



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 22, 2025

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. [25-0435](#) September 24, 2025

Attachments: [September 24, 2025 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [25-0425](#) Conditional Use Permit for Makers Row restaurant and lounge, at 6601 W. National Ave.

- 2B. [25-0426](#) Site, Landscaping, and Architectural Design Review for Makers Row restaurant and lounge, at 6601 W. National Ave (Tax Key No. 454-0653-001)

Attachments: [\(CUP-SLA\) Makers Row Restaurant and Lounge](#)

- 3A. [25-0427](#) Conditional Use Permit for Fork Farms, a proposed Production use, at 6601 W. National Ave.

- 3B. [25-0428](#) Site, Landscaping, and Architectural Design Review for Fork Farms, a proposed Production use, at 6601 W. National Ave (Tax Key No. 454-0653-001)

Attachments: [\(CUP-SLA\) Fork Farms](#)

- 4A. [25-0422](#) Conditional Use Permit for AMP Automotive LLC, a proposed Light Motor Vehicle Sales use, at 10150 W. National Ave.

- 4B. [25-0423](#) Site, Landscaping, and Architectural Design Review for AMP Automotive LLC, a proposed Light Motor Vehicle Sales use, at 10150 W. National Ave. (Tax Key No. 485-9996-019)

Attachments: [\(CUP-SLA\) AMP Automotive](#)

- 5A. [25-0420](#) Conditional Use Permit to allow massage therapy at The Beauty Collective MKE, an existing use, at 11212 W. Greenfield Ave.

- 5B. [25-0421](#) Site, Landscaping, and Architectural Design Review for The Beauty Collective MKE, an existing use, at 11212 W. Greenfield Ave. (Tax Key No. 445-0329-001)
- Attachments:** [\(CUP-SLA\) The Beauty Collective MKE](#)
6. [25-0424](#) Site, Landscaping, and Architectural Design Review for alterations to an existing building/property at 7836 W. Becher St. (Tax Key No. 477-0173-000)
- Attachments:** [\(SLA\) 7836 W Becher St.](#)
7. [25-0432](#) Site, Landscaping, and Architectural Design Review for S&A Bellas Suite Beauty Salon, a proposed Neighborhood Service use, at 7500 W. Lincoln Ave. (Tax Key No. 476-0657-000)
- Attachments:** [\(SLA\) S&A Bellas Suite Beauty Salon](#)
8. [25-0433](#) Site, Landscaping, and Architectural Design Review for site changes to Ope Brewing, an existing business at 6751 W. National Ave. (Tax Key No. 454-9001-000).
- Attachments:** [\(SLA\) Ope](#)
9. [25-0431](#) Sign Plan Appeal for the WAWM Activity and Fitness Center, an existing indoor recreation use, at 1300 S. 109 St. (Tax Key No. 445-0715-002)
- Attachments:** [\(SIGN\) WAWM Rec Center](#)
10. [25-0434](#) Selection of an alternate date for the November/December Plan Commission meeting.
11. [25-0429](#) 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 24, 2025

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 8 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke, David Raschka, Kathleen Dagenhardt
- Excused** 1 - Lisa Coons

Others Attending

Ald. Roadt
 Steph Cavalco, Novanesis
 Buck Knitt, Jess Timmer, Rinka
 Dan Katt, Mandel Group
 Jeff Hook, JJH3group
 Sarah Warran, Layman Brewing

Staff

Steve Schaer, Director of Planning & Zoning,
 Jack Kovnesky, Planner
 Emily Wagner, Planner

C. APPROVAL OF MINUTES

- 1. [25-0333](#) August 27, 2025

Attachments: [August 27, 2025 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [25-0359](#) Conditional Use Permit for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St.

Clark moved to approve Items 2A & 2B, Dagenhardt seconded, motion carried.

- 2B. [25-0360](#) Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).

Attachments: [\(CUP-SLA-CSM\) SoNa Lofts Phase 2, Lot 3](#)

Items 2A & 2B were taken together.

Jack Kovnesky offered an introductory summary and introduced Dan Katt of Mandel and

Buck Knitt of Rinka who provided a presentation of the project (lot 3 & lot 4). Item 2A&B were considered separate from lot 4 (item 3)

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, Lot 3, a proposed 5+ Unit Dwelling, at 1600 S. 66th St. (Tax Key No. 454-0656-000).

1. Common Council approval of the conditional use (scheduled October 7, 2025).
2. A Certified Survey Map being submitted to the Planning & Zoning office with subsequent Common Council approval of the Certified Survey Map subject to technical corrections.
3. Revised Site, Landscaping, and Architectural plans submitted to show the following:
 - a) The provision of one EV charging station in the parking plan; b) Updated elevations to reflect the enhanced architectural details of the overall building, and commercial space; (d) a revised landscaping plan subject to City Forester review and approval;
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Coordination with WeEnergies and preparation of an estimated cost of overhead wires being relocated/placed underground. Of note, staff is not recommending Plan Commission require overhead wires being placed underground, but is recommending that the concept be explored further.
6. Signage and site lighting plan being submitted for design review.

Clark moved to approve Items 2A & 2B, Dagenhardt seconded, motion carried.

3. [25-0361](#)

Site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase 2, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000).

Attachments: [\(SLA\) SoNa Lofts Phase 2, Lot 4](#)

Jack Kovnesky presented the plans, offered comparison of former Plan Commission approval from 2 years ago with most recent proposal. Bio-Retention Pond is existing (not always wet) proposed with a path. This engineered pond provides water run off for SoNa and NoNa.

Discussion ensued with questions being answered by staff and presenters.

Recommendation: Approve the site, Landscaping, and Architectural Design Amendment for SoNa Lofts Phase II, Lot 4, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans submitted to show the following:
 - a) show passageway from accessible parking stall to entrance door; b) revised landscaping plan based on applicants previously mentioned alterations; (c) refuse area details and screening.

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

4. [25-0362](#) Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001)

Attachments: [\(SLA\) Novonesis water silo](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Novonesis, an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-001), subject to the following condition:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) exterior construction details on the proposed pump house. Contact Steven Schaer, Director of Planning and Zoning at 414-302-8466.
2. Building Code plan review for this project will need to be submitted by Novonesis to the State of WI for review.

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

- 5A. [25-0363](#) Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Torkelson moved to approve Items 5A & 5B, Katzenmeyer seconded, motion carried.

- 5B. [25-0364](#) Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

Attachments: [\(SLA\) RCCG Household of God](#)

Emily Wagner presented.

Kathleen Dagenhardt asked if an elevator is required for the second floor and was advised that there was no change in usage so it is not required.

Wayne Clark inquired on the ownership and whether it is currently vacant, with additional landscaping questions about work that needs to be done.

Recommendation: Approve the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St. (Tax Key No. 439-0069-000) subject to the following conditions:

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) Removal of the dead tree adjacent to 63rd St; (b) Indication of landscaping site changes within the scope of work proposed, and the indication potential replacement species, (b) a commercial waste hauler will be required to service any refuse and recycling as the city sanitation crews do not service commercial or in this case religious intuitions.
2. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
3. Submit a signage plan for design review and permitting.

Torkelson moved to approve Items 5A & 5B, Katzenmeyer seconded, motion carried.

6. [25-0365](#) Site, Landscaping, and Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000)

Attachments: [\(SLA\) Layman Brewing](#)

Emily Wagner presented.

Wayne Clark inquired about fencing funds and whether to have it firm that fencing is to be installed by Fall 2026.

Brian Frank suggested a Fall 2027 option, which Eric Torkelson & Brandon Reinke agreed works better.

Recommendation: Approve the Site, Landscaping, & Architectural Design Review for Layman Brewing, an existing use, at 6001 W. Madison St. (Tax Key No. 439-0342-000) subject to the following conditions:

1. A lighting plan provided to identify existing and proposed exterior lighting. Fixture details being provided.

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

7. [25-0366](#) Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

Attachments: [\(CSM\) 2214 S 60th St](#)

Jack Kovnesky presented.

Brandon Reinke inquired about side setbacks; staff clarified a 3 ft. setback is required.

Recommendation: Common Council approval of a Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

(Item 1-2 are required to be satisfied prior to Common Council approval.

1. Board of Appeals consideration and approval of the area variance (scheduled Oct 9).
2. Revised Certified Survey Map being submitted to show dimensions on lot 1 setbacks
3. Common Council approval of Certified Survey Map (October 21).

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

8. [25-0367](#) Sign Plan Appeal for Union Green, an existing mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key No. 439-9011-000)

Attachments: [\(SIGN\) Union Green](#)

Brian Frank inquired about precedence on future signage.

Recommendation: Approval of the signage appeal for Union Green, a mixed-use apartment, at 6400 W. Greenfield Ave. (Tax Key 439-9011-000), subject to signage permits being applied for by the applicant.

Torkelson moved to approve this matter, Katzenmeyer seconded, motion carried by the following vote:

Aye: 7 - Clark, Frank, Torkelson, Katzenmeyer, Devine, Raschka, Dagenhardt

No: 0

Abstain: 1 - Reinke

- 9. [25-0368](#) Tax incremental District project area 7 (Summit Place Business Park) and alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: [\(FLU\) TID 7](#)

Recommendation: Approval of the TID 7 Plan as it is aligned with the 2045 Comprehensive Plan. Over the history of this tax incremental district, the TID amendments, land use and zoning ordinance amendments have been adopted with redevelopment and removal of blighting influences to a higher and better use as the primary goal.

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

- 10. [25-0369](#) Tax incremental District project area 21 (S. 92 & W. Greenfield Ave) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: [\(FLU\) TID 21](#)

Recommendation: Approval as determination that the proposed Tax Incremental District project area 21 (S. 92 & W. Greenfield Ave) aligns with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

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

- 11. [25-0370](#) Project Tracking.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Kathleen Dagenhardt, seconded by Brian Frank to adjourn at 7:09 p.m.



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**PLAN COMMISSION STAFF REPORT
WEDNESDAY, 10-22-25 @ 6PM
WEST ALLIS CITY HALL, ROOM 128
7525 W. GREENFIELD AVE.**

2A. Conditional Use Permit for a proposed Restaurant use, at 6601 W National Ave.

2B. Site, Landscaping, and Architectural Design Review for a proposed Restaurant use, at 6601 W National Ave (Tax Key No. 454-0653-001).

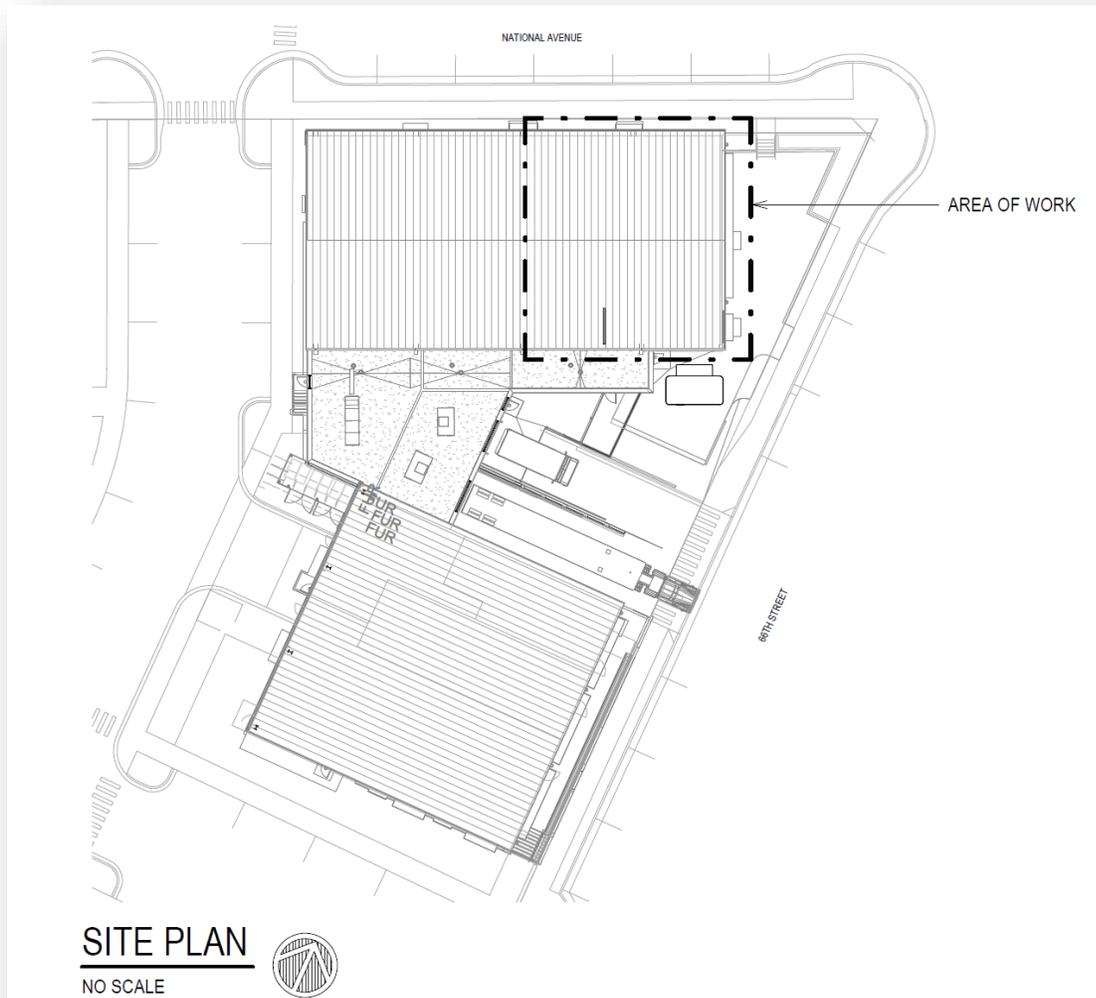
Overview and Zoning



Construction of Makers Row was substantially completed in 2023, the building consists of about 11,400 sq. ft. of newly constructed gray box commercial space.

The property owner/developer of Makers Row is Bob Monat/Mandel Group who has marketed the property for food-centric commercial space to the adjacent broader mixed-use development of SoNa Lofts (a 110-unit residential and commercial mixed use building to the west, and the West Living to the north). The West Allis Farmers Market is located directly across S. 66 St. and east of Makers Row. This location will help amplify the regional value of the West Allis Farmer’s Market and create cross-marketing with high-draw, creative food venues. It will also make the area more attractive to residents who want more things to do within walking distance of their neighborhood. In other words, to keep people in the neighborhood longer to enjoy the local amenities and business that the area has to offer.

The developer/property owner has received letters of intent from tenants and is working with the prospective tenants that include include restaurants, catering,



food producers, and event space. Scope of work, cost estimates, and bank financing are in process.

The emphasis for Makers Row has been to attract local and new businesses from the region looking to make their mark on the industry (creative destinations), not necessarily national chains. More details will be provided as tenants are signed and apply for food and alcohol licensing, but for the purposes of this conditional use is to offer general information tenant information of intended uses, a scope of work, tenant and landlord improvements.



Tenant - Restaurant and lounge. The subject property, 6601 W. National Ave., is zoned C-3. The intended tenant is a proposed small plate restaurant and craft cocktail lounge. Restaurants are considered conditional uses in the C-3 zoning district. The tenant will occupy about 4,000-sf of space within the Makers Row building. The majority of work will be interior build-out to finish the space.

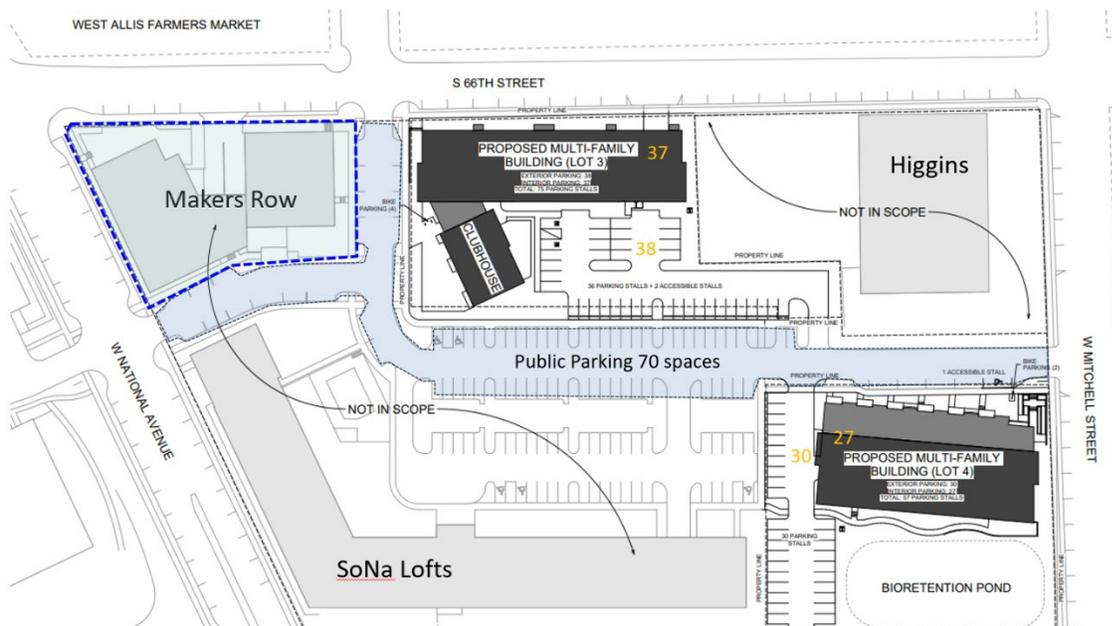
Expected hours of operation are 6am – state mandated closing time daily.

A public hearing has not yet been scheduled to come before the Common Council, but is being brought before Plan Commission for consideration of the use and tenant and landlord improvements.



Site and Landscaping Plan

The site and landscaping plan was previously approved in 2020, then built/developed in 2023 and designed to concentrate activity along street frontages



closest to the Farmer’s Market and offer parking and building services within the interior of the site.



The existing buildings are located along the North and East edges of the lot. As designed, there is ample building setback from east property line to create space for future outdoor patio space. The floor plan shown below shows outdoor dining.

Parking and building services are located along the west side of the building, and also available within a shared parking area offering about 70 parking spaces west of lot 3 (the SoNa Phase 2 site). A service court directly behind the buildings will house trash collection and space for delivery vehicles. Additional off-street parking is available within the neighborhood (meaning a short walk). Parking will be open to the public, including for the Farmer’s Market.

The overall development area including SoNa Lofts, SoNa Phase two (lots 3 and 4), and Makers Row site is accessed by existing driveway openings along S. 66 St., W. National Ave, and W. Mitchell St. Pedestrian walkways connect each property and all connect to city Right-of-Way/public sidewalks to improve walkability as common place for West Allis neighborhoods. While a landscaping plan was previously approved, staff is recommending that those details or any changes be refreshed and submitted in the form of an updated plan set.

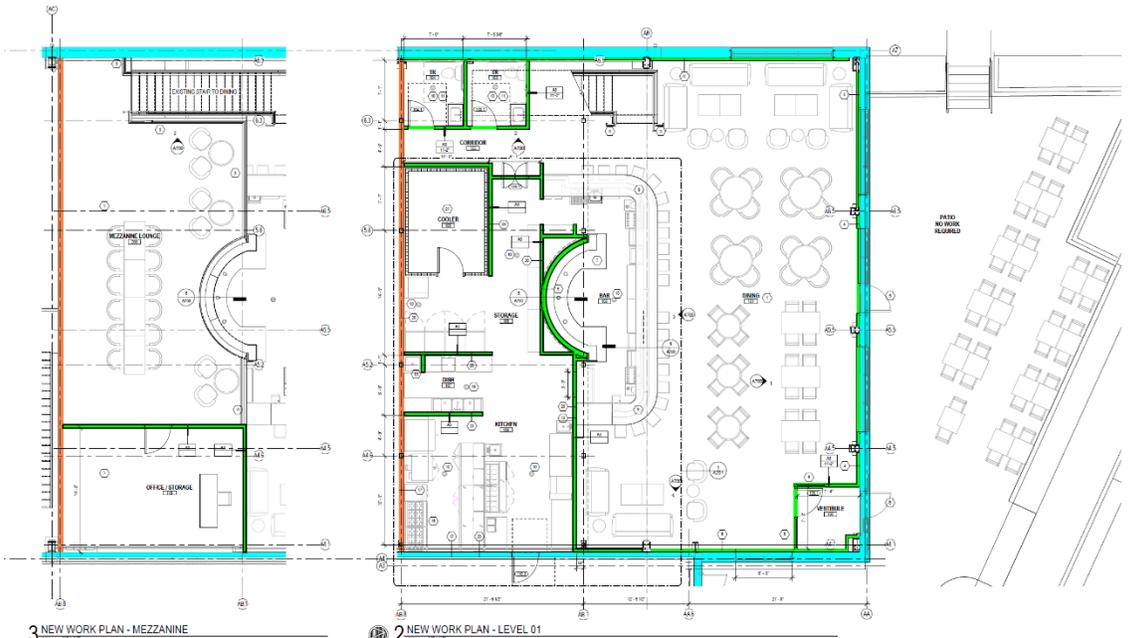
Architectural Plan

The existing 1-story building will be divided into potentially 4 tenant spaces, each with a different – but complementary tenant. The existing building includes a pre-engineered metal building. The work on the construction of the core and shell is

approximately 90% complete. The remaining balance will be completed prior to occupancy of each tenant space.



VIEW OF BAR FROM SOUTH



Clear, storefront-style glass is used prominently on the North and East façades.

Floor Plan

The property owner and tenant will be finish the interior space and will include buildout of approximately 4,000 square feet to include a large bar, small kitchen with exhaust hood and food preparation space, and two bathrooms. There will be additional dining space on the existing mezzanine as well as office and storage space.

Total seating for 116 (approx. 60 seats downstairs, 18 seats in the mezzanine, and 38 outdoor seats).

Recommendation: Common Council approval of the conditional use and approval of the Conditional use for a proposed restaurant, at 6601 W National Ave (Tax Key No. 454-0653-001), and approval of the site, landscaping, and architectural design review, 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 (Schedule to be determined)
2. A revised site and landscaping plan being submitted to show the following: (a) details of the exterior building shell improvements, (b) site and landscaping plan details and changes/improvements (landscaping elements such as planter boxes, trellis', patio/seating details, walkways, or other features on the site); (c) refuse location and screening plan; (d) location of an outdoor bicycle racks in accordance with [WAMC 19.44](#).
3. Building permits being applied for with the Code Enforcement Department for review.
4. Signage and lighting plans being submitted for permit review.

MEMORANDUM

PROJECT: Makers’ Row – [REDACTED] Interior Buildout
TO: General Contractors
SUBJECT: Scope of Work Narrative
PROJECT NUMBER: 2503-005
DATE: July 25, 2023

[REDACTED] Cocktail Lounge is looking to buildout the Grey Box space at the Makers Row Development in West Allis. The buildout will be in a space of approximately 4,000 square feet and will include a large bar, small kitchen with exhaust hood and food preparation space, and two bathrooms. There will be additional dining space on the Existing Mezzanine as well as an office and storage space.

The work included in this Scope Narrative is for the interior buildout of [REDACTED] only. The Makers Row development will provide the exterior core and shell for this buildout as part of a separate contract. [REDACTED] will be in Building A of the development which is a pre-engineered metal building. The work on the construction of the core and shell is approximately 90% complete. and drawings of the core and shell of the building will be available upon request.

PROPOSAL CONTENTS

- 1) Your proposal shall include a budget estimate that is based on the Conceptual Pricing Drawings and Scope Narrative. The scope outlined in the drawings and narrative is not complete and you are asked to use your experience in similar type projects to fill in some of the blanks that have not been detailed in the documents. Your estimate shall include:
 - a. Provide lump sum or percentage fee for preconstruction services (if any).
 - b. Provide a percentage fee for construction services.
 - c. Provide a detailed General Conditions budget based upon project scope and schedule.
 - d. Indicate anticipated staffing time for Project Manager and Superintendent (Hours/Week)
- 2) Provide budget pricing for all components of the work based on CSI divisions.

CONFIDENTIALITY

All respondents to this RFP as well as those parties serving as consultants to the submitting entity recognize that all information disclosed as part of this RFP process and project is to be held in strict confidence.

SCHEDULE

- | | |
|---|---|
| • Issue RFP for Conceptual Budget Pricing | July 25, 2025 |
| • GC Walk-thru | Wednesday August 6 th at 10:00am |
| • Conceptual Budget Pricing Due | Friday, August 22 nd @ 4:00 pm |
| • Construction Document Complete and Submitted for Permit | September 29, 2025 |
| • Building Permit Issued | October 15, 2025 |
| • Construction Start | October 28, 2025 |
| • Construction Complete | March 2026 |

SCOPE NARRATIVE

This Scope Narrative should be reviewed in conjunction with the following drawings:

- T100 – TITLE SHEET
- A003 – GENERAL INFORMATION AND PARTITION TYPES
- A200 – NEW WORK PLANS & ROOM FINISH SCHEDULE
- A201 – EQUIPMENT PLAN – BAR & KITCHEN

A300 – REFLECTED CEILING PLAN, FIRST FLOOR & MEZZANINE
A700 – INTERIOR ELEVATIONS, DETAILS & DOOR SCHEDULE

Work for the project includes the following:

DIVISION 01

- Provide Project Supervision, Management and Coordination as required for project to be completed in the schedule listed above.
 - On Site Superintendent as needed for Coordination of General Contractors Sub-Contractors to provide quality installation and construction of components.
 - Project Manager as needed to provide project management services including scheduling, shop drawings submittals, RFI's, Change Orders and Pay Applications.
- Include Permits required for Tenant Buildout.

DIVISION 03 CONCRETE

Included in Scope of Work of this Proposal

- None. It is anticipated that underground plumbing for the project will be completed prior to the Landlord pouring the slab of the space.

Work by Landlord and not in scope

- Provide and install new 5" concrete slab on grade with wire welded mesh reinforcing on 10 mil vapor barriers.
- Landlord to provide 6" crushed gravel base.
- Landlord to provide all concrete foundation systems.
- Landlord to provide concrete stoops at tenant entrances.

DIVISION 05 METALS

Included in Scope of Work of this Proposal

- Heavy Duty Countertop Brackets as required for support for kitchen and bar supports.
- Guardrail on stair and Mezzanine to be Stainless Steel cable rail with cables at 3" OC and steel pipe supports

Work by Landlord and not included in scope

- All steel related to building structure, Mezzanine Structure and exterior envelope bracing

DIVISION 06 WOOD & PLASTICS

Included in Scope of Work

- All Rough Carpentry related to the interior buildout of the project as needed for blocking.
 - Blocking to be Fire Treated
- Finish Carpentry:
 - Plywood Wall Panels (WD-1):
 - ¾ AC Sanded Plywood
 - Size: Rip to 2'-0" x 8'-0" panels
 - Provide 1x2 batten at vertical seams.
 - Panel is intended to be fastened directly on metal studs. Provide horizontal metal strapping or ¾" plywood strips (4" wide) at 32" OC vertically
 - Fasten WD-1 panels to horizontal furring with 2" minimum finishing nails. Nails can be left exposed.
 - Finishing: Plywood Panel will be stained, Espresso Color.
 - Plywood Wall Panels (WD-2):
 - ¾ AC Sanded Plywood
 - Size: Rip to 6" x 8'-0" panels
 - Provide 1x1 batten at vertical seams.

- Panel is intended to be fastened directly on metal studs. Provide horizontal metal strapping or 3/4" plywood strips (4" wide) at 32" OC vertically
 - Fasten WD-2 panels to horizontal furring with 2" minimum finishing nails. Nails can be left exposed.
 - Finishing: Plywood Panel will be stained, Espresso Color.
 - Back of house Cabinetry
 - PLAM-1 & PLAM 2: To be selected from Formica's standard line.
- Countertops:
 - Main Bar Countertop to be Polished Concrete.
 - Back Bar Countertop to be Solid Surface
 - Back of house countertops PLAM as indicated in the drawings

DIVISION 07 THERMAL AND MOISTURE

Included in Scope of Work of this Proposal

- Acoustical Insulation in GWB partitions in the following locations:
 - All Partitions at Kitchen and Bathrooms.

Work by Landlord and not included in scope

- All work related to the exterior envelope including exterior cladding, Exterior weather barrier system, exterior wall insulation, and roofing systems and roof insulation.

DIVISION 08 OPENINGS

Included in Scope of Work of this Proposal

- Interior Wood Doors and Hollow Metal Frames as indicated in the drawings
 - Wood doors to be flush, solid core wood doors, species to be White Birch.
 - Hollow Metal Frames to be fully welded, heavy duty frames.
- Service Door and Hollow Metal Frames as indicated in the drawings.
 - Service Door to be Eliason P11-Plus ABS Traffic Door. Door to have Plastic Laminate finish.
- Interior Aluminum Storefront systems for VESTIBULE (RM100) as indicated in the drawings.
 - Aluminum Storefront to be non-thermally broken, 4 1/2" system with clear 1/4" glass.

Work by Landlord and not included in scope

- All work related to the storefront windows and doors in the exterior wall.

DIVISION 09 FINISHES

Included in Scope of Work

- Interior Gyp Bd and metal studs at exterior wall where indicated on the drawings.
 - Note, Core and Shell Building is a Pre-engineered Metal Building with an exterior skin of insulated metal panels. These panels include the weather barrier, thermal insulation barrier, and interior vapor barrier, and can be left exposed as indicated in the drawings
- Gyp Bd soffits as shown on the attached drawings.
- Polished Concrete Floors as indicated in the drawings.
- Acoustical Tile Ceiling system as indicated in the attached drawings. Tile to be Armstrong Kitchen Zone or equivalent.
- Ceramic Tiling
 - CT-1: To be provided at Bathrooms, on wet wall of the bathrooms as indicated in the attached drawings and finish plan. Include a \$3.50/sf material cost for the ceramic tile. Provide 6" ceramic tile wall base on all walls.
- Epoxy Resinous Flooring
 - Sherwin Williams, Poly-Crete SLB or equal
- PT-2 Paint Finish
 - Lime-wash on gyp bd surface:
 - Keim, Color Wash Mineral Glaze or similar

- FRP to at walls as indicated in the attached drawings and finish plan

DIVISION 21 FIRE SUPPRESSION

Included in Scope of Work

- Fire Protection work is Design Build and the Design Build Contractor will be the designer of record for the Fire Protection Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Fire Protection Drawings and Calculations.
- The project will have the fire sprinkler heads installed in a manner that works with the tenant spaces by the landlord.

Work by Landlord and not included in scope

- Wet sprinkler fire protection system installed and distributed through the Premises at the code-required distribution pattern for general commercial tenancy.
- Wet sprinkler fire protection system riser located at Landlord room, connected to water main with 6" main.

DIVISION 22 PLUMBING

Included in Scope of Work

- Plumbing work is Design Build and the Design Build Contractor will be the designer of record for the Plumbing Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Plumbing Drawings and Calculations.
- Provide all underground plumbing as needed for tenant fixtures and equipment.
- Provide Rough-in and installation for all tenant supplied sinks, drains and equipment including tenant bathrooms.
- Provide hot water heater sufficient to meet the service requirements of plumbing fixtures within the Premises. Tenant water heater(s) will be separately metered and/or wired to Tenant's metered service by tenant.
- Provide and installation of gas piping as needed for all kitchen equipment and other Tenant furnished items requiring gas supply not included in Landlord's scope indicated below.
- Install grease interceptor sized for tenant's space as required by code.

Work by Landlord and not included in scope

- Sanitary sewer and domestic cold water service stubbed to the Premises.
- Plumbing and fixtures complete for common area bathrooms.
- A primary water heater will be installed by Landlord to serve the common area requirements of the Property.
- Maintenance hose bibs on exterior of building by Landlord
- Tenant premises will be served from a separate gas meter and gas service line stubbed to the Premises, furnished/installed by Landlord. Gas service will be stubbed into the Premises by Landlord.
- Sanitary sewer and domestic cold water service stubbed to the Premises by Landlord.

DIVISION 23 HVAC

Included in Scope of Work

- HVAC work for tenant is design build by GC's design build Mechanical contractor. The Mechanical Contractor will be the designer of record for the Mechanical Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Mechanical Drawings and Calculations.
- Distribution of supply and return air from Landlord furnished Air Handling Units required for providing a temperate indoor environment for the spaces indicated in the drawings.
- Exhaust Hood for Tenant's Commercial Kitchen.
- Make up air unit installation and distribution as required by code for tenant supplied equipment. The make-up air unit will be located at the roof of Building B as indicated in the plans..
- Exhaust required for bathrooms.

Work by Landlord and not included in scope

- Gas-fired furnaces, integral air conditioning coils/condensers/compressors, energy recovery ventilator (if required by code) for fresh air intake, and related thermostatic control by Landlord.

DIVISION 26 ELECTRICAL

Included in Scope of Work

- Electrical work is Design Build and the Design Build Contractor will be the designer of record for the Electrical Work, shall be licensed in the State of Wisconsin, and is responsible to sign and stamp all Electrical Drawings and Calculations.
- Provide distribution and branch circuiting within the Premises, inclusive of breakers and panel modifications required based on Tenant's final plans and specifications prepared by Tenant's architect.
- Provide rough-in and distribution to each Tenant suite of building-standard telephone, data, video and similar low-voltage services by Landlord. WIFI systems, signal amplifiers and services shall be determined and borne by Tenant.

Lighting Requirements

- Provide lighting as shown on the RCP drawings included in the pricing drawings.
 - L1: Recessed Can
 - L2: Suspended Track Lighting – WAC Lighting Model 178 or similar with J Track.
 - L3: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L4: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L5: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L6: Decorative Pendant Light. Provide an allowance of \$150 for each fixture (not including labor).
 - L7: Cylindrical Pendant Light. Lithonia LDN4CYL or similar.
 - L8: Decorative Pendant Light. Provide an allowance of \$200 for each fixture (not including labor).
 - L9: Linear Pendant Fixture. Provide an allowance of \$300 for each fixture (not including labor).
- Electrical Contractor is responsible for the lighting design that meets the following light levels, and shall provide a photometric plan of all lighting for tenant buildout:
 - DINING & BAR: Average Light Level of 30 Footcandles. All lighting in Dining room to be dimmable.
 - SERVICE, KITCHEN AND WASHING: Average Light Level of 40 Footcandles.
 - STORAGE: Average Light Level of 30 Footcandles.
- Provide emergency lighting as required by code
- Provide 24 hour lighting for a total of 2 fixtures in the DINING and 1 fixture in the KITCHEN, on separate circuit.

Power Requirements

- Provide service to space from main panel in building's landlord room.
- Provide Rough-in power for all owner supplied kitchen equipment.
- Connect owner supplied kitchen equipment
- Provide power for tenant furnished signage including building mounted sign.
- Prior to installation, review locations of outlets and switches with owner. Provide Unit Cost for adding additional outlets to the project.
- Provide power for tenant furnished Make Up Air Units.

Work by Landlord and not included in scope

- Electrical panel with service to the Premises, terminating in a service panel with a main disconnect

- Distribution and branch circuiting will be provided for the mechanical, plumbing, ventilation and fire protection equipment indicated in the Landlord equipment lists, work scope descriptions and drawings.

DIVISION 32 SITEWORK

- There is no sitework as part of this interior buildout. All sitework is part of the Landlord's scope.

END OF NARRATIVE

RENDERINGS



VIEW OF BAR FROM NORTH



VIEW OF BAR FROM ENTRY



VIEW OF BAR FROM SOUTH

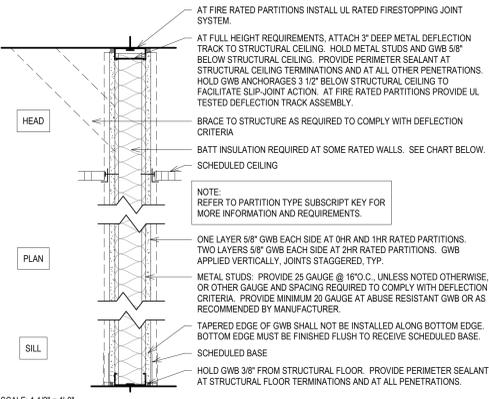
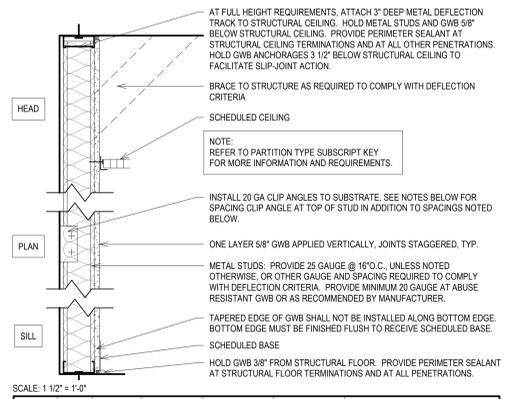
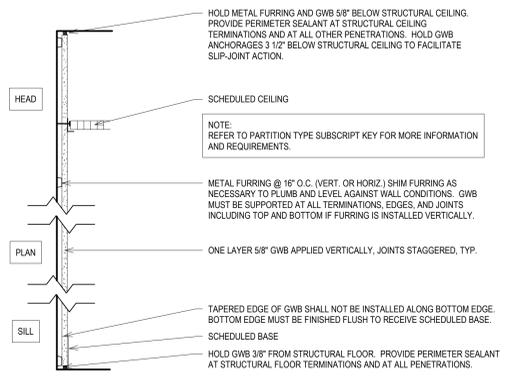
END OF SCOPE NARRATIVE

DRAWING SYMBOLS KEY

	EXTERIOR ELEVATION REFERENCE REFER TO SHEET NUMBER INDICATED INSIDE OF SYMBOL		ELEVATION REFERENCE
	INTERIOR ELEVATION REFERENCE REFER TO SHEET NUMBER INDICATED INSIDE OF SYMBOL		COLUMN GRID REFERENCE
	BOTTOM REFERENCE REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		DEMOLITION KEY NOTE REFERENCE REFER TO DEMOLITION KEY NOTES
	SECTION REFERENCE REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		REVISION REFERENCE REFER TO TITLE BLOCK
	ROOM NAME [2001]		CILING HEIGHT REFERENCE
	ROOM NAME/NUMBER REFERENCE REFER TO ROOM FINISH SCHEDULE		DOOR REFERENCE REFER TO DOOR SCHEDULE
	INTERIOR WALL TYPE REFERENCE REFER TO INTERIOR PARTITION TYPES		

ABBREVIATION KEY:

AB AIR BARRIER	EIFS EXTERIOR INSULATION FINISH SYSTEM	HB HOSE BIBB	OC ON CENTER	SM SIMILAR
ACT ACoustical CEILING TILE	EL ELEVATION	HD HOLLOW METAL DOORS AND FRAMES	ODC OVERHEAD COILING DOOR	SND SANITARY NAPKIN DISPENSER
A.O. ABOVE FINISHED FLOOR	ELEC ELEVATOR	HM HOLLOW METAL DOORS AND FRAMES	ODC OVERHEAD COILING DOOR	SND SANITARY NAPKIN VENDER
A.F.F. ABOVE FINISHED FLOOR	EQU EQUIPMENT	HP HIGH POINT	OFD OVERHEAD FABRIC DOOR	SOD SECTIONAL OVERHEAD DOOR
ALUM ALUMINUM	EPX EXPOSED CONSTRUCTION	HPC HIGH PERFORMANCE COATINGS HOUR	OFI OWNER FURNISHED OWNER INSTALLED	SQ FT SQUARE FOOT
AP ACCESS PANEL	EXTG EXISTING	IAW INTERIOR ARCHITECTURAL WOODWORK	OFI OWNER FURNISHED OWNER INSTALLED	SSE SURFACE FABRICATION
AWP ACoustical WALL PANEL	FD FLOOR DRAIN	INSUL INSULATION	PC PRECAST CONCRETE	SS STAINLESS STEEL
BL BARRIER LIGHT	FDN FOUNDATION	IWP IMPACT WALL PROTECTION	PEMB PRE-ENGINEERED METAL BUILDING	ST STONE
BLKG BLOCKING	FE FIRE EXTINGUISHER	JAN JANITOR	PLM PLASTIC LAMINATE	STA STAIN
BLKHD BULK HEAD	FEP FINISHED END PANEL	JNT JOINT	PRT PRESSURE TREATED WOOD	STB STONE TILE BASE
BO BOTOM OF	FF FINISHED FLOOR	JST JOIST	PREFIN PREFINISHED	STC SOUND TRANSMISSION CLASS
BRG BEARING	FL MAT FLOOR MAT AND FRAME	LF LINEAR FOOT	PS PROJECTION SCREEN	STL STEEL
BRZ BRONZE	FLR FLOOR	LVE LIVE LOAD	P-S CLOSET POLE AND SHELF	STOR STORAGE
CH COAT HOOK	FR FRAME	LWC LINEAR WOOD CEILING	PT PAINT	T TREAD
CHKBD CHALKBOARD	FRP FRIBERGLASS REINFORCED POLYESTER	LAC LINEAR METAL CEILING	P-TD PAPER TOWEL DISPENSER	TB TOILET & BATH ACCESSORIES
CJ CONTROL CONSTRUCTION JOINT	FTST FIRESTOPPING	LMP LOW POINT	Q QUARRY TILE	TER TERRAZZO
CL CENTER LINE	FTG FOOTING	LVR LOUVER	QT QUARRY TILE BASE	T&G TONGUE & GROOVE
CLG CEILING	FVS FOUNDATION WALL SYSTEM	LWC LINEAR WOOD CEILING	QTB QUARRY TILE BASE	TOP OF
CLR CLEARANCE / CLEAR	GAL V GALVANIZED	MAS MASONRY	R RISER	TRP TOILET ROOM
CMU CONCRETE MASONRY UNIT	GBR GRAB BAR	MAT MATERIAL	RAD RADIUS	TWF TOWEL WALL FLASHING
CONC CAST-IN-PLACE CONCRETE	GFI GROUND FAULT INTERRUPTER	MB MECHANICAL BARRIER	REF REFLECTED CEILING PLAN	TYP TYPICAL
CONT CONTINUOUS	GL GLASS FIBER REINFORCED CONCRETE	MECH MECHANICAL / ELECTRICAL / PLUMBING	ROOF DRAIN	UG UNDER LAVATORY GUARD
CONTR CORRIDOR	GMU GLASS MASONRY UNIT	MET METAL	RS ROOF SYSTEM	UNO UNLESS NOTED OTHERWISE
CORR CORRIDOR	GROUT GROUT	MIR MIRROR	RVL REVEAL	VDS VISUAL DISPLAY SURFACES
CPT CARPET	GROM GROMMET	MKB MARKER BOARD	SA SMOKE ALARM	VEST VESTIBULE
CRK CORK	GT GLASS TILE	MO MASONRY OPENING	SC SEALED CONCRETE	VTR VENT THROUGH ROOF
CS COPING SYSTEM	GWB GYPSUM WALL BOARD	MP MANUFACTURED METAL PANEL	SCD SUN CONTROL DEVICE	WC WALL COVERING
CT CERAMIC TILE		MPC METAL PAN CEILING	SCHED SCHEDULE	WD WOOD
CTB CERAMIC TILE BASE		MR MOISTURE RESISTANT MOUNTED	SCHD SCHEDULE	WLD WIND LOAD
CW CURTAIN WALL SYSTEM		MTD MOUNTED	SF SUBFLOOR	WDP WOOD PANEL
			SHGC SHEATHING	WP WATER PROOFING
				WRC WAST RECEPTACULAR
				WT WINDOW TREATMENT

