



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, March 25, 2026

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [26-0160](#) February 25, 2026 (draft minutes)

Attachments: [February 25, 2026 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [26-0151](#) Conditional Use Permit for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Ave.

- 2B. [26-0152](#) Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Ave. (Tax Key No. 474-0513-005)

Attachments: [\(CUP-SLA\) Family One Venture -5408 W. Electric Ave.](#)

3. [26-0153](#) Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001)

Attachments: [\(SLA\) Carrie's Crispies - 8801 W. National Ave.](#)

4. [26-0154](#) Sign Plan for U-Haul, an existing Light Industrial Use, at 800 S. 108th St. (Tax Key No. 444-9995-002)

Attachments: [\(SIGN\) U Haul - 800 S 108 St.](#)

5. [26-0155](#) Sign Plan for Archie's Flat Top, an existing Restaurant use, at 6922 W. Becher St. (Tax Key No. 476-0086-000)

Attachments: [\(SIGN\) Archies - 6922 W. Becher St.](#)

6. [26-0156](#) Site, Landscaping, and Architectural Design review for The Picklr, an existing Instruction/Training (31 or more persons at one time) use, at 2550 S. 108th St. (Tax Key Parcel: 485-9990-016).

Attachments: [\(SLA\) Picklr - 2550 S 108th St](#)

- 7. [26-0157](#) Tax Incremental District project area 22 (Sona Lofts Phase II) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Attachments: [\(FLU\) TID 22](#)

- 8. [26-0158](#) Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000)

Attachments: [\(SLA\) Fourth N Long - 8911 W National Ave.](#)

- 9. [26-0159](#) Project Tracking.

E. ADJOURNMENT



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

NOTICE OF POSSIBLE QUORUM

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

NON-DISCRIMINATION STATEMENT

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

AMERICANS WITH DISABILITIES ACT NOTICE

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

LIMITED ENGLISH PROFICIENCY STATEMENT

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



City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, February 25, 2026

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 7 - Wayne Clark, Brian Frank, Eric Torkelson, Dan Devine, Brandon Reinke, Lisa Coons, Kathleen Dagenhardt
- Excused** 2 - Jessica Katzenmeyer, David Raschka

Staff

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

Others Attending

Biren Sheck, Mike Patel, Seung Park, Sam Makim; CD One Price Cleaners
Fred Baker; Diviine Covenant Church
Tiasja Hayes; Scholars First Education, LLC
Taz-nique Brown; Discovering Scholars Academy, LLC

C. APPROVAL OF MINUTES

1. [26-0118](#) January 28, 2026 (draft minutes)

Attachments: [January 28, 2026 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [26-0108](#) Conditional Use Permit for Scholars First Education, a proposed Group Childcare Center use, at 6014 W. Lincoln Ave.

Emily Wagner presented.

Items 2A & 2B were taken together.

Wayne Clark inquired whether the applicant agrees with the staff recommendations and received confirmation that she does, but she'd also like to see a 6 ft tall fence instead of 4 ft fencing for additional security for the children.

Wayne Clark asked for clarification from Steve Schaer on how the design guidelines are applied for these smaller type projects.

Recommendation: Plan Commission approval of the Site, Landscaping, and Architectural Design Review for Scholars First Education, a proposed Group Child Care use, at 6014 W. Lincoln Ave. (Tax Key No. 475-0279-000) subject to the following

conditions:

1. Common Council approval of the conditional use (scheduled March 10th, 2026)
2. A revised site and landscaping plan being submitted to show the following: (a) confirmation of four-sided refuse enclosure screening details; (b) an amendment of fencing type from chain link fencing to a material more compatible with the neighborhood scale (wood, wood composite, decorative) as well as an indication of the height of the proposed fence. (c) the proposed number and location of the cement planters, with plant species indicated on the site plan.
3. Signage plan submission for design approval.

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

2B. [26-0109](#)

Site, Landscaping, and Architectural Design Review for Scholars First Education, a proposed Group Childcare Center use, at 6014 W. Lincoln Ave. (Tax Key No. 475-0279-000)

Attachments: [\(CUP-SLA\) Scholars First Education - 6014 W Lincoln Ave.](#)

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

3A. [26-0110](#)

Conditional Use Permit for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St.

Jack Kovnesky presented.

Items 3A & 3B were taken together.

Wayne Clark inquired if the applicant is accepting of the staff recommendations. The chain fence is in good condition it is allowed to stay. Staff could not see existing condition from street frontage.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St. (Tax Key No. 452-0308-000)

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (Scheduled for March 10, 2026)
2. A revised site, landscaping, and architectural plan being submitted to show the following: (a) landscaping elements such as planter boxes, trellis', or other features on the site to contribute some natural features to the already built-out site); (b) refuse location and screening plan; (c) details on the outdoor play area including location, equipment, **fence type and condition** and any other pertinent details; (d) removal of the remnant sign support structure on the front façade
3. Building permits being applied for with the Code Enforcement Department for review.
4. Scope of work being indicated on signage and lighting. A signage permit will be

required with the Planning & Zoning Department.

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

3B. [26-0111](#)

Site, Landscaping, and Architectural Design Review for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St. (Tax Key No. 452-0308-000)

Attachments: [\(CUP-SLA\) Discovering Scholars Academy - 1568 S 81st St](#)

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

4A. [26-0112](#)

Conditional Use Permit for Divine Covenant Church, a proposed Religious Institution use at 10533 W. National Ave.

Jack Kovnesky presented.

Items 4A & 4B were taken together.

Eric Torkelson questioned if there are other locations than West Allis, Fred Baker confirmed that this would be their primary location. This location was chosen for the smaller space due to declining members.

Brian Frank asked if the church grows would a larger facility we needed, and received confirmation that is correct.

Kathleen Dagenhardt confirmed that the applicant was renting the suite and not the owner.

Recommendation: *Common Council approval of the Conditional Use Permit for Divine Covenant Church, a proposed Religious Institution use at 10533 W. National Ave. approval of the Site, Landscaping, and Architectural Design Review for Divine Covenant Church, a proposed Religious Institution use at 10533 W. National Ave. subject to Common Council approval of the Conditional Use Permit (Scheduled for March 10, 2026)*

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

4B. [26-0113](#)

Site, Landscaping, and Architectural Design Review for Divine Covenant Church, a proposed Religious Institution use, at 10533 W. National Ave. (Tax Key No. 519-9004-000)

Attachments: [\(CUP-SLA\) Divine Covenant - 10533 W Nat'l Ave.](#)

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

5. [26-0114](#)

Sign Plan Appeal for CD One Price Cleaners, an existing Dry Cleaning use, at 2367 S. 108 St. (Tax Key No. 484-0013-001)

Attachments: [\(SIGN\) CD One Price Cleaners - 2367 S 108 St.](#)

The applicant presented.

Discussion ensued with questions being answered by staff.

Recommendation: *Denial of the proposed Sign Plan Appeal for CD One Price Cleaners, an existing Dry Cleaning use, at 2367 S. 108 St. (Tax Key No. 484-0013-001),*

on the basis that the proposal doesn't satisfy variance criteria of the sign ordinance. Staff would be able to administratively approve a compliant plan if redesigned to meet the 125-sf limit.

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

6. [26-0119](#)

Project Tracking

Jack Kovnesky presented.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Dagenhardt to adjourn at 6:45 p.m.



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STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
6:00 PM

2A. Conditional Use Permit for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue.

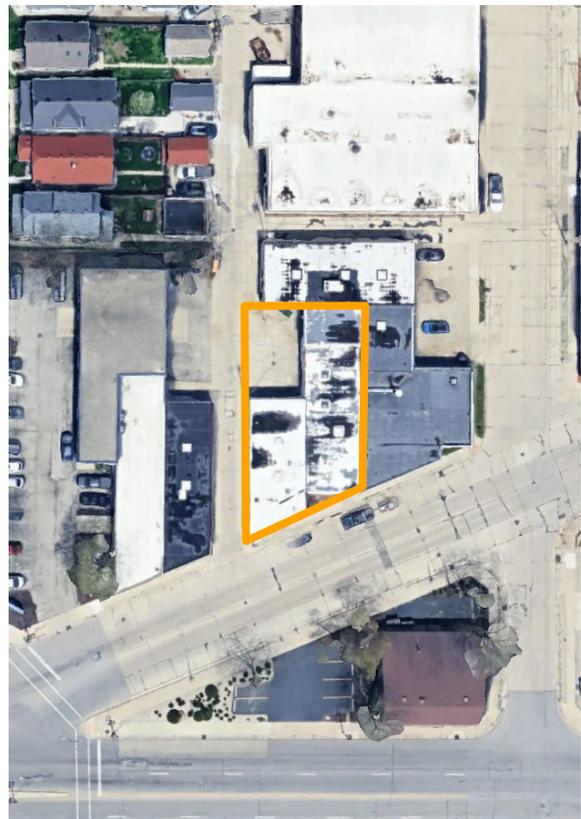
2B. Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue. (Tax Key No. 474-0513-005)

Overview and Zoning

Family One Child Development Center is a proposed Group Child Care Center to be located at 5408–5416 W. Electric Avenue within an existing warehouse building. The facility will serve up to 25 children ranging in age from infants (birth) through 12 years old. Programming will include infant, toddler, preschool, and school-age care, with services such as meals, rest areas, and age-appropriate developmental activities.

The center will operate seven days a week on a three-shift schedule to accommodate non-traditional work hours, with hours of operation proposed from 7:00 a.m. to 7:00 a.m. (24-hour operation). Peak drop-off times are anticipated in the early morning, late afternoon, and evening, with staggered scheduling to minimize traffic impacts.

- Days of Operation: Monday–Sunday
- Hours of Operation: 7:00AM–7:00AM
- Shifts: Three shifts daily (morning/day/evening)
- Drop-Off Windows (planned peak periods):
 - Morning Drop-Off: 6:00–7:00 AM
 - Afternoon Drop-Off: 4:00–5:00 PM
 - Evening Drop-Off: 8:00–9:00 PM

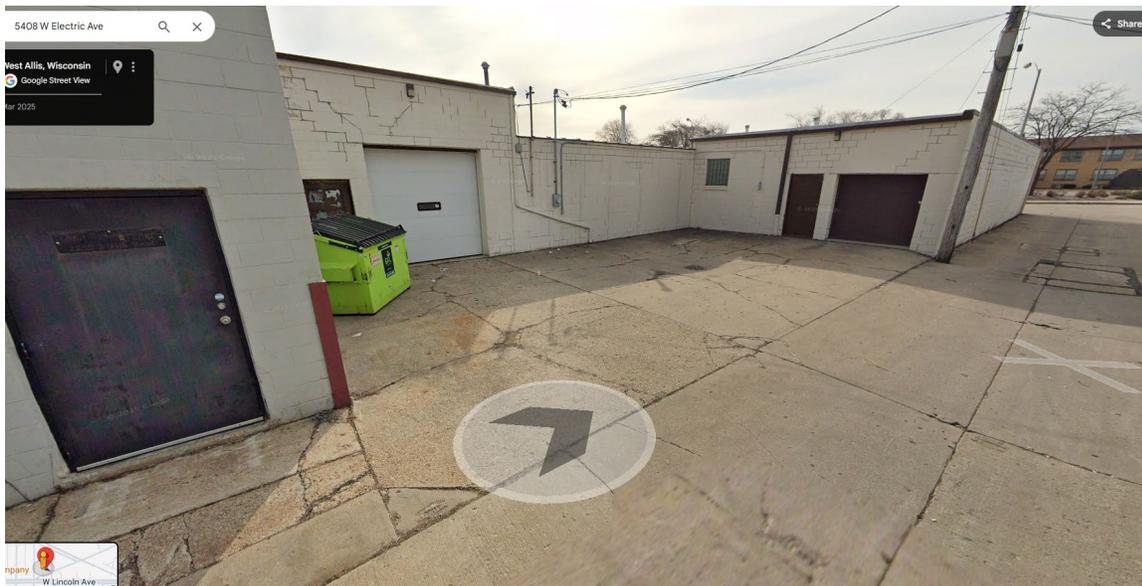


The property is zoned I-1 Light Industrial. Group Child Care Centers are considered Conditional Uses within the I-1 district. The applicant is requesting a Conditional Use Permit to allow this operation.

Site Plan

The overall site consists of an existing commercial/warehouse building of approximately 5,000 square feet. The applicant proposes utilizing the rear of the building for drop-off and pick-up activities to enhance child safety and reduce conflicts with street traffic. Operations will include staggered arrival and departure times, staff monitoring during peak periods, and designated loading procedures.

A dedicated outdoor play area of approximately 900 square feet is proposed. The play area will be enclosed with a 4-foot fence and secured with a gate. The space will include age-appropriate equipment, soft surfacing materials, and clear sightlines for supervision. Lighting may be provided for evening use, designed to minimize impacts on adjacent properties.

