



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, July 22, 2026

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. [26-0339](#) June 24, 2026 (draft minutes)

Attachments: [June 24, 2026 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [26-0340](#) Ordinance to Amend Section 19.01, the Zoning Map and 2045 Comprehensive Plan Future Land Use Map for properties along S. 65th St.

Attachments: [\(ORD\) Rezoning](#)

3. [26-0341](#) Site, Landscaping, and Architectural Design Review for Elliott Ace Hardware, an existing Retail use, at 11003 W. Oklahoma Ave. (Tax Key No. 523-9986-008)

Attachments: [\(SLA\) Elliott Ace Hardware - 11003 W. Oklahoma Ave.](#)

4. [26-0342](#) Site, Landscaping, and Architectural Design Review for Natty Oaks, an existing Restaurant use, at 11505 W National Ave. (Tax Key No. 520-9974-001)

Attachments: [\(SLA\) Natty Oaks - 11505 W. Nat'l Ave](#)

5. [26-0343](#) Sign Appeal for Spirit Halloween, a proposed General Retail use, at 6731 W. Greenfield Ave.

Attachments: [\(SIGN\) Spirit Halloween - 6731 W. Greenfield Ave.](#)

6. [26-0344](#) 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.



Meeting Minutes Plan Commission

Wednesday, June 24, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

Wayne Clark chaired the meeting.

B. ROLL CALL

Present 5 - Wayne Clark, Jessica Katzenmeyer, Lisa Coons, Kathleen Dagenhardt, Eric Torkelson

Excused 4 - Brian Frank, Dan Devine, Brandon Reinke, David Raschka

Staff

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

Others Attending

Steve Van Lieshout; Living Hope Lutheran Church
Zach Becker, Excel Engineering
Maegan Schlosser, Civil & Environmental Consultants
Jon Clark, Architect, self storage
Chris Catana, Developer/Owner, self storage

C. APPROVAL OF MINUTES

1. [26-0306](#) June 3, 2026 (draft minutes)

Attachments: [June 3, 2026 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [26-0301](#) Site, Landscaping, and Architectural Design Review for Storage Five West Allis, a proposed Light Industrial use, at 7840 W. Hicks St. (Tax Key No. 477-0142-000)

Attachments: [2 \(SLA\) Storage 5 - 7840 W Hicks St.](#)

Jack Kovnesky presented.

Wayne Clark inquired about the outcome of the neighborhood meeting of June 23, 2026 from 4 p.m. to 8 p.m., and was advised that overall positive with one person who didn't like storage use. This was a proactive meeting on developers behalf to invite/meet

neighbors.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Storage Five West Allis, a proposed Light Industrial use, at 7840 W. Hicks St. (Tax Key No. 477-0142-000) subject to the following conditions:

1. All required [building](https://www.westalliswi.gov/page/building-permits) <<https://www.westalliswi.gov/page/building-permits>>, [occupancy](https://www.westalliswi.gov/page/occupancy-permits) <<https://www.westalliswi.gov/page/occupancy-permits>>, [stormwater](https://www.westalliswi.gov/page/storm-water-management) <<https://www.westalliswi.gov/page/storm-water-management>>, and related permits shall be obtained prior to commencing work or occupying the facility.
2. Submittal of revised plans to the Planning & Zoning office showing the required bicycle parking spaces for 10 bicycles, preferably split between the west and south customer entrances where practical.
3. Final signage shall require separate review and approval through the sign permit process and shall comply with all applicable location, size, illumination, and design standards.
4. Final site, civil, landscaping, architectural, lighting, stormwater checklist, and utility plans shall be submitted for review and approval by the applicable City departments prior to permit issuance.
5. The applicant shall coordinate construction staging details with City staff and any complete any [drive-way and right-of-way permits](https://www.westalliswi.gov/o/cwa/page/applications-forms-permits) <<https://www.westalliswi.gov/o/cwa/page/applications-forms-permits>>.

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

3A. [26-0302](#)

Conditional Use Permit for Living Hope Lutheran Church, a proposed Religious Institution use, at 1337 S. 100 St.

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

3B. [26-0303](#)

Site, Landscaping, and Architectural Design Review for Living Hope Lutheran Church, a proposed Religious Institution use, at 1337 S. 100 St. (Tax Key No. 444-0534-002).

Attachments: [3 \(CUP & SLA\)- LHL Church - 1337 S 100 St.](#)

Items 3A & 3B were taken together.

Emily Wagner presented.

Recapped June 23, 2026 Board of Appeals approval decision as the Board was not opposed to the reasonable accommodations, offering additional shelter, and since there were no nearby neighbors affected by the proposed ramp addition.

Stormwater checklist has been prepared and submitted and removed from the recommendation.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Living Hope Lutheran, an existing Religious Institution use, at 1337 S. 100 St. (Tax Key No. 444-0534-002) subject to the following conditions:

1. Conditional Use application submitted to the Planning Department for Common Council approval the change of the former School and Group Child Care uses of the

building to accommodate the new Religious Institution use.

2. Revised Site, Landscaping, and Architectural plans submitted to show the following:
~~a) submission of a second floor plan for review by the Planning Department.~~ b) The replacement of EIFS as a material indicated on the architectural elevation plans in favor of a durable, high-quality exterior finish material.
3. ~~A stormwater checklist submitted and approved by the Engineering Department. Contact Robert Hutter, Assistant City Engineer at 414-587-1699.~~
4. Plan Review, Building Permit, and Change of Use submitted to the Commercial Construction Inspector. Contact Shelly Kerwin at 414-302-8412.

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

4. [26-0304](#)

Site, Landscaping, and Architectural Design Review for Kwik Trip an existing Fuel Service Use at 10923 W. Lapham St. (Tax Key: 448-9979-014).

Attachments: [4 \(SLA\) Kwik Trip - 10923 W. Lapham St.](#)

Steve Schaer presented.

Wayne Clark clarified that all electrical vehicles will be able to utilize the new charging ports. Representative at the meeting confirmed.

Eric Torkelson stated he supports this project.

Recommendation: Site, Landscaping, and Architectural Design Review for Kwik Trip an existing Fuel Service Use at 10923 W Lapham St. (Tax Key: 448-9979-014), subject to the following conditions:

1. Submit updated plans and details to the Planning & Zoning office to show (a) elevations of charging stations will need to show the height of all the controls and also bollard spacing for accessibility guidelines on the plans at time of building permit review; (b) As part of the site alterations to add EV charging the new paved area will displace three existing white oak trees and one white spruce tree along the existing edge of pavement. Staff recommends a comparable replacement landscaping planting around the new charging area.
2. Stormwater checklist - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer.
3. Any update to the signage plans will require staff review for compliance and subject to permitting.

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

5. [26-0305](#)

Project Tracking.

Axis Development, Apiary Apartments and Longfellow Apartments, updates provided by staff.

Jessica Katzenmeyer inquired on the status of the 6500 Bar and Grill, and was advised that ongoing code enforcement and legal actions to address the slow progress are currently in the legal system.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Dagenhardt, seconded by Torkelson to adjourn at 6:40 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 22, 2026
6:00 PM

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

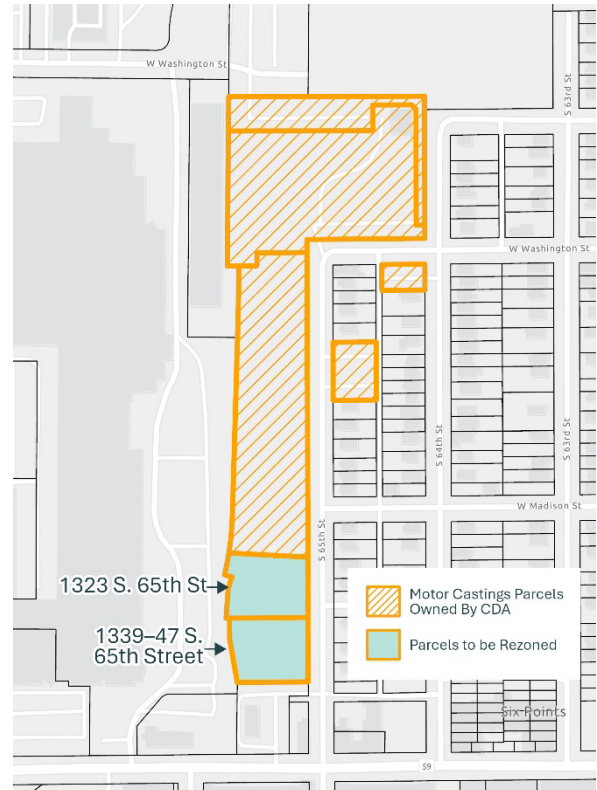
2. Ordinance to amend the Zoning Map and 2045 Comprehensive Plan Future Land Use Map for properties along S. 65th St.

Overview

The Community Development Authority (CDA) owns the former six-acre Motor Castings site. Adjacent to the site are remnant Motor Castings parcels privately owned that are located at 1323 S. 65th Street (office) & 1339–47 S. 65th Street (warehouse).

The City previously rezoned the Motor Castings parcels and the adjacent office building parcel to commercial to prevent nuisance uses incompatible with the surrounding neighborhood from arising. The warehouse parcel was not rezoned as it was identified as a potential site for an industrial user. The use did not move forward, and the building remains vacant. The industrial zoning of [1339–47 S. 65th Street](#) allows uses such as landscape operations, truck storage, automotive repair, and other noise- or odor-generating activities that conflict with the residential redevelopment envisioned for the broader district

While the property at [1323 S. 65th St.](#) is zoned Commercial, the existing and future land uses do not align with the redevelopment vision of the area.

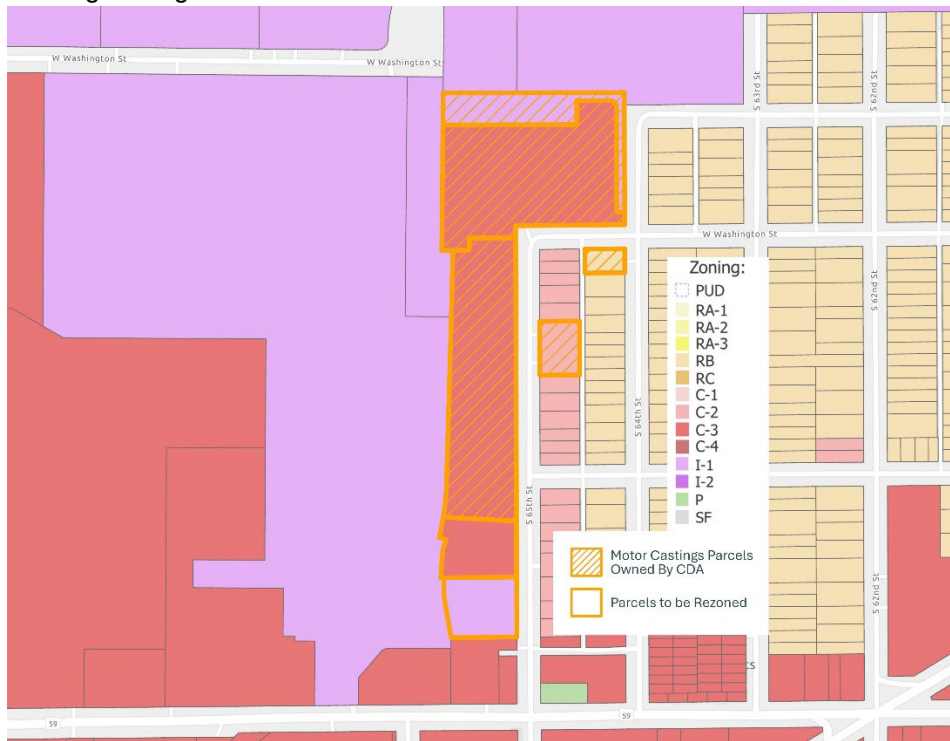


To proactively address any potential nuisances or incompatible land uses, staff recommends rezoning the property at **1339–47 S. 65th Street** from **industrial** to **commercial** and amending the future land use from **industrial** to **commercial mixed**. Staff recommends the property at 1323 S. 65th St. to retain the C-3 zoning, but, have the future land use amended from **industrial** to **commercial mixed**. This action would:

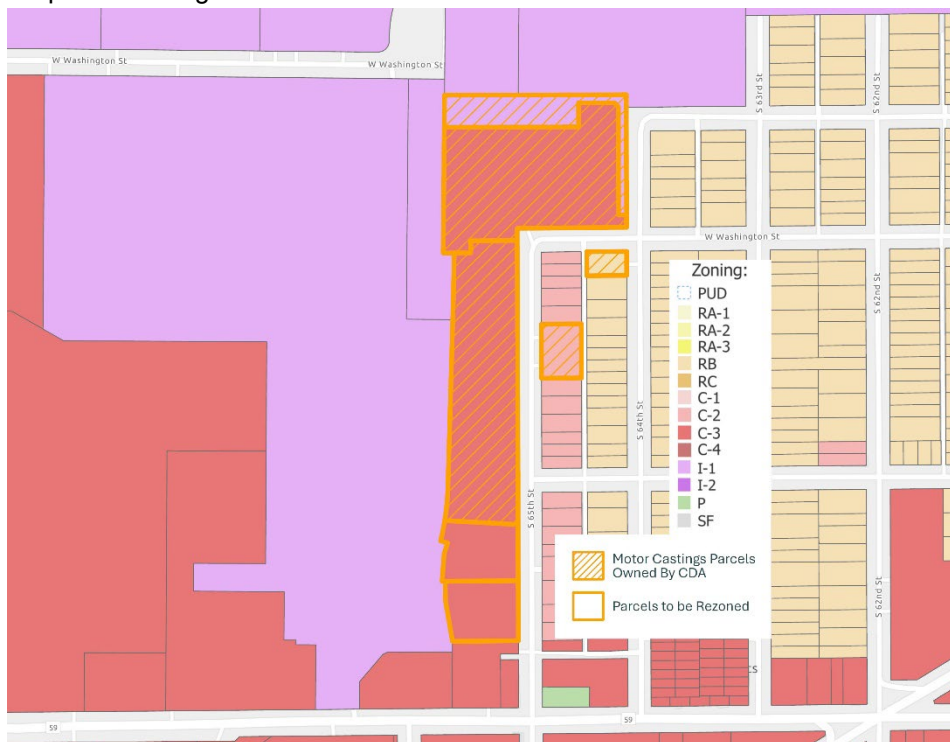
- Align all parcels within the former Motor Castings area under a unified zoning classification
- Reduce the risk of disruptive industrial uses emerging during critical redevelopment efforts
- Increase clarity and predictability for developers evaluating the area for investment
- Strengthening the City's ability to guide future uses consistent with long-term plans and community expectations

Maps of the proposed changes to the Zoning Map and 2045 Comprehensive Plan can be found below:

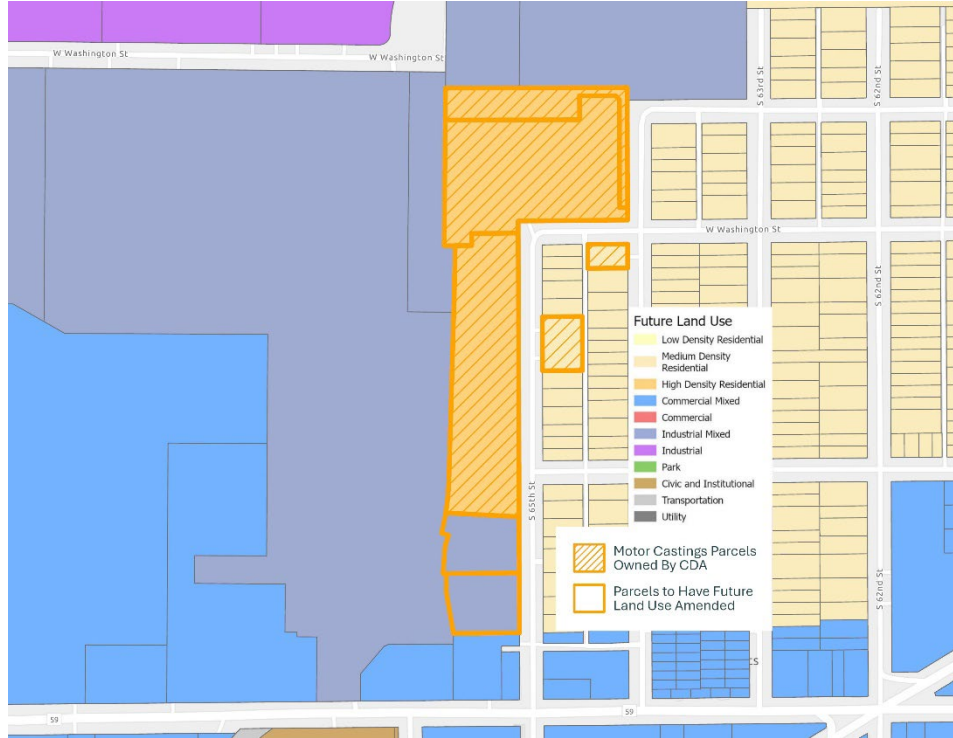
- Existing Zoning:



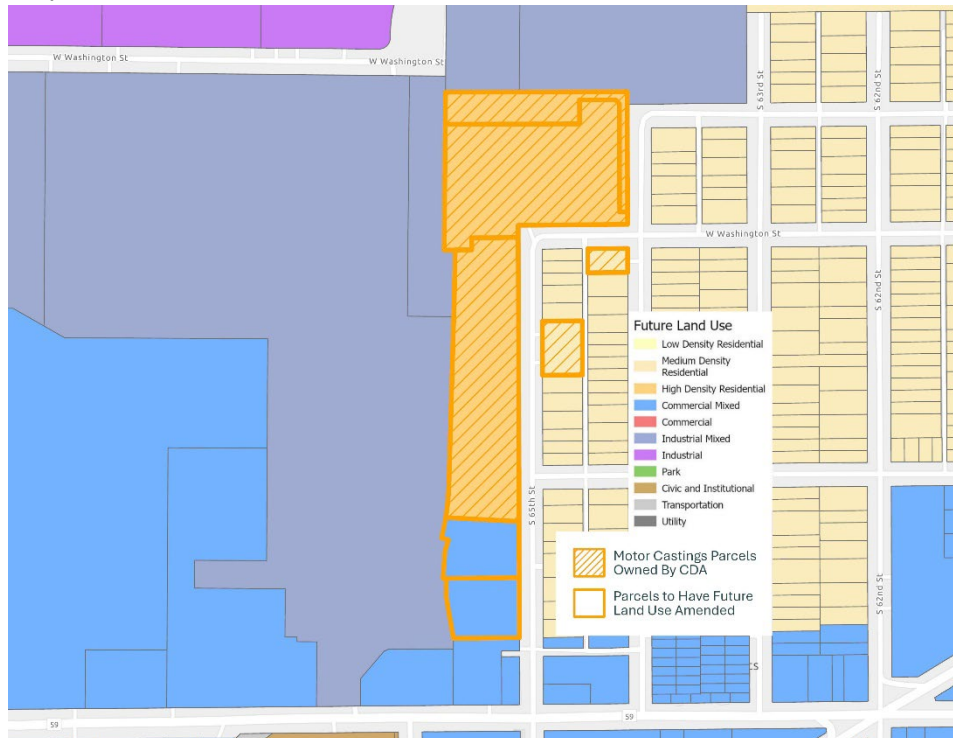
- Proposed Zoning



- Existing Future Land Use:



- Proposed Future Land Use



Analysis: Rezoning the parcel at 1339-47 S. 65th St and amending the Future Land Use to Commercial Mixed would provide enhanced flexibility for uses that would be compatible with the adjacent neighborhood. A variety of uses are supported through both the rezoning and land use amendments that provide pathways to future redevelopment and investment.

Recommendation: Common Council approval of the Ordinance to amend the Zoning Map and 2045 Comprehensive Plan Future Land Use Map for properties along S. 65th St.







STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 22, 2026
6:00 PM

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

3. Site, Landscaping, and Architectural Design Review for Elliott Ace Hardware, an existing Retail use, at 11003 W. Oklahoma Ave. (Tax Key No. 523-9986-008)

Overview



The property is 5 acres and zoned Commercial C-4 which permits retail stores. The zoning district is Intended for large-scale, automobile-oriented commercial development serving the needs of the regional population. Ace Hardware is proposing some exterior building improvements which require a building permit and trigger Design Review before Plan Commission.

Architectural plan

Refer to full set of plans toward the end of this report. Below shares a before and after rendered view of the exterior building improvements which will include replacement of the existing concrete walk directly in front of the store, repairing the existing brick veneer, painting the existing brick, and residing and metal roofing the front gable end. Exterior siding will be a darker color earthen tone hardi-siding. The plans note an alternate/option to complete entire storefront roof area with metal siding. Recessed downlighting being installed under storefront soffit.

EXISTING



PROPOSED

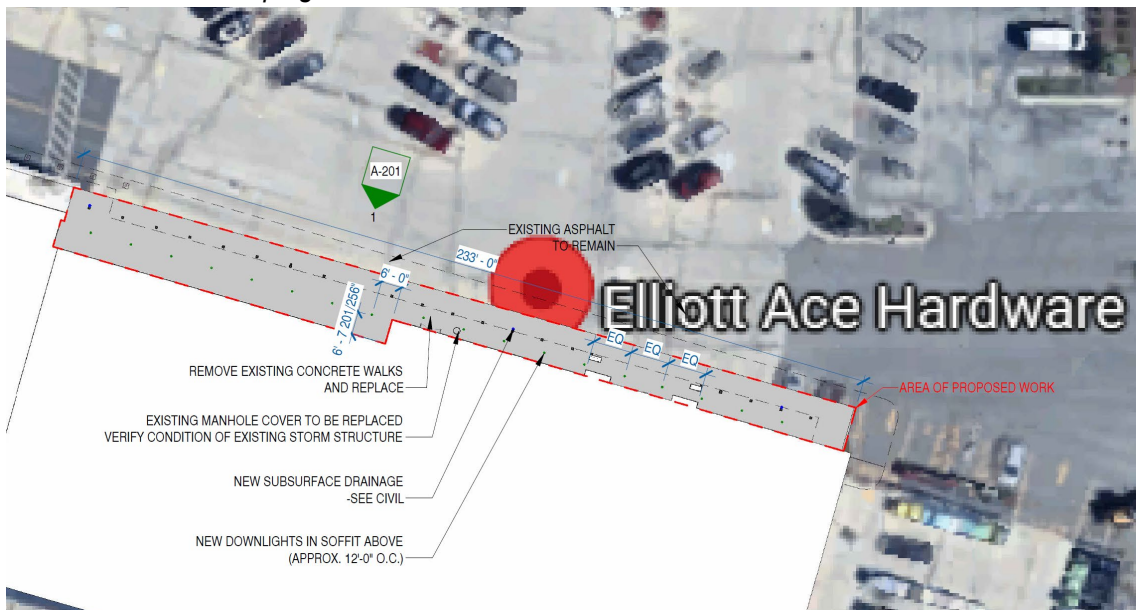


Site and Landscaping Plan

In 2015, as part of a special use hearing, the Common Council required ACE install landscaping islands near their driveway approach/entrance to the site from W. Oklahoma Ave. Staff is recommending ACE provide at least two new landscaping islands or a raised planter area along the store entrance as part of the new concrete work that is planned.



Aerial view of landscaping islands added in 2015-16



New/replacement concrete walkway along storefront

Recommendation: Recommend approval of the Site, Landscaping, and Architectural Design Review for Elliott Ace Hardware, an existing Retail use, at 11003 W. Oklahoma Ave. (Tax Key No. 523-9986-008) subject to the following:

1. Revised site and landscaping plan being submitted to the Planning and Zoning Department to show the following: (a) two new landscaping islands on south end caps of parking rows or a raised planter being added near the store entrance walkway as part of the new concrete sidewalk work that is planned; (c) clarification on roof materials over the balance of the existing asphalt shingles.
2. An electrical permit application to be applied for as part of lighting upgrades.
3. Contact Engineering Department for applicable permit if any work is planned within city right-of-way.

