



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2024
6:00 PM

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 3A. Conditional Use Permit for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St.**
- 3B. Site, Landscaping, and Architectural Design Review for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St. (Tax Key No. 452-0477-000)**

Overview and Zoning

A 11,047 square auto body repair shop is proposed to be constructed on a vacant site at 1649 and 1645 S. 83rd St.

Precision Auto Body MKE hours of operation are from 8am to 6pm Monday through Friday and 9am to 3pm Saturday. The proposed business will not operate on Sundays. Emergency towing services will be available outside of regular business hours by appointment. The proposed business will have 6 employees staffed.



The property is zoned I-1. Light motor vehicle service uses require a conditional use permit. Additional conditional use criteria states that no conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot. All adjacent lots are zoned commercial and do not conflict with the conditional use criteria.

Site Plan

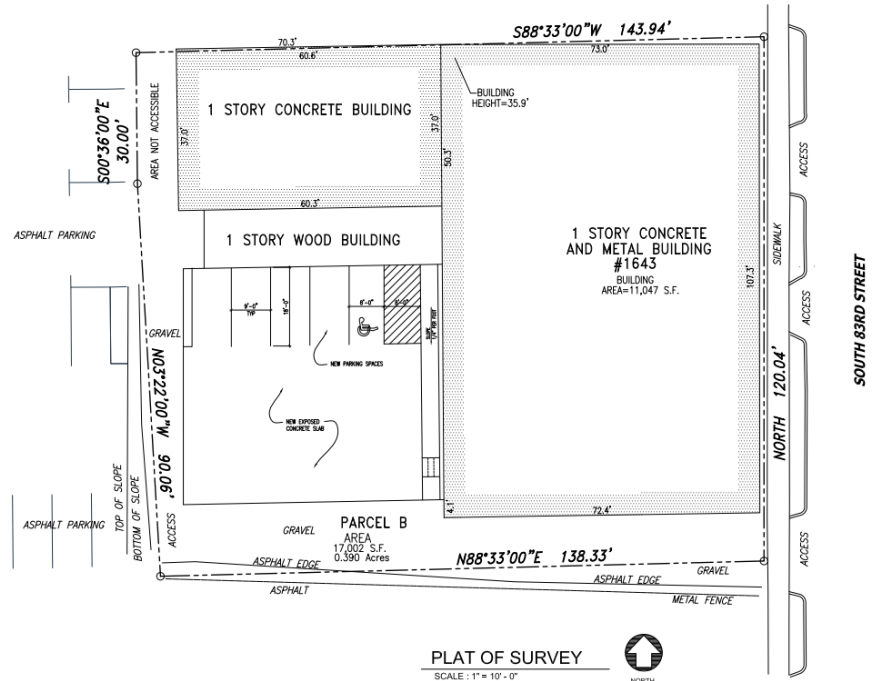
The property was previously used by Al's Roofing as cold storage for roofing equipment. After this business left the property, the property has been vacant for several years. The warehouse building currently occupies roughly 14,000 square feet of space. In the time in which the building has been vacant, its roof has collapsed, and the building and property has fallen into disrepair.

The proposed floor plans of the building indicate that the southwestern portion of the building will be demolished to expose a concrete slab to be used for new parking. The property owner intends to asphalt the entirety of this area in addition to the side driveway on the southern side of the property. The property owner will submit a grading plan detailing how water movement will be guided away from the building and parking areas toward the street.

The total area of the building will encompass 11,047 square feet and will be used for vehicle repair services. The repair shop will contain two mechanical car lifts, an estimating area, a large area dedicated to frame and body work, and a spray booth in the northwest corner of the shop.

Two existing unisex bathrooms are in the building as well as an existing office and mechanic storage room.

Vehicles will enter the building through two overhead garage doors located along S. 83rd St.



Portion of building that will be demolished for new parking.

South property line - The abutting property to the south at 1711 S. 83 St. has dilapidated fencing along/near part of the southern edge of the 1649 S. 83 St. property. This needs to be replaced, and the Code Enforcement team is in the process of contacting the property owner.

Cross Access - Planning encourages that the owner of 1649 S. 83 St. also contact their neighbor (at 1711 S. 83rd St.) regarding establishing a cross-access easement agreement.



West property line - A new black chain link fence and landscaping along the western lot line is recommended to screen the use of the property from surrounding businesses to the west. The property owner plans on establishing new fencing to the west and southern edges of the property line and will submit plans to indicate these efforts.

The plans submitted indicate a total of 5 existing parking spaces along the western perimeter of the building. An additional three spaces and one handicap space will be provided upon the demolition of the southwestern corner of the building adjacent to the existing parking. The concrete slab under the existing dilapidated building will be used to facilitate this new parking. Any refuse areas and enclosures are not indicated on the submitted plans.

Landscaping Plan

There is little existing landscaping located on this site. Many areas are overgrown with weeds or contain large areas of concrete without landscaping features. Although no landscaping plan was submitted by the applicant, planning staff is recommending landscaping as follows:

West - The western side of the property abuts an existing parking lot (multi-tenant w/ Classic Café) for businesses next to this site and provides an opportunity to landscape this side of the property in a manner that reduces the impact of asphalt. In addition to the recommended black chain link fencing to be installed along the western lot line, a tree species such as columnar evergreens to be installed to further screening measures between (commercial and light industrial) properties of the site's proposed use.

South - The southern edge of the property adjacent to the dilapidated fencing should be maintained through the removal of any weeds and pavement replacement or repair by the property owner.

East - The eastern side of the property will likely include future business signage. Landscaping efforts along this area would create a more inviting façade and customer approach to the building's entrance along S. 83rd St. using planters.

The recommended opportunities for site improvement around the edges of the property would help make the property attractive within the context of the neighborhood.



