



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 23rd, 2025
6:00 PM

2. Site, Landscaping, and Architectural Design Review for F Street 92, LLC, a proposed 5+ Unit Dwelling use, at 1405 S. 92nd St. (Tax Key No. 450-0502-000)

3. Certified Survey Map to split the existing parcel at 1405 S. 92nd St. into two parcels. (Tax Key No. 450-0502-000)

Items 2 and 3 may be considered together.

Overview and Zoning

With the previously approved demolition of the former St. Aloysius Church's buildings underway, Nick Jung, Director of Development for F Street is now seeking approval to redevelop the site located at 1405-35041 S. 92nd St. and 1414 S. 93rd St. The demolition of these buildings is a crucial first step to redeveloping this site to accommodate two phases of proposed residential development, totaling 142 housing units.

Aligning with the West Allis 2045 Comprehensive plan goal to "Promote population growth by encouraging density and diversity of housing", this development proposal arrives at a time in which housing need in the City is extremely high. Compounding factors such as the reduction in household size, demographic and economic changes, existing housing's low vacancy rates, and the rise of remote work have shaped the housing need of West Allis and the greater region. The proposed development of 143 total housing units would aid in advancing the goals of the City's 2045 Comprehensive Plan.



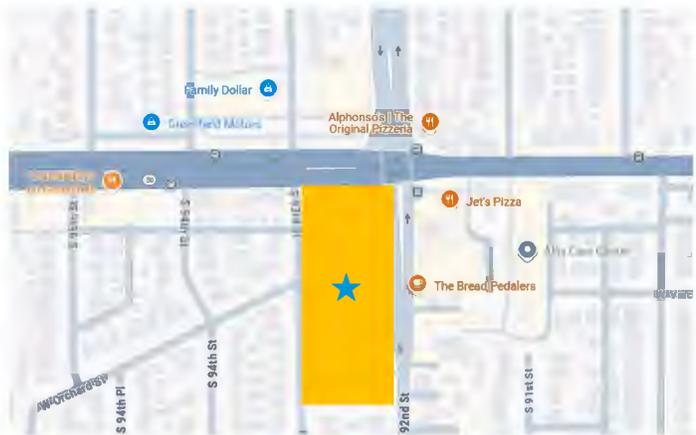
F Street anticipates beginning construction upon the conclusion of their demolition efforts, set to end in September 2025. The townhome project estimated completion date is quarter-three 2026 with the midrise apartment project completion estimated by quarter-two 2027.

1405 S. 92nd St. is zoned RC, "Intended for dense, multi-unit housing development in areas throughout the city". A 5+ Unit Dwellings use is permitted within the RC zoning district. The proposed Certified Survey map aims to split the lot into two. The first lot created will encompass the northern half of the site with 64,158 sq.ft. in area, or approximately 1.47 acres. Lot two will be located to the south, totaling 66,519 sq.ft. or approximately 1.52 acres in area.



Site Plan

Three separate buildings are shown on the site plan: Buildings A, B, and C. Building A fronts S. 93rd St. and is comprised of 22 garden-style townhome units with 11 covered parking stalls. Building B mirrors Building A, with an additional 22 garden-style apartment units and 11 covered parking stalls. Between these buildings, 22 driveway and 25 surface parking stalls are indicated. Building C is indicated to be the midrise apartments at the northern end of the site, totaling 101 units, and will contain an additional 70 covered parking spaces accessible via an entrance off of 93rd St. The bulk of the site's interior will contain parking, with additional parking provided in a lot along the southern end of the site. Gonzaga senior living will remain adjacent to the site, with 8 parking stalls being allocated to that use (in addition to the existing covered parking provided on the Gonzaga site). Sidewalks will be constructed throughout the interior of the side for pedestrian circulation within the site, allowing residents safe access to amenities. Outdoor



amenities for this project include a dog run, grilling patio, and mail kiosks for townhome residents. The dog run and grilling patio areas will be fenced with a 4' high aluminum picket-style fence.

Landscaping Plan

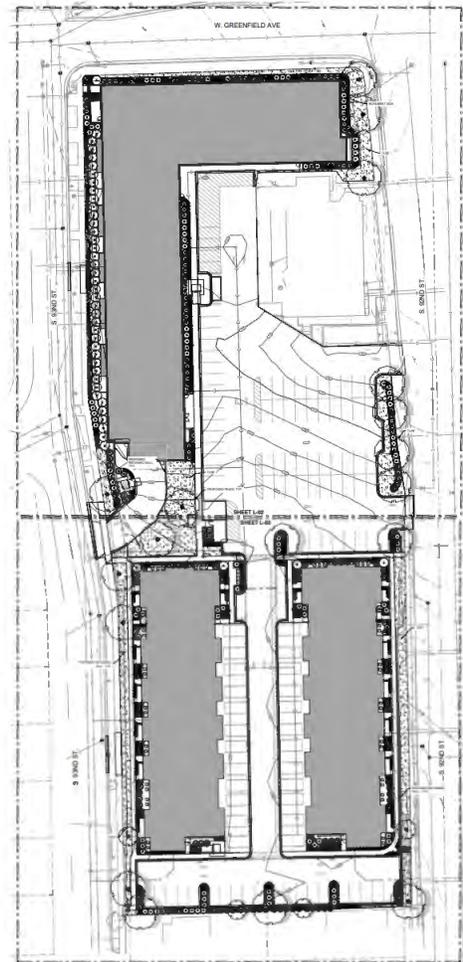
While the grading plan for this site notes slope variation on site that may pose some challenge, a landscaping plan has been submitted with thoughtful attention turned to enhancing tree cover, shrubbery, ornamental grasses, and perennials on this property.

The site will be landscaped along the different building types adjacent to the public right of way as well as along the southern parking lot. To create a visual buffer, enhance the pedestrian experience along 92nd and 93rd Streets, and provide screening between the southern lot and nearby residences, several plant species have been proposed. Deciduous trees on site may include maples, honey locust, and silver lindens. Ornamental trees suggested include crabapples trees and hawthorn. Shrubberies on site may include juniper, arborvitae, yew, magnolia, hydrangea, and lilac, with unnamed perennials interspersed throughout the site. Turf hydroseed will be planted as the primary grass, with ornamental grasses dotting the perimeter.

Specific attention must be turned to maintaining this turf, as the slopes presented on site may pose a challenge to grass seeding. Staff also note that the ash trees lining S. 92nd St. are in poor condition and will likely require removal by the developer.

Toward the southern end of the site, there is an existing chain link fence that will be replaced by a 5' cedar fence to provide heightened privacy and screening for the residential neighbors to the south. Staff note that increased landscaping should also be leveraged to enhance screening and privacy in this location.

Some refuse enclosure details are still needed for this project, though refuse locations are indicated on the site plan in two locations in the site's interior. RINKA has detailed that a steel framed, aluminum panel 6'6" tall trash enclosure with gate system will be used for outdoor refuse enclosures. Fencing and retaining wall types, materials, and height details should be submitted by the applicant, as these features are proposed in the plan. An exterior lighting plan is required, and staff note that this plan must be submitted for review. Particular attention should be paid to accent lighting, pedestrian walkway lighting, and lighting at entry points and covered parking areas. Full cut features are recommended to ensure that light does not splay from vehicles onto neighboring residences.



Architectural Plan



Building A: Building A is comprised of 21 garden-style townhome units, two stories in height abutting S. 93rd St. Architectural components on this building include an asphalt single roof, wood nickel gap siding in light and dark gray, wood-look lap siding, and wood structured balconies with aluminum railings. This building will be 138 ft. tall. Along this building's eastern elevation, garage entrances are provided for 11 of these units, with 7 shared unit entrances. Along this building's western elevation (facing S. 93rd St.), 12 entryways to the units are indicated with two large balconies shown.

Building B: Building B largely mirrors the architectural style of Building A, with a few noted differences. Along the western elevation, fewer balconies are indicated in consideration of proximity to Gonzaga Senior Living, with just one balcony shown. 10 entrances are indicated with 11 covered parking garages facing the site's interior. Facing S. 92nd St., 12 doorway entrances are marked, along with two large balconies. Building materials here are the same as Building A.



4 BUILDING A EAST ELEVATION
SHEET 110



3 BUILDING A WEST ELEVATION
SHEET 111



4 BUILDING B WEST ELEVATION
SHEET 112



3 BUILDING B EAST ELEVATION
SHEET 113



Building C:

West: Primary façade materials used here will include fiber cement walls of four colors – tan, white, and dark brown with blue accents. The building responds to this key design element by using full-height windows, plentiful balconies, and a shared walk-up entrance off of Greenfield Ave.

South: The southern elevations of this building extend the brown and white fiber cement walls and incorporate wood-look wall system articulations throughout between the elevation’s plentiful windows. Recessed balconies are indicated along these proposed elevation plans. South Elevation 1 indicates architectural details to accommodate this building’s covered parking entrance with textured gray concrete paneling.

East/North: This elevation continues to include the dark brown, white and tan fiber cement wall paneling with blue paneling accents throughout. Additional articulations include textured gray concrete and tan wood-look wall paneling along this facade. This building’s “C East Elevation” plans show three balconies adjacent to Greenfield Ave. The northern elevations show two additional balconies as well as one additional wall sign and two projecting signs in accent paneling.



Staff note that the architectural plans for the mid-rise apartments require further submission details and review. Along the northeast side of the building, the appearance of the apartments looks compressed as the first-floor units are built into grade in this region. While staff awaits reasoning for this decision from the project’s design team, staff recommend that the first-floor level be increased in height. Additionally, the northeast and southeast corners of this building could be amended to include more windows to enhance the architectural features along the busy corridor. Staff also recommend that greater articulations be worked into the plans for the southeast section of the building along 92nd St. as the current design appears to be rather static in comparison to other architectural façade plans for the building.

View from Greenfield and 92rd St.



View from Greenfield and 93rd – Shared entry



Floor Plans

Buildings A and B offer a mix of units from junior 1-bedroom to 3-bedroom units. The first floor of this floor plan indicates that the junior units will be located toward the northern portion of these buildings, with 1- bedroom units in the interior and 3-bedroom units to the south. The second floor shows 2-bedroom units toward the northern portion of the building, with 1-bedrooms units in the interior, and a mix of 2- and 3- bedroom units toward the south.

Unit Mix The 143 units include:

Buildings A and B:

- JR 1 Bed: 8 units
- 1 Bed: 24 units
- 2 Bed: 6 units
- 3 Bed: 4 units
- **Total: 42 units**

LEGEND	
LEVEL 01	
■	JR 1 BED (A SERIES)
■	1 BED (B SERIES)
■	2 BED (C SERIES)
■	3 BED (D SERIES)
LEVEL 02	
■	1 BED (B SERIES)
■	2 BED (C SERIES)
■	3 BED (D SERIES)
UNIT MIX	
- (8) JR 1 BEDROOMS	
- (24) 1 BEDROOMS	
- (6) 2 BEDROOMS	
- (4) 3 BEDROOMS	
42 TOTAL UNITS	
PARKING	
- (22) GARAGE STALLS	
- (22) DRIVEWAY STALLS	
- (25) SURFACE STALLS	
99 TOTAL PARKING STALLS	
1.84 PARKING RATIO	



The northern first floor plans for Building C show primarily junior 1-bedroom and 2-bedroom units, a lounge, and an outdoor terrace amenity. The western portion of this building indicates a mix of primarily 1- and 2- bedroom units, one junior 1-bedroom unit, a clubroom, a fitness center, pet spa, leasing office, mail room, and refuse room. The northern portion of this building's second floor shows a mix of primarily junior 1-bedroom and 2-bedroom units, one 3-bedroom unit, and a small storage room. The western end of the second floor indicates largely 1-bedroom and 2-bedroom units.

Building C: Mid Rise

- Jr 1 Bed: 18 units
- 1 Bed: 43 units
- 2 Bed: 38 units
- 3 Bed: 2 units
- **Total: 101 units**

LEGEND	
■	JR 1 BED (A SERIES)
■	1 BED (B SERIES)
■	2 BED (C SERIES)
■	3 BED (D SERIES)
■	AMENITY SPACE
■	ANCILLARY SPACE

UNIT MIX	
(28) JR 1 BEDROOMS	
(43) 1 BEDROOMS	
(24) 2 BEDROOMS	
(2) 3 BEDROOMS	
105 TOTAL UNITS	

PARKING	
(69) COVERED STALLS	
(62) SURFACE STALLS	
131 TOTAL PARKING STALLS	
1.25 PARKING RATIO	



Parking

F Street will include 201 total parking stalls, with a parking ratio of 1.48 stalls per unit. This is below the maximum requirement of 286 stalls (2 per unit).