Elliott's Ace Hardware Project Description

- Owner/Name of business:
 - Elliott's Ace Hardware
 - Contact:
Matt Elliott
15360 Watertown Plank Rd,
Elm Grove, WI 53122
262-893-2408
- Project Director:
 - MSI General
P.O. Box 7, Oconomowoc, WI 53066
262-563-5332
- Narrative:

Elliott's Ace Hardware would like to update their existing storefront. The proposed project includes the replacement of the existing concrete walk directly in front of the store, repairing the existing brick veneer, painting the existing brick, and residing and roofing the front gable end.
- Hours of Operation:

Mon - Fri 7:30am - 8:00pm
Sat 7:30am - 2:00pm
Sun 9:00am - 5:00pm
- Outdoor :
 - Existing asphalt parking is to remain as is. It was recently repaved, and in good working order. Additional downlights are also proposed to be added under the existing roof overhang to deter vandals.
- Expected starting and completion dates of construction:
 - September 2026 – December 2026
- Proposed phasing of the project if appropriate
 - Project is not planned to be phased.



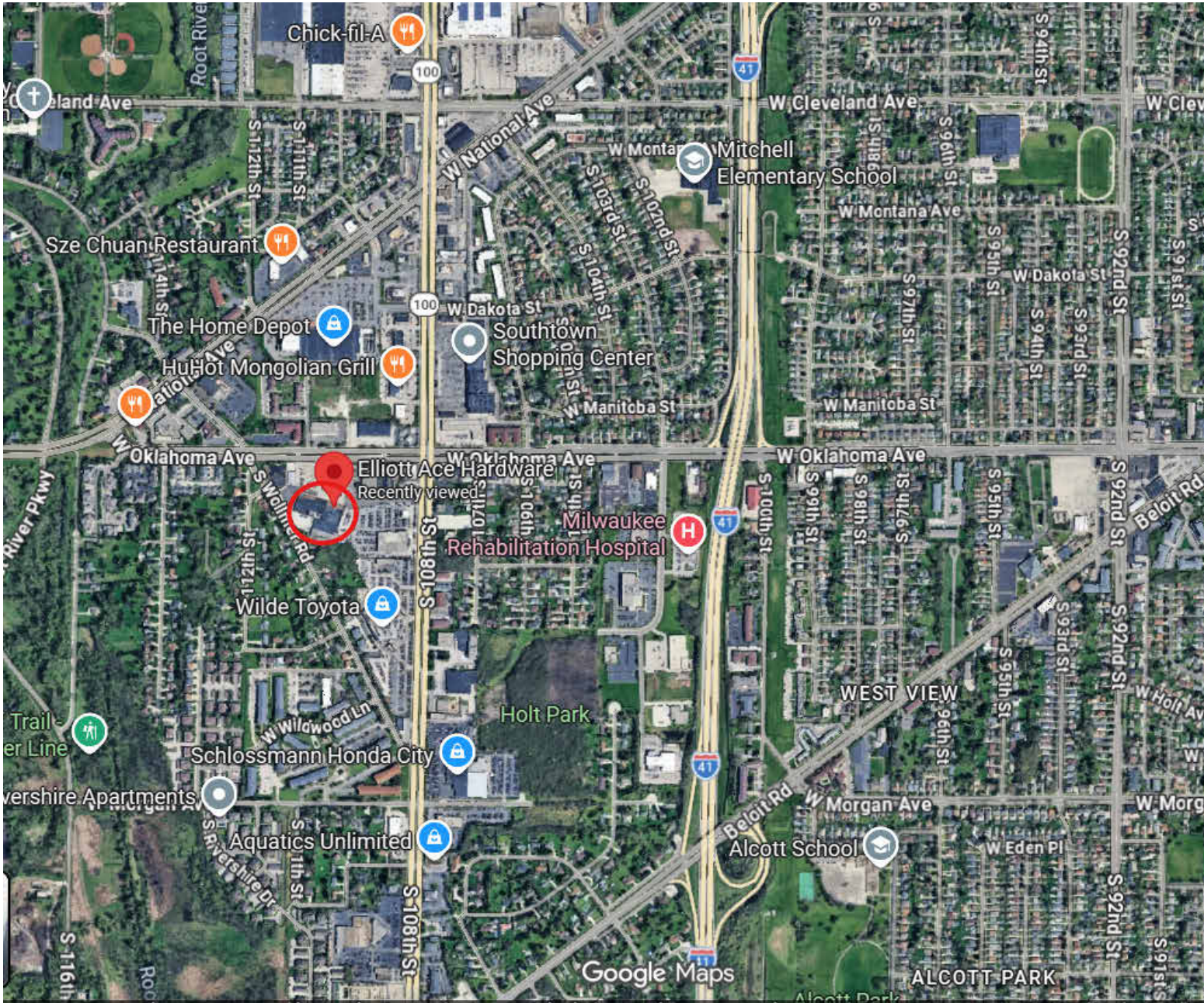
DESIGNBUILD

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ELLIOTT ACE HADWARE - WEST ALLIS

EXTERIOR REMODEL

11003 W. OKLAHOMA AVE.
WEST ALLIS, WI 53227

PROJECT INFORMATION			VICINITY MAP			SHEET INDEX			SHEET INDEX				
CODE SUMMARY AND BUILDING INFORMATION						SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE	SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE
APPLICABLE CODES AND STANDARDS						GENERAL							
BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC)						G-001	COVER SHEET						
PLUMBING CODE: 2024 WISCONSIN PLUMBING CODE - SPS 381 TO 387													
MECHANICAL CODE: 2021 INTERNATIONAL MECHANICAL CODE (IMC)													
ENERGY CODE: 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)													
ELECTRICAL CODE: 2017 NFPA 70 NATIONAL ELECTRIC CODE (NEC)													
FIRE CODE: 2021 INTERNATIONAL FIRE CODE (IFC)													
ACCESSIBILITY CODE: 2017 ICC A117.1													
WISCONSIN AMENDMENTS: SPS CHAPTERS 316, 381-387													
PROJECT DESCRIPTION													
BUILDING DESCRIPTION AND LOCATION													
PROPOSED PROJECT IS FOR THE REPAIR / REPLACEMENT OF LIMITED EXTERIOR COVERINGS ON AN EXISTING BUILDING AND CAN BE CLASSIFIED AS A LEVEL 1 ALTERATION. SEE IBC SECTION 701. PROPOSED BUILDING ALTERATIONS DO NOT REDUCE THE CURRENT LEVEL OF SAFETY AND DO NOT REDUCE THE EXISTING BUILDING THERMAL ENVELOPE													
PROJECT AREA													
FIRST FLOOR													
EX. EXT. SPACE TO BE ALTERED													
PROJECT AREA													
EXISTING BUILDING AREA: 56,500 S.F.													
USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)													
GROUP(S):													
M - MERCANTILE													
FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 8)													
CONSTRUCTION TYPE: VB													
PRIMARY STRUCTURAL FRAMING: 0 HR													
BEARING WALLS EXTERIOR: 0 HR													
BEARING WALLS INTERIOR: 0 HR													
NON-BEARING WALLS INTERIOR: 0 HR													
FLOOR CONSTRUCTION: 0 HR													
ROOF CONSTRUCTION: 0 HR													
FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 0 HR													
FIRE PROTECTION SYSTEM (IBC CHAPTER 9)													
AUTOMATIC SPRINKLER SYSTEM: EXISTING													
FIRE ALARM SYSTEM: EXISTING													
OTHER													
IBC 308.2: EXTERIOR WALL COVERINGS TO BE REPLACED DOES NOT EXCEED 15% OF TOTAL WALL AREA. CHAPTER 4 AND 28 OF IBC DOES NOT APPLY													
IBC 404.1: REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.													
IBC 405.2.1: DAMAGE LESS THAN SUBSTANTIAL STRUCTURAL DAMAGE SHALL BE PERMITTED TO BE RESTORED TO THEIR PRE-DAMAGED CONDITION													
IBC 802: ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OF THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THE SAME PURPOSE.													
IBC 701.2: AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.													
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ARCHITECT SEAL			OVER 65 YEARS OF DESIGN EXCELLENCE			ENGINEER SEAL							

PROJECT DESCRIPTION

BUILDING DESCRIPTION AND LOCATION

PROPOSED PROJECT IS FOR THE REPAIR / REPLACEMENT OF LIMITED EXTERIOR COVERINGS ON AN EXISTING BUILDING AND CAN BE CLASSIFIED AS A LEVEL 1 ALTERATION. SEE IEBC SECTION 701. PROPOSED BUILDING ALTERATIONS DO NOT REDUCE THE CURRENT LEVEL OF SAFETY AND DO NOT REDUCE THE EXISTING BUILDING THERMAL ENVELOPE

PROJECT AREA

FIRST FLOOR

PROJECT AREA

EXISTING BUILDING AREA: 58,500 S.F.

EX. EXT. SPACE TO BE ALTERED

3,487 SF

3,487 SF

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUPS:

M MERCANTILE

FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 6)

CONSTRUCTION TYPE:

VB

PRIMARY STRUCTURAL FRAMING:

BEARING WALLS EXTERIOR:

BEARING WALLS INTERIOR:

NON-BEARING WALLS INTERIOR:

FLOOR CONSTRUCTION:

ROOF CONSTRUCTION:

0

0

0

0

0

HR

HR

HR

HR

HR

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:

0

HR

FIRE PROTECTION SYSTEM (IBC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM:

FIRE ALARM SYSTEM:

EXISTING

EXISTING

OTHER

IEBC 308.2: EXTERIOR WALL COVERINGS TO BE REPLACED DOES NOT EXCEED 15% OF TOTAL WALL AREA. CHAPTER 14 AND 26 OF BC CODES NOT APPLY

IEBC 404.1: REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

IEBC 405.2.1: DAMAGE LESS THAN SUBSTANTIAL STRUCTURAL DAMAGE SHALL BE PERMITTED TO BE RESTORED TO THEIR PRE-DAMAGED CONDITION

IEBC 602: ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OF THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES THAT SERVE THAT SAME PURPOSE

IEBC 701.2: AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.

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DESIGNBUILD

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MILESTONE ISSUE DATES

PRELIMINARY SET: 4/17/2026

BUDGET SET:

LOCAL DESIGN REVIEW SET:

PROPOSAL SET: 7/1/2026

PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

PROJECT NAME
ELLIOTT ACE HADWARE - WEST ALLIS

PROJECT DESCRIPTION
EXTERIOR REMODEL

STREET ADDRESS
11003 W. OKLAHOMA AVE.

CITY / STATE / ZIP
WEST ALLIS, WI 53227

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT STRUCTURAL ENGINEER LANDSCAPE DESIGN

