



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

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Wednesday, October 25, 2023

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [23-0676](#) September 27, 2023 (draft minutes)

**Attachments:** [September 27, 2023 \(draft minutes\)](#)

#### D. NEW AND PREVIOUS MATTERS

- 2A. [23-0680](#) Conditional Use Permit for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St.
- 2B. [23-0681](#) Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000)  
**Attachments:** [\(CUP-SLA\) SoNa Lofts Phase 2- 6600 W Mitchell St.](#)
- 3A. [23-0682](#) Conditional Use Permit for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave.
- 3B. [23-0683](#) Site, Landscaping, and Architectural Design Review for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave. (Tax Key No. 448-9993-009)  
**Attachments:** [\(CUP-SLA\) Checker's- 11013 W Greenfield Ave.](#)
- 4A. [23-0684](#) Conditional Use Permit for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave.
- 4B. [23-0685](#) Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001)  
**Attachments:** [\(CUP-SLA\) Nicos Authentic Premium Pizza - 9638 W National Ave](#)

5. [23-0686](#) Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007)  
**Attachments:** [\(SLA\) Pan-Asia Grocery - 6900 W Greenfield Ave.](#)
6. [23-0687](#) Sign appeal for Landmark Credit Union located at 9515 W. National Ave. (Tax Key No. 486-0099-001)  
**Attachments:** [\(SIGN\) Appeal LCU - 9515 W National Ave.](#)
7. [23-0688](#) Comprehensive Plan update.
8. [23-0689](#) Project Tracking update.
9. [23-0690](#) Discussion: November/December Plan Commission meeting date.

## E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

### NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

### NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

### AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

### LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



# City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

Wednesday, September 27, 2023

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.*

### B. ROLL CALL

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

### Others Attending

Ald. Stefanski  
 Shelly Strasser, Director of Recreation and Community Services  
 Patrick Schloss, Economic Development Executive Director  
 Emily Cialdini, Brian Strandt, Ian Martin, Nathan Rennitz, Lisa Coons

### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
 Zac Roder, AICP, Lead Planner  
 Jack Kovnesky, Planner

### C. APPROVAL OF MINUTES

- [23-0632](#) August 23, 2023

**Attachments:** [August 23, 2023 \(draft minutes\)](#)

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

### D. NEW AND PREVIOUS MATTERS

- [23-0633](#) Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109 St. from RA-3 residence to C-3 commercial district (Tax Key No. 445-0715-002).

**Attachments:** [\(ORD\) Rezone 1300 S 109 St](#)

*Steve Schaer presented.*

*Recommendation: Common Council approval of Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109th St. from RA-3 to C-3 commercial district (Tax Key No. 445-0715-002).*

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

**3A. [23-0622](#)**

Conditional Use Permit for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St.

Frank moved to approved Agenda, items #3A - #3B, Katzenmeyer seconded, motion carried.

**3B. [23-0623](#)**

Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000)

**Attachments:** [\(CUP-SLA\) Allis Yards - 1100 S 70 St.](#)

Zac Roder presented.

*Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Allis Yards, a proposed 5+ Unit Dwelling, at 1100 S. 70th St. (Tax Key No. 439-9002-000) subject to the following conditions:*

1. *Revised Site, Landscaping, and Architectural plans submitted to show the following: a) at least 8 outdoor bicycle parking spaces and 49 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; b) building shifted 1-3 feet South and/or East to create additional visibility at NW corner; c) additional sidewalk on N side of internal driveway connecting plaza to S. 70th St.; d) Type II curb cuts along driveway entrance; e) North and East elevations approved by staff; f) work with city to include mural on North concrete base; g) landscaping and species plan approved by City Forestry; h) lighting plan approved by Planning & Zoning staff.*
2. *Submission and approval of a Traffic Impact Analysis memo. If plan revisions are required to accommodate needs for additional right-of-way along S. 70th St., Plan Commission re-approval will be required for design amendments.*
3. *Submission and approval of a Certified Survey Map. Easement or dedication may be required for sidewalk and bus stop features on NW corner of site. Easement may also be required for internal driveway along south property line.*
4. *A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.*
5. *Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.*
6. *Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.*
7. *Common Council approval of the Conditional Use permit.*



Frank moved to approve Agenda, items #3A - #3B, Katzenmeyer seconded, motion carried.

4A. [23-0624](#)

Conditional Use Permit for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave.

Torkelson moved to approve Agenda, items #4A - #4B, Frank seconded, motion carried.

4B. [23-0625](#)

Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-0007-003)

**Attachments:** [\(CUP-SLA\) Wedgewood Motor Works - 5110 W Lincoln Ave](#)

*Jack Kovnesky presented.*

*Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003) subject to the following:*

1. *Common Council approval of the Conditional Use Permit (Scheduled for October 3, 2023).*
2. *Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.*
3. *Signage and lighting alterations subject to permitting and design approval.*

Torkelson moved to approve Agenda, items #4A - #4B, Frank seconded, motion carried.

5. [23-0626](#)

Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. (Tax Key No. 439-0350-000)

**Attachments:** [\(SLA\) Dunn's addition - 6034 W Nat'l Ave.](#)

*Jack Kovnesky presented.*

*Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Dunn's Sporting Goods, an existing Neighborhood Retail use, at 6034 W. National Ave. subject to the following conditions:*

*(Items 1-3 required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)*

1. *Submittal of a certified survey map to combine the parcels at 6034 W. National Ave. and 6026 W. National Ave.*
2. *Revised Architectural plans being submitted to the Department of Development to show decorative elements on the south façade of the proposed addition.*
3. *A Grant of Privilege obtained for obstructions projecting onto City right-of-way.*

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

- 6. [23-0627](#) Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000)

**Attachments:** [\(SLA\) Su Plus Two - 7335 W Greenfield Ave.](#)

*Zac Roder presented.*

*Recommendation: Approval of the Site, Landscaping, and Architectural Amendment for Su Plus Two, an existing Restaurant use, at 7335 W. Greenfield Ave. (Tax Key No. 453-0118-000) subject to the following conditions:*

1. *Work with staff on placement and orientation of panels on the building and incorporate additional articulation (such as a trim work layer) in the lower panels, below storefront windows, and in the area above the storefront windows.*

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

- 7. [23-0628](#) Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes.

**Attachments:** [\(ORD\) Zoning Code Edits](#)

*Steve Schaer presented.*

*Recommendation: Common Council approval of the Ordinance to Amend Section 19 of the West Allis Revised Municipal Code, relative to updating regulations for Child Care Centers, Nicotine Sales, and other minor changes (Council hearing scheduled for October 3, 2023).*

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

- 8. [23-0629](#) Horace Mann Elementary School green infrastructure project.

*Steve Schaer presented.*

**This matter was Discussed.**

- 9. [23-0630](#) Comprehensive Plan update.

*Zac Roder presented.*

**This matter was Discussed.**

- 10. [23-0631](#) Project Tracking update.

*Zac Roder presented.*

**This matter was Discussed.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Katzenmeyer, seconded by Dagenhardt to adjourn at 7:12 p.m.*



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**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, October 25, 2023  
6:00 PM**

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

- 2A. **Conditional Use Permit for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St.**
- 2B. **Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000)**

**Overview and Zoning**

The site of National Salvage’s former warehouse building has been vacant for nearly two decades until the development of SoNa Lofts and Maker’s Row. The Southwest corner of the site is currently undeveloped. Mandel Group is proposing is proposing a new, 51-unit apartment building at the site.

Mandel Group anticipates starting construction in Q4 2023 / Q1 2024 with a 15-month project timeline. Apartments are expected to begin leasing in Q1 / Q2 2025

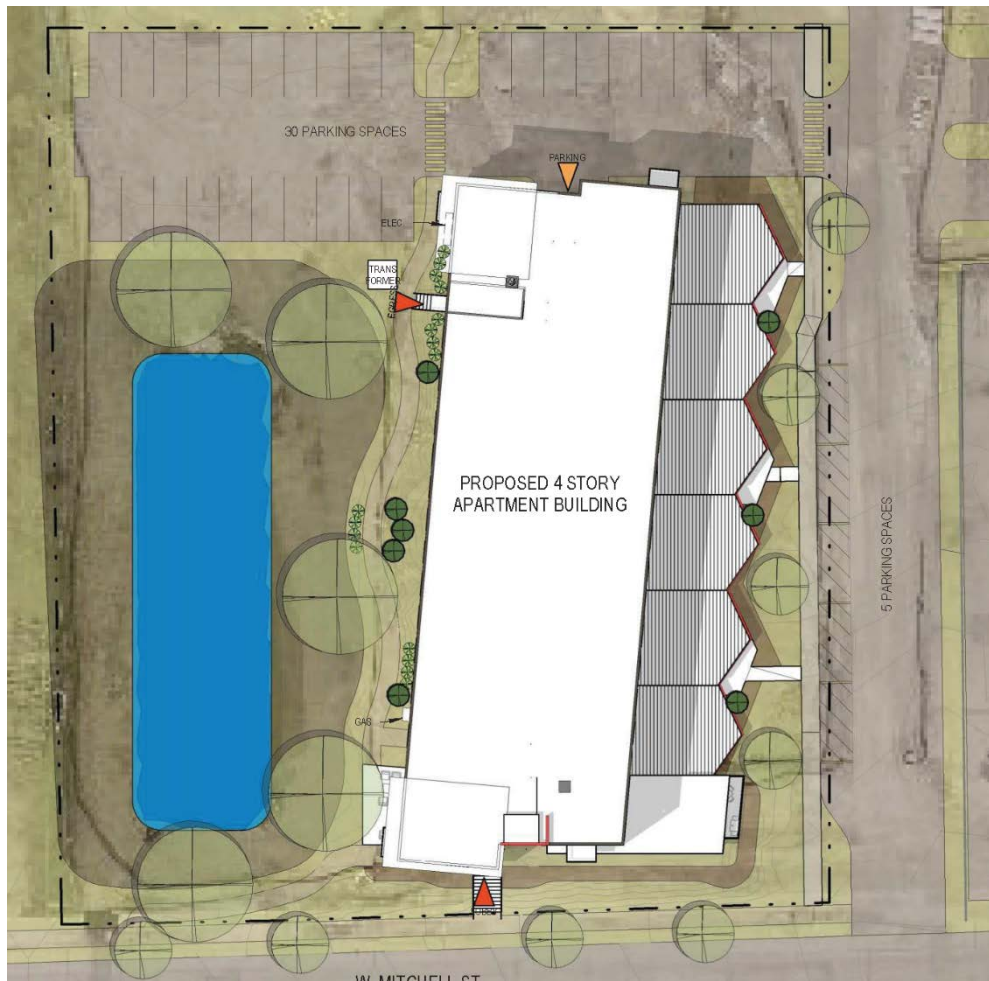
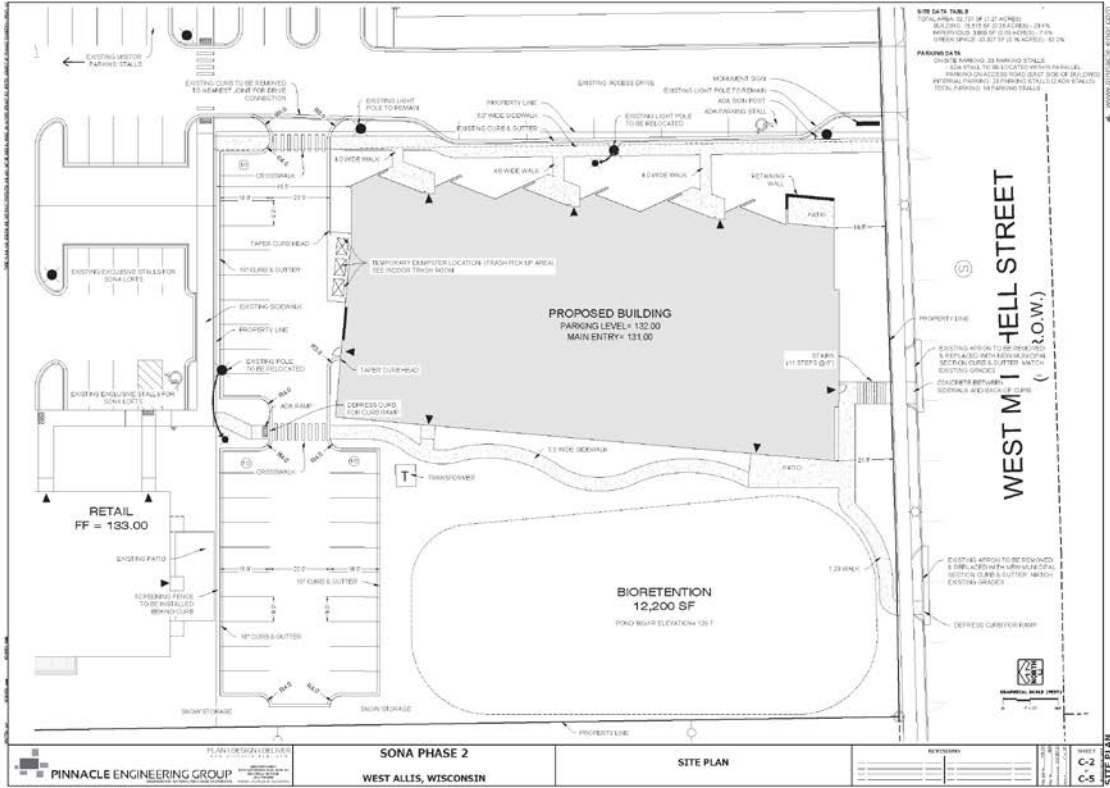
6600 W. Mitchell St. is zoned C-3. 5+ Unit Dwellings require Conditional Use Permits in the C-3 zoning district.

**Site Plan**

The existing site is serviced by a private drive that connects SoNa Lofts and Maker’s Row. This private drive will provide access to a surface parking lot and underground parking for SoNa Lofts Phase 2.



The proposed apartment building will take up most of the site. The building is designed to face W. Mitchell St. and will be situated within the 20’ maximum setback along this frontage. A driveway leading to the building’s visitor parking and indoor tenant parking will be located on the northern portion of the site, directly south of the existing parking for SoNa Lofts. A bioretention pond is located directly west of the proposed building. A pedestrian pathway will meander in between the proposed building and bioretention pond providing a natural amenity and a connection between visitor parking and the entrance on W. Mitchell St.