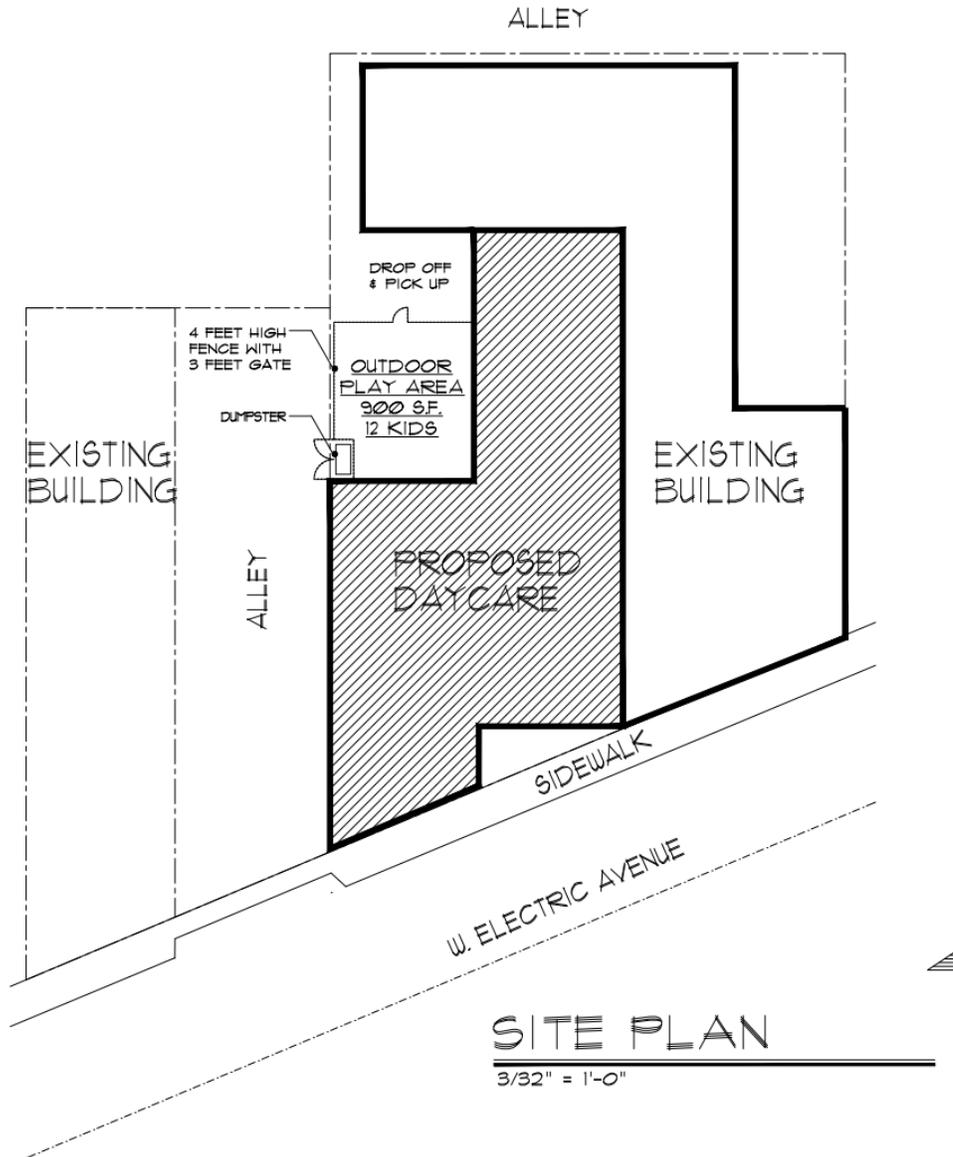


The City Engineering Department has reviewed the proposal and identified several concerns that must be addressed. The submitted site plan incorrectly depicts an east-west alley connection that was vacated in 2024 and is no longer available for through traffic, and this must be corrected on all plans. The north-south alley connecting W. Mobil Street to W. Electric Avenue varies in width from approximately 14 feet to 20 feet, which raises concerns regarding its ability to safely accommodate two-way traffic, particularly given the presence of nearby industrial uses that regularly utilize larger vehicles such as box trucks. As a result, the proposed use of the alley for drop-off and pick-up operations may create conflicts and circulation challenges.

In addition, the proposed drop-off/pick-up area is approximately 28 feet in depth, which would require most vehicle maneuvering, including backing movements, to occur within the alley itself. The site plan should clearly indicate the number of designated spaces and

demonstrate how vehicles will safely maneuver within this constrained area. Further, the applicant must provide details on protective measures for the adjacent outdoor play area to ensure that vehicles cannot encroach upon or damage the fenced play space. Engineering has also suggested that consideration be given to relocating drop-off and pick-up operations to W. Electric Avenue, where the City could establish a designated loading zone accommodating approximately two vehicles, while the alley could instead be utilized for employee parking.

Additional site-related concerns include the presence of a storm sewer catch basin located within the proposed outdoor play area, which must be addressed. Any proposed removal or modification of this infrastructure must be shown on the plans and reviewed by the Engineering and Code Enforcement Departments. Existing roof drainage infrastructure must also be clarified, as one roof drain appears to discharge overland to the catch basin while another may discharge underground. The plans must identify any proposed relocation of these systems, and the underground connection must be verified through televising to confirm that it is active and in good condition. Finally, the doors to the garbage enclosure must remain closed at all times except during active use, as open doors would obstruct alley access.



Architectural Plan

An architectural plan was not submitted by the applicant as there are no plans to alter the existing façade. Signage and lighting details will need to be submitted if there are proposals.

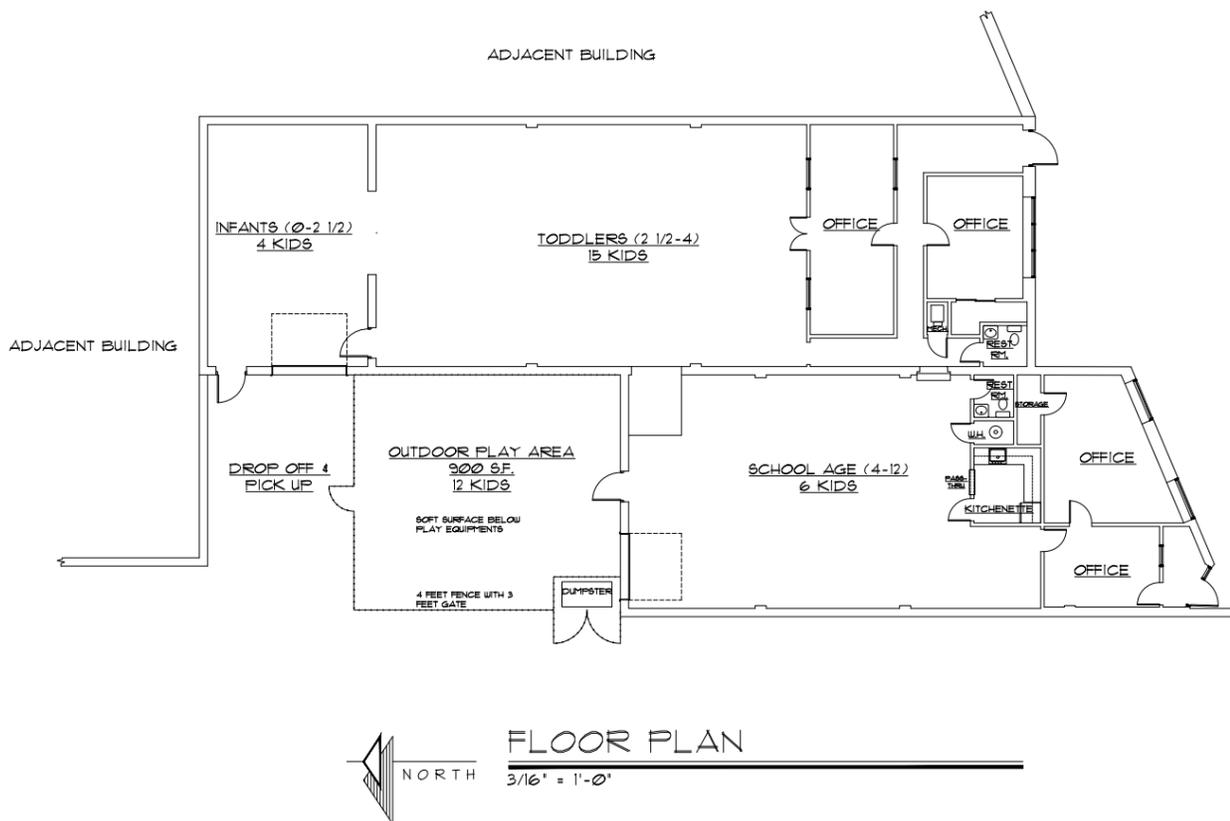
Floor Plan

A floor plan was submitted illustrating the proposed layout of the childcare center within the existing building. The layout is organized to separate children by age group while maintaining clear internal circulation and supervision.

On the northern portion of the building, an infant room is provided for up to four children ages 0 to 2 ½ years old. Adjacent to this space is a larger toddler room designed to accommodate up to 15 children ages 2 ½ to 4 years old. These rooms are connected internally and positioned near the outdoor play area to allow convenient access.

The central portion of the building includes a 900 square foot outdoor play area designed for up to 12 children at a time. This space is enclosed by a 4-foot fence with a gated entrance and includes soft surface materials beneath play equipment. Directly adjacent to the play area is a designated drop-off and pick-up area, providing access into the building from the rear. A dumpster enclosure is also located near this area.

To the south of the play area is a school-age room serving up to six children ages 4 to 12. This area connects to supporting facilities including restrooms, a kitchenette, storage, and multiple office spaces for staff. The offices are located along the southern side of the building and near the main internal circulation paths, allowing for oversight of the daycare.



Design Guidelines

This project involves the reuse of an existing building with no significant exterior alterations proposed. The scope of work is primarily limited to interior buildout and minor site improvements associated with the childcare use. There are no proposed changes to the building façade, overall massing, or site layout that would alter the visual character of the property as viewed from the public right-of-way. Since the proposed improvements do not include major exterior modifications that would trigger compliance with adopted design standards, the project does not require formal application of design review guidelines.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue. (Tax Key No. 474-0513-005) subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (Scheduled for April 10, 2026)
2. A revised site, landscaping, and architectural plan being submitted to show the following: A revised site, landscaping, and architectural plan being submitted for staff review and approval, showing the following: A) The site plan should replace the word “alley” for what is shown on the site plan as an east-west alley just north of the subject property (between S. 54 St. and a north south alleyway). The site plan should indicate “vacated alley – private property” as this is now considered private property and not a public right-of-way. B) A revised drop-off and pick-up plan, including number of spaces, circulation, and maneuvering, or consideration of relocation to W. Electric Avenue. C) Protective measures between the drop-off area and outdoor play area (e.g., bollards, reinforced fencing, or similar). D) Details of the outdoor play area, including fencing, surfacing, and equipment. E) Landscaping elements to soften the site, where feasible specifically along W. Electric Ave. and around the play area. F) Refuse screening and enclosure details including material G) Identification and resolution of the storm sewer catch basin within the play area. H) Location and status of roof drains, including any proposed relocation and verification of underground connections, I) Exterior repainting of wall surfaces along the alley (west elevation).
3. Building permits being completed for with the Code Enforcement Department
4. Scope of work being indicated on signage and lighting. A signage permit will be required with the Planning & Zoning Department.

5. Any alterations or concrete work done in the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
City Hall, Art Gallery
6:00 PM**

3. Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001)

Overview and Zoning

Carrie's Crispies currently operates out of their location at 7133 W. Becher St. in West Allis. The business plans to expand by moving to a larger location in West Allis at 8801 W. National Ave. The proposed building was most recently used as a dental office. The proposal from Carrie's Crispies calls for a renovation of the existing building to accommodate a small-scale commercial kitchen for the production of rice crispie treats. The exterior of the building is to be updated with new paint and artwork that aligns with the branding of the business. Additionally, some site enhancements including re-marking and re-paving the existing parking lot is proposed.



The business intends to begin improvements to the building in Summer 2026 with completion expected in Fall 2026.

Hours of operation:

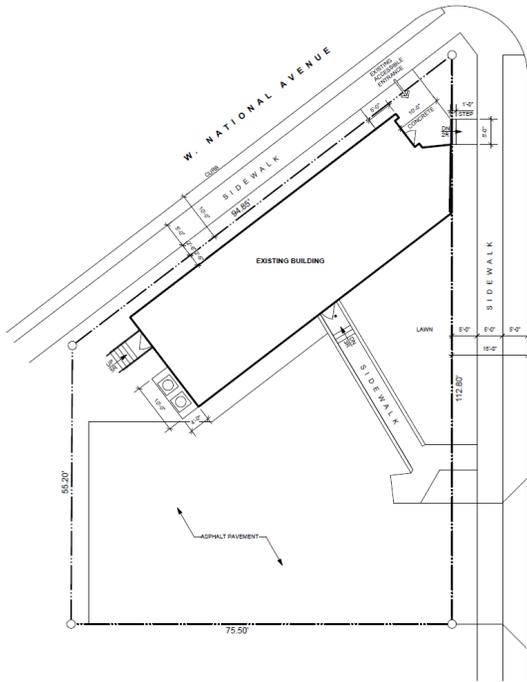
- Production / Business Operations
 - Monday – Friday: 8:00 a.m. – 9 p.m.
 - Saturday: 8:00 a.m. – 5 p.m.
 - Sunday: 8:00 a.m. – 5 p.m.
- Retail Sales Hours
 - Wednesday – Friday: 11 a.m. – 5 p.m.
 - Saturday: 11 a.m. – 3 p.m.

Site and Landscaping Plan

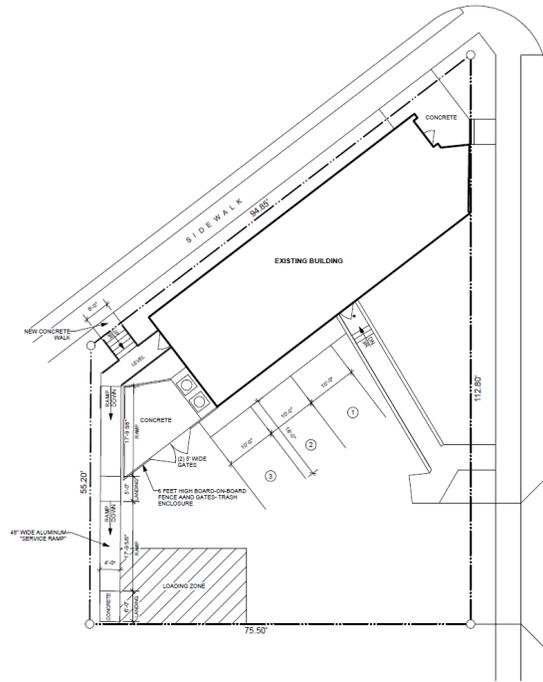
The existing property includes a building oriented on the northern portion of the parcel along National Ave. Behind the building is an asphalt paved parking area with a connecting sidewalk and small grass area. Proposed for the site is the repaving of the existing asphalt pavement. The applicants intend to have three parking stalls on-site, meeting maximum parking requirements per Code. The current layout does not show an ADA accessible stall. One ADA accessible stall should be included on-site with ample area for loading and unloading. Additionally, bicycle parking is required on-site with a minimum of one space. A loading zone to assist with business operations is marked on the far, southwest corner of the parcel. Connecting to this loading zone is a new concrete pedestrian connection. The pedestrian connection slopes down towards the southwest corner, running along the western property line, and eventually connecting via stairs to the public sidewalk. Next to the internal pedestrian sidewalk is a small concrete area for a refuse area. The refuse area shows screening with a 6-foot high board-on-board fence and gate. No other site changes are proposed for the property.

A landscaping plan was not submitted. There is existing landscaping on site, however, an official landscaping plan should be submitted. Staff recommends including additional landscaping between the

western property line and the internal sidewalk, along the frontage of the building aligning National Ave, at the base of the existing pole sign, and adjacent to the entryway along S 88th St. Additionally, there is not an existing separation between the residential property to the south and the parking area. It is recommended that a fence, complementing the proposed refuse area screening, is installed along the southern property line.



