



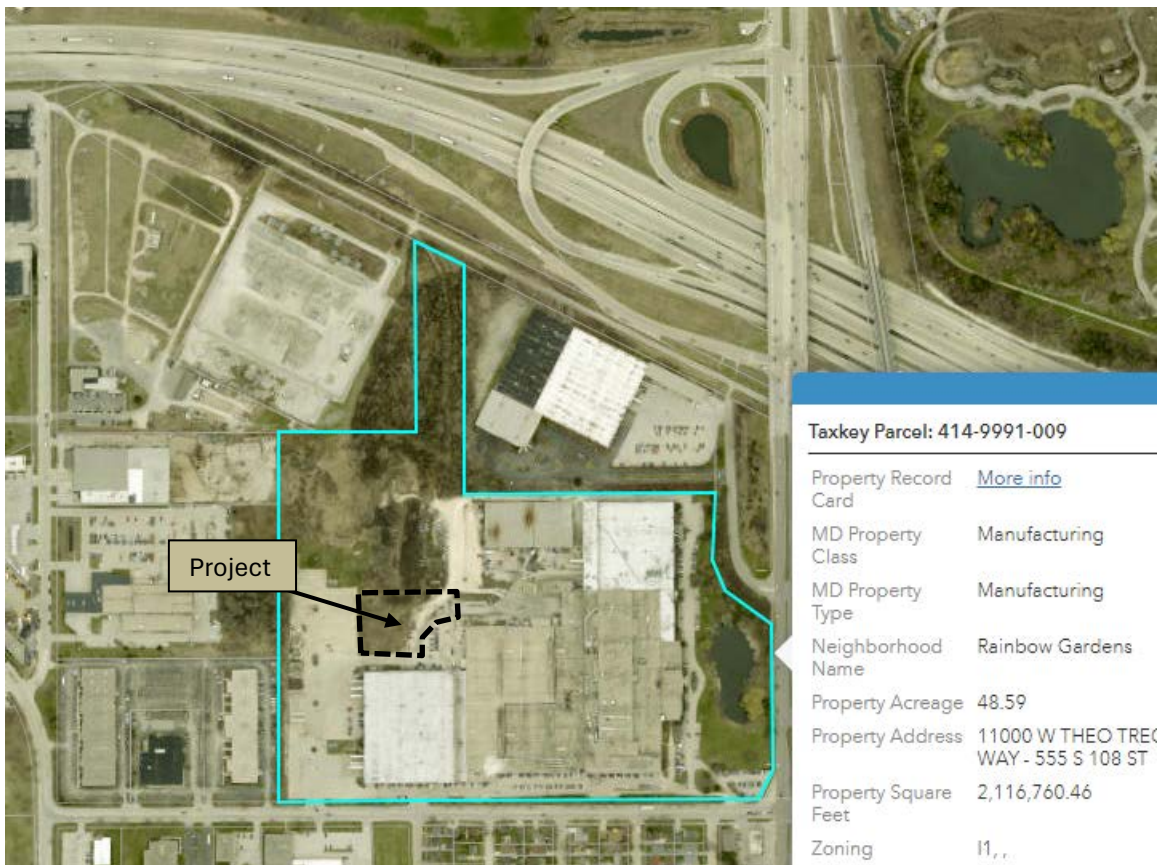
Staff Report
West Allis Plan Commission
Wednesday, June 26, 2024
6:00 PM

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

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

2. **Site, Landscaping, and Architectural Design Review for Quad, a proposed parking lot expansion at 555 S. 108th St. (Tax Key No. 414-9991-009).**

Overview and Zoning



Quad is a marketing solutions company and is proposing a new off-street parking lot behind its building. The location of the parking lot is north of a 1997 plant addition and west of a year 2000, 100,000-sf building expansion the north side of the campus.