Phase 1 Parking: This parking will primarily accommodate the residents of the garden-style townhome buildings and offers a variety of styles. Parking options here include 22 covered in-unit parking garages, 22 driveway stalls, and 25 surface stalls. No accessible stalls have been indicated in this phasing.

Phase 2 Parking: The parking of this phase will primarily accommodate the residents of the midrise apartments with two styles of parking. Plans indicate that 63 surface parking stalls will be on site, with an additional 70 covered parking stalls located beneath the dwelling units of the apartment building. The covered parking will be accessible off 93rd St. A total of three accessible parking spaces are shown on the underground parking plan, as well as locations for bicycle parking. [Sec. 19.44](#) of the West Allis Municipal code for indoor bicycle parking stating, “All dwellings of 5 or more units shall have at least 1 indoor bicycle parking space for every 5 units”. According to this ratio, the developer will have to show that their bicycle parking plans will provide 28 indoor bicycle parking spaces. Outdoor bicycle parking is planned by the developer, but staff awaits plans detailing the location of this amenity. Lastly, while no Electric Vehicle (EV) charging stations have been specified on this plan, staff recommend that at least one EV charging station should be incorporated into the parking plan.

Design Guidelines

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

PLAN COMMISSION CHECKLIST

1.

Goal:
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	I. Street wall	<input checked="" type="checkbox"/>	ii. Appropriate mix of density for site in major area ii. Scaled down in density by existing res.
	ii. Scale	<input checked="" type="checkbox"/>	
	iii. Historic neighbors	<input checked="" type="checkbox"/>	
	iv. Connectivity	<input checked="" type="checkbox"/>	
b. Site	I. Orientation	<input checked="" type="checkbox"/>	i. Building orientation is reminiscent of former St. Al's building iii. Reference to some historic elements
	ii. Unique features	<input checked="" type="checkbox"/>	
	iii. Historic elements	<input checked="" 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. Strategically uses street edge to activate the space, parking located in interior
	ii. Street edge	<input checked="" type="checkbox"/>	
	iii. Active uses	<input checked="" type="checkbox"/>	
	iv. No blank walls	<input checked="" type="checkbox"/>	
b. Build for People	I. Engaging spaces	<input checked="" type="checkbox"/>	i. Outdoor dog run and grilling patio are engaging spaces iv. Great focus on internal pedestrian walks
	ii. Accessible spaces	<input type="checkbox"/>	
	iii. Built-out site	<input checked="" type="checkbox"/>	
	iv. Pedestrian connections	<input checked="" type="checkbox"/>	
c. Mitigate Impacts	I. Vehicle parking	<input checked="" type="checkbox"/>	i. Covered parking offers thoughtful screening
	ii. Utilities and services	<input checked="" type="checkbox"/>	
	iii. Lighting	<input type="checkbox"/>	
	iv. Fencing	<input checked="" type="checkbox"/>	

3.

Goal:
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	I. Quality materials	<input checked="" type="checkbox"/>	i. Good mix of high-quality materials iv. Quality design along Greenfield Ave
	ii. Ground floor	<input checked="" type="checkbox"/>	
	iii. Exterior features	<input checked="" type="checkbox"/>	
	iv. Quality design	<input checked="" type="checkbox"/>	
b. Environment	I. Natural features	<input checked="" type="checkbox"/>	i. Strong focus on dense landscaping features; potential to scale back parking to reduce impervious surfaces
	ii. Manage stormwater	<input checked="" type="checkbox"/>	
	iii. Reduce impervious surface	<input checked="" type="checkbox"/>	
	iv. Embody sustainability	<input checked="" type="checkbox"/>	

West Allis Design Review Guidelines 19

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for F Street 92, LLC, a proposed 5+ Unit Dwelling use, at 1405 S. 92nd St. (Tax Key No. 450-0502-000) and Certified Survey Map to split the existing parcel at 1405 S. 92nd St. into two parcels. (Tax Key No. 450-0502-000) subject to the following conditions:

1. Common Council approval of the Certified Survey Map subject to technical corrections.
2. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) at least 28 indoor bicycle parking spaces and show location of outdoor bicycle parking to comply with Sec. 19.44 Vehicle Parking; (b) The provision of one EV charging station in the parking plan; (c) Updated elevations to reflect the enhanced façade rendering details for the garden apartments and mid-rise buildings; (d) increase landscaping screening for the southern parking lot and overall plan subject to City Forester review approval; (e) coordination with City Forestry on adding and/or replacement of street trees around the site; (f) fence details for the overall site, and replacement of chain link fencing with a more decorative variety of fencing; (g) submission of refuse enclosure plan details; (h)

submission of retaining wall type, height, and grading details; (i) grading plan with respect to the slope of the driveway entrance to the underbuilding parking.

3. 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.
4. Planned work or modifications within City right-of-way shall be coordinated with City Engineering:
 - a) traffic impact memo being prepared for City Engineering to indicate vehicle trips given change in use.
 - b) driveway permits being applied for and obtained through City Engineering for proposed modifications, and;
 - c) The northern entrance on S. 92 St. should be a right in/right out situation and the island extended to prevent left turns from the driveway nearest the intersection with W. Greenfield Ave.
5. Signage and site lighting plan being submitted for design review.

Project Description

Project will be submitted and completed in two phases; garden-style and multi-family, a total of 143 units combined.

- (2) two-story residential garden-style buildings, located within the southern half of the property. Buildings are mirror images of each other. (42) units combined, a mix of studios, one-bedroom, two-bedroom, and three-bedroom units.
 - Project completion estimated by quarter-three 2026.
- (1) four-story residential multi-family building, located within the northern half of the property. One level of parking below. (101) total units, a mix of junior-one bedroom, one-bedroom, two-bedroom, three-bedroom units. Building also houses various amenity spaces shared with both southern garden-style residences.
 - Project completion estimated by quarter-two 2027.
- Tenants will have shared amenities (controlled access and secured) for tenants that could include an indoor Clubroom, Fitness Center, Dog Wash Station, Outdoor Seating (at grade, porch and/or terraces), Gas Grills (at grade), a Gas Fire Pit (at grade) and an outdoor fenced Dog Run area. A Leasing / Property Management Team will have offices located on the first floor of the proposed four (4) story Multi-Family Bldg.
- The Shared Amenities will have set hours that yet to be determined / confirmed with any outdoor areas adhering to all/any federal / state / municipal laws, ordinances and/or neighborhood requirements for use, noise and curfew. The Property Management team members that will be located onsite work hours are yet to be determined / confirmed but will likely be Monday – Friday 8/9am to 5/6pm, with the Leasing Agent scheduling meetings and walk-throughs with potential tenants as needed up to seven (7) days a week.

MEMORANDUM

DATE: 7/17/2025
TO: City of West Allis
CC: Ryan Neidinger – RINKA
PROJECT: 92nd and Greenfield Multifamily
PROJECT NO.: 24101
RE: Responses to City Staff Plan Commission Comments

92 & Greenfield Ave. St A1' s Redevelopment Planning comments 7-8-25 PLAN-25-44 - OpenGov

CSM

1. The CSM will need to be applied for separate from the Design review. Use the following link to apply: Planning Application - City of West Allis, WI
RINKA Response: Noted. The CSM was submitted on July 8th, Planning Application #PLAN-25-44. The design and engineering team have updated the owner information.
2. City Certificate Page
 - a. Common Council approval part: Eliminate Rebecca Grill and Replace with Erin M. Hirn, MPA, City Administrator
 - b. Eliminate Plan Commission approval part
RINKA Response: City admin task, no action for design team.

Garden Apartments Site Plan

3. Garden Apartments - Density of the overall development has been reduced by 8 units. 69 parking stalls are provided off-street. This includes 20 new parking spaces that have been added on the south end of the site. While the parking ratio doesn't exceed the parking maximum of the zoning code, our preference would be for more units vs more parking. Please provide more info on striking the density vs parking balance in the decision to reduce the number of units.
RINKA Response: Correct. Between the initial site plan and the plan commission submittal, the overall unit count was reduced by 8 garden style (GS) units. This change was in response to feedback from the leasing team, who indicated that larger GS units with attached garages are far more favorable to prospective renters. By reducing the units, and incorporating more attached garages, we were able to increase the ratio of attached garages, better-meeting market needs. Note that since the submission, the overall unit count has increased by 4 mid-rise (MR) units, totaling total 147. This helps with density across the site, while also considering parking ratio between building types. Refer to attached revised plan excerpts.
4. Will take a closer look at landscaping considerations on site. On the south end staff would recommend species to buffer parking from residences to the south.
RINKA Response: Refer to response #5.

5. South end of site - Existing currently is a chain link fence, perhaps a more decorative opaque fencing option could be utilized to provide more privacy. Ensure proposed landscaping will screen parking lot and lines of sight.

RINKA Response: A combination of screening landscape and/or 5' cedar fence is being considered along the southern property line.

6. Grades: what are the grades between public sidewalk and private garden apartment walks (at sidewalk intersections). How does accessibility factor in with steps/grade difference?



RINKA Response: The above image is for graphic representation only. Refer to civil drawings for grading information. The proposed private sidewalks are accessible, and offer multiple connections to the existing sidewalks (to remain).

7. Is the accessible walkway striping shown in between buildings intended or just shown for reference. Maintenance over time, method of install (milled in pavement or just painted).

RINKA Response: The striping denotes accessible access across the site, and will be painted and maintained by owner.

8. Refuse enclosure details

RINKA Response: Steel framed, aluminum panel, 6'-6" tall trash enclosure and gate system, to allow water drainage throughout site.

9. Fencing type and height detail

RINKA Response: Refer to response #5.

10. Retaining wall type and detail

Pinnacle Response: Landscape block, color to compliment the building.

Garden Apartment Architectural Plan

11. Garden Apartments – on the south elevation of building A and B what are the large panels labeled as wood nickel gap siding?

RINKA Response: This was an annotation error. The arrow was intended to point to the wall cladding. Panels in question represent gas/electric meter locations. Further coordination with We Energies is required.

12. Are more detailed floor plans of each unit available for reference/review?

RINKA Response: Refer to attached typical GS unit plans.

13. How are the undersides of the balconies being finished (ex. Aluminum soffit or exposed structure)?

RINKA Response: Exposed wood structure, painted or stained to achieve design intent.

14. Bicycle Parking: The plans should indicate not only the location of bicycle parking, but also how many parking spots they're providing. According to our regulations for indoor bicycle parking, they need to hit the "1 parking spot for every 5 residential units" requirement. They would need 28 bike parking spaces at their current unit count of 143.

RINKA Response: Could the City confirm where this regulation lives, so design team can reference it in the future? Information was not present at initial time of submission.

Bicycle parking is being considered separately at each of the building types.

- 22 GS units have private garages for bike housing, with room for private bicycle storage. Surface parked GS tenants will utilize exterior bicycle racks, to be provided on-site.
- The MR building will provide space for 21+ bicycle parking in the underground garage (105 MR units / 5 units/bicycle). The remaining MR unit tenants will utilize exterior bicycle racks, provided on-site.

15. Provide location of details of AC units.

RINKA Response: AC units to be of standard residential size, located on Level 01, within building recesses, screened with plantings. Refer to plans.

Mid-Rise Site Plan

16. On S. 93 St. side there is an existing asphalt terrace in front of the school. Recommended this area be replaced with grass. Coordinate with City Forestry on street trees.

RINKA Response: This area will be replaced with grass, as requested.



17. Refuse enclosure details

RINKA Response: Steel framed, aluminum panel, 6'-6" tall trash enclosure and gate system, to allow water drainage throughout site.

18. Fencing type and height detail

RINKA Response: Dog run/grilling patio to have 4'-0" aluminum picket style fence and gate system.

19. Retaining wall type and detail

RINKA Response: Retaining walls will be cast in place cantilevered retaining walls on each side of the parking ramp, height to account for grade change from street level to underground parking.

20. Submit a rooftop unit plan (RTU) to show location and determine if screening is necessary.

RINKA Response: Rinka to provide rooftop plan. MR building will have some units with internal mini-split systems. All other units will have rooftop AC units, of a standard residential size, located along central spine of building away from parapets and sight lines.

