



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 28, 2024
6:00 PM
West Allis City Hall – Room 128**

2. **Site, Landscaping, and Architectural Design Review for an accessory parking facility, at 9422-30 W. National Ave. submitted by John Fuchs and Nick Fuchs on behalf of Milwaukee Entertainment, LLC (Tax Key No. 479-0674-003).**

Overview and Zoning

The property at 9422-30 W. National Avenue is currently a 0.2-acre parcel with a vacant multi-tenant building along the street frontage. There is a narrow driveway leading to a small parking area in the rear of the building. The approximate 7,000-sf building is in a neglected condition and has been vacant for several years. The proposal is to demolish the existing building and construct an accessory parking lot for the Heartbreakers bar & entertainment club. Estimated project cost is around \$150,000. The current assessed value of the land is \$57,300 and improvements at \$222,000. This property is zoned a C-2 and accessory parking lots are allowed in the C-2 district. A certified Survey Map will be a condition of the approval prior to constructing a new parking lot. Tax Key 479-0676-004, 9440 W National Ave, is owned by Source One Enterprise LLC, and tax key 479-0674-003, 9422-30 W. National Ave., is owned by Milwaukee Entertainment, LLC. Common ownership will be needed to combine the properties into one lot of record.



The intent of the applicant is to demolish the existing building, and construct a parking lot. The street frontage of that lot would be shielded by a decorative fence and landscaping, blending in with the fencing running from north to south on the northside of the Heartbreakers structure.



Phase 1 - Demo Plan

The applicant has applied for a demolition permit to demolish the existing building, shore up the north side of the site with a large temporary retaining wall system during demo. Demo permits are issued by the Code Enforcement Department, in review of the planned scope an interim retaining wall is planned as there is a grade difference between the residential property to the north and the subject commercial property. A permanent wall will eventually be built but cannot be constructed until the building is out of the way. The interim and permanent solution being necessary to protect/support the soils once the building is removed.

Phase 2 - Parking lot Site Plan

This plan was presented to the Plan Commission and Common Council in the first quarter of 2019, and conditionally approved, but the property owner didn't proceed with the project due to cost. The new paved lot proposes 23 parking spots including 1 ADA spot. A pedestrian walkway that safely connects the parking lot to the sidewalk on National Ave. There is a 6' tall decorative brick and iron fence along the National Avenue street frontage with a landscaping island that features trees and bushes. Three additional planting areas are proposed within the lot. A new 6' wood fence will be built along the North and East lot lines. Once the building is demolished, the owner will make repairs as needed to the now exposed East wall of Heartbreakers. This wall will also have two new wall mounted light fixtures.



Staff comments:

Retaining wall(s) –

- Temporary fence/wall needs more clarity/detail. Actual plans of what the wall is going to be made from how it will be constructed, and its location need to be submitted for review. The original plan calls for 2'x2'x4' blocks and the new plans call for 6" blocks. The plans should match. Appears that the existing retaining wall will be removed for a temporary one and in the same approximate location.
- What is the term of the interim wall, and when will the permanent wall be completed?
- There is a large "landscape" area between the retaining wall and the property line. This adds stability to the garage. Removing it and moving the retaining wall closer will have a different loading. Even though the wall is less than 5 feet tall, Engineering is recommending that a structural engineer review and stamp the permanent retaining wall plans.
- Drainage and grading details - The retaining wall plan indicates the drain tile will outlet at the end of the wall or at 40' centers. It will be the end of the wall since the wall is supposed to be only 32' long. Show where the drain outlet is and the drainage flow with grades to ensure proper run-off. Clarify "impervious fill" is as well as what the rest of the fill behind the wall will be. What are the "geosynthetic reinforcements" being anchored into. Lastly, the new plan calls out a profile drawing. That drawing should also be submitted so we can see all the details about this wall.
- The retaining wall plans show a drain tile being added on the north side of the wall. Where is it draining (the outlet) shall be shown on the plans. A grading plan is recommended to be submitted as part of the project to understand where the drainage is going. No spot grades are on any plan. Sheet C-3 states there is a detail on C-4 for an existing catch basin, but not seeing it.

Recommendation: Approval of the Site, landscaping, and architectural approval of for a proposed accessory parking lot to replace the existing building located at 9422-30 W. National Avenue (479-0674-003) submitted by John Fuchs, and subject to the following:

Item 1-3 being provided as part of the demo permit:

1. An estimated cost of construction and surety bond or other form of security as required under Sec. 19.13 of the Revised Municipal Code in the amount of 125% of the estimated cost of site stabilization and retaining wall shall be executed by the applicant prior to the issuing of a building permit.
2. Revised retaining wall plans being submitted for Engineering review. The plan details conflict and require more detail the revised cross-sectional detail plan shows different retaining methods/materials than the site plan. Location of interim wall and future/permanent wall need to be understood.
3. Interim wall location, term of use, and construction schedule indicating the start and completion of the permanent wall.

(Item 4-8 to be completed prior to issuance of any building permits to construct a parking lot).

4. Common Council approval of a Certified Survey Map.
5. Revised retaining wall plans as follows: (a) structural engineer review and stamp the permanent retaining wall plans, (b) drainage and grading details, (c) clarify "impervious fill," any other fill material behind the wall, and confirm "geosynthetic reinforcements" anchoring method, (d) Submit a profile drawing to show all the details about the wall.

6. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) traffic pattern to be right in/out at National Avenue driveway. Driveway modifications and directional signage per City Engineer (no left turns in/out); (b) exterior building wall details post-demo (Heartbreakers) and accessory parking lot lighting plan; (c) confirm pervious surface material along National Avenue frontage between landscape area and sidewalk – recommend grass/greenspace. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
7. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.
8. Documentation and approval showing compliance that existing catch basin on site is designed to accommodate storm water for new parking area.



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

2000 Fairhaven Boulevard

Elm Grove, WI 53122

262-442-4327

February 17, 2024

Project Narrative: Site, Landscaping & Architectural Design Review, 9422 West National Avenue

Please find the attached plans detailing a proposed new parking lot upon property located at 9422 West National Avenue. The property owners intend to raze the existing building and construct a parking lot consisting of twenty-three parking spaces, including one ADA accessible space.

The project will also include a new decorative fence, a retaining wall and fence, and landscaping.