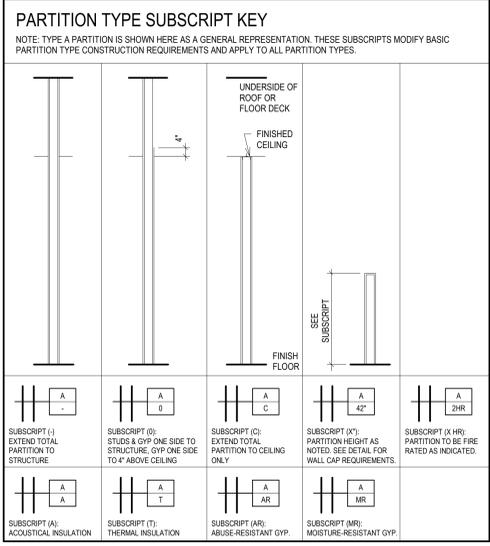


SCALE: 1 1/2" = 1'-0"

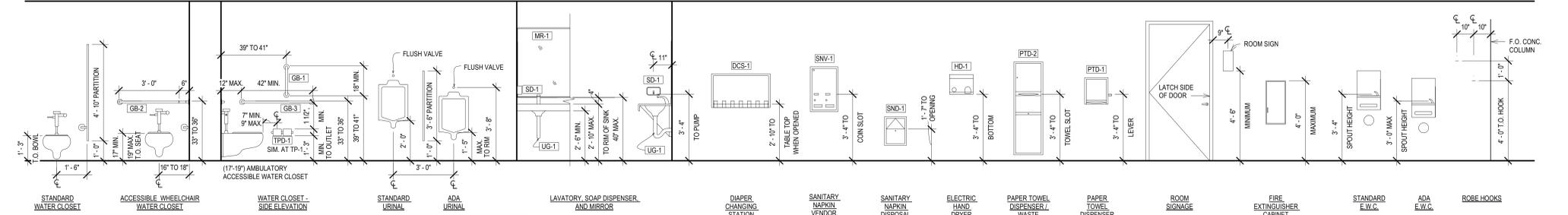
PARTITION TYPE	STUD WIDTH	PARTITION WIDTH	ACoustical INSULATION WIDTH (SUBSCRIPT A)	THERMAL INSUL WIDTH (SUBSCRIPT I) & R VALUE	STC @ 0.1HR W/O INS	STC @ 0.1HR W/ INS	STC @ 2HR W/O INS	STC @ 2HR W/ INS	NOTES
[F1]	1 5/8"	2 1/4"	1 1/2"	1 1/2" R=5	NA	NA	NA	NA	PROVIDE CLIP ANGLES TO BACK-UP @ 4'-0" O.C. (MAX) VERT.
[F2]	2 1/2"	3 1/8"	2 1/2"	2 1/2" R=8	NA	NA	NA	NA	PROVIDE BRACES TO BACK-UP AT VERT. MIDPOINT OF STUD WHERE UNBRACED HEIGHT EXCEEDS 12'-0"
[F3]	3 5/8"	4 1/4"	3 1/2"	3 1/2" R=11	NA	NA	NA	NA	PROVIDE BRACES TO BACK-UP AT VERT. MIDPOINT OF STUD WHERE UNBRACED HEIGHT EXCEEDS 12'-0"
[F4]	6"	6 5/8"	6 1/4"	6 1/4" R=19	NA	NA	NA	NA	PROVIDE BRACES TO BACK-UP AT VERT. MIDPOINT OF STUD WHERE UNBRACED HEIGHT EXCEEDS 12'-0"

SCALE: 1 1/2" = 1'-0"

PARTITION TYPE	STUD WIDTH	PARTITION WIDTH	ACoustical INSULATION WIDTH (SUBSCRIPT A)	THERMAL INSUL WIDTH (SUBSCRIPT I) & R VALUE	STC @ 0.1HR W/O INS	STC @ 0.1HR W/ INS	STC @ 2HR W/O INS	STC @ 2HR W/ INS	NOTES
[A1]	3 5/8"	6 1/8"	3 1/2"	4 7/8" R=10	40	50	45	56	
[A2]	6"	7 1/4" / 8 1/2"	6 1/4"	6 1/4" R=11	40	52	45	58	
[A3]	8"	9 1/4" / 10 1/2"	8 1/4"	8 1/4" R=12	40	52	45	58	

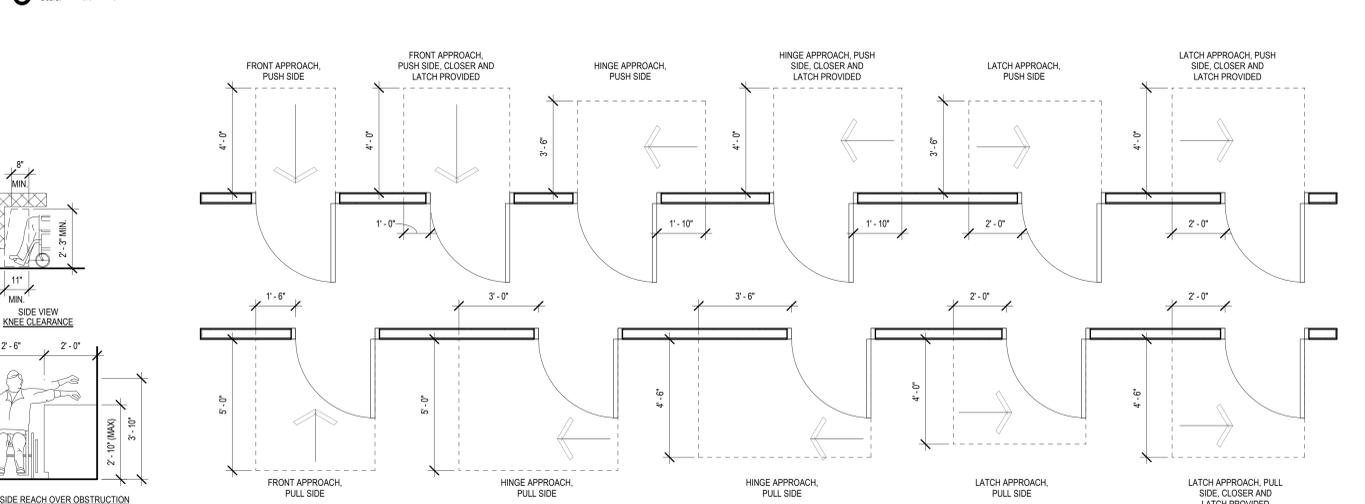


- GENERAL INTERIOR PARTITION NOTES TO CONTRACTOR**
- REFER TO PARTITION DETAILS FOR CONSTRUCTION REQUIREMENTS OF PARTITION TYPES. REFER ALSO TO PARTITION TYPE SUBSCRIPT KEY FOR MODIFICATIONS TO BASIC PARTITION TYPE. IF NO PARTITION TYPE TAG IS INDICATED ON THE PLANS FOR A SPECIFIC SECTION OF METAL STUD WALL, PROVIDE PARTITION TYPE A3. SUBSCRIPT 'A' IF NO PARTITION TYPE TAG IS INDICATED ON THE PLANS FOR A SPECIFIC SECTION OF MASONRY WALL, PROVIDE PARTITION TYPE 'M'. IF NO PARTITION TYPE TAG IS INDICATED ON THE PLANS FOR A SPECIFIC SECTION OF WOOD STUD WALL, PROVIDE PARTITION TYPE 'W'. SUBSCRIPT 'A' NOTE: SOME PARTITION TYPES DESCRIBED MAY NOT BE USED ON THIS PROJECT.
 - REFER TO PARTITION TYPE SUBSCRIPT KEY FOR SYMBOLS AND SUBSCRIPTS USED TO IDENTIFY ADDITIONAL REQUIREMENTS OR MODIFICATIONS TO BASIC PARTITION TYPE.
 - PARTITION DETAILS DESCRIBE GENERAL REQUIREMENTS FOR PARTITIONS. REFER TO THE MANUFACTURERS' SPECIFICATIONS AND REQUIREMENTS OF APPLICABLE TESTING AGENCIES FOR SPECIFICS OF PARTITION CONSTRUCTION.
 - ALL PENETRATIONS IN ACOUSTICALLY RATED, FIRE RATED, AND SMOKE RATED PARTITIONS AND CONNECTIONS OF THE PARTITIONS TO OTHER PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED TESTING AGENCIES AND REQUIREMENTS.
 - ALL PENETRATIONS IN ACOUSTICALLY RATED PARTITIONS ARE TO BE ACOUSTICALLY SEALED TO MAINTAIN STC ASSEMBLY RATINGS.
 - FIREWALLS, FIRE PARTITIONS, FIRE BARRIERS OR ANY WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IDENTIFIED PER SPECIFICATIONS AND CODE.
 - WHERE FIREWALLS, FIRE PARTITIONS, FIRE BARRIERS OR ANY WALL REQUIRED TO HAVE FIRE RATING IS CALLED OUT IN THE DRAWINGS, EXTEND THE RATING UP TO THE NEXT FIRE RATED PARTITION IN A MANNER THAT ENSURES A CONTINUOUS FIRE SEPARATION AND MAINTAINS THE INTEGRITY OF THE FIRE RATED PARTITION. PROVIDE FIRE RESISTIVE JOINT SYSTEMS PER SPECIFICATIONS.
 - AT PLENUM RATED CEILING, ALL PENETRATIONS ARE TO BE SEALED TO MAINTAIN PLENUM CEILING AIR TIGHTNESS / SPSP
 - REFER TO STRUCTURAL DRAWINGS FOR EXTENT AND DESCRIPTION OF INTERIOR STRUCTURAL WALLS.
 - INSTALL BLOCKING OR BACKER MATERIAL FOR ATTACHMENT/OUNTING OF ALL WALL HUNG ITEMS OR EQUIPMENT DESCRIBED IN THE DOCUMENTS, WHETHER CONTRACTOR FURNISHED OR OWNER FURNISHED.
 - COORDINATE WITH OWNER THE LOCATION OF BLOCKING FOR OWNER SUPPLIED ITEMS.
 - WHERE PARTITIONS AND/OR FURRING MEET, PARTITION SURFACES FLUSH AND FLARE.
 - PROVIDE 5/8" GWB UNLESS NOTED OTHERWISE.
 - PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS AND WET AREAS UNLESS NOTED OTHERWISE.
 - INSTALLATION OF ALL TYPES OF GYPSUM BOARD SHALL CONFORM TO REQUIREMENTS FOR FIRE RATINGS AND ACOUSTICAL RATINGS.
 - ALL GYPSUM WALL BOARD IS TO BE INSTALLED WITH THE LONG DIMENSION RUNNING HORIZONTALLY UNLESS THE REQUIREMENT FOR THE FIRE RATING AND ACOUSTICAL RATINGS DIFFER.
 - U.O.N. PROVIDE 4" AT DOOR JAMBS (FROM EDGE OF FRAME TO FINISHED FACE OF WALL)
 - TYPICAL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF THE OUTERMOST LAYER OF GYPSUM BOARD UNLESS NOTED AS TO CENTERLINE OF PARTITION.
 - WHERE A CLEAR DIMENSION OR OPENING IS REQUIRED OR NOTED, MEASURE DIMENSION TO FACE OF PARTITION FINISH.
 - WHERE THERMAL INSULATION IS NOTED BY SUBSCRIPT, INSTALL VAPOR RETARDER SEAL AT ALL TERMINATIONS, PENETRATIONS, AND SEAMS. INSTALL FELT ISOLATION STRIPS BETWEEN CLIP ANGLE AND SUBSTRATE.



- GENERAL NOTES:**
- LIGHT SWITCHES, ELECTRICAL OUTLETS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE MOUNTED NO HIGHER THAN 4'-0" U.N.O. & NO LOWER THAN 1'-3" ABOVE FINISHED FLOOR IF THE CONTROL IS MOUNTED ABOVE A COUNTER OR OTHER OBSTRUCTION, WHICH IS BETWEEN 20" 25" IN DEPTH, THEN THE MAXIMUM MOUNTING HEIGHT SHALL BE LOWERED TO 3'-8" AFF. LIGHT SWITCHES AND THERMOSTATS IN THE SAME LOCATION ARE TO ALIGN HORIZONTALLY. IF SWITCHES ARE UNABLE TO BE ALIGNED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK. SEE GENERAL ADA REACH RANGES DIAGRAM FOR MORE INFORMATION.
 - PROVIDE SOLID WOOD BLOCKING OR METAL STRAPPING IN WALLS FOR INSTALLATION OF ACCESSORIES.
 - NOT ALL ACCESSORIES SHOWN ON THIS DRAWING ARE PROVIDED IN THE PROJECT.
- SOURCE: ANSI A117.1 - 2009

3 MOUNTING HEIGHT STANDARDS - FOR REFERENCE ONLY



NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

MAKERS ROW
TENANT SPACE ONE OF FOUR
6800 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN
SHEET TITLE
GENERAL INFORMATION AND PARTITION TYPES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	PRICING SET
DATE ISSUED	07/24/2025
SHEET NUMBER	A001

ROOM FINISH SCHEDULE ABBREVIATIONS															
ACT	ACOUSTICAL CEILING TILE	ERF	EPOXY RESINOUS FLOORING	PC	POLISHED CONCRETE	ST	STONE TILE FLOORING	AWP	ACOUSTICAL WALL PANEL	ERFB	EPOXY RESINOUS INTEGRAL BASE	PLM	PLASTIC LAMINATE	TP	TOILET PARTITION
CC	COLUMN COVER	EXP	EXPOSED	RV	REVEAL	VWB	VINYL WALL BASE	CCNC	CONCRETE CERAMIC TILE	EXTG	EXISTING GROUT	PT	PAINT	WC	WOOD WALL COVERING
CT	CERAMIC TILE	G	GYP	SS	SOLID SURFACE	WD	WOOD	CTB	CERAMIC TILE BASE	GWB	GYP SUM WALL BOARD	SSA	STAIN	WDP	WOOD PANELING

FINISHES SCHEDULE									
MARK	MANUFACTURER	PRODUCT	STYLE	SIZE	COMMENTS				
CONC-1					KITCHEN FLOOR TILE				
CT-1					KITCHEN & BAR FLOOR				
ERF-1		EPOXY FLOOR							
FRP-1		FIBERGLASS REINFORCED PLASTIC			WHITE COLOR				
FRP-2		FIBERGLASS REINFORCED PLASTIC			BLACK COLOR				
PT-1	SHERWIN WILLIAMS	PAINT - SEMI-GLOSS FINISH			ROOF & STRUCTURE PAINT				
PT-2	SHERWIN WILLIAMS	PAINT - EGGSHELL FINISH			DECORATIVE PAINT APPLICATION, LIME WASH FINISH				
PT-3	SHERWIN WILLIAMS	PAINT - EGGSHELL FINISH			WALL ACCENT PAINT				
SS-1	WILSONART	QUARTZ	TRAIL RIDGE						
WD-1		PLYWOOD - RED OAK	STAINED	2X8	CUT TO SIZE				
WD-2		PLYWOOD - RED OAK	STAINED	4"	CUT TO SIZE				

ROOM FINISH SCHEDULE									
ROOM #	ROOM NAME	FLOOR	BASE	NORTH	SOUTH	WEST	EAST	CEILING	NOTES
110	Room								
LEVEL 01 - BLDG A & B									
100	VESTIBULE	PC-1	VB-1	PT	PT	-	PT	GYP	
101	DINING	PC-1	VB-1	PT	PT			EXPOSED	1,2
102	BAR	ERF-1	ERFB-1	PT	PT			EXPOSED	1,2
103	TR	PC-1	CTB-1	PT	PT	PT	CT PT	GYP	3
104	TR	PC-1	CTB-1	PT	PT	PT	CT PT	GYP	3
105	CORRIDOR	PC-1	VB-1	PT	PT	PT	PT	GYP	
106	COOLER			PT	PT			EXPOSED	
107	DISH	ERF-1	ERFB-1	FRP	FRP	FRP	FRP	ACT-1	
108	STORAGE	VB-1	VB-1	FRP	FRP	FRP	FRP	ACT-1	
109	KITCHEN	ERF-1	ERFB-1	FRP	FRP	FRP	FRP	ACT-1	
MEZZANINE - BLDG A									
119	OFFICE / STORAGE	PC-1	VB-1	PT	PT			EXPOSED	
200	MEZZANINE LOUNGE	PC-1	VB-1	PT	PT			EXPOSED	1

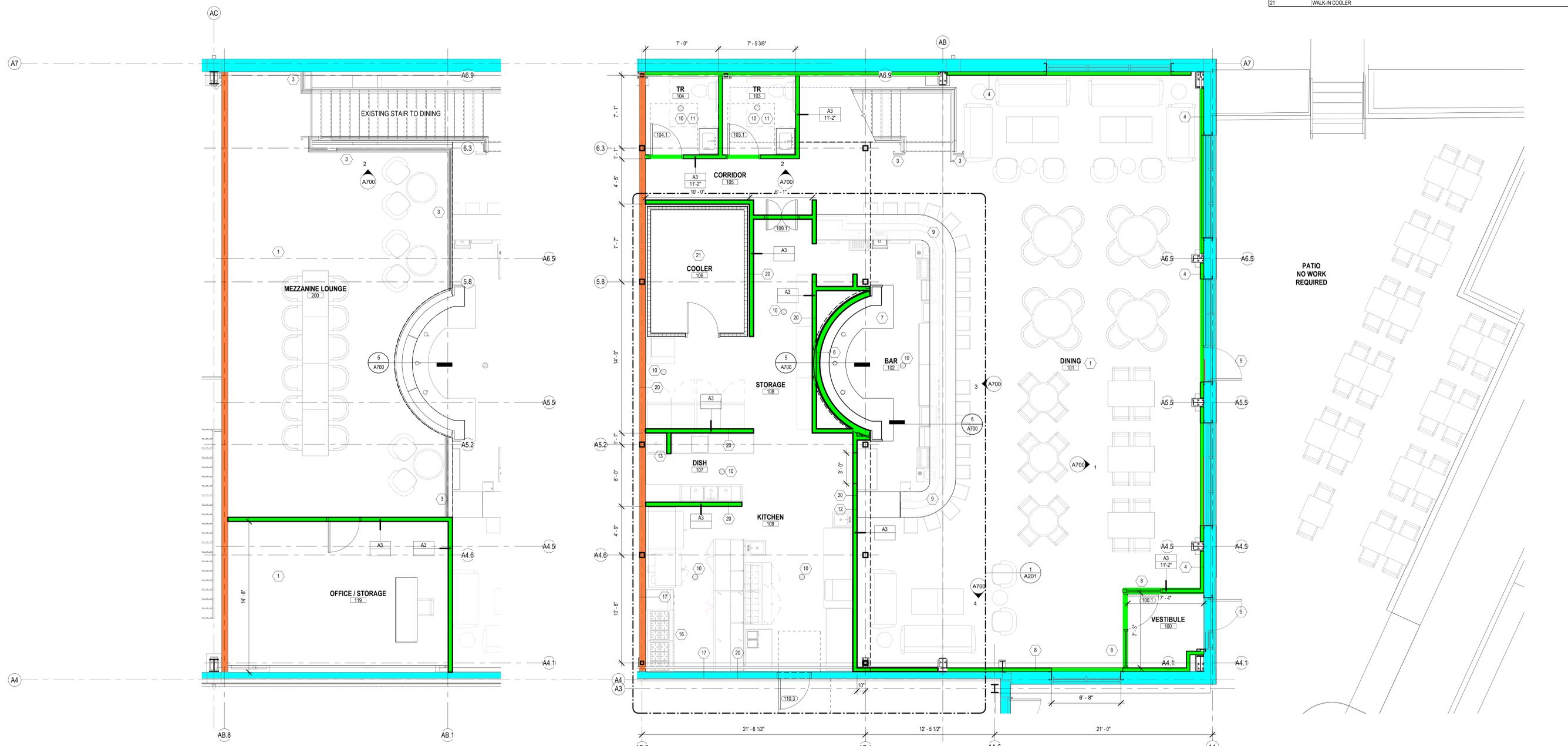
ROOM FINISH SCHEDULE NOTES									
1.	PAINT ALL EXPOSED STEEL								
2.	SEE INTERIOR ELEVATION.								
3.	CT-1 TO 6" AFF.								

GENERAL FLOOR PLAN NOTES TO CONTRACTOR	
1.	THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2.	THE CIVIL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3.	DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4.	FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5.	CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6.	ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILT BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FOR COORDINATING WORK OF ALL SUB CONTRACTORS.

WALL SCOPE LEGEND	
REFER TO FLOOR PLAN WALL TAGS FOR WALL HEIGHTS, FRAMING SIZES AND INSULATING REQUIREMENTS	
	EXTERIOR WALL ASSEMBLY BY LANDLORD, INCLUDING INTERIOR WALL LINER PANELS
	STUD FRAMING AND ACOUSTIC INSULATION BY LANDLORD. WALL SHEATHING ON TENANT SIDE OF WALL IN TENANT IMPROVEMENT SCOPE OF WORK
	ALL WALL COMPONENTS IN TENANT IMPROVEMENT SCOPE OF WORK

NEW WORK PLAN KEYNOTES	
SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS ON SHEETS A001 AND A002 THAT ARE USED IN ASSOCIATION WITH THESE NOTES.	
NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.	
1.	NEW 4" CONCRETE SLAB. POLISHED CONCRETE FINISH
2.	WOOD PANEL, WD-1
3.	STAINLESS STEEL CABLE GUARDRAIL W/ STEEL PIPE HANDRAIL. EXTEND 1'-0" MIN BEYOND TOP AND BOTTOM TREAD ANCHOR INTO CONCRETE WITH SLEEVE.
4.	3/8" METAL STUD FRAMING W/ 3/4" PLYWOOD HORIZONTAL FURRING @ 32" OC.
5.	EXISTING DOOR TO REMAIN.
6.	WD-2 WALL. WALL TO ALIGN W/ EXISTING ROUND CUT OUT IN THE MEZZANINE DECK.
7.	SS-1 COUNTERTOP
8.	NON-THERMALLY BROKEN ALUM. STOREFRONT SYSTEM.
9.	POLISHED CONCRETE
10.	FLOOR DRAIN
11.	NOT USED.
12.	PASS THROUGH WINDOW, 2X3"
13.	MOP SINK
14.	CT-1 ON CEMENTBOARD
15.	NOT USED.
16.	EXHAUST HOOD
17.	NOT USED.
18.	STAINLESS STEEL PANEL
19.	STEEL HANDRAIL. EXTEND 1'-0" MIN BEYOND TOP AND BOTTOM TREAD ANCHOR INTO CONCRETE WITH SLEEVE.
20.	FRP-1 OVER 5/8" GYP BD
21.	WALK-IN COOLER

CONSULTANTS:



3 NEW WORK PLAN - MEZZANINE
Scale: 1/4" = 1'-0"

2 NEW WORK PLAN - LEVEL 01
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

MAKERS' ROW -
TENANT SPACE ONE OF FOUR
6800 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN
SHEET TITLE: NEW WORK PLANS & ROOM FINISH SCHEDULE

REVISIONS:	

SCALE	VARIES
PROJECT NUMBER	2503-005
SET TYPE	PRICING SET
DATE ISSUED	07/24/2025
SHEET NUMBER	A200

CONSULTANTS:

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MAKERS ROW -
 TENANT SPACE ONE OF FOUR
 6800 WEST NATIONAL AVENUE
 WEST ALLIS, WISCONSIN
 SHEET TITLE
EQUIPMENT PLAN - BAR & KITCHEN

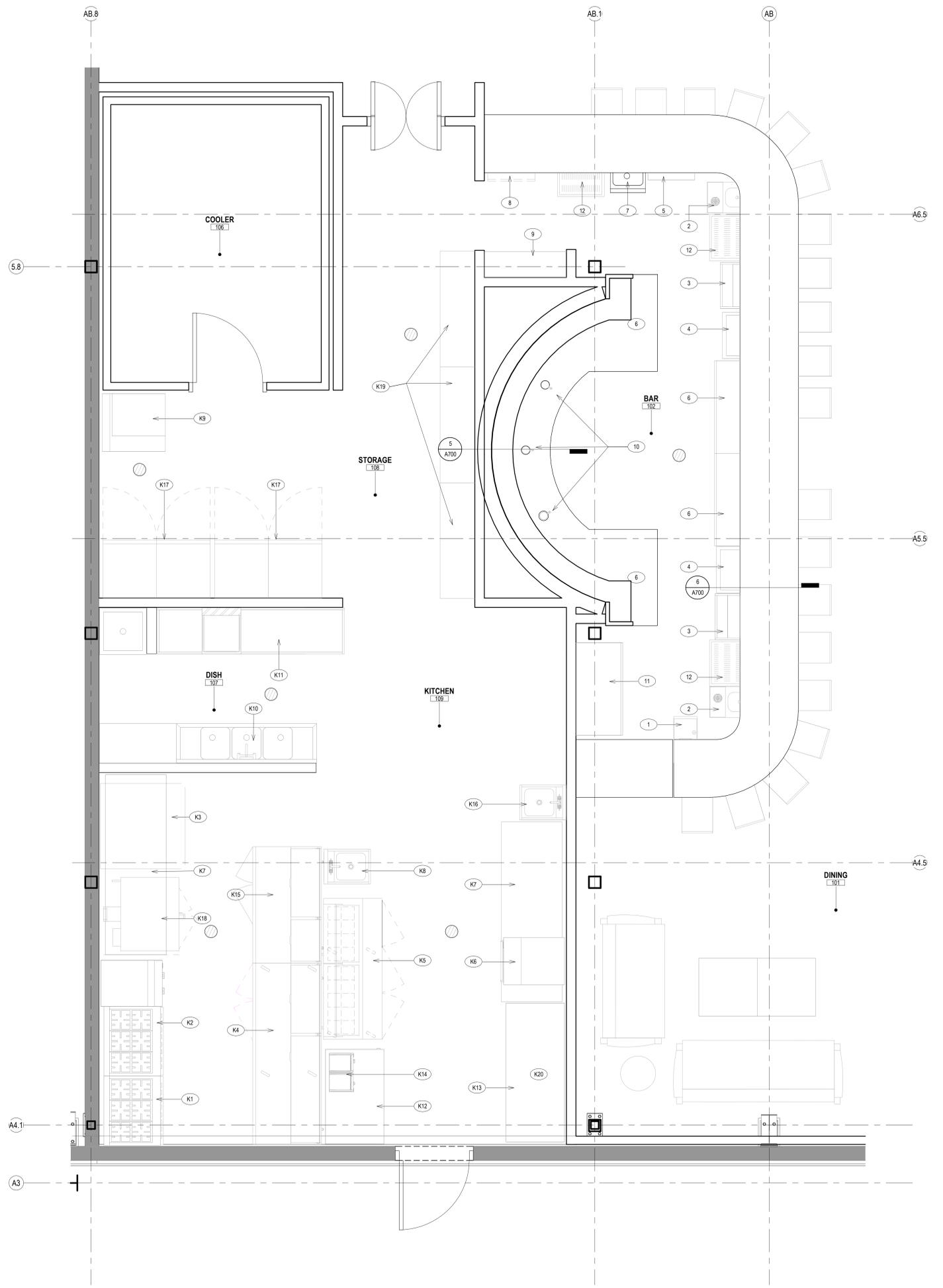
REVISIONS:

NO.	DATE	DESCRIPTION

SCALE	VARIABLES
PROJECT NUMBER	2503-005
SET TYPE	PRICING SET
DATE ISSUED	07/24/2025
SHEET NUMBER	A201

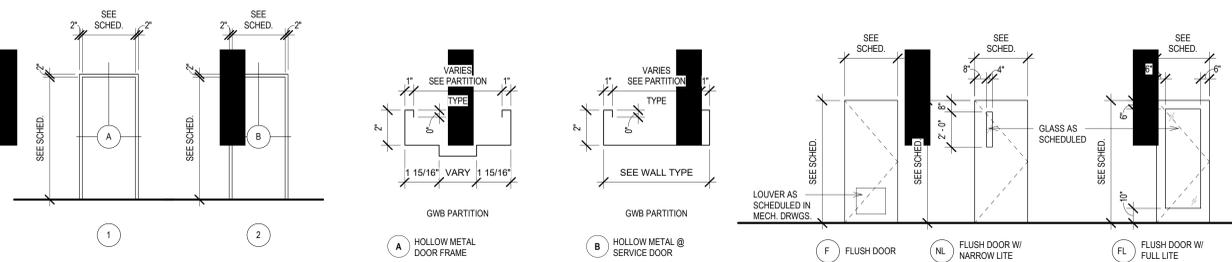
EQUIPMENT LEGEND

#	DESCRIPTION
1	UNDERCOUNTER HAND SINK 12"
2	UNDERCOUNTER DUMP SINK - 16"
3	3-TIER SPEEDRACK 24"
4	UNDERCOUNTER ICE BIN 24"
5	GLASS RACK
6	UNDERCOUNTER COOLER 60"
7	UNDERCOUNTER HANDSINK 18"
8	SMALL DISHWASHER
9	GLASS STORAGE
10	SINGLE TAP KEGERATOR 21"
11	GLASS DOOR REFRIGERATOR 48"
12	DRAINBOARD 24"
K1	6-TOP HEAVY RANGE W/ OVEN
K2	6-TOP BURNER W/ 24" GRIDDLE W/ OVEN
K3	COMBI OVEN
K4	REF. PREP TABLE 1.3 DR W/ ANGLE TOP
K5	REF. PREP TABLE 2.3 DR W/ CONTAINER TOP
K6	TURBO CHEF
K7	STAINLESS STEEL TABLE 30" DEPTH
K8	PREP SINK
K9	ICE MACHINE W/ BIN
K10	3-COMPARTMENT SINK W/ DRAINBOARDS 88"
K11	DISH MACHINE
K12	2 DR REF. WORKTOP TABLE
K13	3 DR WORKTOP REF.
K14	DUAL PANINI PRESS
K15	PIZZA PREP TABLE
K16	HANDWASH
K17	ROLLING FREEZER
K18	CONVECTION OVEN
K19	DRY STORAGE SHELVES 12"
K20	HOT WELLS

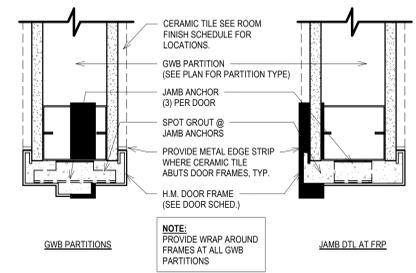


1 EQUIPMENT PLAN - LEVEL 01 - Callout 1
 Scale: 1/2" = 1'-0"

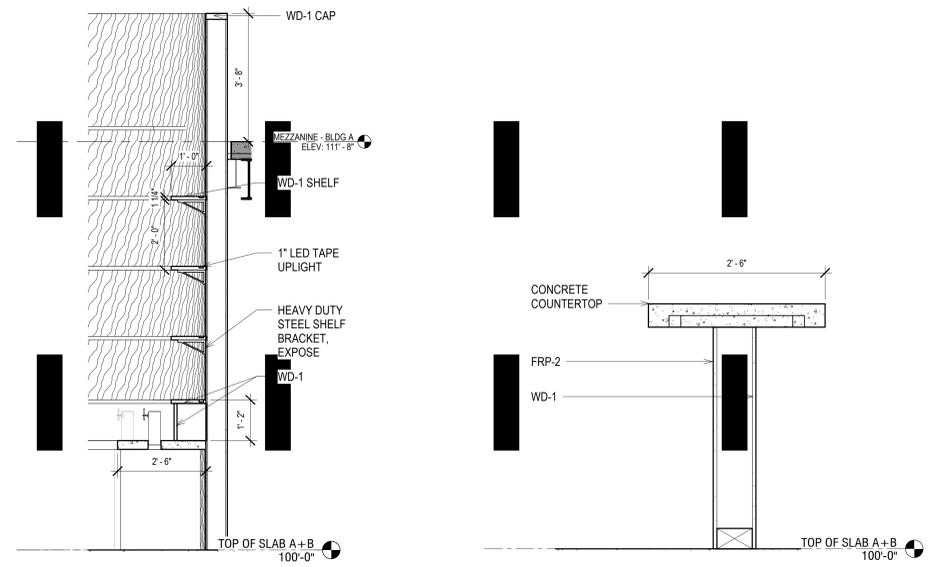
DOOR AND FRAME SCHEDULE ABBREVIATIONS																	
ALUM GL HM		ALUMINUM GLASS HOLLOW METAL		FRP PREFIN PT		FIBER REINFORCED PLASTIC PRE-FINISHED PAINT		STL SST WD		STEEL STAINLESS STEEL WOOD DOOR							
DOOR AND FRAME SCHEDULE																	
DOOR NO.	ROOM NAME	LEAF QTY	WIDTH	HEIGHT	DOORS TYPE	MATERIAL	FINISH	GLASS	FRAMES TYPE	MATERIAL	FINISH	HEAD	JAMB	SILL	FIRE RATING	HARDWARE GROUP	NOTES
100.1	STORAGE	(1)	3'-0"	7'-0"	F	ALU	PREFIN	GL-1T	1	ALU	PREFIN	--	--	--			
103.1	VESTIBULE	(1)	3'-4 3/4"	7'-10"	FL	HM	PREFIN		1	HM	PT						
104.1	TR	(1)	3'-0"	7'-0"	F	ALU	PREFIN		1	HM	PT	6/A700	6/A700	6/A700			
108.1	STORAGE	(2)	3'-0"	7'-0"	NL	ALU	---		2	HM	PT	6/A700	6/A700	6/A700			
110.3	KITCHEN	(1)	3'-0"	7'-0"	F	ALU	PREFIN		1	HM	PT	6/A700	6/A700	6/A700			
110.18	MEZZANNE LOUNGE	(1)	3'-0"	7'-0"	F	ALU	PREFIN		1	HM	PT						



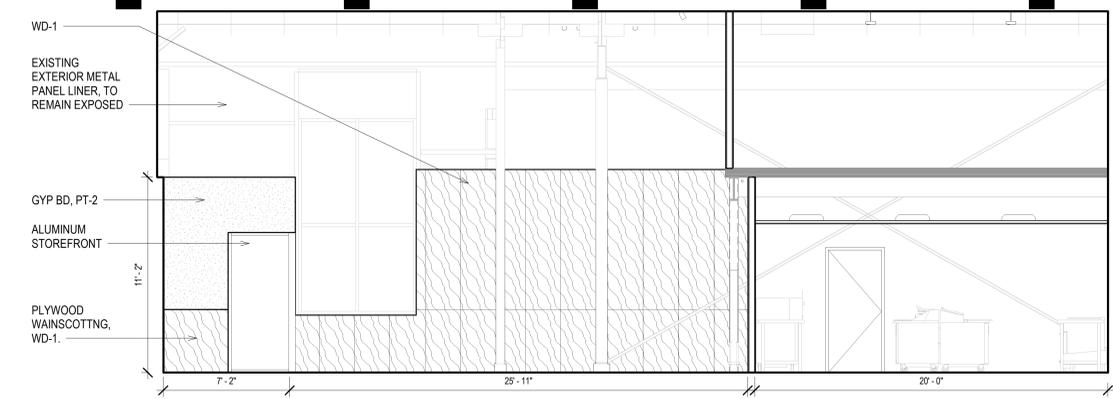
FRAME TYPES Scale: 1/4" = 1'-0"
DOOR FRAME PROFILES Scale: 3" = 1'-0"
DOOR TYPES Scale: 1/4" = 1'-0"



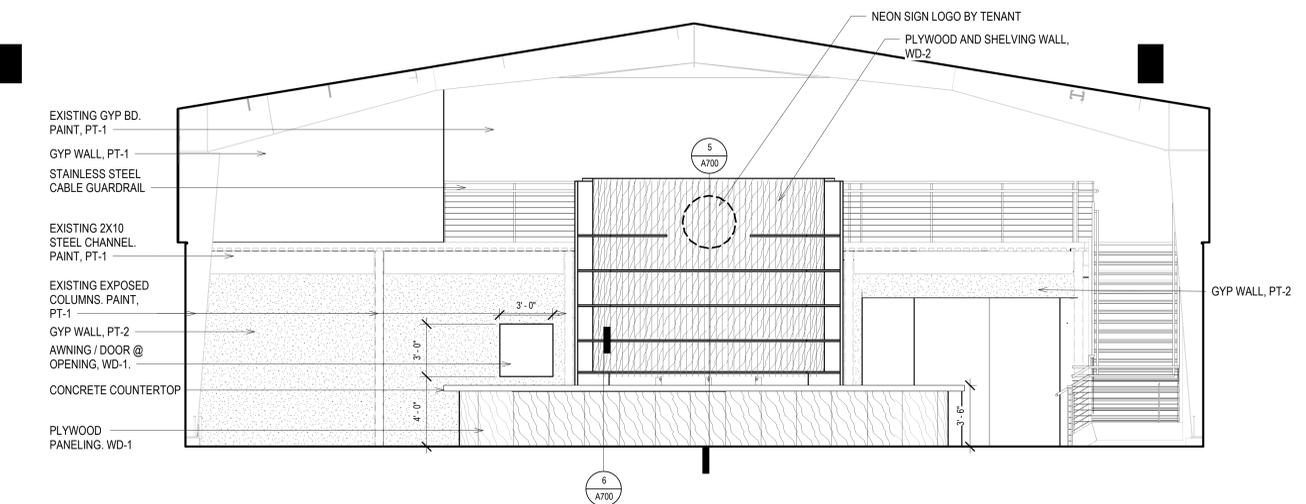
12 DOOR JAMB DETAILS Scale: 1" = 1'-0"



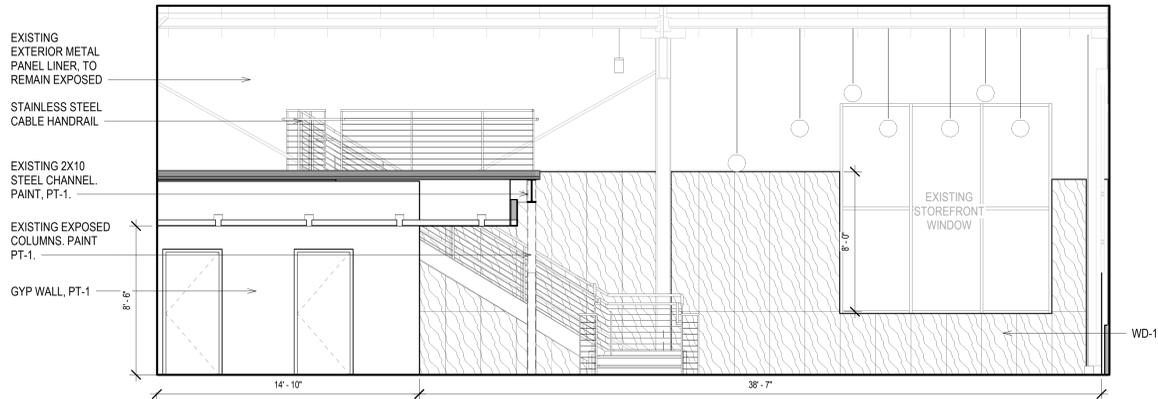
5 SECTION @ SHELVING Scale: 1/2" = 1'-0"
6 SECTION @ BAR Scale: 1" = 1'-0"



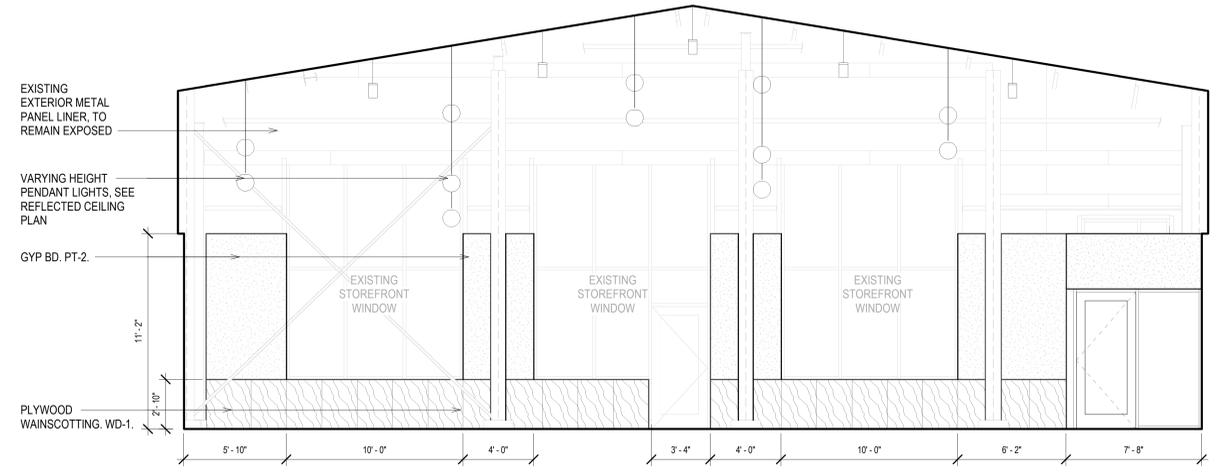
4 SOUTH ELEVATION Scale: 1/4" = 1'-0"



3 WEST ELEVATION Scale: 1/4" = 1'-0"



2 NORTH ELEVATION Scale: 1/4" = 1'-0"



1 EAST ELEVATION Scale: 1/4" = 1'-0"

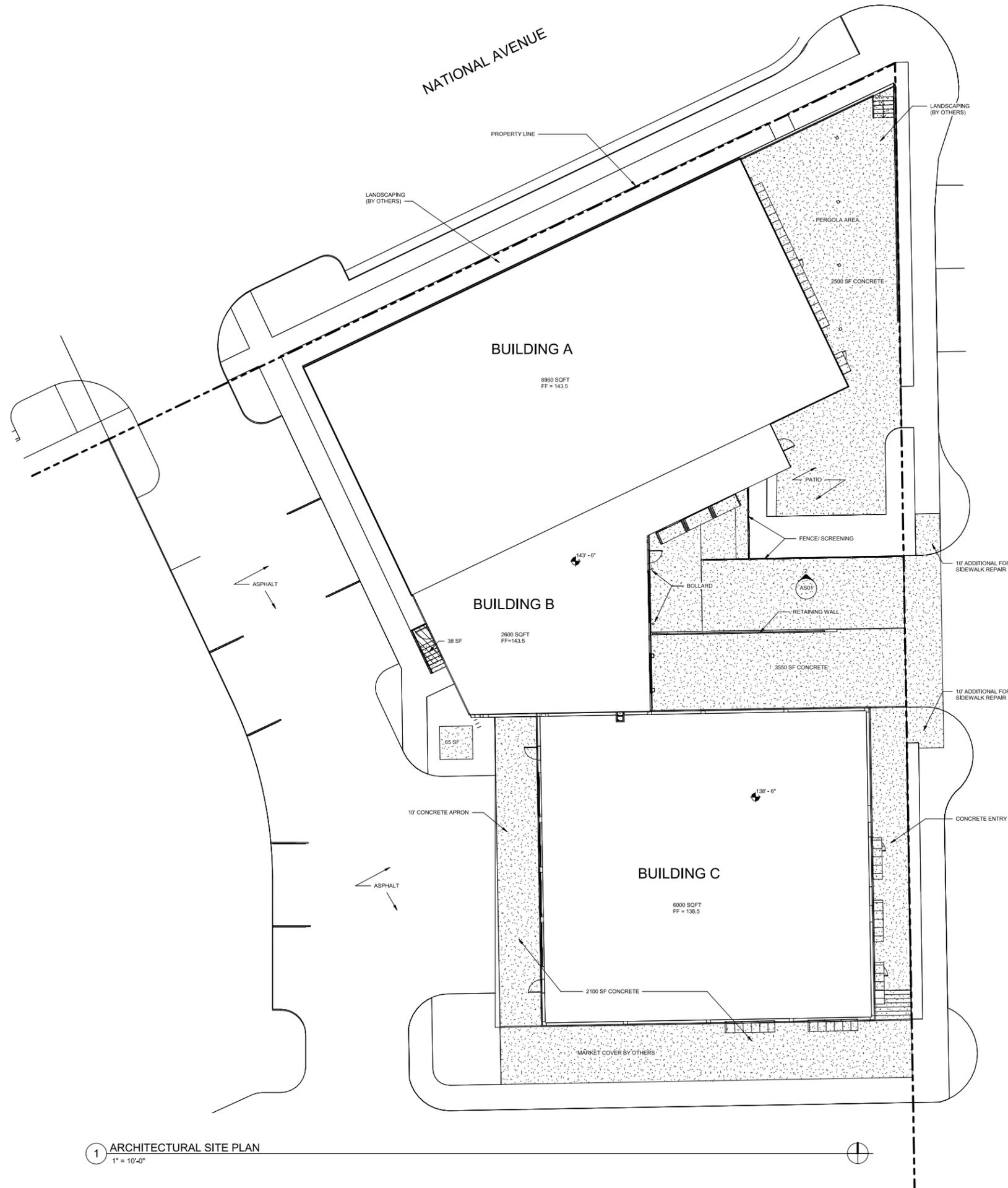
CONSULTANTS:

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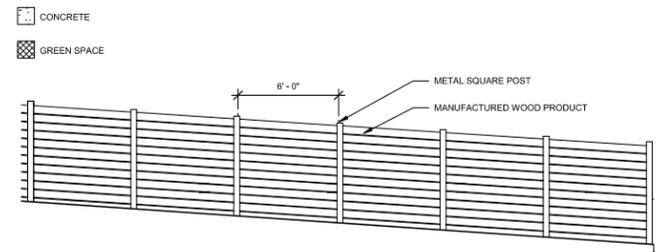
MAKERS ROW -
 TENANT SPACE ONE OF FOUR
 6800 WEST NATIONAL AVENUE
 WEST ALLIS, WISCONSIN
 SHEET TITLE
 INTERIOR ELEVATIONS, DETAILS, & DOOR SCHEDULE, FRAMES, & DETAILS

PROJECT NUMBER	2503-005
SET TYPE	PRICING SET
DATE ISSUED	07/24/2025
SHEET NUMBER	A700

Site, Landscaping, Architectural 2020 Plans----->>



ZONING	
ZONED:	C-3 West Allis Community Commercial District
MIN. BUILDING SETBACKS (FT):	FRONT & STREET YARD: NONE INTERIOR SIDE YARD: 10' REAR YARD: 10'



2 SCREENING DETAIL
1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2748 South 166th Street
Plover, WI 53082-7565-5540
WWW.ANDERSONASHTON.COM

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY: Author
DESIGNER:
ISSUE: 11/6/20 10:27
SUBMITTAL DATE: 11/6
DESIGN NO.
CONSTRUCTION NO.