Mid-Rise Architectural

21. NE Corner first floor units built into grade. The appearance looks compressed. Design solution to offer more vertical or elevated appearance above adjacent sidewalk grade. First floor level be increased in height?
RINKA Response: The first-floor elevation has been thoroughly studied/coordinates with the steep grading and balances the needs throughout the site. The floor height incorporates the underground parking ramp function, minimizes excessive exposed foundation wall along 93rd street, and provides an accessible path of egress to the rear/main resident entrance and adjacent Gonzaga parking (to remain). The design team is proposing to relocate the main entrance to the NE corner, which will result in a more active / glassy street presence. The previous lobby location at the NW corner will be a private terrace, facing the slower-paced 93rd Street.
22. NE Corner and SE corner more windows or looking for a bit more presence primarily NE corner with that intersection.
RINKA Response: Refer to response #21. Also, NE corner will house a permanent historic memorial to St. Aloysius church and school.
23. Page labelled PC-12: South elevation – plain façade. The elevations covered on this page are so plain and flat compared to others, which contain articulations, balconies, color accents, etc. Please reconsider integrating some articulation or accents (ex. Color accents, wood panels. Understood that balconies aren't proposed on this side due to Gonzaga Village, but this side of the building (especially SE near S. 92 St.) is particularly very plain in terms of façade design.
RINKA Response: Noted. RINKA to incorporate additional articulation, similar to massing along 93rd St.
24. Are more detailed floor plans of each unit available for reference/review?
RINKA Response: Refer to attached typical MR unit plans. Atypical corner units are yet to be fully developed.

Stormwater

25. Complete stormwater checklist
Pinnacle Response: We will submit this with the final stormwater design.

Site & building Lighting

26. Will a separate exterior lighting plan be submitted for review?
RINKA Response: Refer to progress photometric plan, which was included in the Plan Commission submission. A revised layout will be provided, after site plan modifications are finalized.
27. Exterior building architectural accent lighting and pedestrian walkway/path lighting, entry points, garage areas...
RINKA Response: Refer to response #26.
28. Full cut of fixtures recommended. Ensure light does not splay from vehicles onto neighboring residences, and especially within the new parking lot on south side of the property.
RINKA Response: Design team will work with lighting distributor to ensure no light spillage occurs on site.

DPW/Engineering Coordination

29. We'll be seeking coordination with City Forestry and Engineering to evaluate improvements within right-of-way. Example - evaluate sidewalk conditions/improvements, street trees (some look pretty sad along S. 92 St.), driveway closures...

Pinnacle Response: We are happy to work with staff on necessary streetscape improvements. Please provide a markup with initial thoughts for discussion.

30. Please clarify driveway entrance directionals. Need confirmation of whether each driveway will be a right-in right-out or multi-directional.

RINKA Response: Refer to architectural site plan for intended directionals.

31. Extend the median island along 92nd to make the entrance immediately adjacent to median a right-in right-out only, leaving the second entrance multi-directional.

Pinnacle Response: This can be accommodated assuming the raised median is extended within the painted median only and no roadway widening is required.

32. Confirm grading details on site: Specific concerns regarding the grading of the entrance to covered parking – how likely is it that cars may scrape upon entering/exiting?

Pinnacle Response: PEG will create a design out that incorporates a transition at the driveway to avoid too severe of a grade change. This will be shown on the final paving plans.

33. Please submit a stormwater management plan for review.

Pinnacle Response: This will be completed with the final plans. The stormwater focuses on water quality only and will consist of Upflo filters only, which fit in a standard manhole, therefore no space allocation is needed on the site plan to meet stormwater needs.

Site & building Lighting

34. Confirm roofing construction materials used.

RINKA Response: Asphalt shingles at GS, EPDM at MR.

35. Add standpipes along roof or internally for additional fire house connections.

RINKA Response: Standpipe is anticipated.

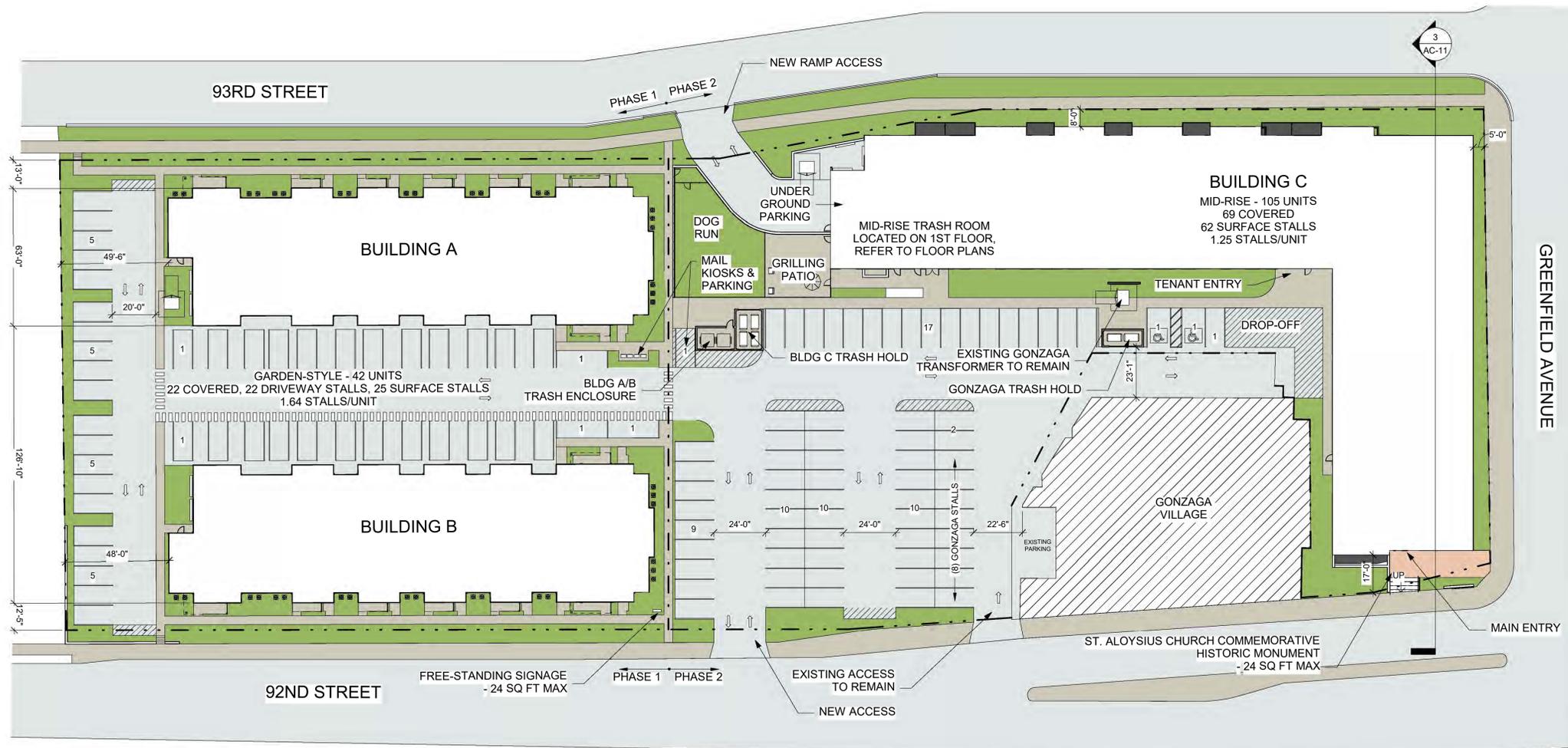
BY: Ryan Neidinger – Project Delivery Manager
RINKA



92ND & GREENFIELD MULTI-FAMILY



RINKA+



ARCH - CIVIL FFE

BUILDING A: ARCH: 100'-0" | CIVIL: 186.10
 BUILDING B: ARCH: 100'-0" | CIVIL: 186.70
 BUILDING C: ARCH: 100'-0" | CIVIL: 190.00

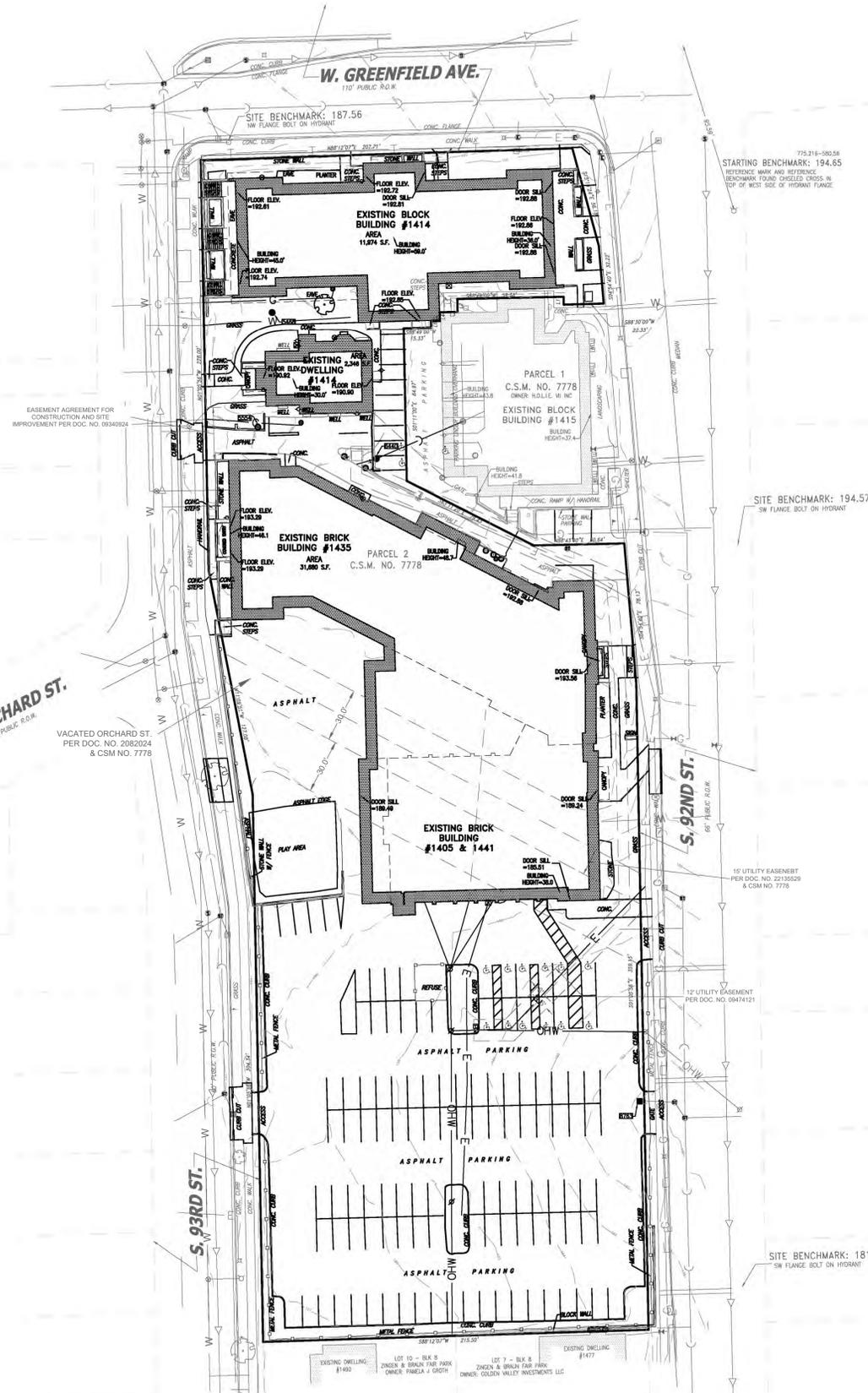
1 ARCHITECTURAL SITE PLAN
 1" = 30'-0"





BUILDING C RENDERING PC-14





LEGEND			
SANITARY MANHOLE	Ⓢ	STORM SEWER	—S—
STORM MANHOLE	Ⓢ†	WATER MAIN	—W—
INLET	Ⓢ	LIGHTING	⊠
CATCH BASIN	Ⓢ	ELECTRICAL CABLE	—E—
WATER VALVE	⊗	UTILITY POLE	⊗
FIRE HYDRANT	⊗	GAS VALVE	⊗
SANITARY SEWER	—S—	STREET SIGN	—S—
OVERHEAD WIRE	—OW—	CONTOUR	—C—
GAS MAIN	—G—	EASEMENT LINE	—E—

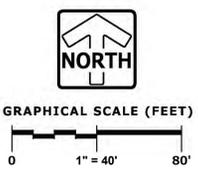
CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

COORDINATE UTILITY REMOVAL WITH APPROPRIATE UTILITY COMPANIES

GENERAL SITEWORK DEMOLITION:
 CONTRACTOR TO REMOVE ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING BUILDINGS, ASPHALT, CONCRETE, CURB, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING, FOUNDATIONS. FOUNDATIONS SHALL BE REMOVED TO 1 FOOT BELOW EXISTING GRADE. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES WITH CITY AND UTILITY COMPANIES. SOME UTILITIES MAY BE ABANDONED IN PLACE. ALL LATERALS TO BE ABANDONED SHALL BE ABANDONED PER CITY REQUIREMENTS. TURN WATER SERVICE VALVES OFF. SEWER AND WATER LATERALS MAY BE REUSED. CAP AND MARK IF ENCOUNTERED ON SITE. PROTECT SITE FEATURES AND UTILITIES WHICH ARE TO REMAIN FROM DAMAGE. CONTRACTOR MAY ELECT TO PULVERIZE EXISTING ASPHALT AND REUSE ON SITE. IF DONE, ASPHALT SHALL BE PULVERIZED AND MIXED INTO THE EXISTING STONE BASE. ANY DISTURBED GRASS AREAS SHALL BE RESTORED WITH NEW SEEDING.