1 EXISTING SITE PLAN
SCALE: 1" = 10'
↑
N



2 PROPOSED SITE PLAN
SCALE: 1" = 10'
↑
N



Architectural Plan

An architectural plan was not submitted with the project. However, a rendering was submitted showing the building with the proposed business branding. Beyond the aesthetic enhancements, no major changes are proposed. Staff is recommending that the existing blinds behind the windows are removed to aid in visual enhancement of the building.



Floor Plan

The submitted floor plan shows major changes to the two interior levels. The upper-level has an at-grade entry along the northeast corner of the building. This entryway is proposed to be the main entry to the retail area of the business. An ADA restroom is accessible to the retail area. Across from the bathroom entry are the stairs leading to the lower level. Working further west is a small flight of stairs that leads into the kitchen area. The kitchen area includes a janitor closet, prep sinks, cooking area, fridges & freezers, and a prep area. A rear exit is shown off of the prep area.

The lower level is primarily to support business operations. Two bathrooms are shown on this floor. A large open storage area is shown along with a break room, utility room, and mechanical room. Access to this floor includes an interior staircase and an outdoor entry door connecting to the parking lot.

Design Review Guidelines:

This project triggers the application of design review guidelines due to proposed site and exterior improvements. Overall, the project substantially meets the intent of the guidelines by enhancing the site's functionality, visual quality, and pedestrian orientation. Notable improvements include the introduction of a new pedestrian connection to better integrate the site with surrounding areas, an upgraded building

aesthetic that improves the overall streetscape presence, and the placement of parking to the rear of the property rather than along the street frontage, supporting a more pedestrian-friendly environment.

Additional elements that could be further evaluated for consistency with the guidelines include increasing transparency and activation along the street-facing façade (such as reducing or removing window blinds to better utilize glazing) and exploring opportunities for outdoor patio seating along the National Avenue frontage to further enhance pedestrian activity and engagement.

Recommendation: Approval of Site, Landscaping, and Architectural Design review for Carrie's Crispies, a proposed Food Production (limited) use, at 8801 W. National Ave. (Tax Key No. 478-0078-001) subject to the following conditions:

1. A revised site plan being submitted that includes A) A compliant ADA-accessible parking stall with access aisle and striping; B) Bicycle parking location; C) A fence or comparable screening installed along the southern property line, subject to staff approval
D) The applicant is encouraged to explore patio or outdoor seating on site.
2. Submittal of [building permits](#) and [plan review](#) subject to Code Enforcement review
3. A detailed landscaping plan being submitted, including plantings along National Avenue, the east property line near the entry, and at the base of the sign subject to review and approval by the City Forester
4. An architectural plan indicating street-facing windows transparency of street facing windows and removal or minimization of window coverings, subject to staff review.
5. All signage shall comply with code and require separate permits
6. Any concrete work done in the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.

PROJECT DESCRIPTION

Description of Building Improvements:

The project will involve renovating the existing building to accommodate a small-scale commercial kitchen for the production of Rice Crispie Treats. Interior improvements will include construction of a food production area, the addition of an ADA-compliant restroom on the retail level, and general cosmetic enhancements to the retail space.

A ramp will be constructed along the west side of the building to improve accessibility and facilitate access to the kitchen area. In addition to the interior renovations, the exterior of the building will be updated with new paint and artwork consistent with the business branding. The current parking lot will also be addressed with re-marking and re-paving.

Timeline for Completion:

Building improvements are anticipated to begin early summer of 2026, with completion expected in fall 2026.

Description of Operations / Services:

The facility will operate as a small-scale food production and packaging space focused on the manufacture of Rice Crispie Treat products. Operations will include preparation, production, packaging, and distribution of finished products.

The building will also include a small accessory retail area where customers may purchase products directly from the business.

Days and Hours of Operation:

Production / Business Operations

Monday through Friday: 8:00 AM – 9:00 PM

Saturday: 8:00 AM – 5:00 PM

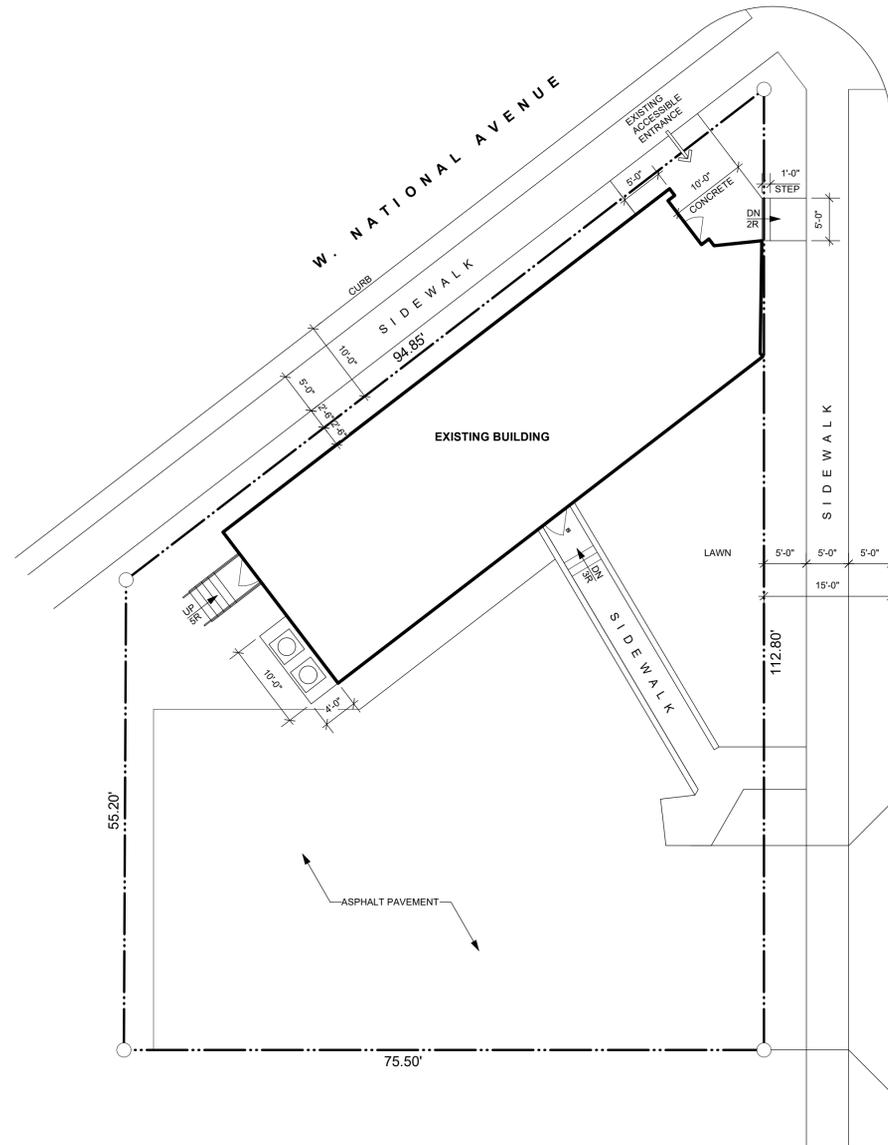
Sunday: 8:00 AM – 5:00 PM

- Times will vary within those windows.

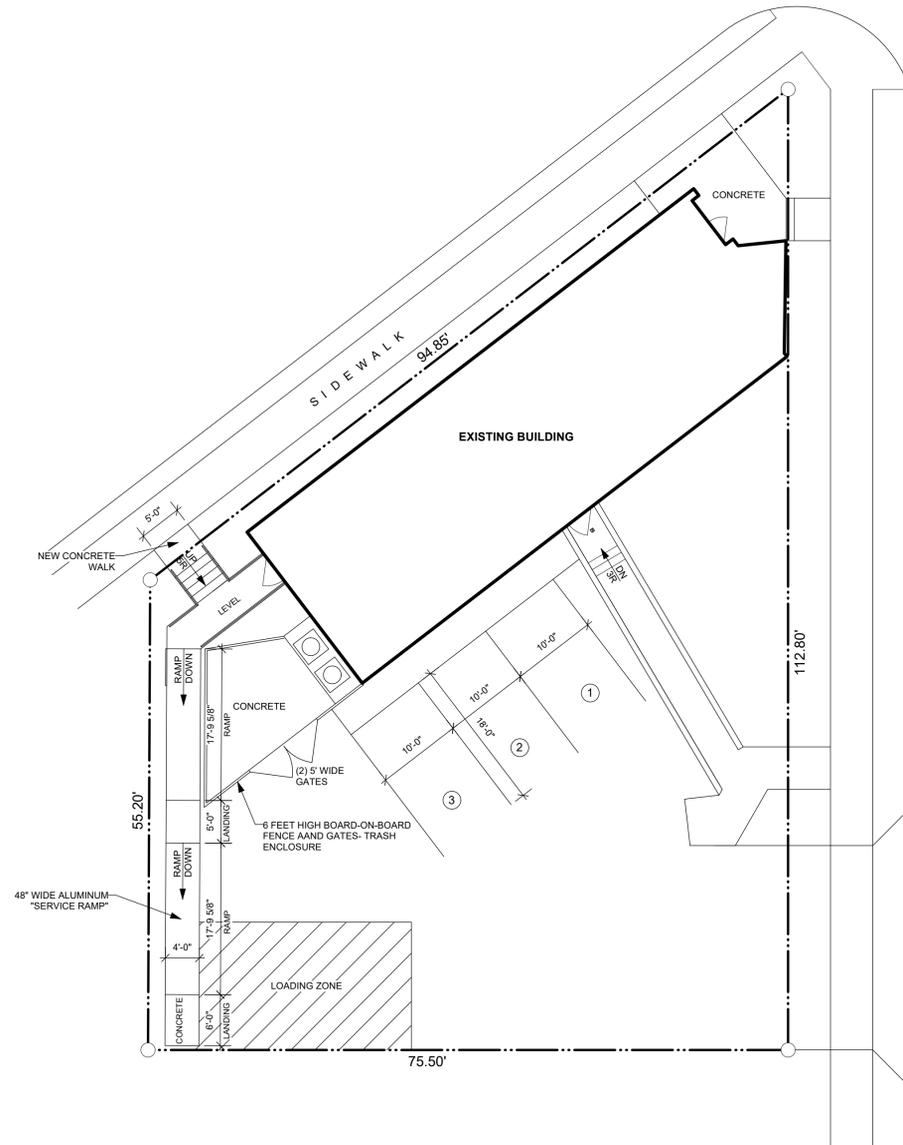
Retail Sales Hours

Wednesday through Friday: 11:00 AM – 5:00 PM

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1 EXISTING SITE PLAN
SCALE: 1" = 10'



2 PROPOSED SITE PLAN
SCALE: 1" = 10'

PLAN COMMISSION SET 3/9/2026

Project **TENANT IMPROVEMENT PLANS FOR:**

CARRIE'S CRISPIES
8801 W. NATIONAL AVENUE
WEST ALLIS, WI 53227

Sheet Title
EXISTING AND PROPOSED SITE PLANS

Revisions
--/--/----

Date: 3/9/2026

Job No.: 26-102

Sheet No.

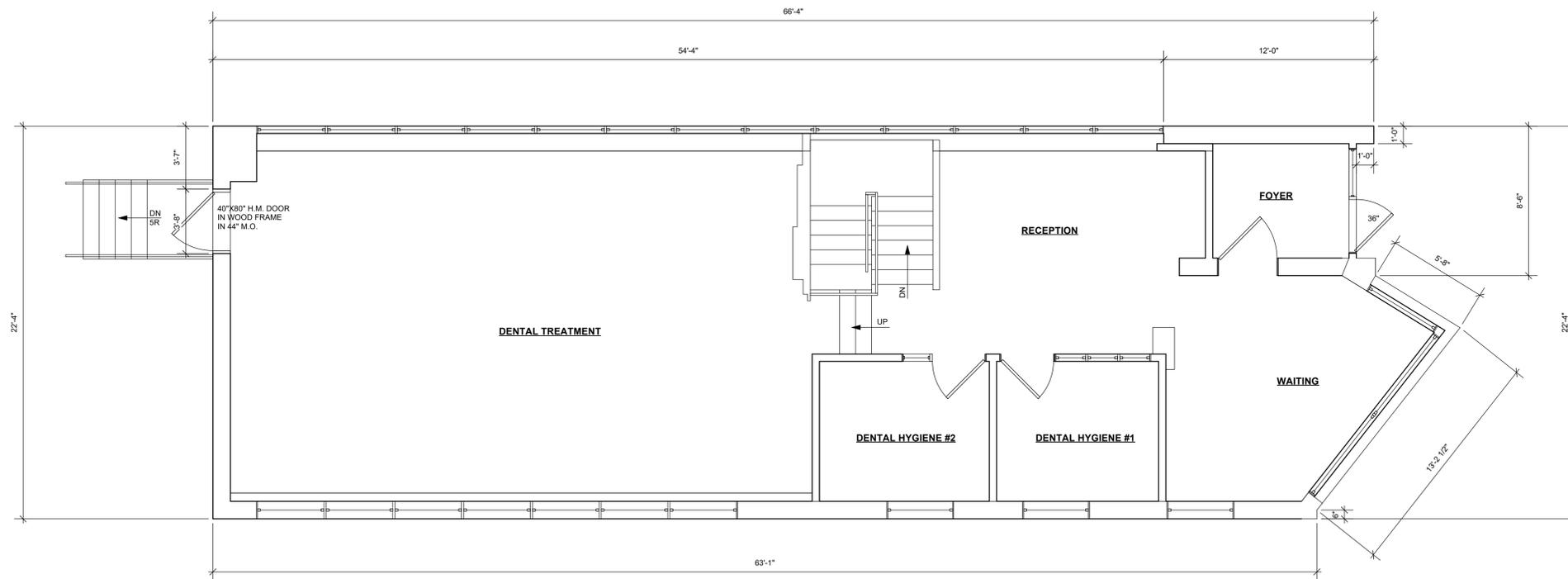
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OWNERSHIP OF DOCUMENTS
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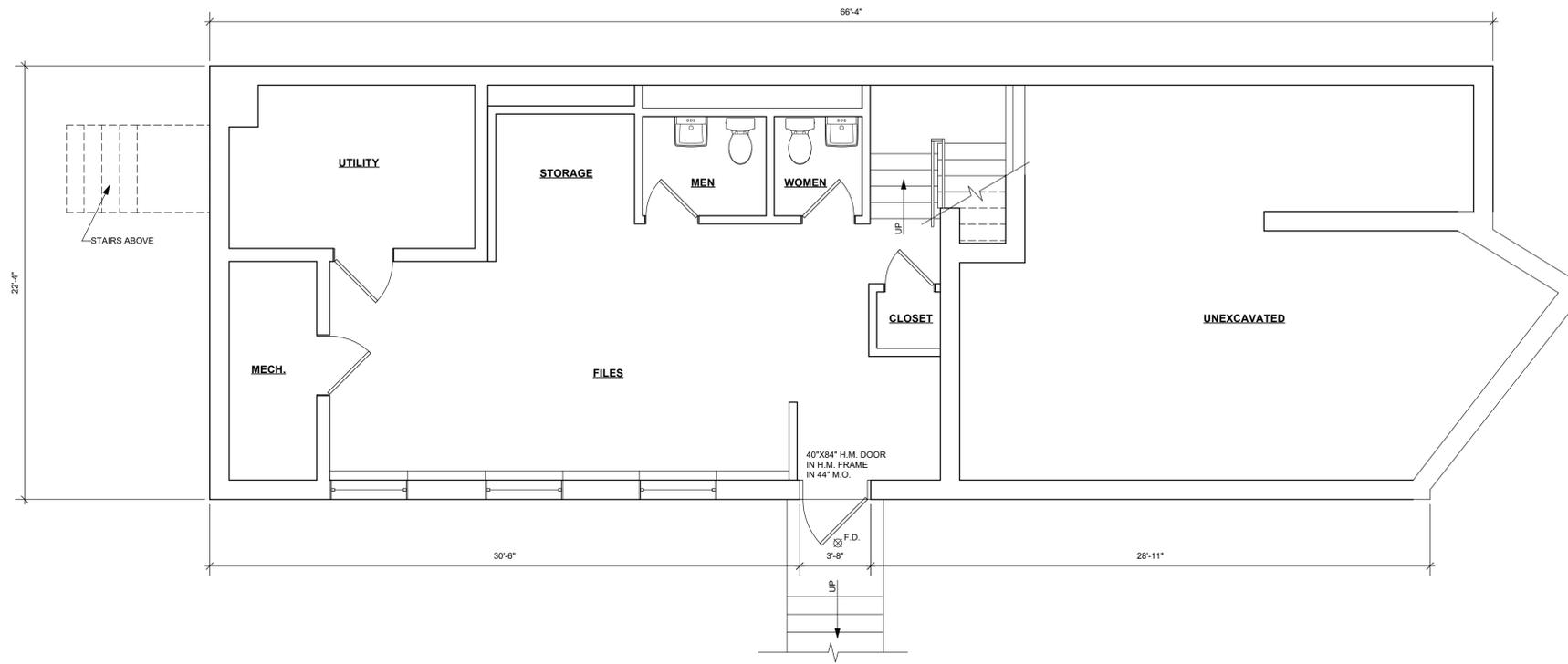
Koz+i+tec+ture
It's not simply Architecture, it's Koz+i+tec+ture