DESIGN ARCHITECT CIVIL ENGINEER REVIEWED BY

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

G-001

PROJECT NUMBER: P13874

P13874

LEADERS

ENGINEERS

17

CONTRACTORS

ARCHITECTS



ENGINEERS

18

CONTRACTORS

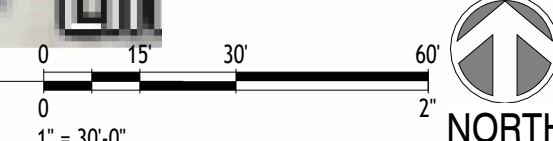
ARCHITECTS

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FOR CONSTRUCTION

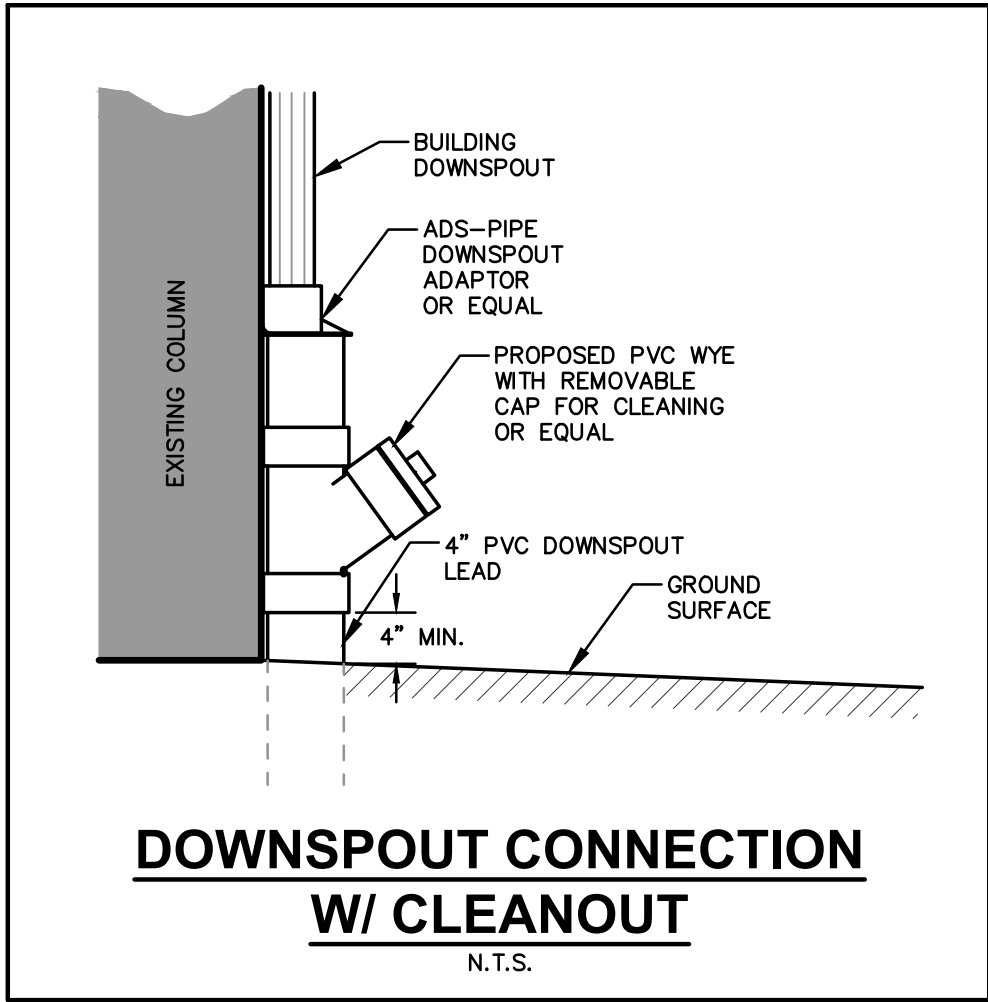
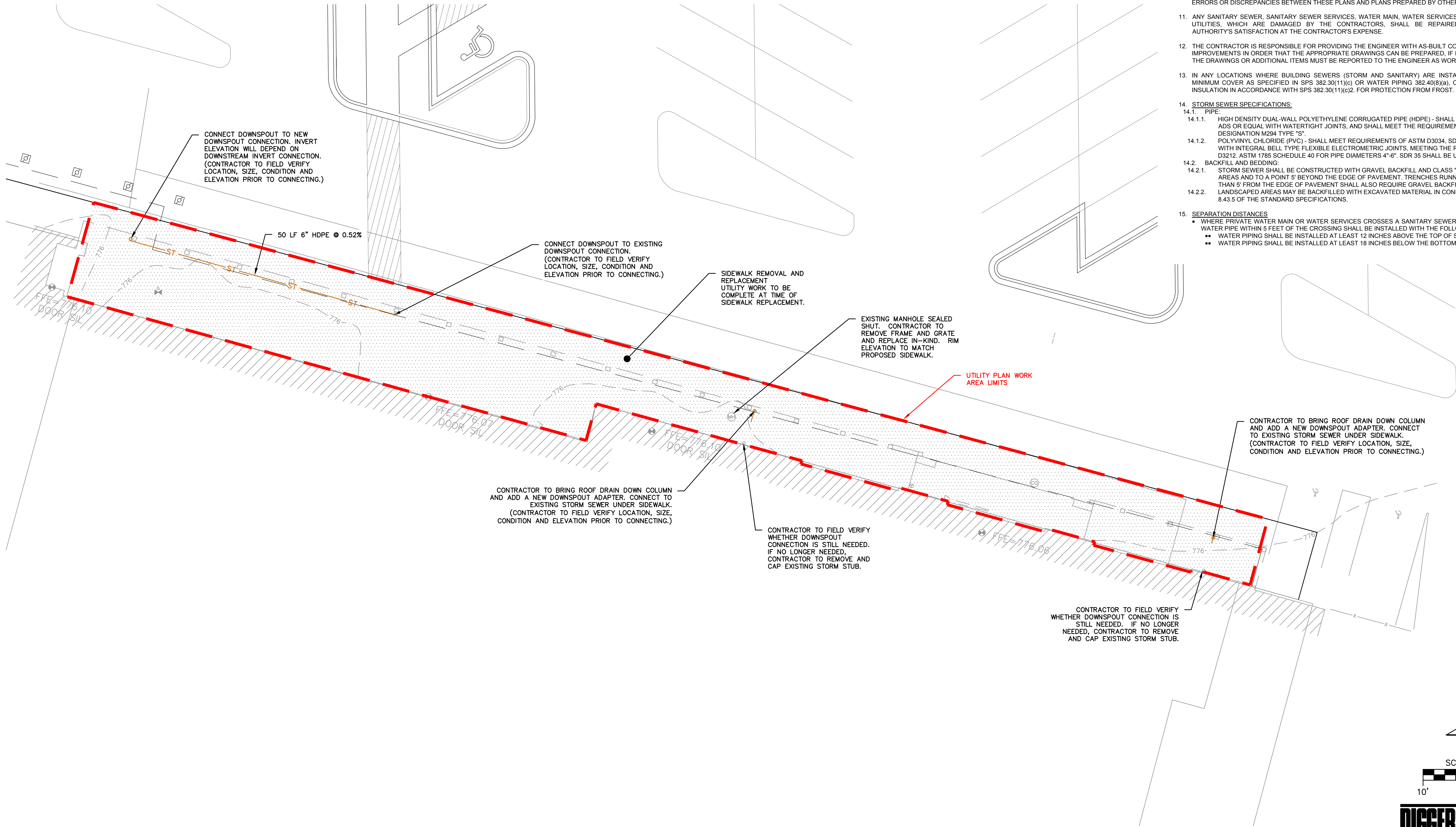
References



NOT FOR CONSTRUCTION

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File: A:\2025\2817409\DWG\2817409_Cen Docs.dwg Layout: 24X36 SHEET User: craig.peterson Plotted: Jun 15, 2026 - 2:01pm Xref's:



- ### UTILITY NOTES
- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
 - SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
 - ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
 - DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
 - THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
 - STORM SEWER SPECIFICATIONS:**
 - PIPE:
 - HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M204 TYPE "S".
 - POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3122, ASTM 1788 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15".
 - BACKFILL AND BEDDING:
 - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
 - SEPARATION DISTANCES**
 - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
 - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
 - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
W215 EAST WISCONSIN AVENUE
NASHOTAH, WI 53085

PROJECT:
ELLIOT ACE HARDWARE -
WEST ALLIS

PROJECT LOCATION:
11003 WEST OKLAHOMA AVENUE
WEST ALLIS, WI 53227

PLAN MODIFICATIONS:

#	Date:	Description:
1	7/1/2026	CLIENT REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

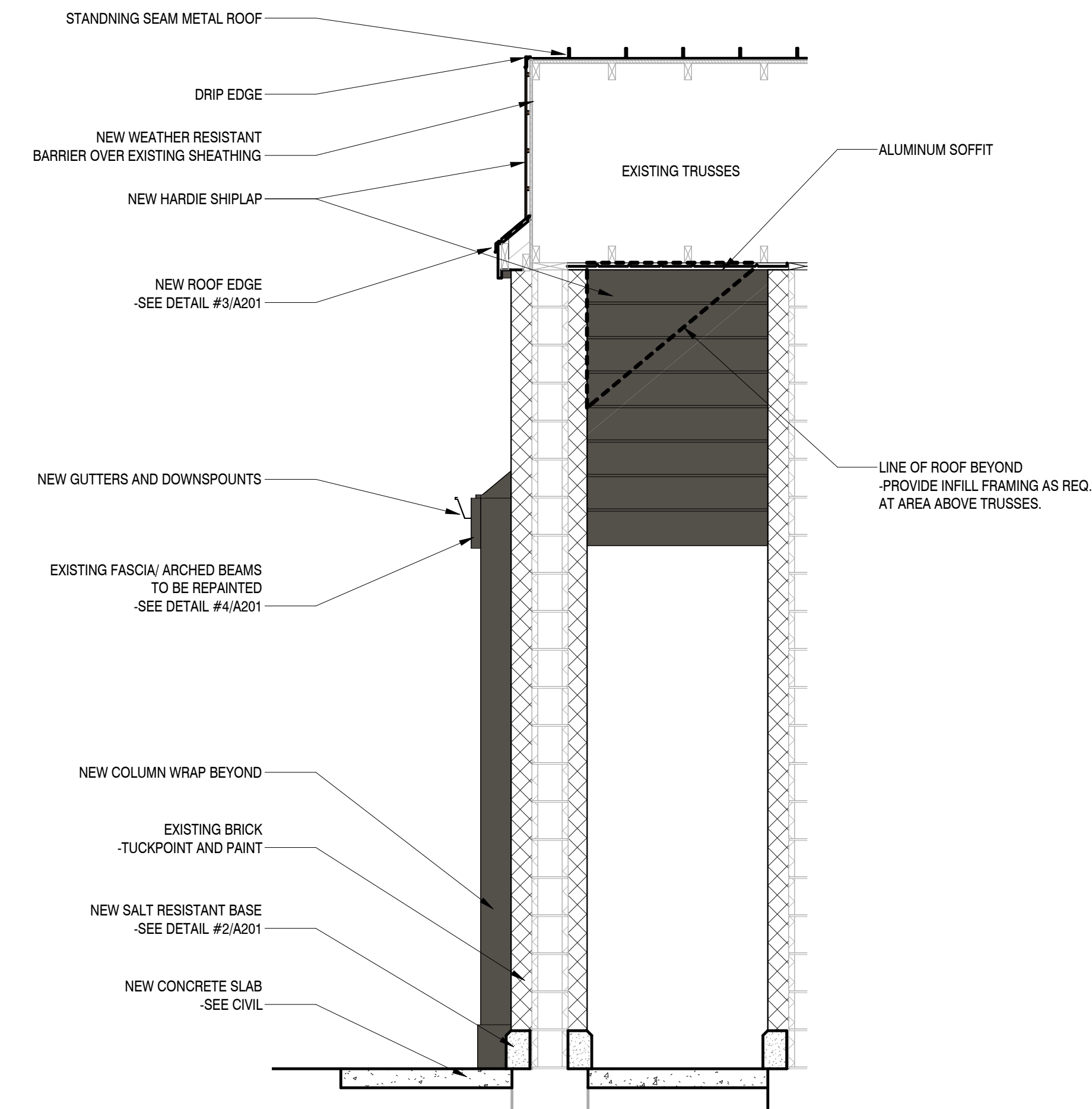
C1.0

JSD PROJECT NO:

26-17409

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



1 ROOF PLAN
1" = 20'-0"



NOT FOR CONSTRUCTION



DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET: 4/17/2026

BUDGET SET:

LOCAL DESIGN REVIEW SET:

PROPOSAL SET: 7/1/2026

PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NAME
ELLIOTT ACE HADWARE - WEST ALLIS

PROJECT DESCRIPTION
EXTERIOR REMODEL

STREET ADDRESS
11003 W. OKLAHOMA AVE.

CITY / STATE / ZIP
WEST ALLIS, WI 53227

ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
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DESIGN ARCHITECT TKM	CIVIL ENGINEER	REVIEWED BY
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SHEET TITLE:
OVERALL ROOF PLAN

SHEET NUMBER:

A-140

PROJECT NUMBER: P13874

P13874

LEADERS

ENGINEERS

20

CONTRACTORS

ARCHITECTS



ENGINEERS

21

CONTRACTORS

ARCHITECTS

NOT FOR CONSTRUCTION

EXISTING



PROPOSED



DESIGNBUILD

MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

SINGLE SOURCE RESPONSIBILITY
DESIGNING EXCELLENCE. BUILDING TRUST TM

MILESTONE ISSUE DATES

PRELIMINARY SET:	4/17/2026
BUDGET SET:	
LOCAL DESIGN REVIEW SET:	
PROPOSAL SET:	7/1/2026
PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	

REVISIONS:	



PROJECT NAME
ELLIOTT ACE HADWARE - WEST ALLIS

PROJECT DESCRIPTION
EXTERIOR REMODEL

STREET ADDRESS
11003 W. OKLAHOMA AVE.