Southern Wall



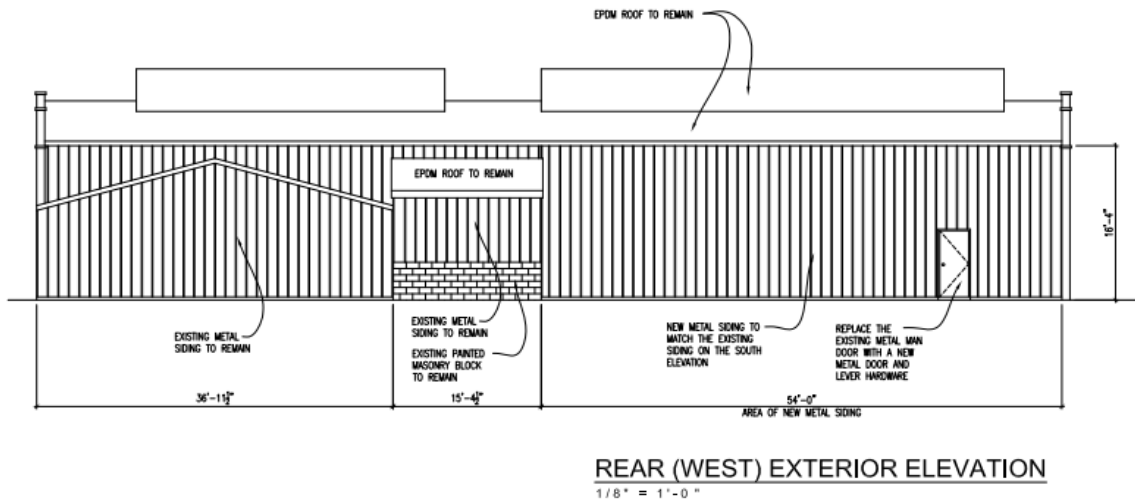
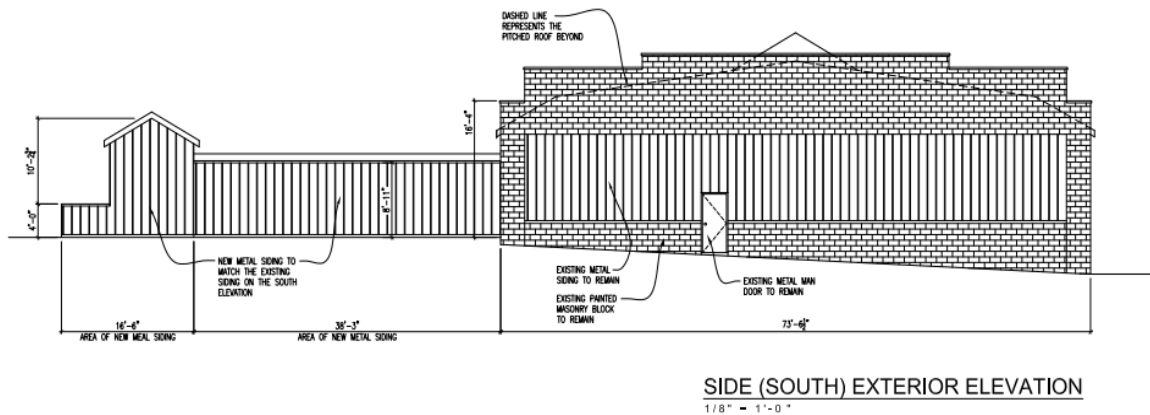
Western Wall



Eastern Wall

Architectural Plan

The applicant provided architectural elevations for the southern and western walls of the building. The southern elevation indicates a new metal siding to replace existing siding in disrepair. Some siding will remain, and painted masonry blocks will remain. This plan shows a distinct change to the roofline, changing the pitched roof to a flat, masonry block roof. The western elevation plans indicate that the metal door will be replaced with a new metal door. Similarly to the southern wall, some metal siding will be replaced to match the look of the old siding and painted masonry block will remain on this side of the building. No architectural elevation plans were indicated for the eastern wall of the building.



Recommendation: Staff recommend the approval of this application. With the writing of this report, staff still have some concerns regarding various plan elements that have not been addressed by the applicant's submissions.

Staff shared the following points for review that should at minimum be incorporated into future discussions and plan changes. Staff recommend Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Precision Auto Body MKE, a proposed Light Motor Vehicle Service at 1649 and 1645 S. 83rd St. (Tax Key No. 452-0477-000) subject to the following conditions:

1. A revised Site, Landscaping, and Architectural Plan being submitted to the Planning office to show the following: (a) repaving and drainage/grading details being delineated on the site plan, (b) The proposed location of refuse containers and 4-sided refuse enclosures to properly screen these structures, (c) a landscaping plan to show west side fence details (location, type, height), and perimeter tree planting details (quantity & species). Note on plan indicating property maintenance (weeding & debris) around side perimeters. East side of the property indicating use of planters facing 83rd St.
2. Signage and lighting plans submitted for review for compliance and subject to permitting.

CONTRACTOR STORAGE BUILDING

1645 S 83rd STREET
WEST ALLIS, WISCONSIN

SHEET INDEX:

DESIGNED BY:



THOMAS E VAVRA IV
OWNER/DESIGNER

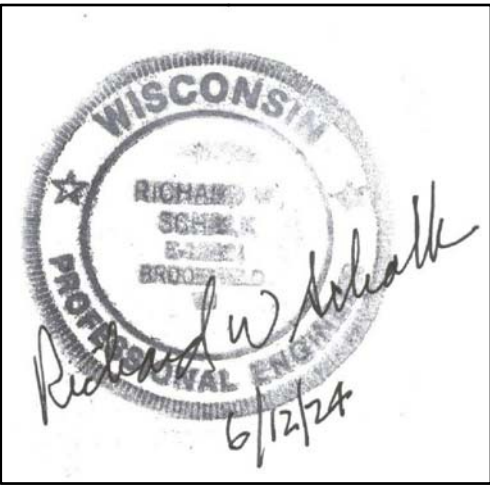
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STUDIO
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IN ASSOCIATION WITH:

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BROOKFIELD, WISCONSIN 53045
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- T - TITLE SHEET
- A1-00 - BUILDING DATA
- A1-01 - EGRESS PLAN
- A1-02 - SITE PLAN
- A2-00 - EXISTING FLOOR PLAN
- A3-00 - EXTERIOR ELEVATIONS
(SHOWN FOR REFERENCE OF THE EXISTING BUILDING PERMIT)



TITLE SHEET

CONTRACTOR STORAGE BUILDING
1645 S 83rd STREET
WEST ALLIS, WISCONSIN

DATE:
6-10-2024
REVISION DATE:

JOB NO.:
2022077.00
DRAWN BY:
TEV IV

T

GENERAL CONDITIONS

1.1 THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.

1.2 CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY – UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS – FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.