David J. Koscielniak ALA
12370 West Watford Avenue
Greenfield, Wisconsin 53228

Cell: (414) 303-6489
koz@kozitecture.com



1 EXISTING UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0" 1,280 GROSS SQ. FT. 



2 EXISTING LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0" 728 GROSS SQ. FT. 

PLAN COMMISSION SET 3/9/2026

TENANT IMPROVEMENT PLANS FOR:

CARRIE'S CRISPIES
 8801 W. NATIONAL AVENUE
 WEST ALLIS, WI 53227

Project

Sheet Title
 EXISTING LOWER AND UPPER FLOOR PLANS

Revisions
 --/--/----

Date: 3/9/2026

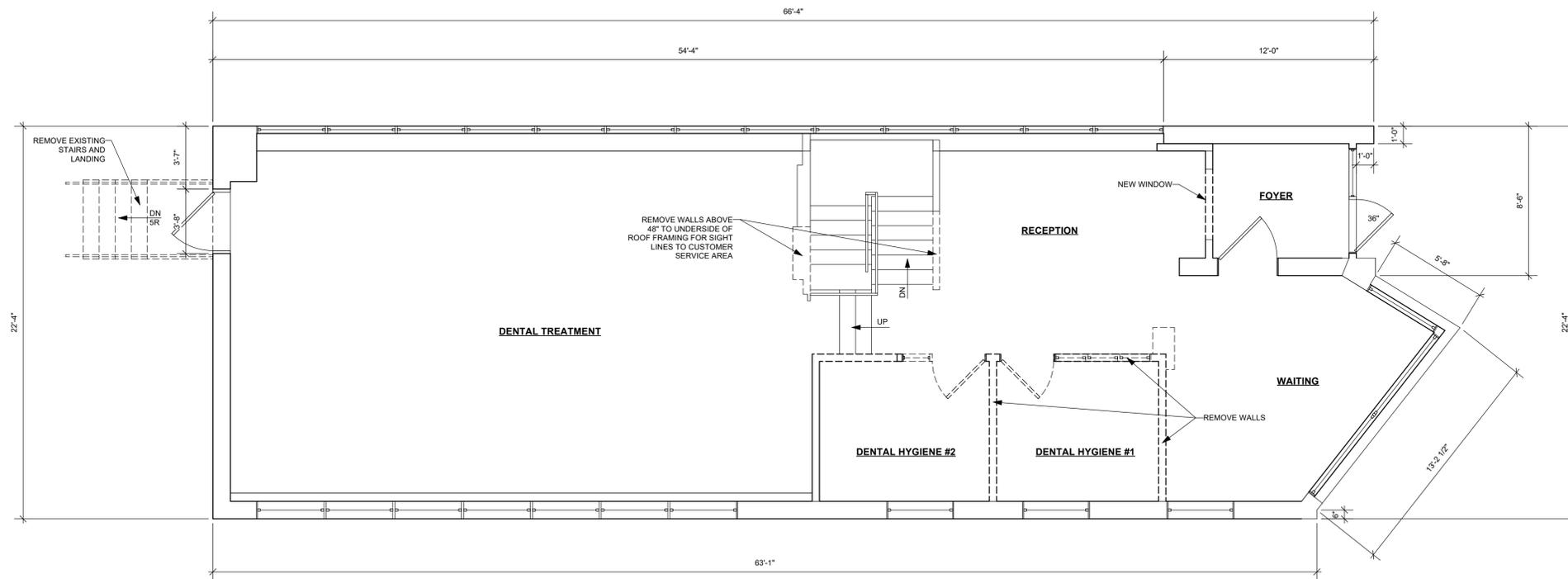
Job No.: 26-102

Sheet No.

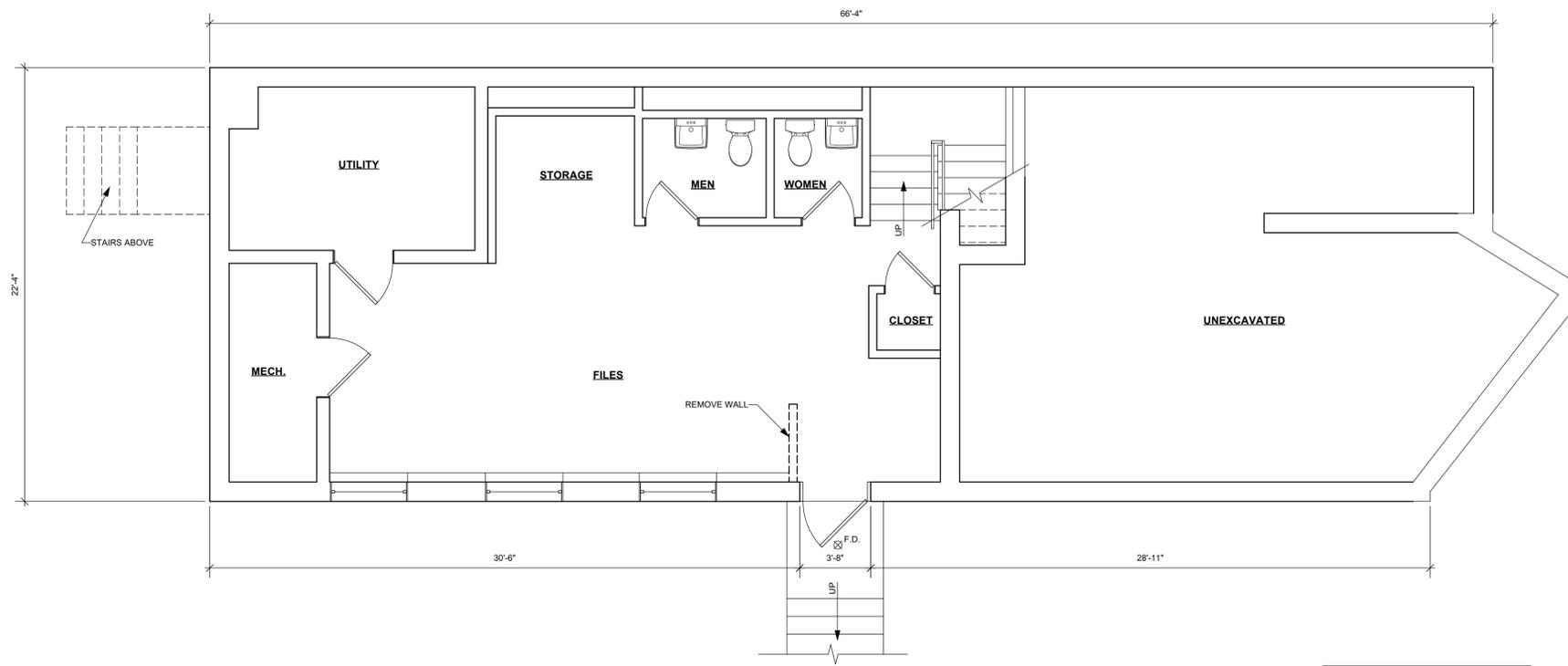
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 12370 West Waterford Avenue
 Greenfield, Wisconsin 53228
 Cell: (414) 303-8489
 koz@kozitecture.com



1 UPPER LEVEL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0" 1,280 GROSS SQ. FT.



2 LOWER LEVEL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0" 728 GROSS SQ. FT.

LEGEND:

- = EXISTING WALLS TO REMAIN
- = NEW WALLS
- - - = EXISTING WALLS TO BE REMOVED

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TENANT IMPROVEMENT PLANS FOR:

CARRIE'S CRISPIES
 8801 W. NATIONAL AVENUE
 WEST ALLIS, WI 53227

Project

Sheet Title
 LOWER AND UPPER DEMOLITION PLANS

Revisions
 --/--/----

Date: 3/9/2026
 Job No.: 26-102
 Sheet No.

D1.0

PLAN COMMISSION SET 3/9/2026

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TENANT IMPROVEMENT PLANS FOR:

CARRIE'S CRISPIES
 8801 W. NATIONAL AVENUE
 WEST ALLIS, WI 53227

Project

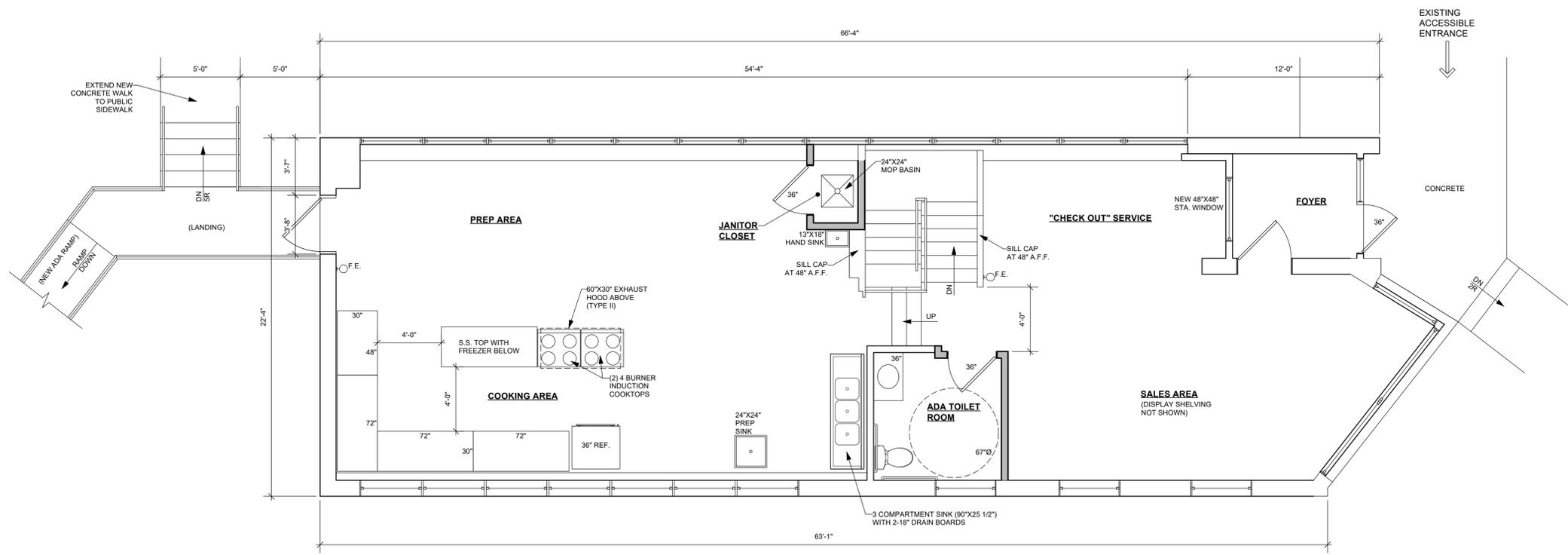
Sheet Title
PROPOSED LOWER AND UPPER FLOOR PLANS