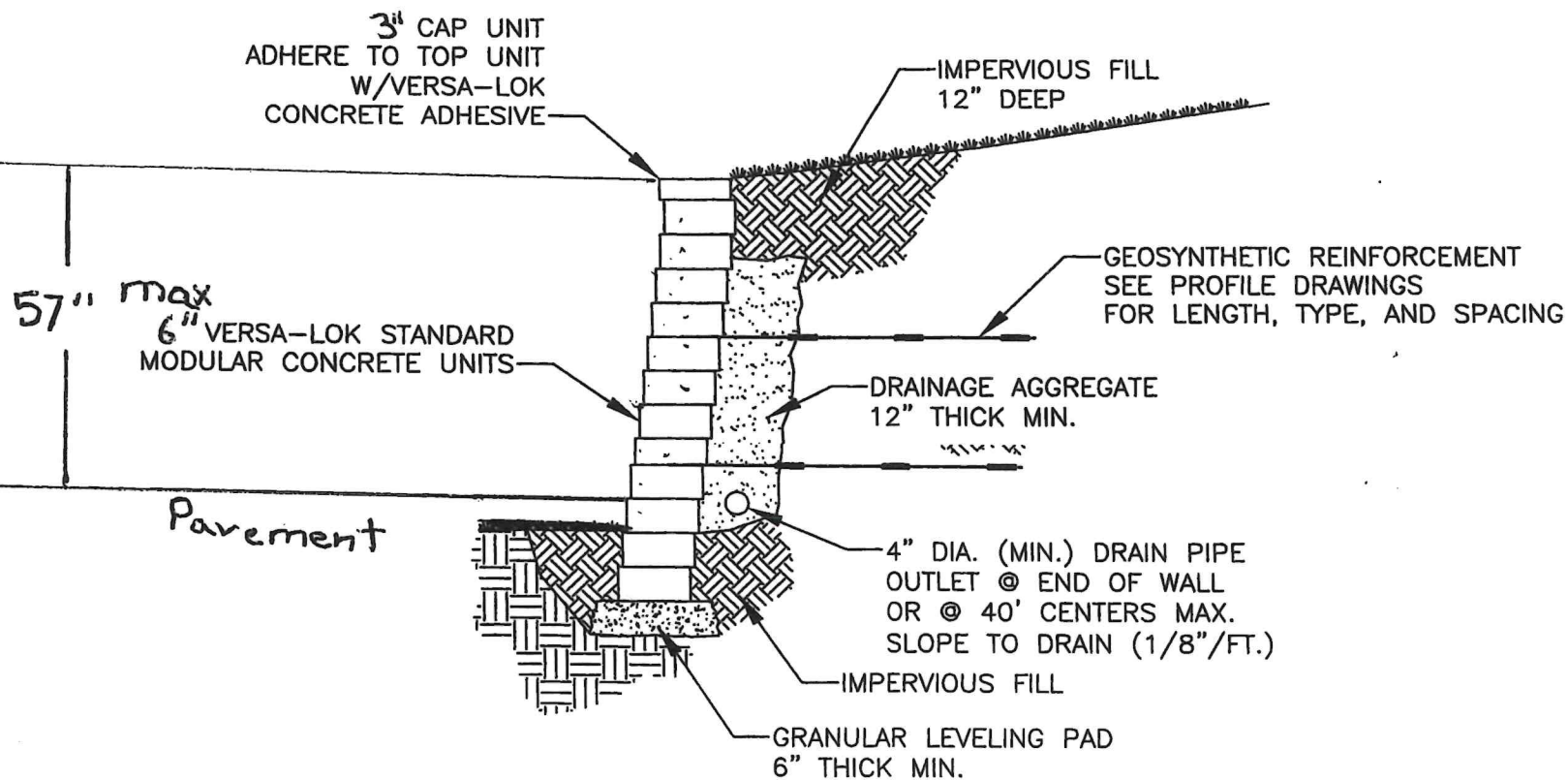
The project is planned to begin in April 2024 with completion of the improvements by August 2024.

Please let me know if you have any questions or comments.

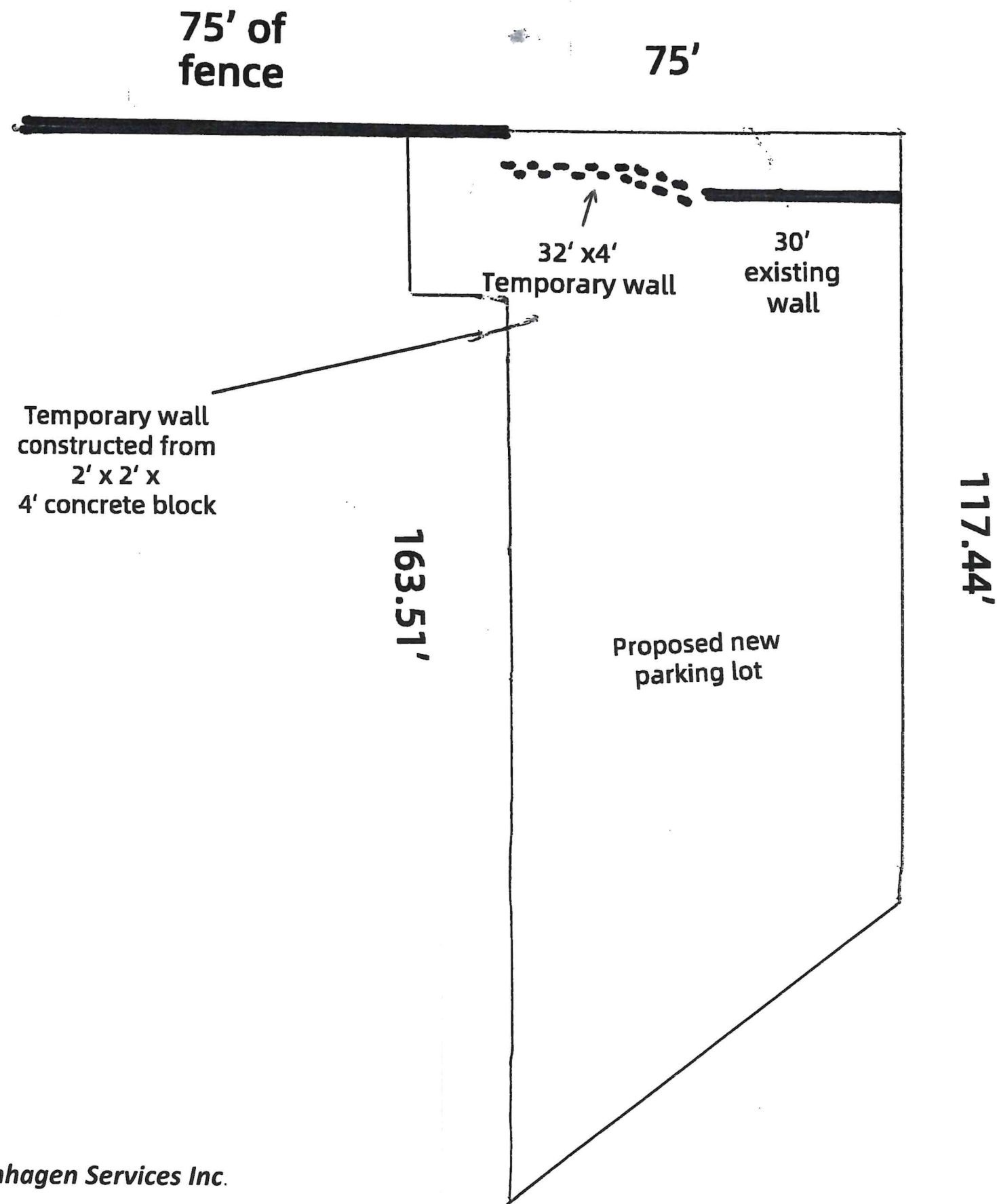
Sincerely,

Nicholas Fuchs

Nicholas Fuchs



Temporary wall proposal provided by Achtenhagen Services Inc.



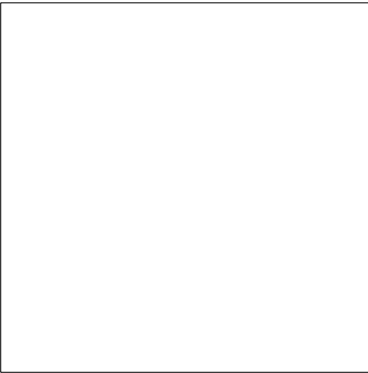
Temporary wall proposal provided by Achtenhagen Services Inc.