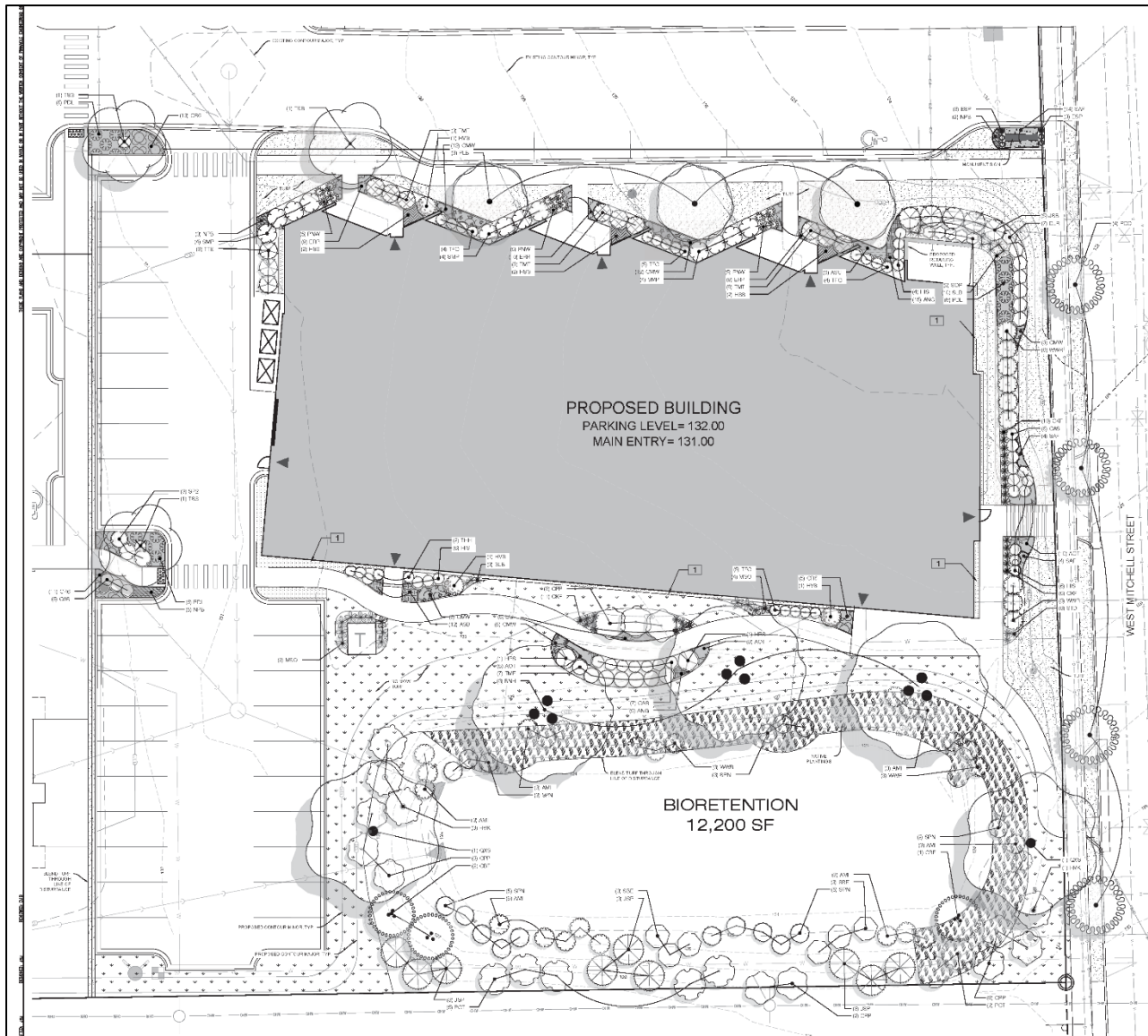
## Landscaping Plan

The proposed development will include quality landscaping that highlight the natural features provided by the bioretention pond.

The site will be densely landscaped along the building. A variety of deciduous and evergreen shrubs will line the perimeter of the building. Flowering trees, ornamental grasses, and perennials will create a visual buffer between private, patio entrances for townhome units on the east side of the proposed building and the private drive and sidewalks.

A mix of grasses and shrubs will also provide a buffer between the public sidewalk on W. Mitchell St. and the southern side of the building.

Trees, shrubs, and native grasses will wrap around the bioretention pond providing visual appeal for the pedestrian pathway and west facing units.



## Architectural Plan

The proposed 51-unit apartment building will comprise of one primary building that has two masses visually pulled in opposite directions. The eastern side of the building holds the ground-level townhome units. These units are divided into 6 red, geometric forms that ring the east side of the building. The upper floors are of a sleek finish with many windows, contrasting with the more dynamic ground floor.



The building will be 4-stories tall. The entrance of the building is located along W. Mitchell St. The entrance is visually appealing with the two masses appearing offset, providing for a unique visual with an emphasis on vertical lines and depth. Balconies are provided for units on the south façade.



The west façade

includes a proposed mural on the exposed first-story. Lining the west façade's upper floors are a collection of windows for the apartment units. End units include balconies. The design of this façade is sleek and contemporary, while also intending to honor the historical legacy of industry. Staff is



recommending revisions to this façade that still honor the industrial legacy yet create additional visual interest. This may include vertical features to break up the façade, inseting/offsetting to create depth, ornamental overhangs, etc.



The north façade includes units with balconies. Visually, the north façade will be dotted with windows in between a variation of dark grey, red accents, and black exterior materials.

The architect and developer chose a suite of high-quality materials for the building. The façade will primarily be a mix of fiber-cement Hardie Paneling and Hardie Lap siding in a dark grey/black color. [Nichiha panels](#) will be utilized for red accenting on the building. [Cast in-place concrete](#) will line the first story of the building on the north and west facades. Wood paneling will run vertically up a portion of the south façade and will also be present in on the story. A metal trim will line the southwest and northwest corners, crowning the structure. (See next page for details)





2 SOUTH ELEV.  
SCALE: 1/16" = 1'-0"



1 NORTH ELEV.  
SCALE: 1/16" = 1'-0"



2 WEST ELEV.  
SCALE: 1/16" = 1'-0"



1 EAST ELEV.  
SCALE: 1/16" = 1'-0"

NOTE:  
1. ALL HARDIE COLORS TO B COLLECTION I

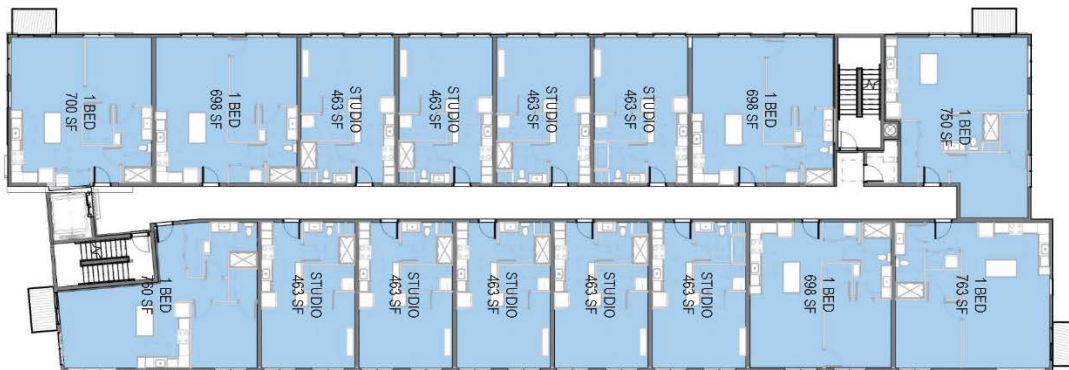
## Floor Plans

Underground parking makes up the first story of the building. Drivers will access this parking garage by an entrance from the garage on the Northern side of the building.

The first floor will include 3 townhomes on the East side of the building fronting the private drive. The majority of the first floor will be parking. The main entrance on the South end of the property will include a lobby, club room, and a fitness center. The upper floors will consist of a mix of apartment units.



*First floor plan*



*Second floor plan*

### **Unit Mix**

The 51 units include:

- 27 studios
- 24 1-beds
- 3 3-beds

### **Parking**

SoNa Lofts Phase 2 will include 63 total parking stalls, a ratio of 1.23 stalls per unit. This parking ratio is inline with other apartment developments within the City. This is below the maximum requirement of 102 stalls (2 per unit).

The underground parking level will include 28 stalls. The surface parking lot will include 30 stalls. 5 street stalls are shown on the private drive on the East side of the property. One accessible stall is shown on the exterior, located on the private drive. Code Enforcement and Engineering departments are requesting a passageway from the accessible parking stall to the entrance door. Two additional accessible stalls are included in the underground parking.

### **Design Guidelines**

Compliance with the design guidelines is mandatory for new development. The proposed project satisfies all applicable guideline requirements. Highlights include:

1. Context
  - a. Neighbor: Higher density scale is appropriate for site in major area. Material and style references to historic industrial area. Strong focus on pedestrian connectivity through and around site, improves access for an area with history of poor pedestrian design.
2. Public Realm
  - a. Active Ground Floor: strong blending of public and private realm and activating public realm with townhome private entries/patios along the private drive. Townhomes and mural prevent blank first floor walls.
  - b. Build for People: Pedestrian pathways and internal connections are provided next to a natural feature, a rarity in the direct neighborhood.
  - c. Mitigate Impacts: vehicle parking primarily enclosed within building, also shielded from public realm.
3. Quality
  - a. Building: high-quality building with compelling design, quality material palette, and unique points of emphasis.
  - b. Environment: focus on integrating natural features. Reduction in impervious surfaces and inclusion of a bioretention pond. Increased density promotes reductions in energy use per capita.

See attached Plan Commission checklist.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) at least 1 outdoor bicycle parking spaces and 10 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; b) show passageway from accessible parking stall to entrance door; c) additional design elements on the west façade for enhanced visual interest
2. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
3. Common Council approval of the Conditional Use permit.

# PLAN COMMISSION CHECKLIST

1.

**Goal:**  
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	i. Street wall	<input type="checkbox"/>	
	ii. Scale	<input type="checkbox"/>	
	iii. Historic neighbors	<input type="checkbox"/>	
	iv. Connectivity	<input type="checkbox"/>	
b. Site	i. Orientation	<input type="checkbox"/>	
	ii. Unique features	<input type="checkbox"/>	
	iii. Historic elements	<input type="checkbox"/>	
	iv. Additions	<input type="checkbox"/>	

2.

**Goal:**  
Public Realm

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="checkbox"/>	
	ii. Street edge	<input type="checkbox"/>	
	iii. Active uses	<input type="checkbox"/>	
	iv. No blank walls	<input type="checkbox"/>	
b. Build for People	i. Engaging spaces	<input type="checkbox"/>	
	ii. Accessible spaces	<input type="checkbox"/>	
	iii. Built-out site	<input type="checkbox"/>	
	iv. Pedestrian connections	<input type="checkbox"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="checkbox"/>	
	ii. Utilities and services	<input type="checkbox"/>	
	iii. Lighting	<input type="checkbox"/>	
	iv. Fencing	<input type="checkbox"/>	

3.

**Goal:**  
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	i. Quality materials	<input type="checkbox"/>	
	ii. Ground floor	<input type="checkbox"/>	
	iii. Exterior features	<input type="checkbox"/>	
	iv. Quality design	<input type="checkbox"/>	
b. Environment	i. Natural features	<input type="checkbox"/>	
	ii. Manage stormwater	<input type="checkbox"/>	
	iii. Reduce impervious surface	<input type="checkbox"/>	
	iv. Embody sustainability	<input type="checkbox"/>	



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- 3A. **Conditional Use Permit for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave.**
- 3B. **Site, Landscaping, and Architectural Design Review for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave. (Tax Key No. 448-9993-009)**

**Overview and Zoning**

The lot at 11013 W. Greenfield is the site of a former fuel service use and has been vacant for around a decade. A Checker's restaurant is now proposed for the site. The project team plans to start construction in March or April 2024. An 8-month construction schedule is anticipated.

Hours of Operation: 10am - 11pm daily

11013 W. Greenfield Ave. is zoned C-3. Restaurants are a Conditional Use in the C-3 zoning district. Accessory Drive-Through Service is also a Conditional Use in the C-3 district.

**Site Plan**

The existing building is to be demolished and replaced with the proposed Checker's building on the northern portion of the lot. The proposed building conforms with the 20' maximum front setback. The restaurant's drive-through service is directly south of the building, beginning with two lanes and menu boards beginning internally from the parking lot.



Access to the building is provided by an access drive from W. Greenfield Ave that connects internally to the proposed Checker's parking lot. Parking is situated to the rear of the proposed building. The proposed parking area includes 11 stalls; 10 are allowed by code. No bike parking is shown; 2 spaces (1 rack) are required by code

A trash enclosure is shown on the site in the parking lot. Checker's parking lot is buffered from Festival Food's existing parking lot by a landscape island. This landscape island will also serve as a pedestrian pathway that is required as part of a previous approval related to Festival Food's (See next page for details). Staff is recommending that this is shown on a revised site plan, along with an additional internal pedestrian connection to the public sidewalk along Greenfield Ave.



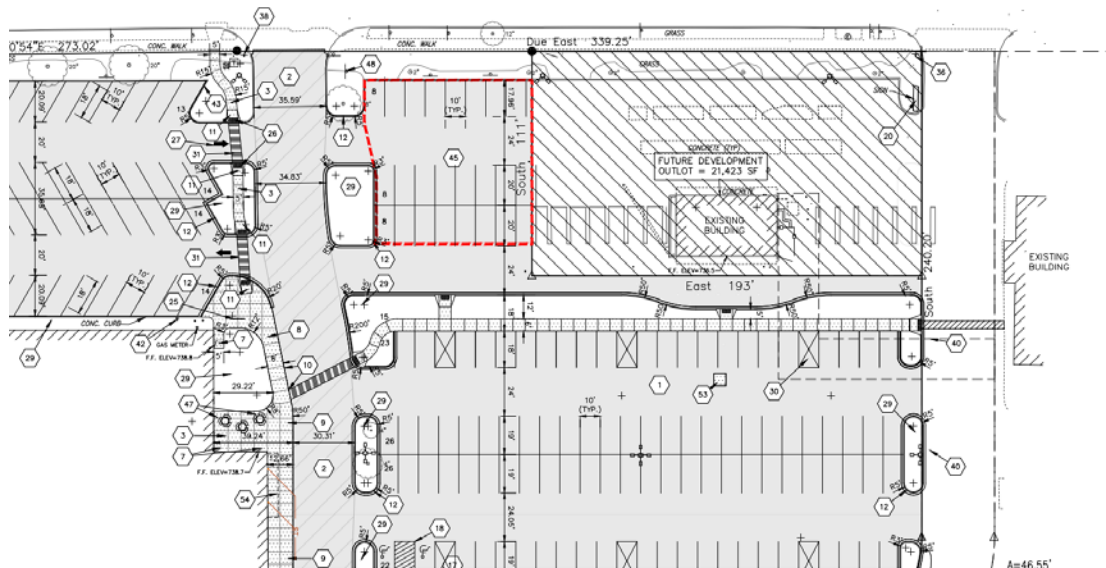


## Landscaping Plan

A minimal landscaping plan was submitted by the applicant. Shown on the landscaping plan is a small mix of deciduous and evergreen shrubs along the north side of the building. Two trees are also shown on the site near the entrance of the drive-through. Staff is requesting additional landscaping in the following areas:

- Between the outdoor seating area and sidewalks
- Landscape island buffer located between the Checker's Parking lot and the drive-through
- Northwest corner of the site
- Landscape island buffer between Festival Food's parking lot and the proposed Checker's parking lot

A mix of shrubs, grasses, and trees shall be utilized to provide greater visual interest through natural elements.