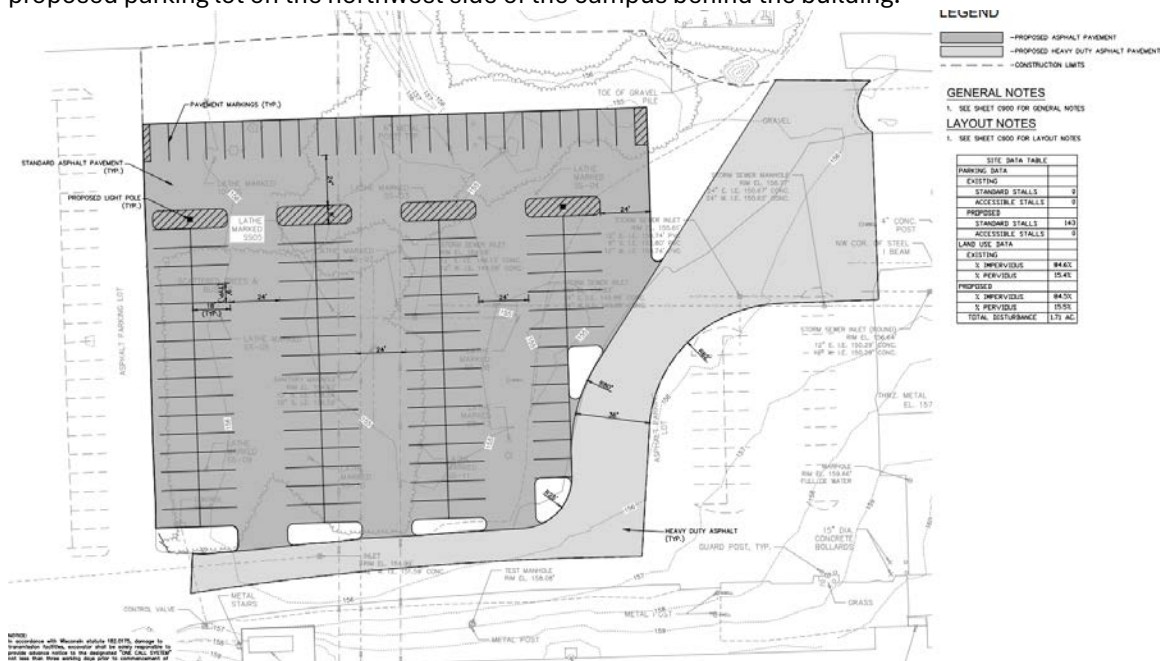
Existing building: 892,000-sf
Property area: 48 acres
Zoning I-1, light industrial

Project and Operational info:

- Project – Construct a 44,085-sf and 143 stall employee parking lot. The new parking lot will replace an undeveloped surface located behind the Quad building.
- Schedule - start August 2024 and be completed in September of 2024.

- Employment - Additional parking is planned to accommodate additional employees at Quad West Allis. 625 to 650 every 24 hours M-F, drops on weekends.
- Hours of operation – The facility operates 24-7, 7 shifts total across all platforms in plant.
- All employee, visitor and trucking will continue to enter the site from W. Theo Trecker Way.

Plan Commission's role will include Site and Landscaping design review consideration of the proposed parking lot on the northwest side of the campus behind the building.



Site and Landscaping Plans

The plans submitted show a new 44,085-sf, 143 parking stall, parking lot located on the north side of the Quad building. New landscaping island areas will be installed along the south side of the parking lot to delineate between the new parking area and a drive path that continues behind the plant providing access to back of house operational areas and additional parking. The north perimeter of the new landscaping area will also be landscaped. Areas further north of the new parking area will remain undeveloped but owned by Quad (same lot).

Within each new landscaping island at least one shade tree will be added, and additional perennial and/or shrub ground cover. Ten (10) new shade trees are proposed and three (3) evergreens. Additional shrub and perennial plants are also planned within the new parking lot area. The island areas are planned to be flush with the pavement surface as they will also provide some drainage across the site.

The overall campus greenspace percentage is about 25%.

Storm water Management

As part of the new parking lot plan an underground stormwater system is planned. The most recent version is included toward the end of this report. With the new site conditions, storm water from the new parking lot area will be conveyed by proposed storm sewer to proposed underground storm water detention system. The storm water plans are reviewed by the cities consultant (AECOM) for compliance with MMSD (Milwaukee Metro Sewerage District) regulations.

Off-street Parking

A total of 750 parking spaces, including 26 accessible spaces around the campus, will be present after the project is complete. Existing parking areas were developed under previous expansion plans in 1997 and 2000. The new parking area is intended to replace an undeveloped surface area behind the building. Employees, visitor, and all trucking trips will continue to use W, Theo Trecker Way to access the site.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Quad, a proposed parking lot expansion at 555 S. 108th St. (Tax Key No. 414-9991-009)., subject to the following conditions:

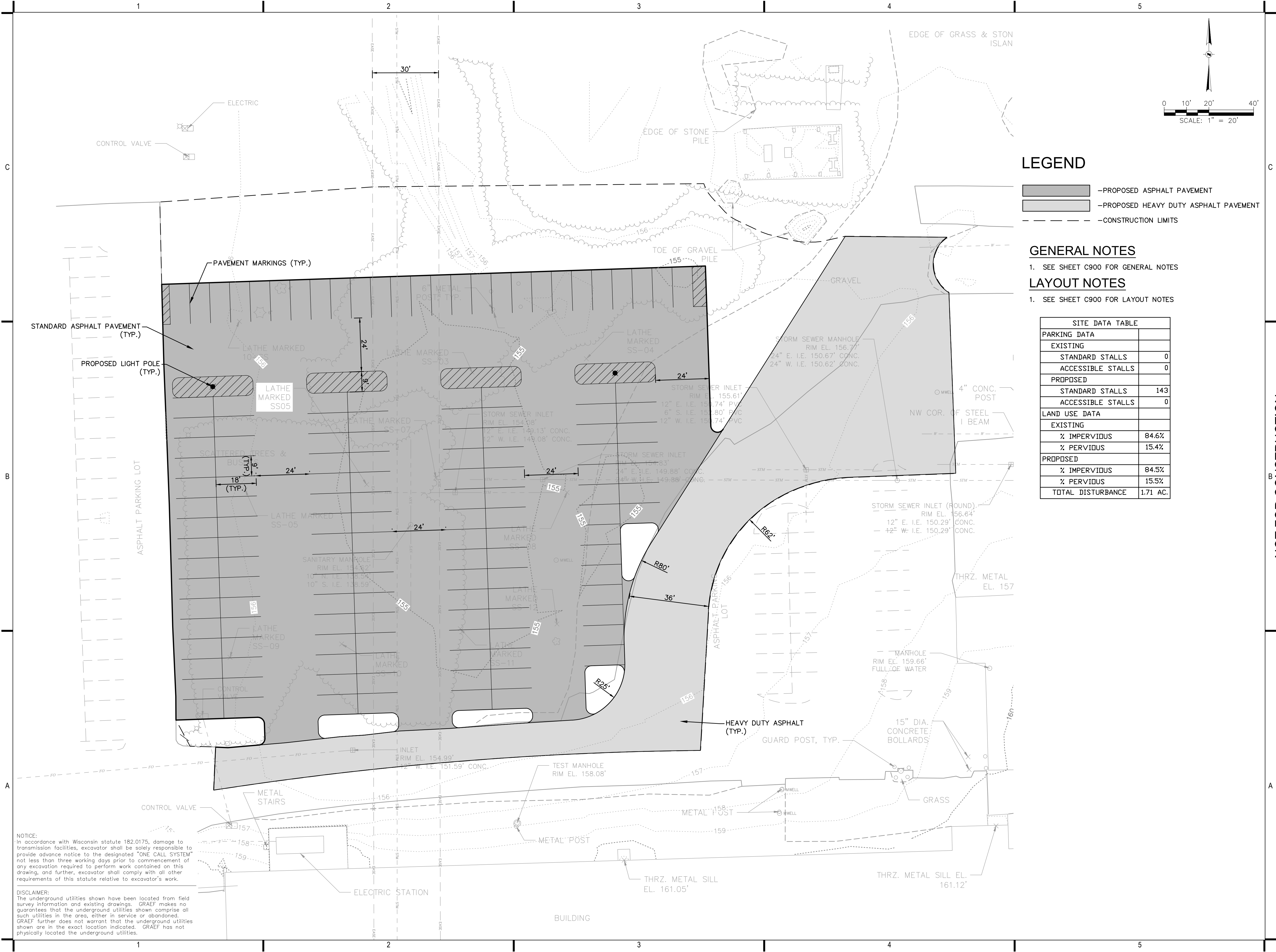
(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Planning and Zoning Department to show the following: (a) Confirmation of the number of accessible parking spaces on site and an inventory of the required number of accessible parking being provided on site in proximity to entry points (b) landscaping plan being reviewed by City Forestry. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. 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. A storm water permit must be obtained from the City. Contact Mike Romens, Plumbing Inspector at 414-302-8413.
3. Lighting plan being submitted for review by the Planning and Zoning Department.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

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GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

PROJECT TITLE:

QUAD GRAPHICS
WEST ALLIS PARKING LOT

555 S. 108TH ST.
WEST ALLIS, WI
53214

NO. DATE REVISIONS BY
1 6/19/24 PLAN COMMISSION

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0300.04

DATE: 06/19/2024

DRAWN BY: AIB

CHECKED BY: CLR

APPROVED BY: DAS

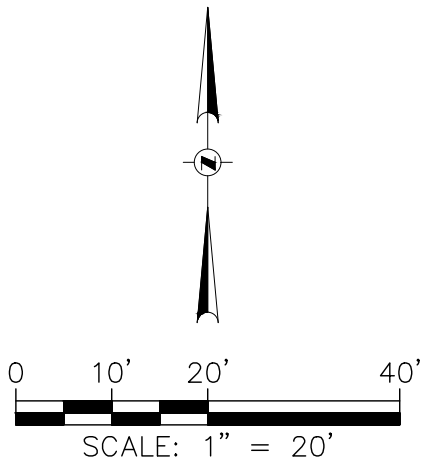
SCALE: AS NOTED

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C300



-----100----- -EXISTING CONTOUR
 —————100————— -PROPOSED CONTOUR
 - - - - - - - - - - - CONSTRUCTION LIMITS
 X (760.00) -SPOT GRADE
 ME± -MATCH EXISTING

1. SEE SHEET C900 FOR GENERAL NOTES

1. SEE SHEET C900 FOR GRADING NOTES

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CHECKED BY: CLF

APPROVED BY: DAS

SCALE: AS NOTED

SHEET TITLE:

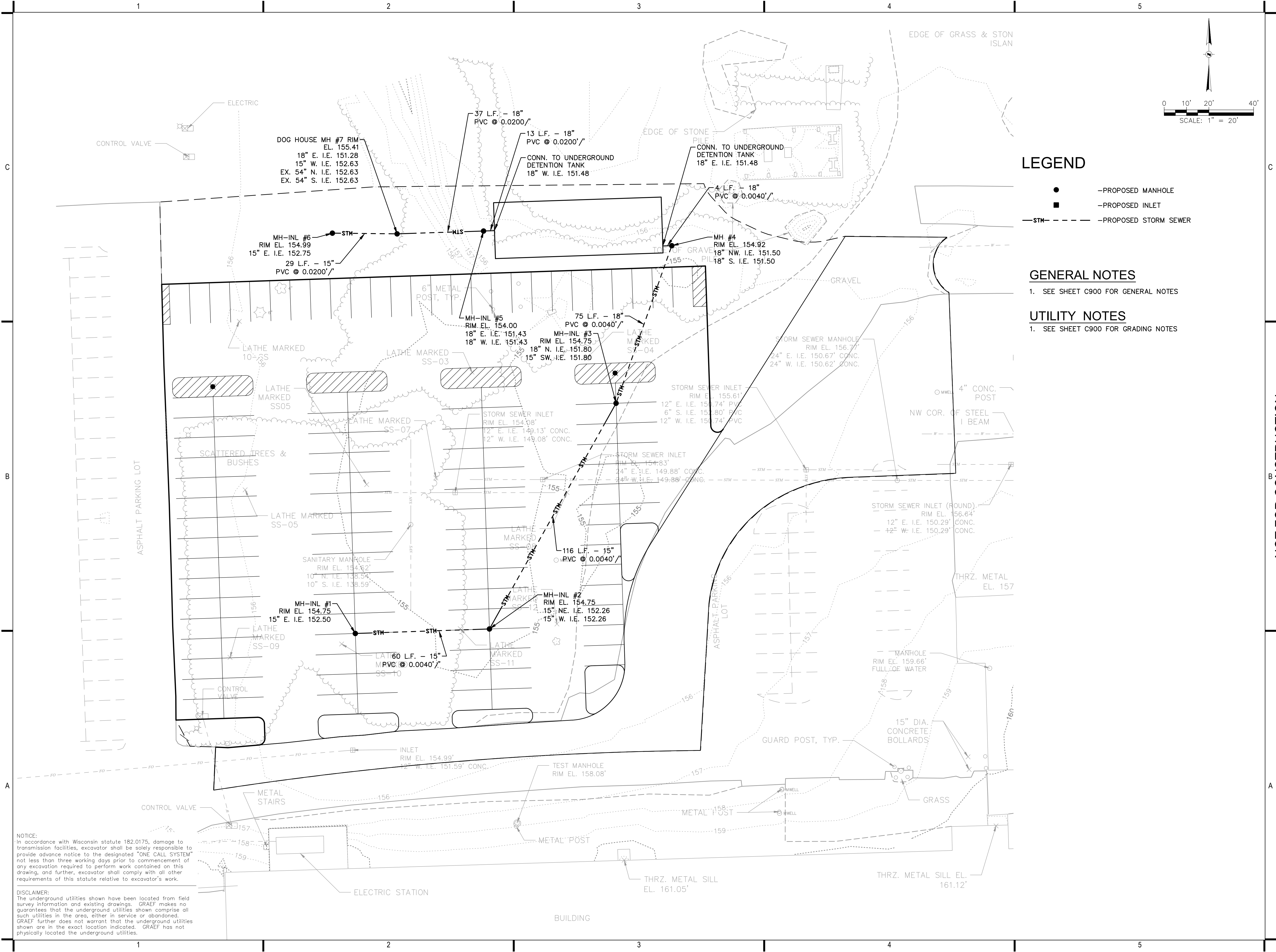
SITE GRADING PLAN

SHEET NUMBER:

C400

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LEGEND

- —PROPOSED MANHOLE
- —PROPOSED INLET
- STM— —PROPOSED STORM SEWER

GENERAL NOTES

- SEE SHEET C900 FOR GENERAL NOTES

UTILITY NOTES

- SEE SHEET C900 FOR GRADING NOTES

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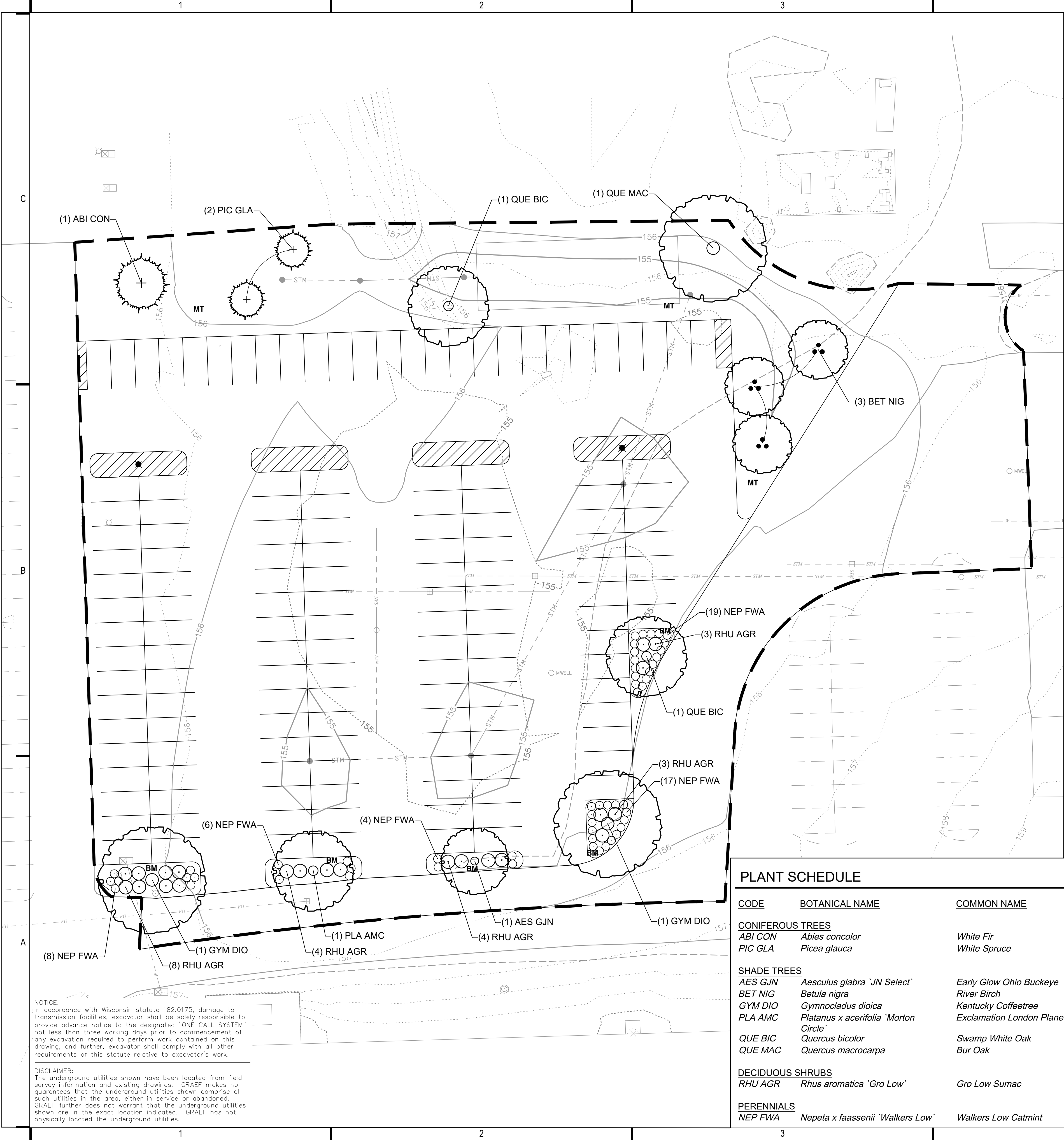
SHEET TITLE:

SITE UTILITY PLAN

SHEET NUMBER:

C500

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LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- EXISTING TREES TO REMAIN
- MT MANICURED TURF (SEED) - REINDERS
DELUX 50 LAWN SEED MIX
OR APPROVED EQUAL
- BM SHREDDED BARK MULCH - 3" THICK,
COLOR TO MATCH EXISTING SITE PLANT
BED MULCH

CONSULTANTS:

PROJECT TITLE:

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SCALE: AS NOTED

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

PLANT SCHEDULE

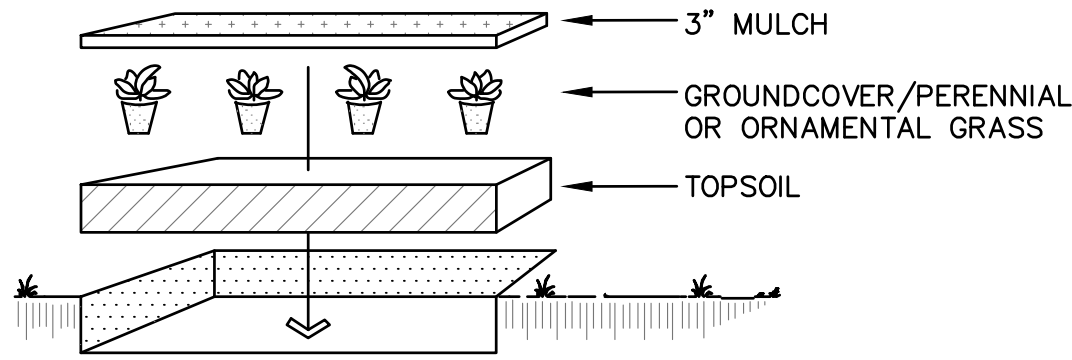
| CODE | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | MATURE SIZE | QTY | PRICE PER PLANT (EACH)
INCLUDES MATERIALS & INSTALLATION |
|---|---------------------------------------|------------------------------|--------------|----------|---------------------|-----|---|
| *NOTE: PRICES VARY ACROSS REGION & SUPPLIERS/CONTRACTORS. ACTUAL PRICES MAY VARY. | | | | | | | |
| CONIFEROUS TREES | | | | | | | |
| ABI CON | Abies concolor | White Fir | 6'-8'-10' BB | as shown | 50'h x 30'w | 1 | \$600.00 |
| PIC GLA | Picea glauca | White Spruce | 6'-8'-10' BB | as shown | 50'h x 20'w | 2 | \$600.00 |
| SHADE TREES | | | | | | | |
| AES GJN | Aesculus glabra 'JN Select' | Early Glow Ohio Buckeye | 2.5" BB | as shown | 35'h x 35'w | 1 | \$800.00 |
| BET NIG | Betula nigra | River Birch | 10' clump BB | as shown | 40'h x 30'w | 3 | \$450.00 |
| GYM DIO | Gymnocladus dioica | Kentucky Coffeetree | 2.5" BB | as shown | 50'-60'h x 50'-60'w | 2 | \$550.00 |
| PLA AMC | Platanus x acerifolia 'Morton Circle' | Exclamation London Planetree | 2.5" BB | as shown | 60'h x 45'w | 1 | \$500.00 |
| QUE BIC | Quercus bicolor | Swamp White Oak | 2.0" BB | as shown | 50'h x 40'w | 2 | \$700.00 |
| QUE MAC | Quercus macrocarpa | Bur Oak | 2.0" BB | as shown | 60'h x 80'w | 1 | \$700.00 |
| DECIDUOUS SHRUBS | | | | | | | |
| RHU AGR | Rhus aromatica 'Gro Low' | Gro Low Sumac | 24" spread | 5' | 2'h x 7'w | 22 | \$60.00 |
| PERENNIALS | | | | | | | |
| NEP FWA | Nepeta x faassenii 'Walkers Low' | Walkers Low Catmint | 1 gal. | 3' | 2'h x 30"w | 54 | \$15.00 |

L100

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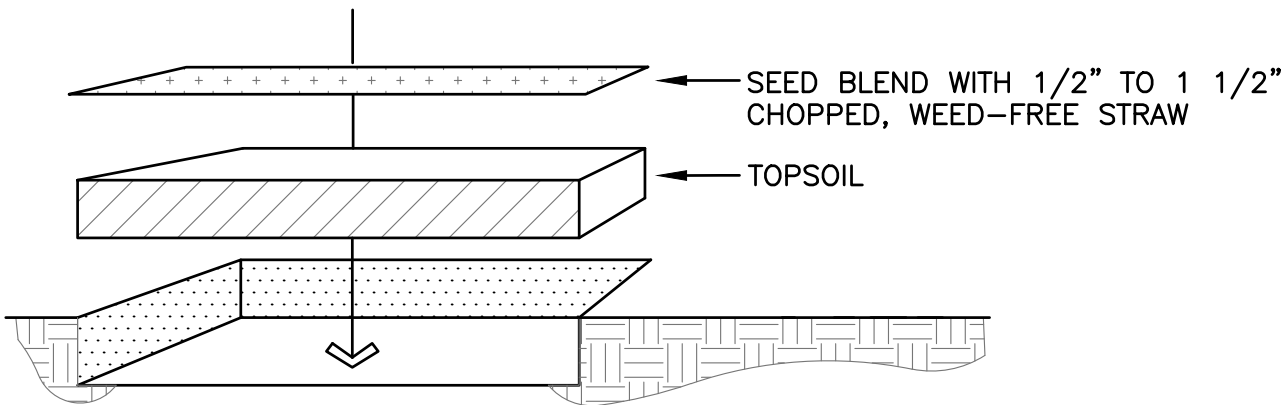
LANDSCAPING NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO, THE LIMITS OF CONSTRUCTION. PROVIDE DIGITAL COPIES OF PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. SEE WRITTEN SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
4. PLANT PLACEMENT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER DRAWINGS.
5. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/Common NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
6. MAINTAIN AND WARRANT PLANT MATERIALS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
7. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH PER WRITTEN SPECIFICATIONS AND DETAILS.
8. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND TREES NOT INSTALLED IN PAVED AREAS.
9. MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND ALL TREES IN MANICURED TURF AREAS. MULCH TREE RINGS WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH. SEE PLANTING DETAILS.
10. FINE GRADE, RAKE, AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. LOW SPOTS OR PONDING OF SURFACE WATER WILL NOT BE ACCEPTED IN THE FINAL WORK. ROCKS OR DEBRIS WILL NOT BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
11. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR PLANT MATERIALS AND SIZES SHOWN ON PLANS. PLANT SYMBOLS INDICATED ON THE PLAN TAKE PRECEDENCE IN CASE OF DISCREPANCIES BETWEEN CALLOUTS AND THE PLANT LIST.
12. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB AND RELATED STRUCTURES WITH OTHER TRADES.
13. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
15. TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
16. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
17. PROVIDE TREE STAKES AND GUYS WITH FLEXIBLE TREE TIE WEBBING STRAPS.