Scale 1 inch
equals 20 feet

SCOPE OF WORK

Consultants

SHEET INDEX



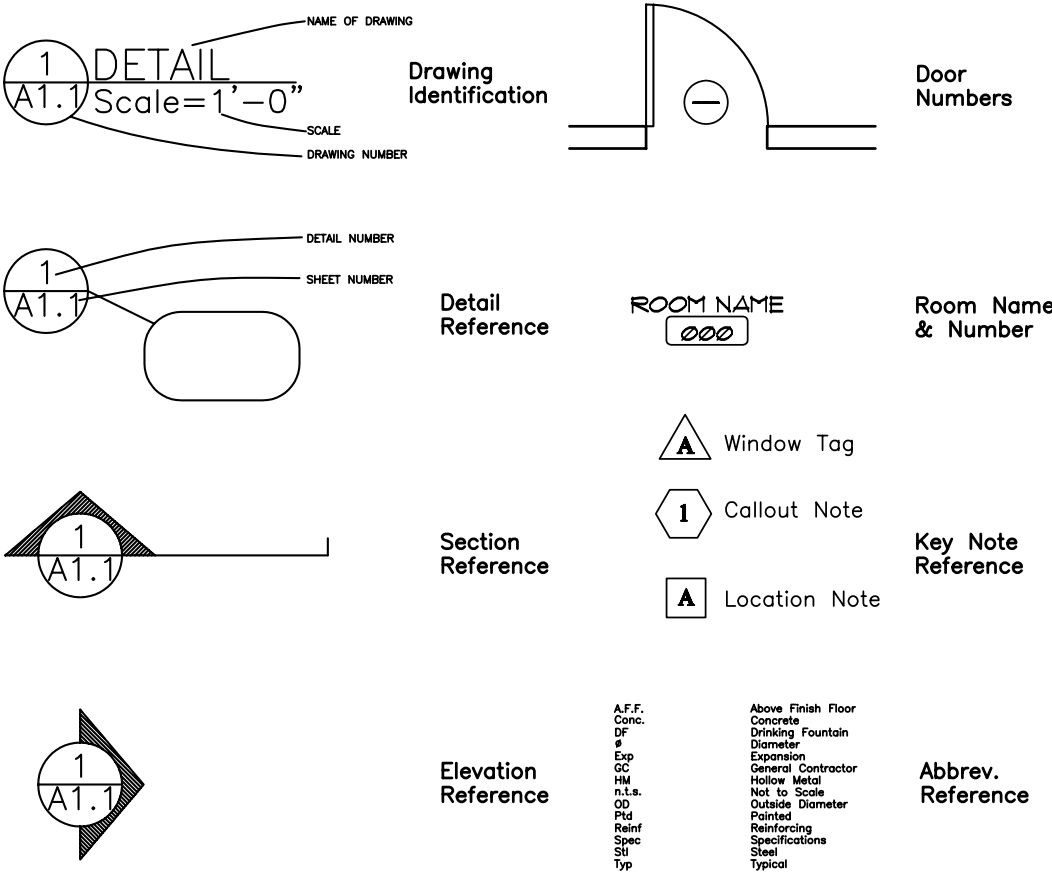
ARCHITECT
BMR Design Group, Inc.
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
(414) 384-2996

ARCHITECTURAL	
P-1	Existing Aerial Views
C-1	Existing Site Plan
C-2	New Site Plan, Trash Enclosure Detial, Fence Detail
C-3	New Site Plan, Partial Landscape Plans, Details
C-4	Fence Elevation, Fence Section, Retaining Wall Details

BMR
DESIGN GROUP, INC.
Architects - Engineers

503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904

SYMBOLS



SITE



General Notes

Mechanical, Electrical & Plumbing design are not the responsibility of the Architect. The M.E.P to be handled on a design-build basis through the Developer and Construction Manager. The design-build contractor is responsible for code compliancy with their work.

All work shall be done in accordance with all State and Local coded and ordinances.

Field verify all existing conditions and dimensions.

Do NOT scale drawings

The locations of the existing utility installations as shown on the plans are approximate. There may be other underground utility installation within the project area that are not shown. Contractor Must contact diggers hotline.

All building components requiring analysis and design by Professional Engineer being submitted to Architect/ Owner for approval must be sealed and signed by the manufacturer's or fabricator's Professional Engineer, registered in the state where the project is being constructed. Shop Drawings, manufacturer's literature, etc.. will not be reviewed without Engineer's Seal and signature appearing on submittals.