Revisions
 --/--/----

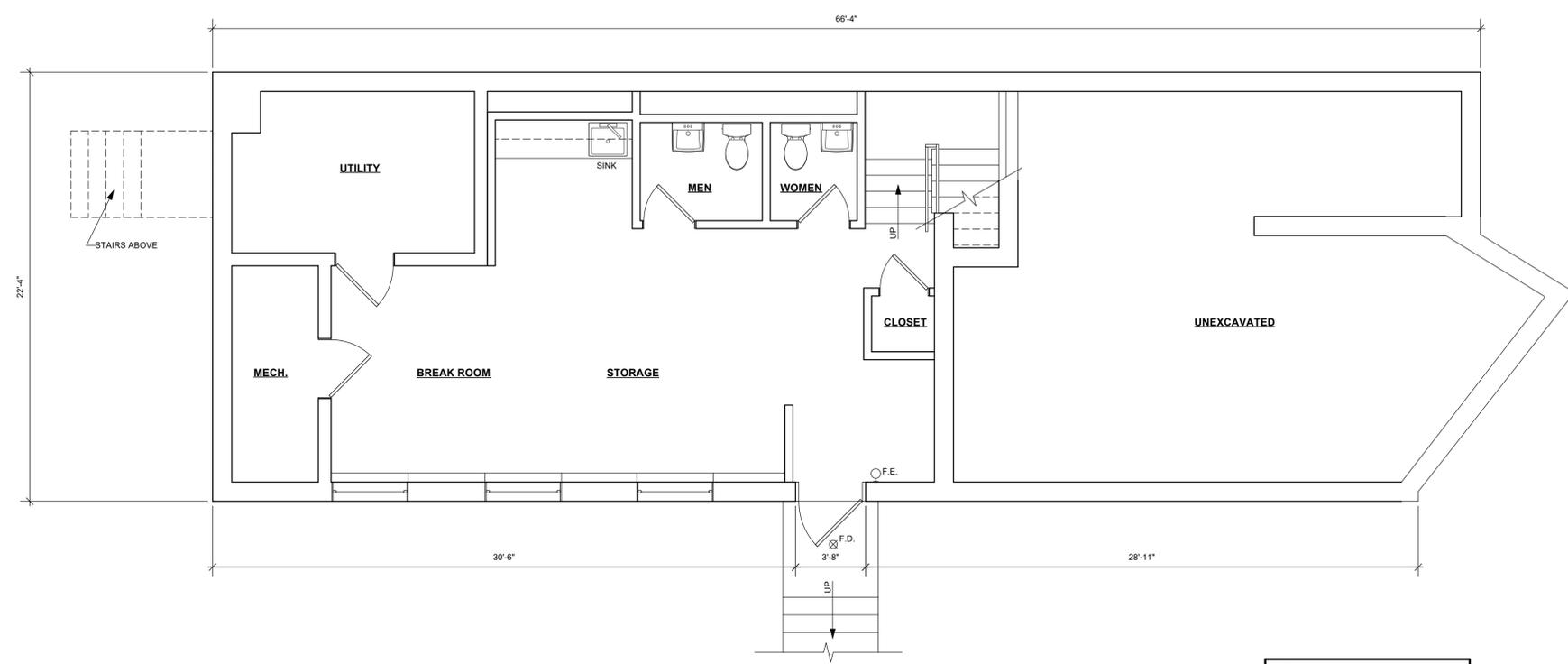
Date: 3/9/2026
 Job No.: 26-102
 Sheet No.

A1.1

PLAN COMMISSION SET 3/9/2026



1 PROPOSED UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0" 1,280 GROSS SQ. FT.



2 PROPOSED LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0" 728 GROSS SQ. FT.

- LEGEND:**
- = COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
 - = SMOKE DETECTOR
 - = EXISTING WALLS TO REMAIN
 - = NEW WALLS
 - = WALL MOUNTED FIRE EXTINGUISHER

Rice Crispie Treats
EST. 2015
CARRIE'S CRISPIES
WEST ALLIS, WISCONSIN

Rice Crispie Treats
EST. 2015

CARRIE'S CRISPIES

WEST ALLIS, WISCONSIN

FRESH • MADE DAILY
* RICE *
CRISPIE TREATS
CARRIE'S CRISPIES





**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
6:00 PM**

4. Sign Plan for U-Haul, an existing Light Industrial Use, at 800 S. 108th St. (Tax Key No. 444-9995-002)

Overview

U-Haul owns the 6.7-acre site. This is the former location of the Homeowners Bargain Outlet (HOB0) building, converting it into a U-Haul Moving and Self-Storage Facility. The retail showroom at 924 S. 108 St. was relocated to this building. Rental and installation services will take place on this property. Interior, retrofitting to house climate controlled self-storage units. The building will be used structurally as is except for new design imaging and signage. The Common Council granted a use variance for this property in 2023,

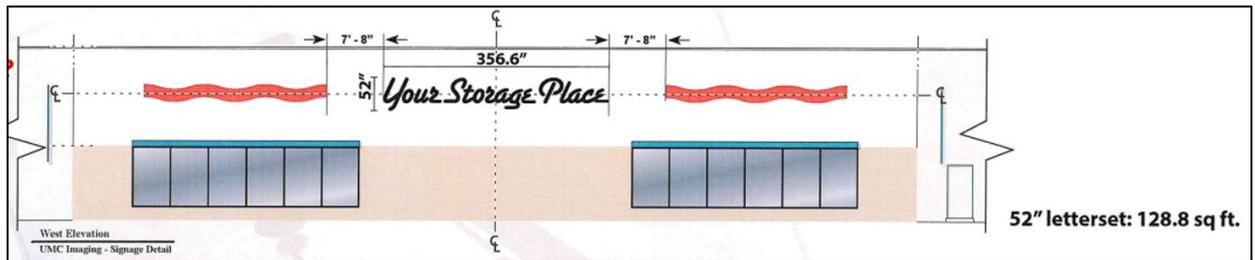


Plan Commission later conditionally approved the site, landscaping, and architectural plans. One of the conditions of approval was submittal of a master signage plan being submitted.

U Haul is proposing 5 signs totaling 416-sf on their 80,000-sf building located at 800 S 108 St. The master signage program of the sign ordinance allows for up to 420-sf of signage per sec. 13.21(13)(ii)2: *Area. Buildings greater than fifty thousand (50,000) square feet and less than three hundred thousand (300,000) square feet of building area shall be permitted four hundred (400) square feet in wall sign area, plus additional signage area computed by the following formula: five-tenths (0.5) square foot times the setback length of the building from the street frontage.*

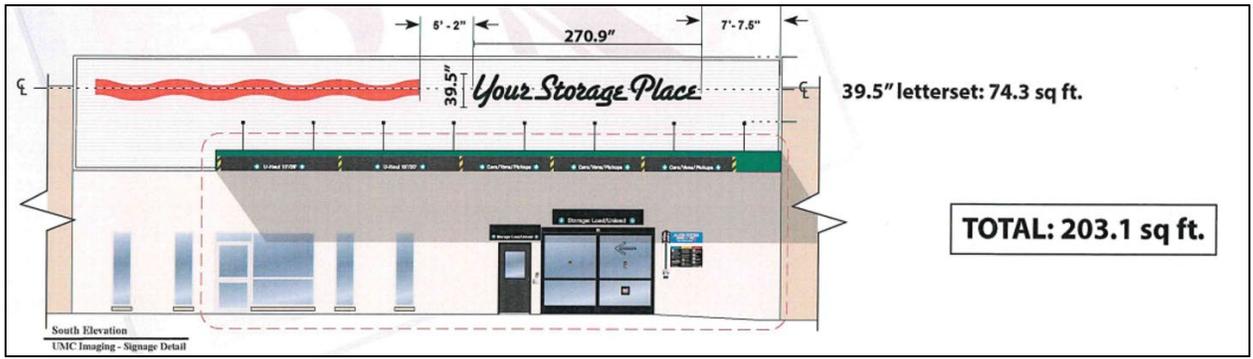
West elevation:

1. non-illuminated letters: YOUR STORAGE PLACE 128.8 SF
2. Illuminated cabinet: 12'w x 7'h 84.0 SF (staff comment - not shown)



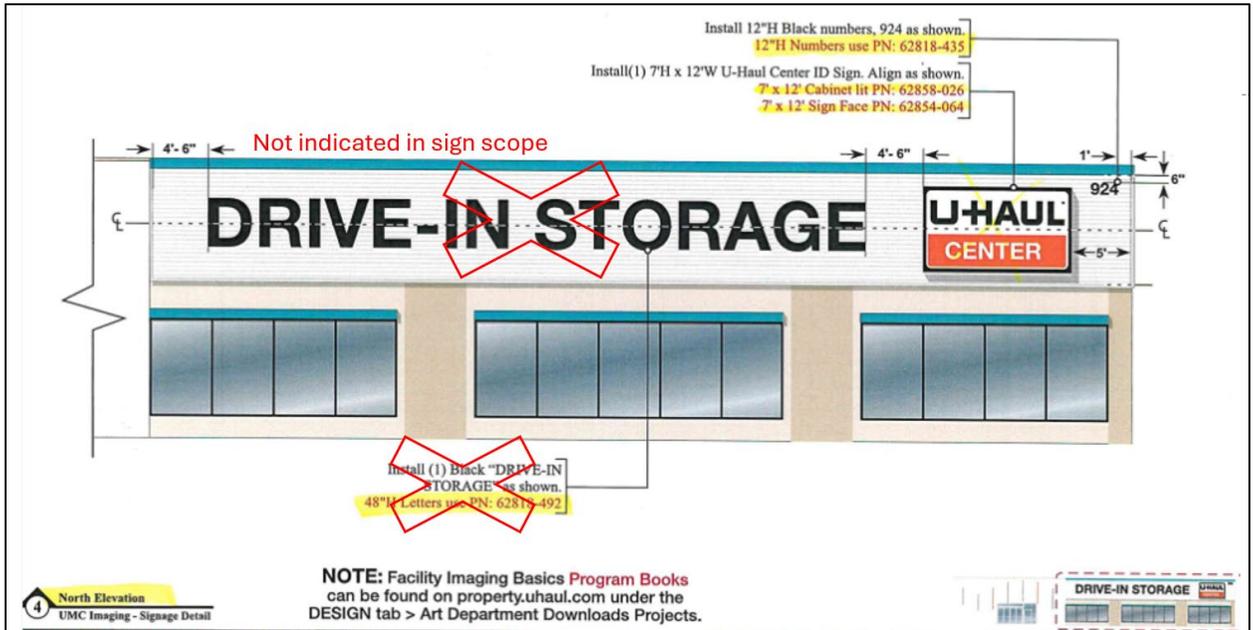
South elevation:

- 3. non-illuminated letters: YOUR STORAGE PLACE 74.3 SF
- 4. illuminated cabinet: 9'w x 5'h 45.0 SF (staff comment - not shown)



North elevation:

- 5. illuminated cabinet: 12'w x 7'h 84.0 SF (Staff comment – “Drive-in Storage” not in scope of work and should be removed from signage plan)



There are no other signs proposed for the building. Staff notes that as part of the previous Plan Commission review in 2024, U-Haul had agreed to remove their pole sign on the south end of the

site. Staff have included a condition within the recommendation to provide confirmation of scope and schedule toward removal of the pole sign.

Staff Comment - Staff is recommending U Haul prepare a revised signage plan to include a more accurate scope of work to show all proposed signage on the overall building elevations. The existing proposal doesn't show two cabinet signs (one 12' x 7' sign on the west and another 9'x5' sign on the south elevation). The proposal as submitted shows signage on the north elevation U Haul is not intending to install (the "Drive-In Storage").

Pole sign - As part of U-Haul's variance request (use appeal) that was granted by the Common Council in 2023 ([R-2023-0523](#)), the City may specify such conditions of the variance to substantially secure the regulations or provisions to which the variance applies. The City Council approved a use variance (7 to 3 vote) and specified the condition to apply for site, landscaping, architectural, and signage design review before the City Plan Commission and pending approval to obtain necessary permits.

As part of the variance and subsequent design review by the Plan Commission U Haul agreed to remove the existing non-conforming pole sign on the south end of the property, however the pole sign is not included within the scope of signage work. Staff is recommending that U Haul confirm the removal date/schedule.



Recommendation: Recommend tabling the Sign Plan for U-Haul, an existing Light Industrial Use, at 800 S. 108th St. (Tax Key No. 444-9995-002) subject to the following: (a) a revised signage plan to include a more accurate scope of work to show all proposed signage on the overall building elevations; (b) the existing proposal doesn't show two cabinet signs (one 12' x 7' sign on the west and another 9'x5' sign on the south elevation); (c) The proposal as submitted also shows signage on the north elevation that is not intended and that would exceed the total area allowance (the "Drive-In Storage") sign; (d) Existing pole sign - As part of U-Haul's variance use appeal granted by the Common Council in 2024, U Haul agreed to remove the existing non-conforming pole sign on the south end of the property, however the pole sign is not included within the scope of signage work; (e) confirm the pole sign removal date/schedule.

March 11, 2026 at 2:18 pm

There are a total of 5 signs

West elevation:

1. non-illuminated letters: YOUR STORAGE PLACE 128.8 SF
2. Illuminated cabinet: 12'w x 7'h 84.0 SF -Illuminated cabinet not shown on plans

South elevation

3. non-illuminated letters: YOUR STORAGE PLACE 74.3 SF
4. illuminated cabinet: 9'w x 5'h 45.0 SF -Illuminated cabinet not shown on plans

North elevation

5. illuminated cabinet: 12'w x 7'h 84.0 SF

- The sign "Drive-in Storage" (north elevation) is not indicated in sign scope and should be removed.

TOTAL 416.10 SF

Other comments:

- Pole Signage - there is an existing non-conforming pole sign on each property that staff will recommend be removed. The number of and area of signs exceeds the sign ordinance. U-Haul has agreed to remove both pole signs at the 800 property and the 924 property. Removal of pole signage should be indicated on plans and staff will want to know the schedule toward removal as part of the sign permit.
- Freestanding and wall/building signage is allowed on each site, but would need to be in conformance with the city sign code (handout): [Sign_Handout_25_000+_sq._ft._.pdf](#)
- Overall comment - Provide a revised sign plan and feel free to utilize the elevations of the building provided (see BLDG-1231).