AS01

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PRELIMINARY NOT FOR CONSTRUCTION

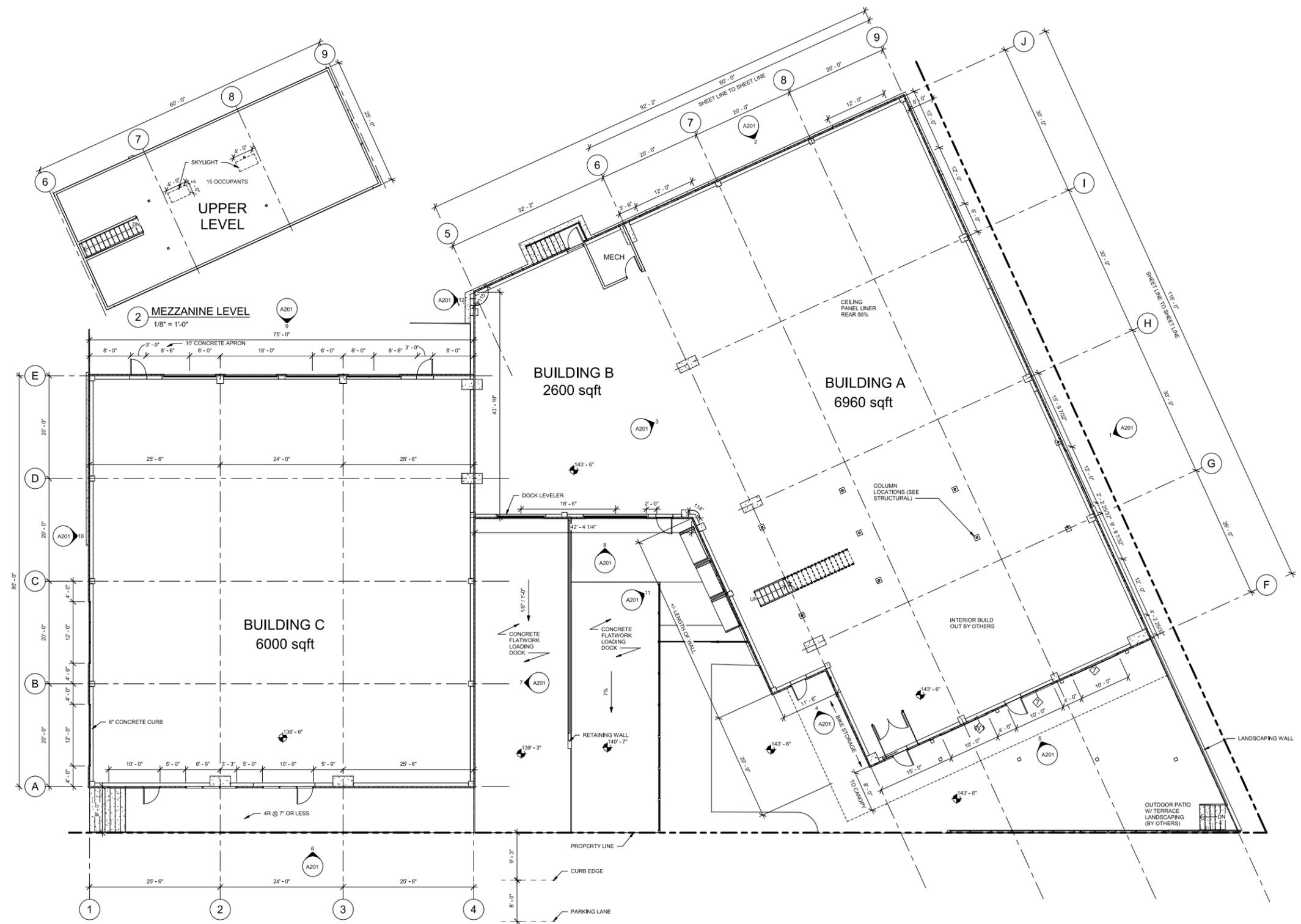
ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 166th Street
Plymouth, WI 53082-4541
WWW.ANDERSONASHTON.COM



PROPOSED BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY: Author
DESIGNER:
ISSUE: 11/6/20 10:27
SUBMITTAL DATE: 11/6
DESIGN NO.
CONSTRUCTION NO. ###

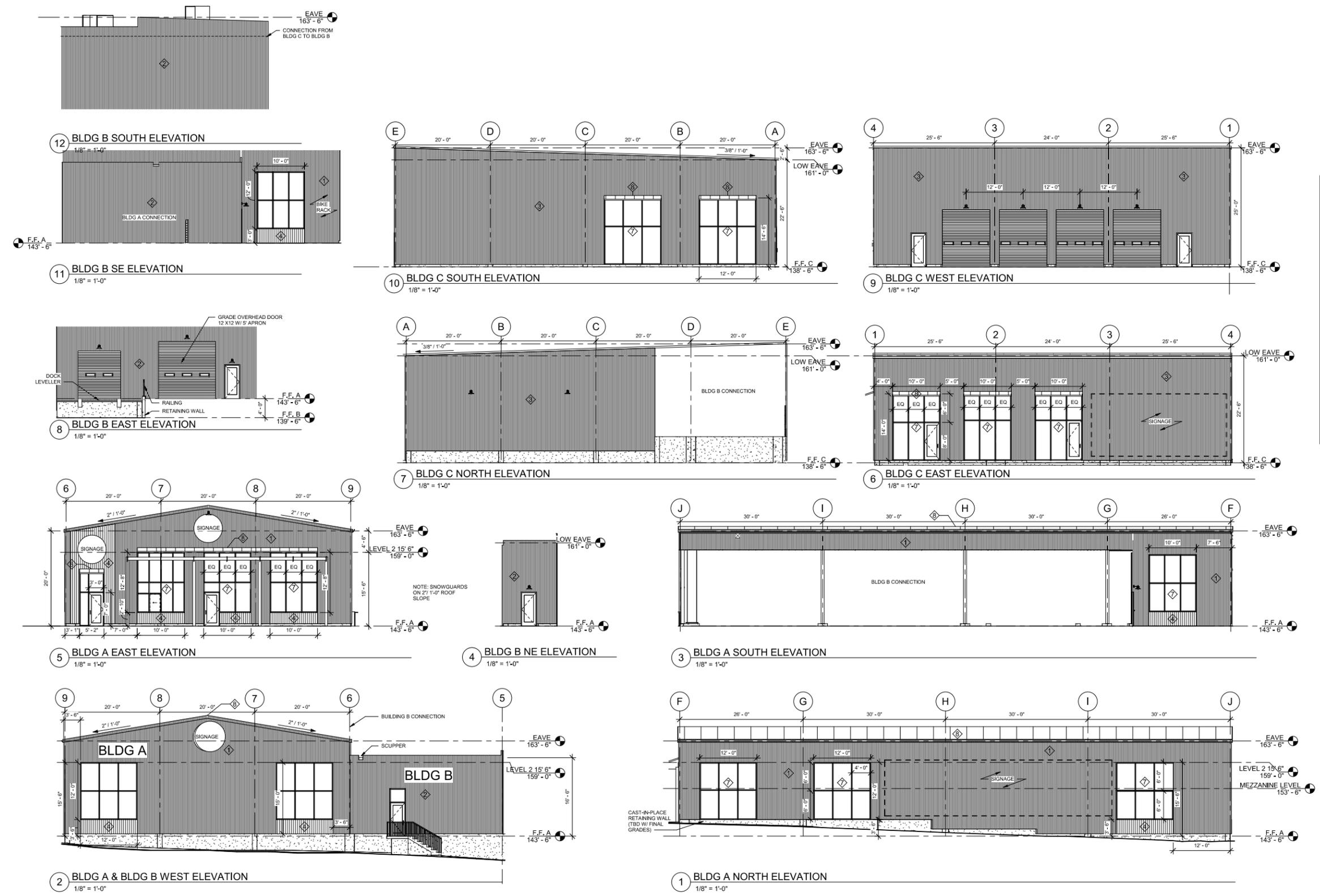
A101



1 FLOOR PLAN
1/8" = 1'-0"

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
◇ METAL WALL PANEL (BLDG A)	7.2 INSUL RIB METL-SPAN METAL PANEL	DARK GREY METALLIC
◇ METAL WALL PANEL (BLDG B)	FLAT METAL PANEL METL-SPAN	COR-TEN AZP RAW
◇ METAL WALL PANEL (BLDG C)	VERTICAL MINIWAVE METAL PANEL	SILVER METALLIC
◇ METAL WALL PANEL (BLDG A ACCENT)	7.2 INSUL RIB METL-SPAN METAL PANEL	DARK BROWN METALLIC
◇ METAL WALL PANEL (BLDG C ACCENT)	VERTICAL MINIWAVE METAL PANEL	TBD
◇ METAL COPING & CANOPIES	METAL	TO MATCH ASSOCIATED BUILDING
◇ GLAZING	ALUMINUM STOREFRONT	TBD
◇ ALZN (SILVER) FINISH (BLDG A & C)	BUTLER MR-24 ROOF	SILVER METALLIC

REVISIONS



PRELIMINARY NOT FOR CONSTRUCTION

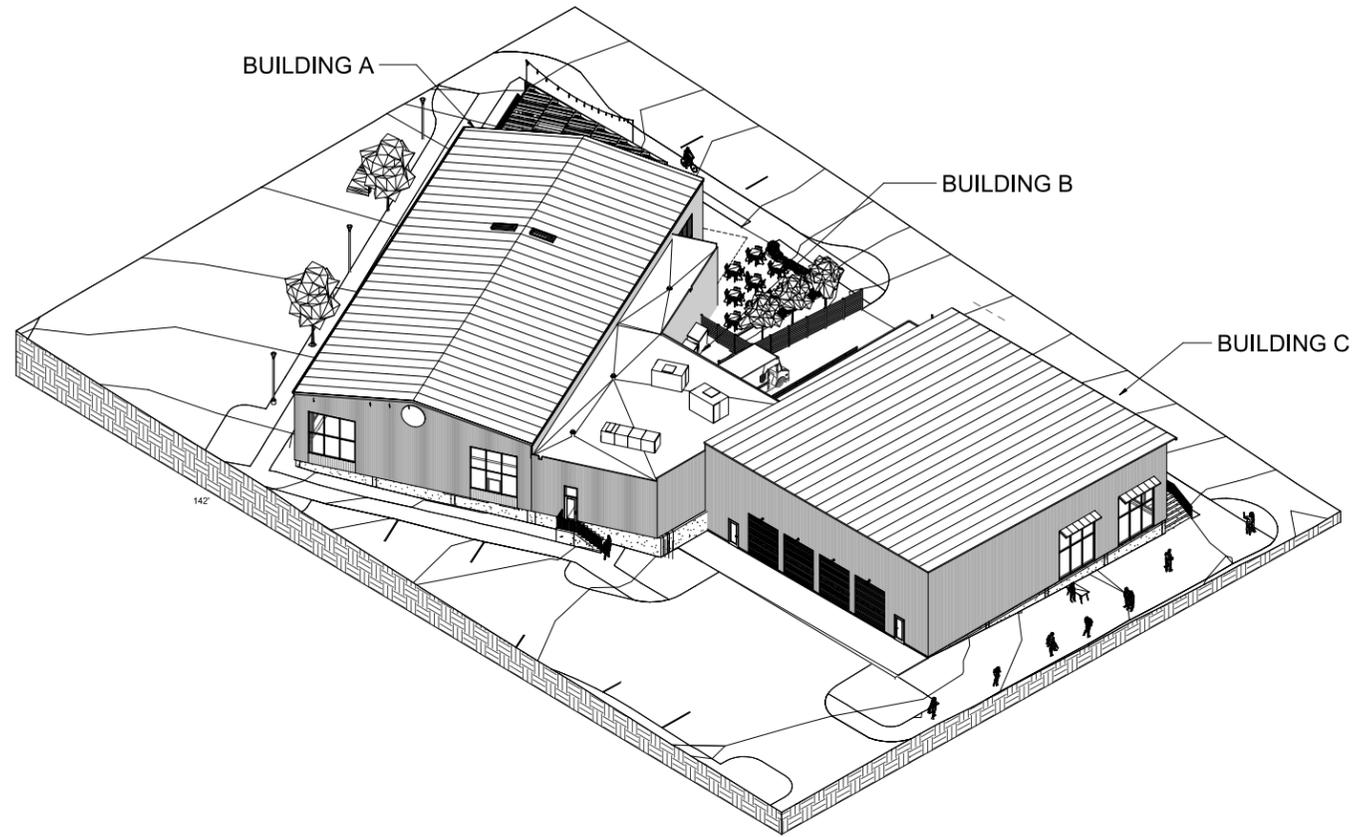
ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 160th Street
Pewaukee, WI 53072
Phone: (262) 796-4540
WWW.ANDERSONASHTON.COM



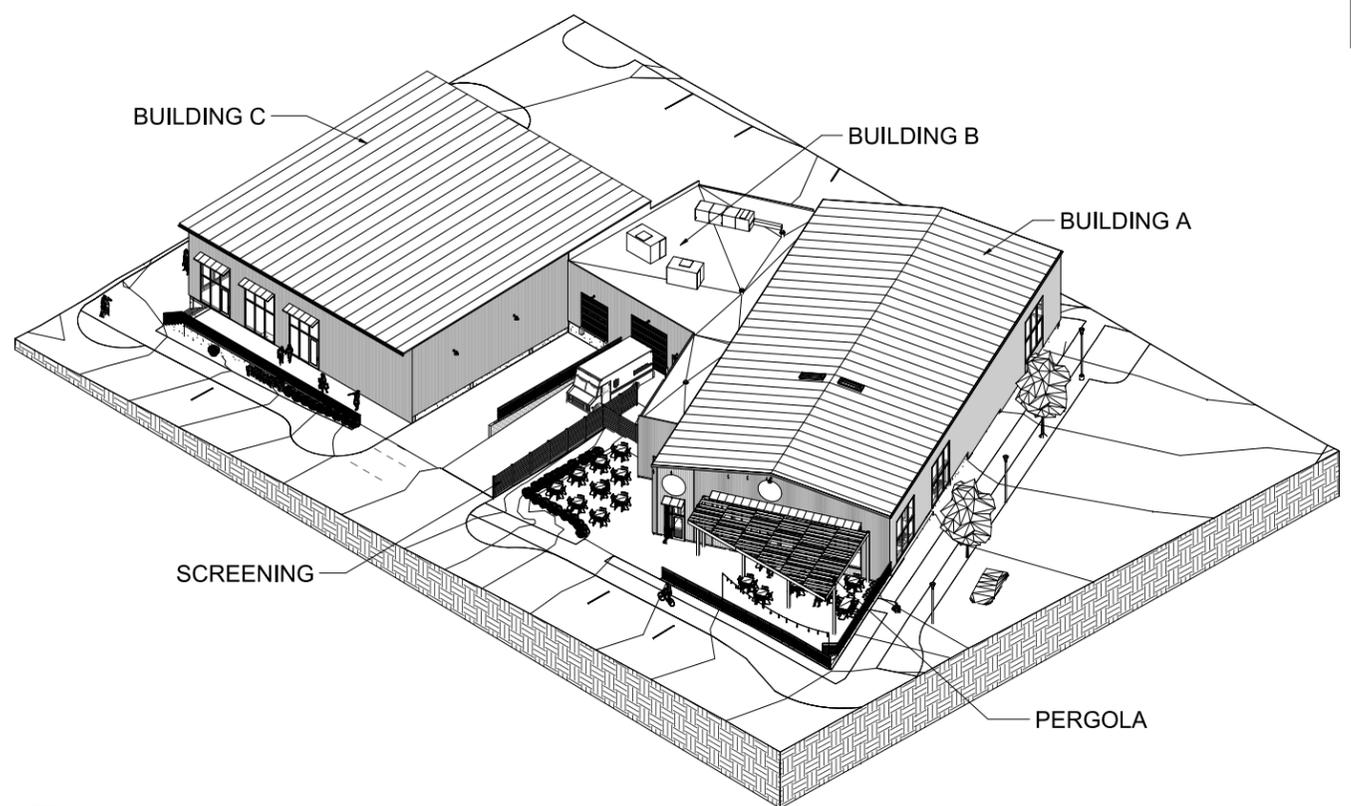
PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY: JWN
DESIGNER:
ISSUE: 11/8/20 10:27
SUBMITTAL DATE: 11/8
DESIGN NO.
CONSTRUCTION NO. 3893

A201



2 OVERALL AXON REAR



1 OVERALL AXON

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 168th Street
Plymouth, WI 53082-4540
WWW.ANDERSONASHTON.COM



Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	Author
DESIGNER:	
ISSUE:	11/20/10:27
SUBMITTAL DATE:	11/8
DESIGN NO.:	
CONSTRUCTION NO.:	

A901

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DAN BEYER ARCHITECTS

VIEW FROM NATIONAL AVE. & S 66TH ST



VIEW FROM W. LAPHAM ST & S 66TH ST



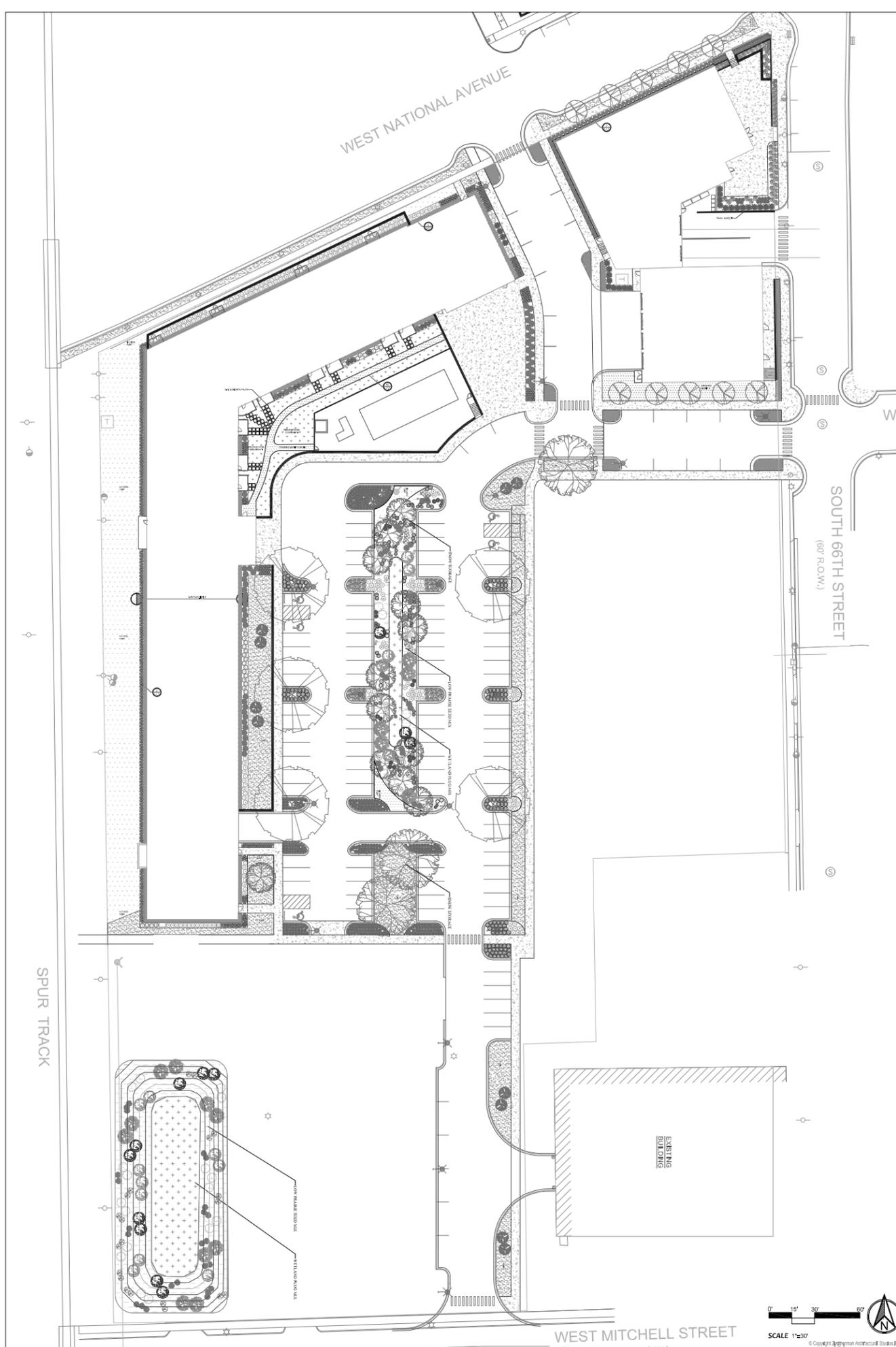
VIEW FROM NATIONAL AVE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BR	Betula nigra	River Birch	2" Cal.	B&B	3
	BW	Betula populifolia 'Whitepine'	Whitepine Birch	2" Cal.	B&B	12
	CJS	Carpinus caroliniana 'J.N. Upright' TM	Firespire American Hornbeam	2" Cal.	B&B	12
	OB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	5
	OR3	Quercus robur x alba 'Clifton Spruce'	Clifton Spruce Oak	2" Cal.	B&B	10
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC3	Juniperus chinensis 'Spartan'	Spartan Juniper	6' Ht.	B&B	27
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ah	Amsoria hubrichtii	Arkansas G. UeStar	1 gal.	Pot	135
	AS4	Asclepias syriaca	Common Milkweed	1 gal.	B&B	13
	Am8	Aster macrophyllus	Bigleaf Aster	1 gal.	Pot	13
	GA2	Ceanothus americanus	New Jersey Tea	1 gal.	Pot	27
	EY	Eryngium yuccifolium	Rattlesnake Master	1 gal.	Pot	28
	EP2	Eupatorium purpureum 'Little Joe'	Dwarf Joe-Pye Weed	1 gal.	Pot	17
	IV2	Iris virginica shrevei	Shreve's Iris	1 gal.	Pot	21
	NM	Nepeta mussini 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	421
	SR3	Solidago rugosa 'Fireworks'	Windfall Goldenrod	1 gal.	Pot	22
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Am7	Aronia melanocarpa	Black Chokeberry	1.5' Ht.	B&B	62
	AM	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	1.5' Ht.	B&B	34
	CO2	Cephalanthus occidentalis	Buttonbush	1.5' Ht.	B.R.	25
	CT2	Cornus pumila	Dwarf Red Tipped Dogwood	1.5' Ht.	B&B	39
	CG	Cornus racemosa	Gray Dogwood	1.5' Ht.	B&B	15
	Fx	Fothergilla x 'Mount Airy'	Mount Airy Fothergilla	1.5' Ht.	Pot	126
	HK	Hypoxis kelleri	St. John's Wort	1.5' Ht.	Pot	96
	PO5	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	1.5' Ht.	B&B	15
	PO2	Physocarpus opulifolius 'Dialo'	Dialo Ninebark	1.5' Ht.	B&B	12
	SP	Salix purpurea 'Nana'	Dwarf Arctic Willow	1.5' Ht.	Pot	103
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Om2	Carex muskingumensis	Palm Sedge	1 gal.	Pot	8
	PV3	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal.	Pot	142
	Sa	Setaria autumnalis	Autumn Moor Grass	1 gal.	Pot	632
	SH	Sporobolus heterodactylus	Prairie Dropseed	1 gal.	Pot	869

LANDSCAPE NOTES

- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to General Contractor.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required. See planting specifications for clarifications.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required. Bed lines are to be cut crisp, smooth.
- Aluminum Edging: to be placed in maintenance strip beds for material and installation see plantings specification.
- Stone maintenance strip to be installed 3 inches deep above weed material with aluminum edging. Contractor to install maintenance strip 2-foot wide along building edge, where indicated and in compliance to plantings specification.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation. For mixtures and installation see plantings specification.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual ryegrass crop (available at Nursery 608-296-3679) or approved comparable mix from a reputable seed mix provider with landscape architect endorsement. Prepare seed bed and soil as specified in plantings specification.
- Native Low Prairie Seed Mix / Wetland Plug Mix: seed mixes as listed on the Plant and Material List or other seeding schedules outlined in naturalized seed spec. Prepare soil and seed bed as in item #12 above.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 90 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching, fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



Zimmerman
ARCHITECTURAL STUDIOS, INC.

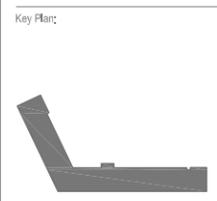
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudio.com
TELEPHONE (414) 476-9500
FACSIMILE (414) 476-8662

Developer/Owner:

Consultant:

Project:
SoNa Lofts

Location:
W. National Avenue
West Milwaukee, WI 53214



Sheet:
OVERALL LANDSCAPE PLAN

Phase:
Planning Commission Submittal

Scale: 1"=30'

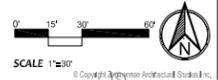
Revisions:

No.	Date	Description
1	11.06.20	Planning Commission Submittal

Date:
11.06.20

Project No:
200054.00

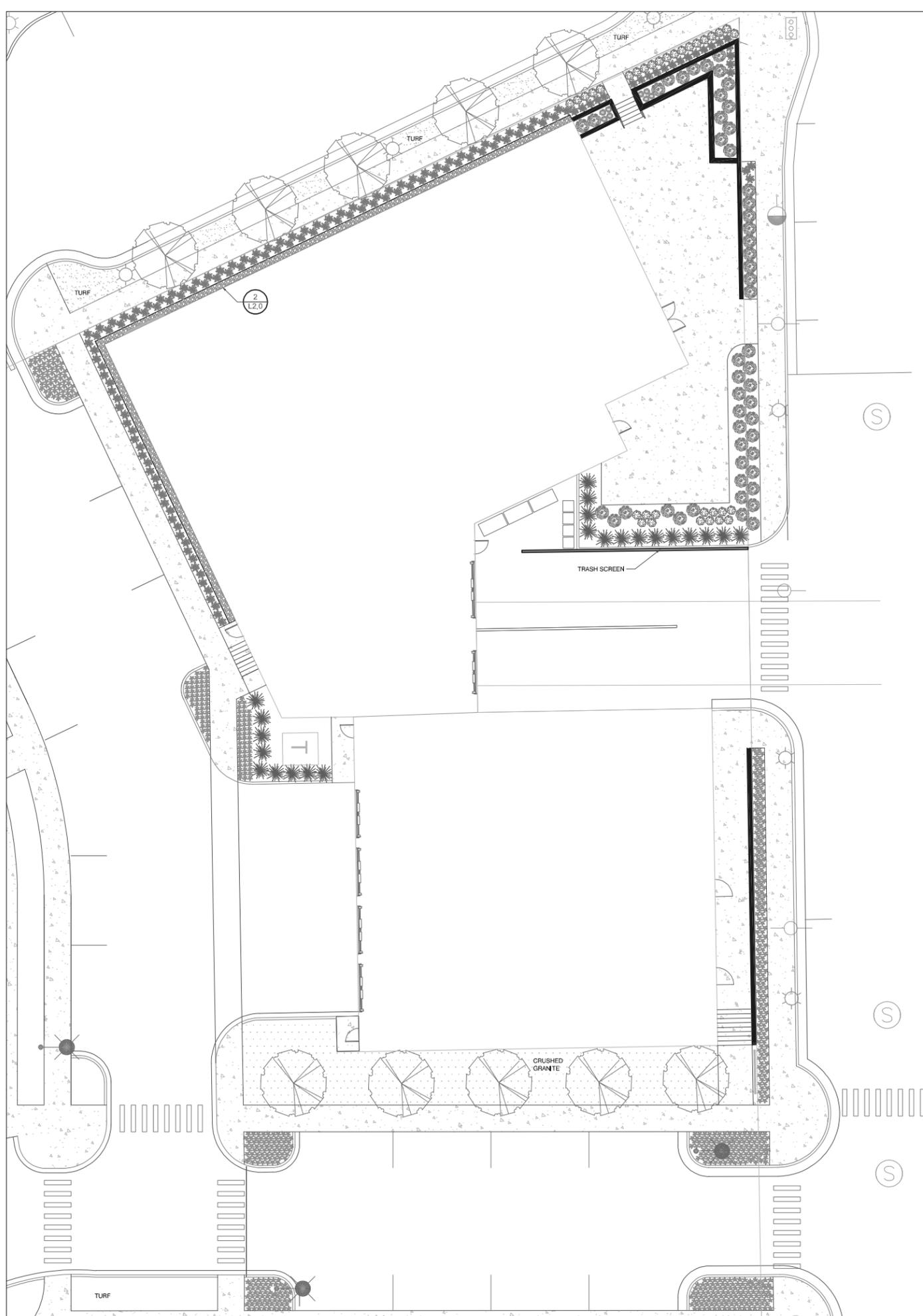
Sheet No:



L1.0

PLANT SCHEDULE

DECIQUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	OR3	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	2.5' Cal.	B&B	10
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC3	Juniperus chinensis 'Spartan'	Spartan Juniper	6' Ht.	B&B	22
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	NM	Nepeta mussini 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	33
DECIQUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HK	Hypericum adpressum	St. John's Wort	1.5' Ht.	Pot	52
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cm2	Carex muslinghamensis	Palm Sedge	1 gal.	Pot	8
	PV3	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal.	Pot	141
	SH	Sporobolus heterolepis	Prarie Dropseed	1 gal.	Pot	737



Developer/Owner:

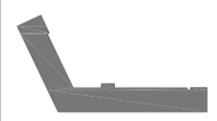
Consultant:

Project:

SoNa Lofts

Location:
 W. National Avenue
 West Mills, WI 53214

Key Plan:



Sheet:

VALENTINE COFFEE

Phase:
 Planning Commission Submittal

Scale: 1"=10'

Revisions:

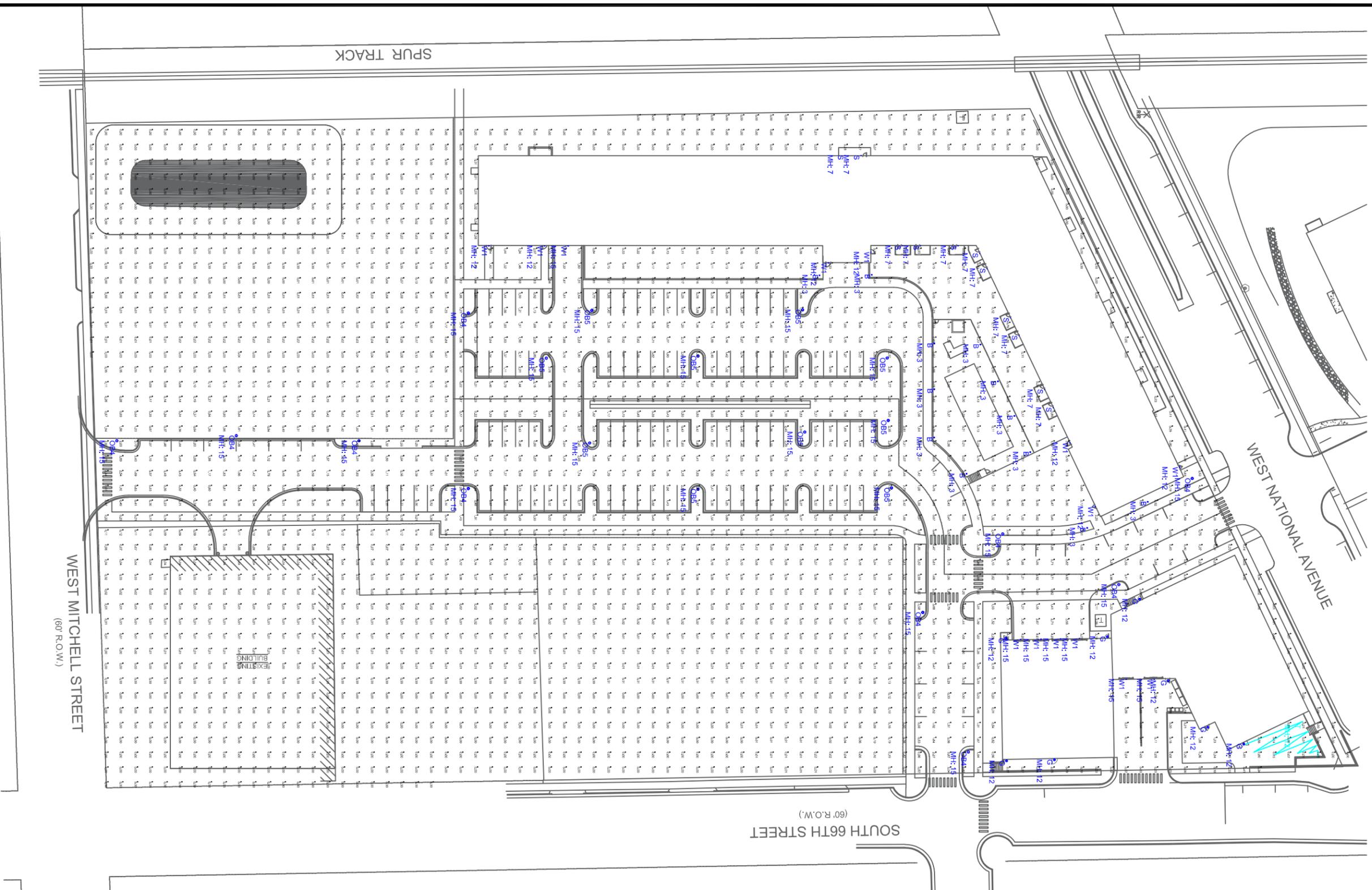
No.	Date	Description
1	11.06.20	Planning Commission Submittal

Date:
 11.06.20

Project No:
 200054.00

Sheet No:





Calculation Summary							
Label	CalcType	Units	Avg	Max	Mh	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.51	4.64	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.34	4.0	0.2	6.70	20.00

Luminaire Schedule									
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens	
12	B	SINGLE	0.950	KUZCO	EB3036-xx	11	132	562	
8	G	SINGLE	0.950	BASELITE	W516-53-E1-14W LED-xk	12,9792	103,8336	1019	
10	OB4	SINGLE	0.950	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE)	53,6184	536,184	6918	
10	OB5	SINGLE	0.900	LITHONIA	RADPT P3 xxK SYM (13FT POLE 3FT BASE)	53,6184	536,184	7302	
11	S	SINGLE	0.950	KUZCO	EW35404-BK	11,6	127,6	243	
1	T	SINGLE	0.010	TIVOLI	LITESPHERE	11,6	11,6	243	
14	W1	SINGLE	0.950	LITHONIA	WPX1 LED P1 xxK Mvolt	11,47	160,58	1568	



#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : NOV 5, 2020

SCALE : 1" = 70'-0"

SONA

WEST ALLIS, WISCONSIN

LIGHTING LAYOUT



**PLAN COMMISSION STAFF REPORT
WEDNESDAY, 10-22-25 @ 6PM
WEST ALLIS CITY HALL, ROOM 128
7525 W. GREENFIELD AVE.**

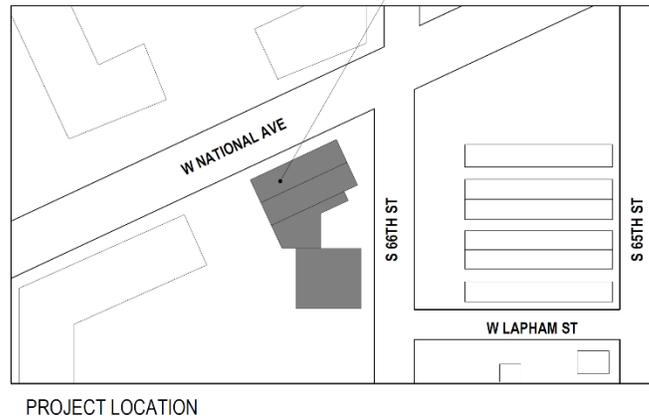
3A. Conditional Use Permit for Fork Farms, proposed Production use, at 6601 W National Ave.

3B. Site, Landscaping, and Architectural Design Review for Fork Farms, a proposed Production use, at 6601 W National Ave (Tax Key No. 454-0653-001).

Overview and Zoning



Construction of Makers Row was substantially completed in 2023, the building consists of about 11,400 sq. ft. of newly constructed gray box commercial space. The property owner/developer of Makers Row is Bob Monat/Mandel Group who has marketed the property for food-centric commercial space



to the adjacent broader mixed-use development of SoNa Lofts (a 110-unit residential and commercial mixed use building to the west, and the West Living to the north). The West Allis Farmers Market is located directly across S. 66 St. and east of Makers Row. This location will help amplify the regional value of the West Allis Farmer’s Market and create cross-marketing with high-draw, creative food venues. It will also make the area more attractive to residents who want more things to do within walking distance of their neighborhood. In other words, to keep people in the neighborhood longer to enjoy the local amenities and business that the area has to offer.

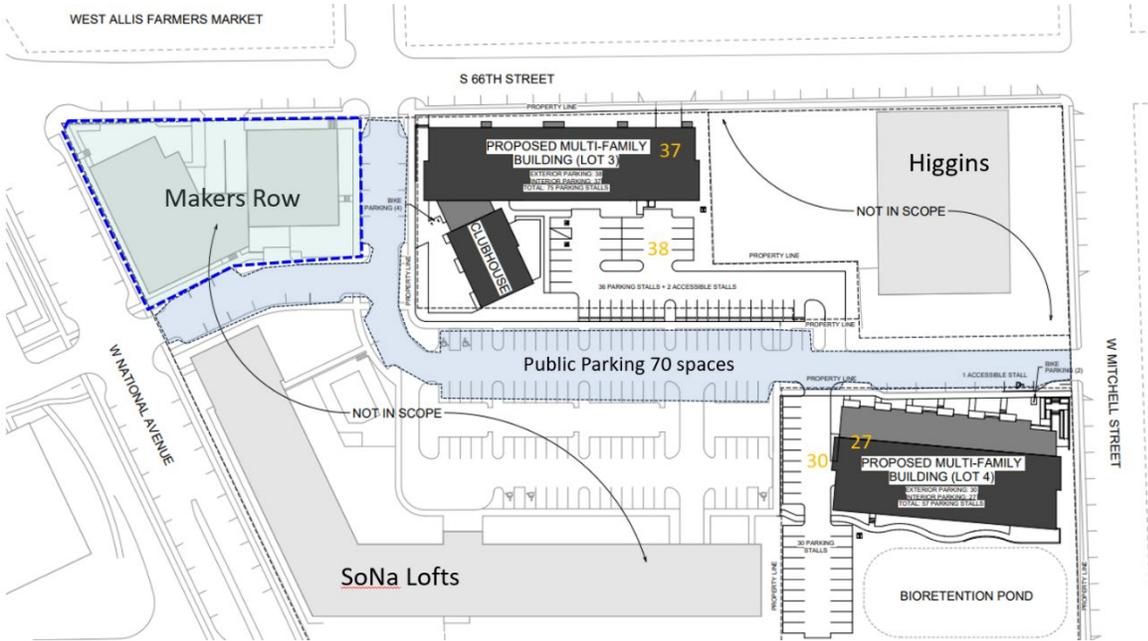
The developer/property owner has received letters of intent from tenants and is working with the prospective tenants that include include restaurants, catering, food

A public hearing has not yet been scheduled to come before the Common Council, but is being brought before Plan Commission for consideration of the use and tenant and landlord improvements.



Site and Landscaping Plan

The site and landscaping plan for Makers Row was previously approved in 2020, then built/developed in 2023, and designed to concentrate activity along street frontages closest to the Farmer’s Market and offer parking and building services within the interior of the site.



The existing buildings are located along the North and East edges of the lot. The floor plan shown below shows outdoor dining.

Parking and building services are located along the west side of the building, and also available within a shared parking area offering about 70 parking spaces west of lot 3 (the SoNa Phase 2 site). A service court directly behind the buildings will house trash collection and space for loading and delivery vehicles. Additional off-street parking is available within the neighborhood (meaning a short walk). Parking will be open to the public, including for the Farmer’s Market.