## Architectural Plan

The proposed building is 1-story and is approximately 1,520 square feet.

The proposed façade includes EIFS (white and red), glass paneling (multi-color), stainless steel cladding, and prefinished metal cladding (black). Staff advised the applicant that EIFS is not an accepted material; the applicant agreed to change EIFS to a higher quality material. The majority of the building is shown in a red color, customary to Checker's branding. Checkerboard designs appear on portions of the north, east, and south facades, providing visual interest. A mural is proposed on the north façade of the building.

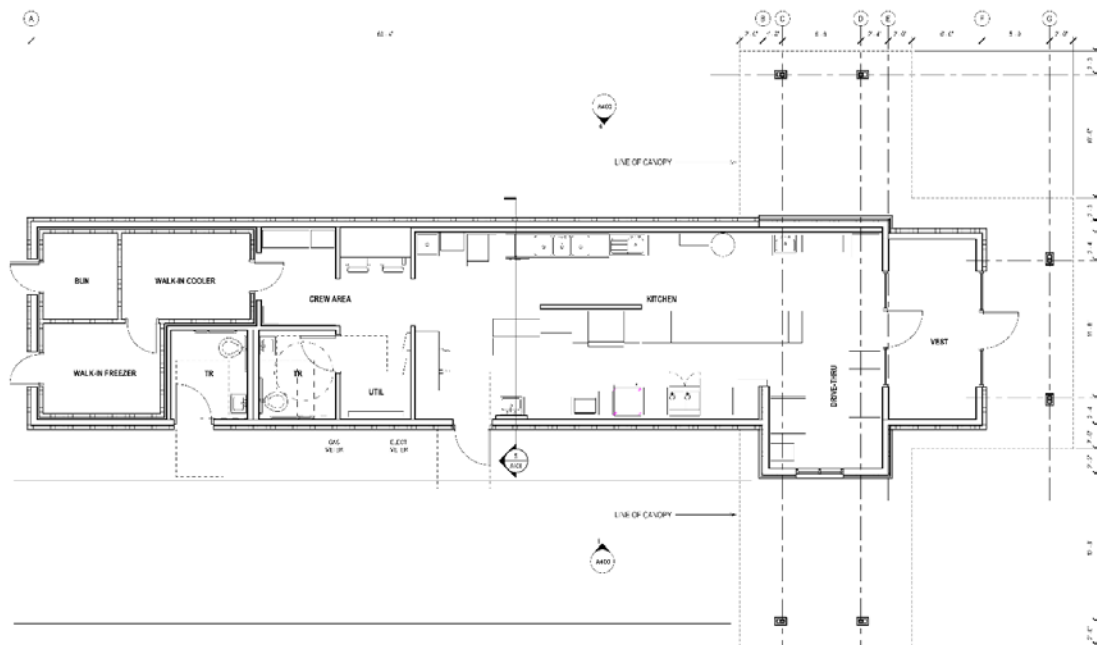
A canopy affixed with stainless steel cladding wraps a portion of the building on the east end. This provides cover for customers utilizing the outdoor patio along with drive-through users.





**Floor Plan**

The applicant’s submittal included the floor plan for the 1,520 sq. ft. restaurant. Shown on the floor plan is a small vestibule on the east side of the building which allows access to a service counter. The vestibule is directly next to the kitchen and internal drive-through area. The kitchen makes up a large portion of the restaurant. Two restrooms are shown on the floor plan, with one available for public use. The west side of the building is occupied by an employee area and freezer spaces.



### **Design Guidelines**

As is, the proposed plan satisfies all but 1 guideline objective:

- 3ai. Quality Materials: EIFS is not an accepted material due to history of poor performance.

The applicant has agreed to replace this with a higher quality material; at that point the project will satisfy all design guidelines.

The project also satisfies the drive-through specific technical standards:

1. Drive-through lanes should be located at the side or rear of buildings.
2. Driveways should be located as far away as possible from street intersections.
3. Driveways for corner sites should be located on the secondary street.

This project captures the intent of the City's design guidelines.

See attached Plan Commission checklist.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for Checker's, a proposed Restaurant with accessory drive-through service, at 11013 W. Greenfield Ave. (Tax Key No. 448-9993-009) subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (scheduled for November 14, 2023).
2. Submit revised site, landscaping, and architectural plans to the Planning & Zoning office to show the following: a) replace EIFS with higher quality building material; b) removal of 1 parking space to comply with Sec. 19.44(2); c) addition of outdoor bike rack to comply with Sec. 19.44(3); d) landscaping planting plan approved by City Forestry e) incorporate an internal pedestrian walkway across the parking area (**per Festival site plan approval**) and connecting properties to W. Greenfield Ave. from the new internal walkways.

# PLAN COMMISSION CHECKLIST

1.

**Goal:**  
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	i. Street wall	<input type="checkbox"/>	
	ii. Scale	<input type="checkbox"/>	
	iii. Historic neighbors	<input type="checkbox"/>	
	iv. Connectivity	<input type="checkbox"/>	
b. Site	i. Orientation	<input type="checkbox"/>	
	ii. Unique features	<input type="checkbox"/>	
	iii. Historic elements	<input type="checkbox"/>	
	iv. Additions	<input type="checkbox"/>	

2.

**Goal:**  
Public Realm

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="checkbox"/>	
	ii. Street edge	<input type="checkbox"/>	
	iii. Active uses	<input type="checkbox"/>	
	iv. No blank walls	<input type="checkbox"/>	
b. Build for People	i. Engaging spaces	<input type="checkbox"/>	
	ii. Accessible spaces	<input type="checkbox"/>	
	iii. Built-out site	<input type="checkbox"/>	
	iv. Pedestrian connections	<input type="checkbox"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="checkbox"/>	
	ii. Utilities and services	<input type="checkbox"/>	
	iii. Lighting	<input type="checkbox"/>	
	iv. Fencing	<input type="checkbox"/>	

3.

**Goal:**  
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	i. Quality materials	<input type="checkbox"/>	
	ii. Ground floor	<input type="checkbox"/>	
	iii. Exterior features	<input type="checkbox"/>	
	iv. Quality design	<input type="checkbox"/>	
b. Environment	i. Natural features	<input type="checkbox"/>	
	ii. Manage stormwater	<input type="checkbox"/>	
	iii. Reduce impervious surface	<input type="checkbox"/>	
	iv. Embody sustainability	<input type="checkbox"/>	



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, October 25, 2023**  
**6:00 PM**

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

**4A. Conditional Use Permit for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave.**

**4B. Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001)**

**Overview & Zoning**

Kenneth Peters, business owner, is proposing to open a new restaurant at 9638 W. National Ave. Nico's Authentic Premium Pizza will serve pizza with a full bar and occasional entertainment such as karaoke or trivia. There will be no structural or interior modifications. The applicant has applied for an Alcohol Beverage Retail License and has passed most inspections for business occupancy.

Proposed hours of operation:

Sunday-Thursday: 6AM – 2AM

Friday-Saturday: 6AM – 2:30AM

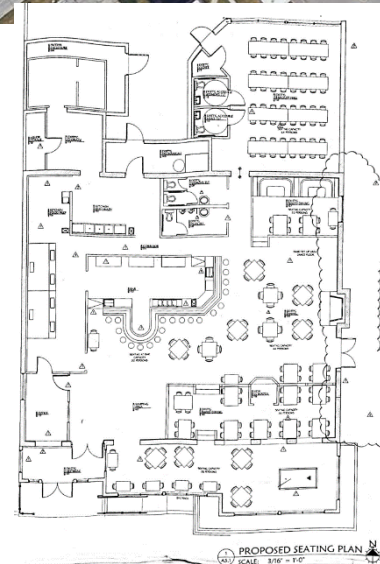
The property is zoned C-2. Restaurants are a Conditional Use in the C-2 zoning district. The property was previously a Restaurant use (The Choice Restaurant and Bar), however more than 1 year has passed since it was last occupied so a new Conditional Use permit is required.

**Architectural Plan**

No architectural changes are proposed. The 1-story building is primarily stucco system and CMU block façade painted white. Paint is in poor condition in certain portions of the building.

**Floor Plan**

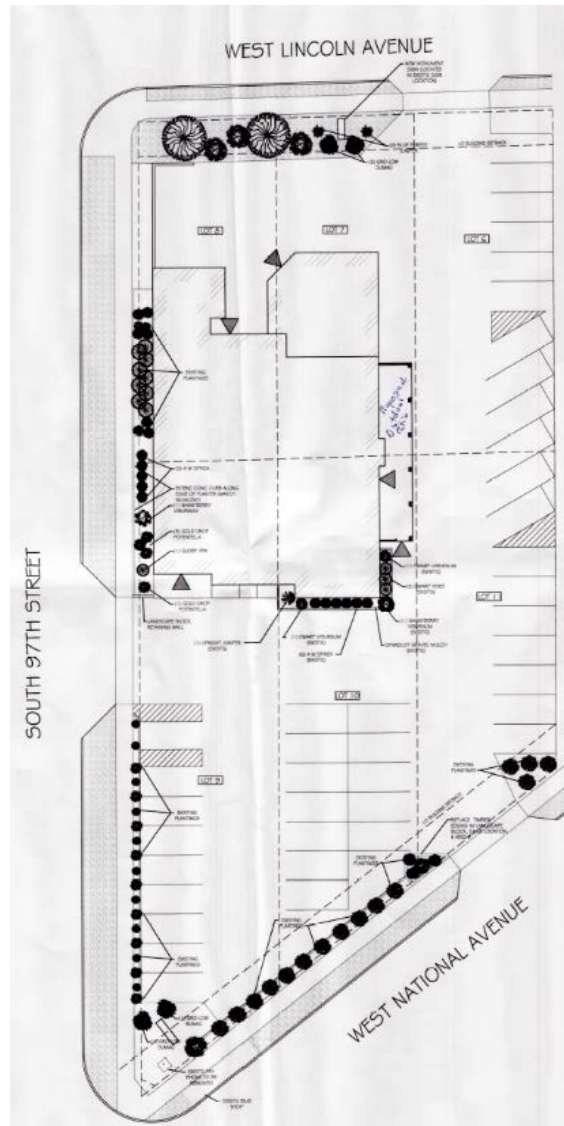
No floor plan changes are proposed.





### Site & Landscaping Plan

No site and landscaping changes are proposed. Site landscaping is in subpar condition. Staff recommends requiring a condition of approval that by May 2024, landscaping be refreshed in accordance with the approved site plan on file.



### Design Guidelines

Design guidelines are not mandatory as there are no proposed changes to the site.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review for Nico's Authentic Premium Pizza, a proposed Restaurant, at 9638 W. National Ave. (Tax Key No. 479-0430-001) subject to the following conditions:

1. Landscaping maintenance in accordance with approved landscaping plan.
2. Repaint portions of façade showing significant wear.
3. Common Council approval of the Conditional Use Permit.



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, October 25, 2023  
6:00 PM**

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

**5. Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007)**

**Overview & Zoning**

Ethan Lin of [Pan-Asia Supermarkets](#) is proposing to establish a grocery store within about 36,000-sf of vacant retail lease space at the West Allis Town Center. The property is owned by Ramco Properties Associates and zoned C-3, Commercial District. General retail uses, like grocery stores, are permitted uses in the zoning district. Prior to 2018, the space was previously part of a Kmart retail store. Kmart ended in about 2017, and Hobby Lobby replaced part of the Kmart space, Pan-Asia will infill the remaining part.



Pan-Asia Supermarkets currently operate 6 locations in Omaha, NE, Overland Park, KS, Manchester, MO, and Tulsa, OK. West Allis will be the seventh store location. Pan Asia stores are typically the largest Asian grocery stores in most cities they choose and offer a vast selection of Asian vegetable, fruit, seafood, meat and grocery products: 100+ selection of fresh and live seafood, 100+ selection of fresh meats, 100+ selection of fresh vegetables and fruits. Products are imported from all over Asia and Mid-East countries.

Proposed hours of operation: 365 days per year (7 days a week): 9am-8:30pm.

Café: The grocery store will offer a sit-down café with indoor seating shown for 56 patrons. The café will feature a walk-up service counter. No delivery service and no alcohol will be served on the premises.

Licenses: a Class A license will be applied for the sale of packaged alcohol (off-site consumption). Nicotine products will also be sold on site, but the total sales area is less than 2% of the retail space.

Implementation schedule: Construction is proposed to start in February or March and estimates 6 to 7 months of construction. Pan Asia has commissioned Sean Maher, of Madisen-Maher Architects, to prepare plans for city review.

**Architectural & Floor Plans**

The numbered items below are staff comments shared with the applicant upon review of the original plan submittal. The applicant's design team has revised plans to accommodate staff's recommendations. A comparison of the initial and most recent plan submittals is provided for Plan Commission review. After reviewing the revised plans, items 1-3 are satisfied, and items 4-5 were offered to applicant for consideration but not required.

1. The exterior cart corral (by national cart co) is located centrally on east side of the building façade and corral's design is basic and bears no design consistency with the building... There is a Pan-

Asia store in [Tulsa, OK on E 71 St](#) that offers some ideas that may be incorporated into the West Allis site (brick screen wall and framing/mullions). Also, for similar reasons, as an alternative to the hipped roof over the corral, adding or extending the proposed flat bracketed store-entrance canopy would balance and help create a more consistent look.

2. There is a large pilaster just north of the Pan-Asia entry (at south end of Hobby Lobby space). Thoughts on adding a similar proportioned feature on SE corner of building except with Pan-Asia cladding.
3. General questions on where and how visible any exterior HVAC rooftop units (existing/new) and considerations on how kitchen area will be vented (wall or rooftop). Is there a plan sheet that will show these features?
4. Placement of the kitchen on the east wall versus placing some seating and windows on east wall. If flipped/re-orientated then windows could be incorporated into the east wall design (benefits like natural light, storefront attraction, visibility).
5. The new storefront entry into the building looks great. Curious on the location of the entry toward the north side of the tenant space? Floor planning customer flow a likely reason, but just asking.