Hope this helps

Scott A. Boese

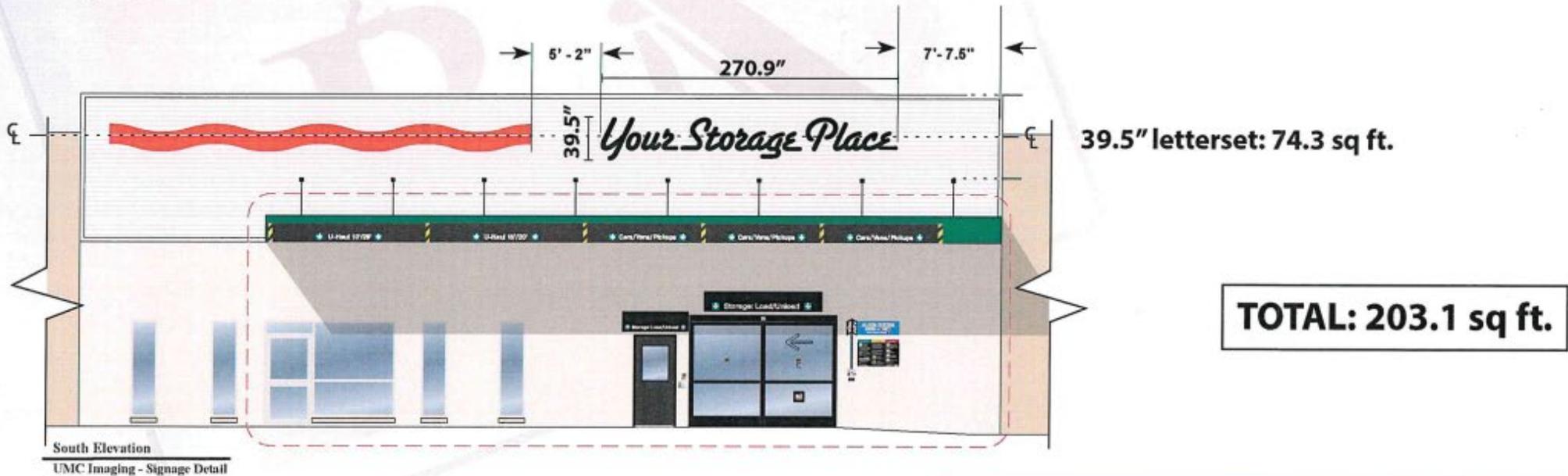




2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	U-Haul 108th Street
Location	West Allis
Client	
Sales rep	Scott Boese
Date	cb 03/05/26
Revision	



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

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FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY



our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 602 of the National Electrical Code and/or the applicable local codes. The installer must ground and bond the sign. Sign shall bear correct UL Labels.

NOTE: Replacement letters, numbers, and symbols, can be ordered using the program book found on property.uhaul.com > design tab > art department download projects link. Program book **STG-3XXX-22927**

Install 12"H Black numbers, 924 as shown.
12"H Numbers use PN: 62818-435

Install (1) 7'H x 12'W U-Haul Center ID Sign. Align as shown.
7' x 12' Cabinet lit PN: 62858-026
7' x 12' Sign Face PN: 62854-064



4 North Elevation
UMC Imaging - Signage Detail

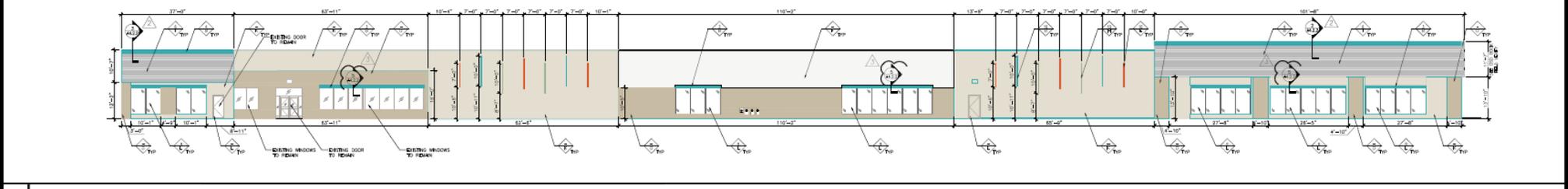
NOTE: Facility Imaging Basics Program Books can be found on property.uhaul.com under the DESIGN tab > Art Department Downloads Projects.



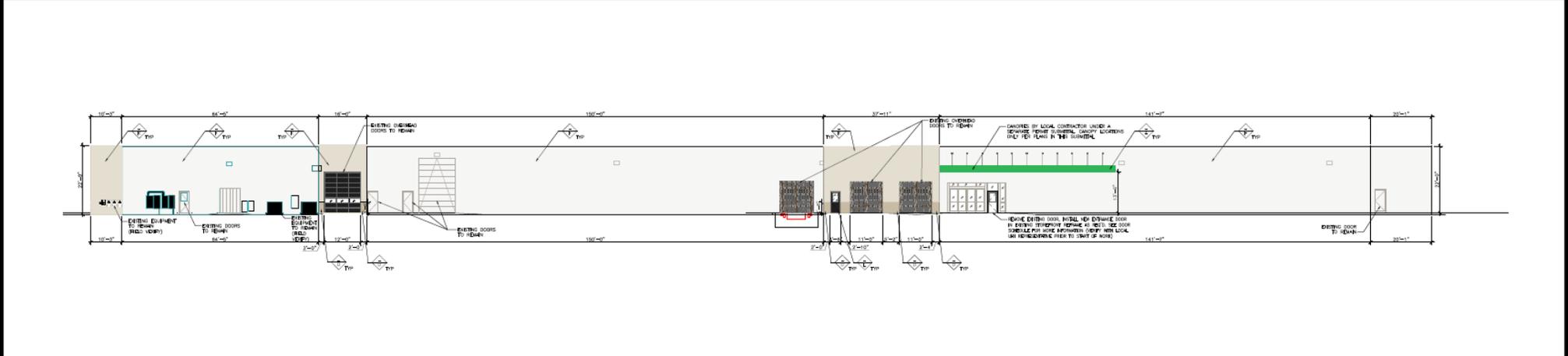
Elevations from Bldg permit -1231

-Use to show all sign locations on elevations

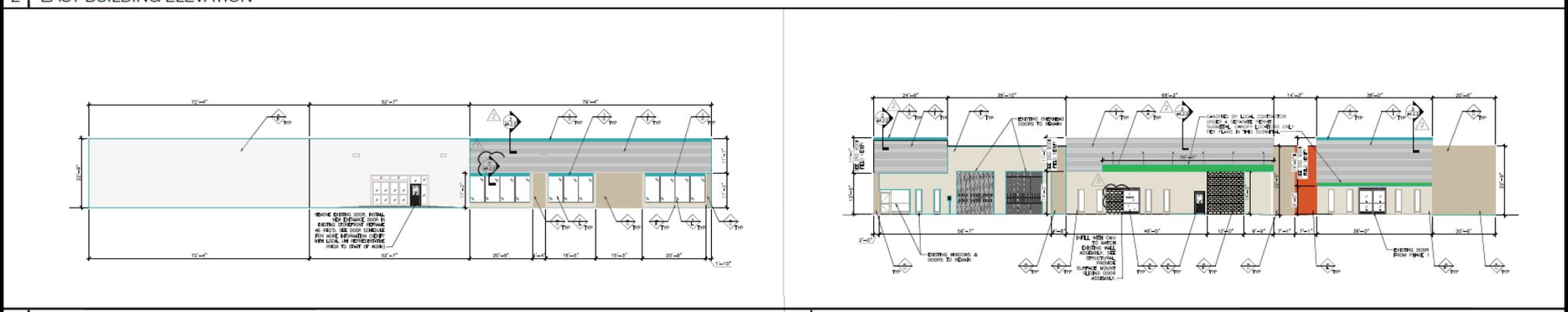
GENERAL NOTES / MATERIALS:		COLOR CHART		COLOR CHART	
1. FIELD VERIFY SITE CONDITIONS AND BUILDING DIMENSIONS AS SHOWN. WHERE CONFLICTS OCCUR, NOTIFY ARCHITECT FOR REVIEW AND RESOLUTION PRIOR TO INSTALLING WORK.	2. REFERENCE PROJECT IMAGING, DESIGN & MARKETING BOOK FOR ADDITIONAL COLOR, FINISH AND PRODUCT INFORMATION.	A	NOT USED	J	NOT USED
ACCENT FIN COLOR CHART:		B	SW 6787 AQUARIUM PAINT, PHS3P-COLORS	K	SW 7011 NATURAL CHOICE PAINT, PHS3P-COLORS
SW 6787 AQUARIUM		C	POWDER COAT FINISH (MILKWOOD) (4) (SHEWAN WILLIAMS) PHS3P-COLORS COLOR MATCH INCLUDES LEAD PAINT	L	SW 6503-BELL BLACK
SW 6884 OBSCURATE ORANGE		D	SW 6787-RELATED ORANGE PAINT, PHS3P-COLORS		
SW 6451 NURTURE GREEN		E	SW 6884 OBSCURATE ORANGE PAINT, PHS3P-COLORS		
		F	ULTRA HIGH GLOSS WHITE PAINT, PHS3P-COLORS		
		G	NOT USED		
		H	SW 6451 NURTURE GREEN PAINT, PHS3P-COLORS		
		I	GALVALUME		



1 WEST BUILDING ELEVATION SCALE: 3/32" = 1'-0"



2 EAST BUILDING ELEVATION SCALE: 3/32" = 1'-0"



3 NORTH BUILDING ELEVATION 4 SOUTH BUILDING ELEVATION SCALE: 3/32" = 1'-0"

SHEET NOTES:

REFER TO SHEET 41.1 FOR WALL TYPES AND FINISHES.

REFER TO SHEET 41.2 FOR DOOR TYPES AND FINISHES.

REFER TO SHEET 41.3 FOR WINDOW TYPES, FINISH SCHEDULE, AND FINISH NOTES.

ALL DOOR AND WINDOW FINISHES ARE TO BE USED UNLESS OTHERWISE NOTED.

REFER TO PHASE 1 PERMANENT SIGNAGE SCHEDULES FOR WINDOW AND WALL SIGNAGE.

REVISIONS:

NO.	DATE	BY	REVISION
1	10/17/24	DM	FIELD CORRECTION: REVISIONS
2	10/29/24	DM	FIELD COMMENT RESPONSE
3	11/07/24	DM	AJL COMMENT RESPONSE

PROFESSIONAL SEAL:

ARCHITECT LOGO:

ARCHITECT

UHAUL

U-HAUL INTERNATIONAL
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
TWIN CREEK, ARIZONA 85004
PH: (602) 283-8502

SITE ADDRESS:
U-Haul Moving & Storage
Of West Allis
800 S 108th St.
West Allis, WI 53214

SHEET CONTENTS:
PHASE 2
BUILDING
ELEVATIONS

750080

DRAWN: 31
CHECKED: 11.12
DATE: 06/20/2025

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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
6:00 PM**

5. Sign Plan for Archie's Flat Top, an existing Restaurant use, at 6922 W. Becher St (Tax Key No. 476-0086-000)

Overview

Mark Lutz, the owner of [Archie's Flat Top](#) is seeking to alter the existing projecting signage on the property. After an extensive renovation of the former Randy's Neighbor's Inn, the restaurant offers food and drinks with an interior connection to [Scratch Ice Cream](#).

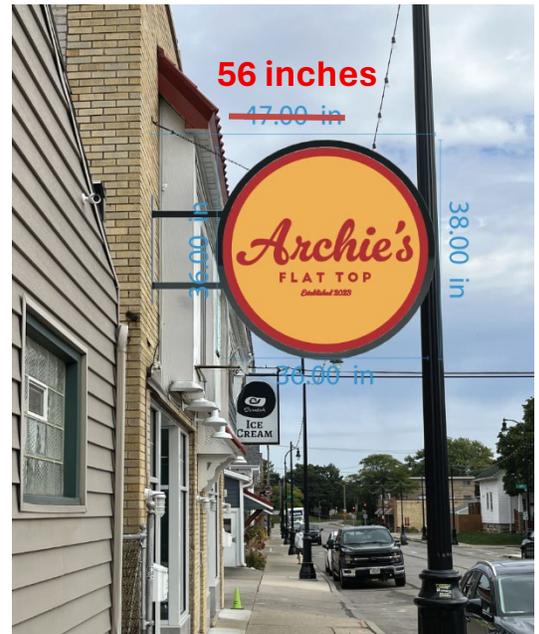
A sign plan has been provided by the applicant. Shown on the proposed sign plan is the existing projecting sign but extended 9" outward from the existing placement.

The projecting sign is 36" x 38" (12.4 sq. ft). A maximum of 32 sq. ft. is permitted by the Sign Code. However, only a maximum projection of 4 ft is permitted. The sign currently projects 47 inches from the building meeting the 4ft requirement. The proposed projection is 56 inches, which will make the sign project 8 inches beyond what is permitted per code. All other aspects of the sign conform with the sign code. Additionally, signage over the right-of-way requires a privilege for encroachment. Per the City Attorney's office, even with the extension it is still covered under an existing privilege.

The request for additional projection comes due to visual challenges presented by the architectural feature of the protruding second story on the building. This architectural feature provides additional space in the interior second floor but poses a visual obstruction for any projecting signage not placed on the feature itself. The applicant explored the possibility of placing it on the architectural feature however the current placement is in a logical location in relation to the overall composition of the building's facade and is not covering any key architectural features/details of the facade.

There are no other signs proposed for the building. The other tenant also has an existing projecting sign, however, there are no proposals to alter that signage.

Recommendation: Recommend approval of the Sign Plan for Archie's Flat Top, an existing Restaurant use, at 6922 W. Becher St (Tax Key No. 476-0086-000)





**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
City Hall, Art Gallery
6:00 PM**

6. **Site, Landscaping, and Architectural plan for The Picklr, a proposed Instruction/Training (31 or more persons at one time) use, at 2550 S. 108th St. (Tax Key Parcel: 485-9990-016).**

Overview & Zoning

The Picklr is located at the site of the former Dunham's Sports retail store (2.4 acre site with 30,000-sf building). The Picklr is a pickleball facility featuring 10 courts, all contained indoors. The business also features a full pro shop, grab and go food and drink options, and a private event space. Members of The Picklr have access to unlimited open play, league play, and tournaments and an option to enroll in private and semi-private lessons and clinics by The Picklr's certified trainers.



The Picklr was previously taken to Plan Commission for review in April of 2025 and received approval from the Common Council for the Conditional Use Permit in May of 2025. However, Site, Landscaping, and Architectural Design review was not approved by Plan Commission. At the time, the Picklr was pursuing a Conditional Use Permit to ensure approval before moving forward with any changes to the site, landscaping, or architecture.

The property is zoned C-4. Instruction/Training (31 or more persons at one time) uses are considered conditional uses in the C-4 district. The hours of operations of the business are 6 A.M. to 11:00 P.M. daily.