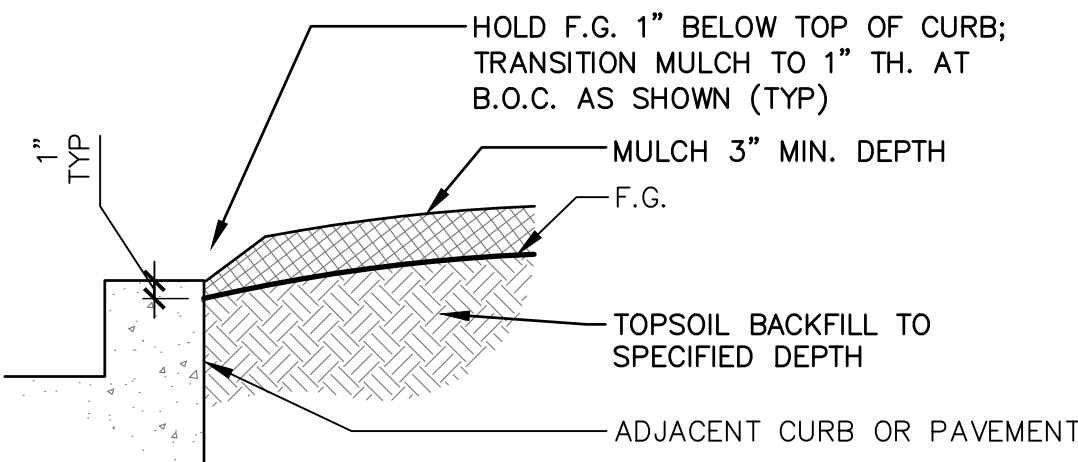
- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
- HAND BROADCAST UNIFORM 3" MULCH THROUGHOUT GROUNDCOVER / PERENNIAL / ORNAMENTAL GRASS BED.
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL

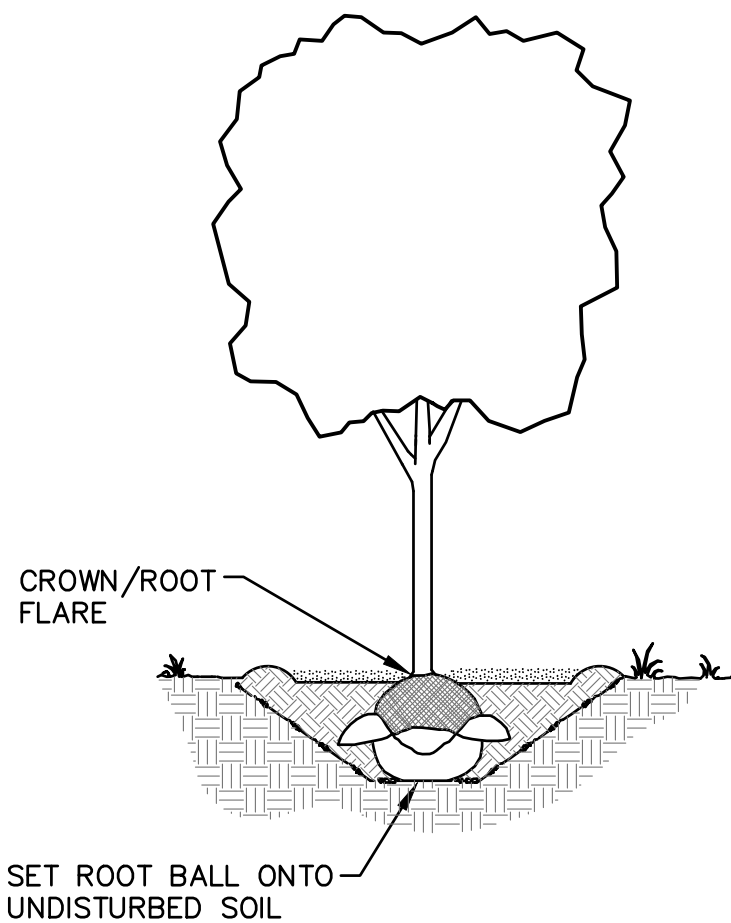


- TOPSOIL SHALL CONFORM TO PROPERTIES AS SPECIFIED.
- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED. SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS SPECIFIED.