W. ORCHARD ST.
 67' PUBLIC R.O.M.
 VACATED ORCHARD ST.
 PER DOC. NO. 2062024
 & CSM NO. 7778



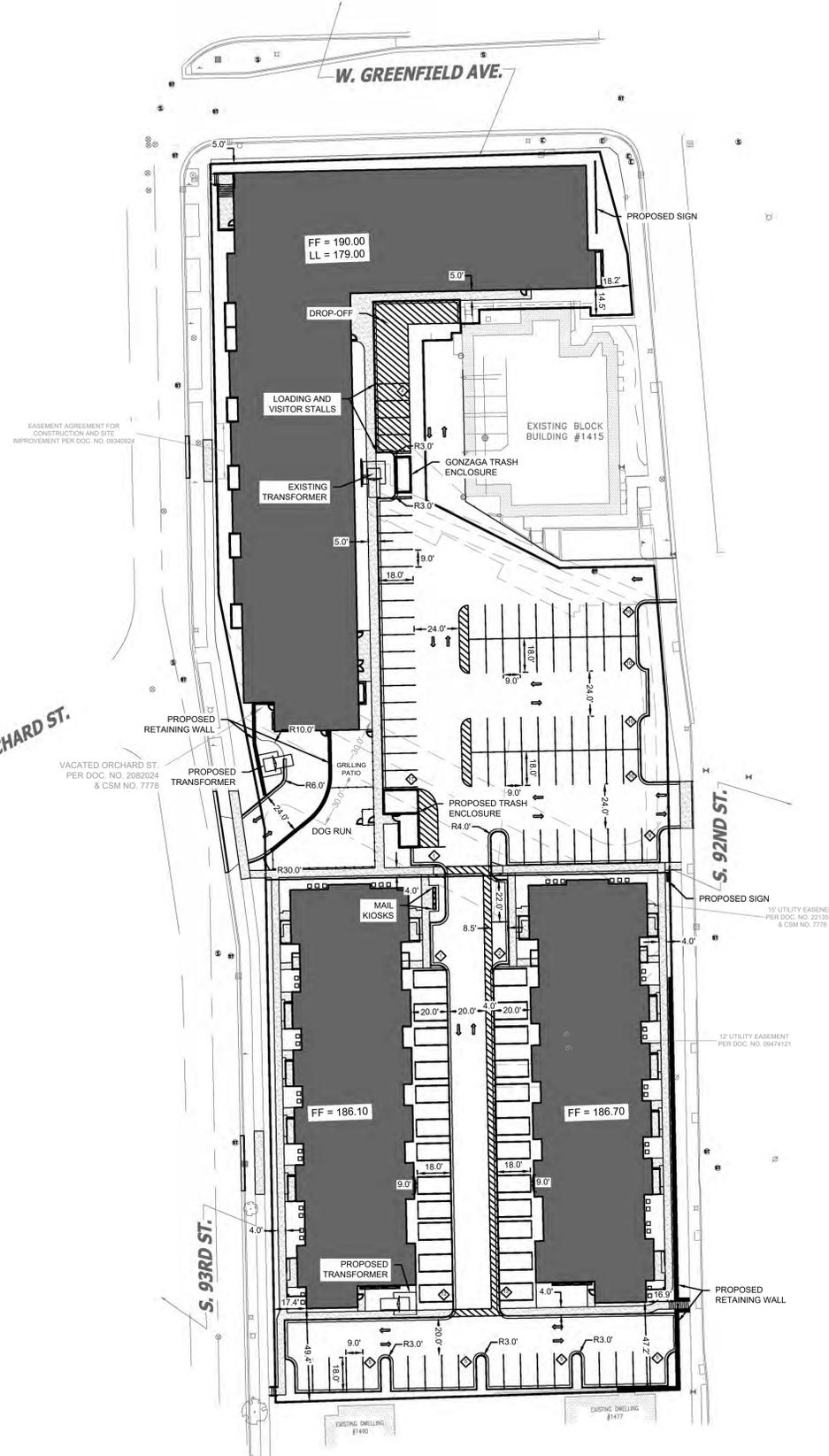
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92ND & GREENFIELD MULTIFAMILY

92ND & GREENFIELD
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 RINKA project #: 24101
 Sheet Title

EXISTING CONDITIONS & DEMOLITION PLAN



LEGEND	
	REGULAR DUTY PAVEMENT (SEE DETAILS)
	CONCRETE SIDEWALK (SEE DETAILS)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA TABLE	
TOTAL AREA:	130,677 SF (3.00 AC)
EXISTING PERVIOUS AREA:	13,590 SF (0.31 AC)
EXISTING IMPERVIOUS AREA:	117,087 SF (2.69 AC)
PROPOSED PERVIOUS AREA:	18,590 SF (0.43 AC)
PROPOSED IMPERVIOUS AREA:	112,087 (2.57 AC)
PROPOSED PARKING STALL COUNT:	
- GARAGE/UNDERGROUND PARKING:	92 STALLS
- APRON OF GARAGE PARKING:	24 STALLS
- SURFACE PARKING:	94 STALLS
- TOTAL PARKING:	210 STALLS

△ Revisions

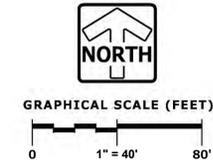
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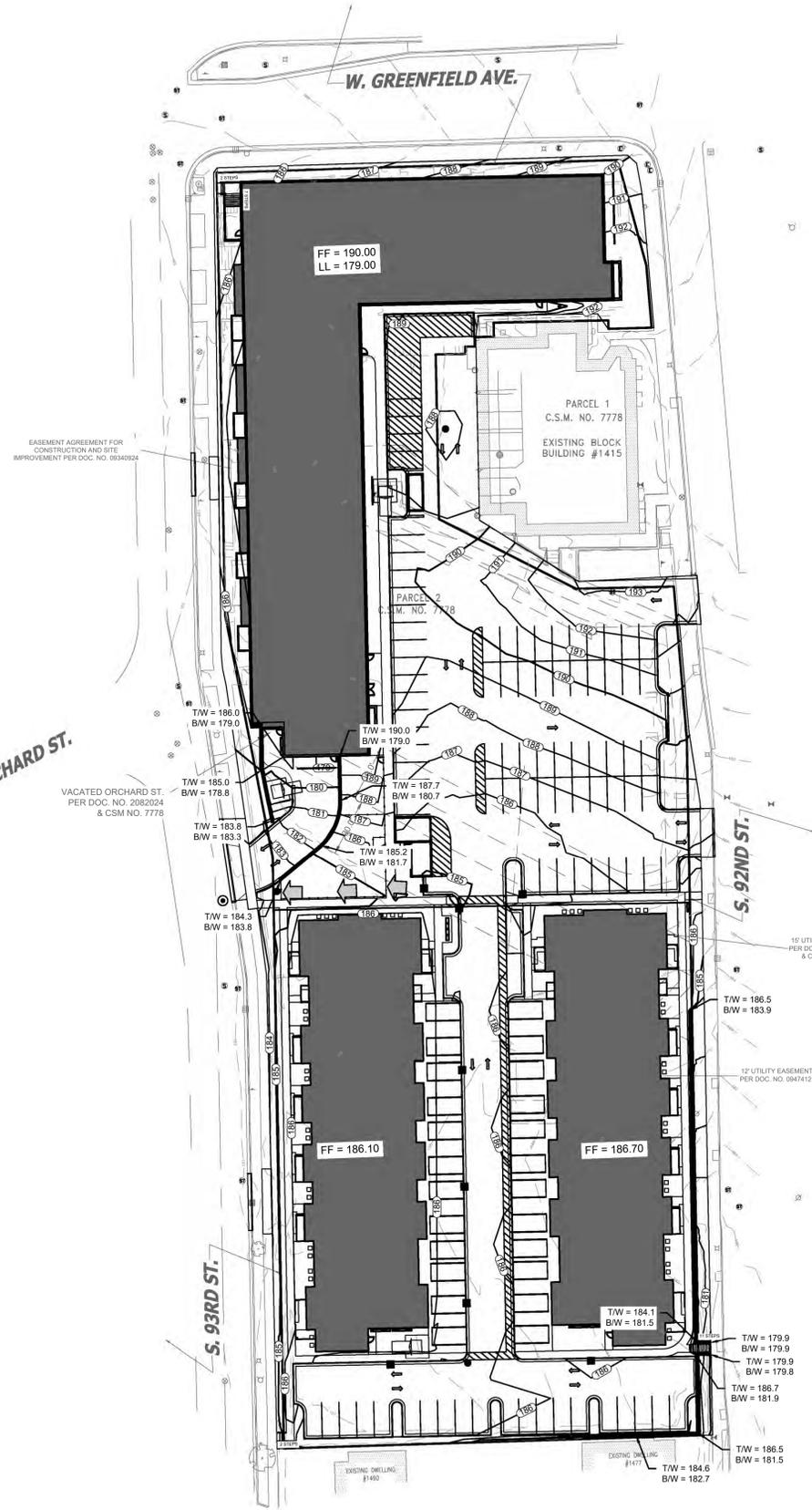
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RINKA project #: 24101
Sheet Title

SITE PLAN

Sheet # **C-02**





LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	OVERFLOW RELIEF ROUTING

- CONSTRUCTION SEQUENCE**
- ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND CITY OF WEST ALLIS EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION, DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURB & GUTTER, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING & ANY FOUNDATIONS.
 3. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. STABILIZE STOCKPILE BY MULCHING, VEGETATIVE COVER, TARP, OR OTHER MEANS IF REMAINING MORE THAN 20 DAYS.
 4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS OR TEMPORARY SEDIMENT BASIN/TRAP AS NEEDED.
 5. BEGIN BUILDING CONSTRUCTION.
 6. INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
 7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSE, PLACEMENT OF CURBS, PAVEMENT, WALKS, ETC
 8. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