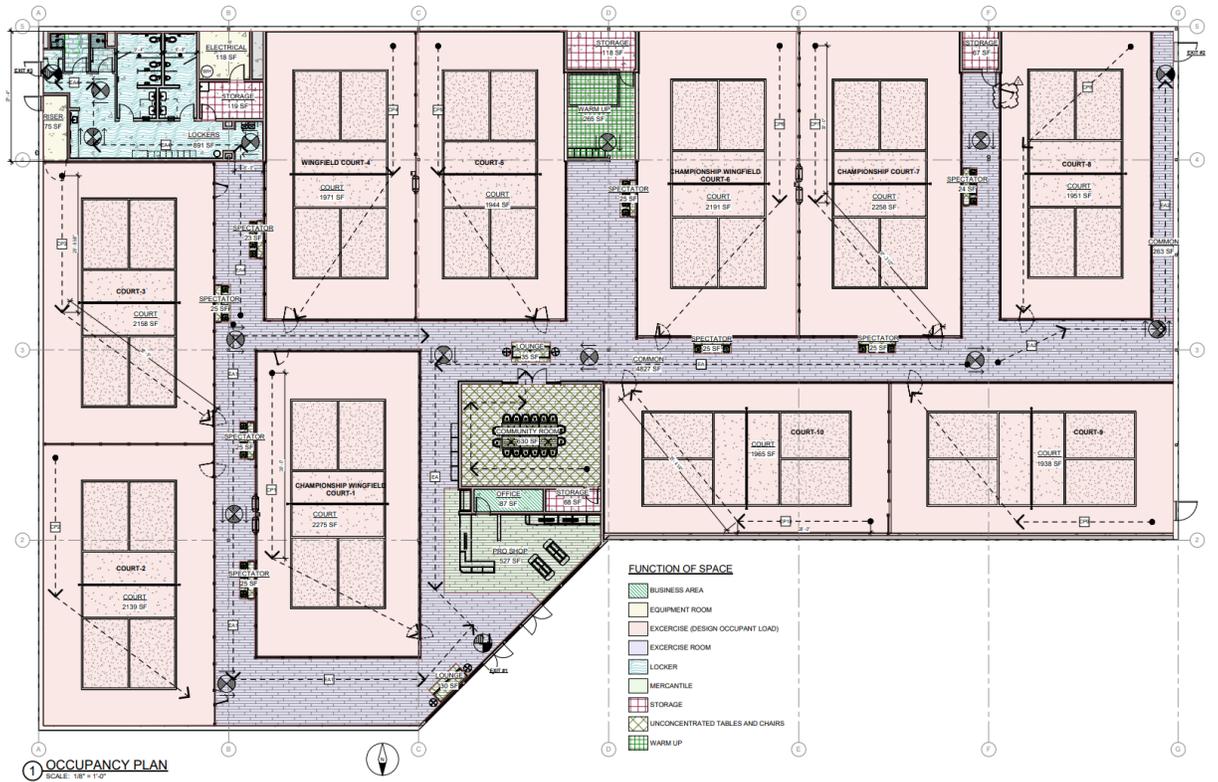
Site & Landscaping Plan

The property is under an approved site and landscaping plan from 1994. Several features of the original 1994 plan have deteriorated overtime. The Picklr is proposing to revive these features through the submittal of a new landscaping and site plan. Shown on the plan is a mix of trees and shrubs along the western property line aligning HWY 100. Additionally, interior landscaping on the existing landscaping islands in the parking lot shows trees mixed with ornamental grasses. Further landscaping is shown along the building. Since writing the staff report, the applicant has fixed the previously damaged screening around the refuse area. The applicant opted not to alter the existing pavement in the parking lot. The 1994 site plan remains intact. However, the applicant must include bicycle parking per code. A minimum of 10 spaces is required. The applicant has been informed of this requirement, and they intend to satisfy said requirement.



Floor Plan

The floor plan was built as submitted receiving building permits, conforming to all applicable codes.



Architectural Plan

Minor exterior changes have been completed at the property including painting and signage, completed with required permits. Due to the building's general condition, no other changes have been proposed.

Design Review Guidelines:

This project involves an existing building with no significant exterior alterations. The proposed improvements are primarily interior in nature and do not modify the building's façade, site layout, or overall visual character as viewed from the public right-of-way beyond landscaping. Because the scope of work does not trigger changes subject to adopted design standards, formal design review guidelines are not required for this project

Recommendation: Approve the Site, Landscaping, and Architectural plans for The Picklr, a proposed Instruction/Training (31 or more persons at one time) use, at 2550 S. 108th St. (Tax Key Parcel: 485-9990-016) subject the following:

1. A revised Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to note and pavement repairs on site, and also identify bicycle parking in accordance with Chapter 19.44 of the Zoning Code
2. Approval of the landscaping plan by the City Forester



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
6:00 PM**

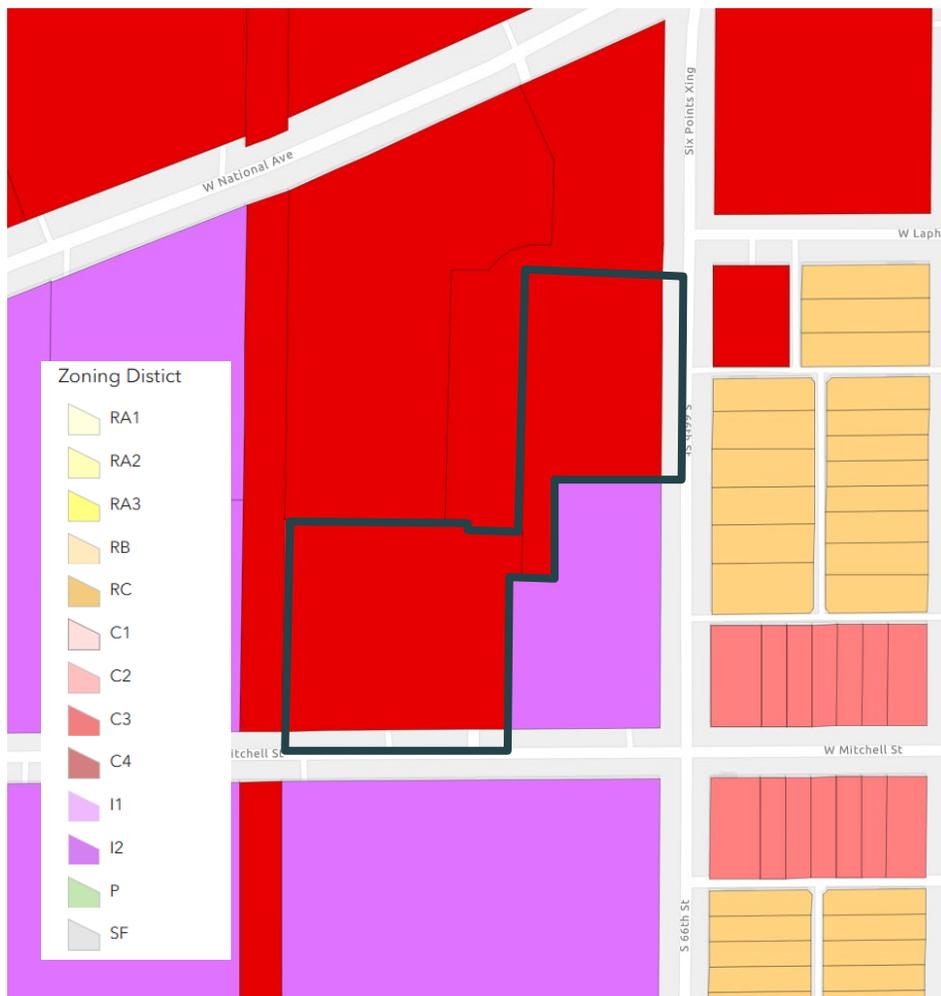
7. Tax incremental District project area 22 (Sona Lofts Phase II) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Zoning and Land Use Conformance

Plan Commission's role with this item is to determine if the project is in conformity with the general plan ([Comprehensive Plan](#)) of the City.

- **Zoning Ordinances** - The proposed Plan is in general conformance with the City's current zoning ordinances. The property is zoned [C-3, Commercial](#) which permits multi-dwelling unit residential as a conditional use.

No changes to zoning ordinances will be required to implement the Plan.



- Master (Comprehensive) Plan and Map** - The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for High Density Residential development. The western parcel (Tax Key No. 454-9006-000) has a future land use of High Density Residential. The eastern parcel (Tax Key No. 454-0655-000) has a future land use of Commercial Mixed. These land use categories are considered valuable land uses in the community. Thus, the high density residential and commercial mixed categories are included in the 2045 land use plan. High Density Residential is defined as a dense multifamily residential development. Commercial mixed is defined as urban, walking-oriented commercial development that may be mixed with residential uses

Multi-unit dwelling (high density residential) is an allowed land use within the high-density residential and commercial mixed land use classifications and is consistent with the C-3 Commercial Zoning District.

City of West Allis
Tax Increment District #22: Future Land Use



- **Building Codes and Ordinances** - Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures.

The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

Plan Commission approved a Site, Landscaping, and Architectural Design Review on September 24th, 2025.

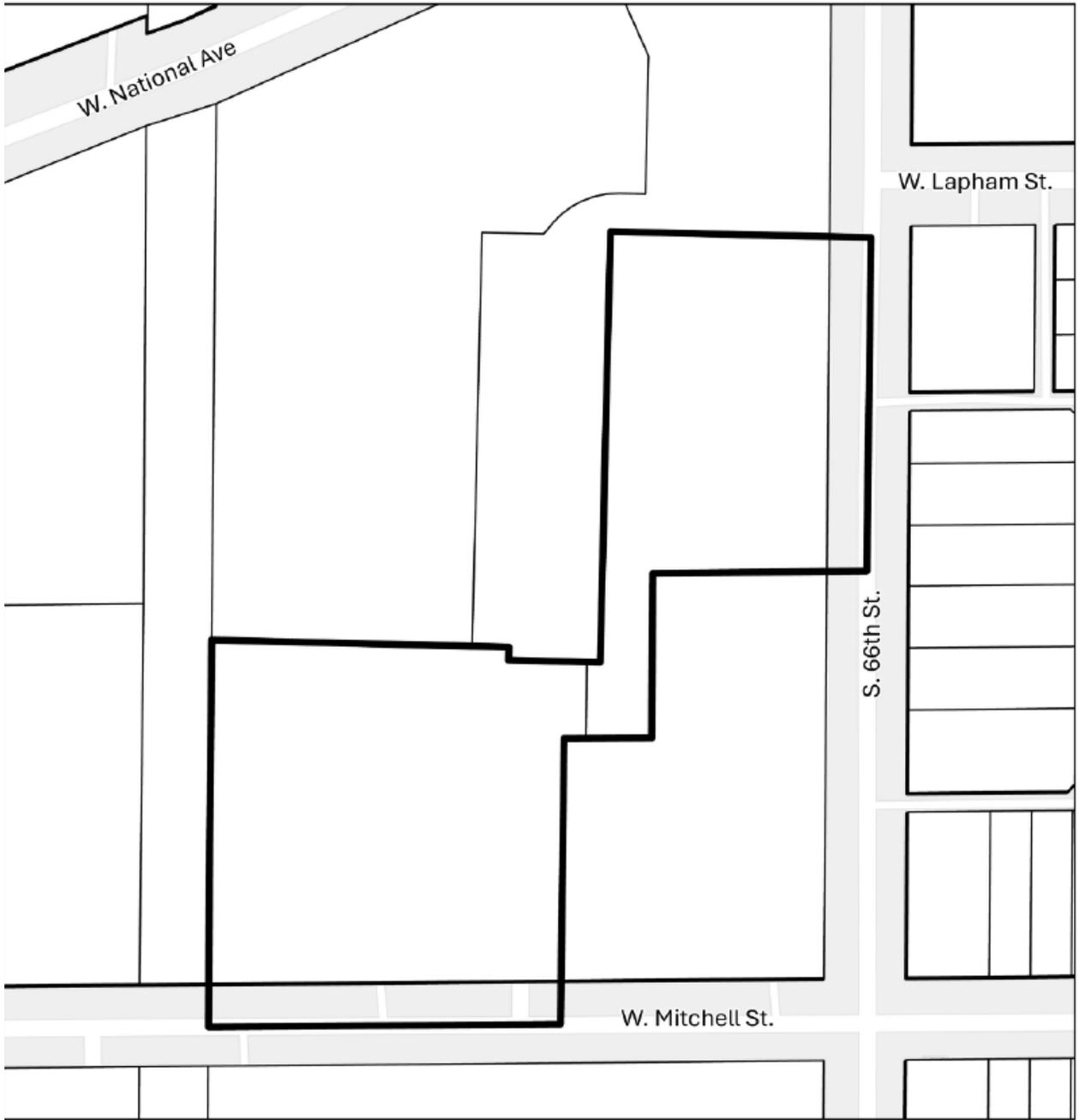
TID 22 Overview

Tax Incremental District ("TID") No. 22 ("District") is a proposed blighted area district comprising approximately 2.84 acres located in the eastern part of the City generally bounded by W Lapham Street to the north, S 66th Street to the east, W Mitchell Street to the south, and the Chicago and North Western Railway railroad tracks to the west. The District will partially overlap the existing TID No. 15 which was originally created to support mixed use redevelopment on former industrial land that had become vacant and obsolete. However, TID No. 15 will reach the end of its allowable life with the 2044 tax collection leaving insufficient time for the newly proposed project to be economically feasible. The City is subsequently requesting creation of a new district that partially overlaps TID No. 15.

The District will be created to pay the costs of development incentives for SoNa Lofts Phase II (the "Project") to be developed by Mandel Group ("Developer"). The City will also consider funding certain public infrastructure improvements within the ½ mile surrounding the District to the extent revenues are available. In addition to the incremental property value that will be created, the City expects the Project will generate positive secondary impacts in the community such as result in the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

Recommendation: Approval as determination that the proposed Tax incremental District project area 22 (Sona Lofts Phase II) aligns with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Tax Increment District #22: Boundary Map



□ TIF District #22





**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
City Hall, Art Gallery
6:00 PM**

8. Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000)

Overview and Zoning

Fourth -N- Long currently operates out of their location at 8911 W. National Avenue in West Allis. The business plans to expand and redevelop the existing site to include a new structure. The proposed project calls for the development of a permanent site plan that accommodates additional seating through a new service building (the cabana), and improved site circulation. The exterior of the new structure is designed with large glass garage-style doors.

The business intends to begin improvements to the site in May 2026, with completion expected in July 2026.