MANICURED TURF SEEDING

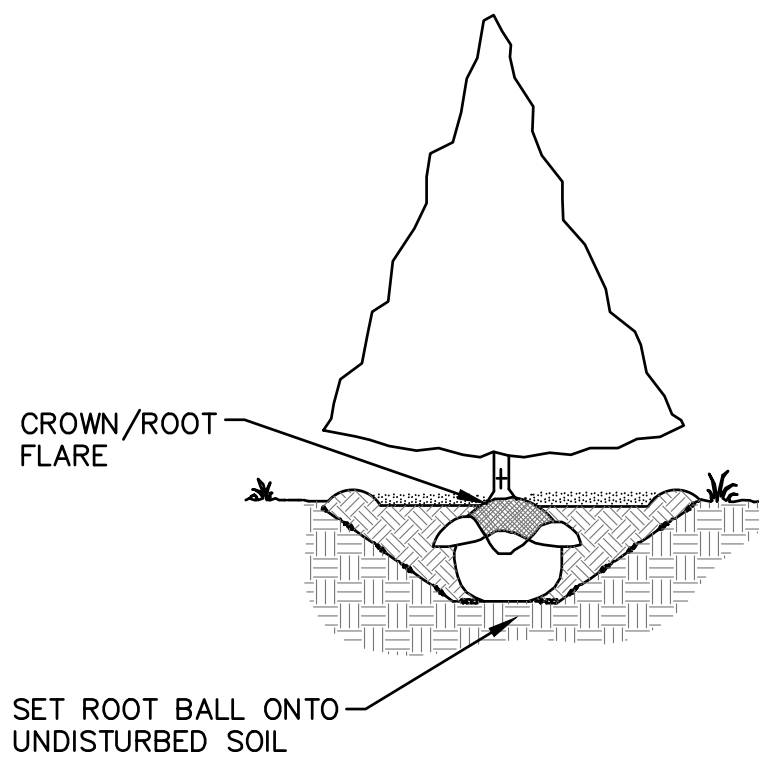


PLANT BED AT CURB OR PAVING



- EXCAVATE PLANTING PIT AT A MINIMUM 3-TIMES THE DIAMETER & APPROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY.
- LIFT STOCK BY BALL AND PLACE IN PLANTING PIT.
- CUT AND REMOVE ALL STRING AND WIRE AND UNWRAP TOP HALF OF ROOT BALL.
- BACKFILL PLANTING PIT WITH EXISTING SOIL UP TO BASE OF ROOT FLARE.
- PACK BACKFILL AROUND BASE OF ROOT BALL TO STABILIZE IT.
- BACKFILL REMAINDER OF PLANTING HOLE USING WATER PERIODICALLY TO REDUCE AIR POCKETS.
- FORM 3" HT. SAUCER IN 6'-0" DIAMETER AROUND TREE & FILL WITH 3" MULCH.
- KEEP MULCH 1-2 INCHES AWAY FROM TRUNK.
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

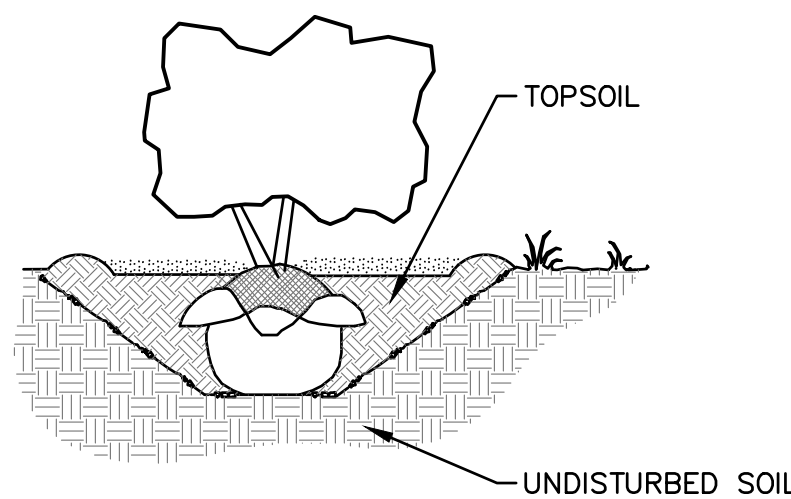
TREE PLANTING DETAIL



- EXCAVATE PLANTING PIT AT A MINIMUM 3-TIMES THE DIAMETER & APPROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY.
- LIFT STOCK BY BALL AND PLACE IN PLANTING PIT.
- CUT AND REMOVE ALL STRING AND WIRE AND UNWRAP TOP HALF OF ROOT BALL.
- BACKFILL PLANTING PIT WITH EXISTING SOIL UP TO BASE OF ROOT FLARE.
- PACK BACKFILL AROUND BASE OF ROOT BALL TO STABILIZE IT.
- BACKFILL REMAINDER OF PLANTING HOLE USING WATER PERIODICALLY TO REDUCE AIR POCKETS.
- FORM 3" HT. SAUCER IN 6'-0" DIAMETER AROUND TREE & FILL WITH 3" MULCH.
- KEEP MULCH 1-2 INCHES AWAY FROM TRUNK.
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

EVERGREEN PLANTING DETAIL

- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT
- UNWRAP TOP HALF OF ROOT BALL
- BACKFILL TO FINISHED GRADE WITH TOPSOIL & TAMP
- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" MULCH
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE



SHRUB PLANTING DETAIL - EVERGREEN OR DECIDUOUS

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LANDSCAPE DETAILS AND NOTES

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L900