The overall development area including SoNa Lofts, SoNa Phase two (lots 3 and 4), and Makers Row site is accessed by existing driveway openings along S. 66



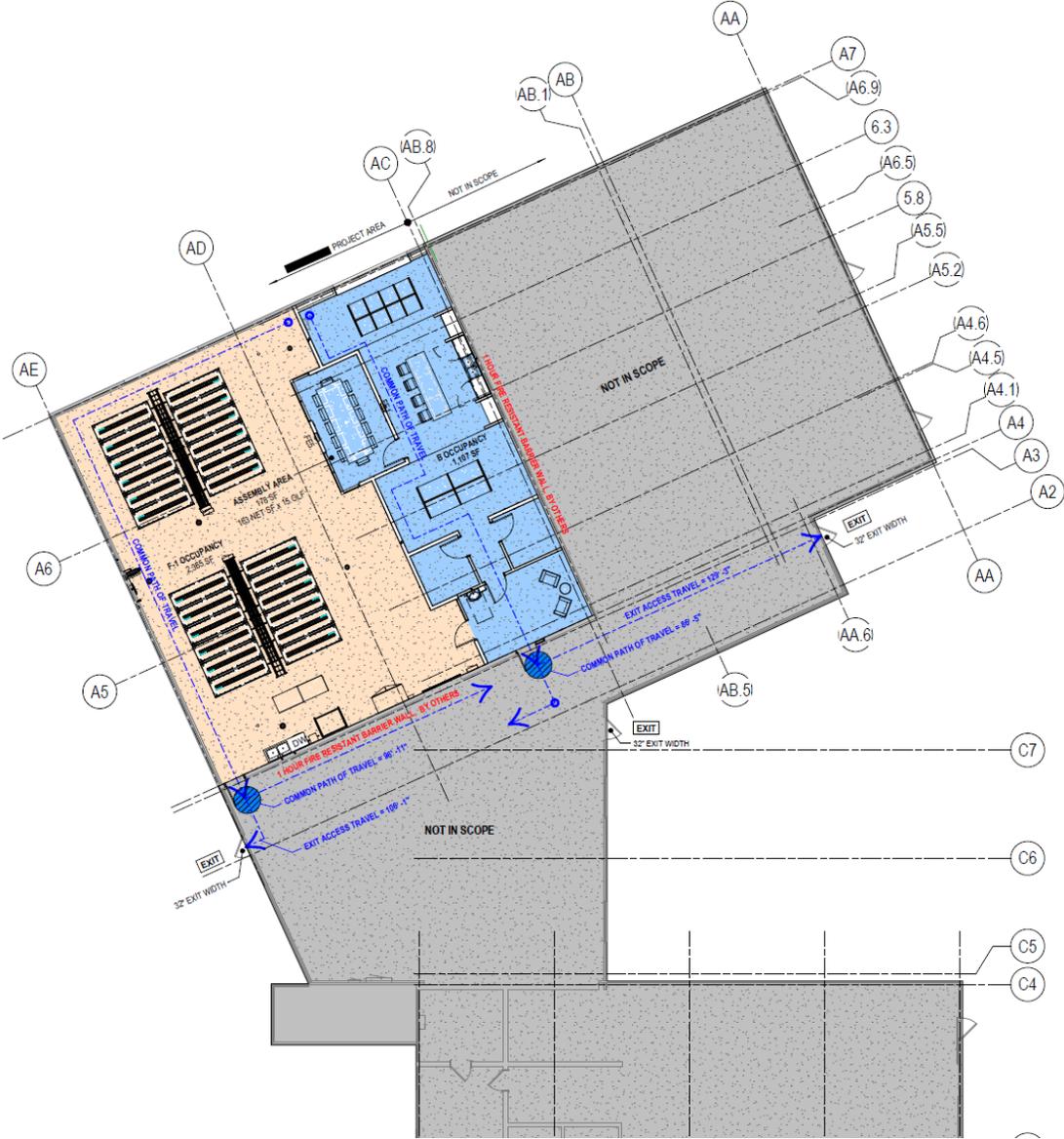
St., W. National Ave, and W. Mitchell St. Pedestrian walkways connect each property and all connect to city Right-of-Way/public sidewalks to improve walkability as common place for West Allis neighborhoods. While a landscaping plan was previously approved, staff is recommending that those details or any changes be refreshed and submitted in the form of an updated plan set.

Architectural Plan

The existing 1-story building will be divided into potentially 4 tenant spaces, each with a different – but complementary tenant. The existing building includes a pre-engineered metal building. The work on the construction of the core and shell is

approximately 90% complete. The remaining balance will be completed prior to occupancy of each tenant space.

Clear, storefront-style glass is used prominently on the North and East façades.



Floor Plan

This is an existing gray box space at the Makers Row Development and will include buildout of approximately 5,000 square feet and will include hydroponic farming production area, workspace, a kitchenette/educational area, office and conference room areas.

Recommendation: Common Council approval of the Conditional Use Permit for Fork Farms, proposed Production use, at 6601 W National Ave. and Site, Landscaping, and Architectural Design plans (Tax Key No. 454-0653-001), 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 (Schedule to be determined)
2. A revised site and landscaping plan being submitted to show the following: (a) details of the exterior building shell improvements, (b) site and landscaping plan details and changes/improvements (landscaping elements such as planter boxes, trellis', patio/seating details, walkways, or other features on the site); (c) refuse location and screening plan; (d) location of an outdoor bicycle racks in accordance with [WAMC 19.44](#).
3. Building permits being applied for with the Code Enforcement Department for review.
4. Signage and Lighting plan being submitted for permitting.

5. Signage and lighting plans being submitted for permit review.

Fork Farms to bring hydroponic farm, Milwaukee-area headquarters to Makers Row in West Allis



Adrienne Davis
Milwaukee Journal Sentinel

Aug. 26, 2025, 4:58 p.m. CT



Gil Shaw, a partner in Fork Farms, makes a slight adjustment to a vertical hydroponics unit at Butte des Morts Elementary School in Menasha. Fork Farms is entering into a partnership with Makers Row in West Allis to bring one of the largest hydroponic farms to the area. *Mark Hoffman / Milwaukee Journal Sentinel*

DEMAIN

Building Tomorrow

- MAKER'S ROW
6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

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A-201 INTERIOR ELEVATIONS
A-301 SECTIONS
A-501 DETAILS
A-601 SCHEDULES
A-701 SPECIFICATIONS

ELECTRICAL (FOR REFERENCE ONLY)

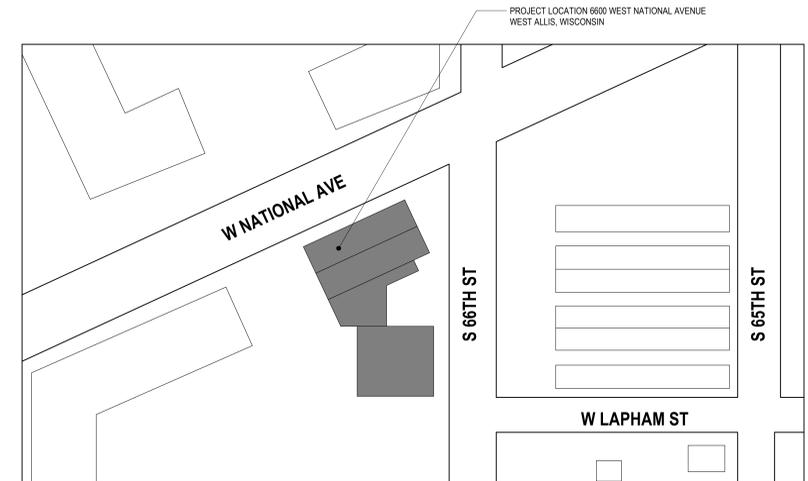
E-001 ELECTRIC COVER SHEET
E-101 ELECTRIC LIGHTING PLAN
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E-301 ELECTRIC POWER - DETAILS
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MECHANICAL

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M-101 MECHANICAL DUCTWORK FLOOR PLAN
M-103 MECHANICAL DUCTWORK ROOF PLAN
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M-302 MECHANICAL - SCHEDULES
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PLUMBING (FOR REFERENCE ONLY)

P-302 PLUMBING SCHEDULES
P-001 PLUMBING COVER SHEET
P-301 PLUMBING DETAILS
P-101 PLUMBING WASTE AND VENT FLOOR PLAN
P-103 PLUMBING ROOF PLAN
P-102 PLUMBING WATER AND GAS FLOOR PLAN
P-303 PLUMBING ISOMETRICS
P-401 PLUMBING - SPECIFICATIONS



PROJECT LOCATION

ELECTRONIC FILE TRANSFER DISCLAIMER

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EXISTING PROJECT CONDITIONS

INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGHINS AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS ON PROJECT DRAWINGS. THIS INFORMATION IS BASED ON AVAILABLE RECORDS AS WELL AS INFORMATION COLLECTED WITH REASONABLE CARE AT THE PROJECT SITE. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR VERIFYING DIMENSIONS AND RELATED INFORMATION AT THE PROJECT SITE PRIOR TO PROCURING ANY MATERIALS, PRODUCTS OR EQUIPMENT TO PERFORM THEIR WORK.

ARCHITECTURAL



MECHANICAL



PROJECT INFORMATION:

PROJECT NUMBER: 2025-0210.00
DATE: 08/22/2025
DRAWN BY: BAD
CHECKED BY: RRJ
APPROVED BY: CWH
SCALE: AS NOTED

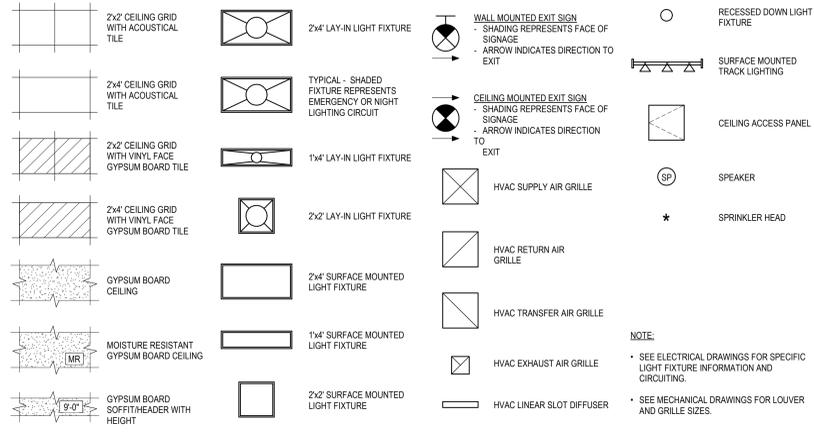
SHEET TITLE:

TITLE SHEET

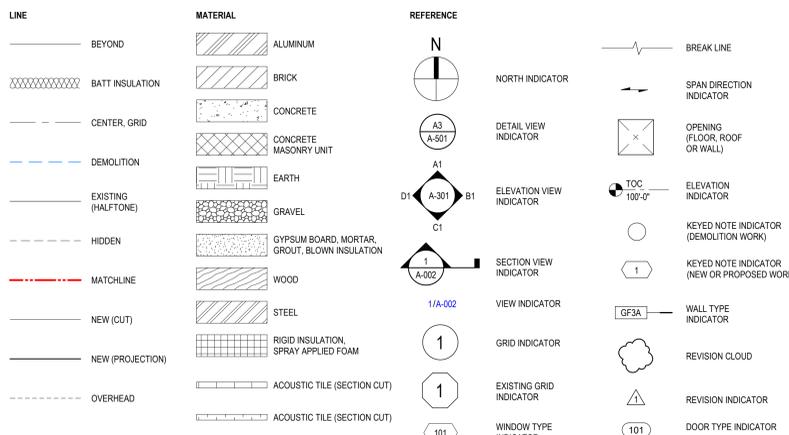
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G-001

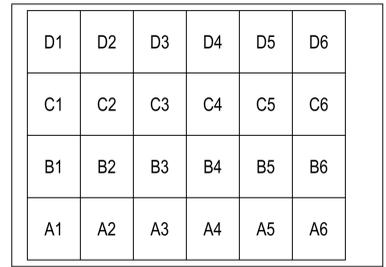
REFLECTED CEILING PLAN SYMBOLS KEY



SYMBOL LEGEND



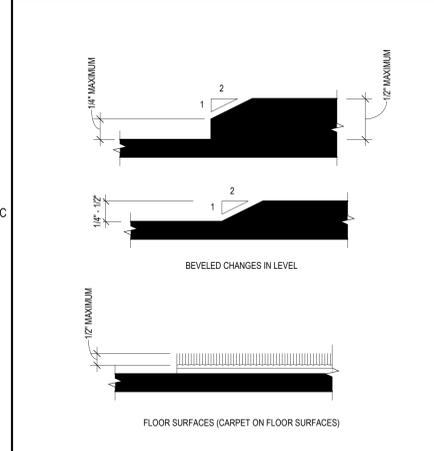
VIEW LOCATION LEGEND



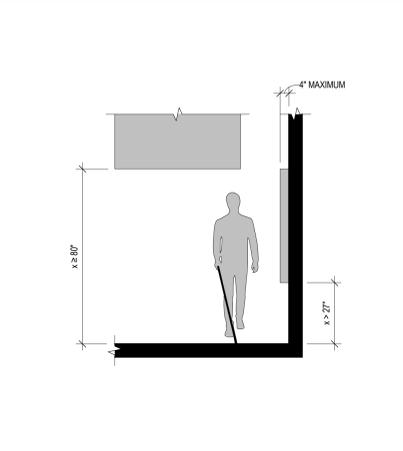
LIST OF SHEETS

A-001	GENERAL INFORMATION
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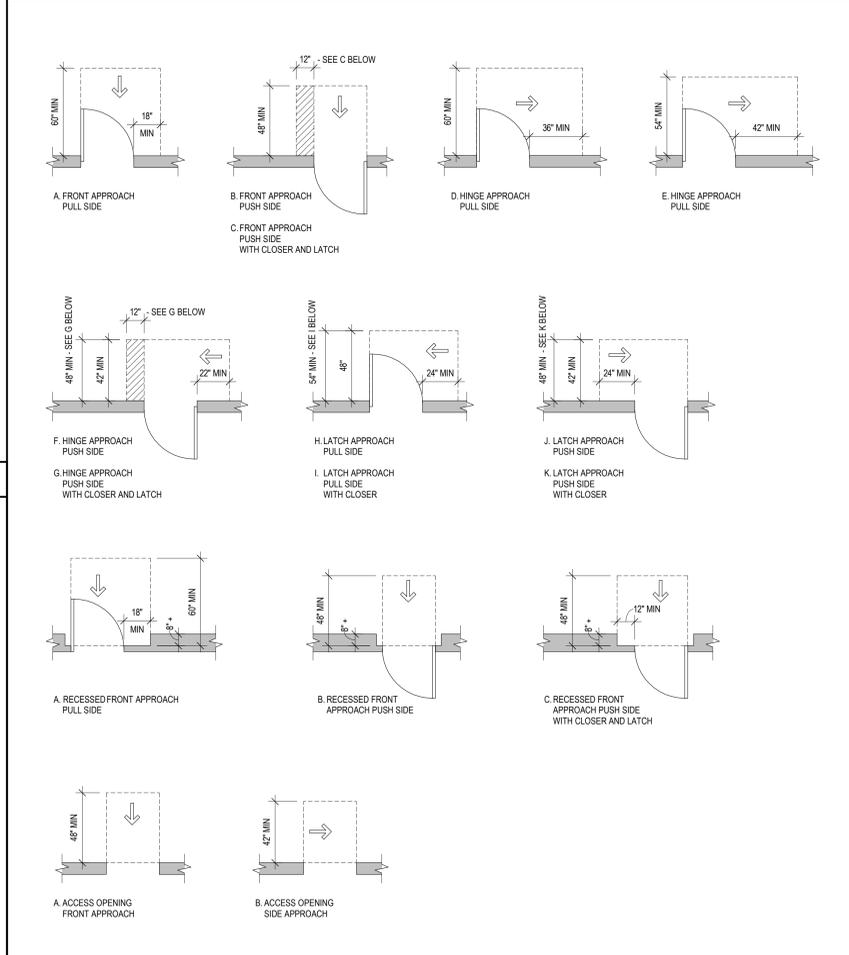
ADA FLOOR TRANSITIONS



LIMITS OF PROTRUDING OBJECTS



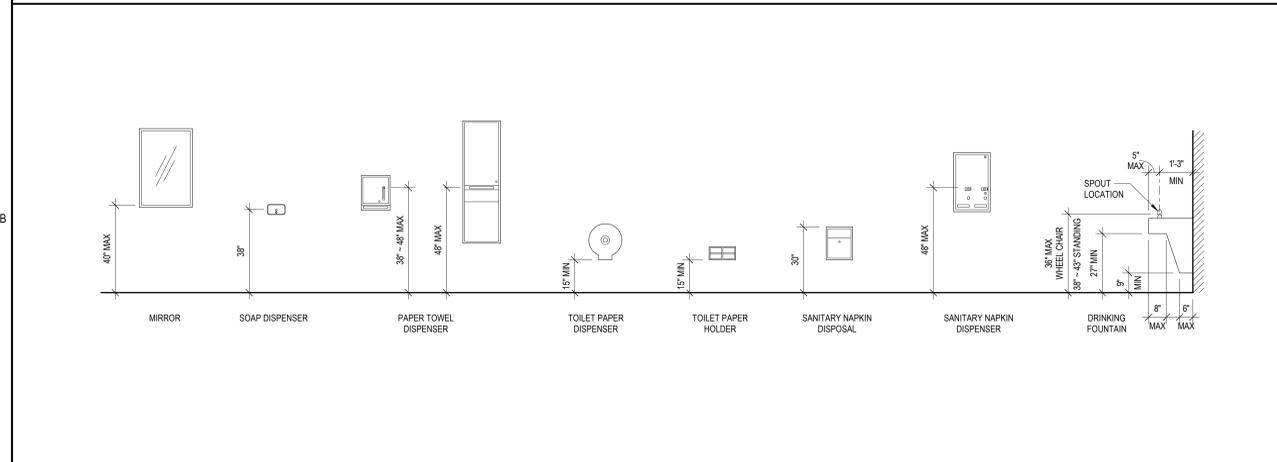
TYPICAL ADA MANEUVERING CLEARANCES AT DOORS AND DOORWAYS



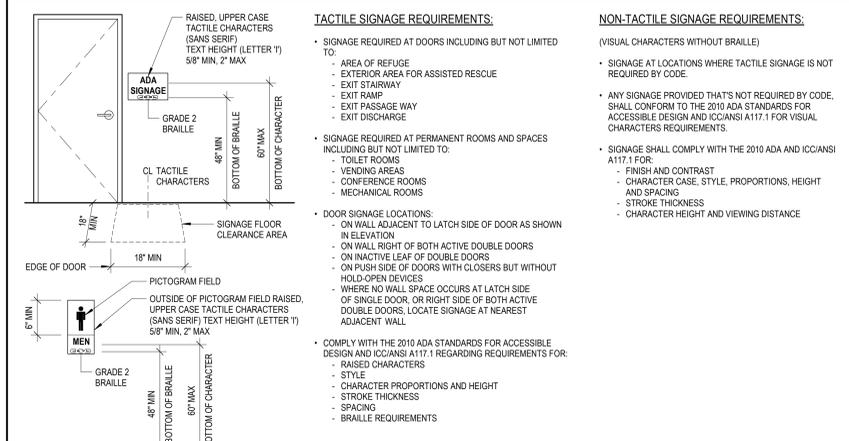
ABBREVIATIONS

AV	AUDIO VISUAL	LAV	LAVATORY
AC	ACOUSTIC	LB	POUND
ACT	ACOUSTICAL TILE CEILING	LF	LINEAR FEET
ACU	AIR CONDITIONING UNIT	LH	LONG LEG HORIZONTAL
ADJ	ADJUSTABLE	LLV	LONG LEG VERTICAL
AF	ABOVE FINISHED FLOOR	LVR	LONG LEG VERTICAL LOUVER
AFG	ABOVE FINISHED GRADE		
AHU	AIR HANDLING UNIT	MAU	MAKEUP AIR UNIT
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MEP	MECHANICAL, ELECTRICAL, AND PIPING
BLDG	BUILDING	MEZZ	MEZZANINE
BO	BOTTOM OF	MFR	MANUFACTURER
BOE	BOTTOM OF EXISTING	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
CAB	CABINET	MP	METAL PANEL
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	MW	MICROWAVE
CLG	CEILING	N/A	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NP	NAPKIN DISPOSAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONTR	CONTRACTOR	OLF	OCCUPANT LOAD FACTOR
CPT	CARPET		
CT	CERAMIC TILE		
CTR	CENTER	PF	PREFINISHED
CTRL	CONTROL	PLBG	PLUMBING
CU FT	CUBIC FOOT	PSF	POUNDS PER SQUARE FOOT
CU IN	CUBIC INCH	PSI	POUNDS PER SQUARE INCH
CU YD	CUBIC YARD	PT	PAINT
		PVC	POLYVINYL CHLORIDE
		QTY	QUANTITY
DEG	DEGREES		
DBL	DOUBLE		
DEM	DEMOLISH/DEMOLITION		
DET	DETAIL	RAD	RADIUS
DIA	DIAMETER	RCP	REFLECTED CEILING PLAN
DM	DIMENSION	RDB	ROOF DRAIN
DF	DRINKING FOUNTAIN	REF	REFRIGERATOR
DN	DOWN	REQ	REQUIRED
DS	DOWNSPOUT	REV	REVISION
DW	DISHWASHER	RTU	ROOF TOP UNIT
DWG	DRAWING	SAN	SANITARY
EA	EACH	S&V	STAIN AND VARNISH
EL	ELEVATION	SCHD	SCHEDULE
ELEC	ELECTRICAL	SD	SOAP DISPENSER
ELEV	ELEVATOR	SF	SQUARE FOOT
EJ	EXPANSION JOINT	SIM	SIMILAR
ENGR	ENGINEER	SPEC	SPECIFICATION
EOD	EDGE OF DECK	SQ IN	SQUARE INCH
EOS	EDGE OF SLAB	SQ FT	SQUARE FOOT
EPX	EPOXY	SQ YD	SQUARE YARD
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
ES	EXPOSED STRUCTURE	STL	STEEL
ETR	EXISTING TO REMAIN	STRUC	STRUCTURAL
EWH	ELECTRICAL WATER HEATER	SUSP	SUSPENDED
EX	EXISTING	STM	STORMWATER
FD	FLOOR DRAIN	TD	TOWEL DISPENSER
FE	FIRE EXTINGUISHER	TO	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TOP	TOP OF CONCRETE
FLR	FLOOR	TOE	TOP OF EXISTING
FT	FEET	TOP	TOP OF FOUNDATION
		TOS	TOP OF STEEL
GA	GAUGE	TOW	TOP OF WALL
GAL	GALLON	TP	TOILET PAPER
GALV	GALVANIZED	TYP	TYPICAL
GB	GYPSUM BOARD		
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GLASS	GLASS		
GWB	GYPSUM WALLBOARD	V	VARNISH
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HP	HORSEPOWER	VB	VINYL BASE
HR	HOUR	VCT	VINYL COMPOSITE TILE
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	VFGT	VINYL FACED GYPSUM TILE
IE	INVERT ELEVATION	W	WITH
ILO	IN LIEU OF	W/O	WITHOUT
IN	INCHES	WC	WATER CLOSET
INSL	INSULATION	WD	WOOD
IT	INFORMATION TECHNOLOGY	WIND	WINDOW
		WR	WASTE RECEPTACLE WORKSTATION
		WS	WORKSTATION
		WTR	WATER

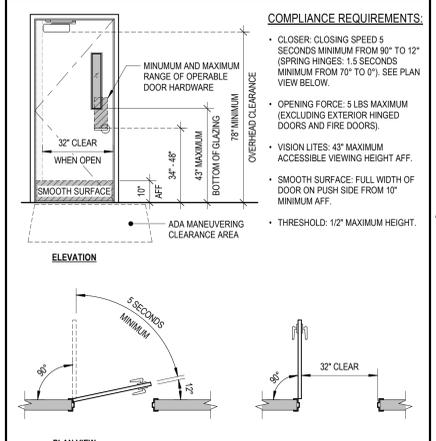
TYPICAL TOILET ACCESSORIES ADA MOUNTING HEIGHTS



ACCESSIBLE TACTILE SIGN LOCATION



ACCESSIBLE DOOR COMPLIANCE



FIRE EXTINGUISHER KEY

1. FOR FIRE EXTINGUISHERS LESS THAN 40LBS:
A. TOP OF FIRE EXTINGUISHER SHALL NOT EXCEED 5'-0" ABOVE FINISH FLOOR.
B. BOTTOM OF FIRE EXTINGUISHER SHALL BE 4" MINIMUM ABOVE FINISH FLOOR.

2. FOR FIRE EXTINGUISHERS GREATER THAN OR EQUAL TO 40LBS:
A. TOP OF FIRE EXTINGUISHER SHALL NOT EXCEED 3'-6" ABOVE FINISH FLOOR.
B. BOTTOM OF FIRE EXTINGUISHER SHALL BE 4" MINIMUM ABOVE FINISH FLOOR.

3. FOR FIRE EXTINGUISHER CABINETS AND ADA COMPLIANCE:
A. CENTER CABINET PULL MAXIMUM 48" ABOVE FINISH FLOOR.
B. MAXIMUM 4" PROJECTION FOR SEMI-RECESSED WALL CABINETS.

REFER TO ICC A117.1-2009, OSHA 29 CFR 1910.157 AND NFPA-10 FOR ADDITIONAL INFORMATION.

PORTABLE FIRE EXTINGUISHERS

FE1 CLASS A TYPE (ORDINARY COMBUSTIBLES) SEMI-RECESSED FIRE EXTINGUISHER.

FE2 **NOT APPLICABLE**
CLASS A, B TYPE (ORDINARY COMBUSTIBLES AND FLAMMABLE LIQUIDS) FIRE EXTINGUISHER.

FE3 **NOT APPLICABLE**
CLASS A, C TYPE (ORDINARY COMBUSTIBLES AND ELECTRICAL EQUIPMENT) FIRE EXTINGUISHER.

FE4 **NOT APPLICABLE**
CLASS B, C TYPE (FLAMMABLE LIQUIDS AND ELECTRICAL EQUIPMENT) FIRE EXTINGUISHER.

FE5 CLASS A, B, C TYPE (ORDINARY COMBUSTIBLES, FLAMMABLE LIQUIDS AND ELECTRICAL EQUIPMENT) SEMI-RECESSED FIRE EXTINGUISHER.

FE6 **NOT APPLICABLE**
CLASS K TYPE (COOKING MEDIA) FIRE EXTINGUISHER.

FE7 **NOT APPLICABLE**
CLASS A, K TYPE (ORDINARY COMBUSTIBLES AND COOKING MEDIA) FIRE EXTINGUISHER.

FE8 **NOT APPLICABLE**
CLASS D TYPE (COMBUSTIBLE METALS) FIRE EXTINGUISHER.

FIRE EXTINGUISHER CALCULATIONS

NFPA 10: OCCUPANCY HAZARD CLASSIFICATION

LIGHT HAZARD OCCUPANCY:
WORKSPACE, CONFERENCE, KITCHENETTE, Huddle, ENTRY WAITING, VESTIBULE

ORDINARY HAZARD OCCUPANCY:
ACRE CONNECT FARM AREA

EXTRA HAZARD OCCUPANCY:
NOT APPLICABLE

NFPA 10: CLASSIFICATION OF FIRE

CLASS A TYPE (ORDINARY COMBUSTIBLES)
LOCATION: ACRE CONNECT FARM AREA, WORKSPACE, CONFERENCE, KITCHENETTE, Huddle, ENTRY WAITING, VESTIBULE

FIRE EXTINGUISHER DISTRIBUTION

KITCHENETTE: LIGHT HAZARD
(1) FE1 = 4A FIRE EXTINGUISHER
11,250 SQUARE FEET COVERAGE PER FIRE EXTINGUISHER.
75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER.

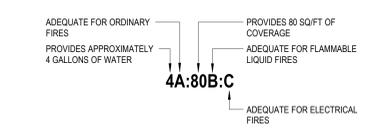
ACRE CONNECT FARM AREA: ORDINARY HAZARD
(1) FE5 = 4A FIRE EXTINGUISHER
6,000 SQUARE FEET COVERAGE PER FIRE EXTINGUISHER.
75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER.

BUILDING CODE DATA

APPLICABLE CODE RESOURCE:
WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2015 IBC)

MIX USE OCCUPANCY: IBC chapter 3 GROUP F-1	OCCUPANT LOAD: IBC section 1004 SQUARE FOOTAGE BASED ON FUNCTION OF SPACE (SEE NOTE 2)	PURPOSE FOR PROJECT: THE CLIENT WILL BE LEASING A PORTION OF THE EXISTING MAKER'S ROW BUILDING FOR THEIR OPERATIONS. THE SPACE WILL CONSIST OF A PRODUCTION SPACE WITH SUPPORT AREAS.																				
MAIN OCCUPANCY: IBC chapter 6 GROUP F-1	OCCUPANCY: IBC section 1004 AREA SF / OLF OCCUPANTS	<table border="1"> <tr> <th>OCCUPANCY</th> <th>AREA</th> <th>SF / OLF</th> <th>OCCUPANTS</th> </tr> <tr> <td>A-3</td> <td>163 SF</td> <td>15SF</td> <td>10.86</td> </tr> <tr> <td>B</td> <td>1,107 SF</td> <td>100SF</td> <td>11.07</td> </tr> <tr> <td>F-1</td> <td>2,365 SF</td> <td>100SF</td> <td>23.65</td> </tr> <tr> <td>TOTAL:</td> <td>3,635 SF (SEE NOTE 3)</td> <td></td> <td>TOTAL OCCUPANTS 46</td> </tr> </table>	OCCUPANCY	AREA	SF / OLF	OCCUPANTS	A-3	163 SF	15SF	10.86	B	1,107 SF	100SF	11.07	F-1	2,365 SF	100SF	23.65	TOTAL:	3,635 SF (SEE NOTE 3)		TOTAL OCCUPANTS 46
OCCUPANCY	AREA		SF / OLF	OCCUPANTS																		
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F-1	2,365 SF	100SF	23.65																			
TOTAL:	3,635 SF (SEE NOTE 3)		TOTAL OCCUPANTS 46																			
EXISTING TYPE OF CONSTRUCTION: IBC chapter 6 IB	COMMON PATH OF EGRESS: IBC section 1006.2.1 GROUP B AND F-1	NOTES:																				
FIRE-RESISTANT RATING REQUIRED: IBC section 601	MAXIMUM EXIT DISTANCE ALLOWED: IBC section 1017.2 GROUP B 300'-0" GROUP F-1 Most Restrictive 250'-0"	1. THE TENANT SPACE SQUARE FOOTAGE WAS CALCULATED FROM THE OUTSIDE FACE OF THE EXTERIOR WALLS, TO THE CENTER OF THE EXISTING FIRE RATED DEMISING WALLS. THIS SQUARE FOOTAGE SHALL NOT BE CONSIDERED THE TENANT'S USABLE FLOOR AREA, NOR SHALL IT BE CONSIDERED THE TENANT'S RENTABLE SQUARE FOOTAGE.																				
SEPARATION OF OCCUPANCIES REQUIRED: IBC section 508.4 <input type="checkbox"/> NO <input type="checkbox"/> YES	MAXIMUM EXIT DISTANCE PROVIDED: GROUP B 129'-3" GROUP F-1 106'-1"	2. PER 2015 IBC SECTION 303.1.2, THE CONFERENCE ROOM (ASSEMBLY SPACE) SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY. HOWEVER IN DETERMINING THE OCCUPANT LOAD, THE OCCUPANT LOAD FACTOR ON TABLE 1004.1.2 IS USED.																				
FIRE WALL SEPARATION PROVIDED TO CREATE SEPARATE BUILDINGS: <input type="checkbox"/> NO <input type="checkbox"/> YES	AGGREGATE EXIT WIDTH REQUIRED: IBC section 1005 46 x 15' = 6.9'	3. THE OCCUPANT LOAD CALCULATIONS ARE BASED ON THE FUNCTION OF THE SPACE AND IS CALCULATED ACCORDING TO THE GROSS SQUARE FOOTAGE OR THE NET SQUARE FOOTAGE OF THE SPACE AS DEFINED ON TABLE 1004.1.2. THE TOTAL SQUARE FOOTAGE USED TO CALCULATE THE OCCUPANT LOAD WILL DIFFER FROM THE TENANT SPACES TOTAL SQUARE FOOTAGE.																				
FIRE WALL(S) REQUIRED: IBC section 706 <input type="checkbox"/> NO <input type="checkbox"/> YES	AGGREGATE EXIT WIDTH PROVIDED: 3 Existing Egress Doors x 32' = 96' (SEE NOTE 4)	4. PER SECTION 1005.3.2, EXCEPTION 1 OF THE 2015 IBC, THE EXIT WIDTH CAPACITY FACTOR MAY BE REDUCED TO 0.15 INCHES WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.																				
FIRE BARRIER(S) REQUIRED: IBC section 707 <input type="checkbox"/> NO <input type="checkbox"/> YES	MINIMUM EXITS REQUIRED: IBC section 1006.3.1 2	5. THE TOTAL NUMBER OF PLUMBING FIXTURES FOR THIS TENANT SPACE IS CALCULATED BASED ON THE OCCUPANT LOADS FOR EACH FUNCTION OF SPACE. ALL REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED BY THE OWNER AND SHALL BE ACCESSIBLE TO THE TENANT AS REQUIRED PER THE WISCONSIN BUILDING CODES.																				
SHAFT ENCLOSURE(S) REQUIRED: IBC section 713 <input type="checkbox"/> NO <input type="checkbox"/> YES	EXITS PROVIDED: 3																					
SPRINKLER SYSTEM: IBC section 910 GROUP F1 OR S1 <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	SANITARY REQUIREMENTS: IBC Section 2901																					
SMOKE AND HEAT REMOVAL: IBC section 910 IF AREA(S) OVER 50,000 SF UNDIVIDED, PROVIDE MEANS FOR SMOKE AND HEAT MITIGATION: <input type="checkbox"/> SMOKE AND HEAT VENTS <input type="checkbox"/> MECHANICAL SMOKE REMOVAL SYSTEM <input type="checkbox"/> SPRINKLERS ARE ESFR <input type="checkbox"/> SPRINKLERS ARE CONTROL MODE SPECIAL APPLICATION <input type="checkbox"/> AREA WILL BE DIVIDED WITH THE USE OF DRAFT CURTAINS	MAXIMUM TOILET FACILITY TRAVEL DISTANCE ALLOWED: IBC Section 2902.3.2 500'-0"																					
EXISTING BUILDING AREA (ONE STORY): IBC section 506 15,164 SF	PLUMBING FIXTURES REQUIRED: IBC Section 2902.1 PER OCCUPANCY OCCUPANT LOAD																					
ACTUAL TENANT SPACE AREA: 3,635 SF (SEE NOTE 1)	A-3 OCCUPANCY CLASSIFICATION 10.86 OCCUPANT LOAD																					
	B OCCUPANCY CLASSIFICATION 11.07 OCCUPANT LOAD																					
	F-1 OCCUPANCY CLASSIFICATION 23.65 OCCUPANT LOAD																					
	WATERCLOSETS 1 LAVATORIES 1																					
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	WATERCLOSETS 1 LAVATORIES 1																					
	WATERCLOSETS 3 LAVATORIES 3																					
	WATERCLOSETS 3 LAVATORIES 3																					
	DRINKING FOUNTAINS 1																					
	PLUMBING FIXTURES PROVIDED: SEE NOTE 5																					

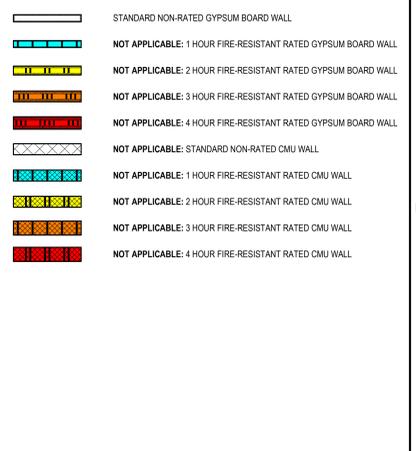
CLASS ABC FIRE EXTINGUISHER KEY



OCCUPANCY CLASIFICATION KEY



LIFE SAFETY WALL RATINGS LEGEND



PARTITION LEGEND

GF3A1

1. MATERIAL
2. FIRE RATED ASSEMBLY
3. MATERIAL SIZE
4. ASSEMBLY SERIES
5. HOURLY RATING (MASONRY)

1. MATERIAL
THIS CHARACTER DENOTES THE CONSTRUCTION MATERIAL FOR THE WALL ASSEMBLY.

2. FIRE RESISTANT RATED WALL ASSEMBLY (WHERE SHOWN)
DENOTES THAT THE WALL ASSEMBLY IS FIRE RATED IF THE LETTER "R" IS PRESENT AFTER THE MATERIAL.

3. MATERIAL SIZE
THIS CHARACTER DENOTES THE CONSTRUCTION MATERIALS SIZE WITH THE NUMBER USUALLY CORRELATING WITH THE MATERIALS WIDTH.

4. ASSEMBLY SERIES
THIS CHARACTER DENOTES THE ASSEMBLY SERIES FOR THAT MATERIAL TO WHICH THE WALL BELONGS.

5. HOURLY RATING (MASONRY ONLY)
INDICATES HOURLY FIRE RATING AT MASONRY WALL ASSEMBLY ONLY.

PARTITION KEY

1. MATERIAL

STANDARD WALLS
A. ACOUSTIC WALL (METAL STUD)
C. CONCRETE
G. GYPSUM BOARD (METAL STUD)
GW. GYPSUM BOARD (WOOD STUD)
L. LEAD LINED GYPSUM (METAL STUD)
M. CONCRETE MASONRY UNIT (CMU)
MP. METAL PANEL
P. PRECAST CONCRETE

ASSEMBLY WALLS
BG. BRICK VENEER / GYPSUM
BM. BRICK VENEER / CONCRETE MASONRY
BX. BRICK VENEER / CONCRETE MASONRY / GYPSUM
MG. CONCRETE MASONRY / GYPSUM
SM. STONE / CONCRETE MASONRY
SX. STONE / CONCRETE MASONRY / GYPSUM
SG. STONE / GYPSUM

3. MATERIAL SIZE

METAL STUDS
0. 7/8" FURRING CHANNEL
1. 1 5/8" METAL STUD
2. 2 1/2" METAL STUD
3. 3 1/2" METAL STUD
4. 4" METAL STUD
6. 6" METAL STUD

MASONRY WALLS
2. 1 5/8" CMU
4. 3 5/8" CMU
6. 5 5/8" CMU
8. 7 5/8" CMU
10. 9 5/8" CMU
12. 11 5/8" CMU

INTERIOR PARTITION NOTES

GENERAL

1. TYPICAL FLOOR PLAN DIMENSIONS FOR PARTITIONS ARE TO FINISH FACE OF GYPSUM BOARD OR MASONRY UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS BETWEEN FACE OF FINISHES.

2. TYPICAL GYPSUM BOARD PARTITION WIDTH IS BASED ON 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.

3. TYPICAL MASONRY UNIT WIDTH IS BASED ON ACTUAL UNIT DIMENSIONS UNLESS SHOWN OTHERWISE.

4. PARTITION WALL TYPES SHOW GENERAL REQUIREMENTS FOR PARTITIONS. REFER TO SPECIFICATIONS, PRODUCT TECHNICAL DATA AND REQUIREMENTS OF APPLICABLE TESTING AGENCIES FOR SPECIFICS OF PARTITION CONSTRUCTION REQUIREMENTS.

5. PARTITION REQUIREMENTS SHOWN ARE MINIMUM STANDARDS. WHERE ACTUAL CONDITIONS CAUSE PARTITIONS TO EXCEED THE LIMITS PER THE MANUFACTURER'S RECOMMENDATIONS, REINFORCE PARTITIONS AS REQUIRED.

6. PROVIDE BLOCKING OR BACKER MATERIAL FOR ATTACHMENT AND MOUNTING OF WALL-HUNG ITEMS OR EQUIPMENT. PROVIDE FIRE RETARDANT TREATED BLOCKING WHERE REQUIRED AT FIRE RESISTANT RATED WALLS AND AS REQUIRED BY CODE.

7. PROVIDE WATER RESISTANT GYPSUM BOARD AT AREAS REQUIRED BY CODE AND WHERE WALL FINISHES CONTAIN CERAMIC TILE, UNLESS NOTED OTHERWISE.

8. ENSURE FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRINGS ARE COPLANAR.

SOUND TRANSMISSION CLASS RATED PARTITIONS

1. THE STC RATINGS SHOWN ON THE PARTITION WALL TYPES ARE ONLY AN APPROXIMATION OF WHAT CAN BE POTENTIALLY ACHIEVED. STC RATINGS ARE INDICATED ON THE PARTITION WALL TYPES TABLE WHEN APPLICABLE.

2. FOR AN ACCURATE STC RATING, A PROPRIETARY WALL ASSEMBLY MAY BE APPROPRIATE. REFERENCE TESTS FOR STC RATED ASSEMBLIES ARE TYPICALLY PROPRIETARY AND MAY RESULT IN A HIGHER OR LOWER STC RATING THAN INDICATED.

3. REFERENCE TESTS AND STC RATINGS MAY DIFFER FROM MANUFACTURER TO MANUFACTURER AND PRODUCT TO PRODUCT. SO AS A RESULT, REFERENCE TEST NUMBERS ARE NOT INDICATED ON THE PARTITION WALL TYPES.

4. FILL EACH JOINT AND PENETRATION WITH SOUND ATTENUATED INSULATION AND SEAL TO ACHIEVE ACOUSTIC RATING.

5. IF DESIRED, TO ACHIEVE HIGHER STC RATINGS, BATT INSULATION SHOULD BE REPLACED WITH A HEAVIER, DENSER MATERIAL SUCH AS MINERAL WOOL.

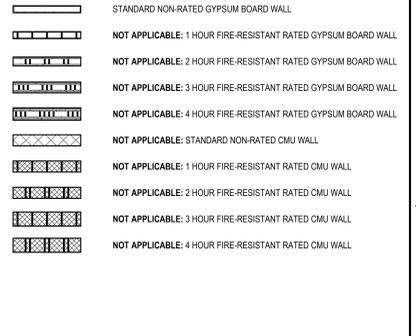
FIRE RESISTANT RATED WALL ASSEMBLY

1. FIRE RATED ASSEMBLY TEST REFERENCES SHOWN ARE PER UNDERWRITERS LABORATORY.

2. PARTITION WALL TYPES SHOWN INDICATING A FIRE RESISTANT RATED ASSEMBLY PER UNDERWRITERS LABORATORY'S APPROVED UL DESIGN ARE FOR REFERENCE ONLY AND ARE PROVIDED TO SHOW DESIGN INTENT. OTHER TESTED AND APPROVED FIRE RESISTANT RATED ASSEMBLIES SIMILAR TO WHAT IS SHOWN MAY BE USED AS LONG AS THE ASSEMBLY'S FIRE RESISTANT RATING, WALL THICKNESS, AND MATERIAL ARE NOT CHANGED. PROVIDE ARCHITECT WITH APPLICABLE DATA FOR APPROVAL OF ALL SUBSTITUTIONS.