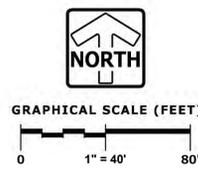
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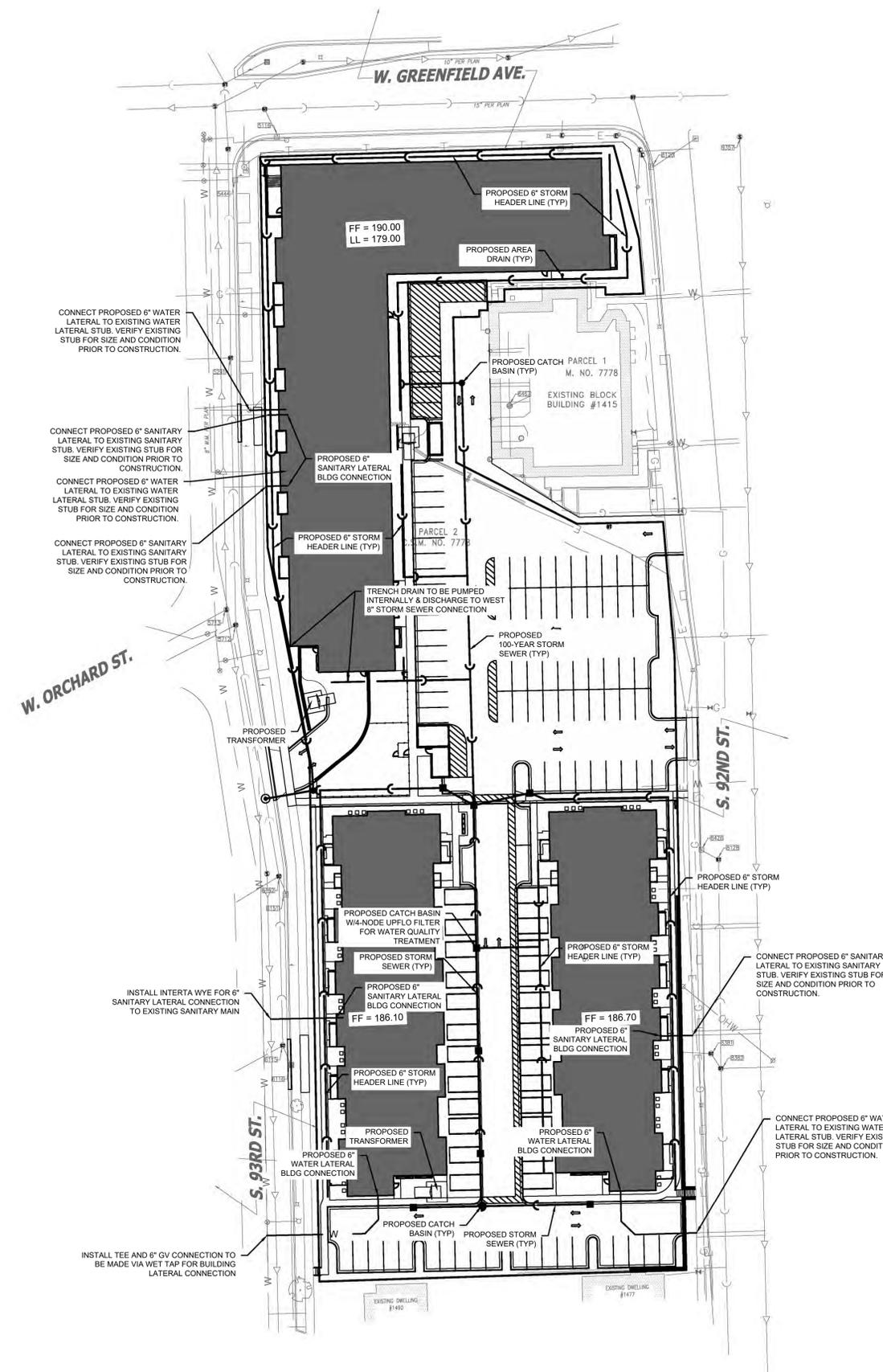
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MULTIFAMILY**

92ND & GREENFIELD
Date Issued: 07/03/2025
RINKA project #: 24101
Sheet Title

GRADING PLAN





LEGEND	
○	STORM SEWER MANHOLE
●	STORM SEWER CATCH BASIN (ROUND CASTING)
■	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
▶	PRECAST CONCRETE FLARED END SECTION
□	VALVE BOX
—▶—	SANITARY SEWER
—▶—	STORM SEWER
—W—	WATER MAIN
┆	STREET SIGN

REFER TO CONSTRUCTION DETAILS SHEET FOR ALL UTILITY RELATED CONSTRUCTION DETAILS

△ Revisions

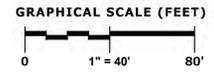
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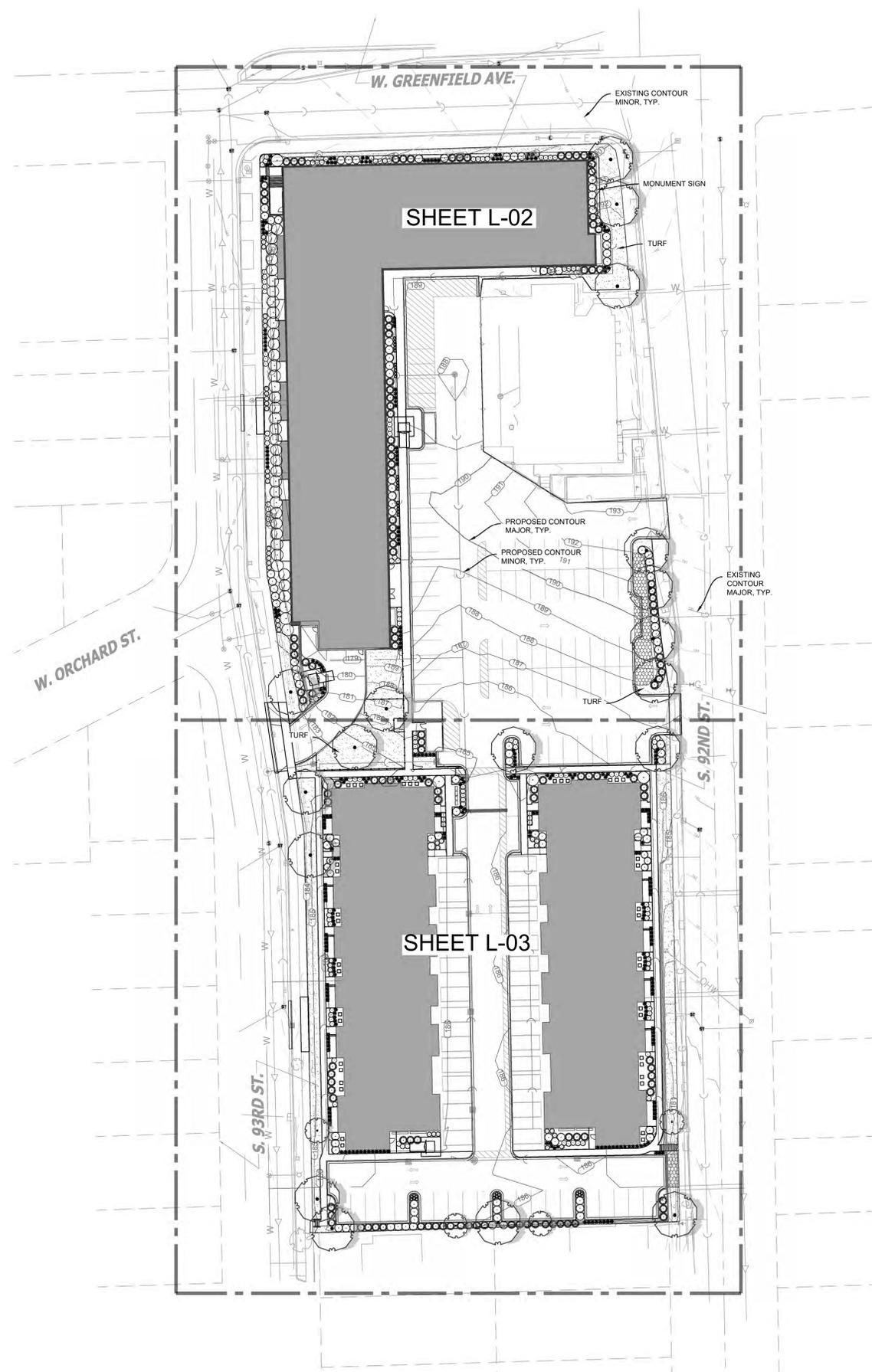
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Sheet Title

UTILITY PLAN

Sheet # **C-04**



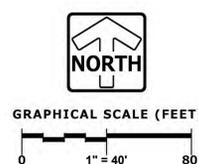


CONCEPT PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
[Tree Symbol]	18	DECIDUOUS TREE	POSSIBLE SPECIES:		
		Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1.5" Cal.	50' T x 40' W
		Gleditsia triacanthos vi 'Skyline'	Skyline Hoeylocust	1.5" Cal.	45' T x 35' W
		Gymnocladus dioica	Kentucky Coffee Tree	1.5" Cal.	50' T x 50' W
[Tree Symbol]	4	ORNAMENTAL TREE	POSSIBLE SPECIES:		
Tilia tomentosa 'Sterling'		Sterling Silver Linden	1.5" Cal.	45' T x 35' W	
Cercis canadensis		Eastern Redbud Multi-stem	7' Ht.	25' T x 25' W	
Crataegus crus-galli inermis		Thornless Cockspur Hawthorn	1" Cal.	25' T x 30' W	
[Tree Symbol]	1	Malus x 'Prairie Maid'	Prairie Maid Crabapple	1" Cal.	20' T x 25' W
Malus x 'Sugar Tyme'		Sugar Tyme Crabapple	1" Cal.	25' T x 25' W	
SHRUBS					
[Shrub Symbol]	19	LARGE EVERGREEN SHRUB	POSSIBLE SPECIES:		
		Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	4' Ht.	16' T x 8' W
		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	4' Ht.	15' T x 8' W
		Thuja occidentalis 'Baldur'	Technito Arborvitae	4' Ht.	12' T x 5' W
[Shrub Symbol]	25	LARGE DECIDUOUS SHRUB	POSSIBLE SPECIES:		
		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal.	7' T x 6' W
		Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	5 gal.	8' T x 6' W
		Cotinus coggygria 'Nordine'	Nordine Smokebush	5 gal.	10' T x 10' W
		Magnolia liliiflora x stellata 'Ann'	Ann Magnolia	5 gal.	10' T x 10' W
		Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5 gal.	8' T x 8' W
[Shrub Symbol]	133	MEDIUM EVERGREEN SHRUB	POSSIBLE SPECIES:		
		Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	5' T x 5' W
		Juniperus chinensis 'Sea of Gold'	Sea of Gold Juniper	3 gal.	3' T x 5' W
		Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gal.	3' T x 5' W
		Taxus x media 'Tauntonii'	Taunt Yew	3 gal.	4' T x 5' W
[Shrub Symbol]	109	MEDIUM DECIDUOUS SHRUB	POSSIBLE SPECIES:		
		Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	3 gal.	6' T x 5' W
		Hydrangea quercifolia 'PIHQ-I'	Jetstream Oakleaf Hydrangea	3 gal.	5' T x 5' W
		Rosa rugosa 'Purple Pavement'	Purple Pavement Hugosa Rose	3 gal.	5' T x 5' W
		Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal.	5' T x 5' W
[Shrub Symbol]	44	SMALL EVERGREEN SHRUB	POSSIBLE SPECIES:		
		Juniperus sabina 'Buffalo'	Buffalo Juniper	2 gal.	1' T x 7' W
		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2 gal.	3' T x 3' W
		Taxus x media 'Everlow'	Everlow Yew	2 gal.	3' T x 5' W
		Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal.	2' T x 3' W
[Shrub Symbol]	123	SMALL DECIDUOUS SHRUB	POSSIBLE SPECIES:		
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	2 gal.	4' T x 4' W
		Rosa x 'Coral Cove'	Coral Cove Rose	2 gal.	3' T x 3' W
		Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	2 gal.	4' T x 3' W
		Weigela florida 'Dark Horse'	Dark Horse Weigela	2 gal.	3' T x 3' W
[Grass Symbol]	302	TALL ORNAMENTAL GRASS	POSSIBLE SPECIES:		
		Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W
		Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	36" T x 24" W
		Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.	48" T x 24" W
		Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal.	48" T x 36" W
Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	42" T x 28" W		
[Grass Symbol]	41	SHORT ORNAMENTAL GRASS	POSSIBLE SPECIES:		
		Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1 gal.	12" T x 12" W
		Eragrostis spectabilis	Purple Love Grass	1 gal.	24" T x 18" W
		Pennisetum atop. 'B. B.'	Burgundy Burity Dwarf Fountain Grass	1 gal.	12" T x 18" W
		Schizachyrium scoparium 'B. H.'	Blue Heaven Little Bluestem	1 gal.	30" T x 30" W
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	15" T x 20" W		
SHRUB AREAS					
[Shrub Area Symbol]	311	PERENNIALS	VARIOUS SPECIES	4.5" cont.	
TURF					
[Turf Area Symbol]	9,584 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	seed	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Snow Storage Symbol]	SNOW STORAGE AREAS	857 sf