CITY / STATE / ZIP
WEST ALLIS, WI 53227

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
DESIGN ARCHITECT TNK	CIVIL ENGINEER	REVIEWED BY

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A-220
PROJECT NUMBER:
P13874
P13874

LEADERS

ENGINEERS

22

CONTRACTORS

ARCHITECTS

APPROVED

DATE 8-20-2015

The Common Council required these islands at the public hearing.

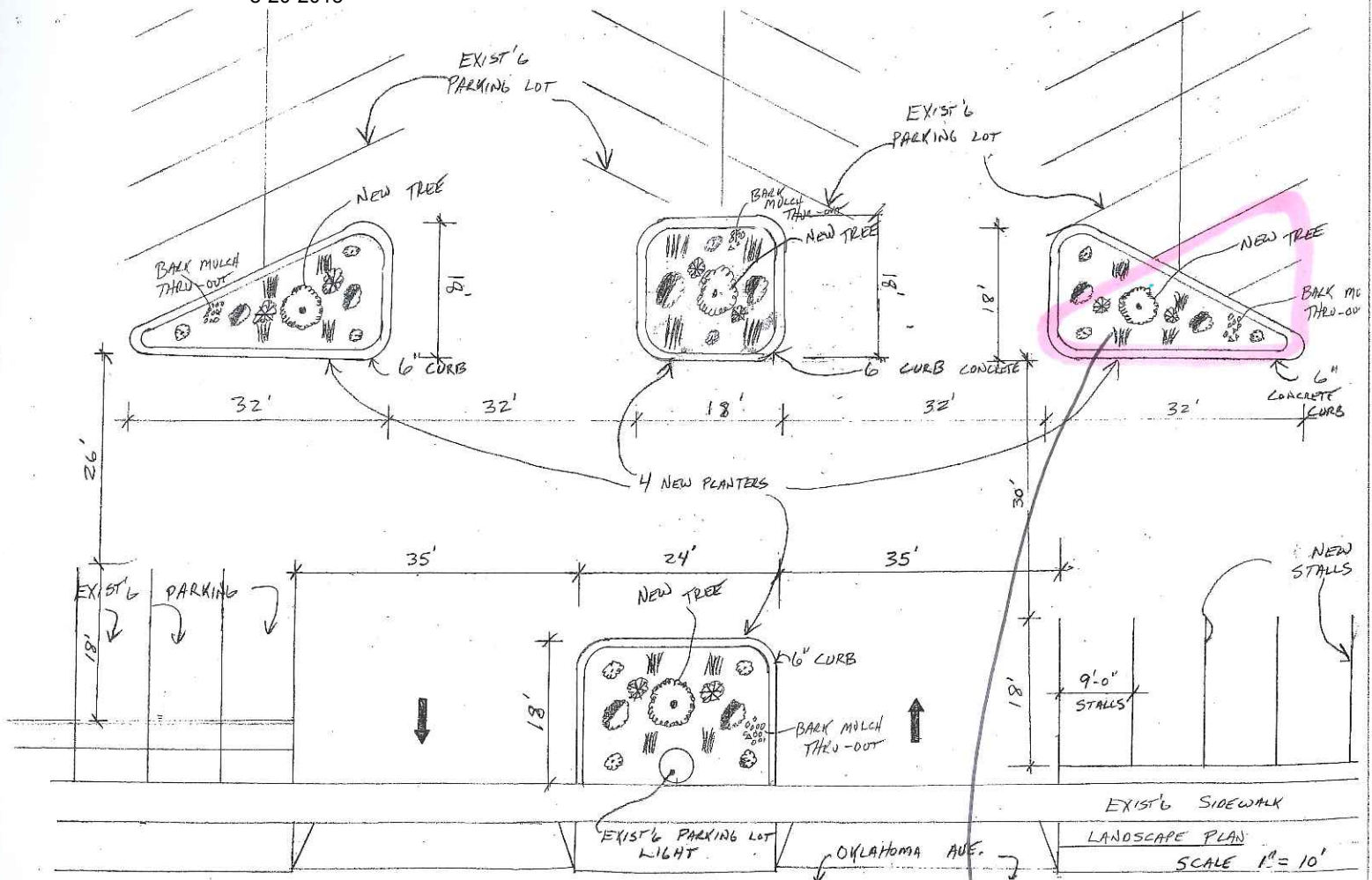
8-20-2015



APPROVED

DATE 8/20/15

8-20-2015



Flip 180°

8/20/15

LANDSCAPE PLANT LIST



AMERICAN ELM
& AUTUMN BLAZE MAPLE



CATMINT RED BUSH.



VIGOR GRASS



DAYLILY STOLA-O-ORO



JUNIPER BAR HARBOR



BARK MULCH THRU-OUT.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 22nd, 2026
City Hall, Room 128
6:00 PM**

4. Site, Landscaping, and Architectural Design Review for Natty Oaks, an existing Restaurant use, at 11505 W. National Ave. (Tax Key No. 520-9974-001)



Project Overview

The proposed project at [11505 W. National Ave.](#) involves the demolition of an existing outdoor wood platform stage at the western side of the property to replace it with a permanent, one-story enclosed pavillion structure used for live music and entertainment. The 432 sq. ft. structure will be oriented toward the main building and outdoor patio area to minimize any potential noise disruptions to the surrounding neighborhood. The structure will be located on one of the two parcels owned by Natty Oaks – specifically the .20 acre parcel (Parcel 2) situated on the corner of National Ave. and Oklahoma Ave. Live music and seasonal uses, such as Santa meet and greets, will prompt this structure to be open within some capacity year-round. The pavillion will be available for use during all operational hours of Natty Oaks. The hours of operation for Natty Oaks (and the subsequent new pavillion) are as follows:

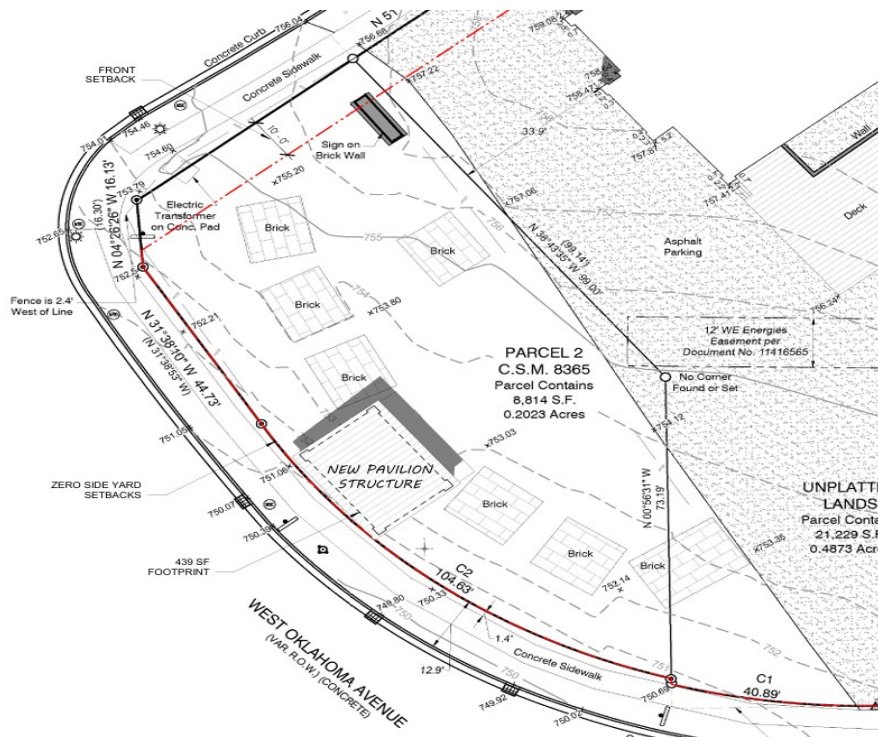
Monday – Wednesday: 11 am – 12 am
Thursday and Friday: 11 am – 2 am
Saturday: 9 am – 2 am
Sunday: 9 am – 12 am

The project will commence construction immediately upon issuance of a building permit with completion set on or before December 1st.



Existing stage to be demolished (above)

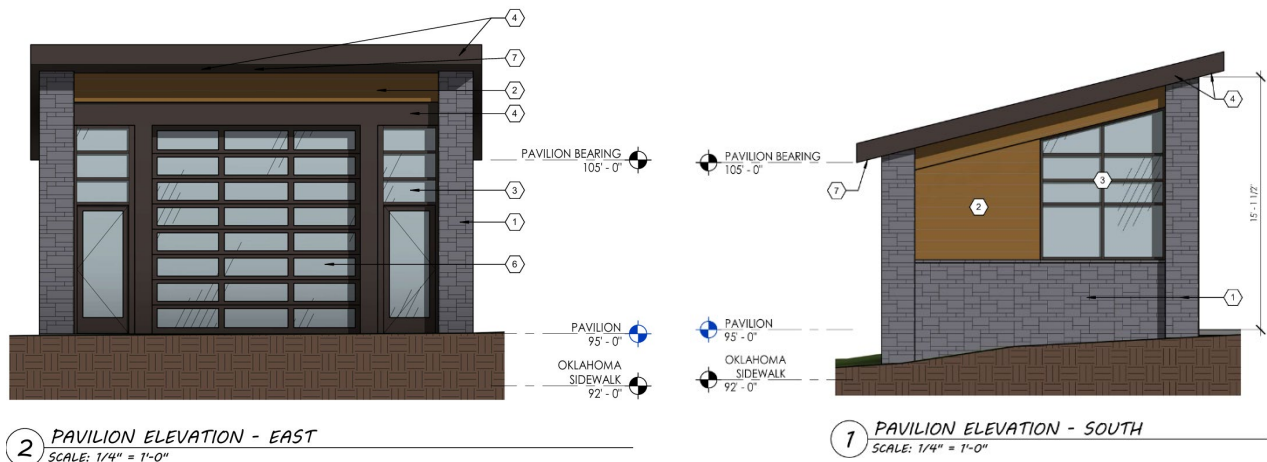
Natty Oaks is located on a property that is zoned C-4, “Intended for large-scale, automobile-oriented commercial development serving the needs of the regional population.” The structure must comply with a front setback regulation of 10 ft (minimum), which staff finds compliant within the proposed plans. The structure will be located at least 10 ft. from National Ave. Side and rear setback regulations for the site do not state any minimum or maximum values that would pertain to this property, so the new structure may be constructed up to the lot line adjacent to Oklahoma Ave.



Site, Landscaping, and Architectural Plans

The building footprint will be approximately 24 feet long by 18 feet wide. It will be oriented toward the existing main building and patio areas. It will feature an operable upward acting stacking panel overhead glass door on the front façade to promote an “open air venue” as weather permits for guests gathering on the lawn area, patio and elevated deck of the main building.

The rectangular building footprint will be capped with a simple sloped shed roof clad by standing seam metal panels. The exterior walls will be covered with horizontal siding enhanced by a stone veneer base with integral stone veneer corner columns. Large windows placed at the front section of the end walls provide daylight into the interior space. The four exterior facades will have accent lighting to highlight the building at night, though staff note that no lighting plans have been submitted as part of this application. The exterior face of the west wall (rear wall) will prominently feature the City of West Allis logo, should the property owner obtain permission from the City to use its logo.



Landscaping will be added and modified on the western portion of the site. Approximately 12 evergreen trees, bushes, and shrubs will be relocated to the northwest region of the site, between the patios and sidewalk in line with existing landscaping. Salt tolerant plantings will be installed along the west pavilion elevation, not to exceed 2 ft in height to maintain signage visibility.



Staff note that the property owner has taken measures to address a comment from the City's Code Enforcement Department regarding the number of restrooms on site. Due to recent building code changes, inspectors are prompted to count both indoor and outdoor occupancy for sites in calculating bathroom requirements for projects. Because of the outdoor programming at Natty Oaks and subsequent 25 person capacity of the proposed pavilion structure, the property owner has installed 3 temporary restrooms on site to accommodate this requirement.



Planning staff has also considered the long-term vision for this site and encourage its use to the fullest potential. Due to the increased programming of Parcel 2 of the property, staff does recommend that the

property owner combines the two parcels into one. This would benefit the site to maintain consistency long-term with its primary use as a restaurant and ensure that any future projects are not limited due to zoning or land use inconsistencies between the two properties. For example, combining the parcels could grant the property owner greater flexibility for buildable space and setback requirements.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Natty Oaks, an existing Restaurant use, at 11505 W. National Ave. (Tax Key No. 520-9974-001) subject to the following conditions:

1. Submission of a lighting plan for proposed lighting features submitted to the Planning and Zoning Department subject to review and approval.
2. Porta Potty locations and consideration of screen enclosure or landscaping being provided.
3. Combination of the two parcels into one lot of record.

