



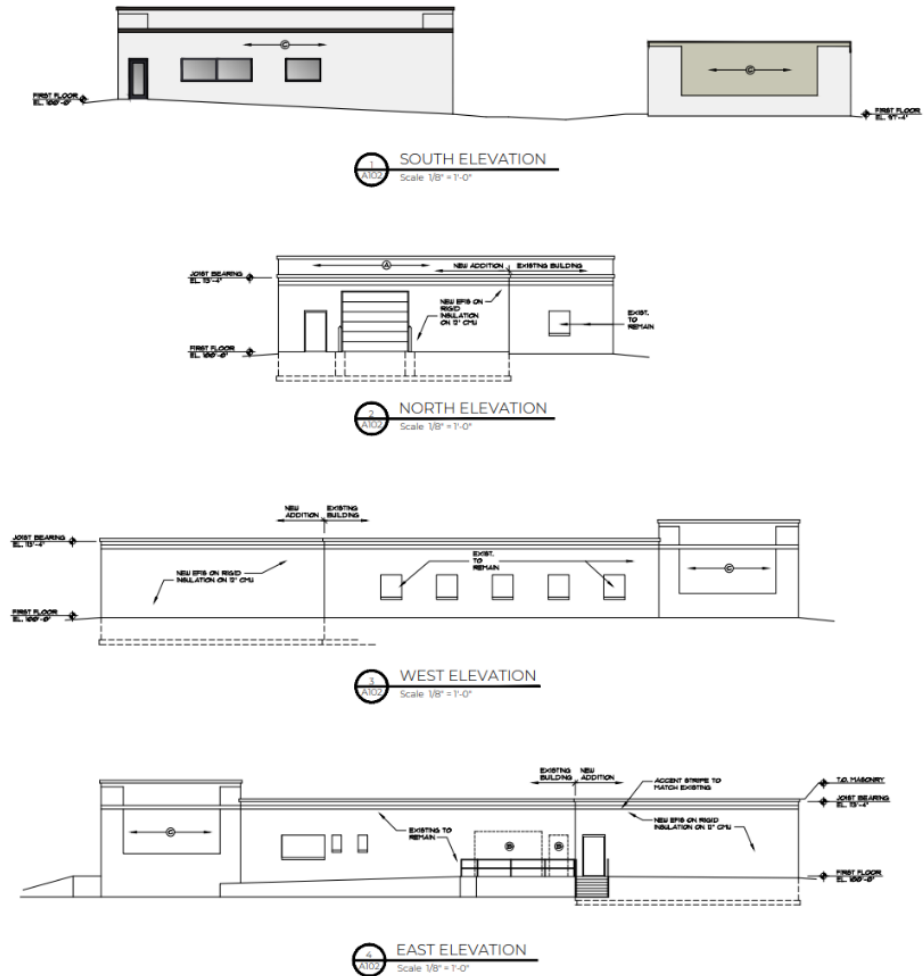
## Site Plan

The proposed 1,653 sq. ft. addition will be made to the North side of the existing warehouse building replacing a portion of the driveway. New asphalt paving will be done to correct the slope of the driveway. No other site changes are proposed.

## Architectural Plan

The new addition will be the same height as the existing building. Plans indicate that the addition will be a different material than the existing building, which is composed of CMU block. The applicant is proposing EIFS for the addition. EIFS is not an allowed building material due to its history of poor performance.

New downspouts will be added to the east wall of the accessory storage building. These will be connected to existing storm sewer inlets to correct and improve drainage.



**Recommendation:** Approve the Site, Landscaping, and Architectural Plans for JHF Investments private warehouse, an existing Light Industrial use located at 12300 W. Adler Ln., submitted by William Henry, d/b/a JHF Investments II LLC. (Tax Key No. 413-9994-019) subject to the following conditions:

(Item 1 is 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. An alternate exterior building material to EIFS siding being presented to the Planning & Zoning Office. Contact Zac Roder, Lead Planner at [zroder@westalliswi.gov](mailto:zroder@westalliswi.gov).