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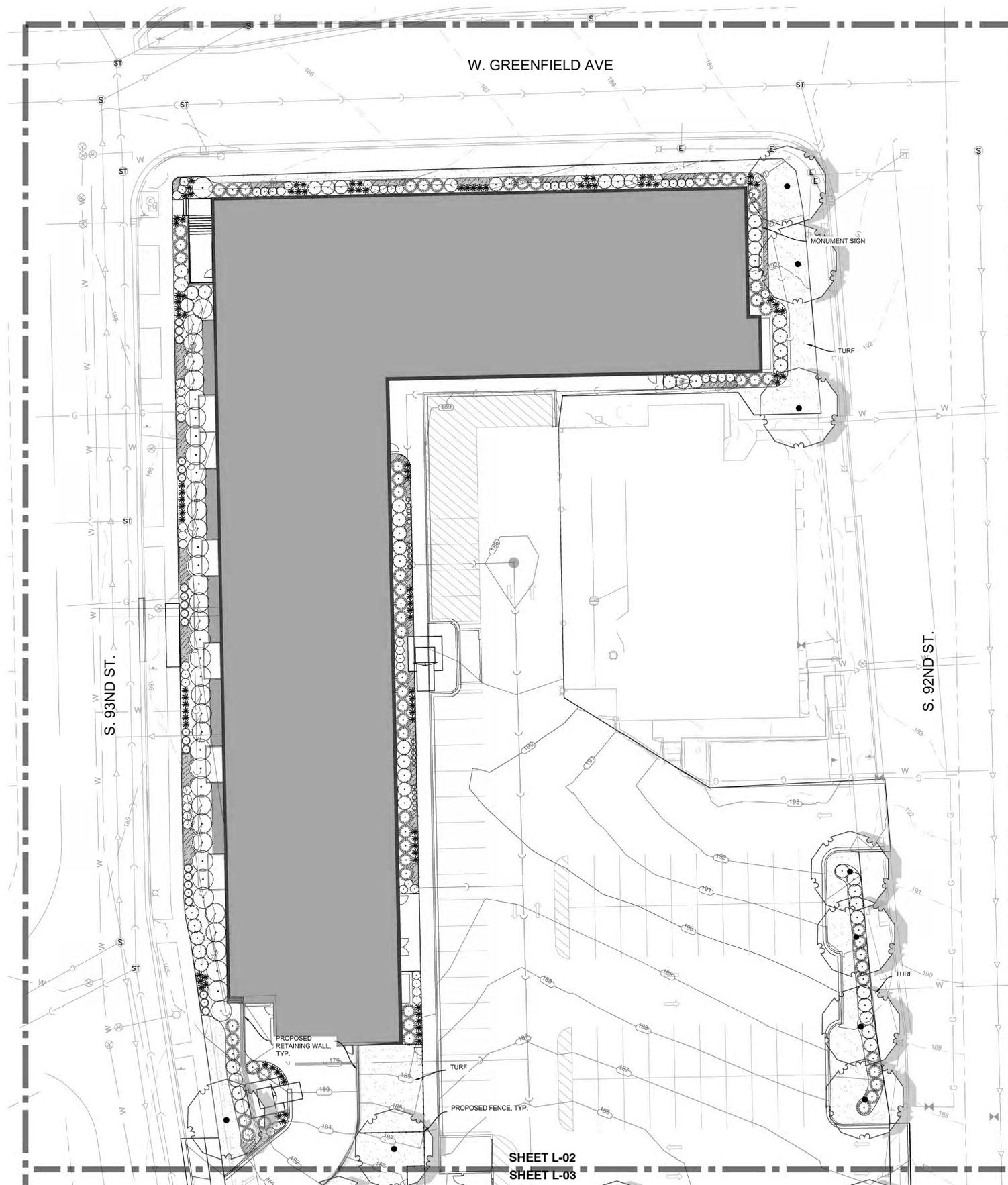
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Sheet Title

LANDSCAPE
OVERVIEW

Sheet # **L-01**



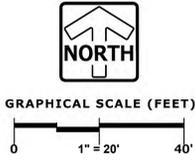
W. GREENFIELD AVE

S. 93RD ST.

S. 92ND ST.

SHEET L-02
SHEET L-03

CONCEPT PLANT KEY		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE	FOR POSSIBLE SPECIES SEE L-1
	ORNAMENTAL TREE	FOR POSSIBLE SPECIES SEE L-1
SHRUBS		
	LARGE EVERGREEN SHRUB	FOR POSSIBLE SPECIES SEE L-1
	LARGE DECIDUOUS SHRUB	FOR POSSIBLE SPECIES SEE L-1
	MEDIUM EVERGREEN SHRUB	FOR POSSIBLE SPECIES SEE L-1
	MEDIUM DECIDUOUS SHRUB	FOR POSSIBLE SPECIES SEE L-1
	SMALL EVERGREEN SHRUB	FOR POSSIBLE SPECIES SEE L-1
	SMALL DECIDUOUS SHRUB	FOR POSSIBLE SPECIES SEE L-1
	TALL ORNAMENTAL GRASS	FOR POSSIBLE SPECIES SEE L-1
	SHORT ORNAMENTAL GRASS	FOR POSSIBLE SPECIES SEE L-1
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
TURF		
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix



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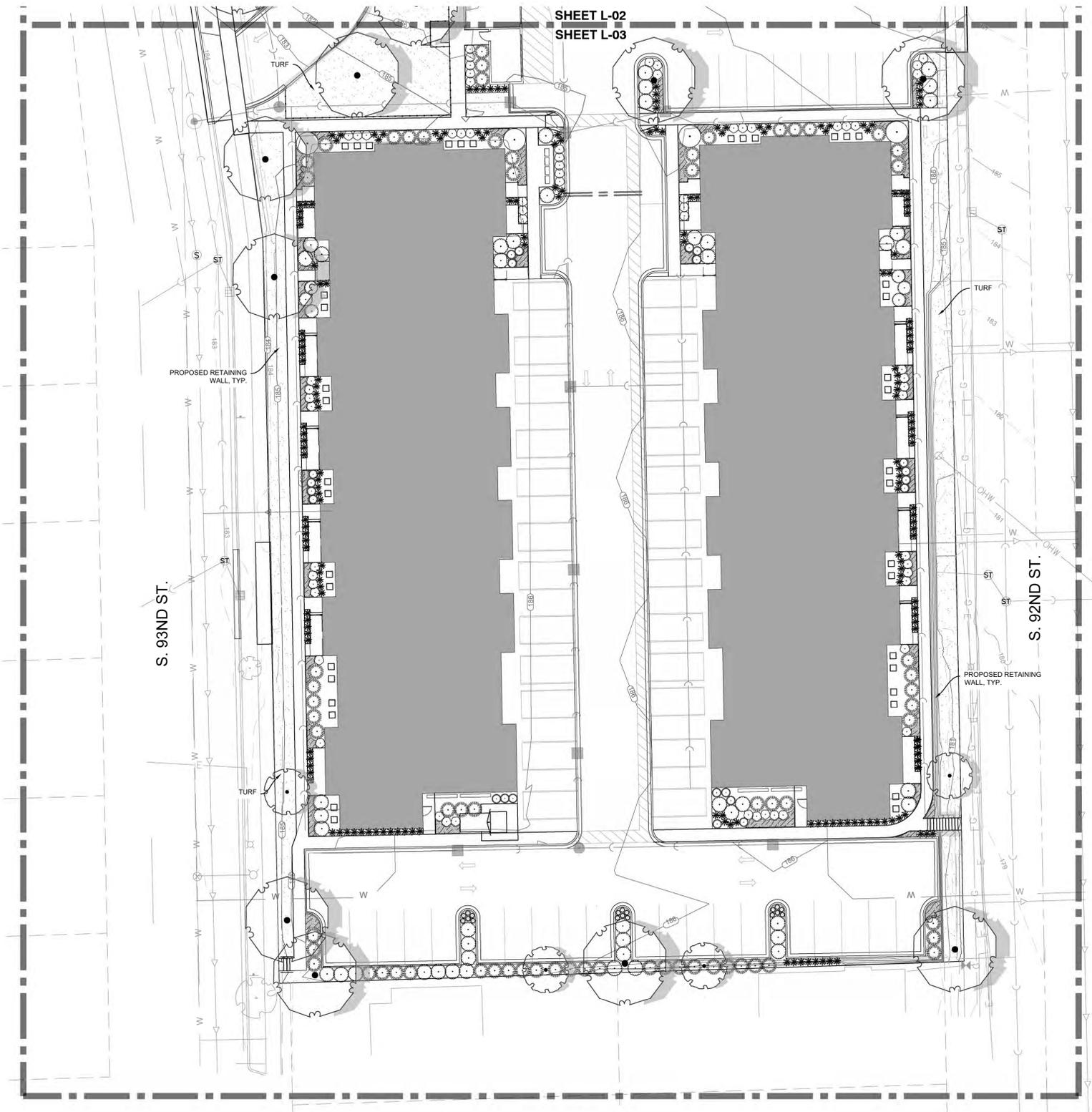
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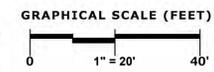
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Sheet Title

LANDSCAPE
ENLARGEMENT

Sheet # **L-02**



CONCEPT PLANT KEY		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE	FOR POSSIBLE SPECIES SEE L-1
	ORNAMENTAL TREE	FOR POSSIBLE SPECIES SEE L-1
SHRUBS		
	LARGE EVERGREEN SHRUB	FOR POSSIBLE SPECIES SEE L-1
	LARGE DECIDUOUS SHRUB	FOR POSSIBLE SPECIES SEE L-1
	MEDIUM EVERGREEN SHRUB	FOR POSSIBLE SPECIES SEE L-1
	MEDIUM DECIDUOUS SHRUB	FOR POSSIBLE SPECIES SEE L-1
	SMALL EVERGREEN SHRUB	FOR POSSIBLE SPECIES SEE L-1
	SMALL DECIDUOUS SHRUB	FOR POSSIBLE SPECIES SEE L-1
	TALL ORNAMENTAL GRASS	FOR POSSIBLE SPECIES SEE L-1
	SHORT ORNAMENTAL GRASS	FOR POSSIBLE SPECIES SEE L-1
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
TURF		
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix



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**LANDSCAPE
ENLARGEMENT**

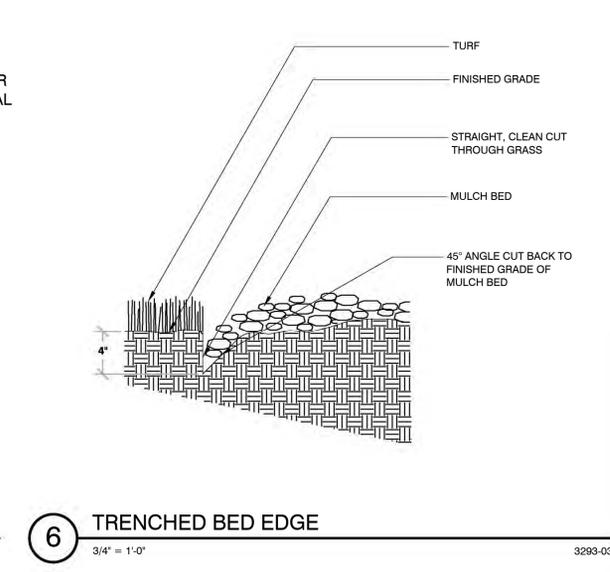
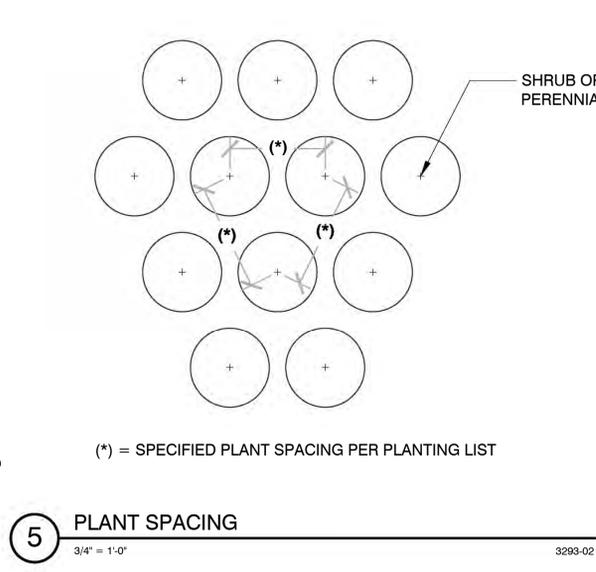
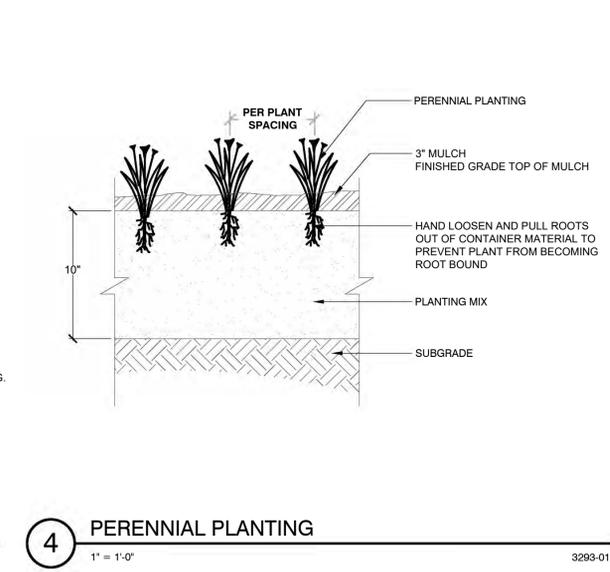
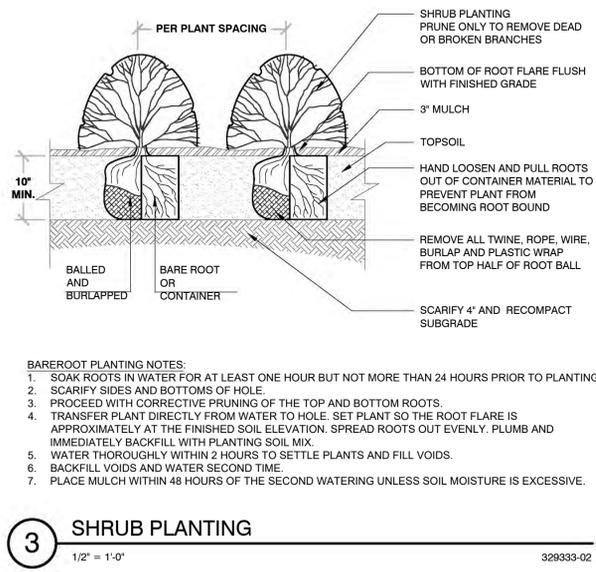
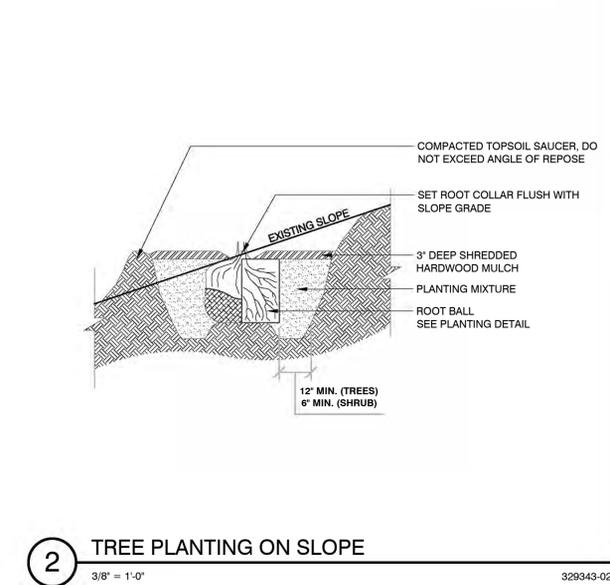
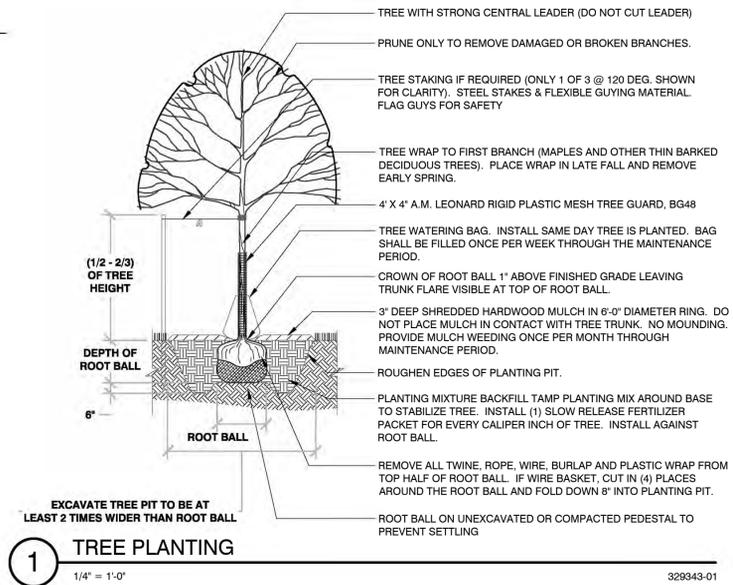
Sheet # **L-03**

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



Revisions

FOR REVIEW ONLY

92ND & GREENFIELD MULTIFAMILY

92ND & GREENFIELD
 Date Issued: 05/02/25
 RINKA project #: 24101
 Sheet Title

LANDSCAPE GENERAL NOTES & DETAILS

Sheet # **L-04**

CERTIFIED SURVEY

MAP NO. _____

A redivision of Parcel 2 of Certified Survey Map No. 7778, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on July 3, 2006, as Document No. 09262783 all in the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

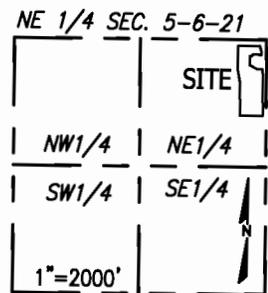
Owner : F Street 92, LLC
 Nick Jung
 1134 N 9th St #200
 Milwaukee, WI 53233

Tax Key : 450-0502-000
 Zoning: RC Residential District

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Found Cross
- Denotes Found Mag Nail

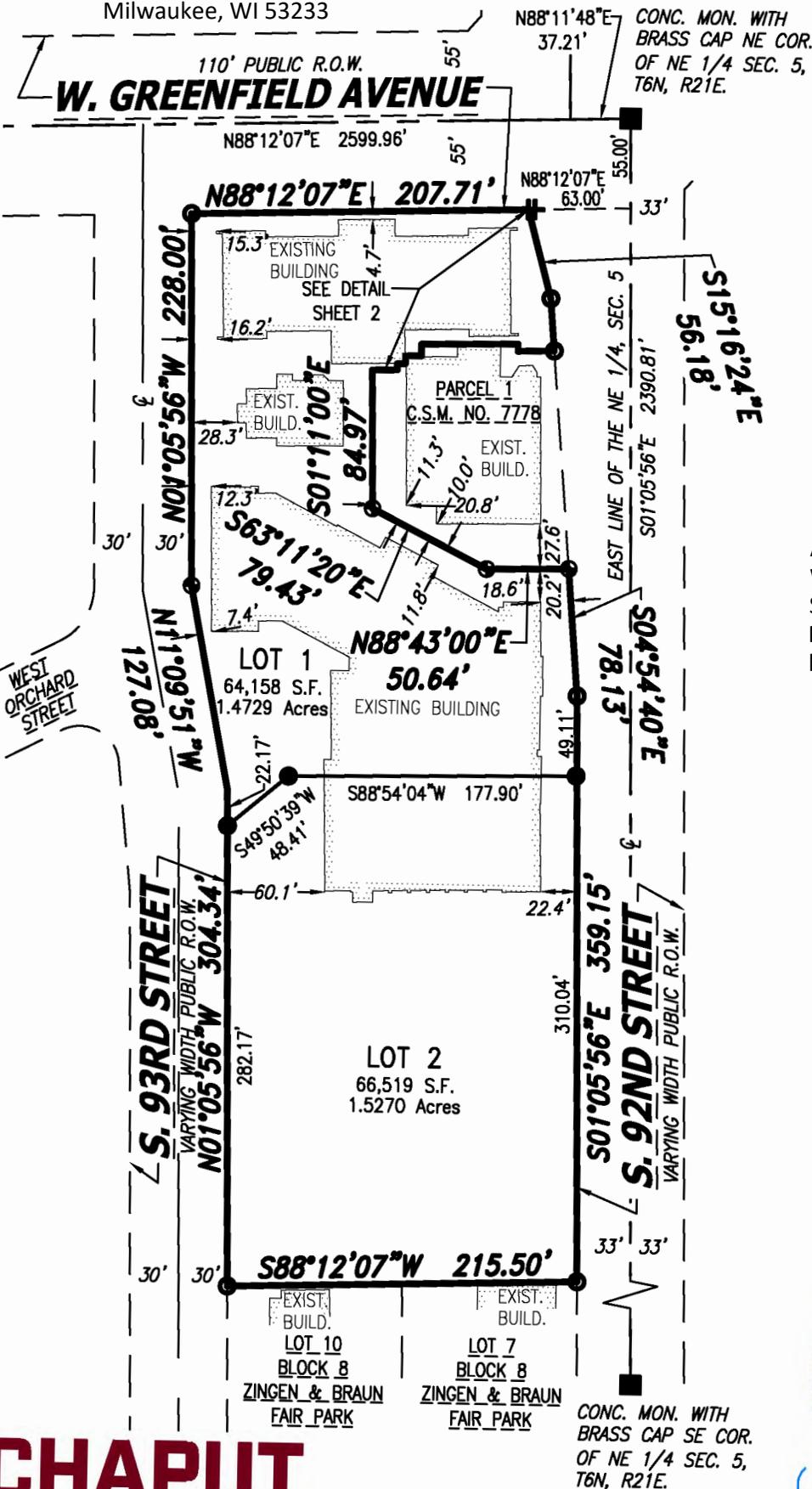
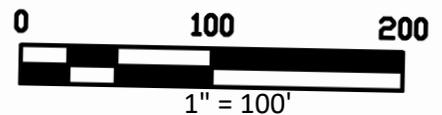
VICINITY MAP



All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone in which the East line of the NE 1/4, Sec. 5 bears S01°05'56"E.



Graphic Scale



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234 W. Florida Street
 Milwaukee, WI 53204

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This instrument was drafted by Jesse Zoltowski
 Professional Land Surveyor S-3094

Date: June 30, 2025
 Survey No. 6454.00-lpm
 Sheet 1 of 7 Sheets



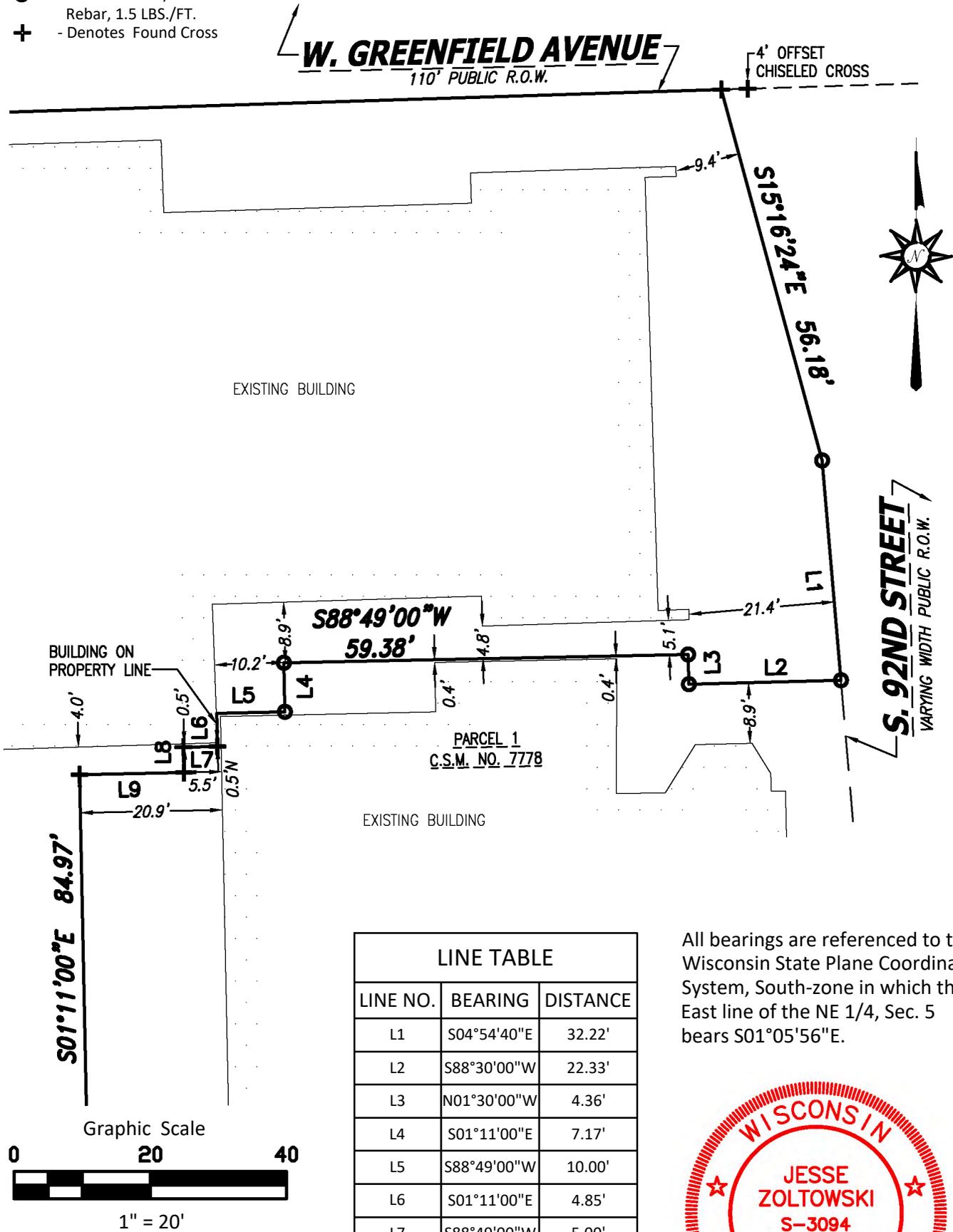
CERTIFIED SURVEY MAP NO.