Natty Oaks
11505 West National Avenue
West Allis, Wisconsin 53227

New Pavilion

Description of Building Improvements:

This project involves demolition of the existing outdoor wood platform stage enclosure at the western side of the property and replacing it with a new permanent one-story enclosed building for music and entertainment. The building footprint will be approximately 24 feet long by 18 feet wide. It will be oriented toward the existing main building and patio areas. It will feature an operable upward acting stacking panel overhead glass door on the front façade to promote an “open air venue” as weather permits for guests gathering on the lawn area, patio and elevated deck of the main building.

The rectangular building footprint will be capped with a simple sloped shed roof clad by standing seam metal panels. The exterior walls will be covered with horizontal siding enhanced by a stone veneer base with integral stone veneer corner columns. Large windows placed at the front section of the end walls provide daylight into the interior space. The four exterior facades will have accent lighting to highlight the building at night.

The exterior face of the west wall (rear wall) will prominently feature the City of West Allis logo. Thousands of vehicles will view this face of the building each day.

Landscaping will be added and modified on the western portion of the site. Seasonal weather conditions will be considered as the New Pavilion will be used throughout the year for music, entertainment and the locally famous “Santa’s Village”.

Timeline for Completion:

This project will commence construction immediately upon issuance of a building permit with completion on or before December 1, 2026.

Description of Operations/Services:

The New Pavilion will be used for music and entertainment. It will be available for use during all hours of operation of Natty Oaks. Seasonal uses and music will be promoted throughout the year. Santa Claus will visit during the Christmas Holiday Season to listen to requests and wishes from children and parents in a new enclosed facility.

Days and Hours of Operation:

The New Pavilion will be available for use during all hours of operation of Natty Oaks. Natty Oaks hours of operation are:

Monday, Tuesday & Wednesday: 11:00am to 12:00am
Thursday & Friday: 11:00am to 2:00am
Saturday: 9:00am to 2:00am
Sunday 9:00am to 12:00am

PROJECT INFORMATION:

CLIENT:

NATTY OAKS PUB & EATERY
11505 W NATIONAL AVE, WEST ALLIS, WI 53227
CONTACT: JOHN ROOTS
PHONE: 414-807-4321
EMAIL: jroots1@gmail.com

GENERAL CONTRACTOR:

TBD

HVAC CONTRACTOR:

TBD

ELECTRICAL CONTRACTOR:

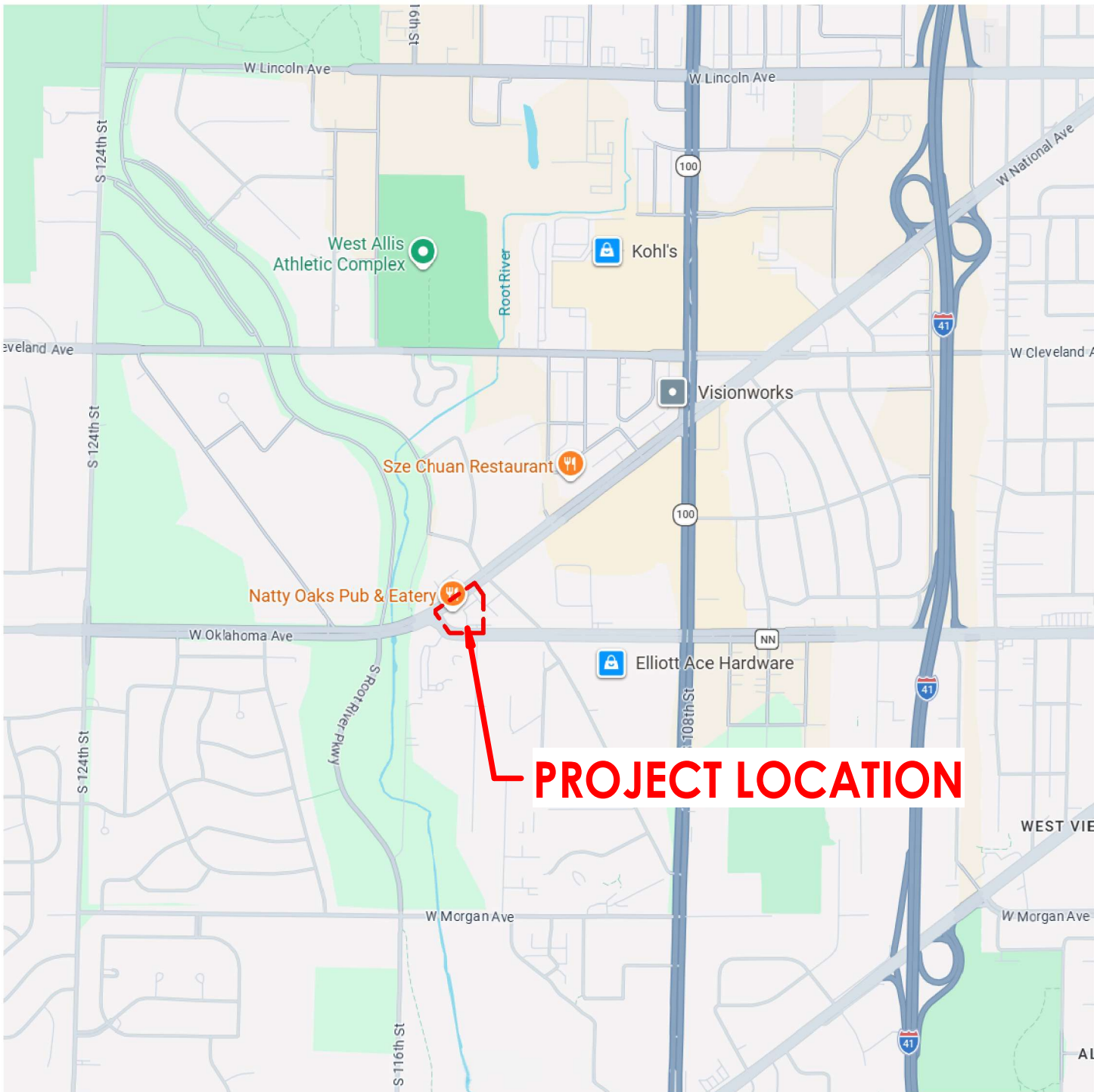
TBD

PLUMBING CONTRACTOR:

TBD

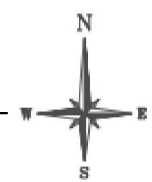
SCOPE OF WORK:

THIS PROJECT INVOLVES CONSTRUCTION OF A NEW ONE-STORY ENCLOSED PAVILION BUILDING FOR MUSIC AND ENTERTAINMENT. THE BUILDING WILL FEATURE FRONT-FACING EXTERIOR WALLS THAT CAN BE OPENED TO THE ADJACENT PATIO AND LAWN AREAS.



VICINITY MAP - PROJECT LOCATION

NTS



GENERAL NOTES:

- THE ARCHITECT / ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPACITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- 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, BRACING, SCAFFOLDING, FORMWORK ERECTION, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT / ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- ARCHITECT / ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES AND OTHER EMBEDDED ITEMS.
- UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
- THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:
 - CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450
 - CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450
 - CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450
- INTERIOR WALL AND CEILING FINISHED SHALL COMPLY WITH TABLE 805.9 WITH A MINIMUM RATING OF CLASS C.
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC F-1 "PILL TEST".
- FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

CODE INFORMATION:

REFERENCED CODES ARE: IBC 2021; IEBC 2021; ICC/ANSI A117.1-2017; SPS CH. 361-366

TBD

SHEET INDEX

Sheet Number	Sheet Title
T1.0	TITLE SHEET
C1.1	SITE PLANS & LANDSCAPING PLAN
A1.1	PAVILION - PLANS, ELEVATIONS, AND PERSPECTIVES

Project:

NATTY OAKS PHASE 1:
NEW PAVILION
11505 W NATIONAL AVE
WEST ALLIS, WI 53227

Sheet Title:

TITLE SHEET

Revisions:

NO.	DESCRIPTION	DATE
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Date:

07/06/2026

Job No.

26-122

Sheet No.

T1.0

PLAN COMMISSION REVIEW on 07/22/2026

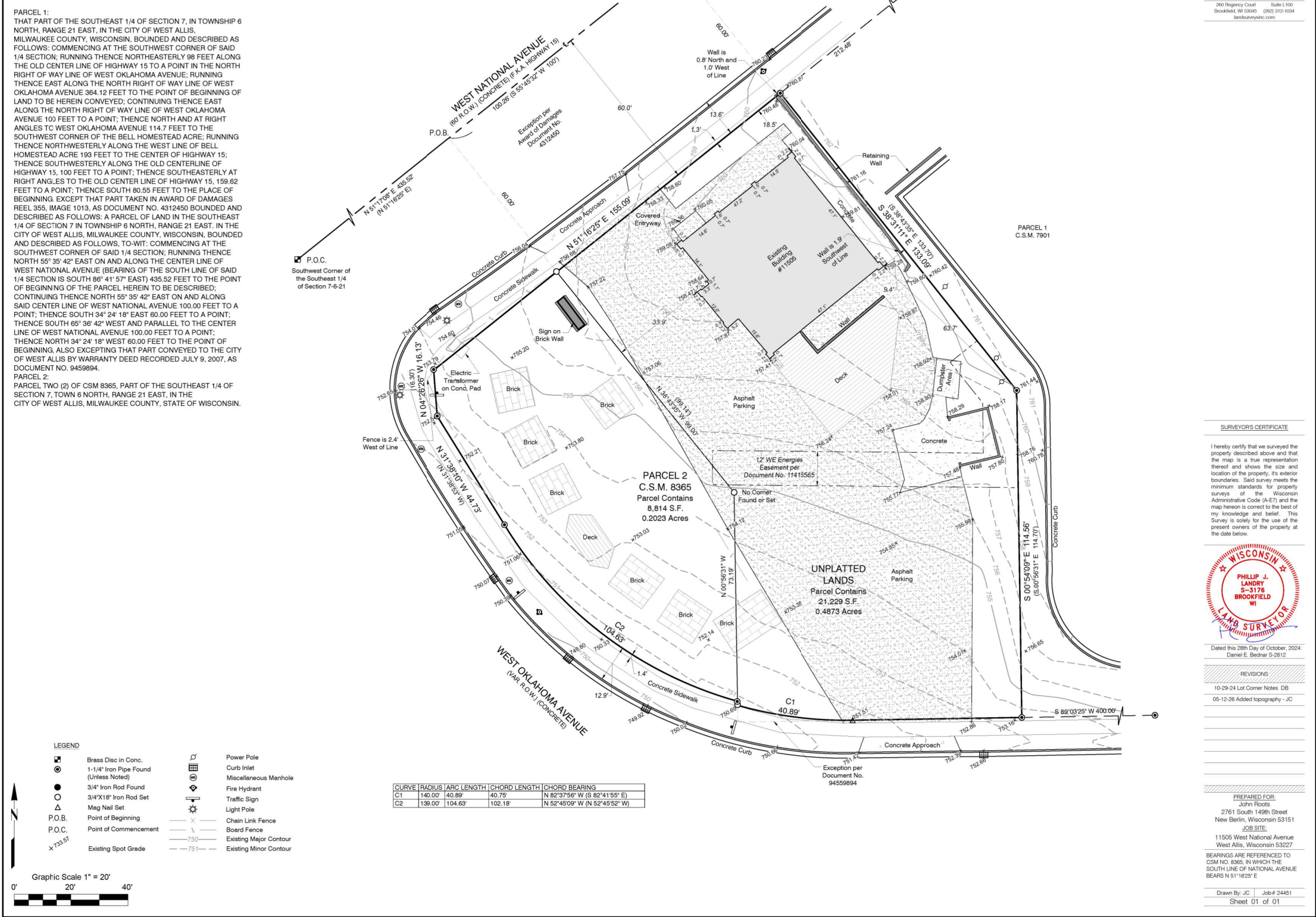


David J. Koscielniak AIA ALA
12310 West Watford Avenue
Greenfield, Wisconsin 53228