### **Site & Landscaping Plan**

The initial staff comments (based on the original plan set), were shared with the applicants. Items 1 is recommended, item 2-3 satisfied (subject to minor details), and item 4 is simply a consideration staff shared with the applicant:

1. Recommend curb extension of storefront pedestrian walkway consistent with Hobby Lobby.
2. Will the parking lot feature a cart corral? Trying to avoid carts scattered about everywhere (details needed)?
3. Bicycle parking – The proposed store is in compliance with our zoning code which requires bicycle racks and accommodation for 10 spaces per table [19.44\(3\)\(a\)](#) and ii of the zoning code. [Sec 19.16](#) provides definition of bicycle parking.
4. Any consideration toward utilizing the [existing plaza area](#) along W. Greenfield Ave. for outdoor seating? There are some existing benches that customers could use for carry-out, but the proximity of the existing outdoor plaza and that of the proposed café offers some nice potential connectivity and thereby enhancing/creating place along the street. To this end one of the existing openings (proposed to be infilled) could be used for additional ingress/egress between the cafe - outdoor area.

### **Design Guidelines**

Design guidelines attached.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007) subject to the following conditions:

1. Submit revised site, landscaping, and architectural plans to the Planning & Zoning office to show the following: a) a detail of the proposed exterior wood screens in steel frames on the facade; b) rooftop plan and screening material details; (c) cart corral details; (d) curb extension added along storefront pedestrian walkway.
2. A driveway permit being applied for with City Engineering Department for work within the City Right-of-Way.
3. Signage plans being submitted for sign permit review.



PROPOSED REMODEL FOR:

# PAN-ASIA SUPERMARKET

6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

## CLIENT

PAN ASIA SUPERMARKET  
11940 METCALF AVE  
OVERLAND PARK, KANSAS 66213  
ETHAN LIN P: 646.229.9303  
PANASIASUPERMARKET.COM

## ARCHITECT

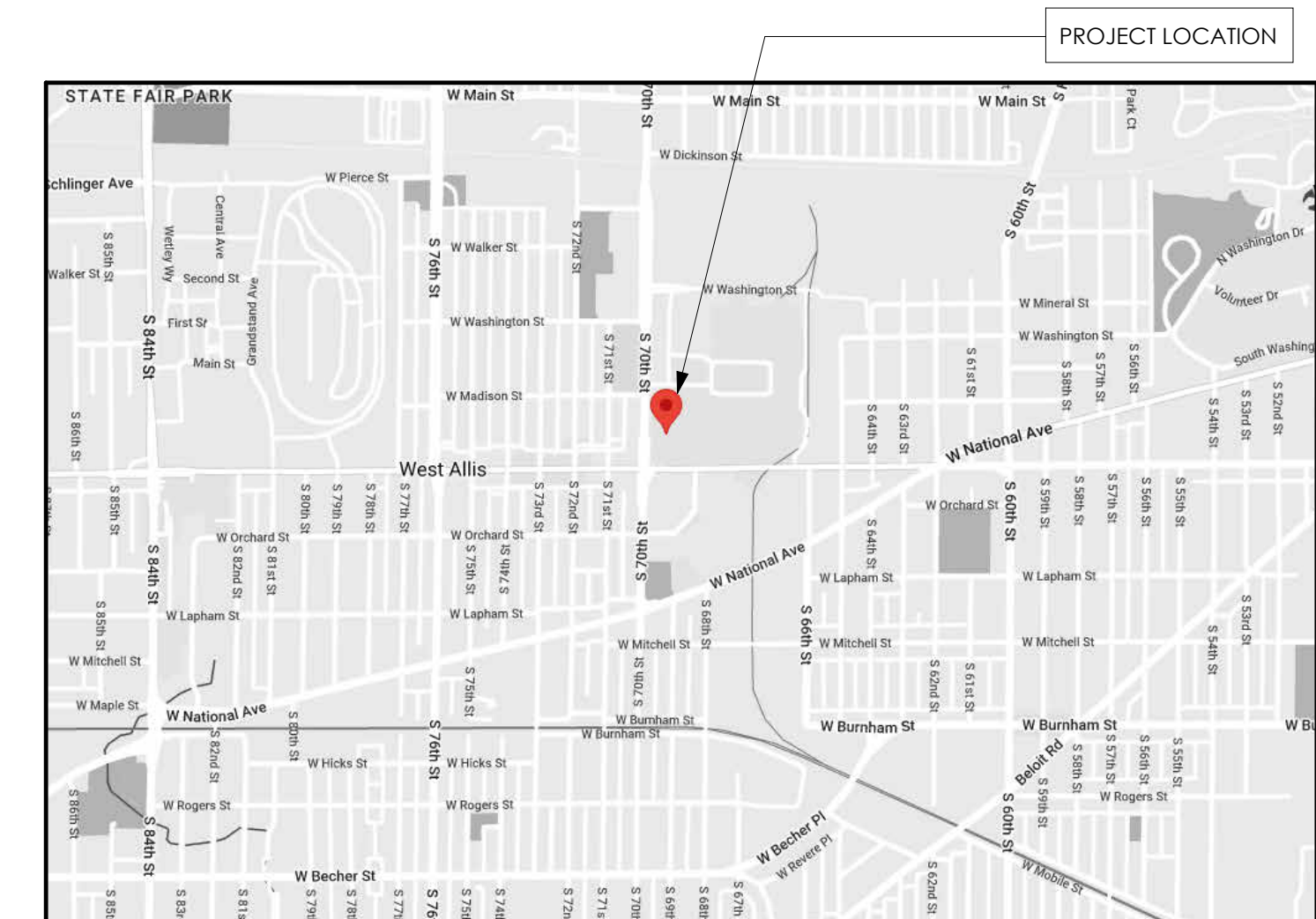
MADISEN MAHER ARCHITECTS  
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## STRUCTURAL ENGINEER

BARBER ENGINEERING  
325 W. VINE STREET  
MILWAUKEE, WI 53212  
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BARBERENGINEER.COM

## MEP CONSULTANT

IBC ENGINEERING SERVICES, INC  
N8 W22195 JOHNSON DRIVE, SUITE 180  
WAUKESHA, WI 53186  
P: 262.549.1620  
IBCENGINEERING.COM



1 PROJECT LOCATION  
N.T.S.



SHEET INDEX		
NO.	NAME	REV#
A0.00	TITLE SHEET	
A0.41	SITE PLAN	
A1.11	FIRST FLOOR PLAN	
A4.00	EXTERIOR ELEVATIONS	
A4.01	EXTERIOR PERSPECTIVES	
5		

## GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.  
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.  
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.  
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.  
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.  
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.  
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.  
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.  
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.  
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.  
12. GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.  
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.  
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.  
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.  
17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.  
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.  
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.  
20. ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD (U.N.O.) OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.  
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.  
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.  
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.  
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.  
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.  
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.  
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.  
29. INSTALL INSULATION IN WALLS U.N.O.. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.  
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.  
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.  
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.  
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.  
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.  
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.  
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



ARCHITECTS  
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MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER  
6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

CLIENT  
ETHAN LIN  
PAN-ASIA SUPERMARKET  
11940 METCALF AVE.  
OVERLAND PARK, KANSAS  
66213

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DATE	REV	ISSUE
08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION

PROJECT NUMBER	23-044
START DATE	08/28/23
DRAWN BY	Author
CHECKED BY	Checker

TITLE SHEET  
**A0.00**

NOT FOR CONSTRUCTION





EXISTING SE ENTRANCE SIGNAGE



EXISTING NW ENTRANCE SIGNAGE

**ZONING ANALYSIS**

MUNICIPALITY: WEST ALLIS  
 ZONING: C3-PERMITTED USE  
 PROJECT AREA: 36,000 SF  
 NUMBER OF EMPLOYEES: 100  
 PARKING STALLS:  
 3 / 1000 SF OF GROSS FLOOR AREA  
 (EXCEPT STORAGE ROOMS)  
 24000sf / 1000 x 3 = 72 REQUIRED  
 (3 HANDICAP)  
 BICYCLE PARKING SPACES:  
 1 / 3,000 SF GROSS FLOOR AREA, NOT TO  
 EXCEED 10 SPACES = 10 REQUIRED

POSSIBLE LOCATION FOR  
 NEW PAN-ASIA SIGNAGE



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PROPOSED REMODEL FOR:

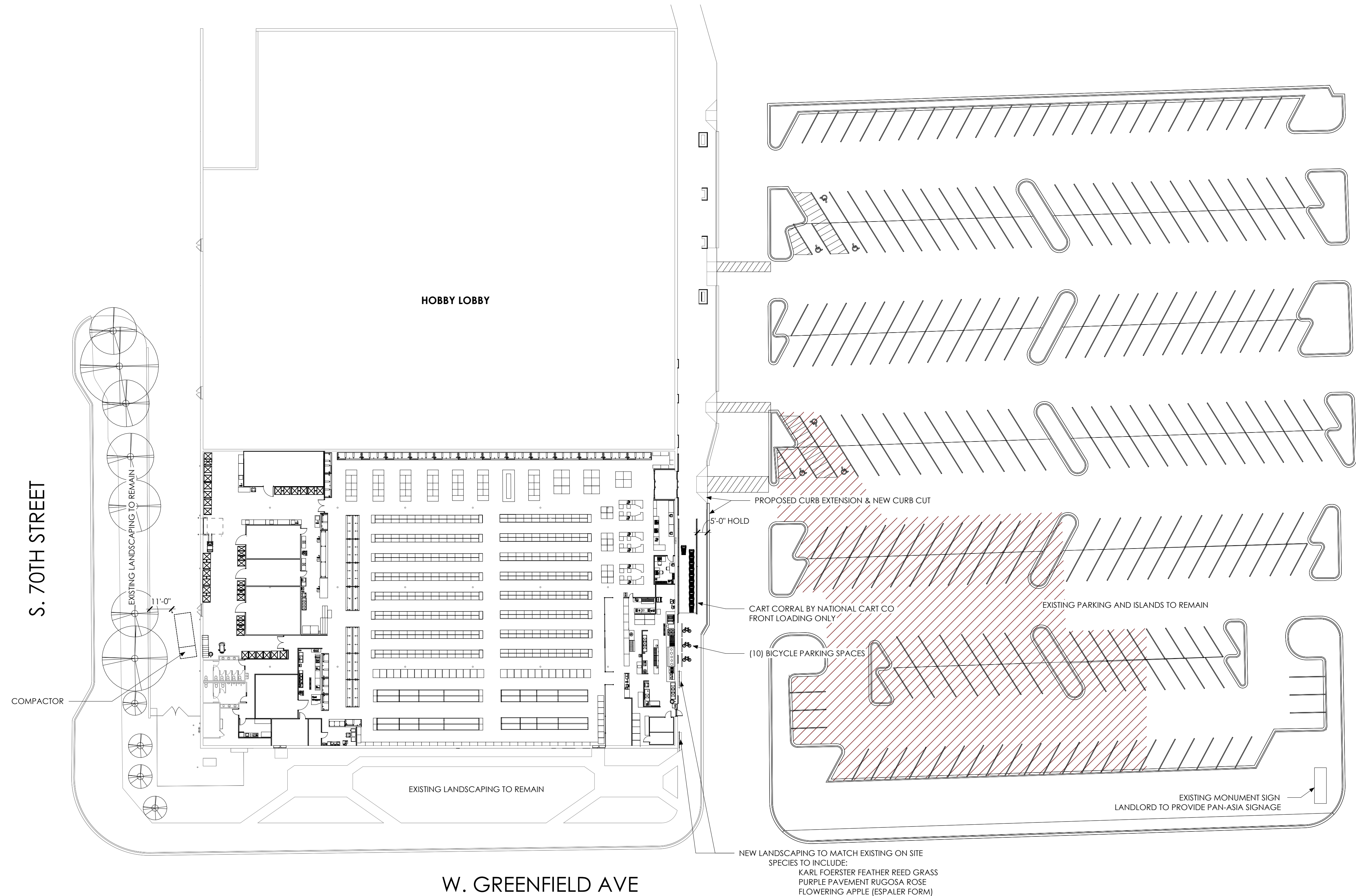


WEST ALLIS TOWN CENTER  
 6900 W. GREENFIELD AVE  
 WEST ALLIS, WI 53214

CLIENT  
 ETHAN LIN  
 PAN-ASIA SUPERMARKET  
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DATE	REV	ISSUE
08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION



**NOT FOR CONSTRUCTION**

PROJECT NUMBER: 23-044  
 START DATE: 08/28/23  
 DRAWN BY: Author  
 CHECKED BY: Checker

SITE PLAN  
**A0.41**

9/29/2023 4:40:37 PM



PLAN LEGEND	
	EXISTING WALL
	NEW METAL STUD WALL
	EXISTING DOOR
	NEW DOOR (WITH DOOR TAG)
	WALL TYPE



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PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER  
 6900 W. GREENFIELD AVE  
 WEST ALLIS, WI 53214

CLIENT  
 ETHAN LIN  
 PAN-ASIA SUPERMARKET  
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08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION

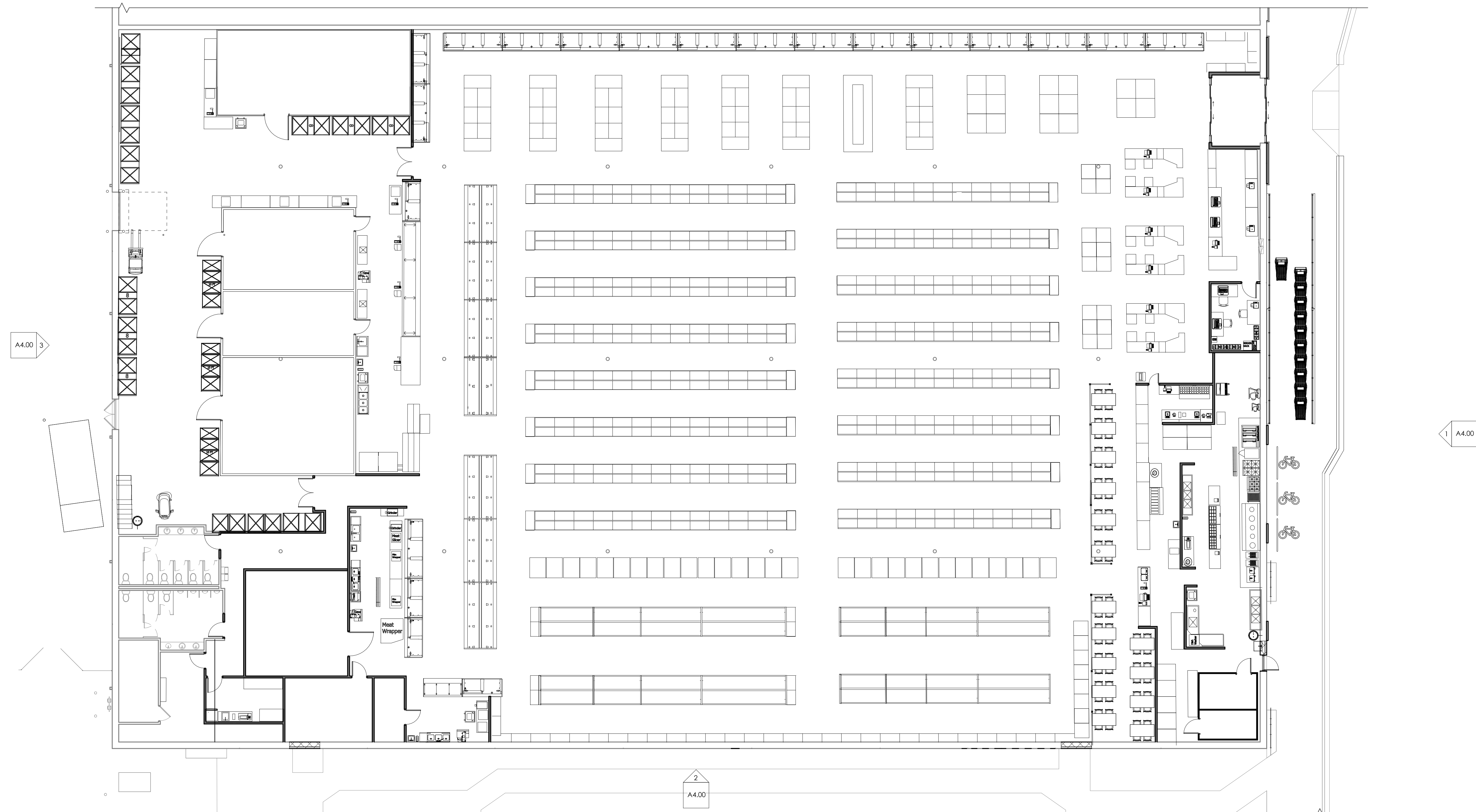
PROJECT NUMBER	23-044
START DATE	08/28/23
DRAWN BY	---
CHECKED BY	---

