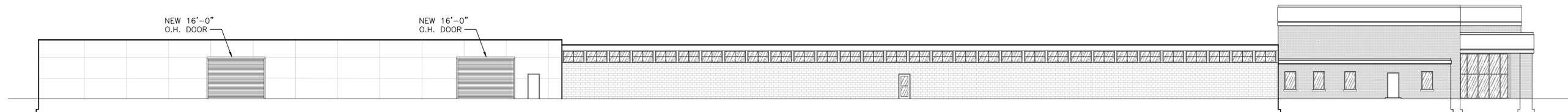
Revisions		
No.	Date	Description
	04.24.24	Preliminary



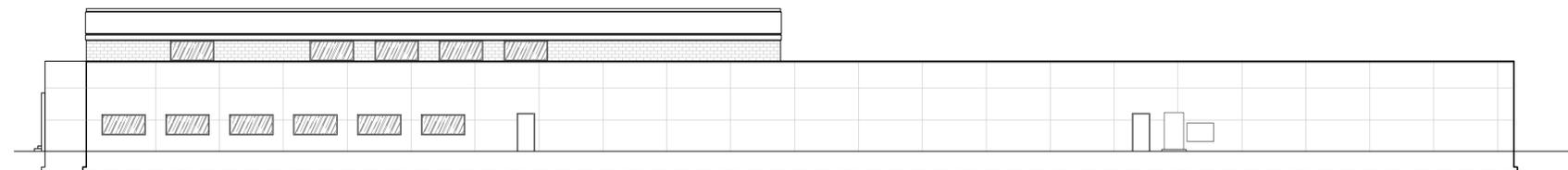
NOT FOR CONSTRUCTION



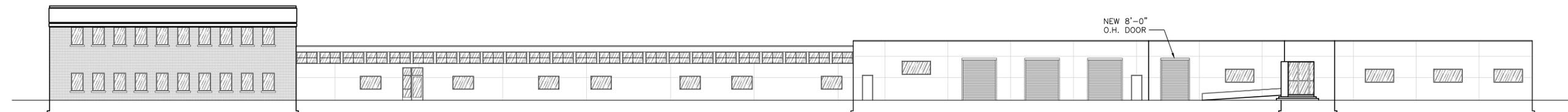
SOUTH EXTERIOR ELEVATION (4)
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)



WEST EXTERIOR ELEVATION (3)
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)



NORTH EXTERIOR ELEVATION (2)
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)



EAST EXTERIOR ELEVATION (1)
SCALE: 1/16"=1'-0" (22x34); 1/32"=1'-0" (11x17)

Drawn by	Checked by
NJH	DMR

Revisions		
No.	Date	Description
	04.24.24	Preliminary

NOT FOR CONSTRUCTION



DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND, SIDEWALKS, PRIVATE DRIVES, PARKING AREAS, ETC. FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - NOTIFYING THE DESIGN ENGINEER AND AUTHORITY HAVING JURISDICTION 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- THOUGH NOT ANTICIPATED, ANY CONTAMINATED SOILS FOUND SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL. IF SOILS ARE FOUND, CONTACT WISDOT REPRESENTATIVE BEFORE PROCEEDING.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511. CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATOR AND COORDINATE WITH OWNER FOR PRIVATE UTILITY LOCATIONS.
- NO LAND DISTURBANCE BEYOND PROPERTY LINES.

DEMOLITION LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING GROUND FLAG POLE LIGHT
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING AIR CONDITIONER UNIT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- TREE REMOVAL
- SHRUB REMOVAL
- PROTECT EXISTING TREE
- REMOVAL OF LANDSCAPE BEDDING AND TURF SURFACE VEGETATION AND ANY STUMPS, ROOTS, ETC.
- REMOVAL OF BLOCK WALLS

THRIVE ARCHITECTS
 Architect
 259 South Street, Suite A
 WAUKESHA, WI 53186
 p: 833-380-6180

Project Info. — 24065 —
WEST ALLIS COMMERCE CENTER
 INTERIOR ALTERATION
 10920 W. LINCOLN AVE
 WEST ALLIS, WI

Sheet Title
LANDSCAPE DEMOLITION PLAN

Drawn by	Checked by
RWN	KCB

Revisions

No.	Date	Description
	04.23.24	Preliminary

Sheet No.
L1.0



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