1.3 THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.

1.4 THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

1.5 ANY ALTERATIONS MADE ON THE JOB SITE THAT ARE NOT SHOWN ON THE PLANS AND OR ALTERATION, CHANGE OR SUBSTITUTION MADE TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE WORK COMMENCING. ANY CHANGE MADE TO THE DRAWINGS THAT DOES NOT MEET THE IBC CODE AND OR LOCAL CODES DONE WITHOUT PRIOR APPROVAL WILL BE THE RESPONSIBILITY OF THE TRADES WHO MAKE THE CHANGE TO CORRECT THE CODE VIOLATION.

1.6 CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE CODES IN PLACE AT THE TIME OF PLAN APPROVAL.

1.7 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, HAVO, FIRE PROTECTION, AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR PLAN REVIEW, FEES, AND PERMITS PERTAINING TO THE WORK UNDER CONTRACT

1.8 CONTRACTORS SHALL NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES, CONFLICTS, OR ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION AND OR ORDERING MATERIALS. IF ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.

1.9 ALL OF THE CONTRACTORS, GENERAL AND SUBS, ARE TO FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK.

1.10 IT SHALL BE THE GENERAL CONTRACTOR RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS WORK AND TO REPORT TO THE OWNER AND ARCHITECT AND DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO VERIFY ALL CLEARANCES FOR ALL EQUIPMENT AND MATERIALS BEING INSTALLED

1.11 ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. ALL CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURES REQUIREMENTS.

1.12 THE USE OF THE WORD "PROVIDE" IN CONJUNCTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, EXCEPT AS NOTED OTHERWISE

1.13 MATERIALS SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING IN A TIMELY MANNER. REQUESTS WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH A CREDIT TO THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. BY REQUESTING A SUBSTITUTION THE CONTRACTOR ALREADY ASSUMES THE RESPONSIBILITY FOR HAVING ALREADY VERIFIED THAT THE SUBSTITUTED PRODUCT MEETS ALL OF THE PERFORMANCE REQUIREMENTS, MOUNTING/INSTALLATION REQUIREMENTS, CODE REQUIREMENTS AND THE LIKE. UNDER NO CIRCUMSTANCES WILL THE OWNER OR ARCHITECT BE REQUIRED TO PROVIDE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL FROM THE OWNER

1.14 ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURES INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURES INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT AND OBTAIN INSTRUCTION BEFORE PROCEEDING

1.15 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA SHEETS, MATERIAL SCHEDULES, DRAW-DOWNS, ETC FOR ITEMS INTENDED FOR THE OWNER AND ARCHITECT REVIEW

1.16 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED

1.17 NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY QUALITY OF DEFICIENT IN ANY REQUIREMENT OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE. REGARDLESS OF OWNERS OR ARCHITECTS FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK FOUND WITHIN THE TIME LIMITATIONS ALLOWED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT, NO CONTRACTUAL PAYMENT BY OWNER, WHETHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS

1.18 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS

1.19 DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN, DO NOT SCALE THE DRAWINGS

1.20 DETAILS SHALL TAKE PRECEDENCE OVER THE GENERAL PLANS

1.21 ALL CONTRACTORS, SUBCONTRACTORS, AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS

CODE SUMMARY : IBC 2015

CODE SUMMARY / SCOPE OF WORK:

THE EXISTING BUILDING IS A ONE STORY BUILDING WITH F-1 USE THROUGHOUT THE ENTIRE BUILDING WITH AT GRADE LOADING DOCKS

THIS PERMIT IS FOR A AUTOMOTIVE SHOP TO OCCUPY THE ENTIRE BUILDING. NO NEW WALLS ARE TO BE BUILT ON THIS PERMIT, EXISTING BUILDING TO REMAIN AS CURRENTLY CONFIGURED

AREA OF REMODELING:

OVERALL BUILDING = 10,570 SQFT

AREA OF REMODELING = 0 SQFT

FIRE PROTECTION SYSTEMS

SPRINKLERS	BUILDING IS NOT SPRINKLERED PER FIGURE IBC 2015 903.2 F-1 MAXIMUM ALLOWED AREA OF 12,000 SQFT TO NOT REQUIRE SPRINKLERS PER IBC 2015 903.2.9.1 REPAIR GARAGES PER THE FOUR ITEMS THIS SHOP DOES NOT NEED TO HAVE A SPRINKLER SYSTEM
FIRE EXTINGUISHERS	MAXIMUM TRAVEL DISTANCE = 75 FEET MAXIMUM BUILDING AREA = 6,000 SF
FIRE ALARM	PER IBC 2015 FIGURE 907.2 F-1 USE THE THRESHOLD IS NOT MET TO REQUIRE A MANUAL FIRE ALARM

OCCUPANT LOAD CALCULATION (Table 1004.1.2)

	PRIMARY OCCUPANCY	ACCESSORY OCCUPANCY	LOAD FACTOR	AREA	OCCUPANT LOAD	ACTUAL OCCUPANCY
F-1 AREA	F-1		100 GROSS	10,570 NSF	105.7	15
TOTAL AREA					105.7	15

MEANS OF EGRESS (Section 1005.1)

	OCCUPANCY/ PRIMARY FUNCTION	OCCUPANCY/ BY FLOOR	STAIR WIDTH (3"/OCCUPANT) REQ'D / PROVIDED	DOOR WIDTH (2"/OCCUPANT) REQ'D / PROVIDED	CORRIDOR WIDTH (2"/OCCUPANT) REQ'D / PROVIDED
FIRST FLOOR	F-1	106	31.8'/ 44"	21.2'/ 144"	21.2'/ 44"

EXIT ACCESS TRAVEL DISTANCE

	MAXIMUM ALLOWED
COMMON PATH OF EGRESS TRAVEL (Table 1006.2.1)	75'
EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)	200'
DEAD END CORRIDORS (1020.4)	20'

IBC CHAPTER 10 SPACES REQUIRING GREATER THAN OR EQUAL TO 2 EXITS OR EXIT ACCESS DOORS (Table 1006.2.1)

F-1 = GREATER THAN 49 OCCUPANTS

IBC CHAPTER 10 DOOR SIZE (Section 1010.1.1)

32" CLEAR MINIMUM EGRESS DOOR WIDTH
48" CLEAR MAXIMUM WIDTH OF SWINGING DOOR

IBC CHAPTER 10 DOOR SWING (Section 1010.1.2)

DOORS TO BE PIVOTED OR SIDE-HINGED SWINGING TYPE

IBC CHAPTER 10 DIRECTION OF SWING (Section 1010.1.2.1)