Hours of operation for the existing business are as follows:

- Monday: 4 p.m. – 2 a.m.
- Tuesday: Closed
- Wednesday & Thursday: 3 p.m. – 2 a.m.
- Friday & Saturday: 11:00 a.m. – 2:30 a.m.
- Sunday: 11:00 a.m. – 11:30 p.m.

Initial hours of operation for the outdoor patio are as follows:

- Wednesday – Sunday: Open until 10 p.m. or 11 p.m., determined by management

The property is zoned C-2. Tavern uses are permitted uses in the C-2 zoning district.

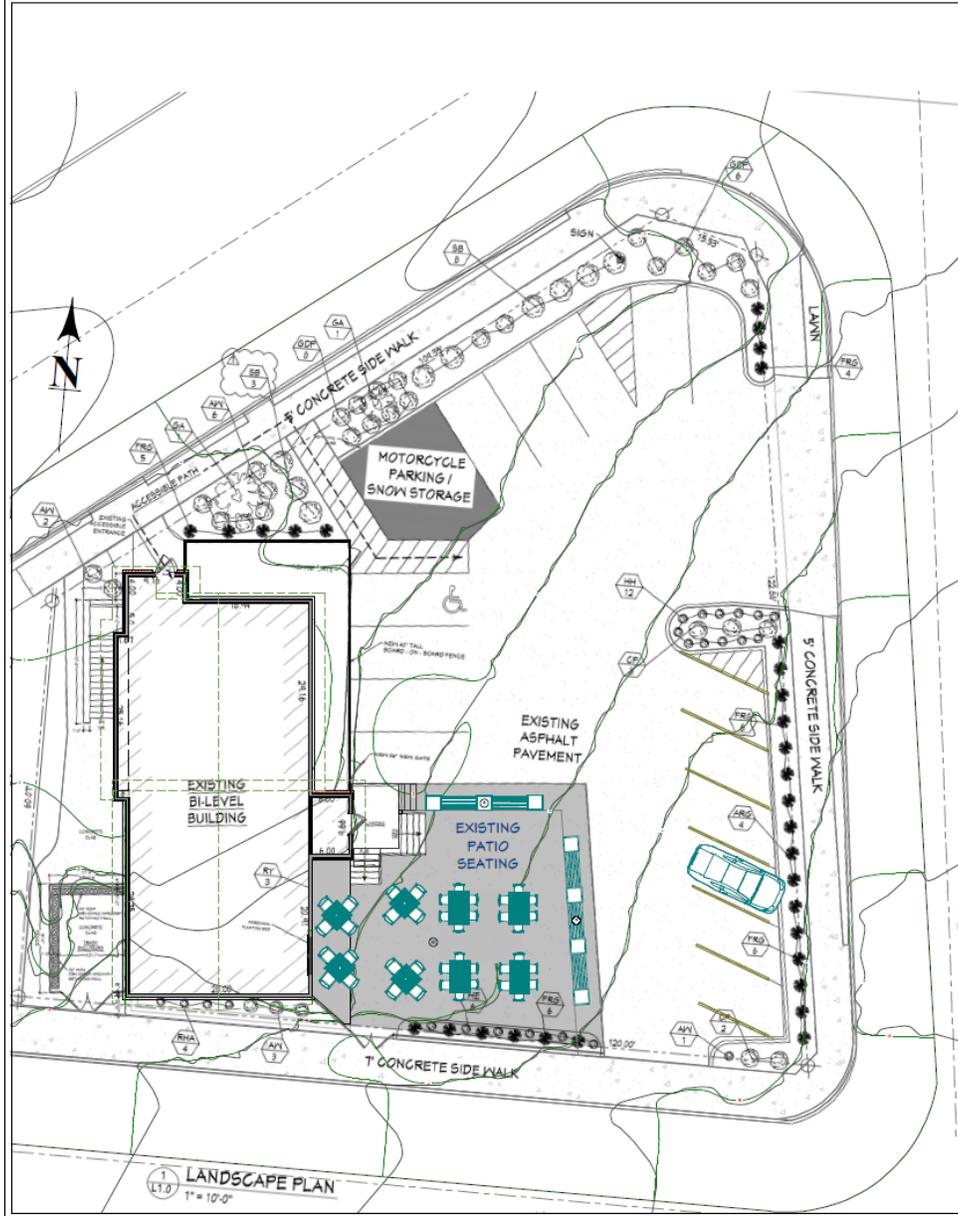
Site and Landscaping Plan

The project site is located at the intersection of W. National Avenue and S. 89th Street. The proposed site plan includes a comprehensive layout featuring an enclosed cabana/patio area including seating, heating/AC, a full service bar, and grill. The cabana connects to the existing building through stairs leading to the existing main entrance and stairs leading to the lower portion of the existing building. The new cabana building is situated on the southern portion of the site.

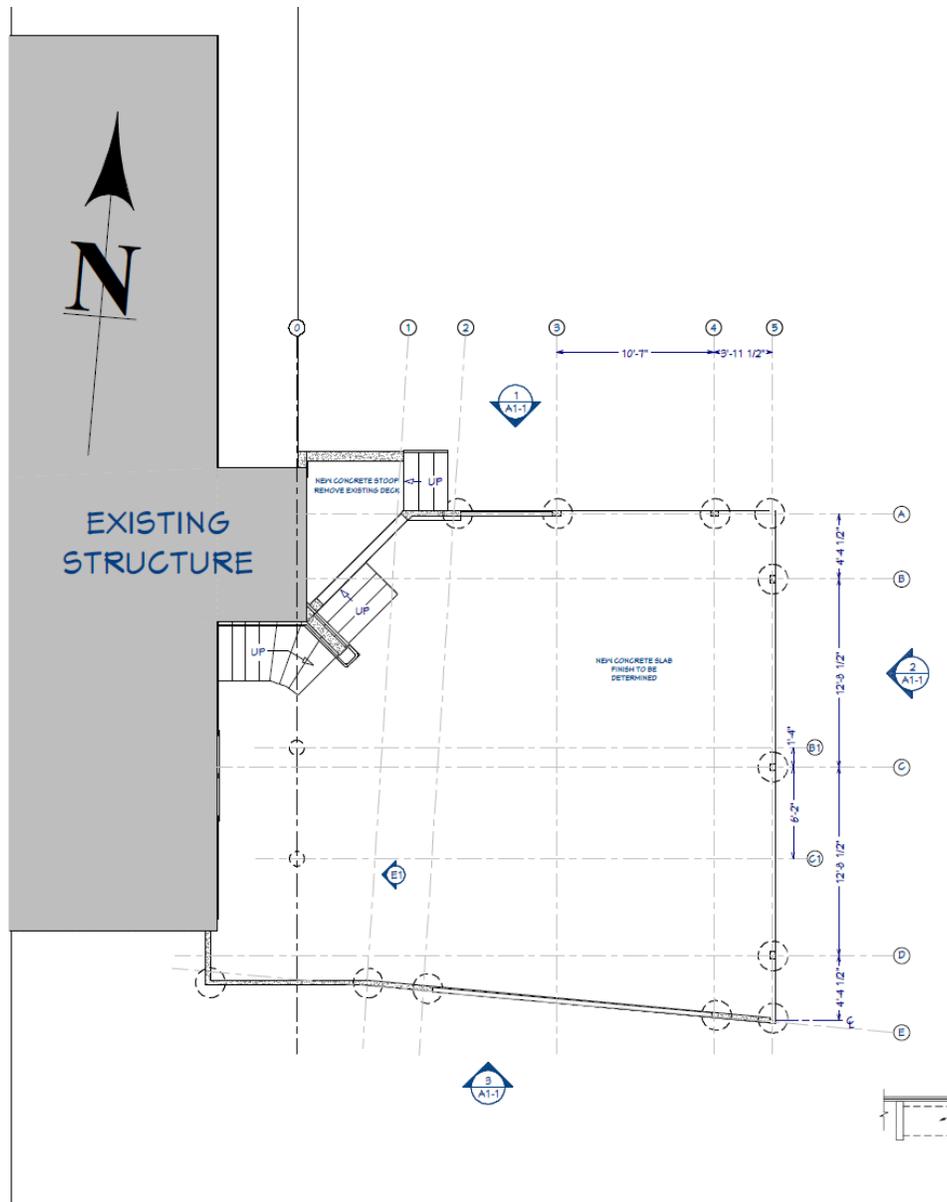
The previously approved site plan includes a designated parking area with a mix of standard and ADA-accessible stalls. Per the submittal, the site layout provides for vehicle circulation entering from W. National Avenue and exiting toward the rear or side. A dedicated refuse area is tucked into the southwest corner, screened by an existing fence. These elements are unaffected by this proposal as the project area is located on the existing outdoor patio area.

A formal landscaping plan was not fully detailed in the preliminary submittal, though perimeter green space is indicated by already approved site plan.





EXISTING SITE PLAN



PROPOSED SITE PLAN

Architectural Plan

An architectural plan was submitted with the project. The plan details a modern, single-story "Cabana" structure extending off of the existing building.. The design features a mix of materials, including:

- Roofing: A combination of shingles and EPDM flat roofing, with sections of "Alt Galv Corrugated" metal roofing for accent.
- Openings: Large "Avante" style glass garage doors that allow the building to open up to the terrace, creating a seamless indoor-outdoor environment.

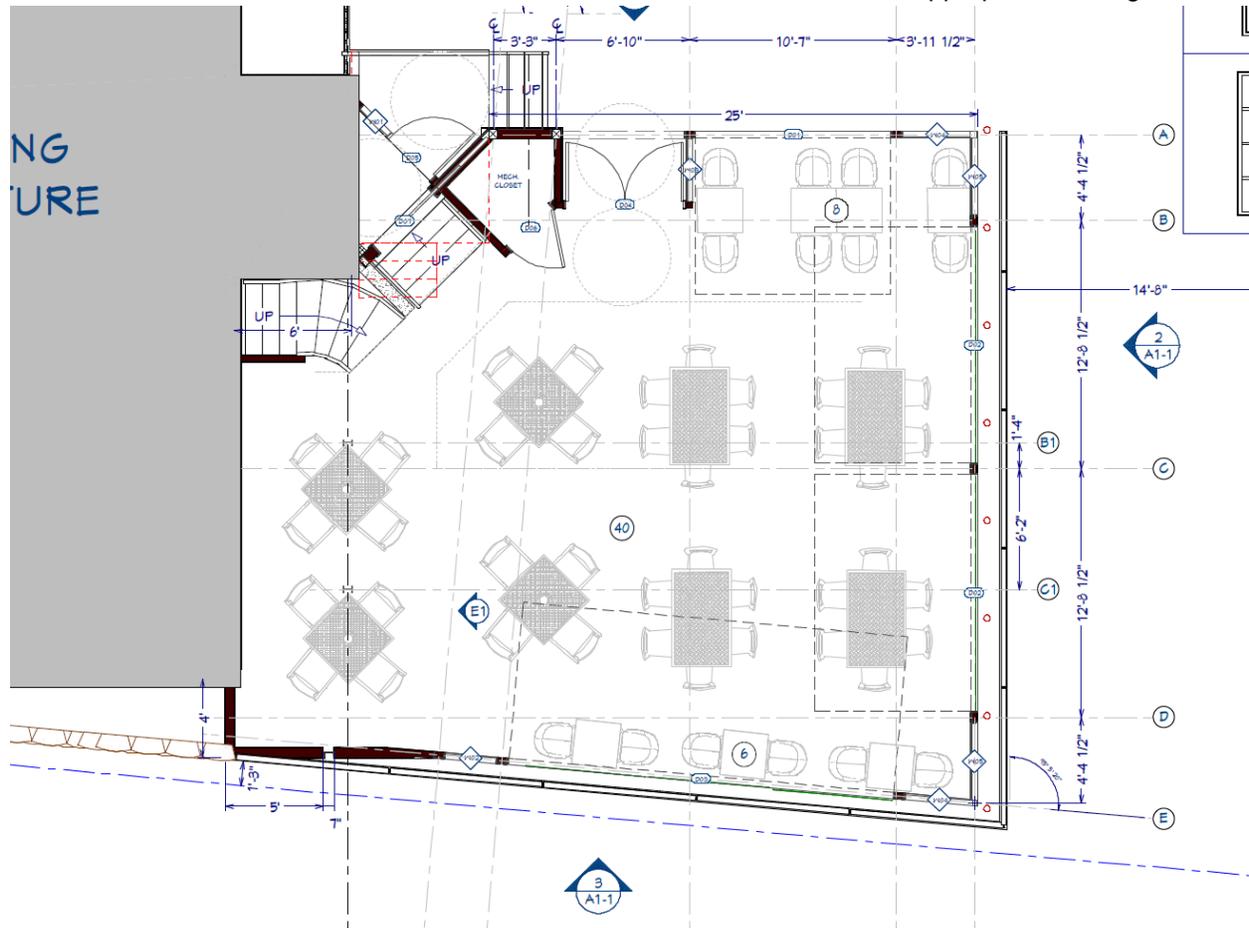
Confirmation is needed on the exterior materials beyond the glazing and roofing. Shown on the renderings appears to be a wooden-like exterior material. Staff requests details on this material to ensure quality.



Floor Plan

The submitted floor plan focuses on the interior of the cabana. The cabana interior is designed to provide additional seating with an outdoor feel, yet indoor protection from the elements. The plan shows a variety of tables in the cabana. The space is accessible at-grade through the existing parking lot, a small flight of stairs up to the existing main entrance, and a staircase connecting to the lower level of the existing building. The Code Enforcement department has requested details regarding the landing size at the top

and bottom of the stairs. This information is needed to ensure there is an appropriate landing size.



Design Review Guidelines:

This project triggers a design review due to the new construction and significant site improvements. Overall, the project excels in meeting the intent of the West Allis design guidelines by:

- Activating the Streetscape: Moving the primary activity to the front and side of the lot creates a vibrant presence on Becher St.
- Pedestrian Orientation: The inclusion of multiple pedestrian entry points and high-transparency glass doors fosters an inviting atmosphere.

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Fourth and Long, an existing tavern with outdoor dining, at 8911 W. National Ave. (Tax Key No. 478-0085-000) subject to the following conditions:

1. Submittal of [building permits](#) and [plan review](#) subject to Code Enforcement review
2. A revised site and architectural plan being submitted that includes a) bicycle parking location b) details on the proposed exterior materials of the building addition, c) bollards placement should be considered along the east side of the new addition given proximity to off-street parking.
3. Any concrete work done in the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.
4. An exterior signage and lighting plan being submitted as part of the sign permit process.