3. PROVIDE FIRE STOPPING AT PENETRATIONS AND CONNECTIONS TO ADJACENT ASSEMBLIES COMPLIANT WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

WALL RATINGS LEGEND



PROJECT INFORMATION:

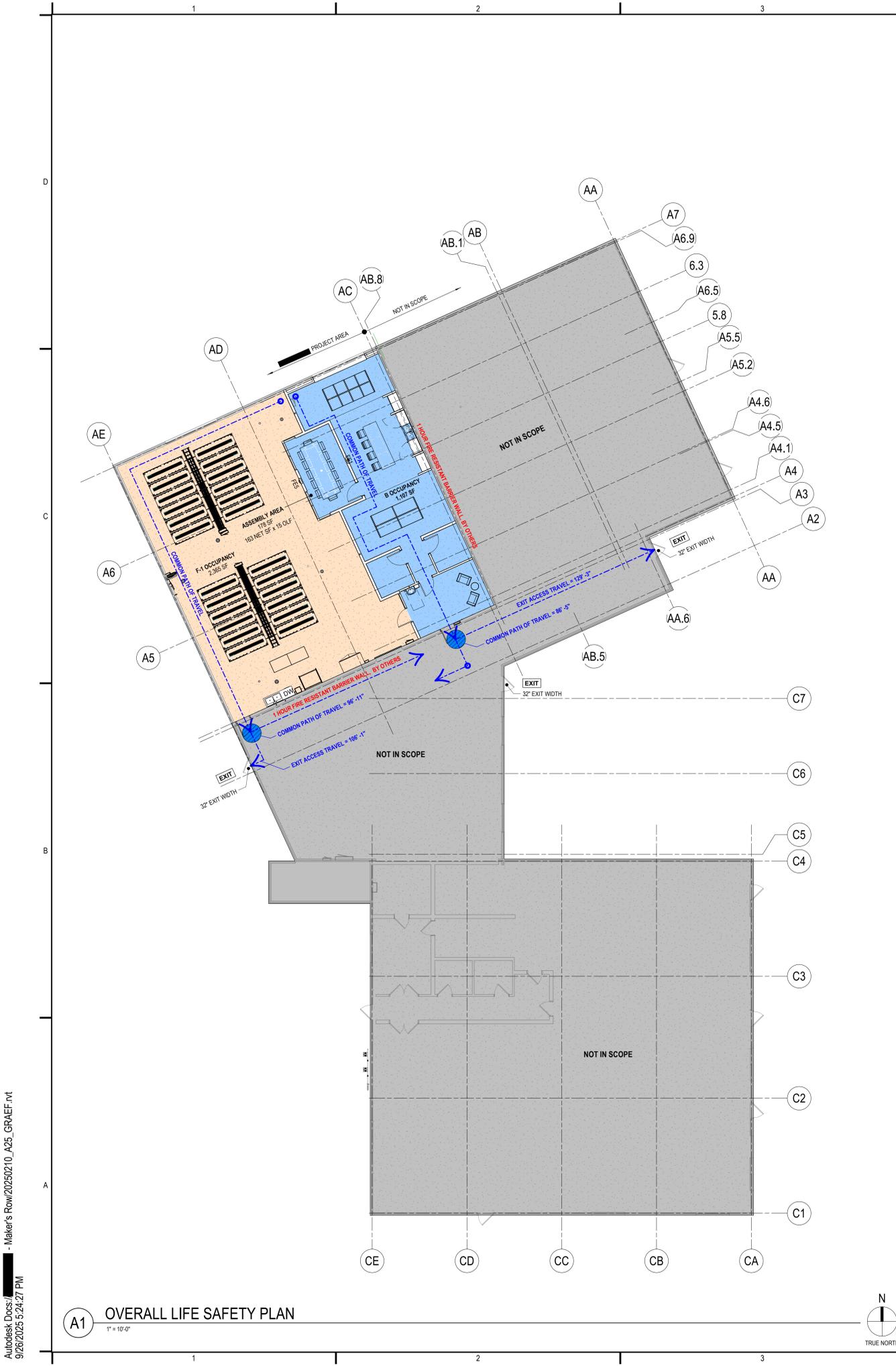
PROJECT NUMBER: 2025-0210.00
DATE: 08/22/2025
DRAWN BY: BAD
CHECKED BY: RRJ
APPROVED BY: CWH
SCALE: AS NOTED

SHEET TITLE:

LIFE SAFETY AND BUILDING CODE

SHEET NUMBER:

A-003

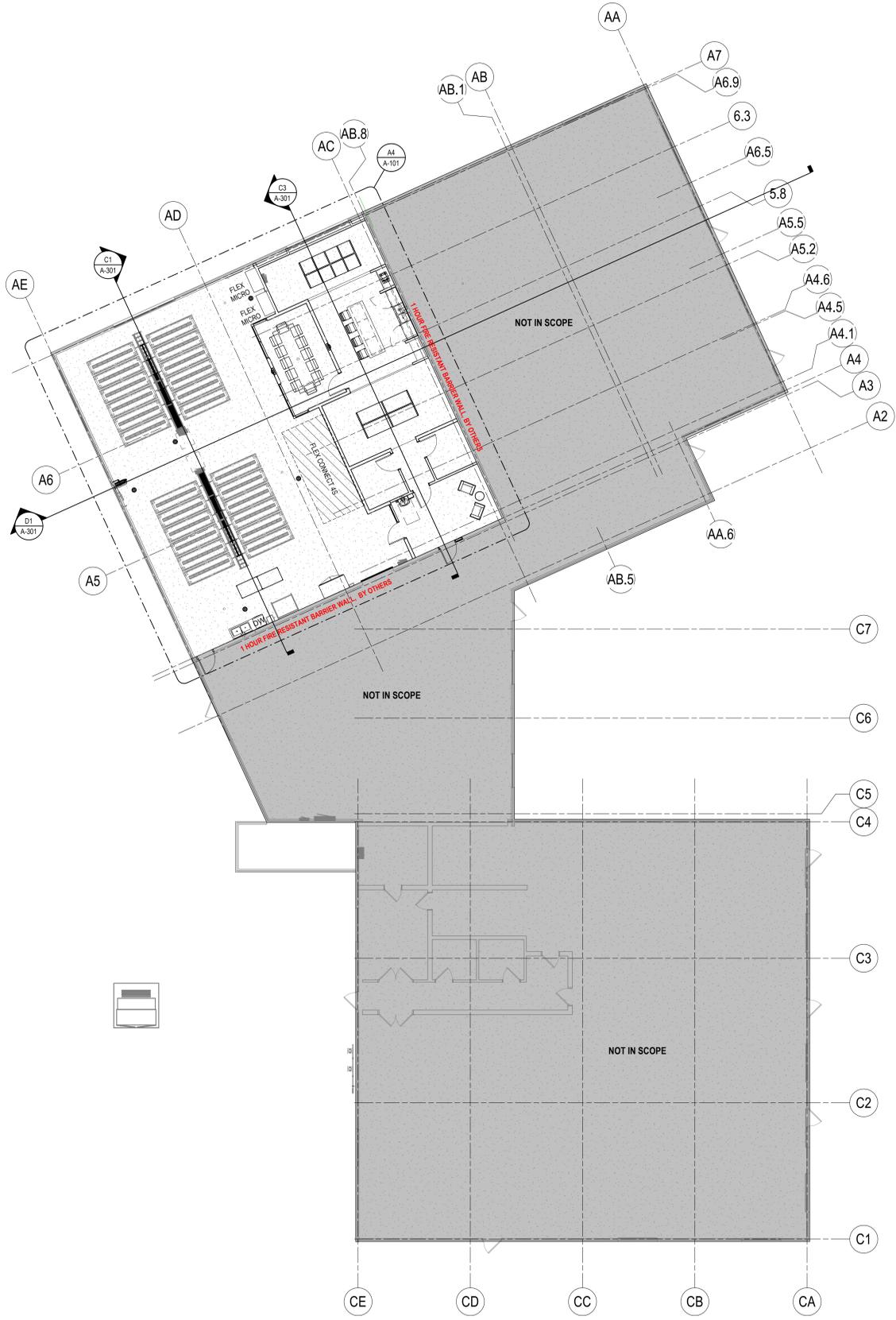


GENERAL SHEET NOTES

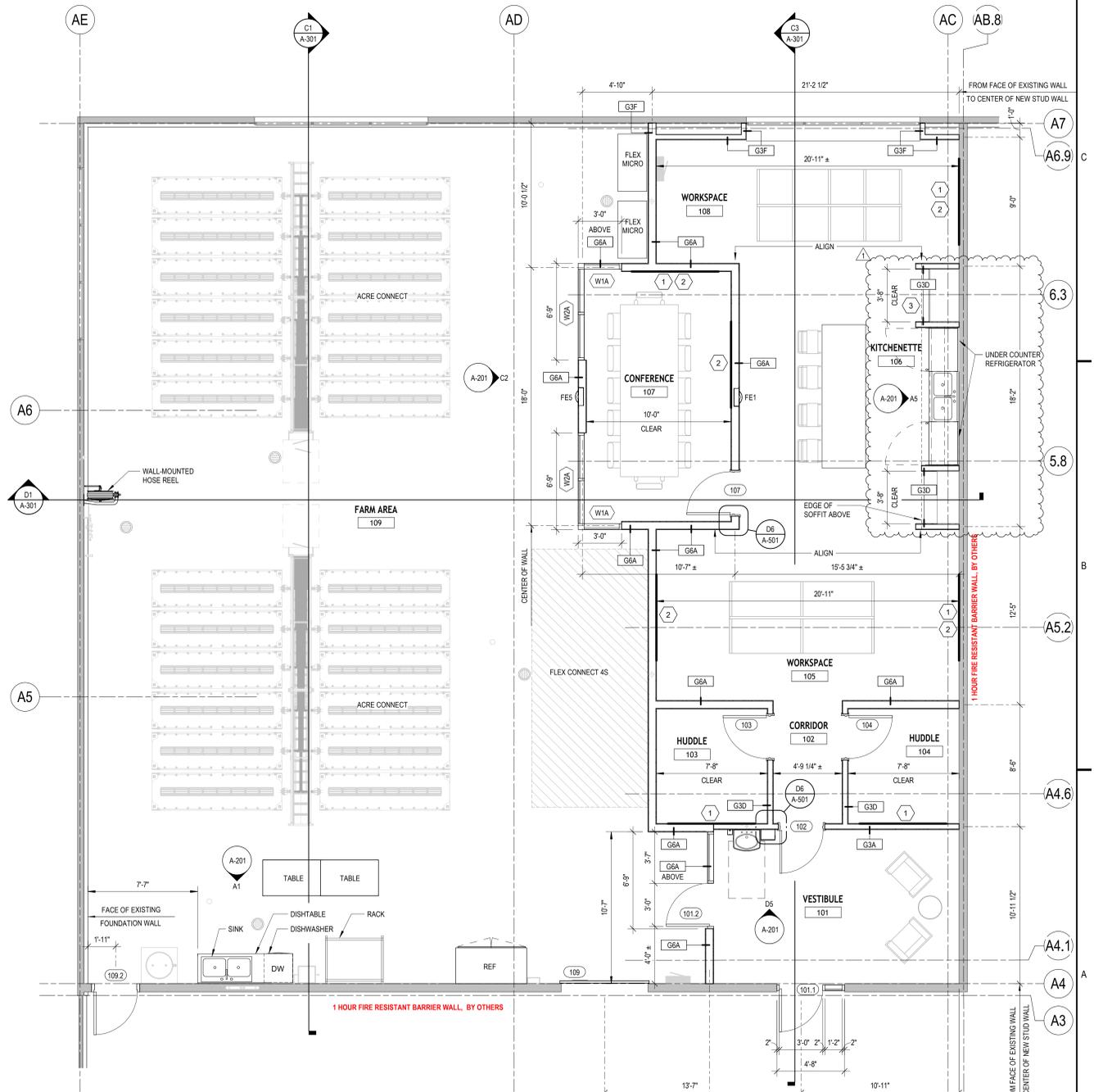
1. ALL APPLIANCE, EQUIPMENT AND FURNITURE SHOWN ARE BY OWNER.

SHEET KEYNOTES

- 1 PROVIDE RECESSED A/V BOX WITH 110V DUPLEX RECEPTACLE AND CAT6 DATA PORT, MOUNTED 6" A.F.F.
- 2 PROVIDE IN-WALL BLOCKING, FIRE TREATED WOOD, 3'-0" A.F.F. TO 6'-0" A.F.F.
- 3 PROVIDE 110V DUPLEX RECEPTACLE AND CAT6 DATA PORTS, BOTH MOUNTED AT 3'-6" A.F.F.



A1 OVERALL FLOOR PLAN
1" = 10'-0"

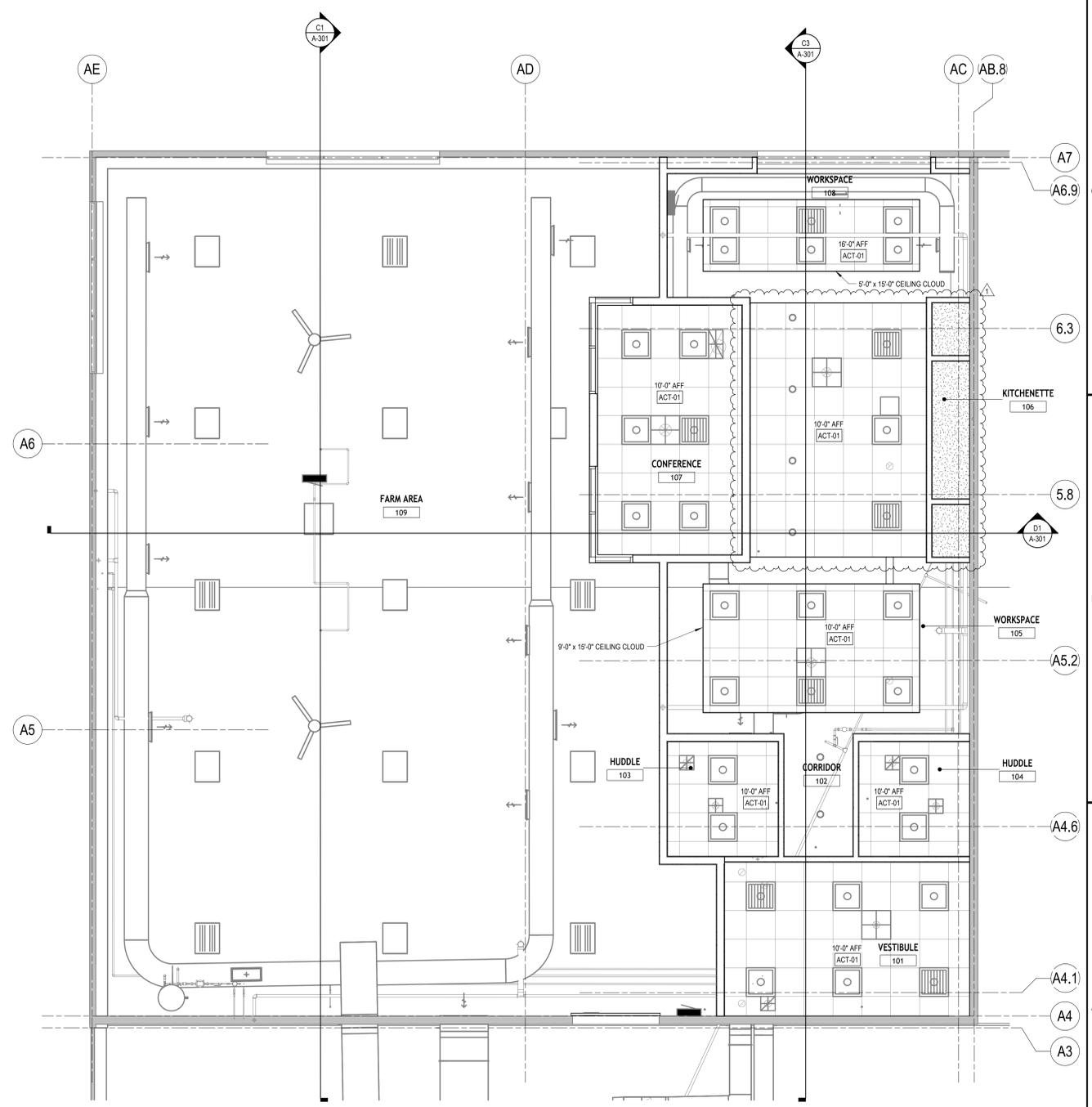


A4 ENLARGED FLOOR PLAN
1/4" = 1'-0"

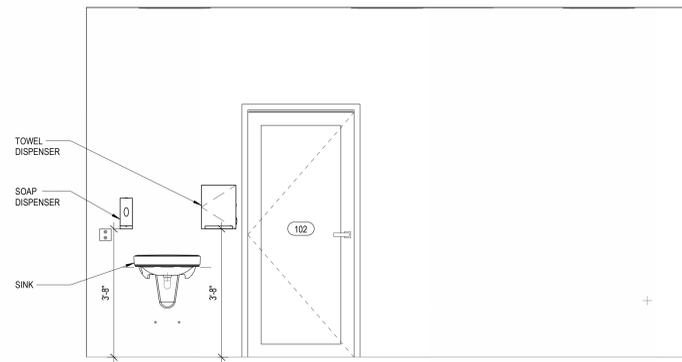
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GENERAL SHEET NOTES

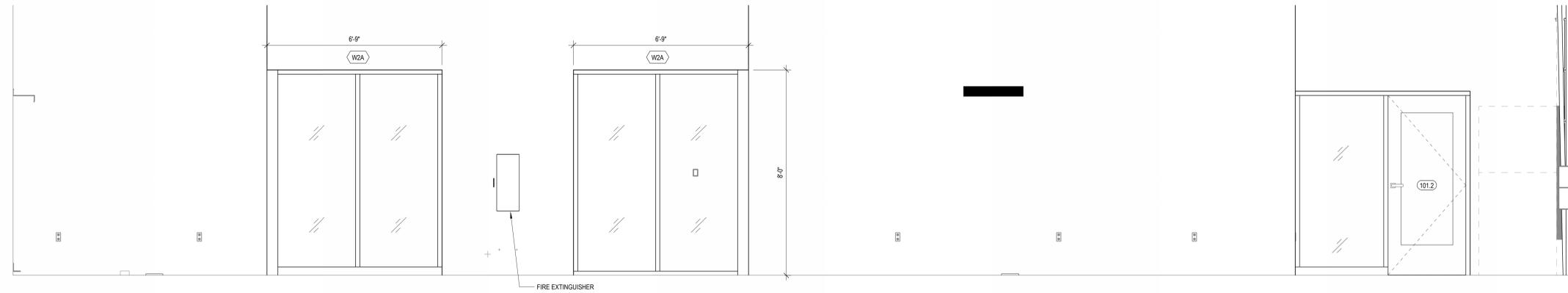
1. CENTER ALL CLOUDS IN ROOM



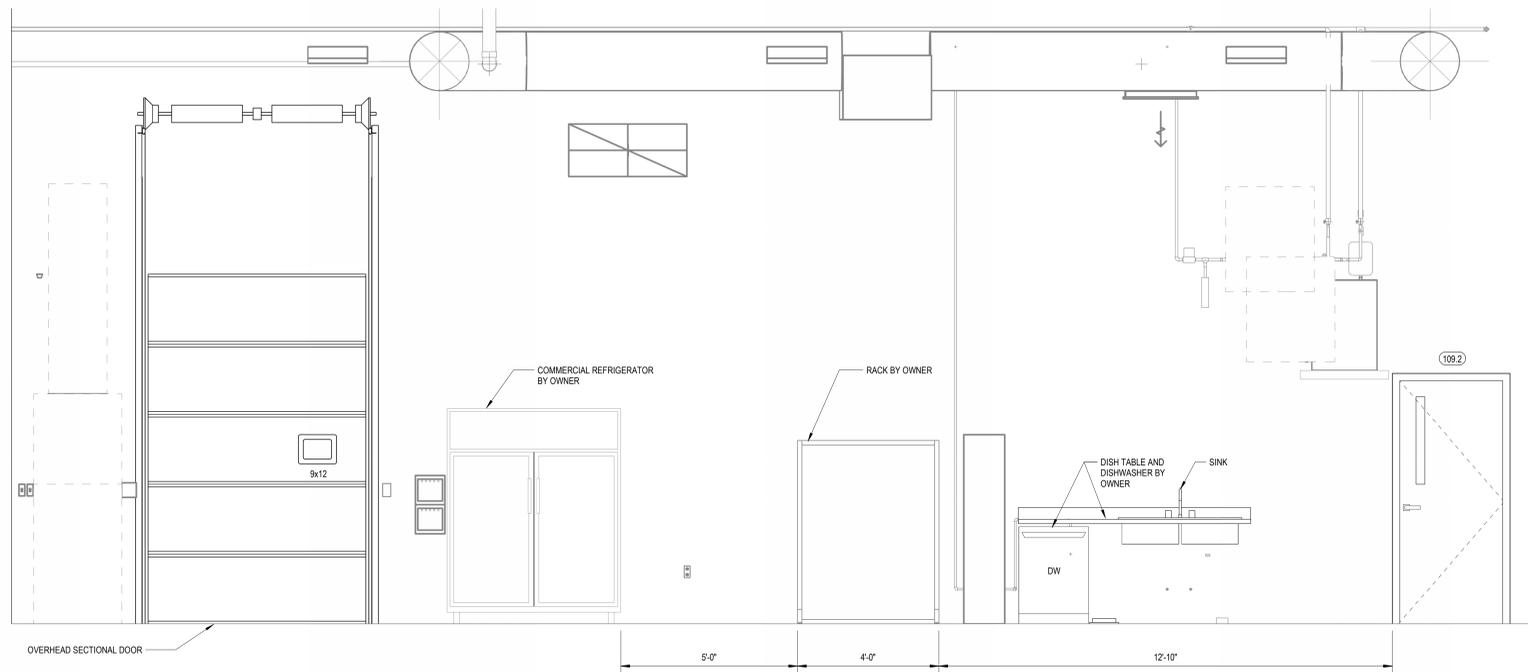
A4 ENLARGED REFLECTED CEILING PLAN
1/4" = 1'-0"



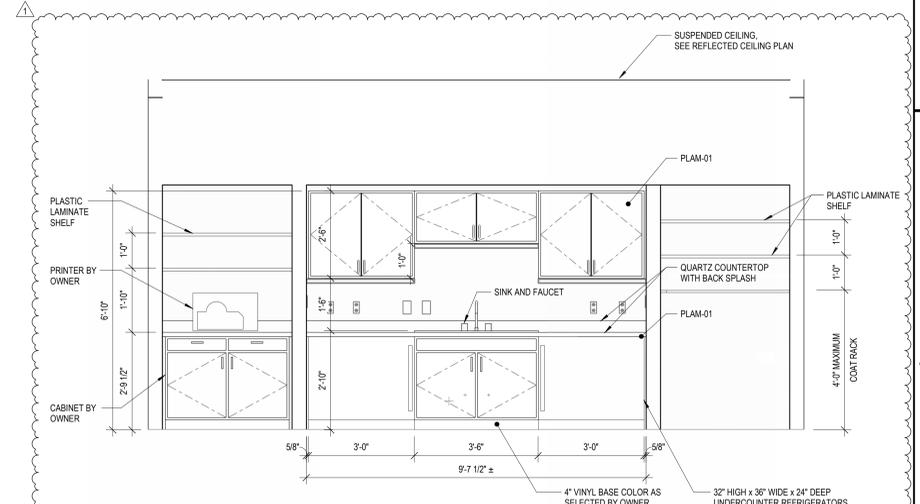
D5 VESTIBULE SINK - ELEVATION
1/2" = 1'-0"



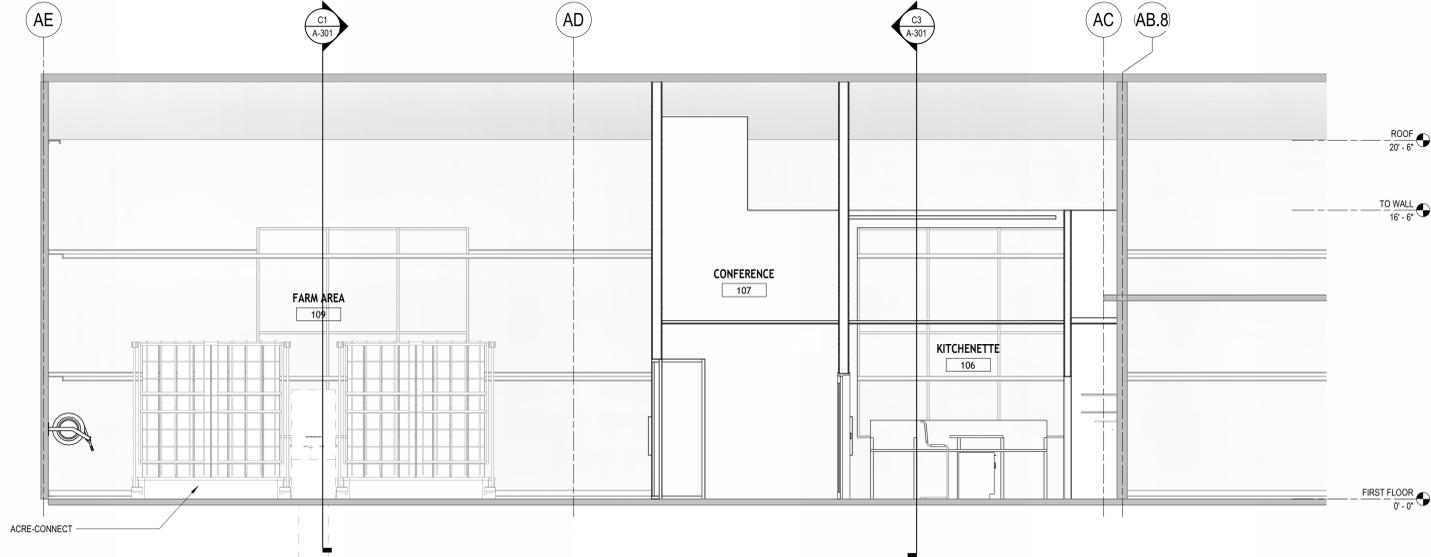
C2 CONFERENCE AREA WINDOWS - ELEVATION
1/2" = 1'-0"



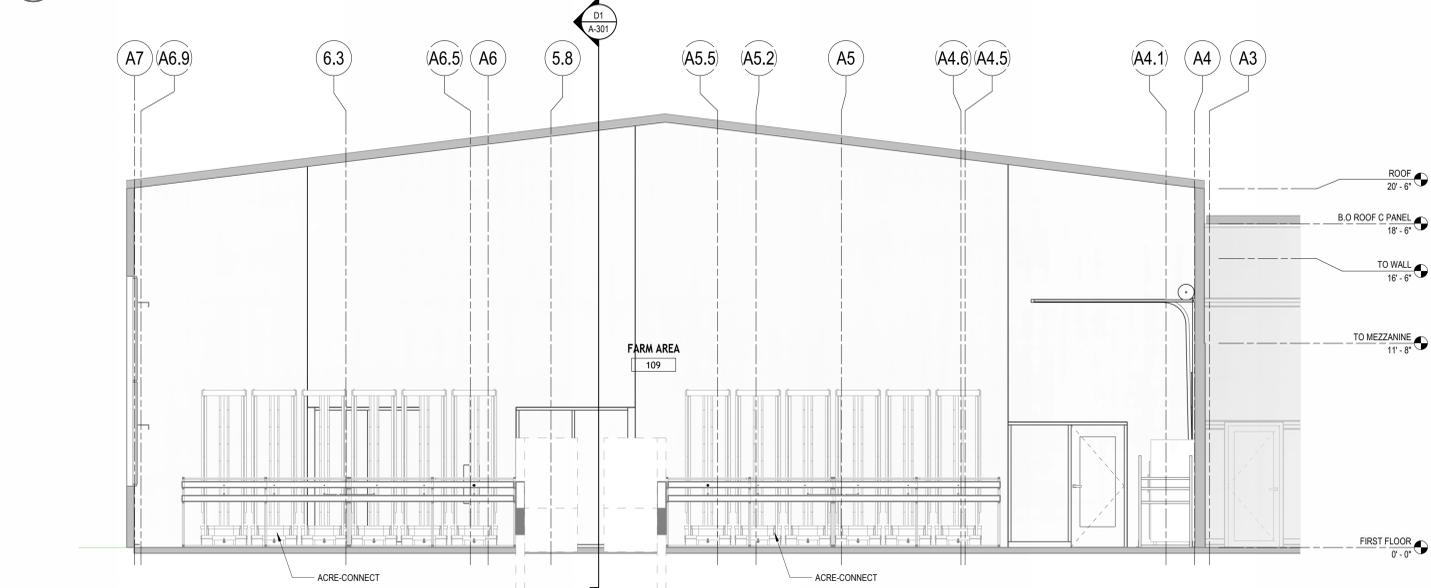
A1 FARM AREA - ELEVATION
1/2" = 1'-0"



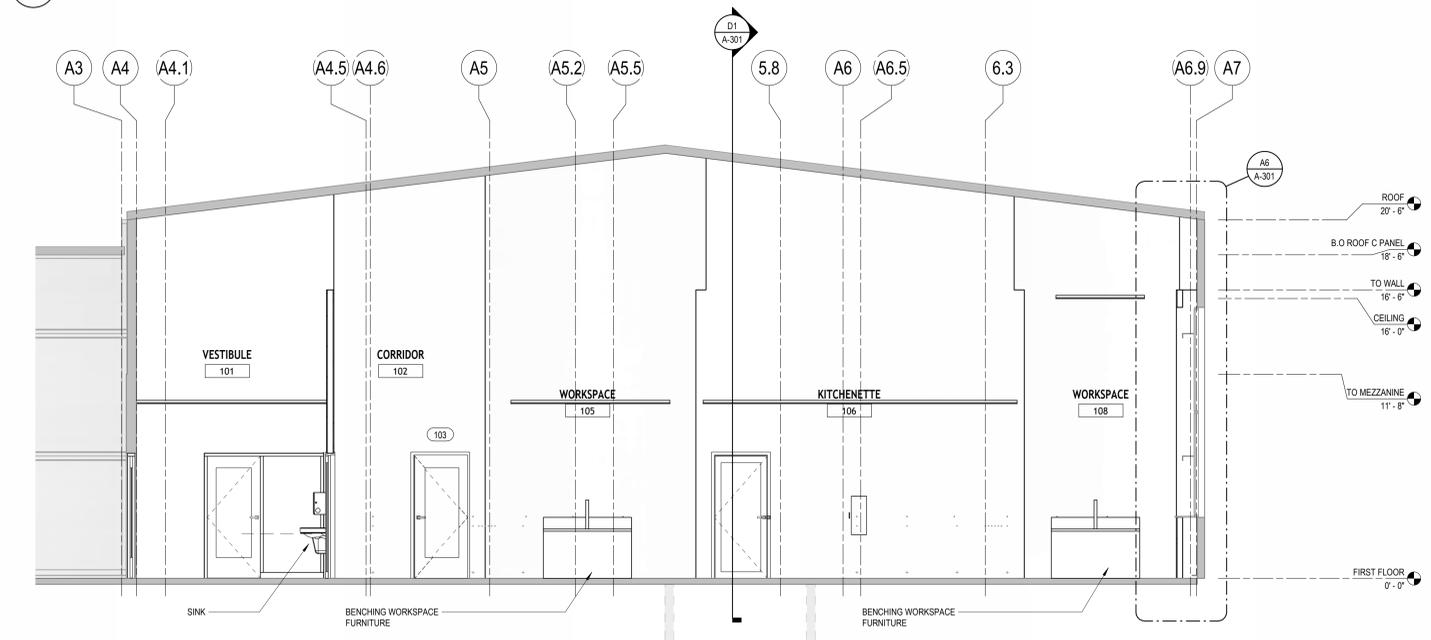
A5 KITCHENETTE - SOUTHEAST ELEVATION
1/2" = 1'-0"



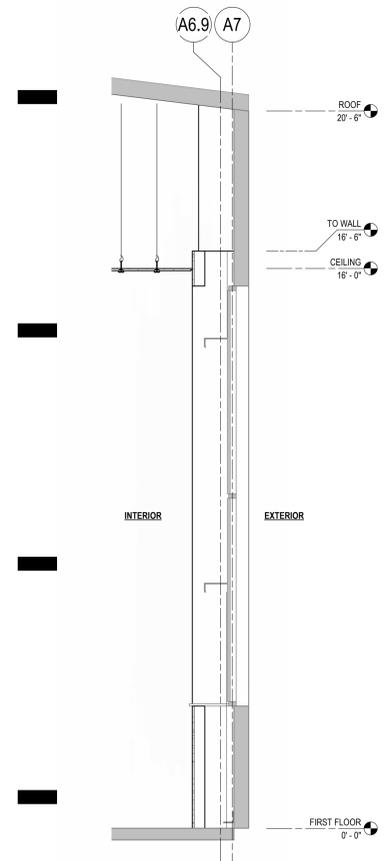
D1 EASTWEST - SECTION
1/4" = 1'-0"



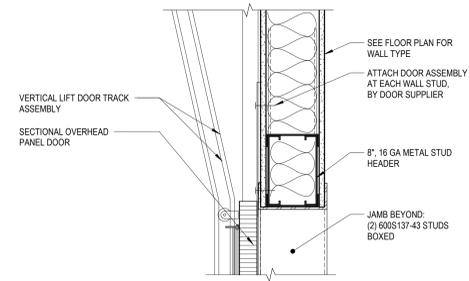
C1 FARM AREA - SECTION
1/4" = 1'-0"



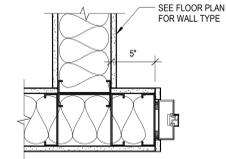
C3 OFFICE AREA - SECTION
1/4" = 1'-0"



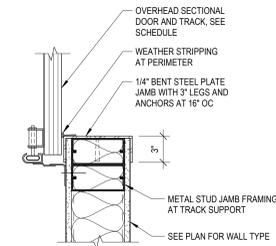
A6 WALL SECTION
1/2" = 1'-0"



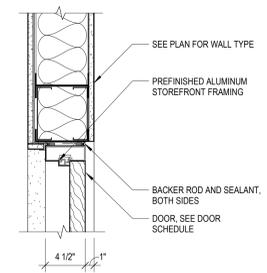
D5
OVERHEAD SECTIONAL DOOR HEAD
1 1/2" = 1'-0"



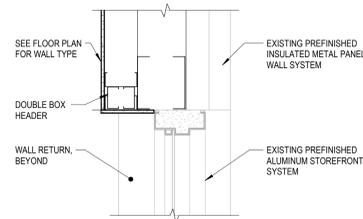
D6
DOOR PLACEMENT DETAIL AT STUD WALL
1 1/2" = 1'-0"



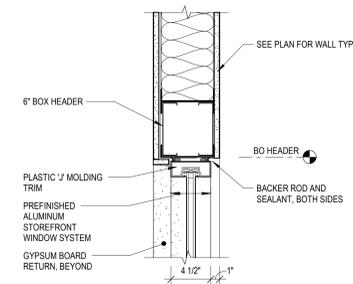
C5
OVERHEAD COILING DOOR JAMB
1 1/2" = 1'-0"



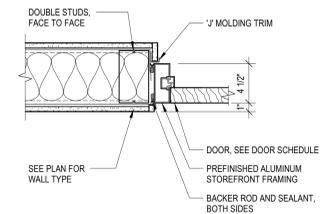
C6
DOOR HEAD AT STUD WALL
1 1/2" = 1'-0"



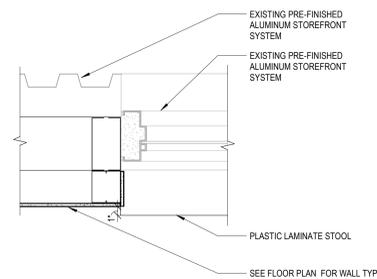
B4
WINDOW INFILL - HEAD DETAIL
1 1/2" = 1'-0"



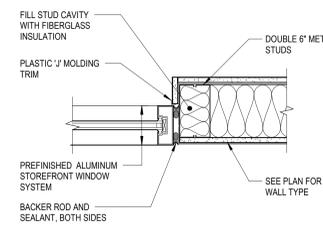
B5
ALUMINUM STOREFRONT HEAD DETAIL
1 1/2" = 1'-0"



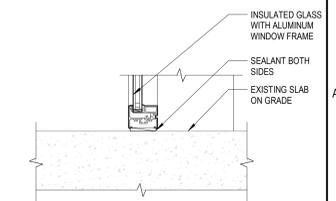
B6
DOOR JAMB AT STUD WALL
1 1/2" = 1'-0"



A4
WINDOW INFILL JAMB DETAIL
1 1/2" = 1'-0"



A5
ALUMINUM STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"



A6
ALUMINUM WINDOW SILL AT SIDE LITE
1 1/2" = 1'-0"

PROJECT INFORMATION:

PROJECT NUMBER: 2025-0210.00
DATE: 08/22/2025
DRAWN BY: BAD
CHECKED BY: RRJ
APPROVED BY: CWH
SCALE: AS NOTED

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-501

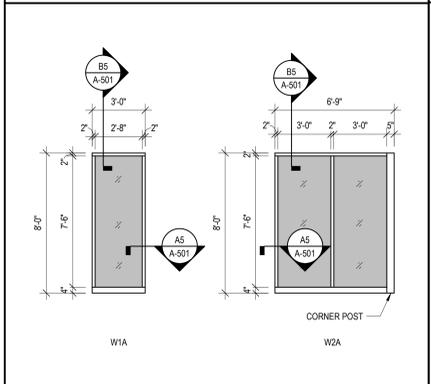
DOOR, FRAME, AND HARDWARE SCHEDULE

DOOR NO	ASSOCIATED ROOM	DOOR				SPECIFICATION				FRAME				HARDWARE														REMARKS									
		PRIMARY	SECONDARY	HEIGHT	THICKNESS	TYPE	GLAZING	MTL	FINISH	TYPE	MTL	FINISH	HEAD	JAMB	SEAL	PRE-ROUTING LABEL	SET	HINGES	CLOSER	STOP	AUTOMATIC	FOOT	HEAD	ARMOR	NICK	PULL	PUSH		ACOUSTIC SEAL	ASTRAGAL	RIM DRIP	SMOKE SEAL	SWEEP	THRESHOLD	WEATHER STRIP		
101.1	VESTIBULE	3'-0"		7'-0"	1 3/4"	FG	YES	WD	S&V	03	ALUM	PF	06/A-501	86/A-501	A6/A-501	45 MIN																					CARD READER
101.2	VESTIBULE	3'-0"		7'-0"	1 3/4"	FG	YES	WD	S&V	04	ALUM	PF	06/A-501	86/A-501	A6/A-501	45 MIN																				CARD READER	
102	CORRIDOR	3'-0"		7'-0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	06/A-501	86/A-501	A6/A-501																						
103	HUDDLE	3'-0"		7'-0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	06/A-501	86/A-501	A6/A-501																						
104	HUDDLE	3'-0"		7'-0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	06/A-501	86/A-501	A6/A-501																						
107	CONFERENCE	3'-0"		7'-0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	06/A-501	86/A-501	A6/A-501																						
109	FARM AREA	6'-0"		10'-0"	2"	OSG1	YES	WD	S&V	10	ALUM	PF	06/A-501	86/A-501	A6/A-501	45 MIN																					
109.2	FARM AREA	3'-0"		7'-0"	1 3/4"	N	YES	WD	S&V	01	ALUM	PF	06/A-501	86/A-501	A6/A-501	45 MIN																					

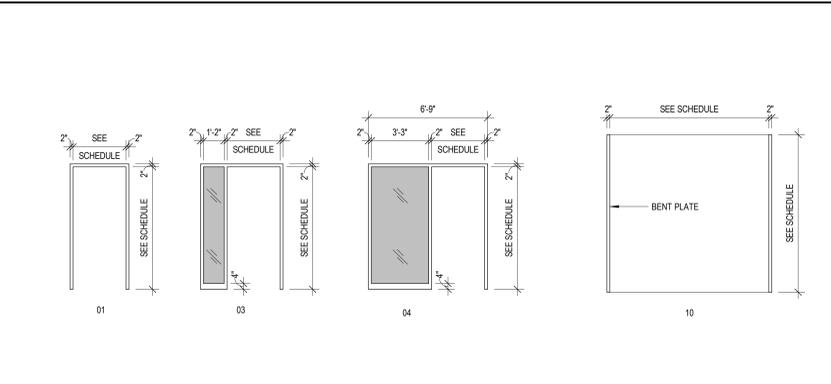
ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	BASE	WALLS								CEILING		NOTES
				NORTH		EAST		SOUTH		WEST		MATL	HEIGHT	
				MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	
101	VESTIBULE	LVT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10'-0"	
102	CORRIDOR	LVT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10'-0"	
103	HUDDLE	CPT-02	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10'-0"	
104	HUDDLE	CPT-02	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10'-0"	
105	WORKSPACE	CPT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACTIES	10'-0"	
106	KITCHENETTE	LVT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACTIES	10'-0"	
107	CONFERENCE	CPT-02	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10'-0"	
108	WORKSPACE	CPT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACTIES	16'-0"	
109	FARM AREA	CONC	CONCVB-1	GB	PT	GB	PT	GB	PT	GB	PT	ES		TROWEL AND SEAL CONCRETE SLAB

WINDOW TYPES



FRAME TYPES



DOOR TYPES

GENERAL DOOR NOTES:

- * TO MEET ICC A117.1-2009 ACCESSIBLE DOOR VISION LITE REQUIREMENTS, 43" (3'-7") IS THE MAXIMUM HEIGHT TO THE BOTTOM OF THE VISION LITE FROM ABOVE THE FINISH FLOOR. DIMENSIONS SHOWN ON DOOR TYPES ARE FROM FINISH FLOOR.
- ***WHERE THE DOOR PANEL FOR A REQUIRED FIRE RATED DOOR IS TALLER THAN 7'-0", TO MAINTAIN THE MAXIMUM 100 SQUARE INCH ALLOWED FOR FIRE PROTECTIVE RATED GLAZING, THE RAIL DIMENSION OF 8" IS ALLOWED TO ADJUST TO ACHIEVE THE MAXIMUM VISION LITE AREA.

ACCESSIBLE DOOR NOTES: ICC A117.1-2009

- 404.2.9 DOOR SURFACE
DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.
- 404.2.10 VISION LITES
DOORS AND SIDELITES ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR ADJACENT SIDE LITE 43" (3'-7") MAXIMUM ABOVE THE FLOOR.
- ** EXCEPTION: VISION LITES WITH THE LOWEST PART MORE THAN 66" (5'-6") ABOVE THE FLOOR SHALL NOT BE REQUIRED TO COMPLY.