DOORS MUST SWING IN THE DIRECTION OF TRAVEL IN EITHER OF THE FOLLOWING CASES:
WHERE THE OCCUPANT LOAD IS EQUAL TO OR GREATER THAN 50 OCCUPANTS

IBC CHAPTER 10 PANIC AND FIRE EXIT HARDWARE (Section 1010.1.10)

DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE IN GROUP H OR AN OCCUPANT LOAD OF 50 OR MORE IN GROUP A OR E OCCUPANCIES

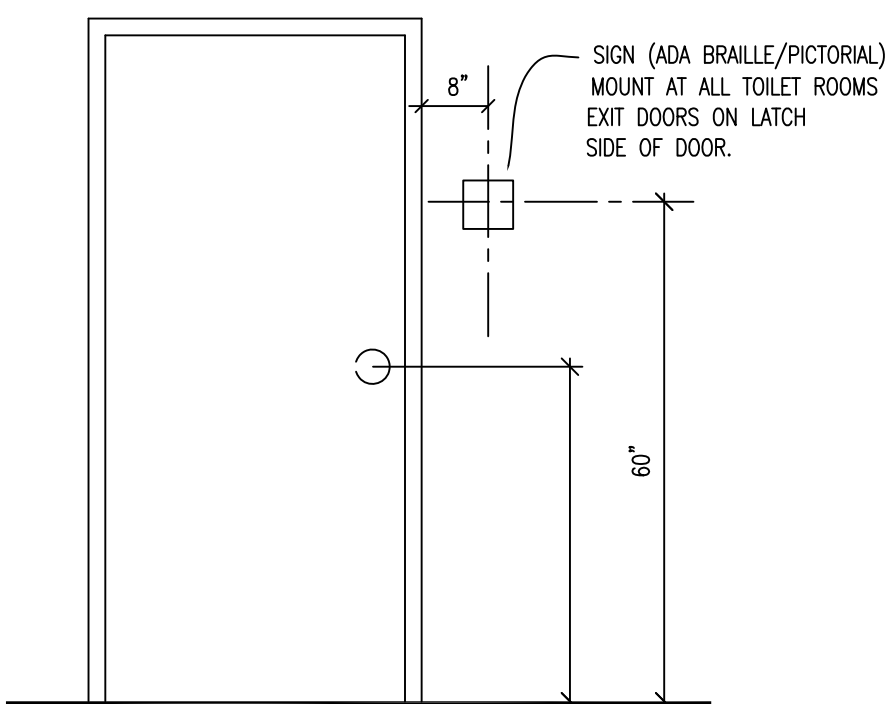
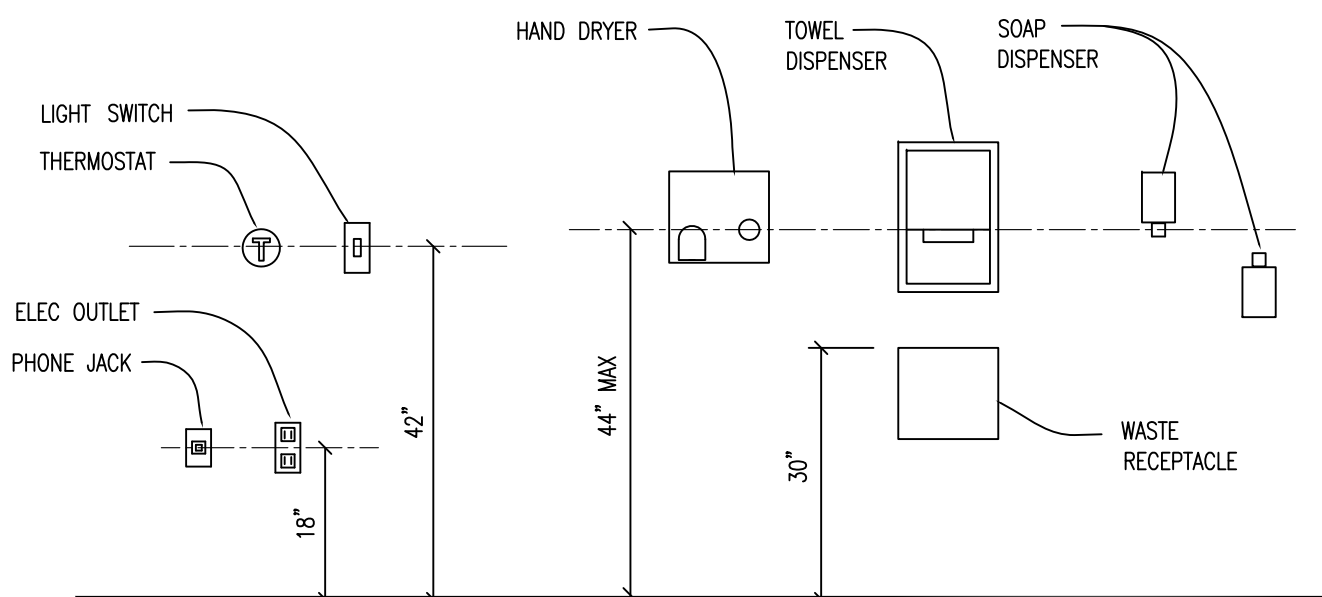
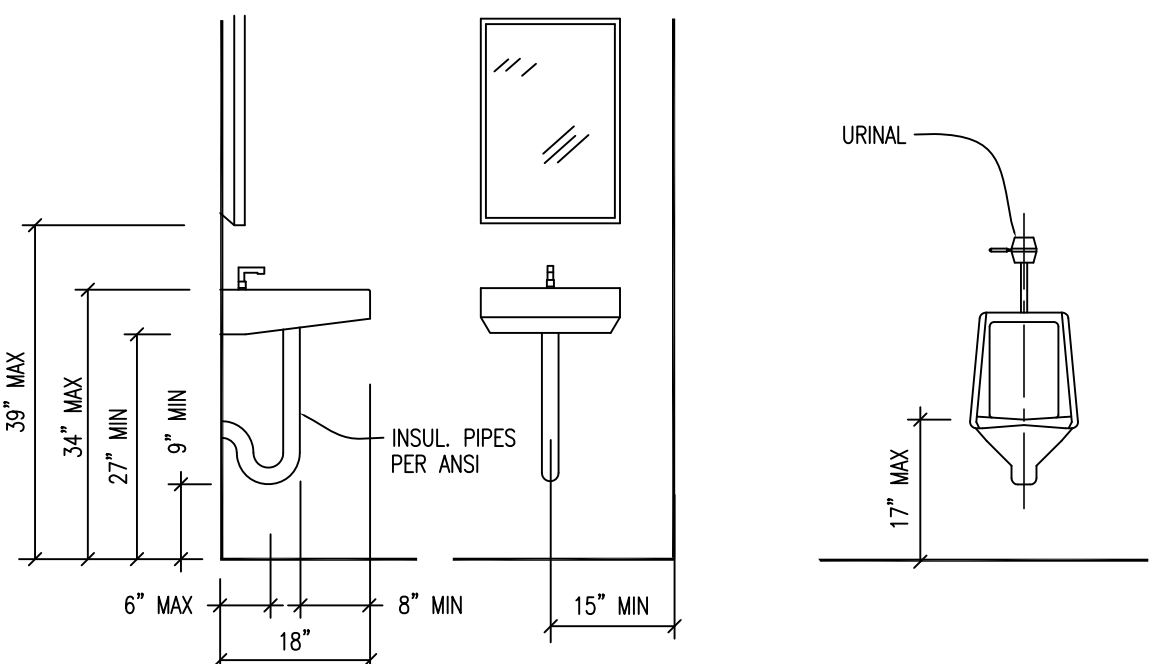
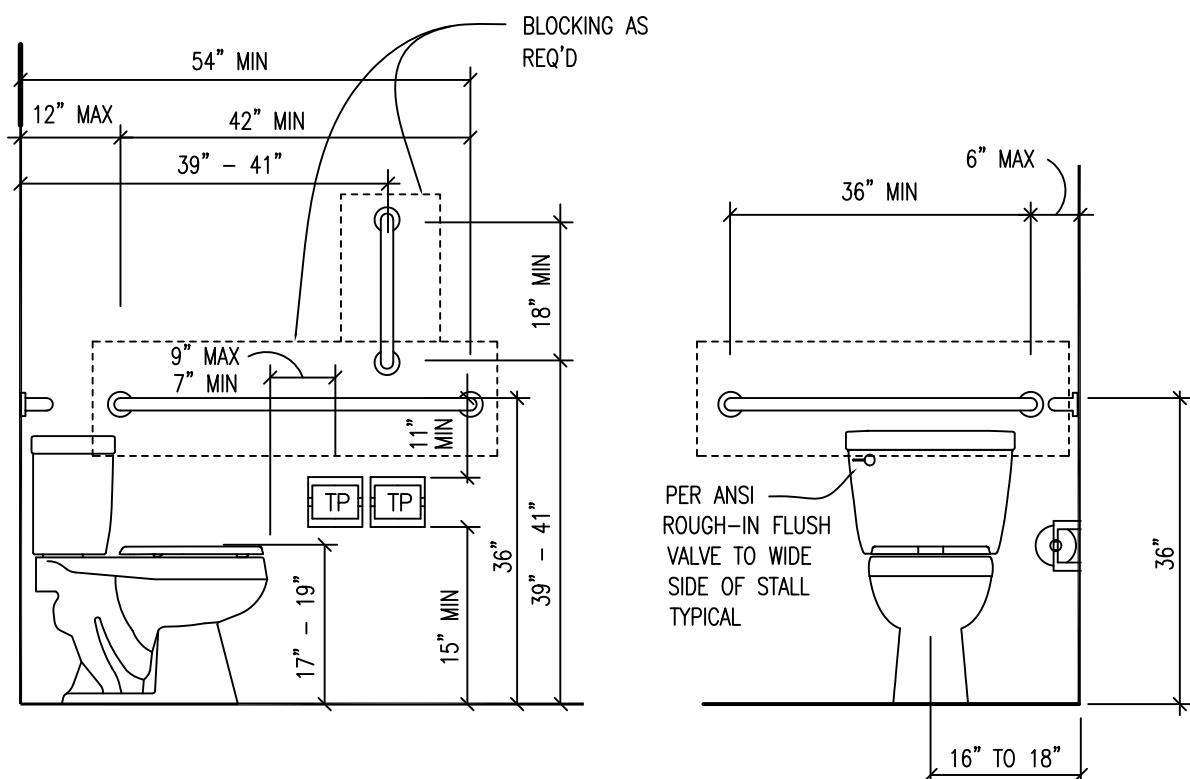
IBC CHAPTER 29 MINIMUM NUMBER OF PLUMBING FIXTURES (Section 2902.1)