Cell: (414) 305-8489
koz@kozlecture.com

Plat of Survey

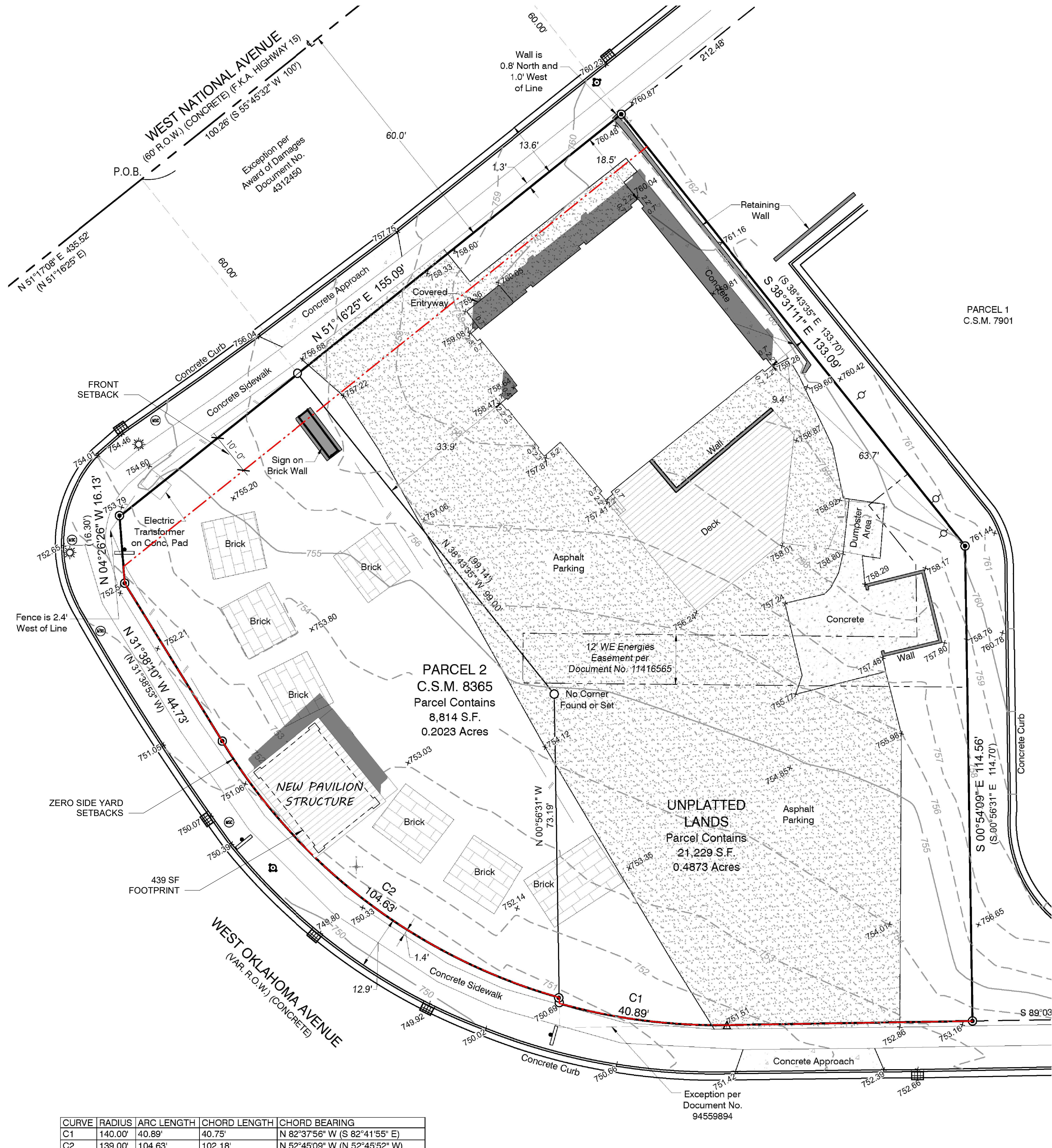
Property Description: Document No. 1128405



SITE PLAN - PLAT OF SURVEY
NTS



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



2 SITE PLAN - NEW
SCALE: 1/16" = 1'-0"



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Project: **NATTY OAKS PHASE 1:
NEW PAVILION**
11505 W NATIONAL AVE
WEST ALLIS, WI 53227

Sheet Title:
**SITE PLANS &
LANDSCAPING
PLAN**

Revisions:	NO.	DESCRIPTION	DATE
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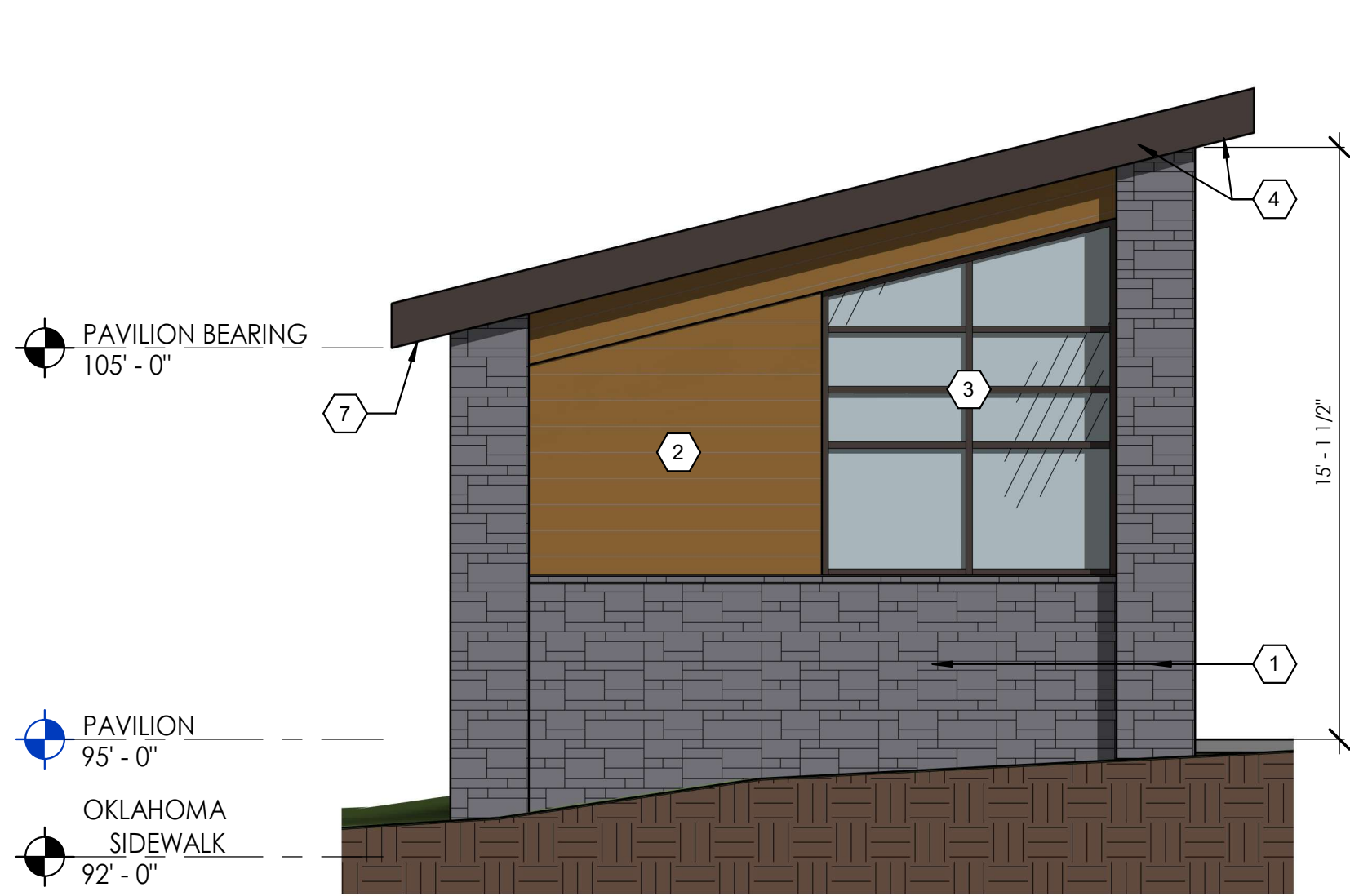
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Job No. 26-122

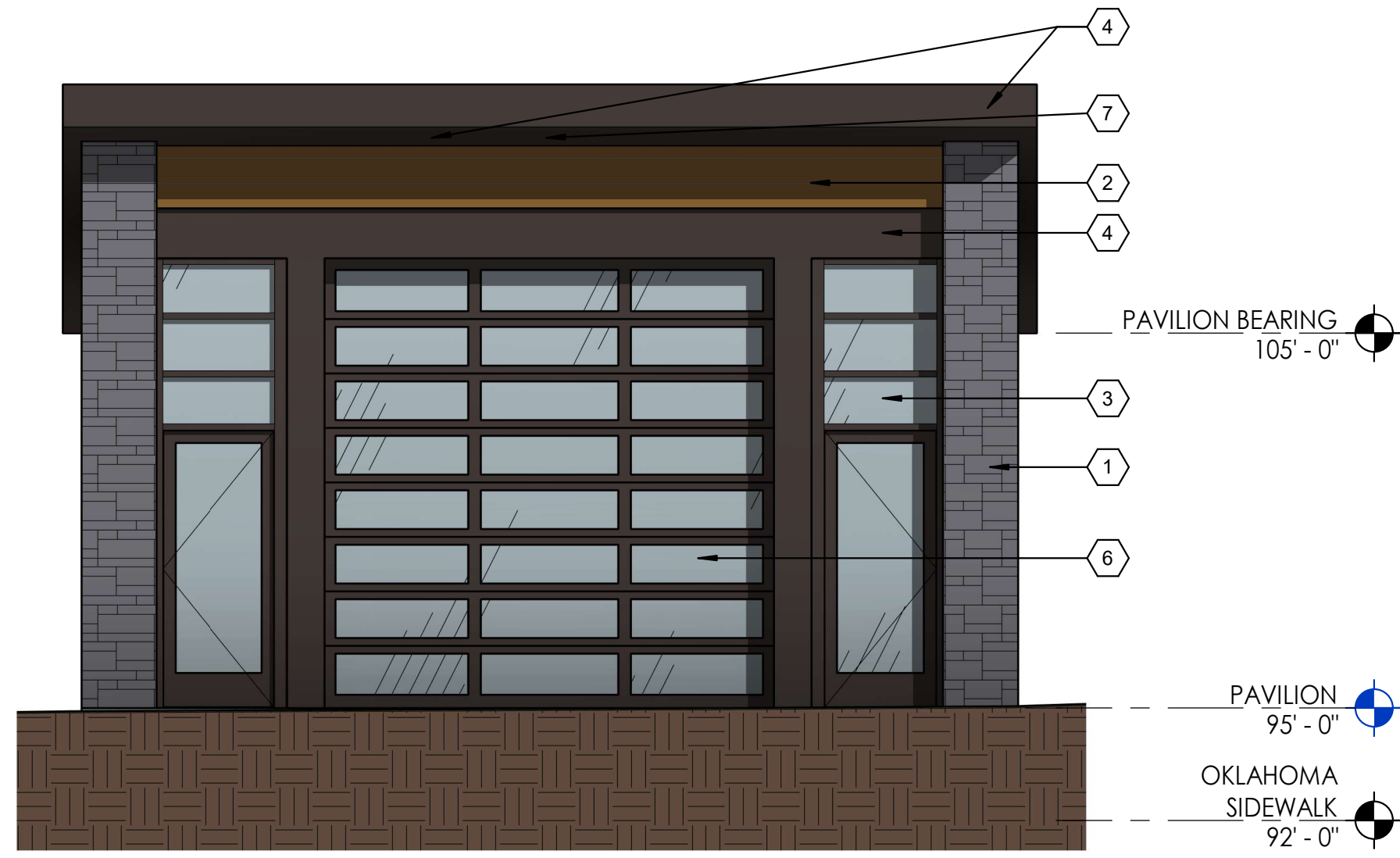
Sheet No.