FIRST FLOOR PLAN

A1.11

30

9/29/2023 4:40:45 PM



1 FIRST FLOOR PLAN  
 3/32" = 1'-0"

NOT FOR CONSTRUCTION

GENERAL NOTES  
SEE PHOTOS A4.01 FOR EXISTING LANDSCAPING



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PROPOSED REMODEL FOR:

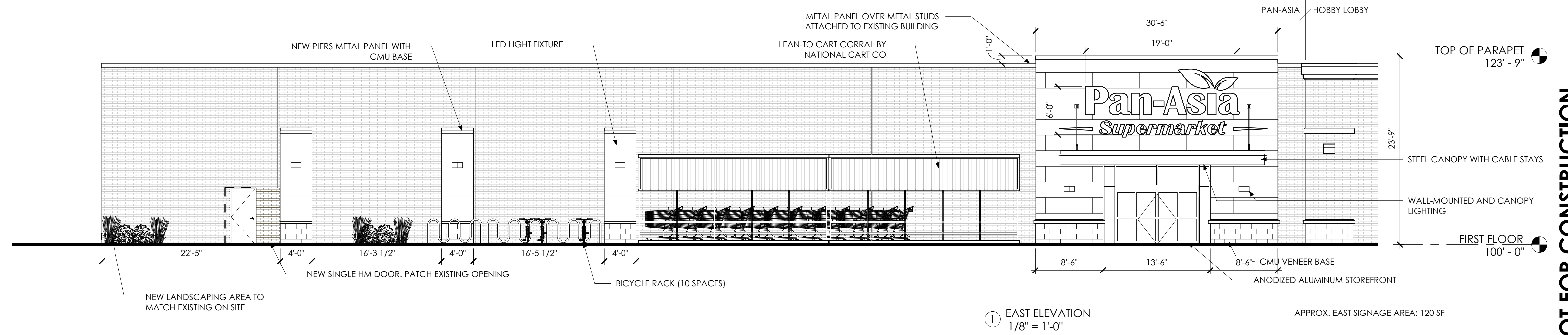
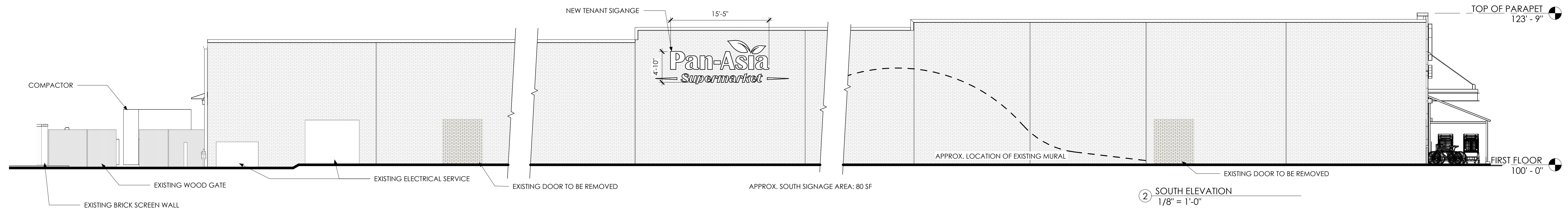
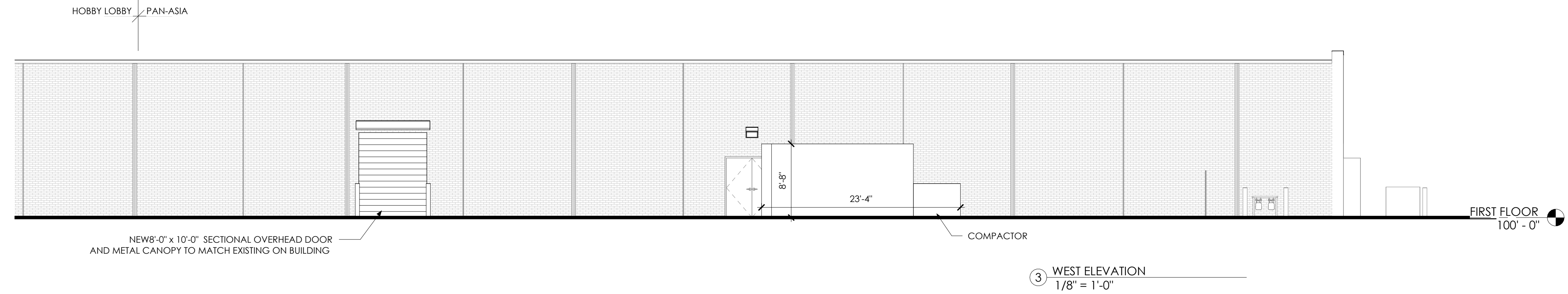


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START DATE	08/28/23
DRAWN BY	Author
CHECKED BY	Checker

EXTERIOR ELEVATIONS  
**A4.00**

9/29/2023 4:41:00 PM



PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER  
6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

CLIENT  
ETHAN LIN  
PAN-ASIA SUPERMARKET  
11940 METCALF AVE.  
OVERLAND PARK, KANSAS  
66213

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DATE	REV	ISSUE
08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION

32



EXISTING LANDSCAPING AT WEST FACADE 9/29/23



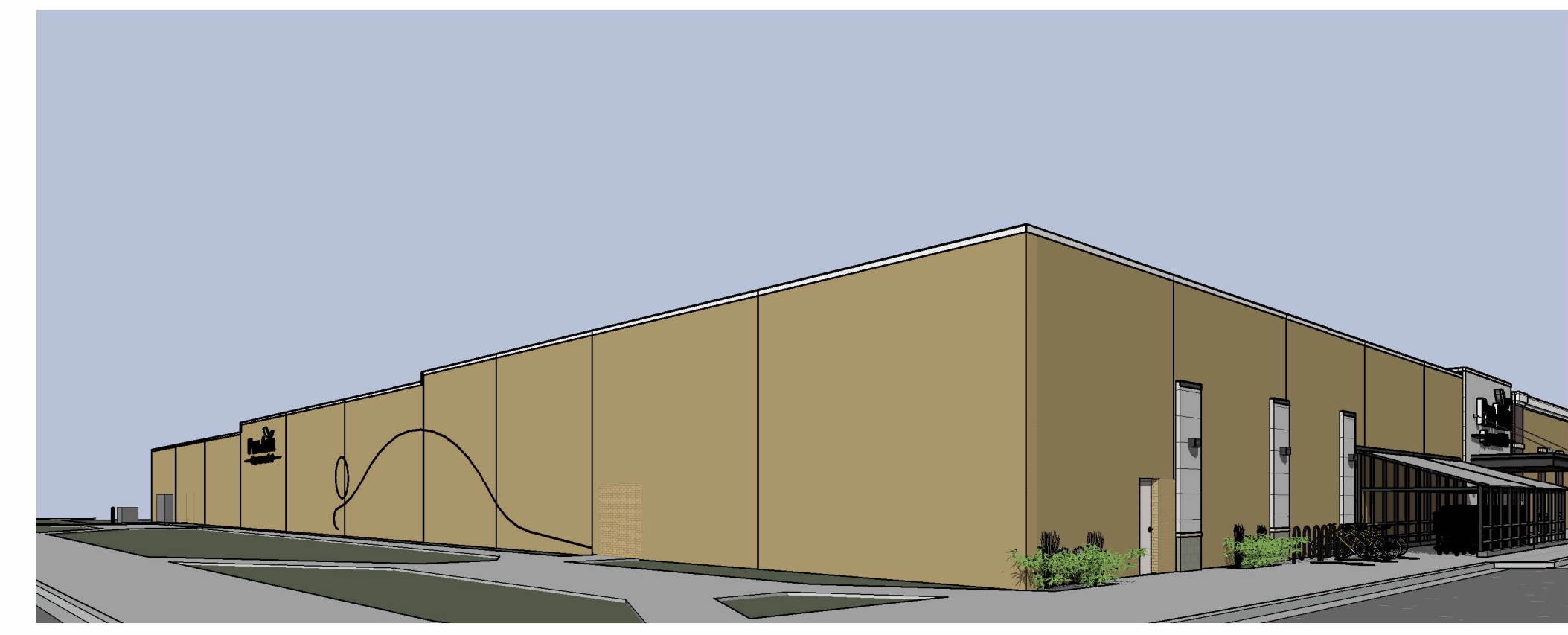
EXISTING LANDSCAPING AT WEST FACADE 9/29/23



3 PERSPECTIVE AT WEST FACADE



EXISTING PARKLET AT SOUTH FACADE 9/29/23



2 PERSPECTIVE AT SOUTH FACADE  
PLANTINGS NOT PICTURED



EXISTING LANDSCAPE BEDS AT HOBBY LOBBY EAST FACADE 9/29/23



1 PERSPECTIVE AT EAST FACADE

NOT FOR CONSTRUCTION

PROJECT NUMBER	23-044
START DATE	08/28/23
DRAWN BY	Author
CHECKED BY	Checker

EXTERIOR PERSPECTIVES

A4.01

9/29/2023 4:42:34 PM



PROPOSED REMODEL FOR:

# PAN-ASIA SUPERMARKET

6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

## CLIENT

PAN ASIA SUPERMARKET  
11940 METCALF AVE  
OVERLAND PARK, KANSAS 66213  
ETHAN LIN P: 646.229.9303  
PANASIASUPERMARKET.COM

## ARCHITECT

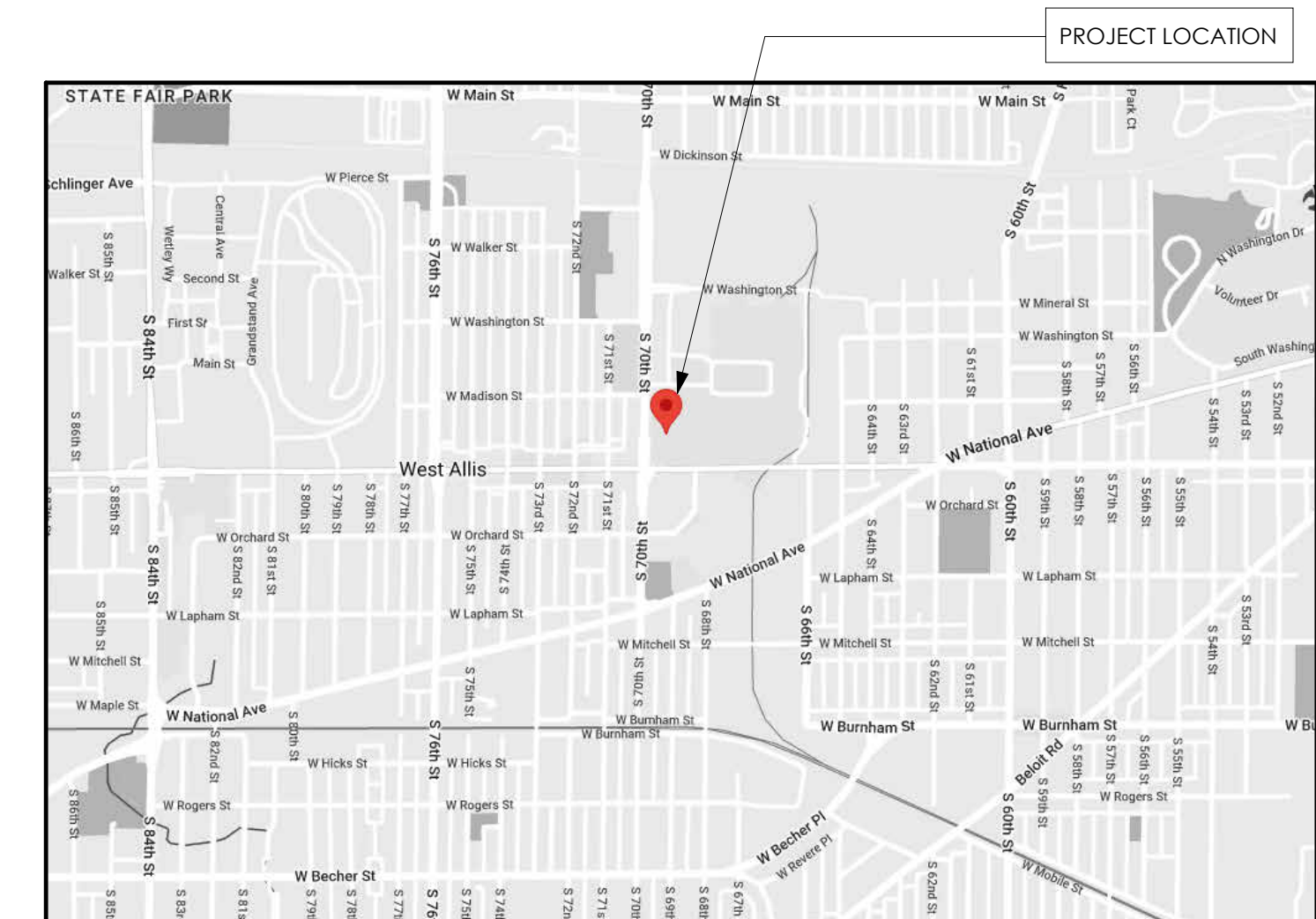
MADISEN MAHER ARCHITECTS  
133 W. PITTSBURGH AVE, SUITE 102  
MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