Building Information

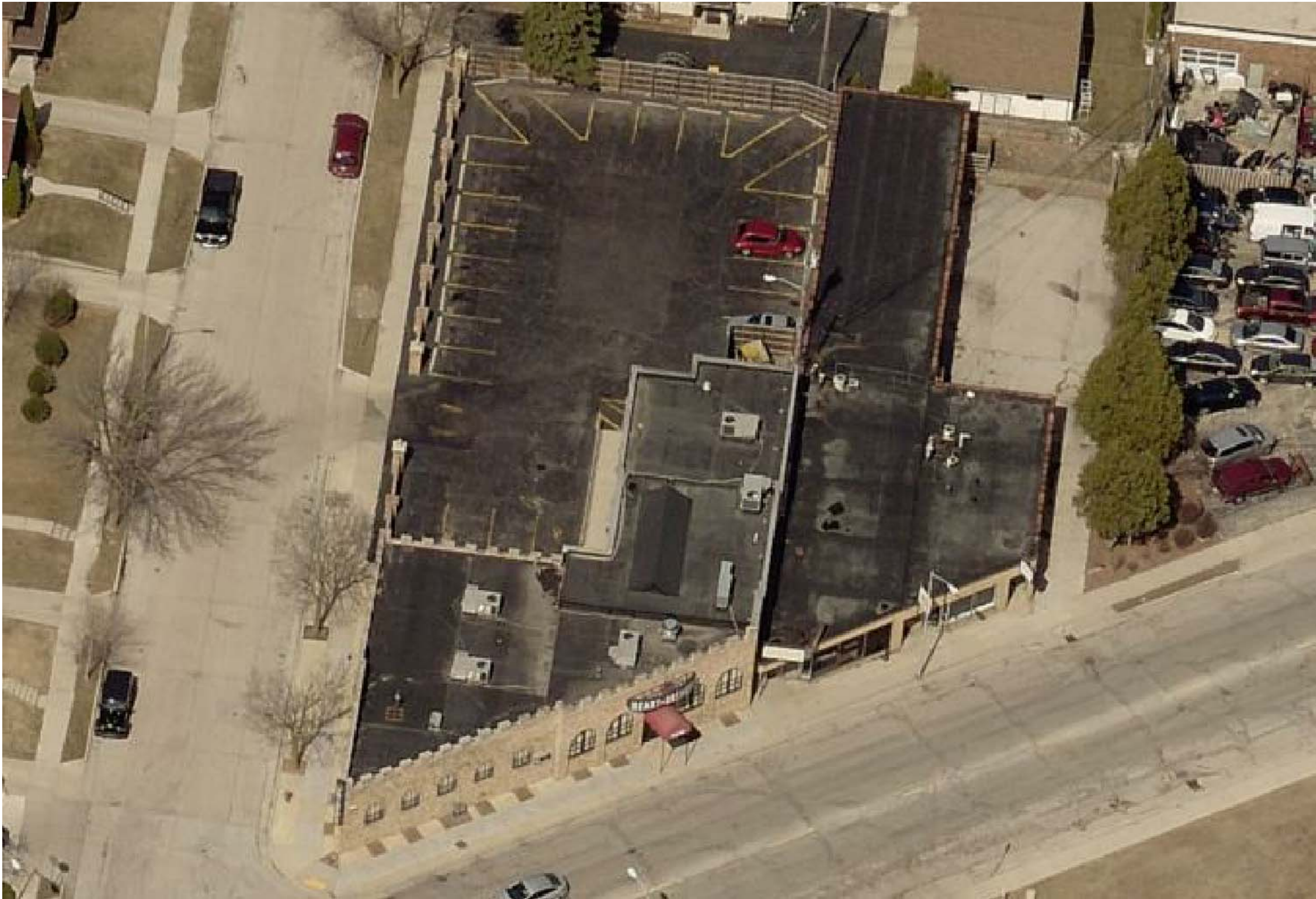
Proposed New
Parking Lot

At: 9440 W. National Ave
Milwaukee, WI

DATE: January 19, 2018
BMR PROJECT NO.: 2018-89

PROJECT INFORMATION

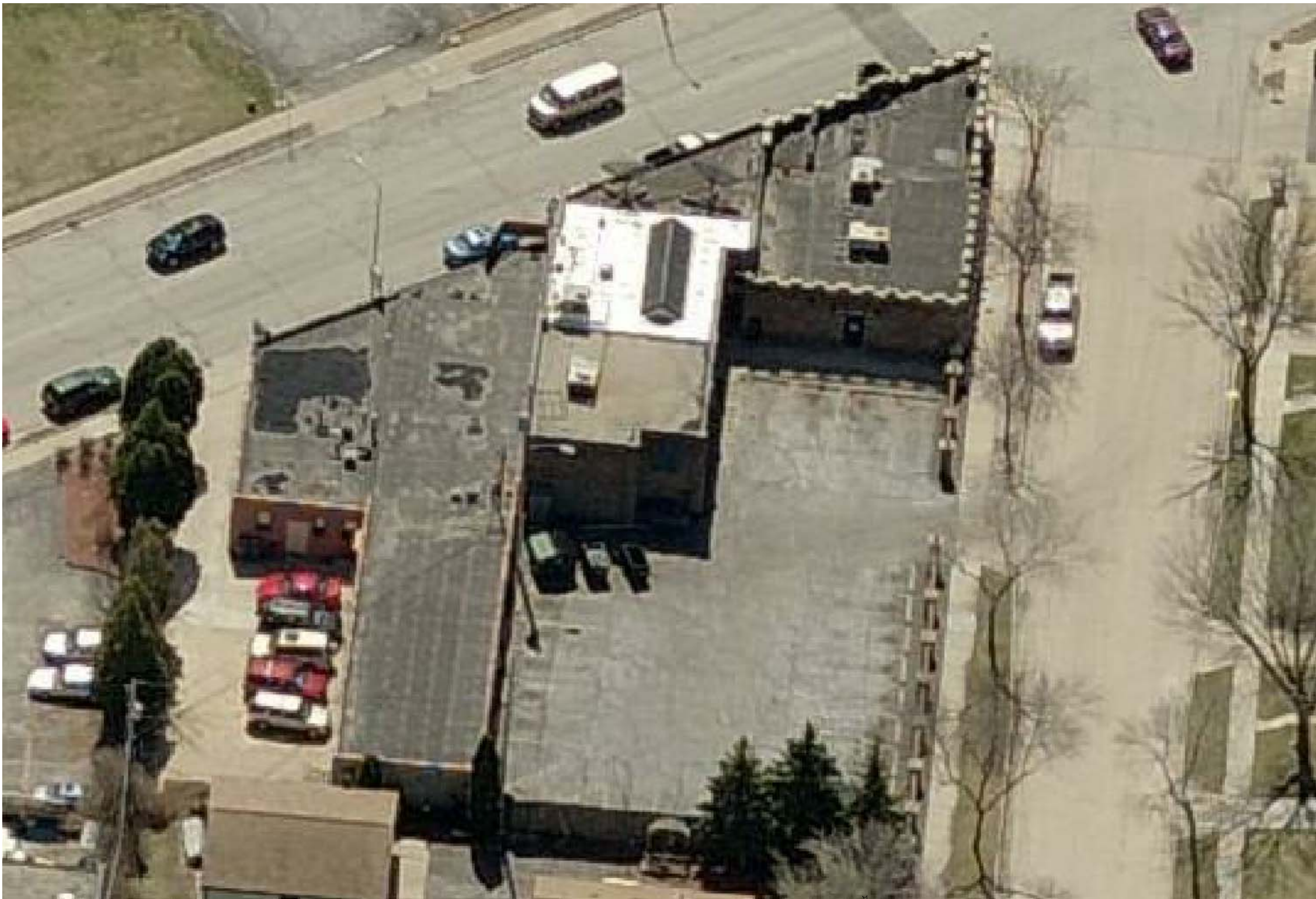
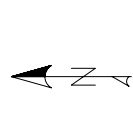
PROJECT OWNER:	
PROJECT ADDRESS:	9440 W. National Ave Milwaukee, WI
PRINCIPAL IN CHARGE:	Luis Barbosa Perches
PROJECT ARCHITECT:	Raul Arteaga