FOR ADDITIONAL INFORMATION SEE THE "ACCESSIBLE DOOR COMPLIANCE" GUIDE ON SHEET [A-002](#)

DOOR TYPES: SINGLE LEAF

DOOR TYPES: OVERHEAD DOOR

DOOR HARDWARE KEY

DESCRIPTION / FINISH	HINGES				REMARKS
	HAGER	MCKINNEY	STANLEY	IVES	
H1 STANDARD (626)	BB1168	TA274	FB819	58B1	
H2 HEAVY (626)	BB1168	TA4376	FB8168	58B1HW	
H3 STANDARD (630)	BB1191	TA2314	FB8191	58B1 SS	
H4 HEAVY (630)	BB1199	TA43386	FB8199	58B1HW SS	
H5 CONTINUOUS HEAVY DUTY	HAGER	MCKINNEY	PEMKO	SELECT	
	780-224HD	MCK-25HD	CFMHD	SL-24HD	

DESCRIPTION / FINISH	LOCKSETS			REMARKS
	BEST BK SERIES	SARGENT 10 LINE	SCHLAGE NO SERIES (RH/D)	
LS1 ENTRANCE (626)	(AB) F109	10G05	ND35PD	
LS2 STOREROOM (626)	(D) F86	10G04	ND80PD	
LS3 CLASSROOM (626)	(R) F84	10G37	ND70PD	
LS4 PRIVACY (626)	(L) F76	10G65	ND40S	
LS5 EXIT (626)	(Y)	10G17	ND62PD	
LS6 PASSAGE (626)	(M) F76	10G15	ND10S	
LS7 RIM CYLINDER (626)	1E-72	34 SERIES	20-022	
LS8 MORTISE CYLINDER (626)	1E-74	40 SERIES	20-001	
LS9 DEADLOCK (626)	83T SERIES	480 SERIES	8660P	
LS10 DUMMY TRIM (626)	(1DT)			

DESCRIPTION / FINISH	SARGENT		VONDUPRIN	
	MED. WIDE STYLE	NARROW STYLE	MED. WIDE STYLE	NARROW STYLE
ED1 RIM - EXIT ONLY (626)	8810	980C	33E0	33E0
ED2 RIM - LEVER (626)	8813 ETL	8400 Series	99LX99BL	33ZL360L
ED3 SURF. RODS - LEVER (626)	8713 ETL		99ZLX99BL	33ZL360L
ED4 CON. RODS - LEVER (626)	8613 ETL		9947LX99BL	3347L360L

DESCRIPTION / FINISH	CLOSERS			
	LCN	NORTON	SARGENT	
CL1 PULL SIDE REG. (689)	4011	7501	351 D	
CL2 PULL SIDE HOLD-OPEN (689)	4011 H	7501H	351 H	
CL3 PUSH SIDE REG. (689)	4111 EDA	PR7501	351 P10	
CL4 PUSH SIDE w/ STOP (689)	4111 CUSH PA	CLP7501	351 PS	
CL5 PUSH SIDE HOLD-OPEN (689)	4111 H-CUSH	CLP7501H	351 PSH	
CL6 PUSH SIDE EXT. DOORS (689)	4111 S-CUSH	UN7501	351 CPS	
CL7 DROP PLATE (689)	4110-18	7788	351-D	

DESCRIPTION / FINISH	STOPS		
	HAGER	IVES	ROCKWOOD
ST1 FLOOR MTD. (626)	241F	F5436	441
ST2 WALL MTD. (626)	236W	WS407CCV	409

DESCRIPTION / FINISH	OVERHEAD STOPS		
	GLYNN-JOHNSON	RIXSON	SARGENT
ST3 HD SURFACE MTD. (630)	90 Series	9 Series	590
ST4 HD CONCEALED (630)	100 Series	1 Series	690
ST5 STD. SURFACE MTD. (630)	410 Series	5 Series	1330
ST6 STD. CONCEALED (630)	450 Series	55 Series	1540

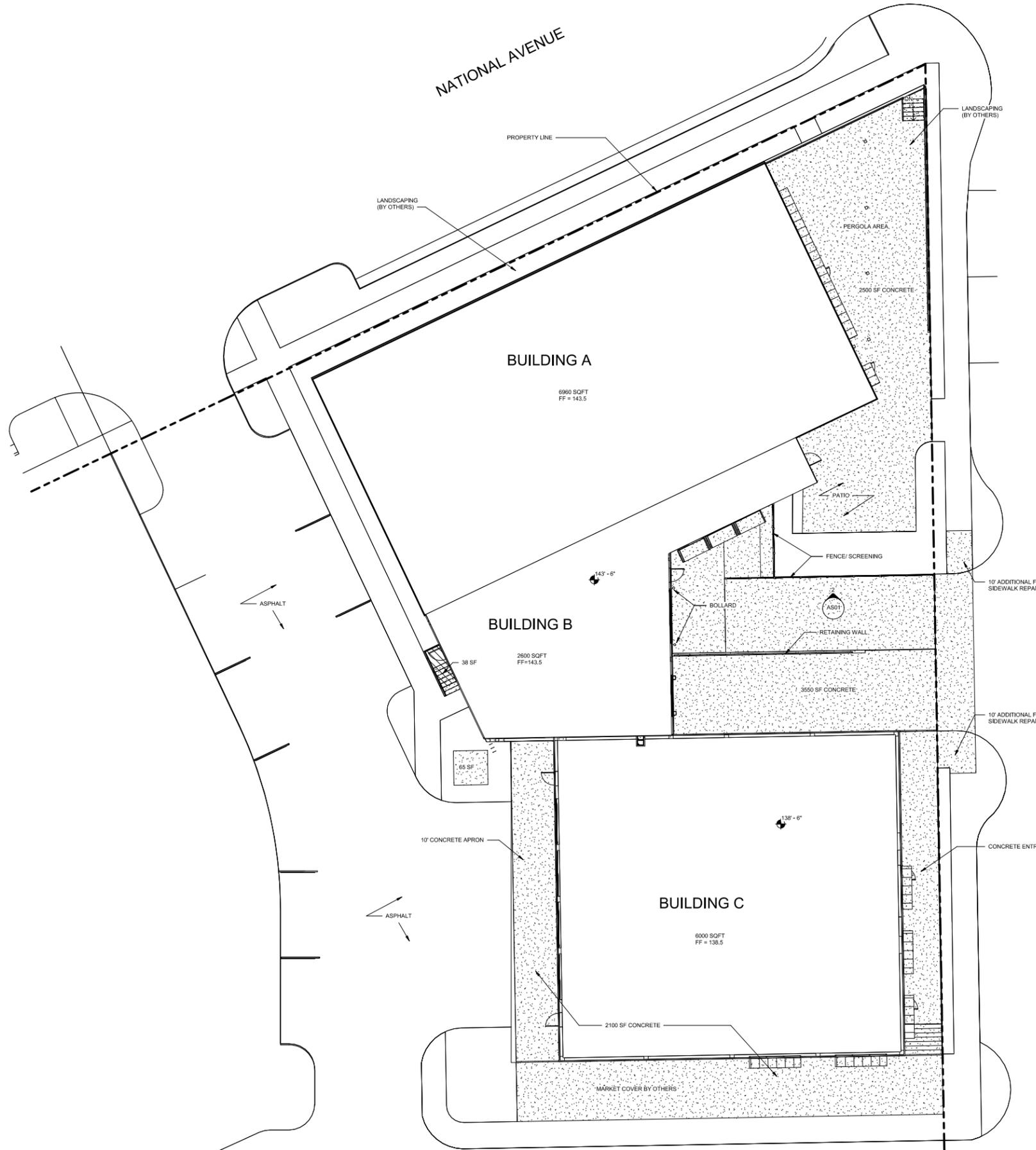
DESCRIPTION / FINISH	PUSH-PULL / KICKPLATES		
	HAGER	IVES	ROCKWOOD
PP1 PUSH PLATE (630)	306	8200 4"x16"	70C
PP2 PULL w/ PLATE (630)	33E	8302	106x70C
PP3 PUSH-PULL BAR (630)	1600	9190-12	BF15847
KP1 KICKPLATE 8"x22"DW (630)	190S	8400	K1050
KP2 ARMOR PLATE 36"x34" (630)	220S	8400	K1125

DESCRIPTION	WEATHERSTRIP, SWEEPS, AND THRESHOLDS		
	NATIONAL GUARD	PEMKO	REESE
T1 THRESHOLD	8424	2522 FG	S282A
S11 SWEEP	200NA	215M	772
WS1 WEATHERSTRIP	190VA	294AV	DS106C
WS2 SMOKE SEAL	5050B	588	797B

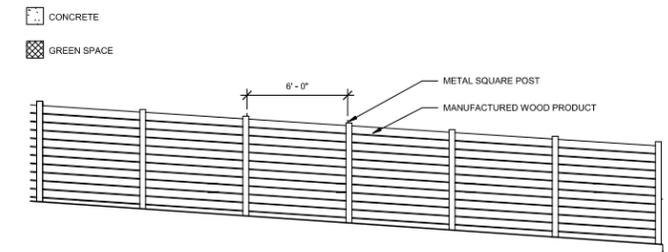
DESCRIPTION	MISC. HARDWARE			
	IVES	MCKINNEY	ROCKWOOD	
CO1 COORDINATOR (626)	COR SERIES	CSM SERIES	1600 SERIES	
FB1 AUTO - METAL (626)	FB31P	FB08M	1842	
FB2 AUTO - WOOD (626)	FB41P	FB10W	1942	
FB3 MANUAL - METAL (626)	FB46S	FB01M	555	
FB4 MANUAL - WOOD (626)	FB35S	FB20W	557	
RL1 ROLLER LATCH (630)	RL32	RL1B	592	
	HES	SECURITRON	VONDUPRIN	
ES1 AT RIM EXIT DEVICE (630)	7000 Series	N/A	6111	
ES2 AT STD. LOCKSET (630)	4500 Series	UNL	6211	
RM1 COORDINATOR (626)	L900	VONDUPRIN		
	NATIONAL GUARD	PEMKO	REESE	
AB1 AUTOMATIC BUTTON	320V	420VL	S282A	

ANSIBHMA CODE	METAL FINISH KEY	
	DESCRIPTION	BASE MATERIAL
605	BRIGHT BRASS, CLEAR COATED	BRASS
606	SATIN BRASS, CLEAR COATED	BRASS
611	BRIGHT BRONZE, CLEAR COATED	BRONZE
612	SATINE BRONZE, CLEAR COATED	BRONZE
618	BRIGHT NICKEL PLATED, CLEAR COATED	BRASS, BRONZE
619	SATIN NICKEL PLATED, CLEAR COATED	BRASS, BRONZE
625	BRIGHT CHROMIUM PLATED	BRASS, BRONZE
626	SATIN CHROMIUM PLATED	BRASS, BRONZE
627	SATIN ALUMINUM, CLEAR COATED	ALUMINUM
628	SATIN ALUMINUM, CLEAR ANODIZED	ALUMINUM
629	BRIGHT STAINLESS STEEL	STAINLESS STEEL 300 SERIES
630	SATIN STAINLESS STEEL	STAINLESS STEEL 300 SERIES
632	BRIGHT BRASS PLATED, CLEAR COATED	STEEL
633	SATIN BRASS PLATED, CLEAR COATED	STEEL
637	BRIGHT BRONZE PLATED, CLEAR COATED	STEEL
639	SATIN BRONZE PLATED, CLEAR COATED	STEEL
645	BRIGHT NICKEL PLATED, CLEAR COATED	STEEL
646	SATIN NICKEL PLATED, CLEAR COATED	STEEL
651	BRIGHT CHROMIUM PLATED	STEEL
652	SATIN CHROMIUM PLATED	STEEL
653	BRIGHT STAINLESS STEEL	STAINLESS STEEL 400 SERIES
654	SATIN STAINLESS STEEL	STAINLESS STEEL 400 SERIES
663	ZINC PLATED WITH CLEAR CHROMATE SEAL	STEEL
673	ALUMINUM CLEAR COATED	ALUMINUM
686	BLACK CHROME, BRIGHT	STEEL
687	BLACK CHROME, SATIN	STEEL

Site, Landscaping, Architectural 2020 Plans----->>



ZONING	
ZONED:	C-3 West Allis Community Commercial District
MIN. BUILDING SETBACKS (FT):	FRONT & STREET YARD: NONE INTERIOR SIDE YARD: 10' REAR YARD: 10'



2 SCREENING DETAIL
1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 166th Street
Plover, WI 53099-4540
WWW.ANDERSONASHTON.COM



PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	Author
DESIGNER:	
ISSUE:	11/6/20 10:27
SUBMITTAL DATE:	11/6
DESIGN NO.	
CONSTRUCTION NO.	

AS01

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PRELIMINARY NOT FOR CONSTRUCTION

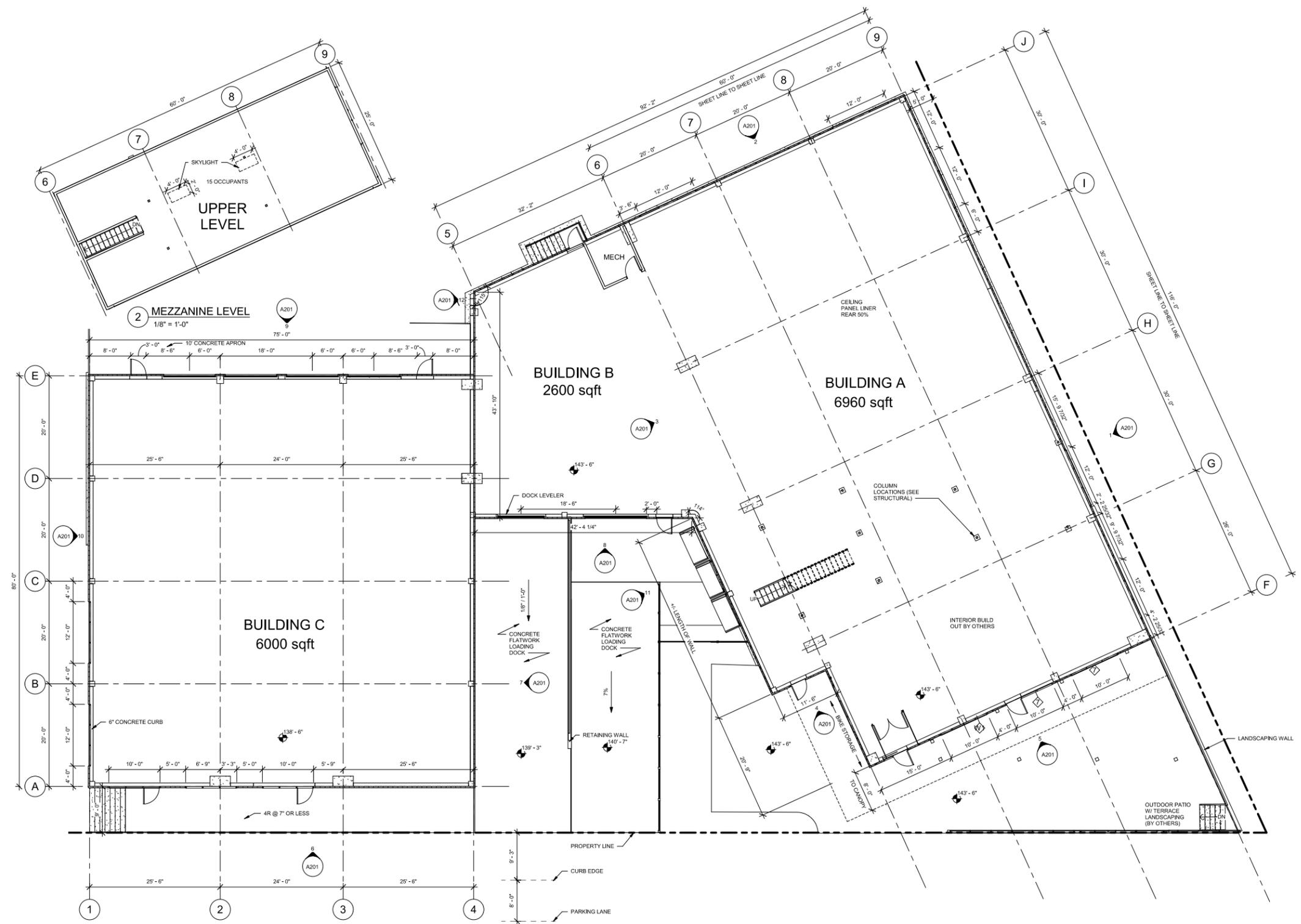
ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 168th Street
Plymouth, WI 53082-4541
WWW.ANDERSONASHTON.COM



PROPOSED BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY: Author
DESIGNER:
ISSUE: 11/6/20 10:27
SUBMITTAL DATE: 11/6
DESIGN NO.
CONSTRUCTION NO. ###

A101



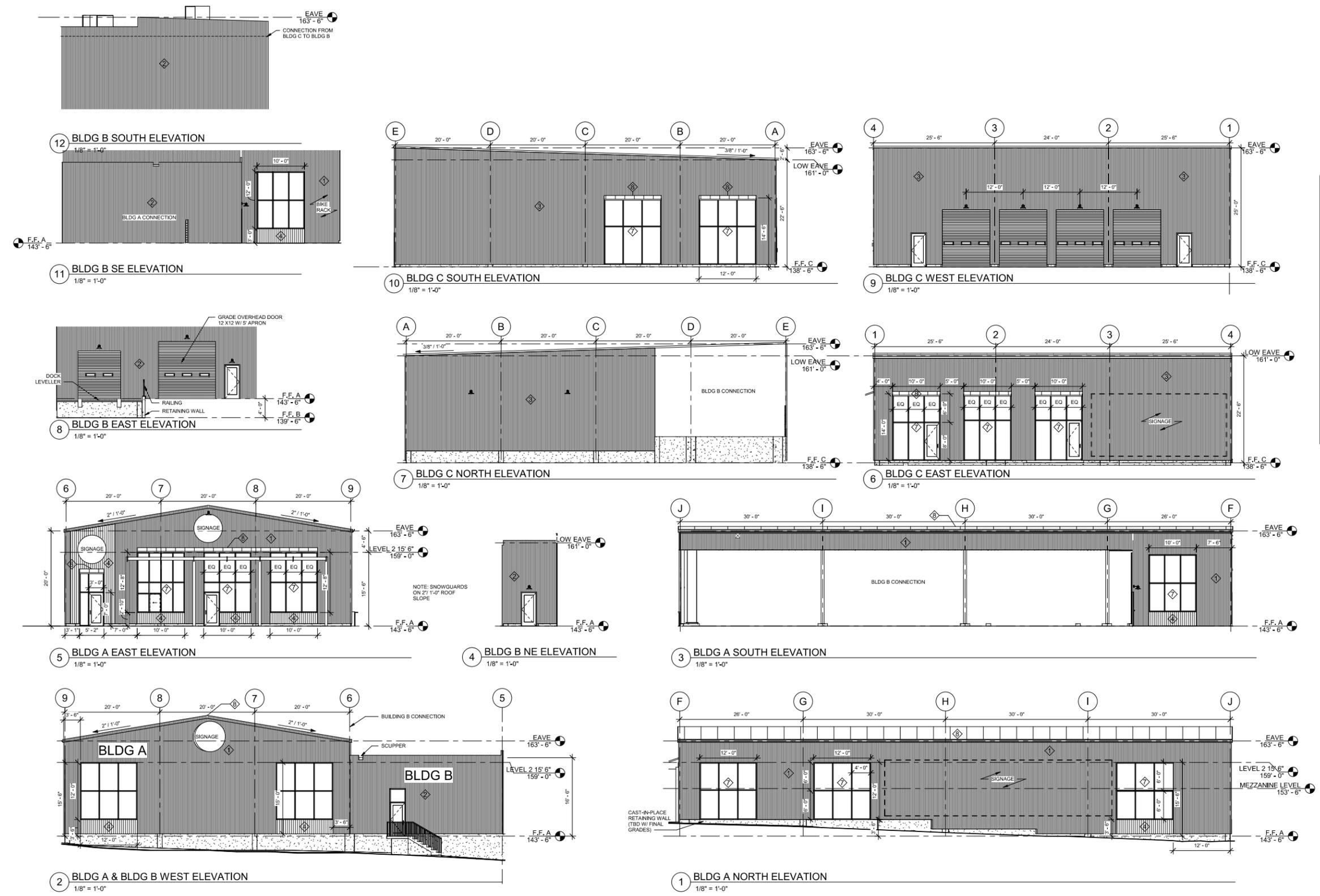
1 FLOOR PLAN
1/8" = 1'-0"



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ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
◇ METAL WALL PANEL (BLDG A)	7.2 INSUL RIB METL-SPAN METAL PANEL	DARK GREY METALLIC
◇ METAL WALL PANEL (BLDG B)	FLAT METAL PANEL METL-SPAN	COR-TEN AZP RAW
◇ METAL WALL PANEL (BLDG C)	VERTICAL MINIWAVE METAL PANEL	SILVER METALLIC
◇ METAL WALL PANEL (BLDG A ACCENT)	7.2 INSUL RIB METL-SPAN METAL PANEL	DARK BROWN METALLIC
◇ METAL WALL PANEL (BLDG C ACCENT)	VERTICAL MINIWAVE METAL PANEL	TBD
◇ METAL COPING & CANOPIES	METAL	TO MATCH ASSOCIATED BUILDING
◇ GLAZING	ALUMINUM STOREFRONT	TBD
◇ ALZN (SILVER) FINISH (BLDG A & C)	BUTLER MR-24 ROOF	SILVER METALLIC

REVISIONS



PRELIMINARY NOT FOR CONSTRUCTION

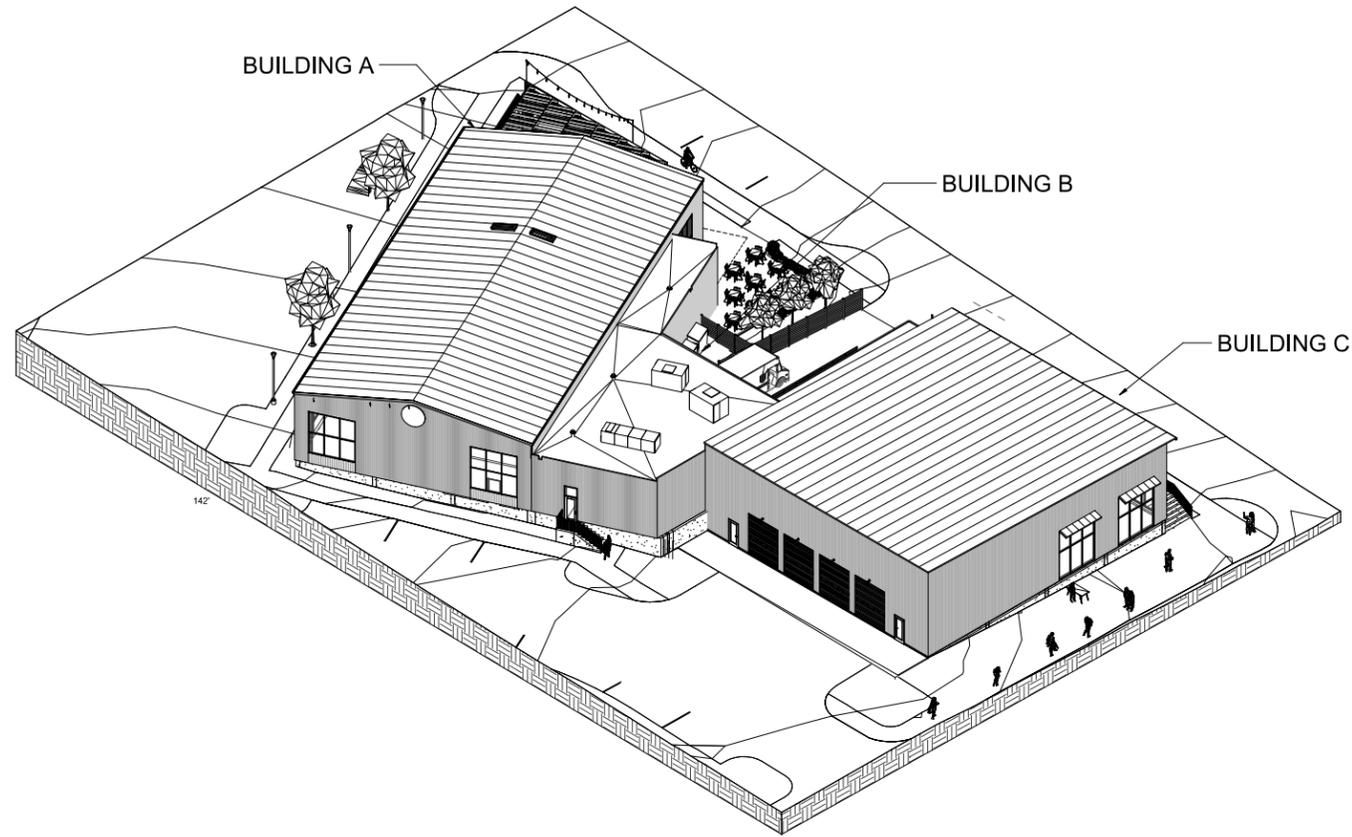
ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 16th Street
Pewaukee, WI 53072
Phone: (262) 796-4540
WWW.ANDERSONASHTON.COM



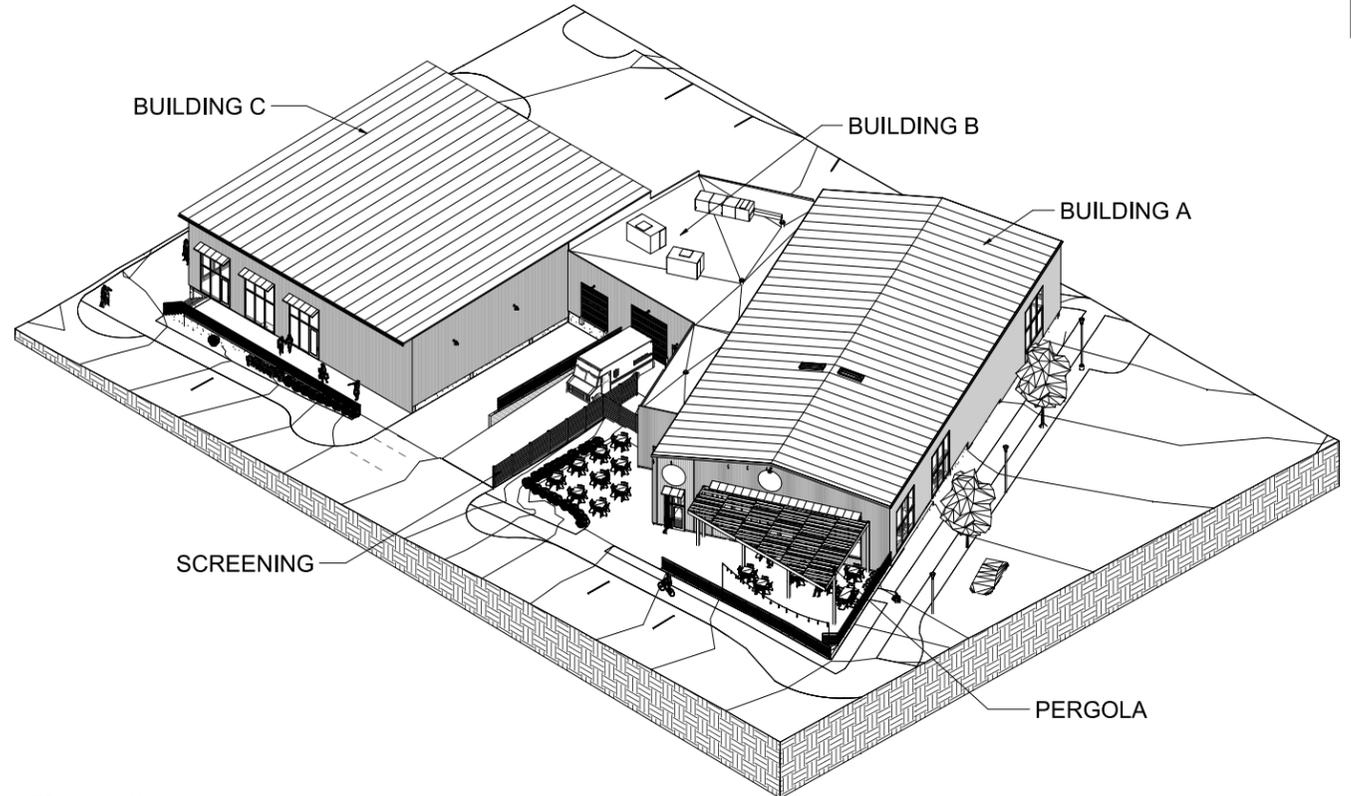
PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY: JWN
DESIGNER:
ISSUE: 11/8/20 10:27
SUBMITTAL DATE: 11/8
DESIGN NO.
CONSTRUCTION NO. 3893

A201



2 OVERALL AXON REAR



1 OVERALL AXON

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2748 South 168th Street
Plymouth, WI 53082-7582-4540
WWW.ANDERSONASHTON.COM



Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	Author
DESIGNER:	
ISSUE:	11/8/20 10:27
SUBMITTAL DATE:	11/8
DESIGN NO.:	
CONSTRUCTION NO.:	

A901

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DAN BEYER ARCHITECTS

VIEW FROM NATIONAL AVE. & S 66TH ST



VIEW FROM W. LAPHAM ST & S 66TH ST



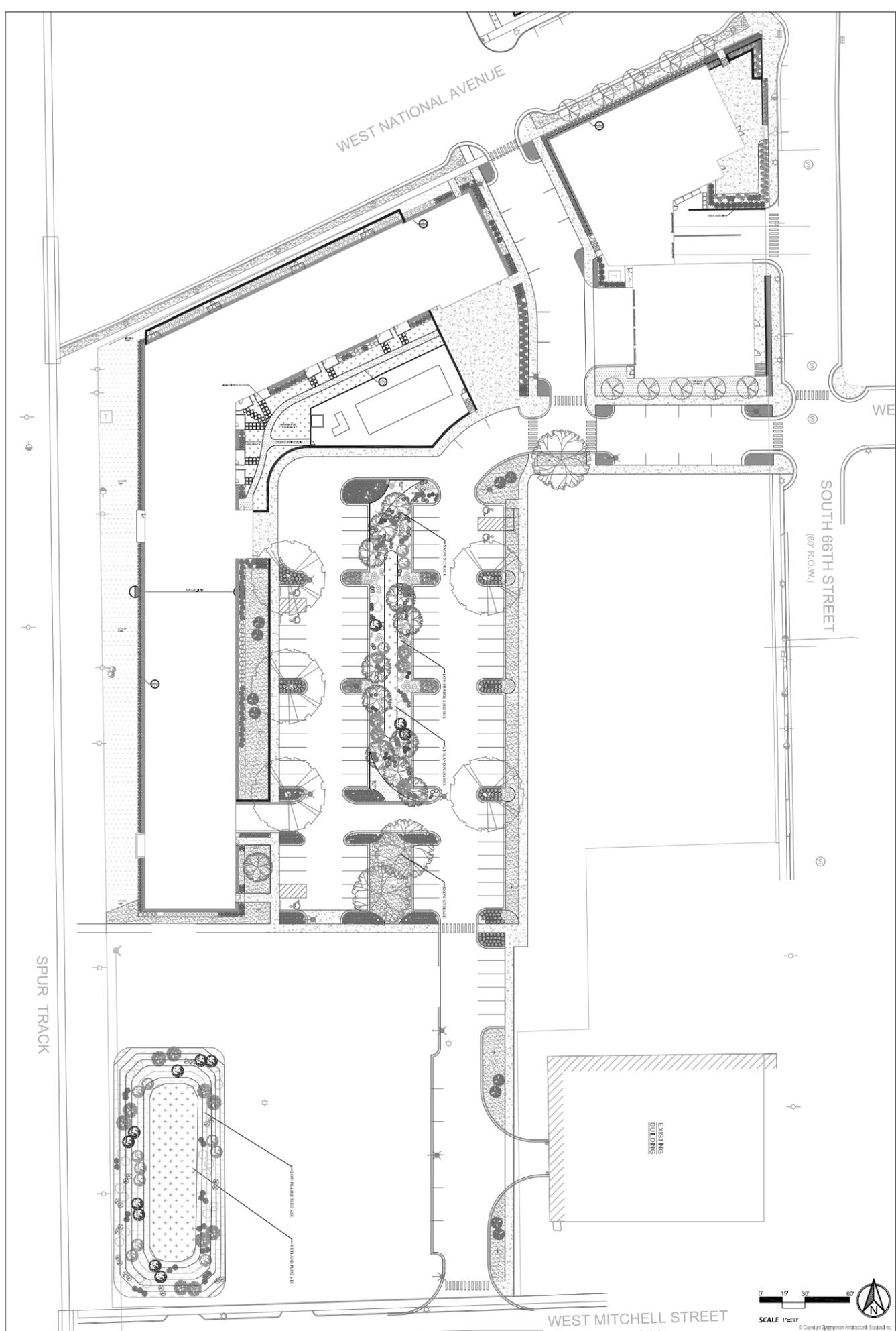
VIEW FROM NATIONAL AVE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BR	Betula nigra	River Birch	2" Cal.	B&B	3
	BW	Betula populifolia 'Whitepine'	Whitepine Birch	2" Cal.	B&B	12
	CJS	Carpinus caroliniana 'J.N. Upright' TM	Firespire American Hornbeam	2" Cal.	B&B	12
	OB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	5
	OR3	Quercus robur x alba 'Clifton Spruce'	Clifton Spruce Oak	2" Cal.	B&B	10
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC3	Juniperus chinensis 'Spartan'	Spartan Juniper	6' Ht.	B&B	27
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ah	Amsoria hubrichtii	Arkansas G. UeStar	1 gal.	Pot	135
	AS4	Aster sp. sylvatica	Common Milkweed	1 gal.	B&B	13
	Am8	Aster macrophyllus	Bigleaf Aster	1 gal.	Pot	13
	GA2	Ceanothus americanus	New Jersey Tea	1 gal.	Pot	27
	EY	Eryngium yuccifolium	Rattlesnake Master	1 gal.	Pot	28
	EP2	Eupatorium purpureum 'Little Joe'	Dwarf Joe-Pye Weed	1 gal.	Pot	17
	IV2	Iris virginica shrevei	Shreve's Iris	1 gal.	Pot	21
	NM	Nepeta mussini 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	421
	SR3	Solidago rugosa 'Fireworks'	Windfall Goldenrod	1 gal.	Pot	22
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Am7	Aronia melanocarpa	Black Chokeberry	1.5' Ht.	B&B	62
	AM	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	1.5' Ht.	B&B	34
	CO2	Cephalanthus occidentalis	Buttonbush	1.5' Ht.	B.R.	25
	CT2	Cornus pumila	Dwarf Red Tipped Dogwood	1.5' Ht.	B&B	39
	CG	Cornus racemosa	Gray Dogwood	1.5' Ht.	B&B	15
	Fx	Fothergilla x 'Mount Airy'	Mount Airy Fothergilla	1.5' Ht.	Pot	126
	HK	Hypoxis kelleri	St. John's Wort	1.5' Ht.	Pot	96
	PO5	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	1.5' Ht.	B&B	15
	PO2	Physocarpus opulifolius 'Daiho'	Daiho Ninebark	1.5' Ht.	B&B	12
	SP	Salix purpurea 'Nana'	Dwarf Arctic Willow	1.5' Ht.	Pot	103
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Om2	Carex muskingumensis	Palm Sedge	1 gal.	Pot	8
	PV3	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal.	Pot	142
	Sa	Setaria autumnalis	Autumn Moor Grass	1 gal.	Pot	632
	SH	Sporobolus heterodactylus	Prairie Dropseed	1 gal.	Pot	869

LANDSCAPE NOTES

- The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
- Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to General Contractor.
- Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
- Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required. See planting specifications for clarifications.
- Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
- Mulching: perennial planting areas shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
- Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required. Bed lines are to be cut crisp, smooth.
- Aluminum Edging: to be placed in maintenance strip beds for material and installation see plantings specification.
- Stone maintenance strip to be installed 3 inches deep above weed material with aluminum edging. Contractor to install maintenance strip 2-foot wide along building edge, where indicated and in compliance to plantings specification.
- Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation. For mixtures and installation see plantings specification.
- Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Nursery 608-296-3679) or approved comparable mix from a reputable seed mix provider with landscape architect endorsement. Prepare seed bed and soil as specified in plantings specification.
- Native Low Prairie Seed Mix / Wetland Plug Mix: seed mixes as listed on the Plant and Material List or other seeding schedules outlined in naturalized seed spec. Prepare soil and seed bed as in item #12 above.
- The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 90 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching, fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



Zimmerman
ARCHITECTURAL STUDIOS, INC.

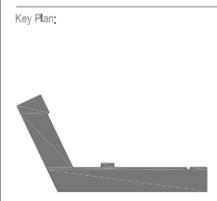
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudio.com
TELEPHONE (414) 476.9500
FACSIMILE (414) 476.8662

Developer/Owner:

Consultant:

Project:
SoNa Lofts

Location:
W. National Avenue
West Milwaukee, WI 53214



Sheet:
OVERALL LANDSCAPE PLAN

Phase:
Planning Commission Submittal

Scale: 1"=30'

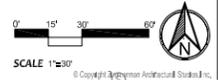
Revisions:

No.	Date	Description
1	11.06.20	Planning Commission Submittal

Date:
11.06.20

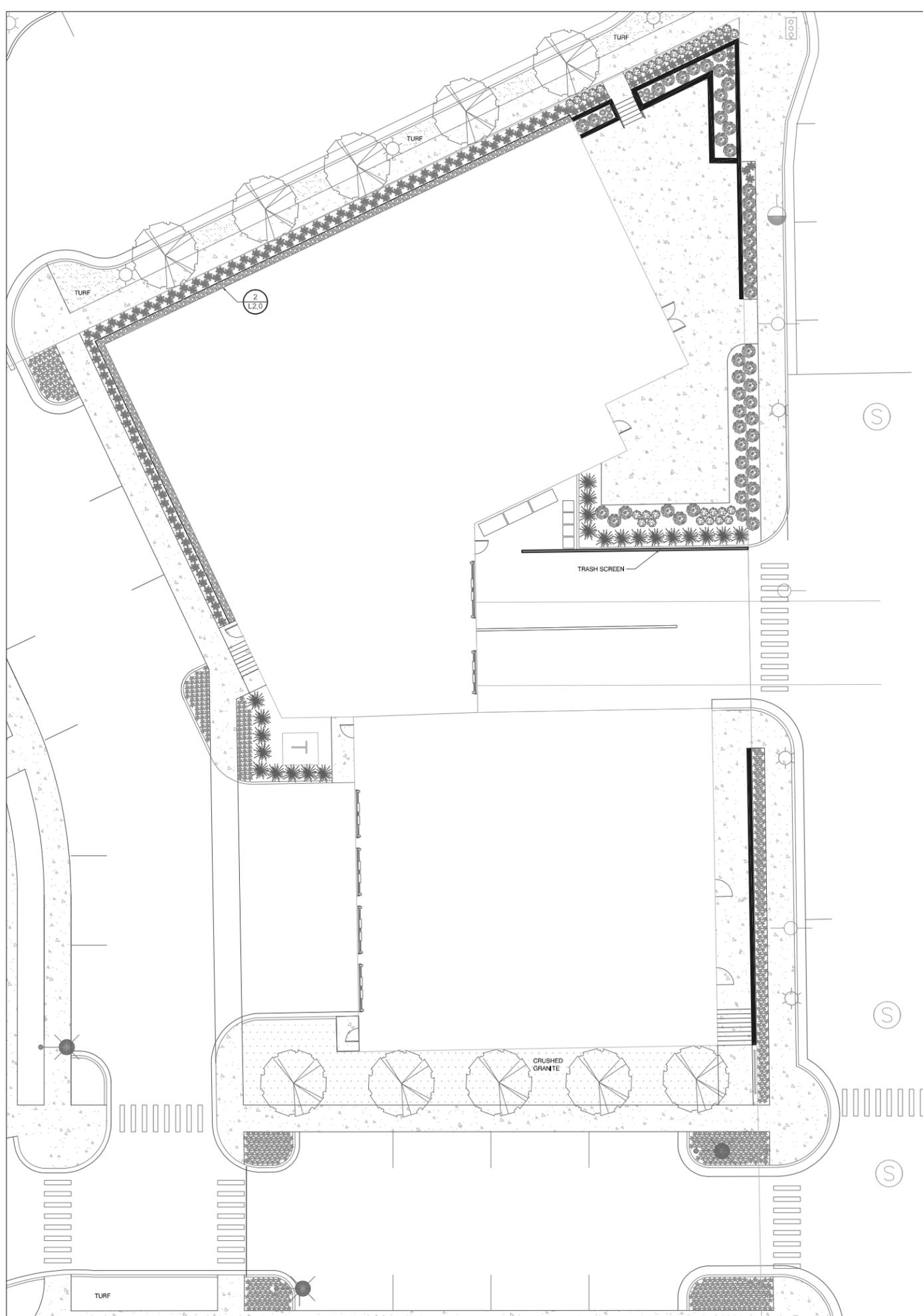
Project No:
200054.00

Sheet No:
L1.0



PLANT SCHEDULE

DECIQUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	OR3	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	2.5' Cal.	B&B	10
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	JC3	Juniperus chinensis 'Spartan'	Spartan Juniper	6' Ht.	B&B	22
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	NM	Nepeta mussini 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	33
DECIQUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	HK	Hypericum adpressum	St. John's Wort	1.5' Ht.	Pot	52
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cm2	Carex muslinghamensis	Palm Sedge	1 gal.	Pot	8
	PV3	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal.	Pot	141
	SH	Sporobolus heterolepis	Prarie Dropseed	1 gal.	Pot	737



Developer/Owner:

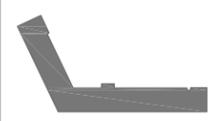
Consultant:

Project:

SoNa Lofts

Location:
W. National Avenue
West Mills, WI 53214

Key Plan:



Sheet:

VALENTINE COFFEE

Phase:
Planning Commission Submittal

Scale: 1"=10'

Revisions:

No.	Date	Description
1	11.06.20	Planning Commission Submittal

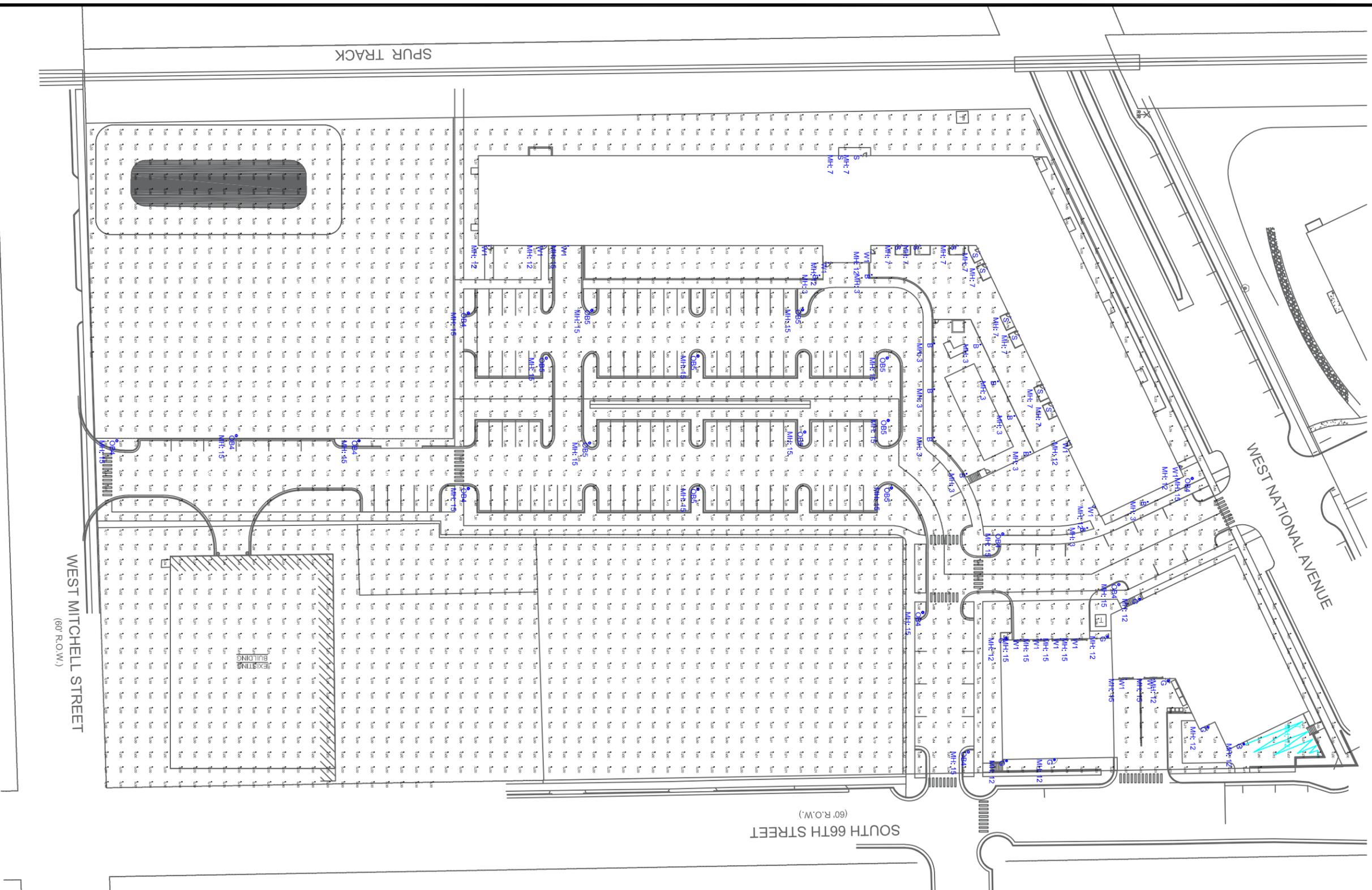
Date:
11.06.20

Project No:
200054.00

Sheet No:



L1.1



Calculation Summary							
Label	CalcType	Units	Avg	Max	Mh	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.51	4.64	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.34	4.0	0.2	6.70	20.00

Luminaire Schedule									
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens	
12	B	SINGLE	0.950	KUZCO	EB3036-xx	11	132	562	
8	G	SINGLE	0.950	BASELITE	W516-53-E1-14W LED-xk	12.9792	103.8336	1019	
10	OB4	SINGLE	0.950	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE)	53.6184	536.184	6918	
10	OB5	SINGLE	0.900	LITHONIA	RADPT P3 xxK SYM (13FT POLE 3FT BASE)	53.6184	536.184	7302	
11	S	SINGLE	0.950	KUZCO	EW35404-BK	11.6	127.6	243	
1	T	SINGLE	0.010	TIVOLI	LITESPHERE	11.6	11.6	243	
14	W1	SINGLE	0.950	LITHONIA	WPX1 LED P1 xxK Mvolt	11.47	160.58	1568	



#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : NOV 5, 2020

SCALE : 1" = 70'-0"

SONA

WEST ALLIS, WISCONSIN

LIGHTING LAYOUT



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 22, 2025
6:00 PM

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

- 4A. Conditional Use Permit for AMP Automotive LLC, a proposed Light Motor Vehicle Sales use, at 10150 W. National Ave.)**

- 4B. Site, Landscaping, and Architectural Design Review for AMP Automotive LLC, a proposed Light Motor Vehicle Sales use, at 10150 W. National Ave. (Tax Key No. 485-9996-019)**

Overview and Zoning

AMP Automotive is a proposed wholesale automotive dealer business to be located at 10150 W. National Ave. Unlike a traditional retail car dealership, AMP Automotive will not sell vehicles to the general public and will not maintain an outdoor vehicle lot. The applicant has clarified that the business will function primarily as an office-based wholesale operation, purchasing vehicles from auctions or public markets for resale exclusively to other licensed dealers or businesses. More specifically, the office space will be used for administrative work, paperwork related to wholesale transactions, and occasional meetings with other licensed dealers.