## STRUCTURAL ENGINEER

BARBER ENGINEERING  
325 W. VINE STREET  
MILWAUKEE, WI 53212  
P: 414.263.5500  
BARBERENGINEER.COM

## MEP CONSULTANT

IBC ENGINEERING SERVICES, INC  
N8 W22195 JOHNSON DRIVE, SUITE 180  
WAUKESHA, WI 53186  
P: 262.549.1620  
IBCENGINEERING.COM



1 PROJECT LOCATION  
N.T.S.



SHEET INDEX		
NO.	NAME	REV#
A0.00	TITLE SHEET	
A0.41	SITE PLAN	
A0.52	DEMO MEZZANINE PLAN	
A1.11	FIRST FLOOR PLAN	
A1.11A	WEST ENLARGED PLANS	
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A4.00	EXTERIOR ELEVATIONS	
A4.01	EXTERIOR PERSPECTIVES	
A5.10	WALL SECTIONS	
9		

REVISED

## GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.  
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.  
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.  
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.  
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.  
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.  
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.  
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.  
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.  
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.  
12. GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.  
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.  
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.  
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.  
17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.  
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.  
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.  
20. ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD (U.N.O.) OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.  
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.  
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.  
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.  
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.  
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.  
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.  
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.  
29. INSTALL INSULATION IN WALLS U.N.O.. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.  
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.  
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.  
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.  
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.  
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.  
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.  
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



ARCHITECTS  
133 W. PITTSBURGH AVE, SUITE 102  
MILWAUKEE, WI 53204  
P: 414.277.8000  
MADISENMAHER.COM

PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER  
6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

CLIENT  
ETHAN LIN  
PAN-ASIA SUPERMARKET  
11940 METCALF AVE.  
OVERLAND PARK, KANSAS  
66213

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DATE	REV	ISSUE
08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION
10/12/23		PLAN COMMISSION COMMENTS
10/19/23		PLAN COMMISSION

PROJECT NUMBER	23-044
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DRAWN BY	Author
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TITLE SHEET

A0.00

NOT FOR CONSTRUCTION





EXISTING SE ENTRANCE SIGNAGE



EXISTING NW ENTRANCE SIGNAGE

**ZONING ANALYSIS**

MUNICIPALITY: WEST ALLIS  
 ZONING: C3-PERMITTED USE  
 PROJECT AREA: 36,000 SF  
 NUMBER OF EMPLOYEES: 100  
 PARKING STALLS:  
 3 / 1000 SF OF GROSS FLOOR AREA  
 (EXCEPT STORAGE ROOMS)  
 24000sf / 1000 x 3 = 72 REQUIRED  
 (3 HANDICAP)  
 BICYCLE PARKING SPACES:  
 1 / 3,000 SF GROSS FLOOR AREA, NOT TO  
 EXCEED 10 SPACES = 10 REQUIRED

POSSIBLE LOCATION FOR  
 NEW PAN-ASIA SIGNAGE



**ARCHITECTS**  
 133 W. PITTSBURGH AVE, SUITE 102  
 MILWAUKEE, WI 53204  
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 MADISENMAHER.COM

PROPOSED REMODEL FOR:

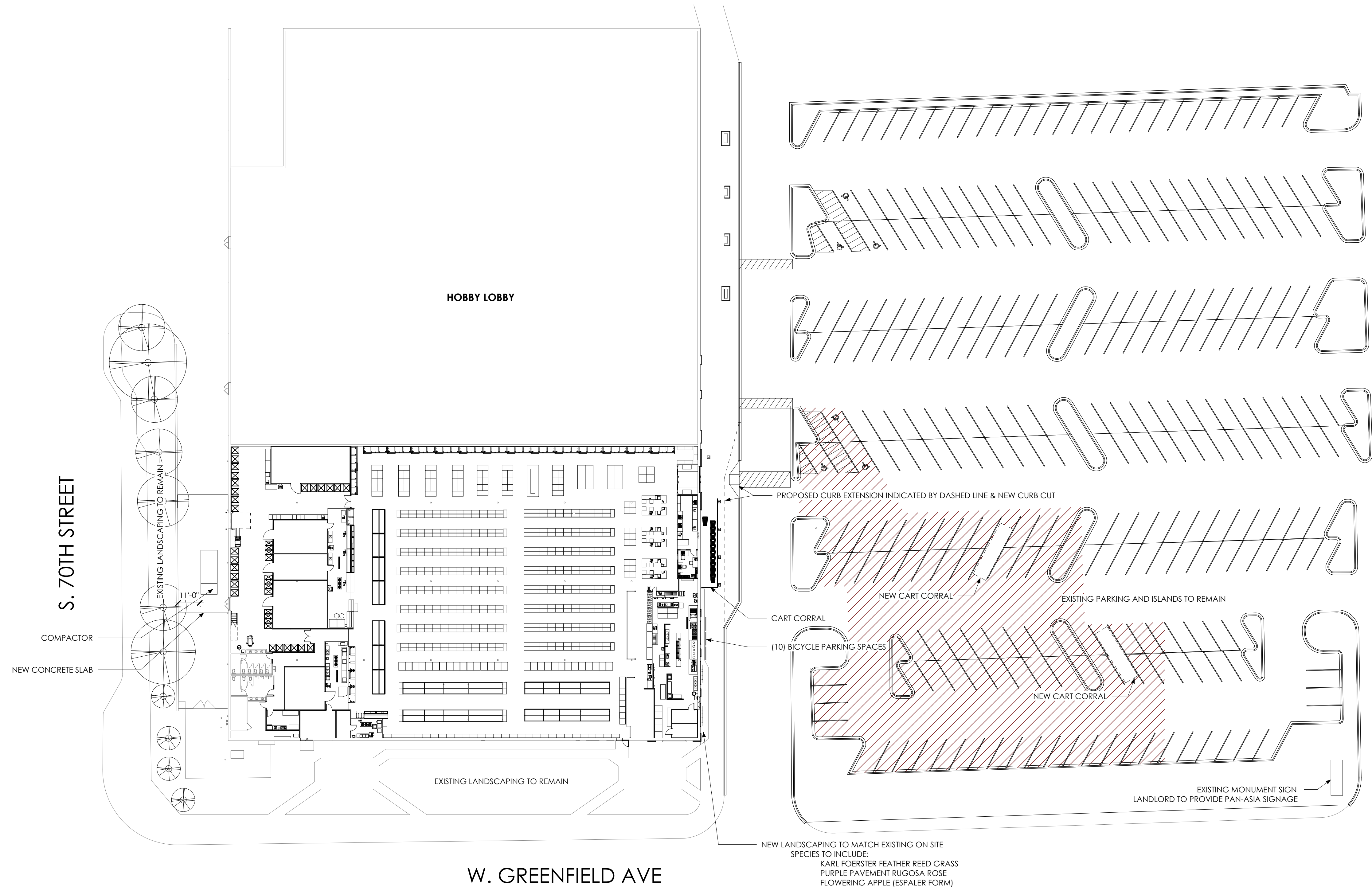


WEST ALLIS TOWN CENTER  
 6900 W. GREENFIELD AVE  
 WEST ALLIS, WI 53214

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NEW LANDSCAPING TO MATCH EXISTING ON SITE  
 SPECIES TO INCLUDE:  
 KARL FOERSTER FEATHER REED GRASS  
 PURPLE PAVEMENT RUGOSA ROSE  
 FLOWERING APPLE (ESPALER FORM)

① SITE PLAN  
 1" = 30'-0"

**NOT FOR CONSTRUCTION**

PROJECT NUMBER: 23-044  
 START DATE: 08/28/23  
 DRAWN BY: Author  
 CHECKED BY: Checker

SITE PLAN  
**A0.41**



PLAN LEGEND	
	EXISTING WALL
	NEW METAL STUD WALL
	EXISTING DOOR
	NEW DOOR (WITH DOOR TAG)
	WALL TYPE



**ARCHITECTS**  
 133 W. PITTSBURGH AVE, SUITE 102  
 MILWAUKEE, WI 53204  
 P: 414.277.8000  
 MADISENMAHER.COM

PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER  
 6900 W. GREENFIELD AVE  
 WEST ALLIS, WI 53214

**CLIENT**  
 ETHAN LIN  
 PAN-ASIA SUPERMARKET  
 11940 METCALF AVE.  
 OVERLAND PARK, KANSAS  
 66213

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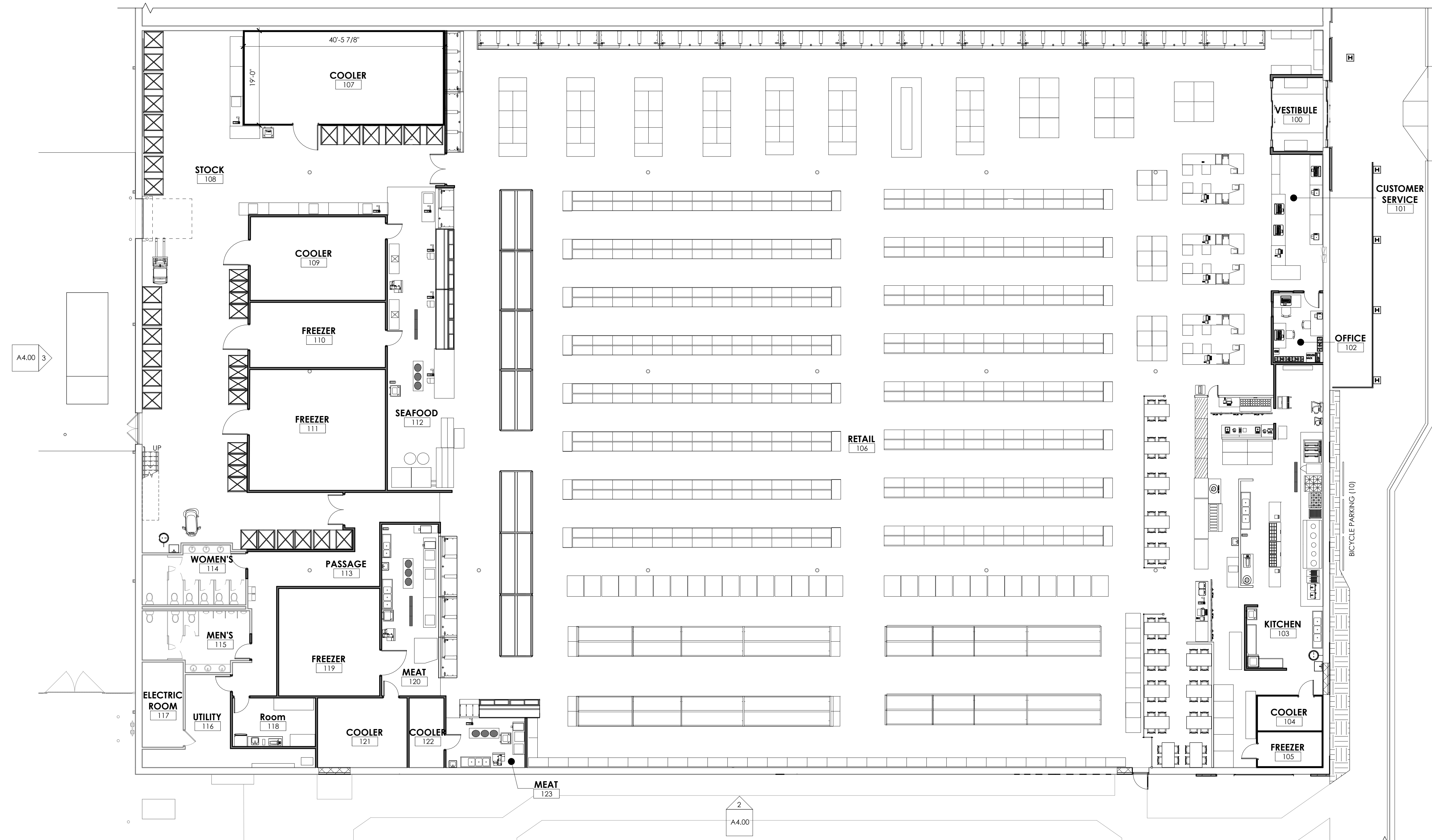
DATE	REV	ISSUE
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10/19/23		PLAN COMMISSION

PROJECT NUMBER 23-044  
 START DATE 08/28/23  
 DRAWN BY ---  
 CHECKED BY ---

FIRST FLOOR PLAN

**A1.11**

10/19/2023 10:31:32 AM



1 FIRST FLOOR PLAN  
 3/32" = 1'-0"

**NOT FOR CONSTRUCTION**



PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER  
6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

CLIENT  
ETHAN LIN  
PAN-ASIA SUPERMARKET  
11940 METCALF AVE.  
OVERLAND PARK, KANSAS  
66213

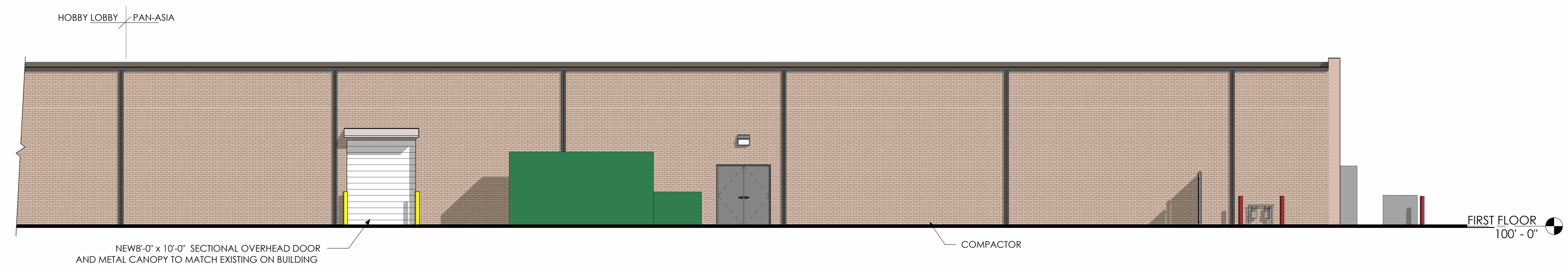
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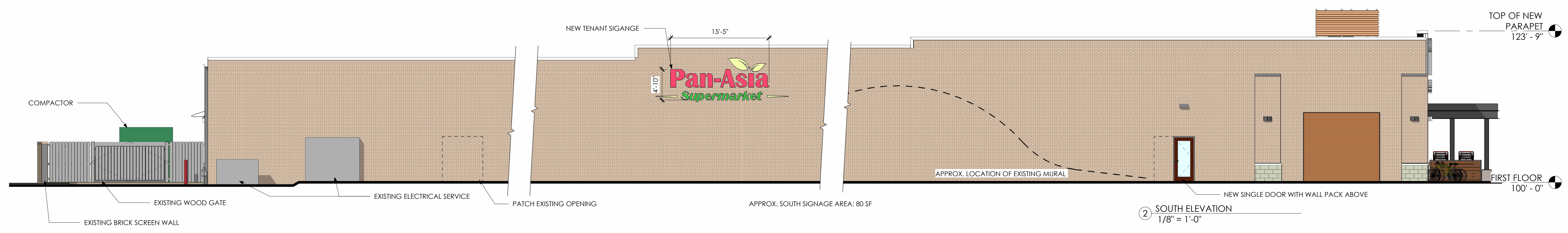
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EXTERIOR ELEVATIONS  
**A4.00**