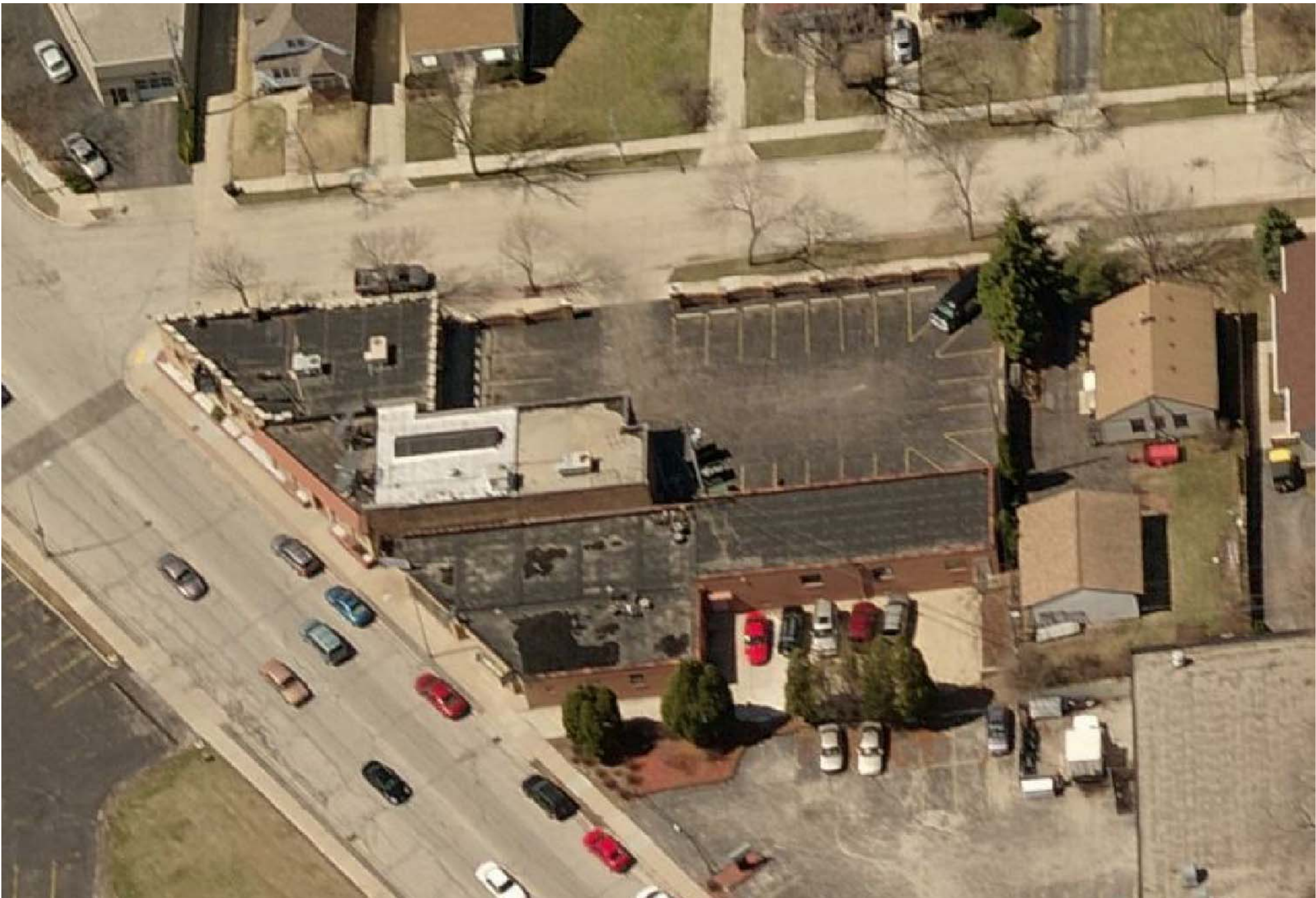
EXISTING AERIAL VIEW



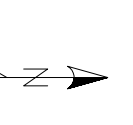
EXISTING AERIAL VIEW



EXISTING AERIAL VIEW



EXISTING AERIAL VIEW



PROJECT
Proposed New
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At:
9440 W National Av
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DATE 1/18/2019

REVISIONS	

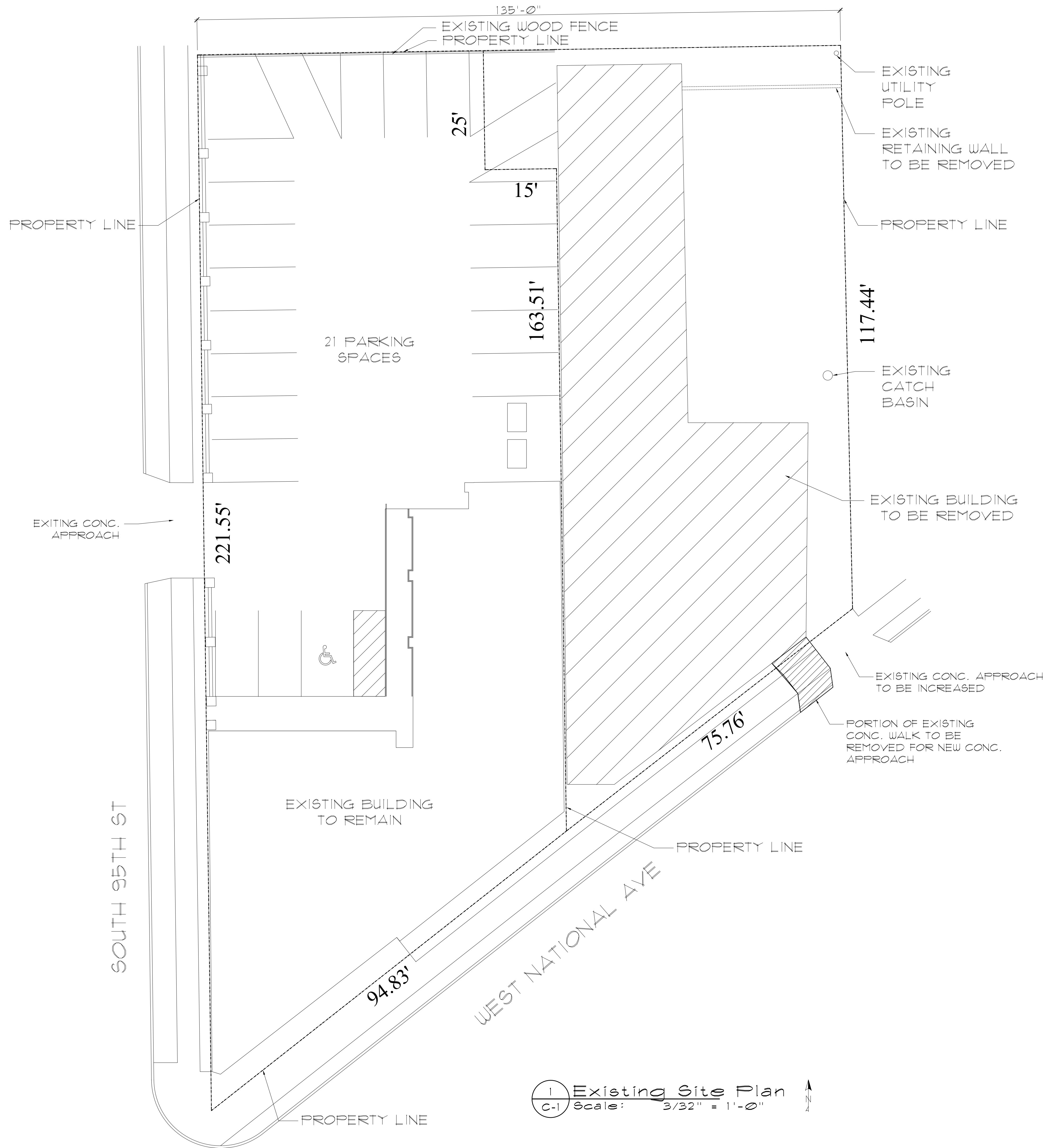
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. P-1

SHEET TITLE



1 Existing Site Plan
C-1 Scale: 3/32" = 1'-0"

BMR

DESIGN GROUP, INC.
Architects - Engineers

503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904

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SHEET TITLE

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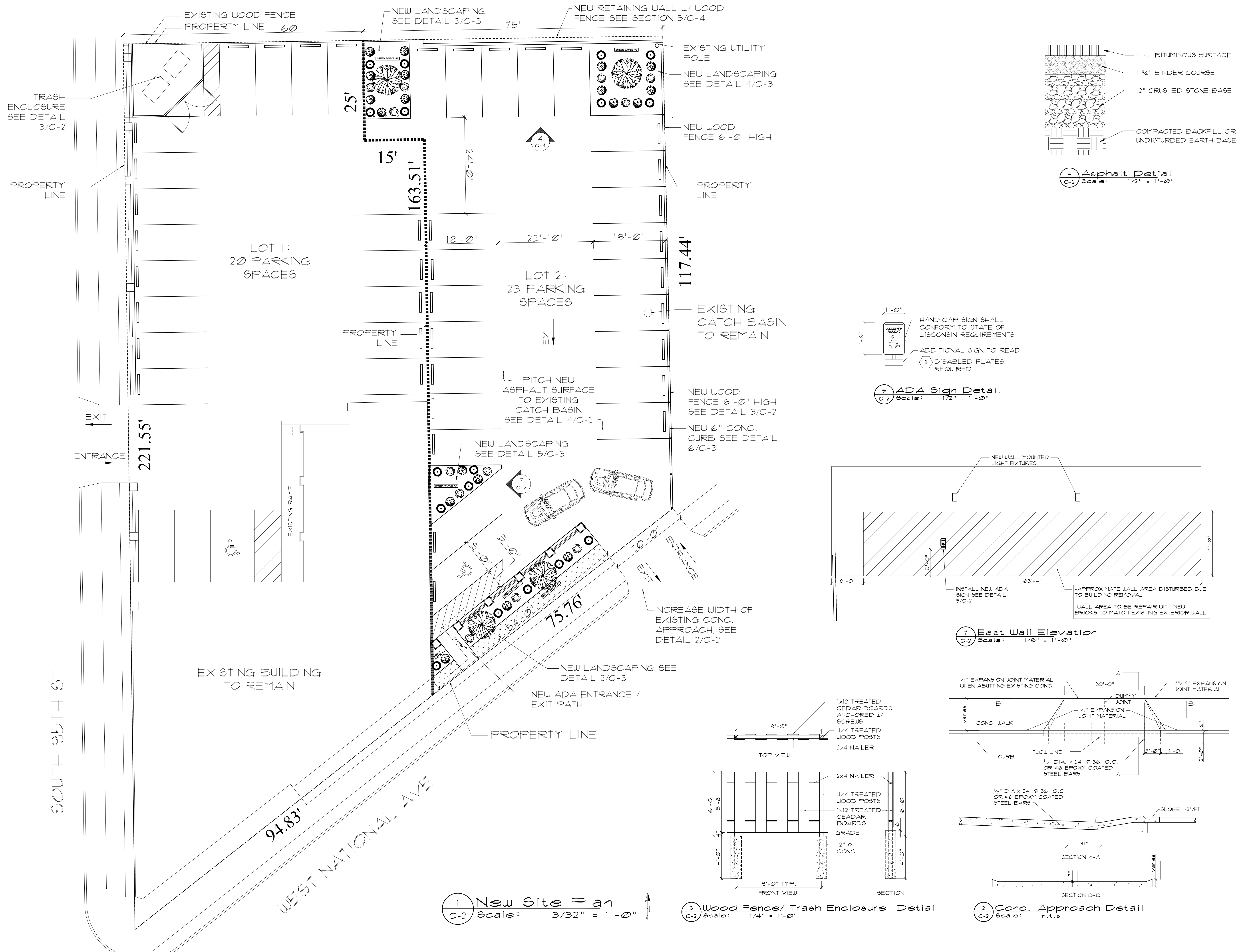
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DRAWN BY R.A.