TOTAL OCCUPANT LOAD = F-1 FOR BATHROOM USE = 15 OCCUPANT LOAD			
7.5 MALE OCCUPANT LOAD			
7.5 FEMALE OCCUPANT LOAD			
MALE WC	1/100	= .075 WC REQUIRED	= 1 WC PROVIDED
FEMALE WC	1/100	= .075 WC REQUIRED	= 1 WC PROVIDED
MALE LAVATORY	1/100	= .075 WC REQUIRED	= 1 LAV PROVIDED
FEMALE LAVATORY	1/100	= .075 WC REQUIRED	= 1 LAV PROVIDED

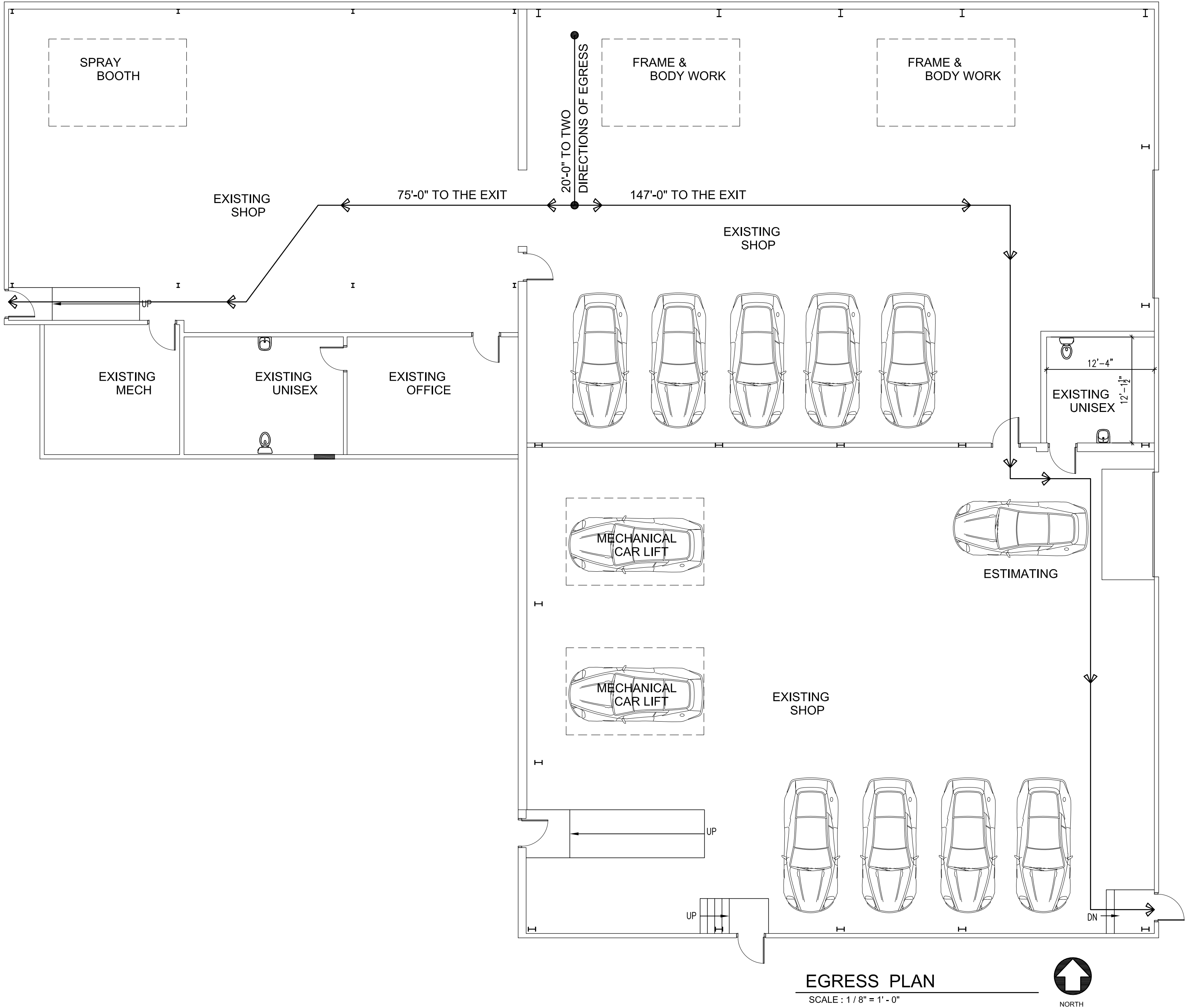
DRINKING FOUNTAIN	1/100	= FREE WATER TO BE PROVIDED PROVIDED
SERVICE SINK		= 1 SERVICE SINK PROVIDED