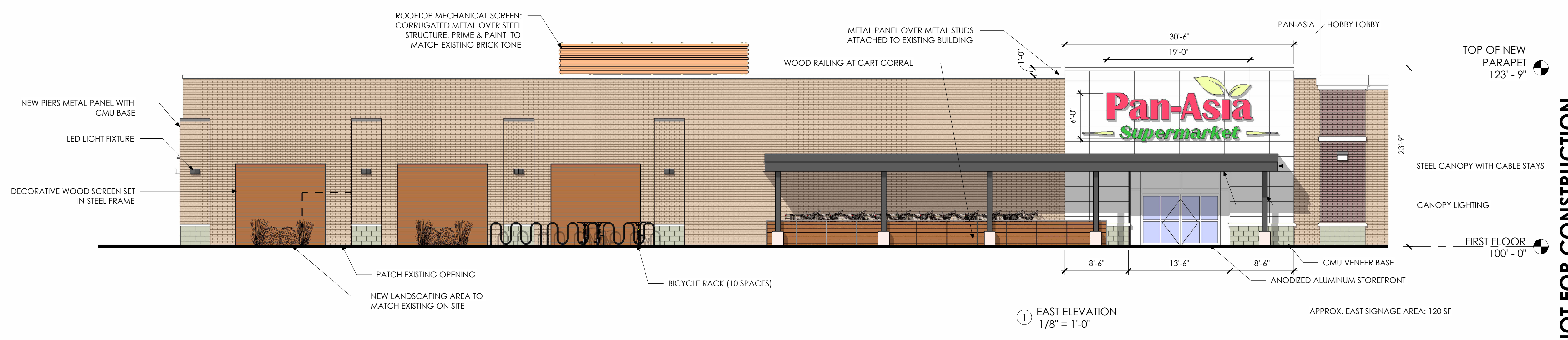
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③ WEST ELEVATION  
1/8" = 1'-0"



② SOUTH ELEVATION  
1/8" = 1'-0"



① EAST ELEVATION  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**



PROPOSED REMODEL FOR:



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6900 W. GREENFIELD AVE  
WEST ALLIS, WI 53214

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10/19/23		PLAN COMMISSION

37



EXISTING LANDSCAPING AT WEST FACADE 9/29/23



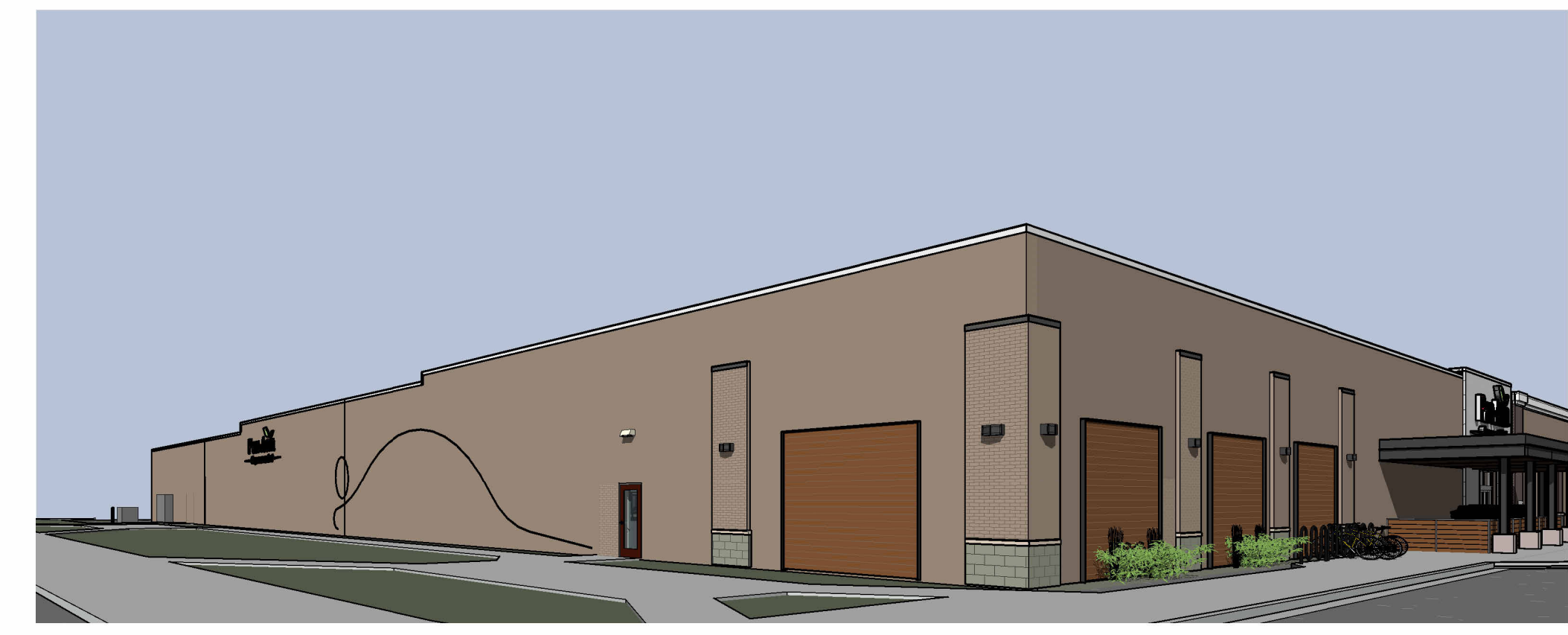
EXISTING LANDSCAPING AT WEST FACADE 9/29/23



3 PERSPECTIVE AT WEST FACADE



EXISTING PARKLET AT SOUTH FACADE 9/29/23



2 PERSPECTIVE AT SOUTH FACADE  
PLANTINGS NOT PICTURED



4 PERSPECTIVE AT EAST FACADE FROM GREENFIELD



EXISTING LANDSCAPE BEDS AT HOBBY LOBBY EAST FACADE 9/29/23



1 PERSPECTIVE AT EAST FACADE

NOT FOR CONSTRUCTION

PROJECT NUMBER 23-044  
START DATE 08/28/23  
DRAWN BY Author  
CHECKED BY Checker

EXTERIOR PERSPECTIVES

A4.01



## DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **FACEPLATE / DOOR:** One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. **LENS:** Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

### Optics

Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the

scalability to meet customized application requirements. CRI and CCT offering includes 2200K, 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 70CRI and 2700K and 3000K with minimum 80CRI all within 5-step MacAdam ellipse.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments and optional 50C construction available. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 98% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, WaveLinX™, occupancy sensor, and dimming options available.

### Mounting

**JUNCTION BOX:** Standard with

zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and trough branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

### Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

### Warranty

Five-year warranty.



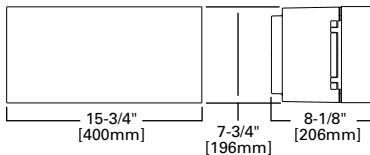
## ENC/ENT/ENV ENTRI LED

LightSquare  
Solid State LED

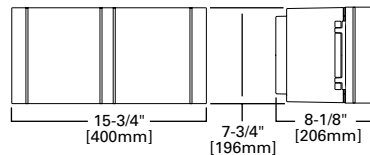
ARCHITECTURAL WALL  
LUMINAIRE

## DIMENSIONS

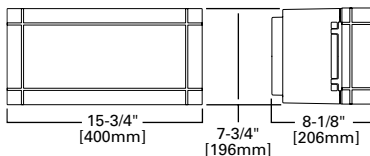
### ENC (Round Clean)



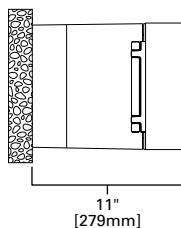
### ENT (Triangle Reveals)



### ENV (Round Reveals)



### CONDUIT MOUNT / BATTERY BACK BOX



### CERTIFICATION DATA

DesignLights Consortium™ Qualified\*  
UL/cUL Listed  
ISO 9001  
IP66 LightSquares  
LM79 / LM80 Compliant

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating (Optional)

### SHIPPING DATA

**Approximate Net Weight:**  
15.2 lbs. (6.9 kgs.) - Without backbox  
29.1 lbs. (13.2 kgs.) - With backbox

**ORDERING INFORMATION**

Sample Number: ENC-SA1C-740-U-T4W-GM-ULG-HA-ZW-SWPD4BK

Domestic Preferences <sup>25</sup>	Product Family <sup>1</sup>	Light Engine		Color Temperature	Voltage	Distribution	Finish
		Configuration	Drive Current				
<b>[Blank]</b> =Standard <b>BAA</b> =Buy American Act <b>TAA</b> =Trade Agreements Act	<b>ENC</b> =Entri Round Clean <b>ENT</b> =Entri Triangle Reveals <b>ENV</b> =Entri Round Reveals	<b>SA1</b> =1 Square	<b>A</b> =350mA <b>B</b> =450mA <b>C</b> =600mA <b>D</b> =800mA <b>E</b> =1000mA <b>F</b> =1200mA	<b>722</b> =70CRI, 2200K <sup>3</sup> <b>727</b> =70CRI, 2700K <sup>3</sup> <b>730</b> =70CRI, 3000K <sup>3</sup> <b>735</b> =70CRI, 3500K <b>740</b> =70CRI, 4000K <b>750</b> =70CRI, 5000K <sup>3</sup> <b>760</b> =70CRI, 5700K <sup>3</sup> <b>827</b> =80CRI, 2700K <sup>3</sup> <b>830</b> =80CRI, 3000K <sup>3</sup> <b>835</b> =80CRI, 3500K <sup>3</sup>	<b>U</b> =UNV (120-277) <b>1</b> =120 <b>2</b> =208 <b>3</b> =240 <b>4</b> =277 <b>8</b> =480 <b>9</b> =347	<b>T2</b> =Type II <b>T3</b> =Type III <b>T4FT</b> =Type IV Forward Throw <b>T4W</b> =Type IV Wide <b>SL2</b> =Type II w/Spill Control <b>SL3</b> =Type III w/Spill Control <b>SL4</b> =Type IV w/Spill Control <b>SLL</b> =90° Spill Light Eliminator Left <b>SLR</b> =90° Spill Light Eliminator Right	<b>BZ</b> =Bronze <b>AP</b> =Grey <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
<b>Options</b> (Add as Suffix)				<b>Accessories</b> (Order Separately) <sup>26</sup>			
F=Singled fused (Must specify voltage, fused on single hot leg of 120, 277, or 347) FF=Doubled fused (Must specify voltage, fused on both hot legs of 208, 240, or 480) X=Driver Surge Protection (6kV) Only 20K=Series 20kV UL 1449 Surge Protective Device 2L=Two-Circuit Light Engine <sup>24</sup> DIM=0-10V Dimming Driver <sup>5, 6</sup> EBP=Battery Pack with Back Box (Must specify voltage, available in 120V or 277V) <sup>2, 4, 9</sup> CBP=Battery Pack with Back Box, Cold Weather Rated (Must specify voltage, available in 120V or 277V) <sup>2, 4, 10</sup> CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant (Must specify voltage, available in 120V or 277V) <sup>2, 4, 10</sup> R90=Rotated Right 90° L90=Rotated Left 90° HSS=Factory Installed House Side Shield <sup>16</sup> LCF=LightSquare Trim Plate Matches Housing Finish <sup>15</sup> ULG=Uplight Glow <sup>7</sup> HA=50°C High Ambient <sup>8</sup> WG=Wire Guard TR=Tamper Resistant Hardware BOX=Empty back box (1/2" NPT, each side with plugs installed) BPC=Button Type Photocontrol (Must specify voltage, available in 120, 208, 240, 277V, 347, and 480) AHD145=After Hours Dim, 5 Hours, 50% <sup>17</sup> AHD245=After Hours Dim, 6 Hours, 50% <sup>17</sup> AHD255=After Hours Dim, 7 Hours, 50% <sup>17</sup> AHD355=After Hours Dim, 8 Hours, 50% <sup>17</sup> SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting <sup>13, 22</sup> SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting <sup>13, 22</sup> SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting <sup>13, 22</sup> MS-L08=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height <sup>11, 12, 13</sup> MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>11, 12, 13</sup> MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height <sup>11, 12, 13</sup> MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>11, 12, 13</sup> ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle <sup>19, 20</sup> ZW-SWPD4XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>19, 20, 21</sup> ZW-SWPD5XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>19, 20, 21</sup> CC=Coastal Construction <sup>23</sup>				MA1253=10kV Circuit Module Replacement MA1253-480V=10kV Circuit Module Replacement (480V only) FSIR-100-PK=Wireless Configuration Tool for Occupancy Sensor <sup>11</sup> VA6172SA=Wireguard Accessory VA6173=Tamper-Resistant Driver Bit VA6174=Vandal Shield Accessory VA2001-XX=Thru-Way Conduit Box LS/HSS=House Side Shield (Works with all distributions listed for Entri) WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) SWPD4-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting <sup>19, 20, 21</sup> SWPD5-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting <sup>19, 20, 21</sup>			

**NOTES:**

- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. DLC Family Code: MMMSPQ
- EBP or CBP options limited to 25°C. Control option limited to BPC=Button Type Photocontrol (must specify voltage).
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- ULG only available in 740
- Not available with ULG option
- EBP is rated for minimum operating temperature of 0°C (32°F). Operates downlight for 90-minutes.
- CBP is rated for minimum operating temperature of -20°C (-4°F). Operates downlight for 90-minutes.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting
- Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
- Includes integral photosensor.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- Requires the use of BPC photocontrol. See After Hours Dim supplemental guide for additional information.
- Control option limited to BPC=Button Type Photocontrol (must specify voltage).
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Requires ZW.
- Replace XX with sensor color (WH, BZ, or BK).
- Smart device with mobile application required to change system defaults. See controls section for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
- 2L not available with FF, ULG or AHD options. Controls and/or battery packs operate only one of the two circuits when 2L is specified.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

**LUMEN MAINTENANCE**

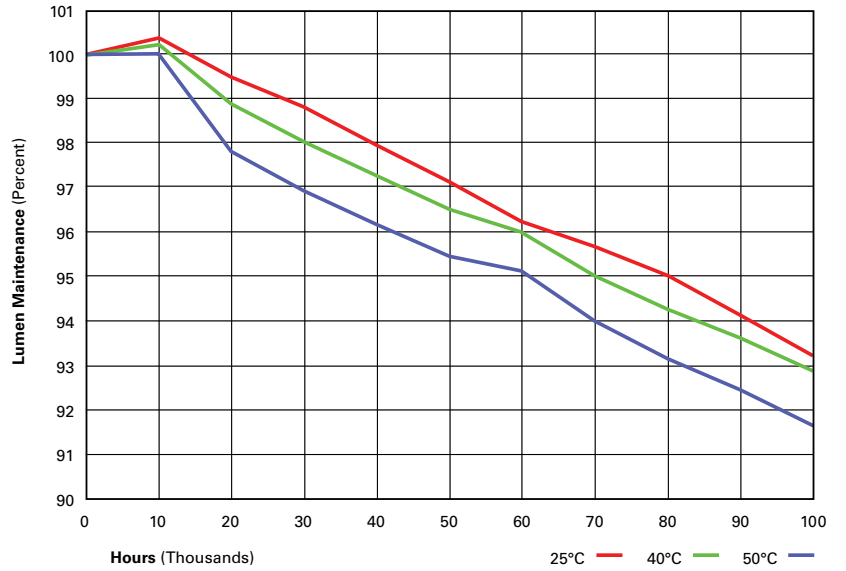
SA1 (All Drive Currents)					
Hours	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 (Hours)**
25 °C	99.4%	99.0%	98.9%	98.3%	2,471,000
40 °C	99.4%	99.0%	98.9%	98.3%	2,471,000
50 °C	99.4%	99.0%	98.9%	98.3%	2,471,000

\* Supported by IES TM-21 standards

\*\* Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES P5-10-18, that explains proper use of IES TM-21 and LM-80.