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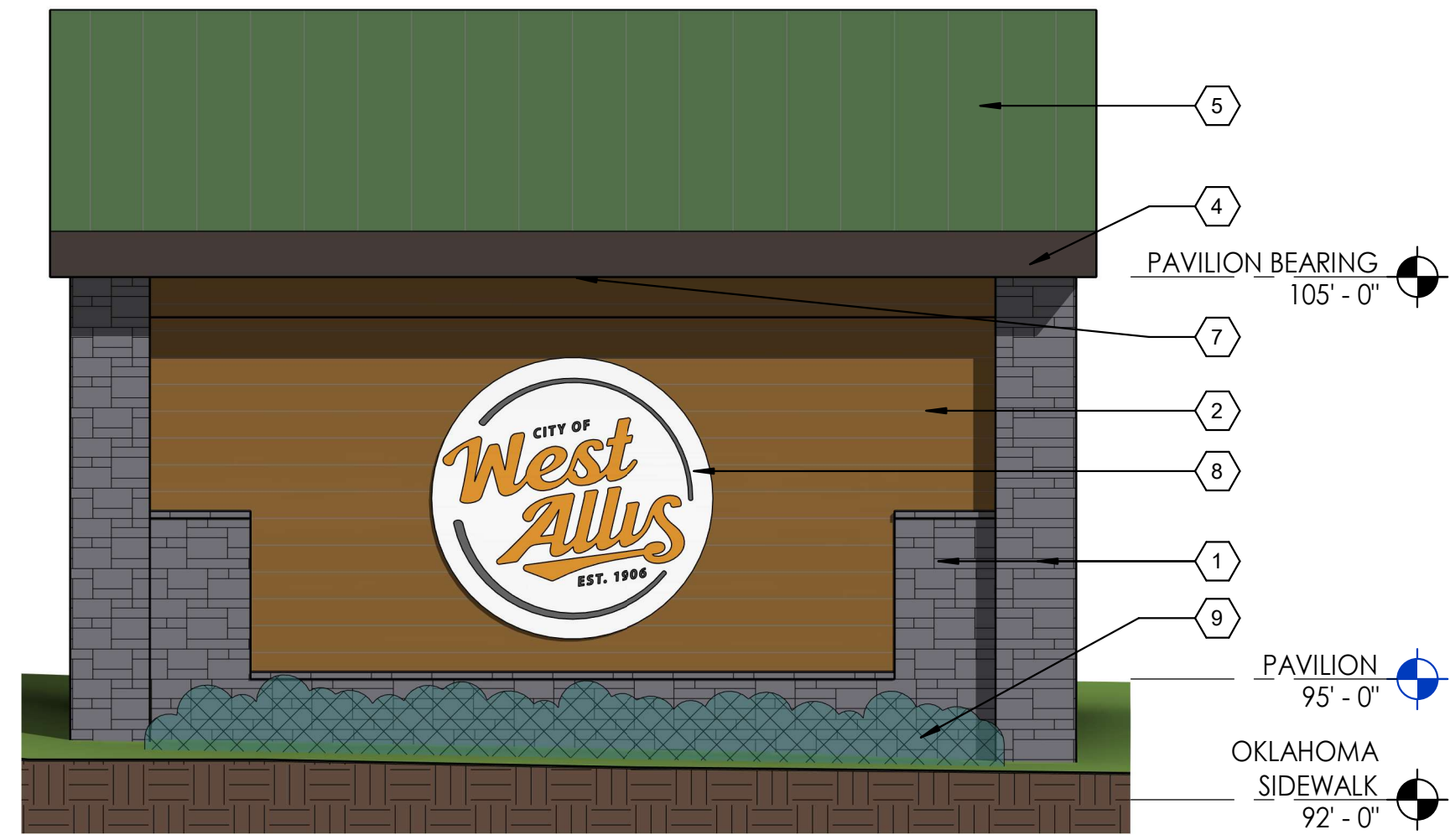
PLAN COMMISSION REVIEW on 07/22/2026



1 PAVILION ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 PAVILION ELEVATION - EAST
SCALE: 1/4" = 1'-0"



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

PROJECT MATERIALS & PRODUCTS

- STONE VENEER, BASIS OF DESIGN: EVOLVE STONE - GEORGETOWN RUN, RIVER CLAY
- LAP SIDING, BASIS OF DESIGN: LP SMARTSIDE CEDAR TEXTURE LAP SIDING, AGED AMBER
- STOREFRONT SYSTEM, DARK BRONZE ANODIZED
- METAL FASCIA AND SOFFIT, DARK BRONZE TO MATCH STOREFRONT
- STANDING SEAM METAL ROOF, FOREST GREEN, MANUFACTURER TBD
- OVERHEAD DOOR: STACKING PANEL OVERHEAD DOOR W/ VISION PANELS. BASIS OF DESIGN: CORNELL VERTISTACK
- LIGHTING - SOFFIT MOUNTED WALL WASH FIXTURES FOR SIGNAGE ILLUMINATION
- SIGNAGE, PERIMETER BACK LIT
- LANDSCAPE PLANTINGS, LOW HEIGHT SALT TOLERANT

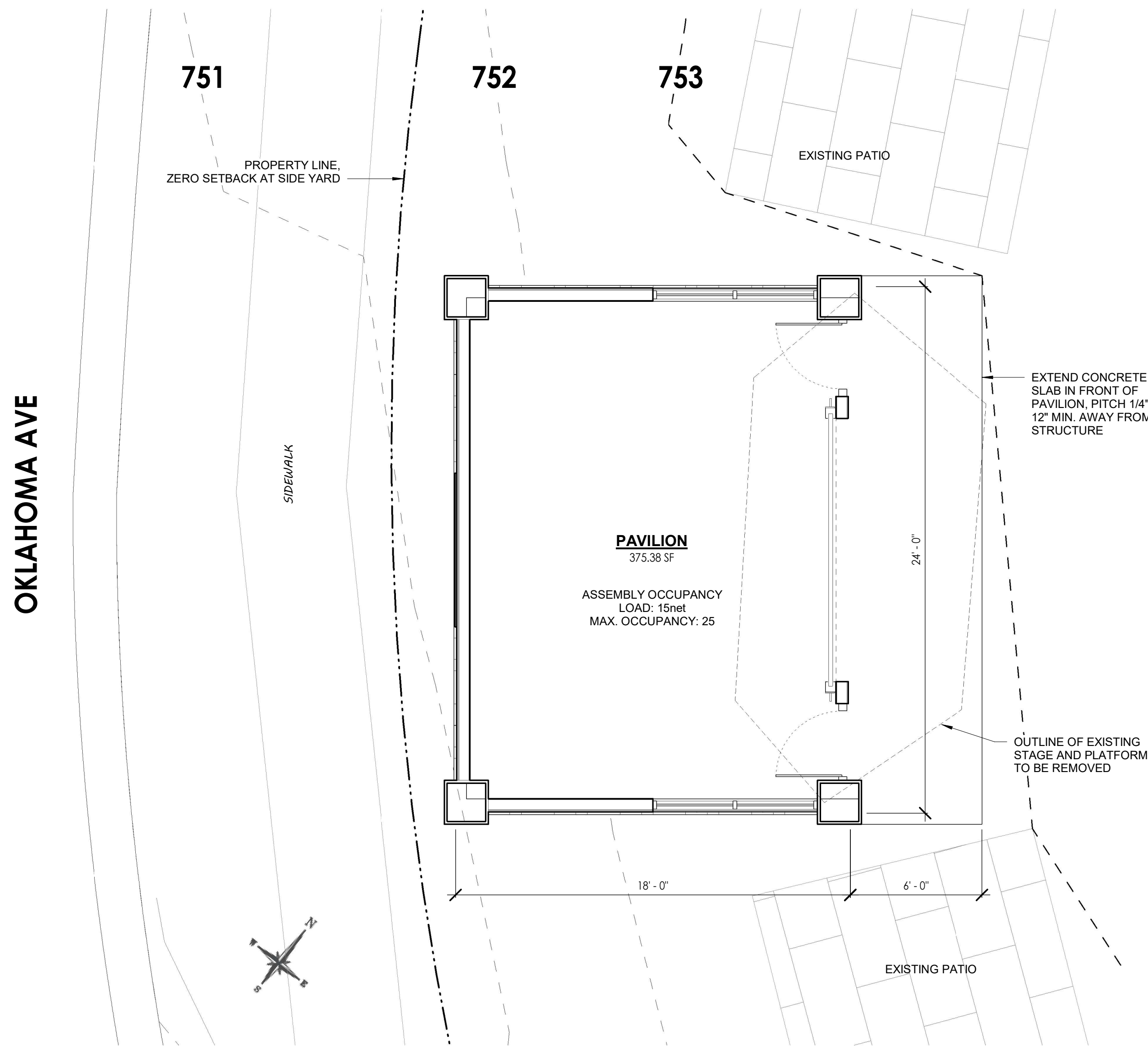
NOTE: RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. VARIATION AND INCONSISTENCY IN COLOR, TEXTURE, AND OVERALL APPEARANCE OFTEN OCCURS WHEN RENDERINGS ARE VIEWED VIA DIFFERENT MEDIA, SUCH AS PRINT OR ON SCREENS. MATERIAL SELECTIONS AND PRODUCTS, WHERE INDICATED, SHALL CONSTITUTE THE FINAL ARCHITECTURAL DESIGN.



PAVILION - SOUTHWEST
CONCEPTUAL RENDERING



3D - PAVILIOIN - SOUTHEAST
CONCEPTUAL RENDERING



4 PAVILION - FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROGRESS SET (NOT FOR CONSTRUCTION)

PLAN COMMISSION REVIEW on 07/22/2026

Project:

NATTY OAKS PHASE 1:
NEW PAVILION
11505 W NATIONAL AVE
WEST ALLIS, WI 53227

Sheet Title:

PAVILION - PLANS,
ELEVATIONS, AND
PERSPECTIVES

Revisions:

NO.	DESCRIPTION	DATE

Date: 07/06/2026

Job No. 26-122

Sheet No.

A1.1

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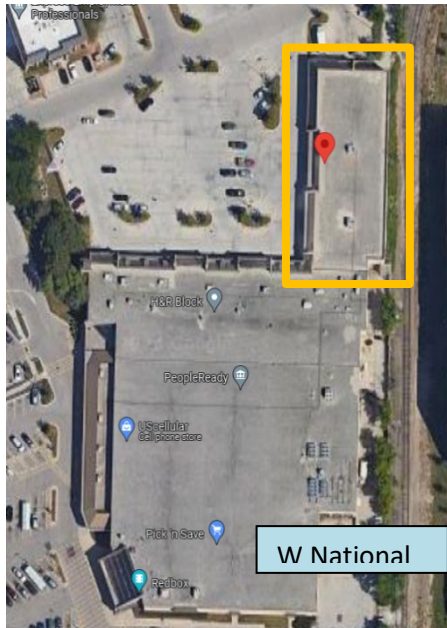


STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 22nd, 2026
6:00 PM
West Allis City Hall – Room 128

5. Sign appeal for Spirit Halloween, a proposed General Retail use, located at 6731 W Greenfield Ave. (Tax Key No. 453-9018-001)



The applicant is proposing to install two temporary wall signs at the western and northern walls of the building at 6731 W Greenfield Ave. New signage requires a signage permit,



and while one has been submitted for review, planning has noted that the larger of the two signs exceeds the 32 sq ft maximum for temporary signs. The larger proposed sign will be 112 sq ft in area and the smaller sign will be 16 sq ft. Despite exceeding the maximum area for a temporary sign, staff finds that the building's overall size at roughly 17,700 sq ft would be large enough to accommodate the proposed signage. The signage characteristics otherwise appear to conform to the sign ordinance as proposed. The purpose of this sign appeal is to evaluate the previously approved larger sign within the given context of the new building it will occupy.

There is precedent for Plan Commission granting a sign variance for the larger of the two signs. In 2024 & 2025, Plan Commission granted approval of the same Spirit Halloween sign at the same location.

This sign was approved previously by the Plan Commission without conditions.

Staff shared the signage concept with City Code Enforcement to seek their feedback prior to the Plan Commission meeting. Code Enforcement has mentioned that the signage is appropriate considering the context of the building, the previous approval by Plan Commission of the sign, and the temporary nature of the signage and proposed business.

Recommendation: Approve the signage plan appeal for Spirit Halloween, a proposed General Retail use, located at 6731 W Greenfield Ave. (Tax Key No. 453-9018-001) without conditions.