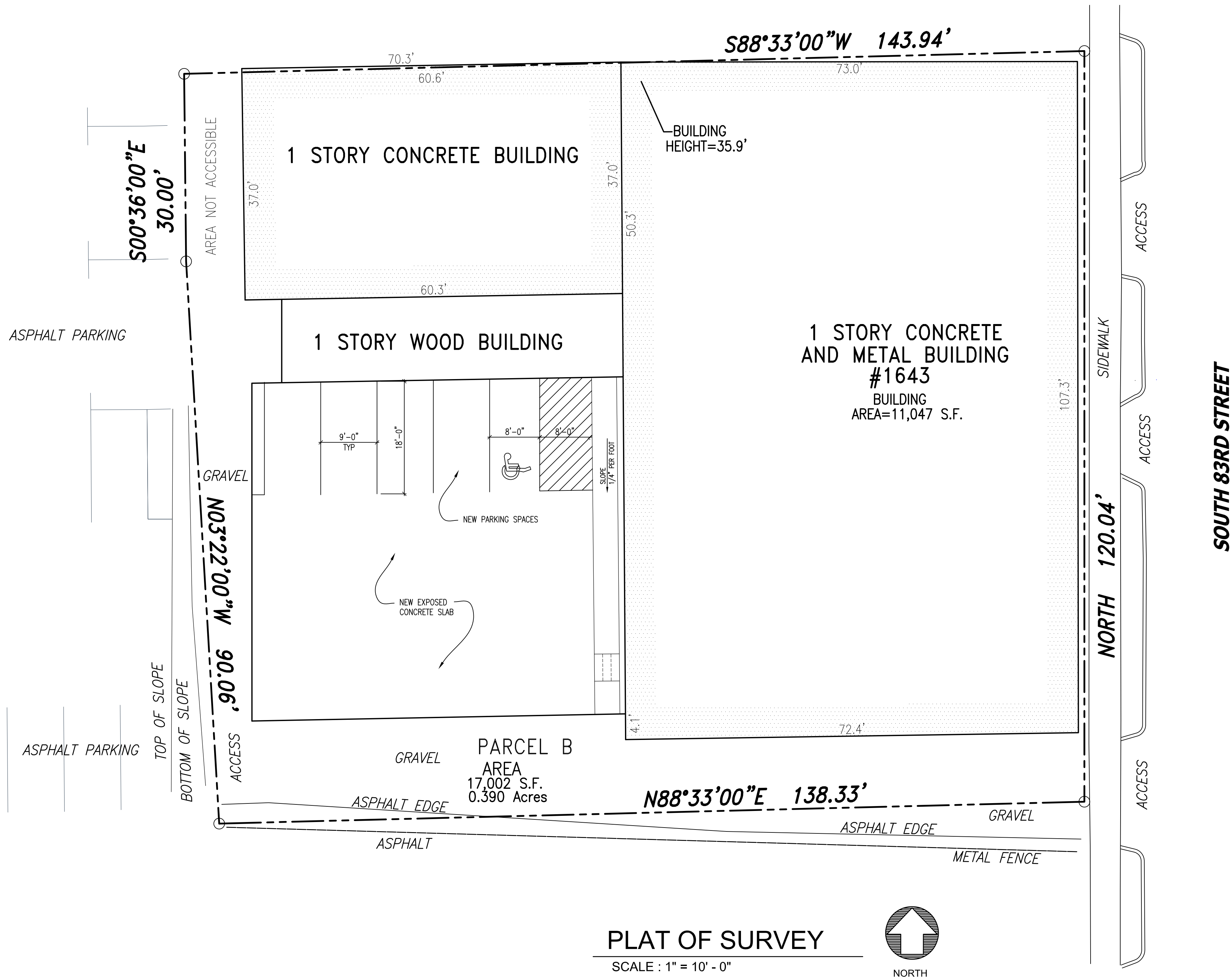
CONSTRUCTION NOTES

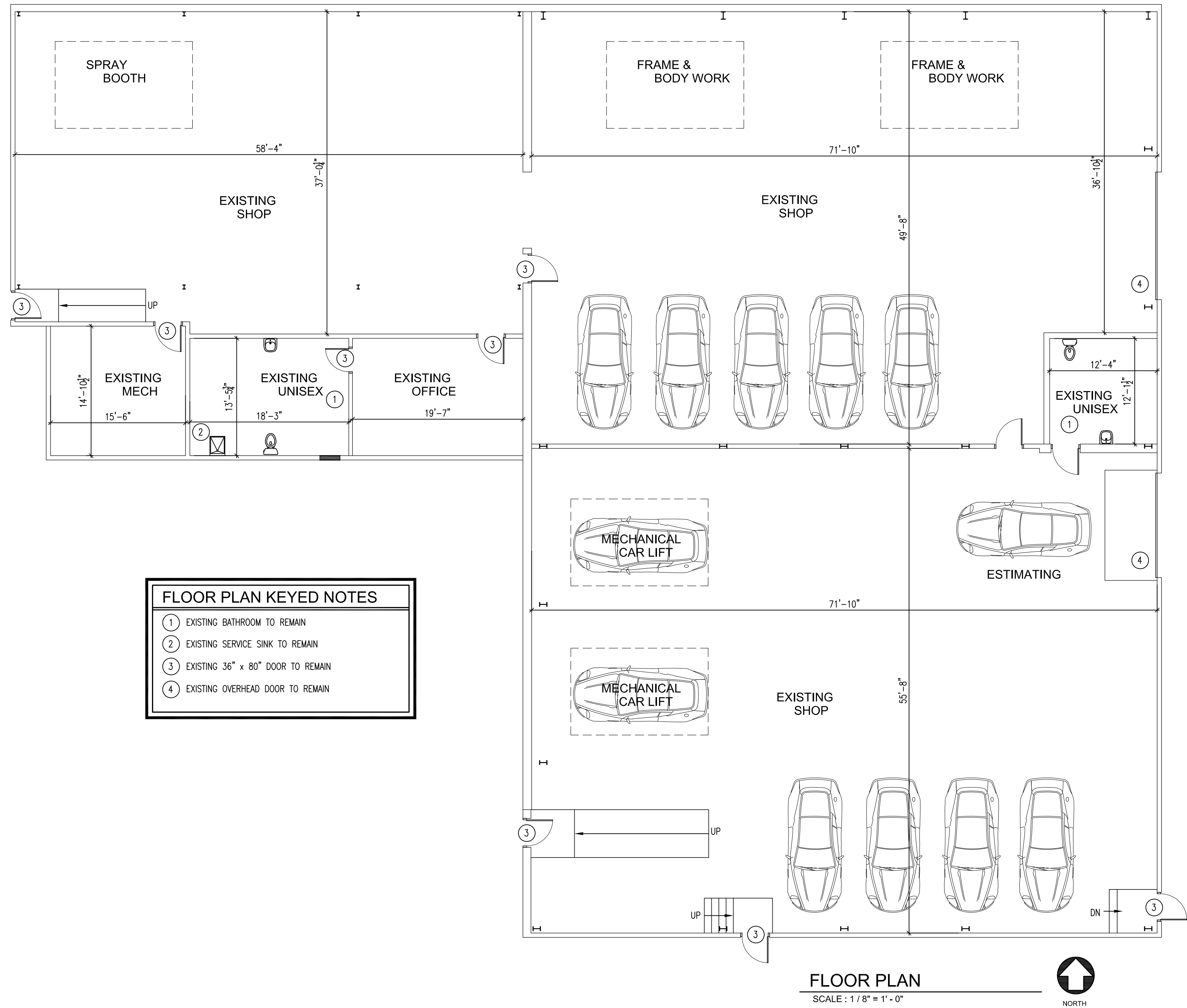
- PROVIDE MEANS OF EGRESS LIGHTING AS PER IBC-2015
- PROVIDE EXIT SIGNS AS PER IBC-2015
- THE EXISTING FIRE PROTECTION OF THE BUILDING AND COMPONENTS SHALL BE PRESERVED TO THE LEVEL THAT THEY ARE PER THE EIBC
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- ALL EXIT LIGHTS, EMERGENCY LIGHTS, AND FIRE EXTINGUISHER LOCATIONS TO MEET STATE AND LOCAL CODES. FIRE EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH IBC 906/ AND THE INTERNATIONAL FIRE CODE..
- ALL ELECTRICAL AND MECHANICAL AS PER BUILDING STANDARDS. VERIFY ELECTRICAL AND TELEPHONE REQUIREMENTS WITH THE OWNER, ELECTRICAL POWER DESIGN TO MEET LOCAL AND STATE ENERGY CODE REGULATIONS.