**LUMEN MULTIPLIER**

Ambient Temperature	SA1 (All Drive Currents)
0 °C	1.02
10 °C	1.01
25 °C	1.00
40 °C	0.99
50 °C	0.97



CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC)

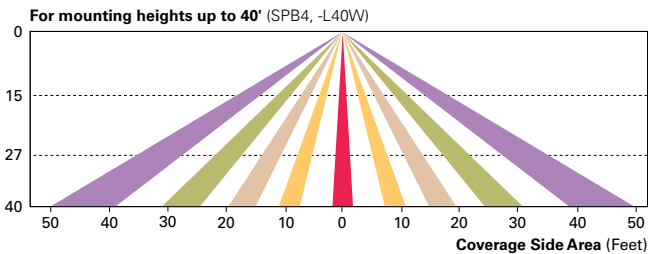
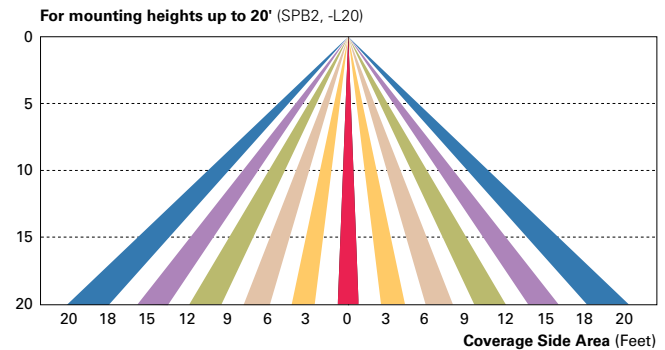
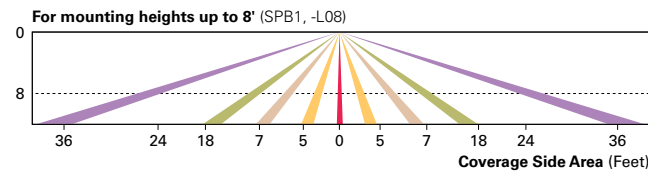
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.




WaveLinx Wireless Control and Monitoring System

Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn. WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-20', only applies for typical wall packs.

# PLAN COMMISSION CHECKLIST


1.

**Goal:**  
Context

Objective	Criteria		Notes
a. Neighbor	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
b. Site	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	


2.

**Goal:**  
Public Realm

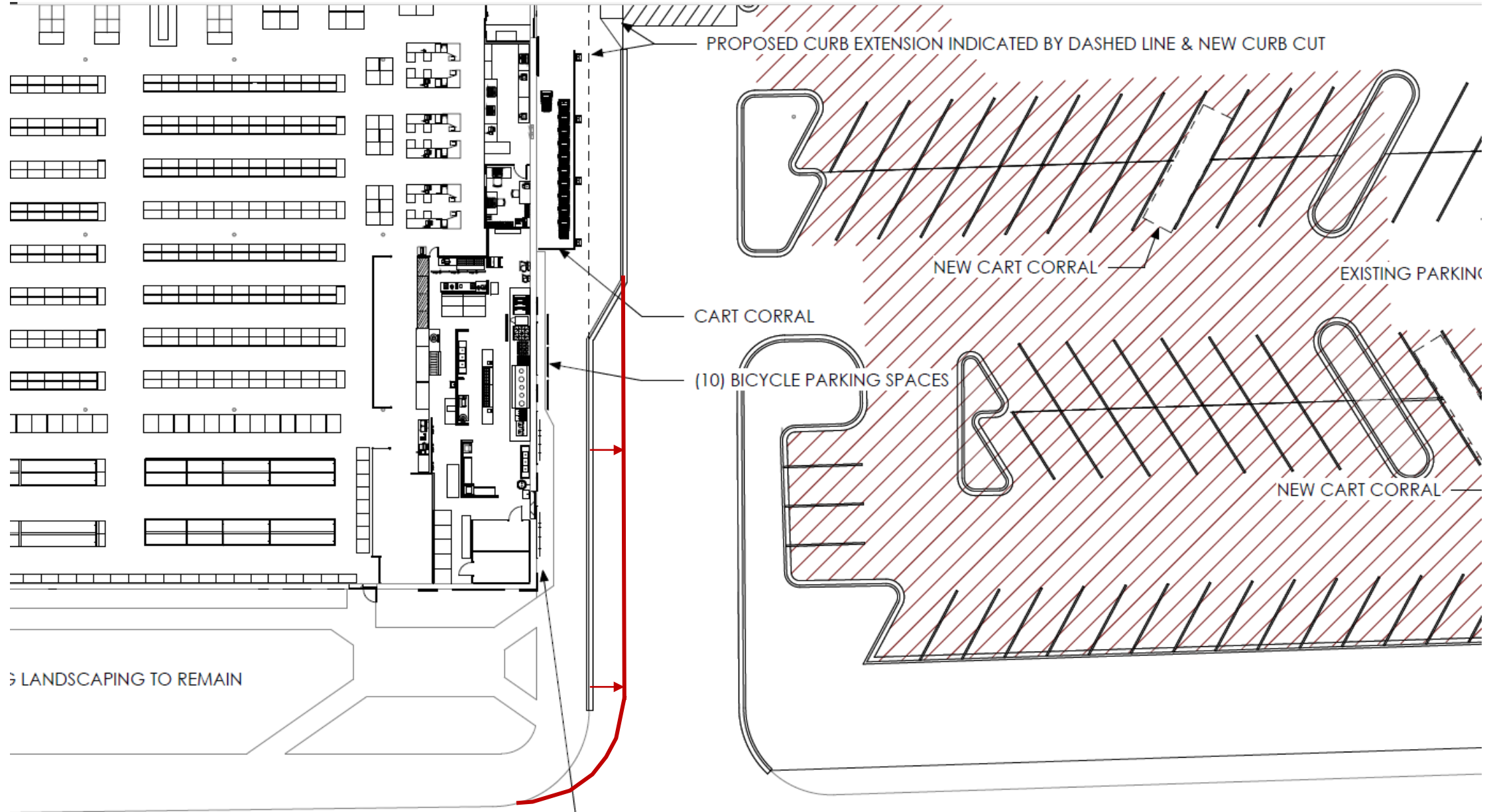
Objective	Criteria		Notes
a. Active Ground Floor	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
b. Build for People	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
c. Mitigate Impacts	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	

3.

**Goal:**  
Quality

Objective	Criteria		Notes
a. Building	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
b. Environment	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	





NEW LANDSCAPING TO MATCH EXISTING ON SITE  
 SPECIES TO INCLUDE:  
 KARL FOERSTER FEATHER REED GRASS  
 PURPLE PAVEMENT RUGOSA ROSE  
 FLOWERING APPLE (ESPALER FORM)

# W. GREENFIELD AVE

6900 W GREENFIELD AVE

Show search results for 6900

**Taxkey Parcel: 439-0001-007**

MD Property Class	Commercial
MD Property Type	Community Shopping Center
Neighborhood Name	Six Points
Property Acreage	5.16
Property Address	6822-52-6900 W GREENFIELD AVE
Property Search Link	<a href="#">More info</a>
Property Square Feet	224,620.97
Zoning	C-3, ,

[Zoom to](#) ⋮

6910 W GREENFIELD AVE

W Greenfield Ave

59

59



Greenfield Ave

59

59

W Greenfield Ave















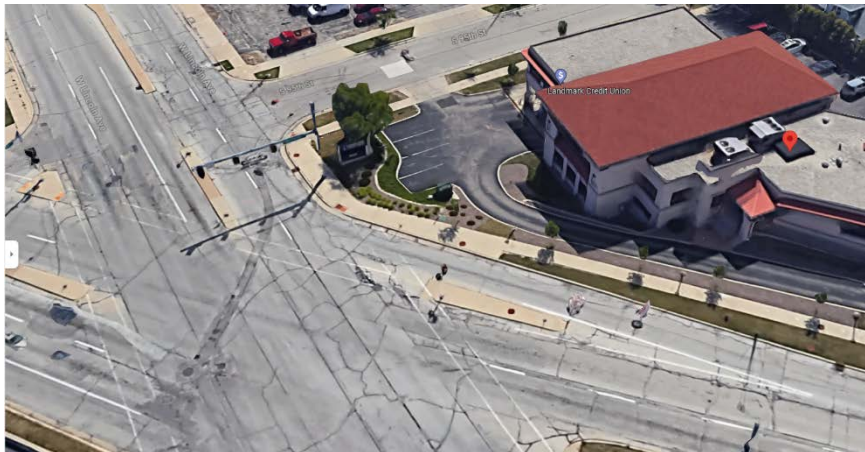


**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, October 25, 2023  
6:00 PM**

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

**6. Sign appeal for Landmark Credit Union located at 9515 W. National Ave. (Tax Key No. 486-0099-001).**

The City is preparing for a WisDOT project along W. Lincoln Ave. As part of Project ID 2110-03-71, C



West Allis – West Lincoln Avenue, S 93rd Street to S 96th Street, the traffic signal pole will be relocated from the sidewalk to the terrace. To accommodate the larger base, the sidewalk will shift 2' south, requiring additional right-of-way from Landmark Credit Union. The back of the proposed sidewalk will be at the new right-of-way line.

The existing freestanding sign for Landmark Credit Union (LCU) is located near

the area of work and new property line. Our Engineering Department is attempting to purchase 2' of land from the credit union for additional City right of way (ROW) to accommodate shifting the existing traffic signal pole back to maintain ADA compliance along the new sidewalk.

Landmark Credit Union is working with our Engineering team but is concerned that their existing sign will become non-conforming given the proposed acquisition of land. The West Allis sign code requires that freestanding sign must have an offset/setback of no less than 1-foot from the ultimate right-of-way line and not obstruct the vision triangle. They are requesting a variance to section [13.21\(14\)\(b\)v. "Location"](#) of the sign code.

Please refer to the memo from GRAEF on the following pages which documents the proposed interaction between the roadway improvements along W. Lincoln Avenue and the Landmark Credit Union sign. The memo concludes that the changes in RoW line and proximity of the existing LCU sign will not change driver sight distance, nor impact the proposed improvements to the roadway.

**Recommendation:** Approval of the Sign appeal for Landmark Credit Union located at 9515 W. National Ave. (Tax Key No. 486-0099-001).



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## MEMORANDUM

**TO:** Traci Gengler – City of West Allis  
**FROM:** Bob Steuck - GRAEF  
**DATE:** October 11, 2023  
**SUBJECT:** Landmark Credit Union – Business Sign

The purpose of this memo is to document the interaction between the proposed roadway improvements along W. Lincoln Avenue and the Landmark Credit Union sign.

Currently, there is an existing traffic signal pole located within the sidewalk between W. National Avenue and S. 95<sup>th</sup> Street that is obstructing pedestrian travel. As part of the proposed improvements included in Project ID 2110-03-71, C West Allis – West Lincoln Avenue, S 93<sup>rd</sup> Street to S 96<sup>th</sup> Street, Milwaukee County, the traffic signal pole will be relocated from the sidewalk to the terrace. The proposed signal pole base has a larger diameter than the existing base. To accommodate the larger base, the sidewalk will shift 2' south, requiring additional right-of-way from Landmark Credit Union. The back of proposed sidewalk will be at the new right-of-way line.

Landmark Credit Union has a business sign located near the improvements. Today, the sign is 2'-8 ½" beyond the right-of-way. After the proposed improvements, the sign will be 8 ½" from the back of proposed sidewalk/new right-of-way line.

The proposed sidewalk will be lowered slightly to meet current ADA slope standards. The sidewalk will be ± 2 ½" lower than existing grade at the base of the sign. The grassed area between the back of proposed sidewalk and the sign will be graded at a 3:1 slope to match into the current ground elevation at the face of the sign.

In the proposed configuration, pedestrians will have a standard 5' wide sidewalk free from obstructions. The lateral clearance to the proposed traffic signal pole anchor ring will be ± 1' and the clearance to the Landmark Credit Union sign will be 8 ½". The traffic signal pole will be offset from the sign by 9' to avoid a pinch point in the sidewalk.

The proposed improvements will not change the line of sight for drivers. There is currently limited line of sight for drivers on S. 95<sup>th</sup> Street looking to make a right-turn onto Lincoln Avenue. Additionally, drivers on W. National Avenue looking to make a right-turn onto Lincoln Avenue have limited line of sight to vehicles on S. 95<sup>th</sup>. While the proposed curb & gutter on Lincoln Avenue will move closer to the sign to accommodate a 5' bicycle lane, the location of the proposed travel lanes will not change. The sign is presently ± 15' from the eastbound edge of travel lane on Lincoln Avenue and will be the



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same offset after the proposed improvements. While not ideal, the location of the sign in relation to the proposed improvements will not change driver sight distance.

Overall, a temporary variance, until such time the sign is to be replaced, to the City's ordinance for the sign being less than 1' beyond the right-of-way, would not impact the proposed roadway improvement project. The location of the sign will not obstruct the proposed sidewalk nor reduce driver sight distance.

RJS:rjs

X:\ML\2021\20210132\Correspondence\Submittals\23-1011 Design Memo Landmark Credit Union Sign

## RMC 13.21(14)b.v. Sign code

Requires freestanding signs to be at least 1-ft from property line.

### Existing sign



### Proposed shift in RoW line

(result is less than 1-ft distance from existing sign)