Two parking stalls will be assigned to the business as part of their lease agreement, but these are intended only for occasional administrative use and state licensing compliance. The applicant does not plan to park or store vehicles on-site, as all vehicles move directly between dealers or auctions and any mechanical work is completed off-site.



No interior or exterior changes are proposed. The office function of the business is to be conducted in the interior of the existing building.

Hours of Operation:

Sunday to Saturday: 8 a.m. – 5 p.m.

10150 W. National Ave is zoned C-4. Light Motor Vehicle Service is a Conditional Use in the C-4 zoning district.

Site & Landscaping Plan

No site or landscaping changes are proposed as part of this request. The property has a previously approved site and landscaping plan associated with the multi-tenant building. Staff recommends continued maintenance of existing landscaping and refuse screening areas as a condition of approval.

Architectural Plan

No exterior building alterations are proposed. The tenant will occupy an existing suite within a portion of the building.

Floor Plan

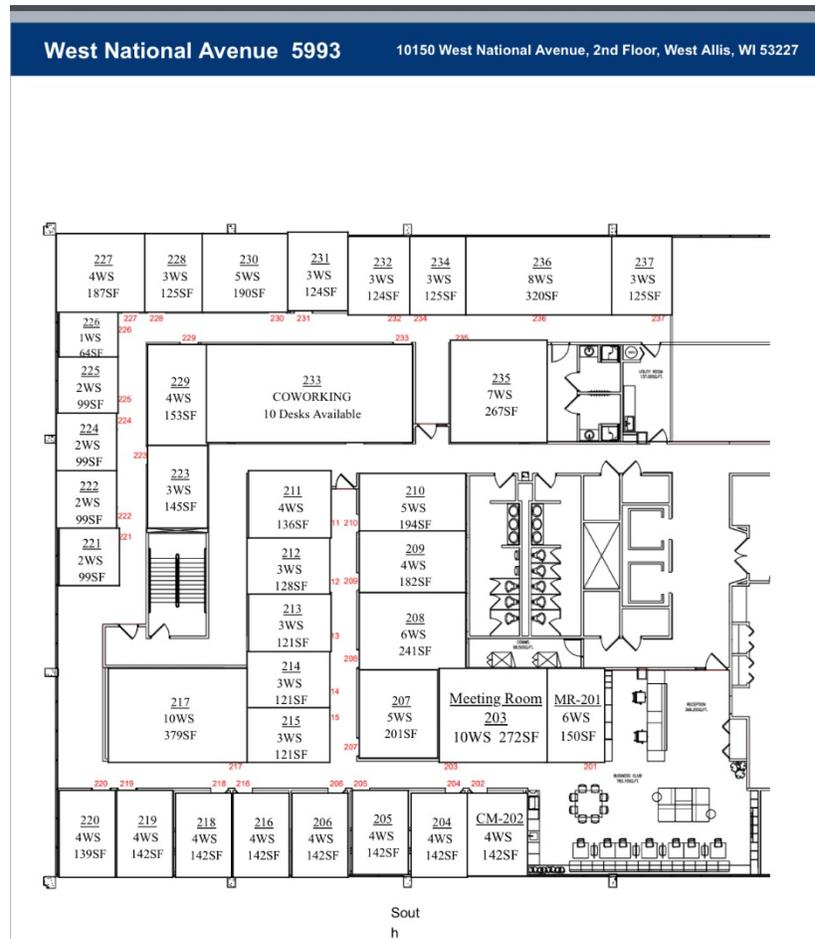
The applicant is leasing space within the 2nd floor of the existing building. A floor plan was provided by the applicant showing the proposed tenant space.

Design Guidelines

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for AMP Automotive LLC, a proposed Light Motor Vehicle Sales use, at 10150 W. National Ave. (Tax Key No. 485-9996-019) subject to the following:

1. Common Council approval of the Conditional Use Permit (Scheduled for November 11, 2025).
2. A revised site plan shall be submitted to the Planning & Zoning Office identifying the two parking stalls to be utilized by AMP Automotive LLC. The business shall be limited to the use of a maximum of two (2) parking stalls for business-related purposes with no mechanical work on-site.
3. Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.





STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 22nd, 2025
6:00 PM

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

- 5A. Conditional Use Permit to allow massage therapy at The Beauty Collective MKE, an existing use, at 11212 W. Greenfield Ave.**
- 5B. Site, Landscaping, and Architectural Design Review for The Beauty Collective MKE, an existing use, at 11212 W. Greenfield Ave. (Tax Key No. 445-0329-001)**

Overview and Zoning

Brittany Huck is proposing to add two massage therapists to her existing business, The Beauty Collective MKE, at 11212 W. Greenfield Ave.

Current operations on site include makeup, facial, and waxing services broadly covered under an esthetician permit. The proposed tenants are adding Massage Therapy uses to the existing esthetician services presently offered by the business. Massage



Therapy is a Conditional Use in the C-3 district. A public hearing before the Common Council will be held following the Plan Commission’s review.

The proposed hours of operation for the massage therapy suites are 9 am – 8 pm every day of the week. Both massage therapists are licensed under the state of Wisconsin and can provide proof of their licensure.

Property owner and Massage Therapy businesses on site shall:

1. State of WI licensed operation.
2. Maintain customer appointment records.
3. All customers enter/exit through common/public areas.
4. 24/7 video camera surveillance within common public access points.
5. Daytime hours (operators will not be open past 8 pm)

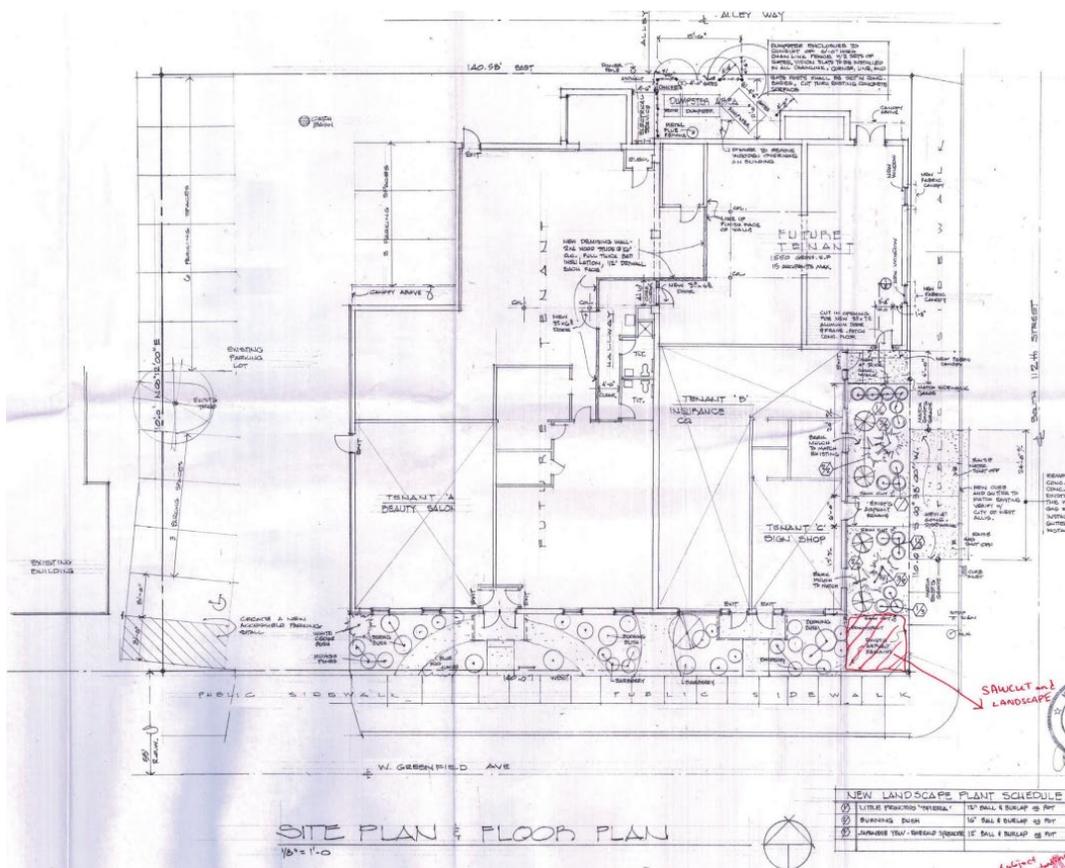
Site Plan

At this point, the applicant has stated that no alterations are proposed to the building's interior or exterior features to accommodate for the two new massage therapy uses on site.

The building presently offers four therapy rooms leased to tenants of the salon suites. Additionally, the site offers two restrooms, one office space, and a small mechanical room. The prospective massage therapists will occupy Suite 3 and Suite 4. No changes are proposed to the floor plan submitted by the applicant.

The site offers 12 parking spaces with one ADA parking stall. There are two entrances to the salon suites section of the building: one to the south and one to the west of the salon suite. An enclosed dumpster is featured to the north of the site abutting the alleyway. It is shared by multiple tenants of the building. No landscaping features will be altered on site.

At this time, the Planning department has not received any comments from other departments regarding this project and all departments have signed off on their review of [PLAN-25-68](#).



Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for the Beauty Collective MKE, an massage therapy use, at 11212 W. Greenfield Ave. (Tax Key No. 445-0329-001).

1. Common Council approval of the Conditional Use permit.
2. Business shall operate within State of WI licensed operations, maintain records of customer appointments, and install cameras in customer lobby area, operating within daytime hours.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 22nd, 2025
6:00 PM

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

6. Site, Landscaping, and Architectural Design Review for alterations to an existing building/property at 7836 W. Becher St. (Tax Key No. 477-0173-000)

Overview & Zoning



The [property](#) consists of two existing single unit homes and a commercial building. The one floor commercial building is being demolished. The existing foundation will be used to construct a new 2-story mixed-use building. The first floor will be used again as a commercial space with the upper second story accommodating two residential apartment units. The existing

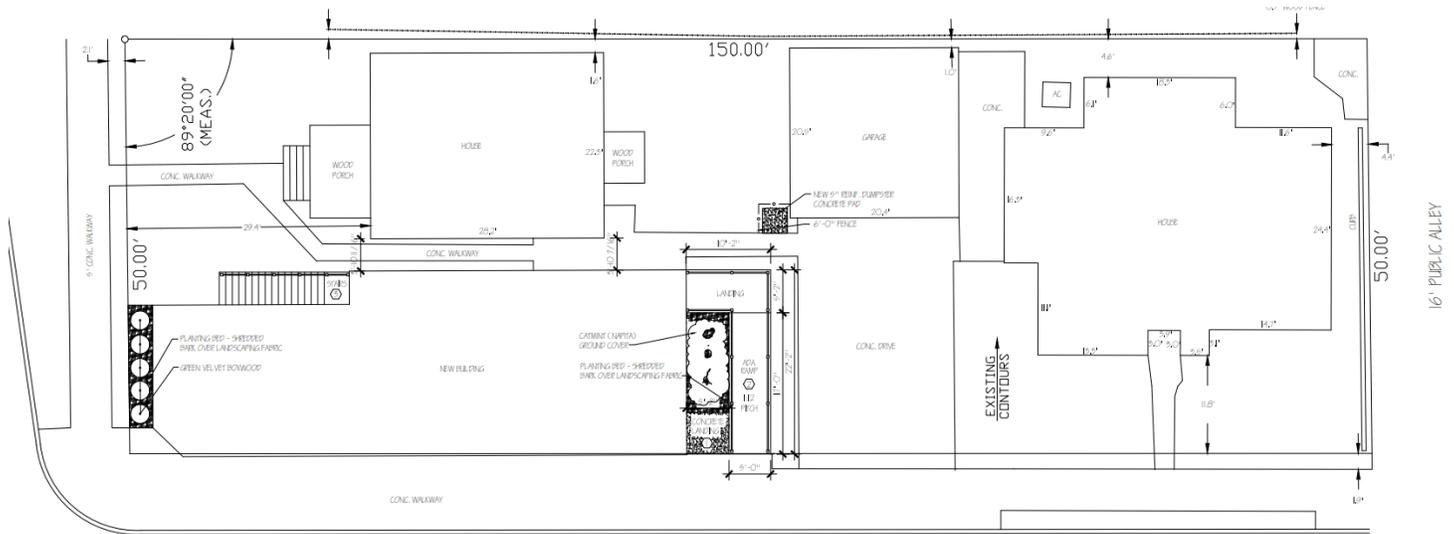
building outline, foundation, and basement will remain unchanged through this project while a small addition attached to the west of the original building will be demolished to accommodate a new ADA ramp, landing, and landscaped area.

The property is zoned C-2 — “Intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale.” Mixed uses and residential dwelling units are allowed as a Limited use in the C-2 zoning district, “if located on a lot that has another principal use”. This building is of mixed use in nature, ensuring that this requirement is met. While the applicant has not yet determined the type of commercial use it will need to comply with the zoning district. Neighborhood scale retail and a wide variety of service uses are allowed in the C-2 district.

Site Plan

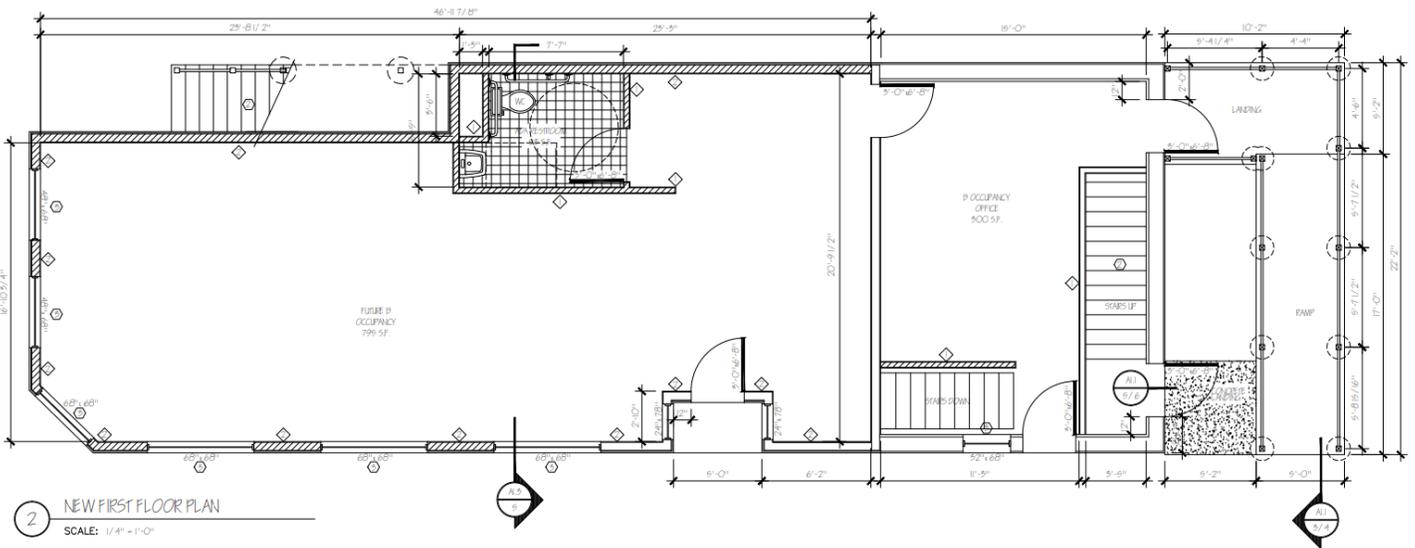
The site plan shows an existing lot fronting W. Becher St. with alleyway access to the east of the site. The proposal will retain the existing basement and foundation while constructing a new, two-story mixed-use building. The existing driveway and walkways are concrete, leading to an existing house just north of the project area. The location of these walkways will remain unchanged in the new plans. Another existing home exists between the project area and public alleyway to the far east of the lot with an attached garage. The proposed layout includes a new ADA-compliant ramp

with concrete landing as well as a 5-ft. reinforced concrete pad adjacent to a small, landscaped area along the eastern façade of the building. The new building will have one set of stairs along its northern façade. In all, the site layout attempts to maximize the use of the narrow lot while complying with setback standards for the C-2 district.

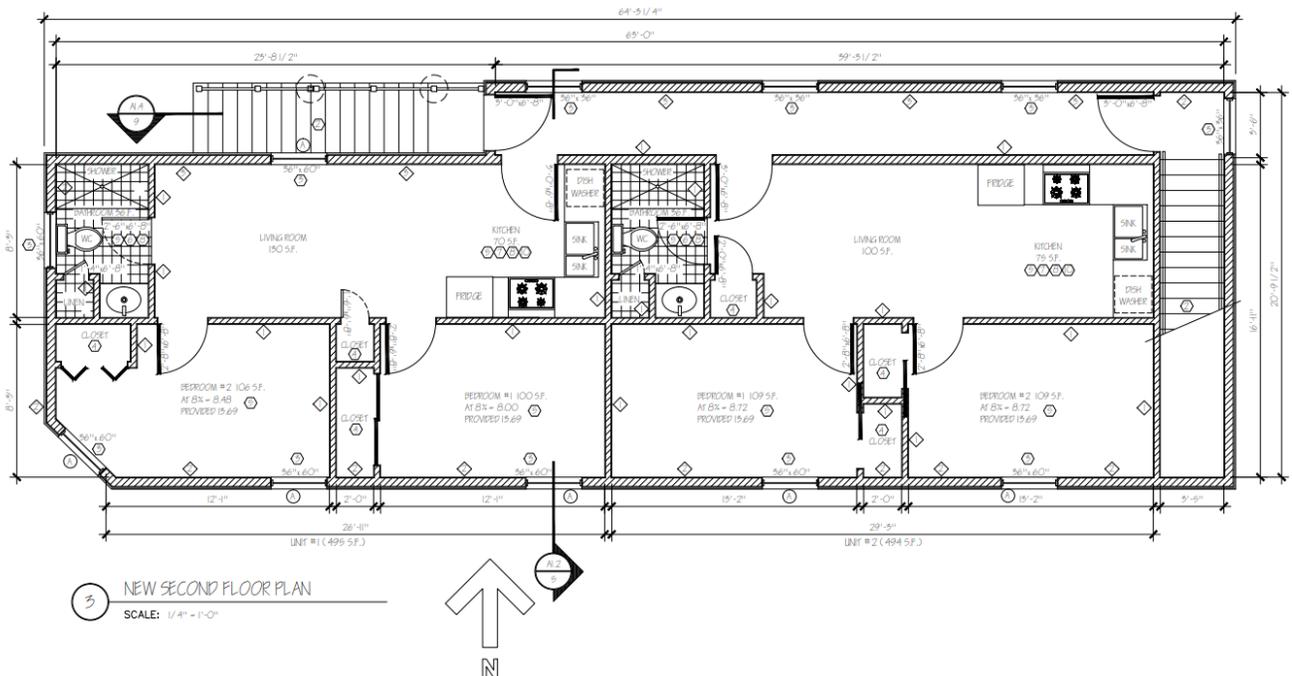


Floor Plan

The floor plans show a two-story, mixed-use building constructed above the existing basement and foundation. The first floor (approx. 1,319 sq. ft.) is designed for Commercial occupancy, intended for future neighborhood-scale retail or service use. This level includes an open floor area, a code-compliant ADA restroom (53 sq. ft.), and access to a new front entry ramp and landing facing W. Becher St. Circulation and egress are provided through the primary front entrance and rear access toward the alley.



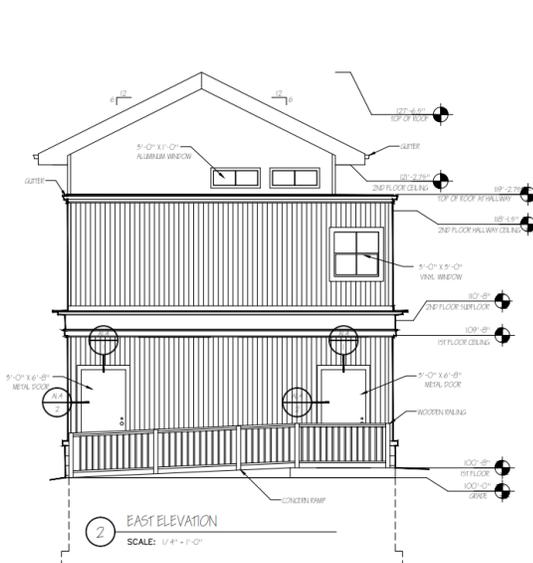
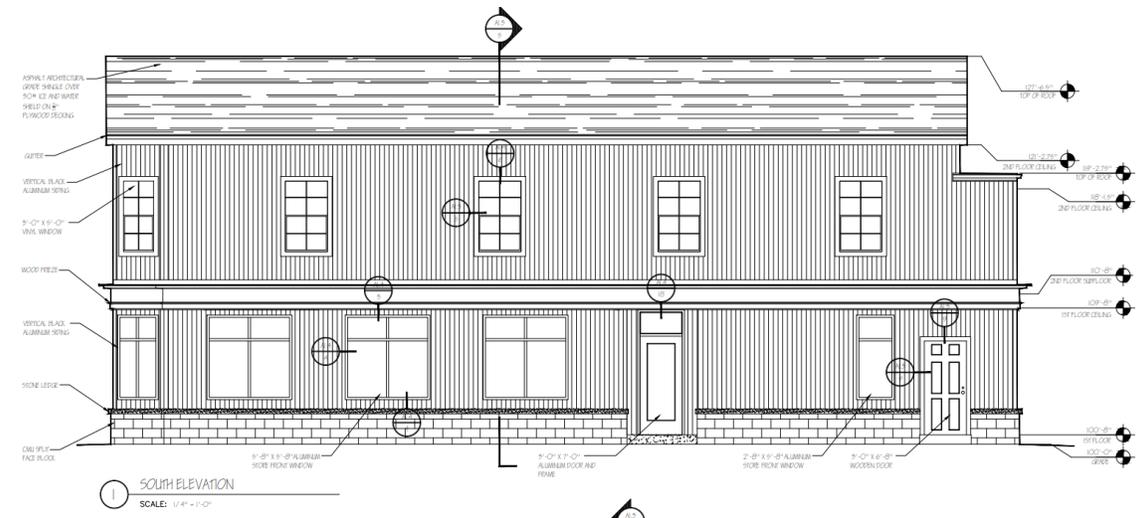
The second floor contains two residential units of approximately 495 sq. ft. Each dwelling unit includes a kitchen, living area, two bedrooms, bathroom, and closet storage, arranged symmetrically around a shared central corridor. The plans also include energy compliance notes for wall and ceiling insulation and requirements for smoke and CO detectors noted in the construction notes. This building is not required to be sprinklered. The layout demonstrates consistent, mixed-use infill development patterns within the neighborhood while utilizing the existing structural foundation.



Architectural Plan

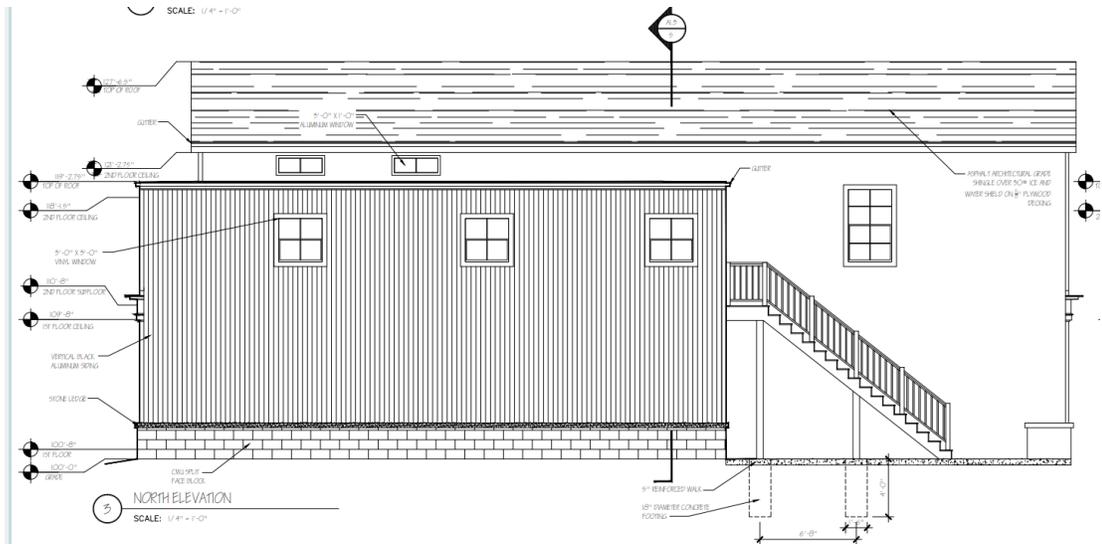
The submitted plans indicate that the building will be 2,494 sq. ft. in area, allotting 1,319 sq. ft. to each floor with the existing 837 sq. ft. basement. The building is two stories high at 127 ft. Materials used in the façade details of this building include CMU split face block base on the first floor, doors and windows with aluminum framing, black vertical aluminum siding for each floor separated by a wood frieze, and an asphalt shingled roof with plywood decking. The new stairway on site will be constructed of treated wood with a metal tube handrail leading to a small landing on the second story. The building will also feature a new ADA ramp with wooden rails to the back of the building's two entrances. The applicant has not indicated the color of the building.

The southern elevation shows two doors to access the building (commercial entry and a residential entry) as well as large storefront windows on the first floor and narrower windows along the residential second floor.

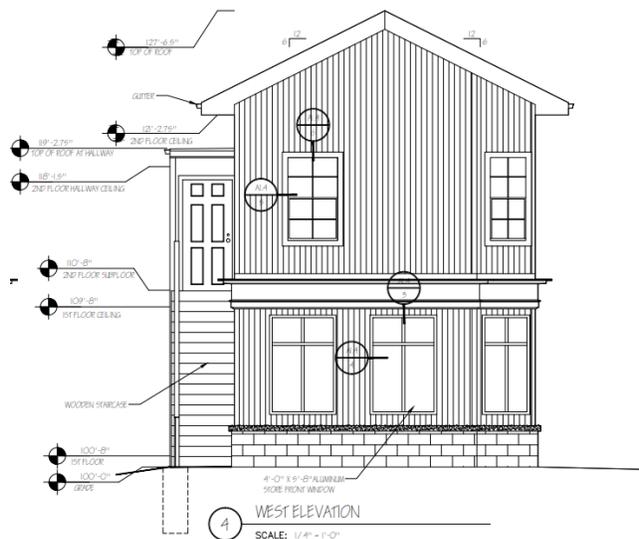


The eastern elevation shows the new ADA compliant ramp entrance to the back of the building with two doorway entrances. No windows are indicated for the first floor and one window is shown for the second floor.

The northern elevation shows the new stairway leading to the second floor. Six windows are shown for the residential second floor.



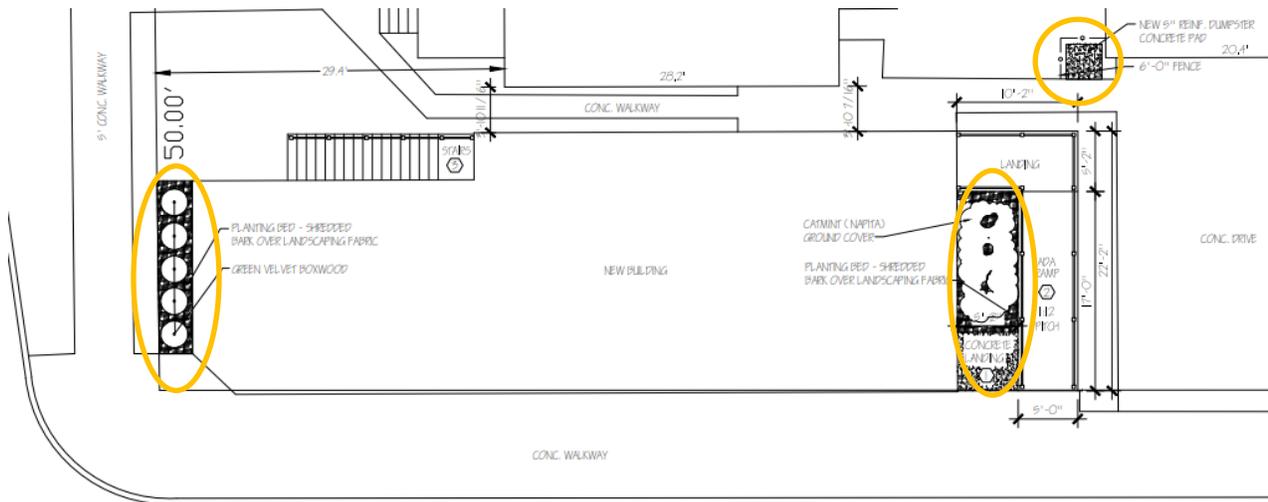
The western elevation shows the new exterior stairway leading to a doorway on the second story, three large storefront windows along the first floor commercial space, and two smaller windows along the second story residential space.



Landscaping Plan

The landscaping plan introduces new planting beds along the building perimeter and walkways. Beds are covered with shredded bark over landscape fabric and planted with Green Velvet Boxwood shrubs and Catmint (*Nepeta*) groundcover. The landscaping design creates a defined streetscape edge along Becher Street, softening the frontage of the building and providing buffer areas near the walkway and ramp.

A new dumpster, concrete pad, and fenced enclosure are indicated in the landscaping plan to the northeastern corner of the project area. The dumpster is screened with a 6-foot fence, though the construction materials for this enclosure are not detailed in the plans. Presently, parking for this building will be offered along Becher St. and S. 79th St. with the existing concrete walkways remaining unchanged. No lighting plans have been submitted as part of the greater landscaping plan for this project.



Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for alterations to an existing building/property at 7836 W. Becher St. (Tax Key No. 477-0173-000) subject to the following conditions:

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) exterior material color and finishes shown on the architectural plans; (b) confirmation of the refuse area and enclosure details.
2. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
3. Submit a signage plan for design review and permitting.

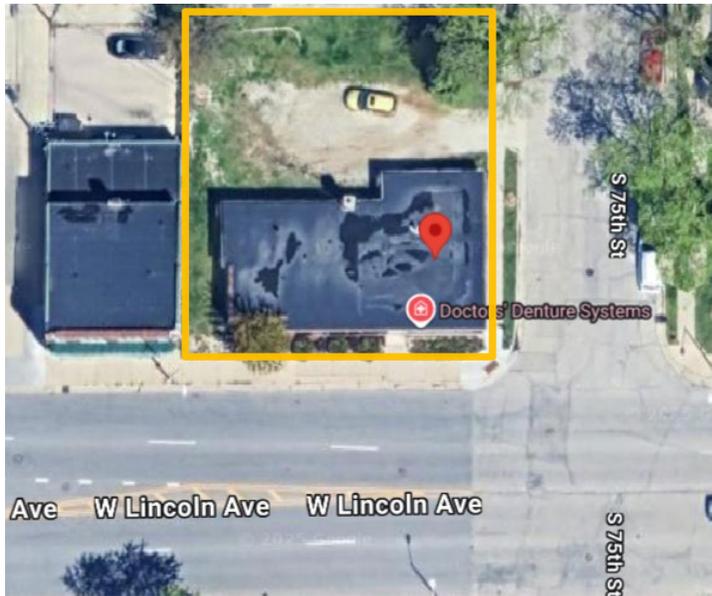


STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 22nd, 2025
6:00 PM

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

7. Site, Landscaping, and Architectural Design Review for S&A Bellas Buite Beauty Salon, a proposed Neighborhood Service use, at 7500 W. Lincoln Ave. (Tax Key No. 476-0657-000)

Overview and Zoning



Luis Barbosa, on behalf of the owners of S&A Bellas Suite Beauty Salon, has applied to propose a series of changes to the building's interior and exterior as well as notable changes to the landscaping at [7500 W. Lincoln Ave.](#) The building will be converted from a former dental office to a new salon, changing the use of the site to a neighborhood service use. Located in the C-2 zoning district, "intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale", a neighborhood service use is a permitted use.

S&A Bellas Suites intends to be open daily from 10:00 am until 8:00 pm by appointment

only. The existing building is a one-story, 2,284 sq. ft. building with a basement and ample green space on the site. Overall, Luis is proposing exterior alterations such as adding handrails to an existing ramp along Lincoln Ave., creating a new parking lot and green space area toward the back of the building, and removing and replacing several windows. The building's interior will change through replacing damaged drywall, removing several non-load bearing walls, updating the interior room layouts, adding one ADA restroom, adding new walls and finishes, and generally upgrading the building's HVAC system.

Site and Landscaping Plan

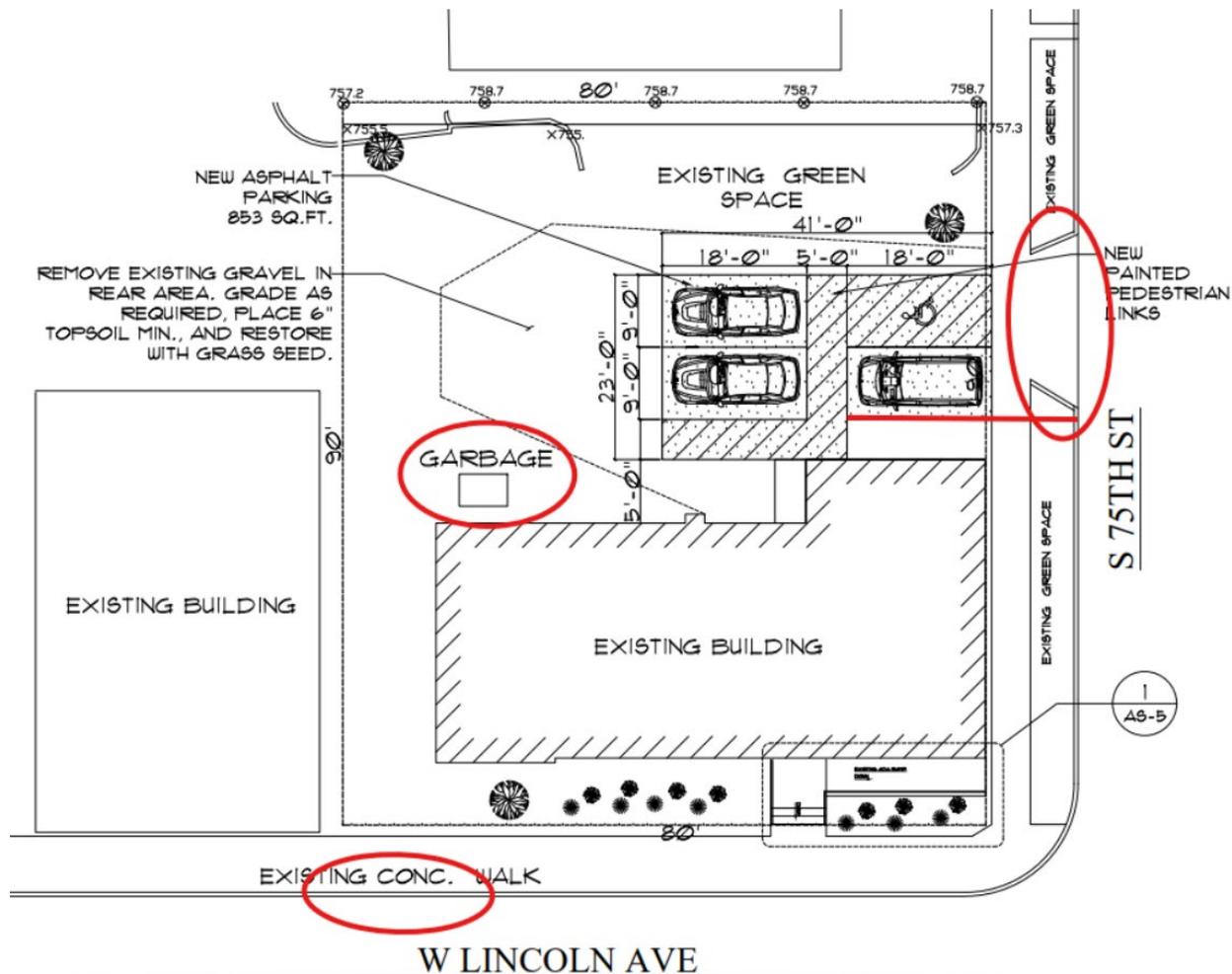
The property has a roughly 7,200 sq. ft. lot that has an existing building of about 2,200 sq. ft. in area. It is a single story, commercial structure with a basement that contains an existing concrete walkway and ADA ramp facing W. Lincoln Ave. There is a retaining wall and ample green space to the northern portion of the lot that will remain through these plans.

There is an existing gravel parking lot behind the building, and the applicant proposes to pave a 975 sq. ft. portion of the rear yard with asphalt paving. The plans also show an updated dumpster area that is separated from the proposed paving area. The new parking lot as proposed will have three standard parking spaces with one ADA-compliant parking stall. Engineering, Code Enforcement, and the Planning department have commented regarding the layout of the parking lot that the ADA parking stall must be located closest to the building, and this spot cannot be obstructed by any of the other parking stalls. A typical ADA stall is 11-ft wide

stall + 5-ft wide access aisle x 18-ft deep. The access aisle is typically on the passenger side of the vehicle. As proposed it's shown at 9-ft wide with another parking stall located behind it.

A refuse enclosure with a concrete pad and 6' high cedar wood fence and gate is also included in the landscaping plans. Although the details of this enclosure meet the requirements imposed by Planning and Zoning, the location of the refuse container itself should be amended to be located in an area closer to where the refuse will be collected. Its present placement would make rolling this container across the restored green space very difficult, so it is recommended that this feature is moved closer to a paved area for access.

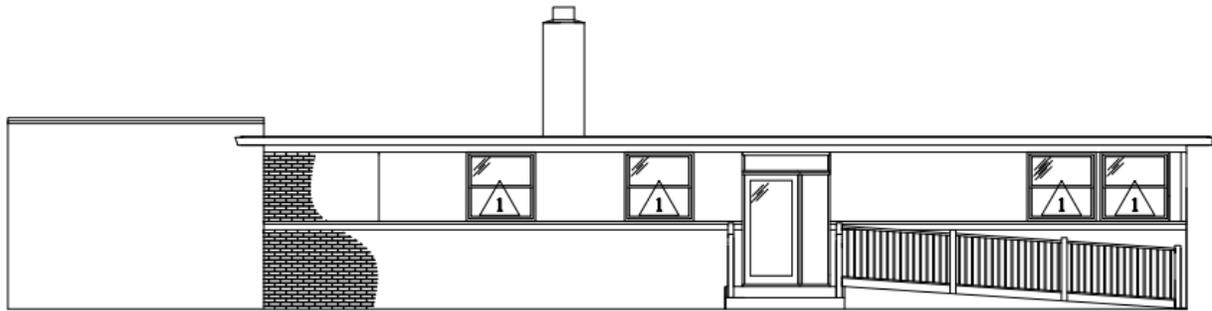
The existing gravel lot to the back of the site will partially be replaced by this lot and regraded. In the regions of this gravel lot that are not replaced by the new parking lot, 6' of topsoil and grass seed will be planted to restore this region to green space. Staff is recommending landscaping or other screening along the north property line be shown on plan. All other landscaping features such as trees and shrubbery will be unimpacted by the proposed changes to the site and will remain unchanged. No lighting or signage plans have been submitted at this time.



cabinet elevations. On this floor, three points of egress exist to the building's south, west, and north of this floor.