SCALE as noted

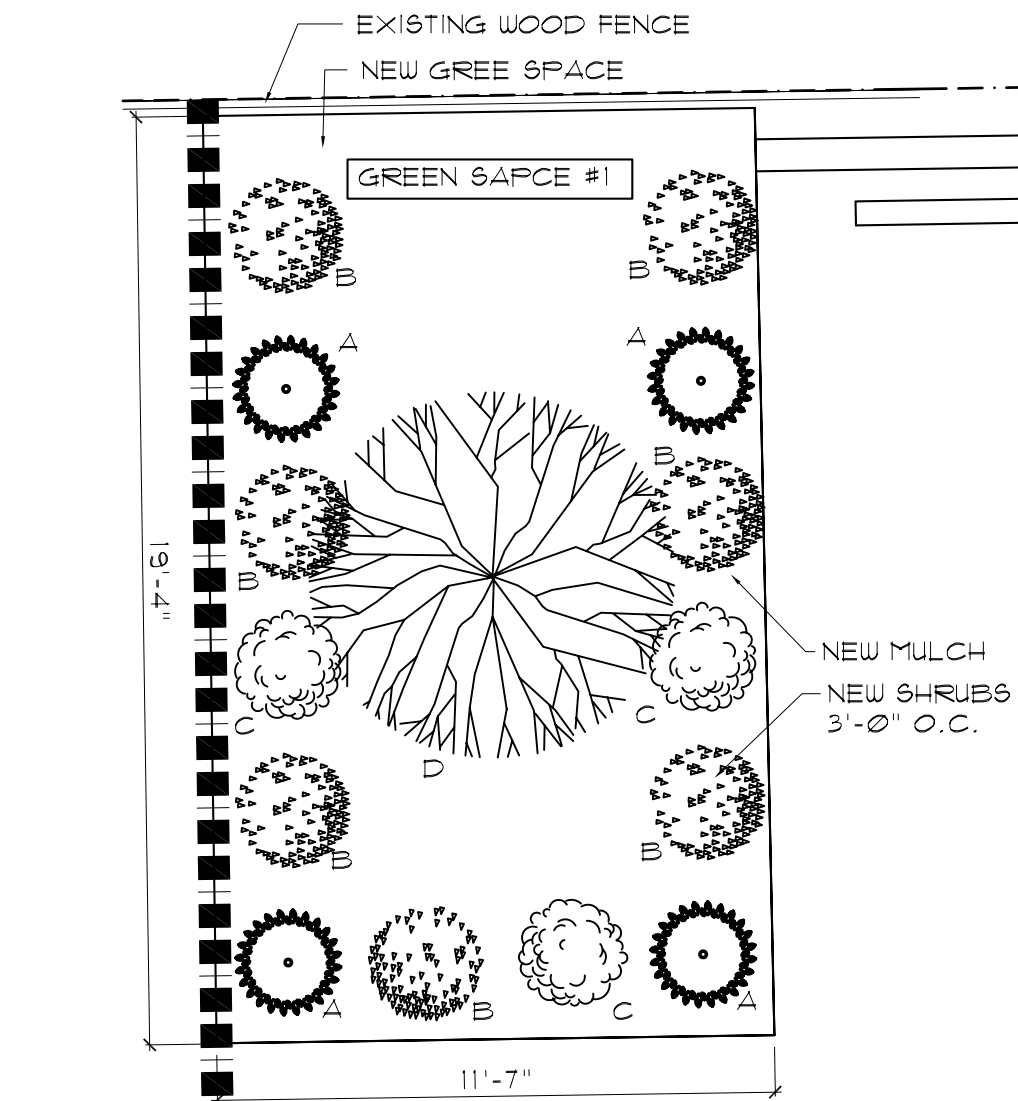
SHEET NO. C-2

SHEET TITLE

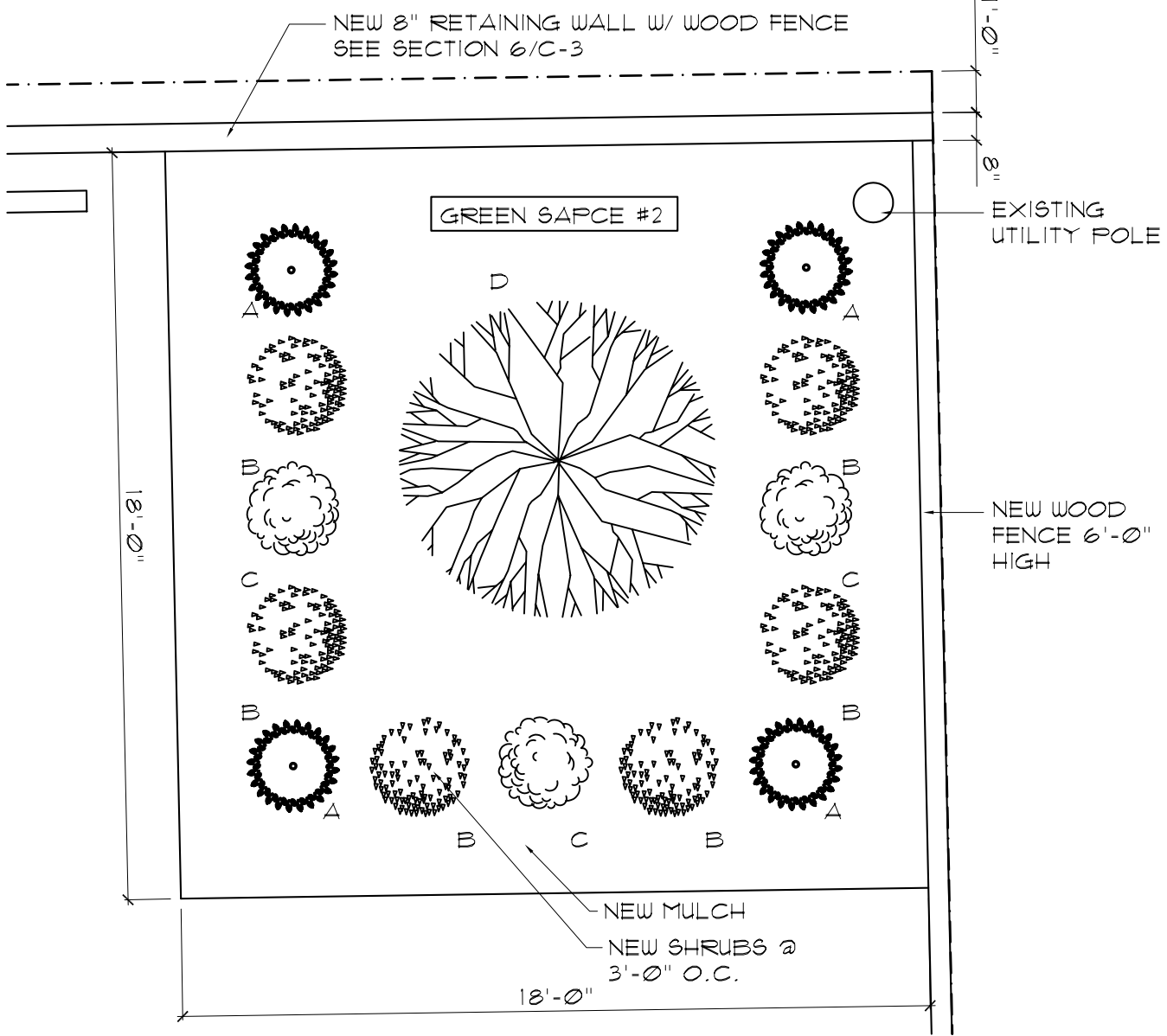


LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
A 	17	BERBERIS THUNBERG "AUROPURPUREA"	RED BARBERRY	24"
B 	19	SPIREA JAPONICA	GOLDFLAME SPIREA	24"
C 	12	BERBERIS THUNBERG "AUREA"	GOLDEN BARBERRY	24"
D 	4	GINKGO BILOBA	GINKGO	8 ft.