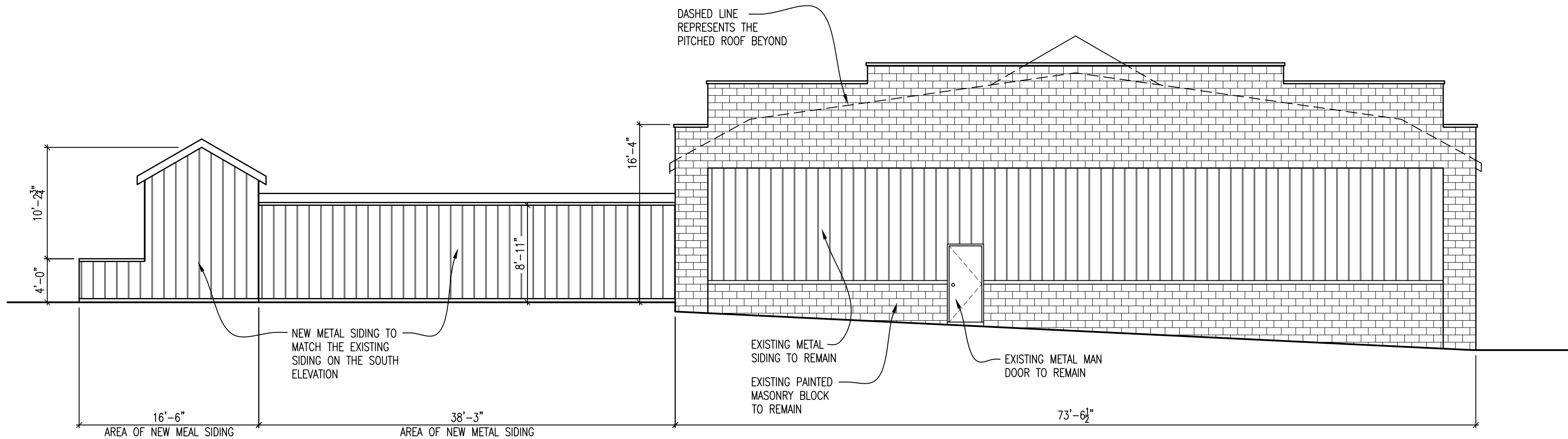


STANDARD MOUNTING HEIGHTS
NTS PER ANSI 117.1-2003



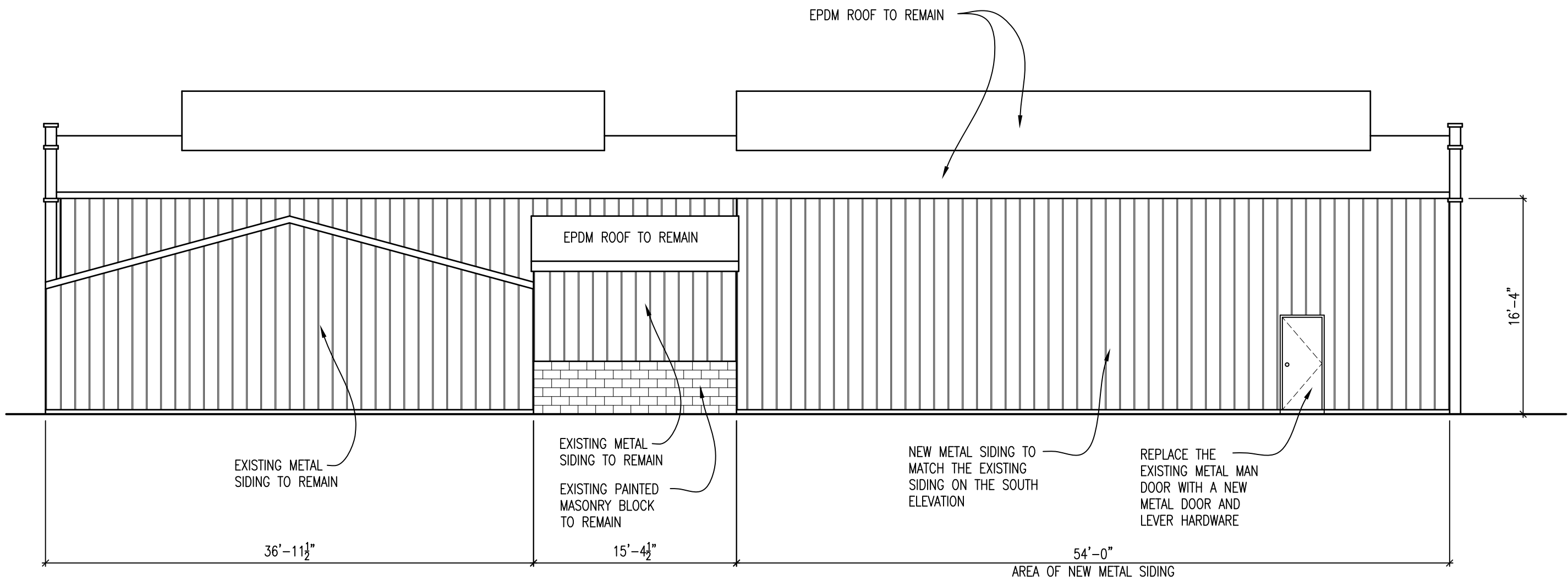






SIDE (SOUTH) EXTERIOR ELEVATION

1/8" = 1'-0"



REAR (WEST) EXTERIOR ELEVATION

1/8" = 1'-0"

Plan of Operation for Precision Auto Body MKE

Description of Building Improvements:

1. Exterior Renovations: The exterior of the building will undergo a facelift to enhance curb appeal and professionalism. This includes repainting the façade, repairing any structural damages, and installing prominent signage for visibility.
2. Interior Upgrades: The interior space will be optimized for efficient workflow and customer comfort. This involves renovating the customer waiting area, installing state-of-the-art equipment, and ensuring compliance with safety regulations.
3. Workshop Enhancements: The workshop area will be equipped with cutting-edge tools and machinery to facilitate high-quality repairs. Special attention will be given to ventilation systems to ensure a safe working environment for technicians.

Timeline for When Work Will be Completed:

1. Exterior Renovations: Expected completion within 4 weeks from the start date.
2. Interior Upgrades: Estimated completion within 6 weeks from the start date.
3. Workshop Enhancements: Targeted completion within 8 weeks from the start date.

Description of All Operations/Services:

1. Collision Repair: Our skilled technicians specialize in repairing vehicles damaged due to collisions. From minor dents to major structural repairs, we ensure thorough and meticulous restoration to pre-accident condition.
2. Painting and Refinishing: Utilizing advanced painting techniques and high-quality materials, we offer professional paint jobs and refinishing services to restore your vehicle's aesthetic appeal.
3. Dent Removal: Using precision tools and techniques, we expertly remove dents and dings from vehicles, restoring their original appearance without compromising the paint finish.
4. Frame Straightening: Our cutting-edge frame straightening equipment allows us to accurately realign vehicle frames, ensuring structural integrity and safety.
5. Detailing: We provide comprehensive detailing services to rejuvenate your vehicle's interior and exterior, leaving it looking pristine and well-maintained.

Days and Hours of Operation:

- Monday to Friday: 8:00 AM - 6:00 PM
- Saturday: 9:00 AM - 3:00 PM
- Sunday: Closed

Note: Emergency repair services may be available outside regular hours by appointment.

Emergency Towing Services:

- Availability: Emergency towing services will be available outside regular hours by appointment.
- Procedure: In case of emergencies requiring towing services outside our regular operating hours, customers can contact our designated emergency hotline.
- Key/Code Access: To facilitate seamless towing services, a lockbox will be installed onsite containing keys or access codes to vehicles awaiting repair. Our designated tow personnel will have access to this lockbox to retrieve necessary keys or codes for towing purposes.