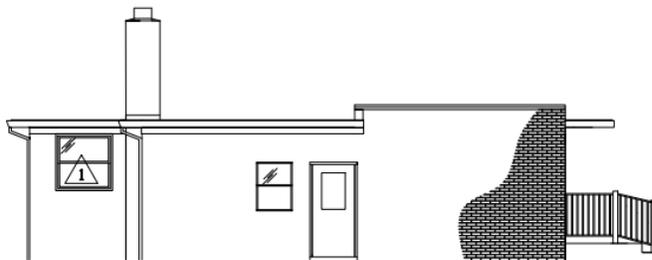
Architectural Plan

The existing brick and masonry walls will remain as-is on the building, with no new material callouts or color changes specified to the building's exterior. New exterior work to the building will include the installation of new metal handrails on both sides of the existing ADA ramp facing W. Lincoln Ave. and the replacement of several windows with new, matching windows.



1 Existing South Elevation (Front)
A-4.0 Scale: 1/8" = 1'-0"

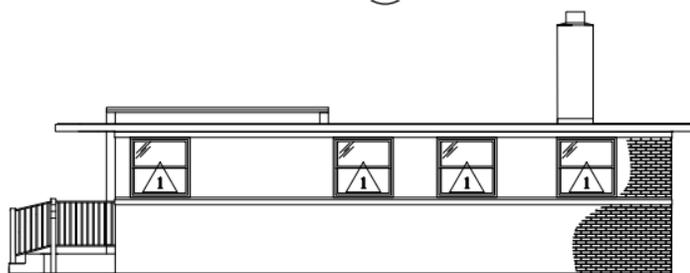
South Elevation: This elevation shows the existing ADA ramp that will receive the new metal handrails. Here, no other changes are proposed aside from four new vinyl double-hung windows with double-paned glass.



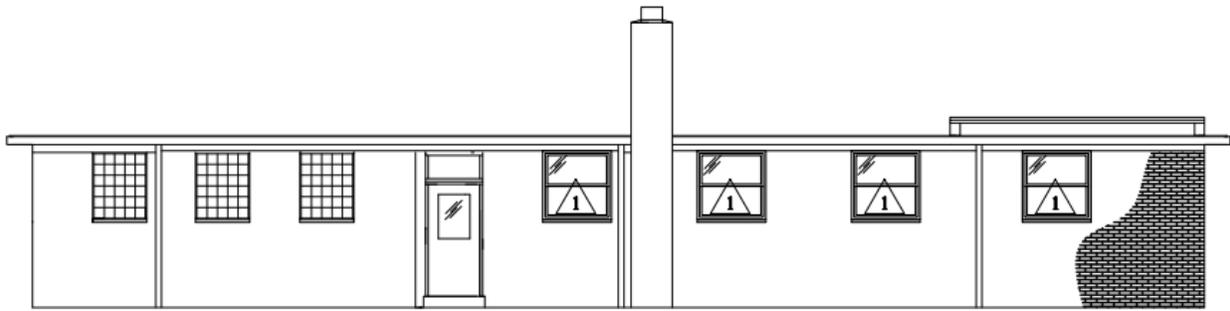
2 Existing West Elevation
A-4.0 Scale: 1/8" = 1'-0"

West Elevation: The west elevation indicates that the architectural façade features here will remain the same, with one window replaced with a vinyl double hung window with double paned glass.

East Elevation: This elevation's façade features will remain the same aside from the replacement of four windows to the specifications matching the other replacement windows and fixture treatments.



3 Existing East Elevation
A-4.0 Scale: 1/8" = 1'-0"



4 Existing North Elevation (Rear)
 A-4.0 Scale: 1/8" = 1'-0"

North Elevation: The façade features here will largely remain unaltered, aside from the replacement of four windows to the specifications matching the other replacement windows and fixture treatments.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for S&A Bellas Buite Beauty Salon, a proposed Neighborhood Service use, at 7500 W. Lincoln Ave. (Tax Key No. 476-0657-000) subject to the following conditions:

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) a revised parking plan that creates an ADA-compliant parking stall. The parking lot could also be reconfigured to accommodate fewer parking stalls or resized/enlarged reorientate stalls so as to not back out to the street; (b) relocation of the refuse container on a paved surface and contiguous with the proposed paved parking area, (c) additional landscape or screening along the north property line to buffer adjacent residential use.
2. Driveway permit being applied for with Engineering Department for any modification work required by Engineering Department within Right-of-way to existing openings on S. 75 St. and W. Lincoln Ave.
3. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
4. Any new signage shall be submitted for signage design review and permitting.

Project Description

Date: October 7, 2025

Project: S & A Bellas Suite LLC
Beauty Salon

Location: 7500 W. Lincoln Ave., West Allis, WI 53214

Owners: Maria A. Tinajero - (414) 595-2243
Sandra A. Tinajero Amado - (262) 395-5133

- The proposed project calls for minor exterior and interior alterations in the existing building.
- The proposed new occupants will provide general beauty aid services for facials, haircuts, make-up, etc.
- The business will be open from 10:00am to 8:00pm
- The clients will come by appointment only.
- The existing building is a one-story building with a basement level and a green space in the back of the building.

Description of Building Improvements

Exterior Alterations

1. Add handrails on both sides of existing handicap ramp at the main entrance facing W. Lincoln Avenue.
2. New asphalt surface in the back of the building for three cars and space for handicap parking. The gravel in the back area will be removed and the surface restored with grass.
3. Removal and replacement of several exterior windows.

Interior Alterations

1. Removal of several interior non-load bearing walls on the first floor.
2. Removal and replacement of damaged drywall on several non-load bearing walls in the basement level.
3. Construction of several new interior non-load bearing walls on the first floor.
4. One new handicap accessible toilet room.
5. New interior finishes

6. General upgrades to the HVAC, electrical, and plumbing systems
 - Separate applications and request for permits will be done by the selected contractors for these systems.

Luis Barbosa, AIA, ALA – Architect

PROJECT
S&A
Bellas Suite LLC
Beauty Salon
At
7500 W.
Lincoln Ave
West Allis, WI 53214

PROJECT NO. 2025-55

DATE 10/09/2025

REVISIONS

NO.	DESCRIPTION

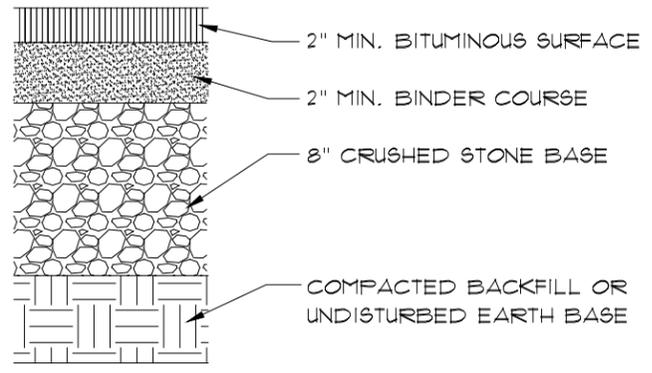
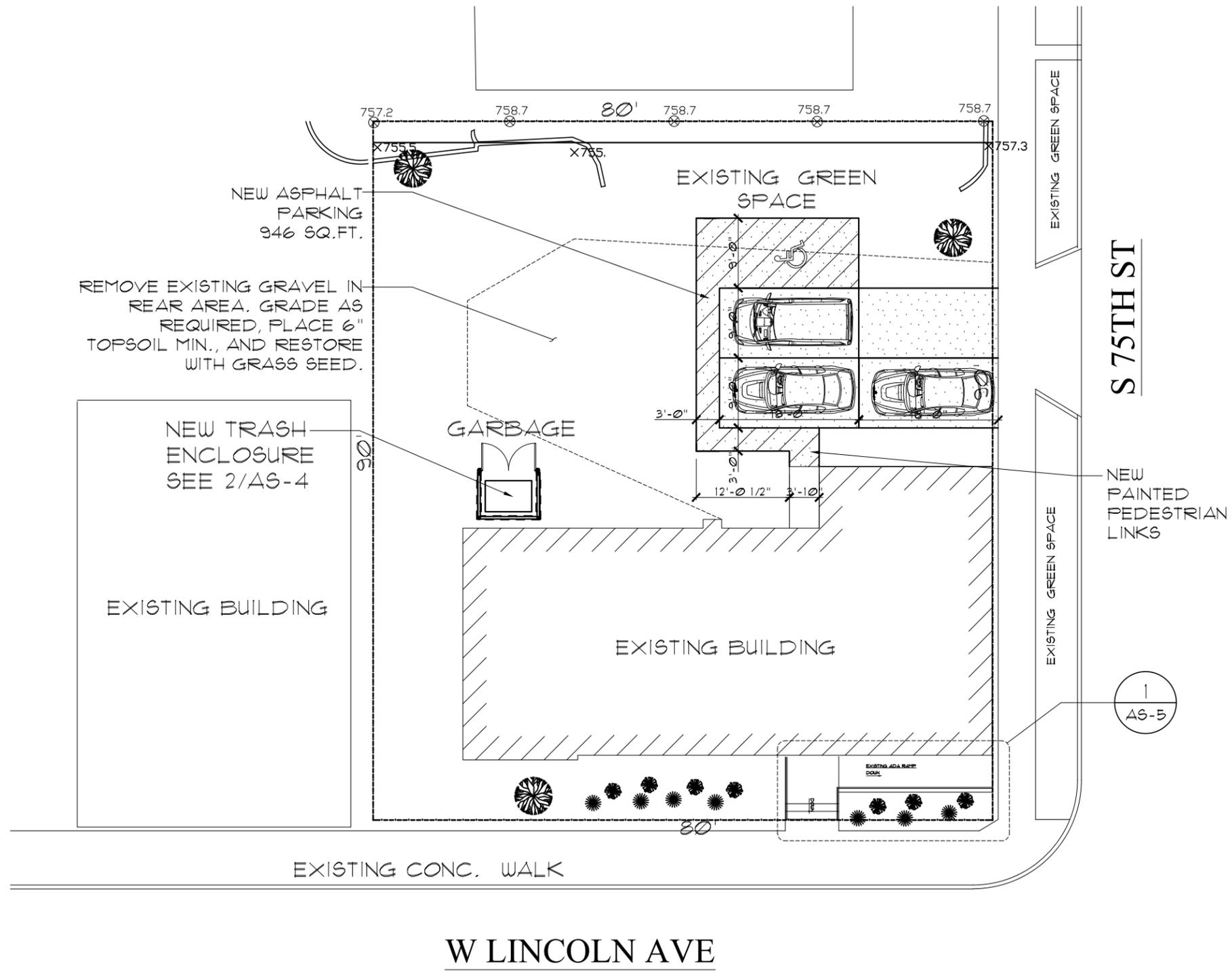
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. AS-2

SHEET TITLE



1 New Site Plan
AS-2 Scale: 1/16" = 1'-0"



2 Asphalt Detail
AS-2 Scale: N.T.S

PROJECT

S&A
Bellas Suite LLC
Beauty Salon
At
7500 W.
Lincoln Ave
West Allis, WI 53214

PROJECT NO. 2025-55

DATE 09/25/2025

REVISIONS

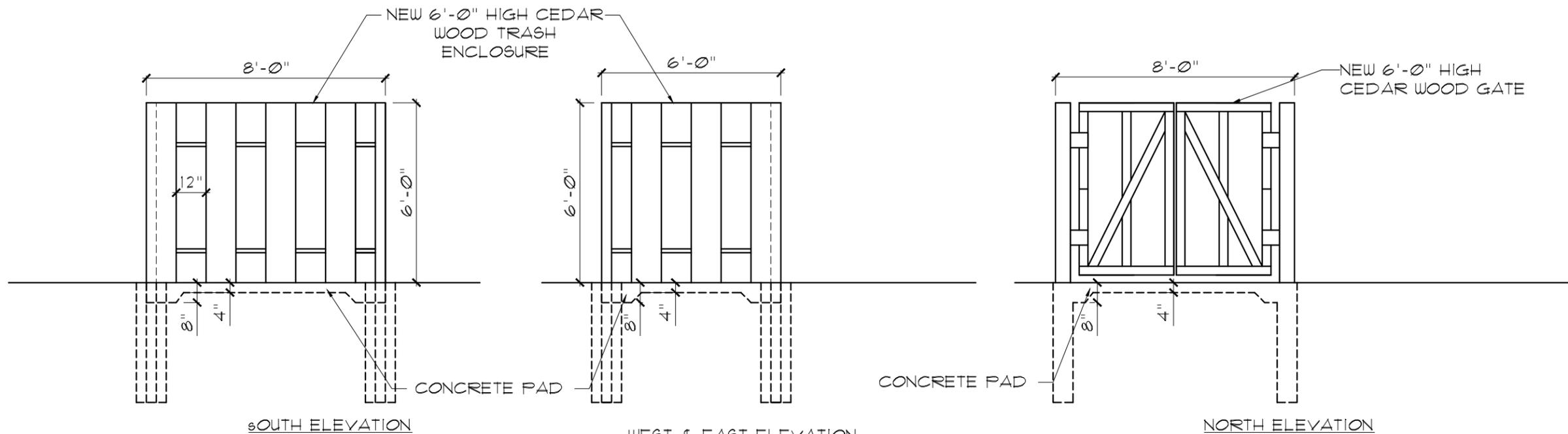
CHECKED BY L.B.

DRAWN BY W.Y.M.

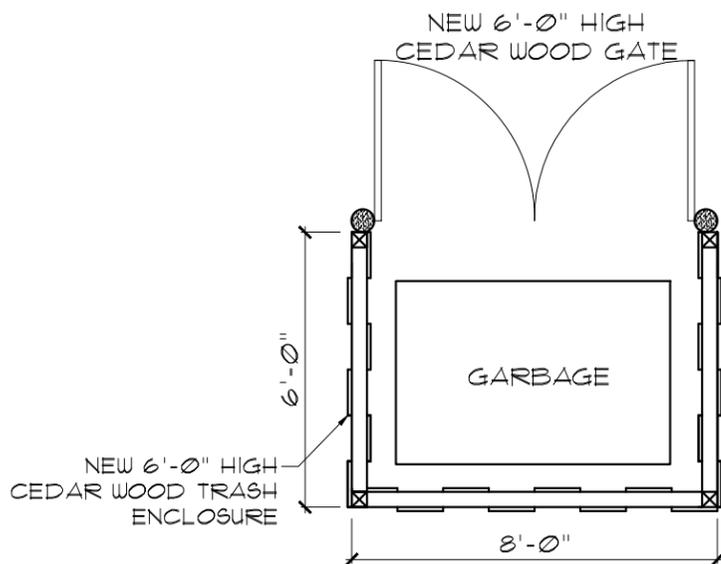
SCALE as noted

SHEET NO. AS-4

SHEET TITLE



1 Trash Enclosure Elevation
AS-4 Scale: 1/4" = 1'-0"



2 Trash Enclosure Plan
AS-4 Scale: 1/4" = 1'-0"

PROJECT
S&A
Bellas Suite LLC
Beauty Salon
At
7500 W.
Lincoln Ave
West Allis, WI 53214

PROJECT NO. 2025-55

DATE 09/25/2025

REVISIONS

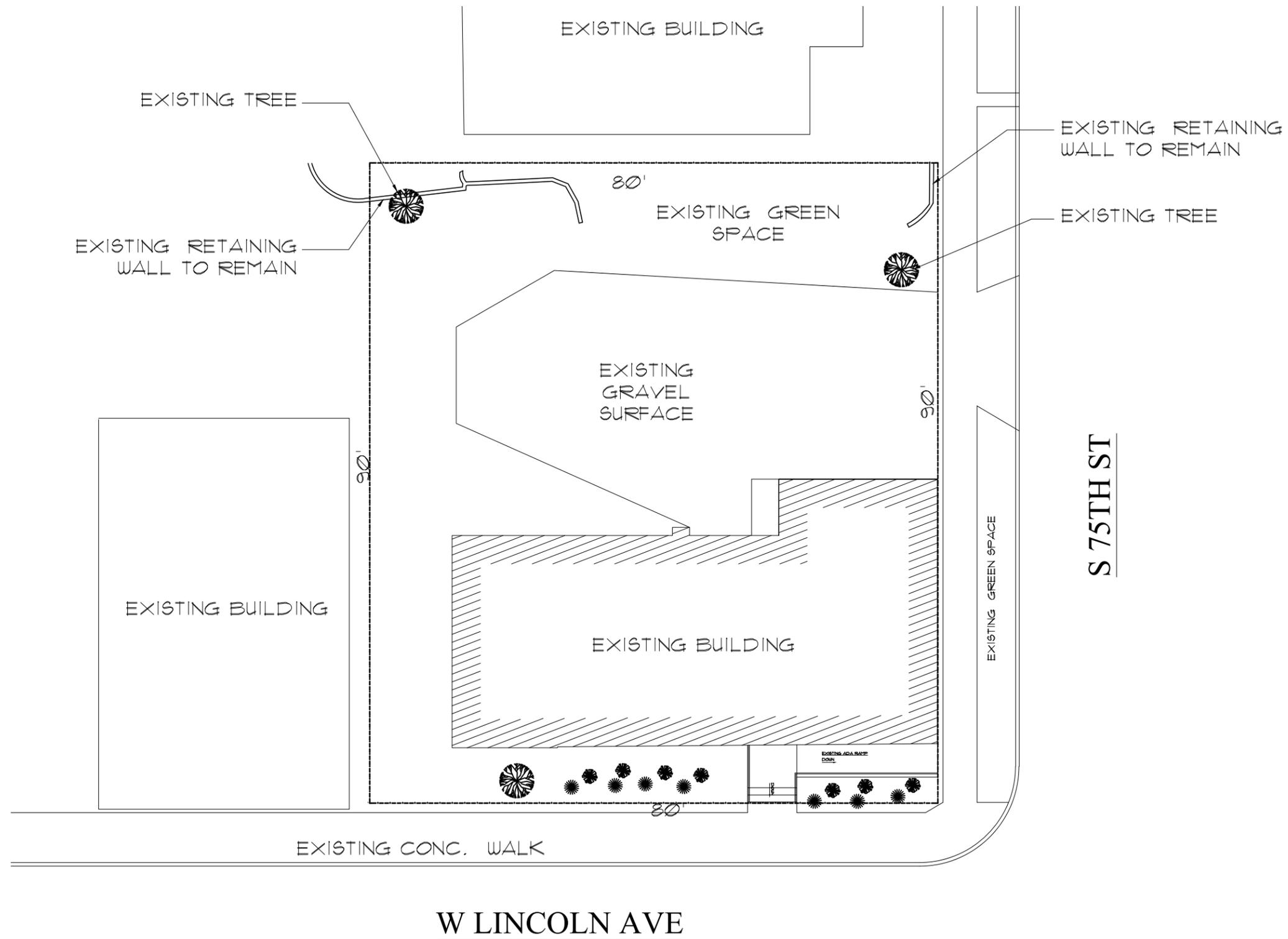
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. AS-1

SHEET TITLE



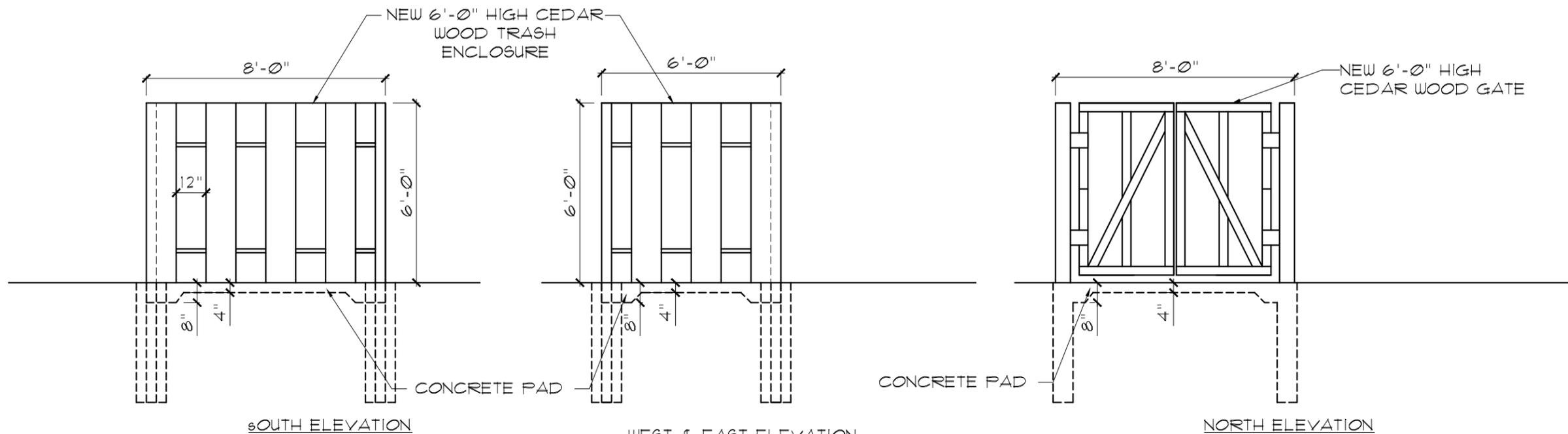
1 Existing Site Plan
AS-1 Scale: 1/16" = 1'-0"



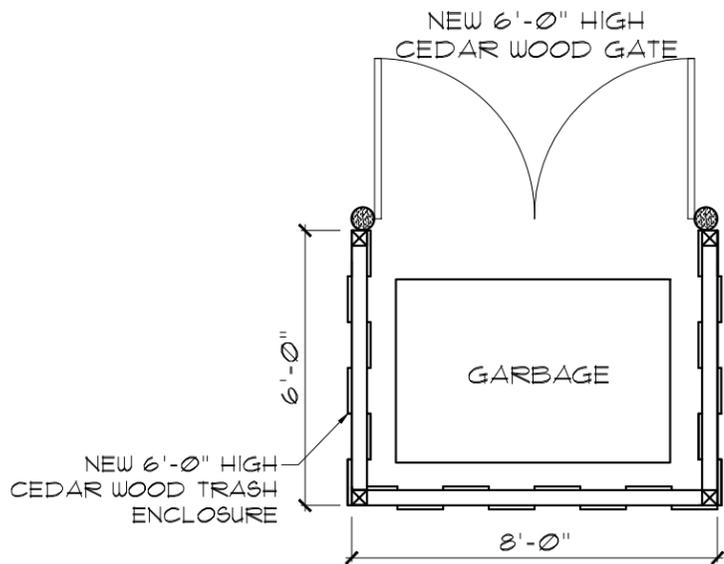
PROJECT
S&A
Bellas Suite LLC
Beauty Salon
At
7500 W.
Lincoln Ave
West Allis, WI 53214

PROJECT NO. 2025-55

DATE 10/17/2025



1 Trash Enclosure Elevation
AS-4 Scale: 1/4" = 1'-0"



2 Trash Enclosure Plan
AS-4 Scale: 1/4" = 1'-0"

REVISIONS

CHECKED BY L.B.

DRAWN BY W.Y.M.

SCALE as noted

SHEET NO. AS-4

SHEET TITLE



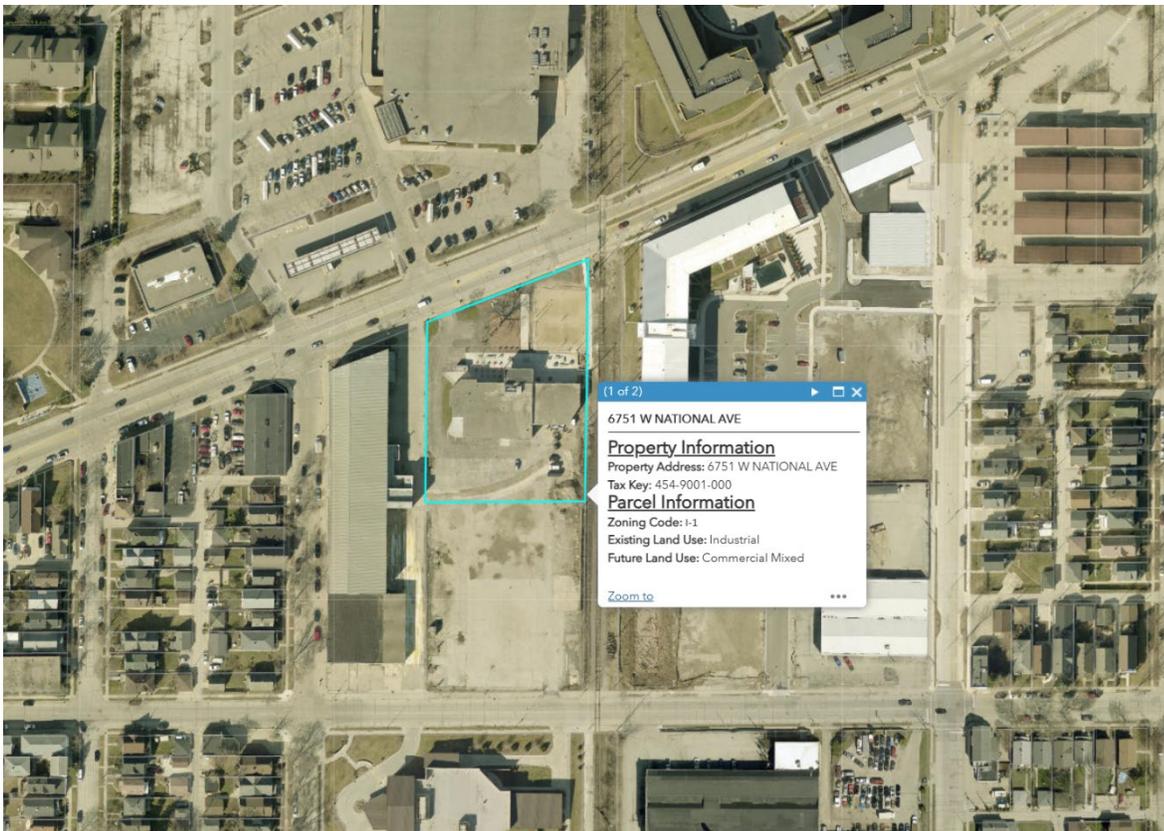
**PLAN COMMISSION STAFF REPORT
WEDNESDAY, 10-22-25 @ 6PM
WEST ALLIS CITY HALL, ROOM 128
7525 W. GREENFIELD AVE.**

8. Site, Landscaping, and Architectural Design Review for site changes to Ope Brewing, an existing business at 6751 W. National Ave. (Tax Key No. 454-9001-000).

Overview and Zoning

The 1.5-acre property is zoned I-1, Industrial and has been redeveloped as [Ope](#) Brewery Co. and entertainment venue. This property was formerly a vacant tool and die shop, that the Community Development Authority purchased as part of a larger land assemblage and redevelopment area. The CDA sold a portion of land to Ope in 2021. Ope obtained conditional use approval from the Common Council in November of 2020.

Ope produces beer and offers its patrons a combination of indoor and outdoor entertainment space to experience food trucks, games, music, beverages, and taproom. Hours of operation are generally from 10am to state mandated closing time.



The brewery is generally open 7am to 7pm. Parking is located behind building for about 50 parking stalls. Access to parking areas is offered from two access points (W. National Ave. and cross access from W. Mitchell St.).



Looking east from food truck area

Site, Landscaping, and Architectural Plan

Please refer to project description and site plan included within this packet.

The proposal is to make primarily site changes to the approve site and landscaping plan. The existing patio features two volleyball courts, a cornhole gaming area, bocce ball court.

The proposal is to add a third volleyball court (replacing bocce ball area), shift/reorientate the cornhole board games area further west, remove a large existing tree, and convert a few parking spaces in the front yard to enhance the adjacent food truck area. A new shed would be installed on the west side of the front yard between

both the food truck area and cornhole games and would offer storage for the outdoor gaming areas. Another added feature would be including a stage and band shelter area on the east side of the front yard facing away from the railroad spur and SoNa Loft apartments. On the east side of the building two future production tanks are shown on site at the SE corner of the building. They will hold base malts for brewing. The location makes them accessible for grain deliveries. A new metal canopy and screen wall is also shown.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for site changes to Ope Brewing, an existing business at 6751 W. National Ave. (Tax Key No. 454-9001-000)., subject to the following conditions:

(Item below 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. A revised site and landscaping plan being submitted to show the following: (a) construction details of the stage, band shelter and shed being submitted, (b) building permits being applied for with the Code Enforcement Department for review.



Location of third v-ball court – similar netting to surround lighting directed downward.



East end of patio and v-ball courts



Looking west from east side of site (approx.) location of stage/shelter.



East side of site and building. Walkway extends to W. National Ave.

10/7/25

Project Description - Ope Brewing Company Addition of 3rd Volleyball Court

Our primary objective is to add a third volleyball court. To accommodate this, we will remove the existing bocce court and a cottonwood tree. We will also shift the existing cornhole courts to the west, increasing them from five to seven lanes.

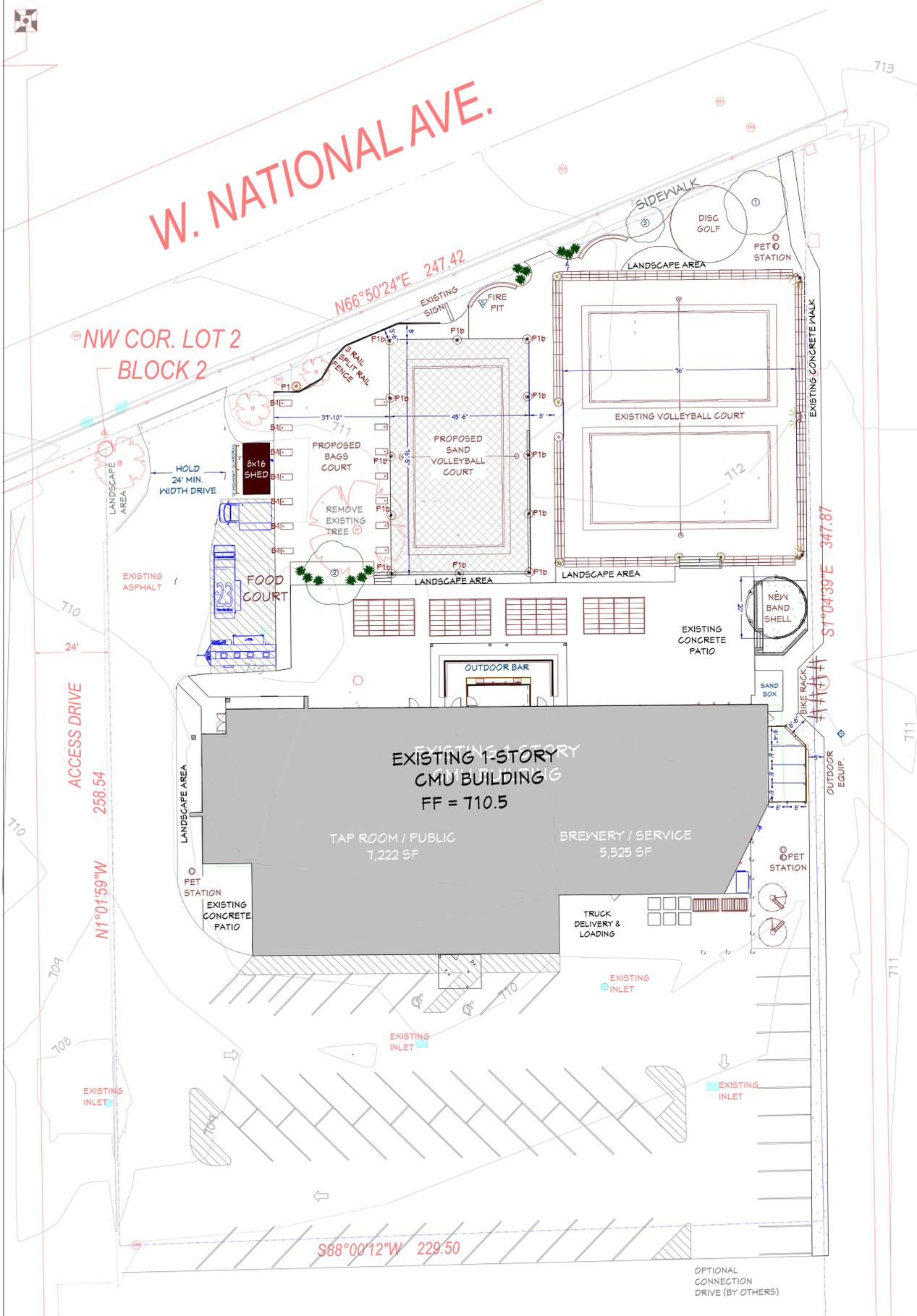
Additionally, we plan to enhance the site with new plantings, trees, split-rail fencing, and a storage shed for sports equipment. We are designating additional food truck parking spaces, aligning with our current practice of hosting two to three food trucks out front.

To the east of the patio, we will be adding a pre-engineered band shell. We regularly host outdoor musicians on Thursday nights seasonally, with performances concluding by 9 PM. The new band shell will be oriented to the west, directing sound away from our neighbors, SONA. We are also adding a 280-square-foot storage shelter on the building's east elevation for outdoor equipment.

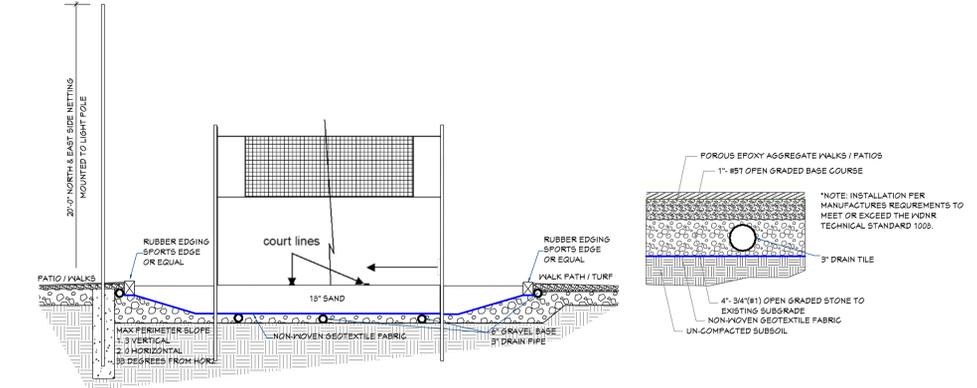
The new volleyball court will be similar in design to our two existing courts, featuring down lighting and sport netting that is not visibly intrusive. We are not replicating the stadium-style lights to the east of the existing courts. We will apply film to the existing stadium lights to reduce brightness and glare for our patrons.

Earthwork will occur above the orange soil barrier, as specified during our initial project buildout. Clean fill depths above the barrier will be maintained.

1 PROPOSED SITE MODIFICATIONS PLAN
F4 SCALE: 1" = 20'-0"



1 NORTH ELEVATION
F4 SCALE: 1/8" = 1'-0"



POROUS EPOXY AGGREGATE WALK DETAILS
 4,295 SF GLOW-IN-THE-DARK BROADCAST

Seashore

This palette of coastal inspired creams, yellows and greys creates a gentle, warm blend which works beautifully with a wide range of properties.

Rock Shape: Naturally round, some angular
 Hardness Rating: 2
 Ideal for: Driveways, paths and patios

LANDSCAPE NOTES:

- 1 TREE REMOVAL TO BE COMPLETED BY SEPARATE CONTRACTOR PRIOR TO JOB
- 2 PERMEABLE WALKWAY WITH RECOMMENDED EDGING TO BE INSTALLED BY OTHERS OVER COMPATIBLE COMPACTED MATERIALS
- 3 REMOVE ANY LEFTOVER SOD OR SHRUBS FOR REUSE / REPLANTING

ROYAL RAINDROPS CRABAPPLE

FENCING NOTES:

- 56 LF MADE UP OF (1) 8'-0" LONG 3 RAIL SPLIT CEDAR FENCING AT PATIO PERIMETER ADJACENT TO PUBLIC SIDEWALK

BAND SHELL DETAILS:

- 1 GRAIN BIN SILO STYLE CONSTRUCTION FROM RECLAIMED MATERIALS TO FIT STYLE AND CHARACTER OF EXISTING MATERIALS AND NEW PRODUCTION NECESSARY GRAIN BINS FOR BULK ORDERING / DISPENSING
- 2 REAR 1/2 FULLY ENCLOSED WITH SOUND DEADENING MATERIALS TO REDUCE NOISE TRANSMITTANCE OFF SITE TO RESIDENTIAL AREA
- 3 CURVATURE OF REAR WALL TO FOCUS SOUND TOWARD ONSITE PATIO AREAS ONLY
- 4 NO REAR ILLUMINATION - ALL LIGHT DOWNWARD FACING FOR BAND PERFORMANCES
- 5 USE DURING NORMAL LIMITED HOURS FROM ORIGINAL APPROVALS



LIGHTING KEY:

BOLLARD LIGHT	ROUND LED	BOLRR2
POLE LAMP	(a) 15' (b) 20'	HALO 150
POLE SPORTS LIGHT	25' POLE	PB135

LIGHTS IDENTICAL TO EXISTING OR REUSED FROM PREVIOUS PROJECT

NO.	DESCRIPTION	BY	DATE
1	CONCEPT SITE PLANS AMB	AMB	10/01/25
2	CONCEPT SITE PLANS AMB	AMB	10/10/25

SITE SURFACES MODIFICATION PLAN

PROJECT DESCRIPTION:
OPEI BREWING CO.
 6751 W NATIONAL AVENUE
 WEST ALLIS, WI 53214

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
 1516 HILL ROAD
 GREENLEAF, WI 54126
 800-353-5684 www.thebrookwatergroup.com

DATE:
 10/01/2025

SCALE:
 1'-0" = 20'-0"

SHEET:
F-2



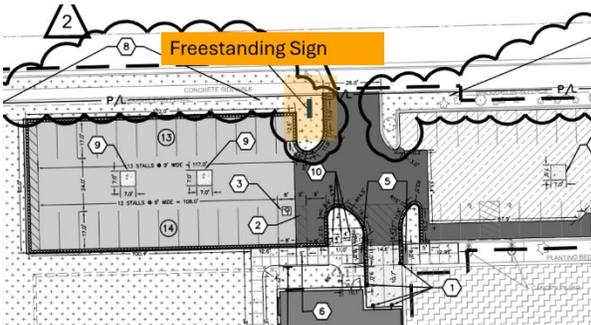
STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, October 22, 2025
 6:00 PM

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

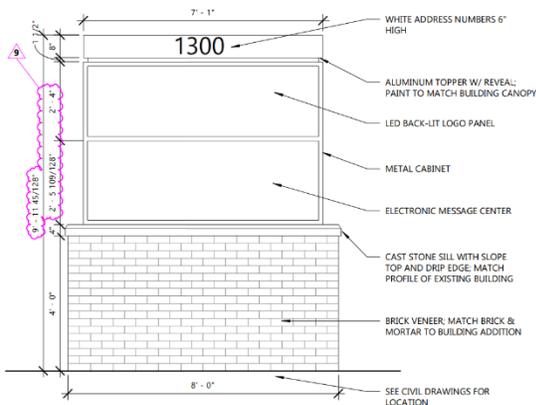
9. Sign Plan Appeal for the WAWM Activity and Fitness Center, an existing indoor recreation use, at 1300 S. 109 St. (Tax Key No. 445-0715-002)



The future site of the WAWM Activity and Fitness Center is currently under construction on the City's west side. As part of the construction, a freestanding sign was built to provide visual advertising for the building. The freestanding sign has an overall height of approximately 9.9 ft, with a 4 ft, brick veneer base. Above the base is a sign area roughly 7' 1" x 4' 9⁷/₈" (Approx. 34.2 sq ft.) The signage includes an LED lit logo panel and an electronic message center. The design and size of the freestanding sign conforms with City code. However, the location does not meet requirements for obstructions within the required, 10' x 10' vision triangle. Due to the encroachment, the applicant is requesting a variance to section [13.21\(14\)\(b\)v. "Location"](#) of the sign code.



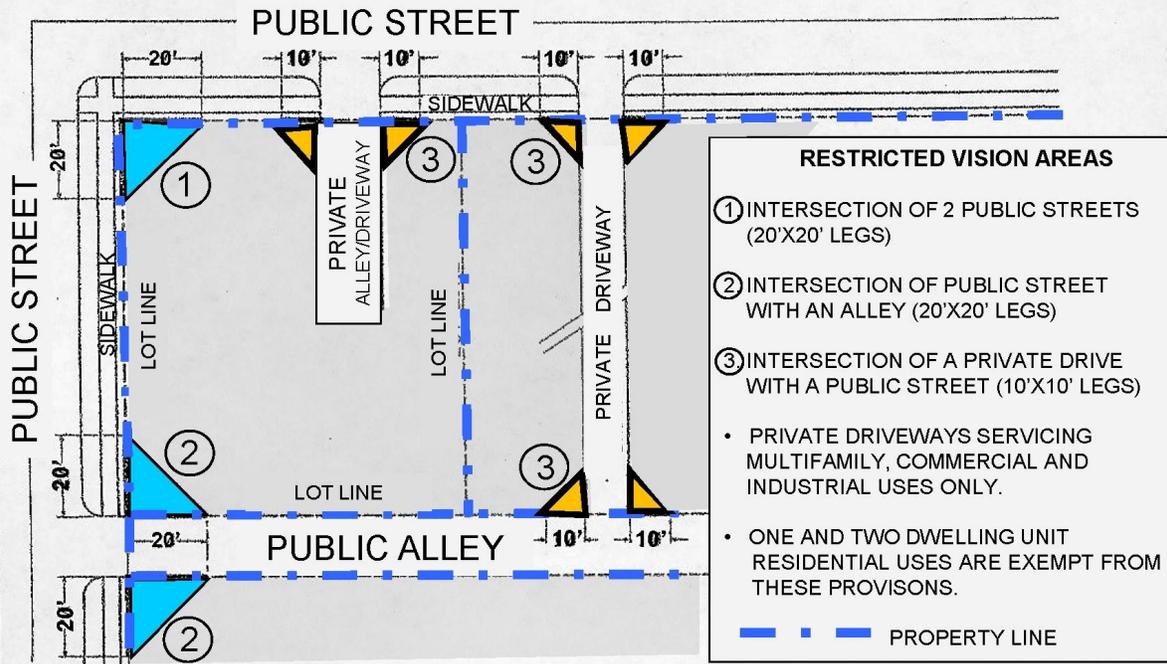
Per the City's Engineering Department, the sign encroachment into the vision corner does not appear to significantly impair the vision on S. 109th at the driveway. Additionally, S. 109th St. has low traffic counts as it is not a collector or arterial street. Thus, Engineering is accepting of the request for the variance to the location within the vision triangle.



Recommendation: Approval of the Sign appeal for the WAWM Activity and Fitness Center, an existing indoor recreation use, at 1300 S. 109 St. (Tax Key No. 445-0715-002) subject to a submittal of a Grant of Privilege for encroachment into the City right-of-way.

CITY OF WEST ALLIS

RESTRICTED VISION AREAS



NOTE: THROUGHOUT THE CITY OF WEST ALLIS, THE PROPERTY LINE IS GENERALLY NOT THE SIDEWALK. THE PROPERTY LINE MAYBE INSIDE THE SIDEWALK 1-5-FT. IF THERE IS NO SIDEWALK AND/OR CURB THE PROPERTY LINE MAY BE INSIDE OF THE PAVED STREET AREA 10'-20'.