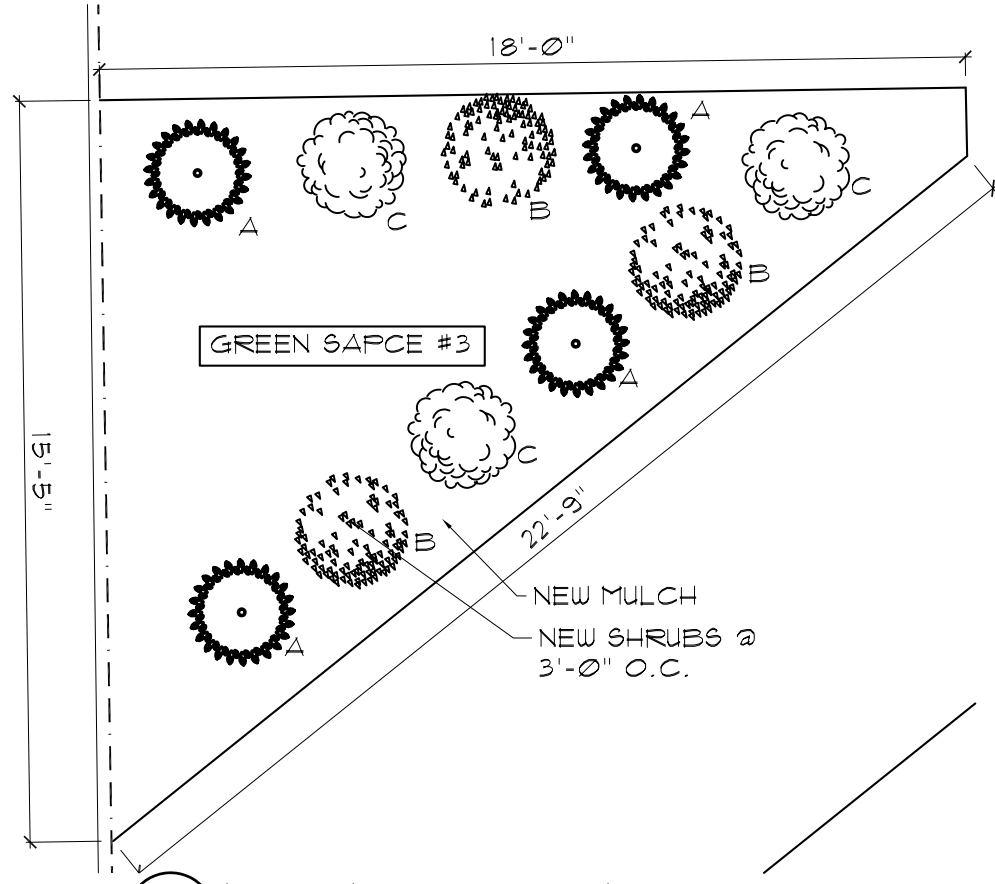
GREEN SPACE REQUIRED	
SITE SQFT:	8302 SQ.FT.
10% OF SITE:	830 SQ.FT.
GREEN SPACE SQ.FT. PROVIDED	
GREEN SPACE #1:	223 SQ.FT.
GREEN SPACE #2:	324 SQ.FT.
GREEN SPACE #3:	142 SQ.FT.
GREEN SPACE #4:	257 SQ.FT.
TOTAL GREEN SPACE:	946 SQ.FT.



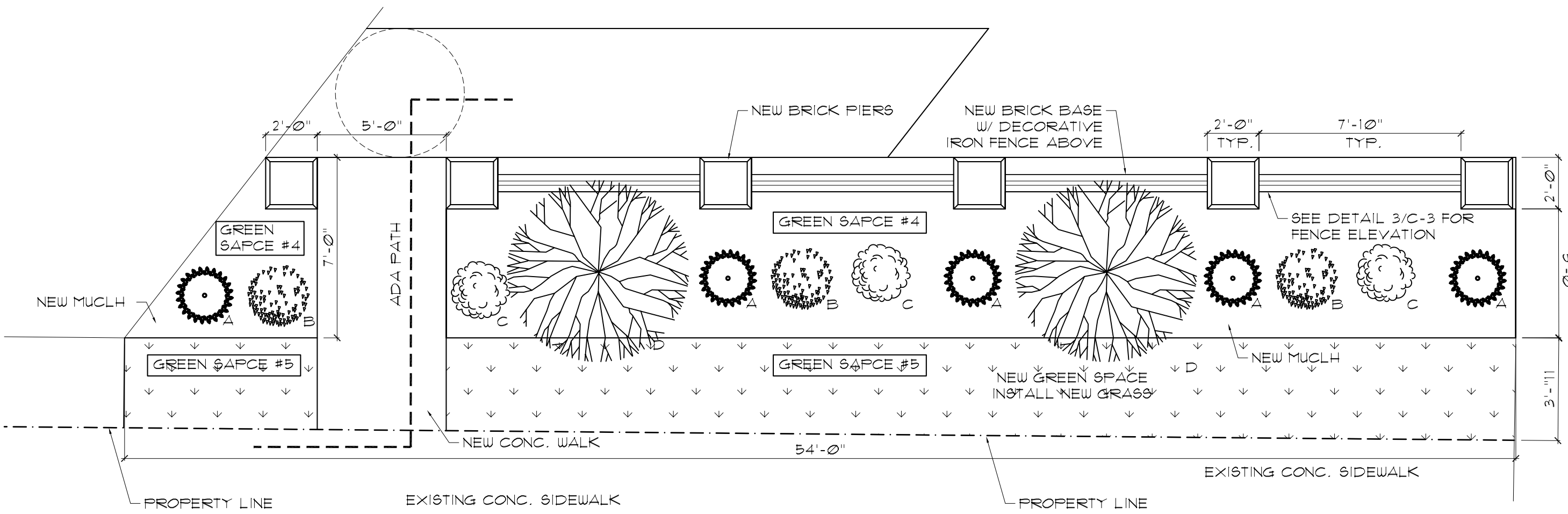
3 Landscape Plan View
Scale: 1/4" = 1'-0"



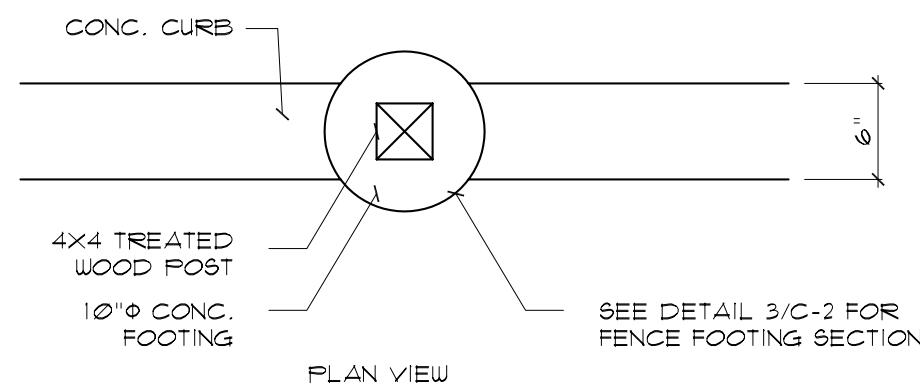
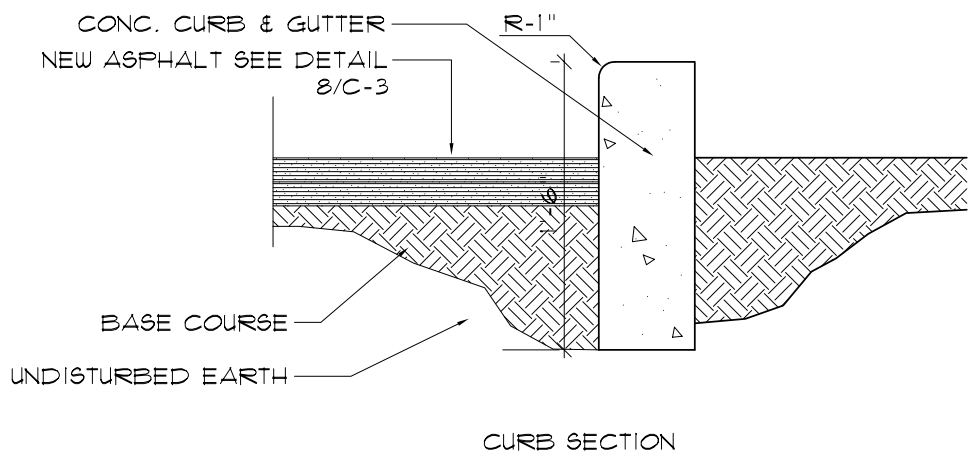
4 Landscape Plan View
Scale: 1/4" = 1'-0"



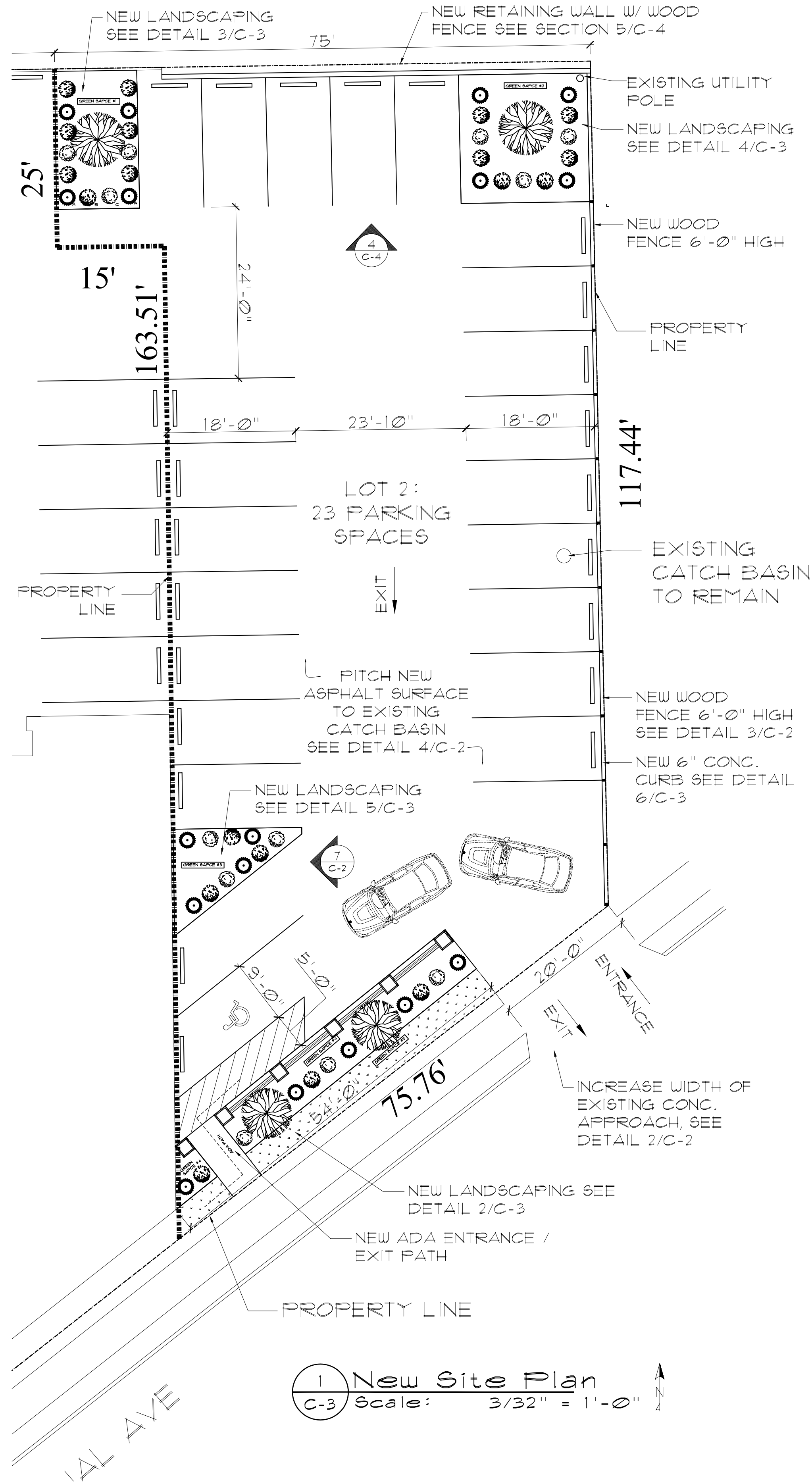
5 Landscape Plan View
Scale: 1/4" = 1'-0"



2 Landscape Plan View
Scale: 1/4" = 1'-0"



6 New Conc. Curb
Scale: 1" = 1'-0"



1 New Site Plan
Scale: 3/32" = 1'-0"

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REVISIONS

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-3

SHEET TITLE

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DATE 1/18/2019

REVISIONS	

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-4

SHEET TITLE