A revision of Parcel 2 of Certified Survey Map No. 7778, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on July 3, 2006, as Document No. 09262783 all in the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

DETAIL

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- +
- Denotes Found Cross



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S04°54'40"E	32.22'
L2	S88°30'00"W	22.33'
L3	N01°30'00"W	4.36'
L4	S01°11'00"E	7.17'
L5	S88°49'00"W	10.00'
L6	S01°11'00"E	4.85'
L7	S88°49'00"W	5.00'
L8	S01°11'00"E	3.70'
L9	S88°49'00"W	15.33'

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone in which the East line of the NE 1/4, Sec. 5 bears S01°05'56"E.



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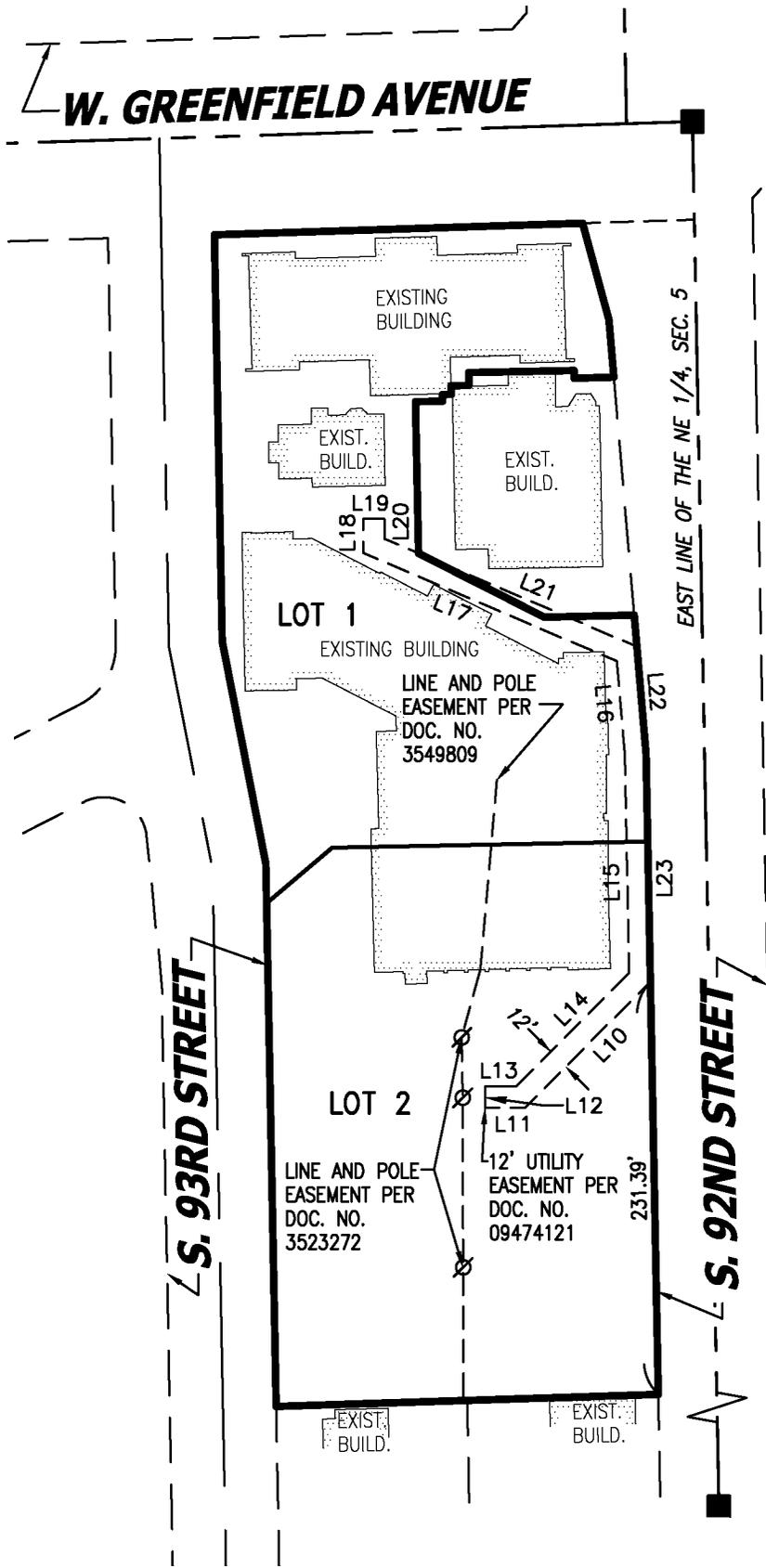
This instrument was drafted by Jesse Zoltowski
Professional Land Surveyor S-3094

Date: June 30, 2025
Survey No. 6454.00-lpm
Sheet 2 of 7 Sheets

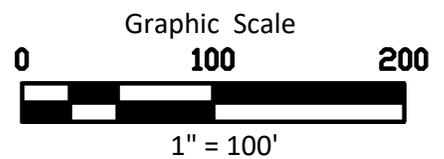
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EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L10	S45°00'00"W	100.04'
L11	N90°00'00"W	22.49'
L12	N00°00'00"E	12.00'
L13	N90°00'00"E	17.51'
L14	N45°00'00"E	89.96'
L15	N01°05'56"W	122.25'
L16	N04°54'40"W	52.90'
L17	N67°00'00"W	155.36'
L18	N00°00'00"E	18.97'
L19	N90°00'00"E	12.00'
L20	S00°00'00"E	11.03'
L21	S67°00'00"E	154.64'
L22	S04°54'40"E	60.52'
L23	S01°05'56"E	127.75'



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Sheet 3 of 7 Sheets

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
WAUKESHA COUNTY}

I, JESSE ZOLTOWSKI, a professional land surveyor, do hereby certify:

THAT I have survey, divided and mapped a redivision of Parcel 2 of Certified Survey Map No. 7778, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on July 3, 2006, as Document No. 09262783 all in the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, bounded and described as follows:
Commencing at the Northeast corner of the Northeast 1/4 of said Section 5; thence South 01°05'56" East along the East line of the said 1/4 Section 55.00 feet to a point; thence South 88°12'07" West 63.00 feet to a point on the West line of South 92nd Street and the point of beginning of the lands hereinafter described; thence South 15°16'24" East along said West line 56.18 feet to a point; thence South 04°54'40" East along said West line 32.22 feet to a point on the North line of Lot 1 Certified Survey Map No. 7778; thence South 88°30'00" West along said North line 22.33 feet to a point; thence North 01°30'00" West along said North line 4.36 feet to a point; thence South 88°49'00" West along said North line 59.38 feet to a point; thence South 01°11'00" East along said North line 7.17 feet to a point; thence South 88°49'00" West along said North line 10.00 feet to a point; thence South 01°11'00" East along said North line 4.85 feet to a point; thence South 88°49'00" West along said North line 5.00 feet to a point; thence South 01°11'00" East along said North line 3.70 feet to a point; thence South 88°49'00" West along said North line 15.33 feet to a point on the West line of said Lot 1; thence South 01°11'00" East along said West line 84.97 feet to a point on the Southwesterly line of said Lot 1; thence South 63°11'20" East along said Southwesterly line 79.43 feet to a point on the South line of said Lot 1; thence North 88°43'00" East along said South line 50.64 feet to a point on the West line of South 92nd Street; thence South 04°54'40" East along said West line 78.13 feet to a point; thence South 01°05'56" East along said West line 359.15 feet to a point on the North line of Lot 7, Block 8 in Zingen & Braun Fair Park Subdivision; thence South 88°12'07" West along said North line and its extension 215.50 feet to a point on the East line of South 93rd Street; thence North 01°05'56" West along said East line 304.34 feet to a point; thence North 11°09'51" West along said East line 127.08 feet to a point; thence North 01°05'56" West along said East line 228.00 feet to a point on the South line of West Greenfield Avenue; thence North 88°12'07" East along said South line 207.71 feet to the point of beginning.

Containing 130,677 square feet or 2.9999 acres of land.

THAT I have made this survey, land division and map by the direction of the F Street 92, LLC, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the City of West Allis in surveying, dividing and mapping the same.

DATE: June 30, 2025



Jesse Zoltowski
JESSE ZOLTOWSKI
PROFESSIONAL LAND SURVEYOR S-3094

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234 W. Florida Street
Milwaukee, WI 53204

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Professional Land Surveyor S-3094

Date: June 30, 2025
Survey No. 6454.00-lpm
Sheet 4 of 7 Sheets

CERTIFIED SURVEY MAP NO.

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OWNER'S CERTIFICATE

F Street 92, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 12 of the West Allis Code of Ordinances.

This agreement is binding on the undersigned and successors and assigns.

Date: _____

Entity Name: F Street 92, LLC

Signature: _____

Type or Print Name: _____

Title: _____

STATE OF _____ }
 } :SS
_____ COUNTY }

Personally came before me this _____ day of _____, 2025, _____ (name), the _____ (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____

Print Notary Name: _____

Notary Public, State of _____

My commission expires: _____

(Notary Seal)



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Sheet 5 of 7 Sheets

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CONSENT OF ENTITY MORTGAGEE

_____, _____, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Type or Print Name: _____

Title: _____

STATE OF _____ }
 } :SS
_____ COUNTY }

Personally came before me this _____ day of _____, 2025, _____ of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____

Print Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



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Milwaukee, WI 53204 www.chaputlandsurveys.com

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COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a parcel of land in the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

Approved: _____ Adopted: _____

Dan Devine, Mayor

Rebecca Grill, City Clerk

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of West Allis on this _____ day of _____, 2025.

Date

Dan Devine, Chairperson

Date

Wayne Clark, Vice Chairperson



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LEGEND

LEVEL 01

- JR 1 BED (A SERIES)
- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)

LEVEL 02

- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)

UNIT MIX

- (8) JR 1 BEDROOMS
- (24) 1 BEDROOMS
- (6) 2 BEDROOMS
- (4) 3 BEDROOMS

42 TOTAL UNITS

PARKING

- (22) GARAGE STALLS
- (22) DRIVEWAY STALLS
- (25) SURFACE STALLS

69 TOTAL PARKING STALLS

1.64 PARKING RATIO



1 BUILDINGS A/B LEVEL 01
1/16" = 1'-0"



LEGEND

LEVEL 02

- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)

UNIT MIX

- (8) JR 1 BEDROOMS
- (24) 1 BEDROOMS
- (6) 2 BEDROOMS
- (4) 3 BEDROOMS

42 TOTAL UNITS

PARKING

- (22) GARAGE STALLS
- (22) DRIVEWAY STALLS
- (25) SURFACE STALLS

69 TOTAL PARKING STALLS

1.64 PARKING RATIO



1 BUILDINGS A/B LEVEL 02
1/16" = 1'-0"



LEGEND

- JR 1 BED (A SERIES)
- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)
- AMENITY SPACE
- ANCILLARY SPACE

UNIT MIX

- (26) JR 1 BEDROOMS
- (43) 1 BEDROOMS
- (34) 2 BEDROOMS
- (2) 3 BEDROOMS

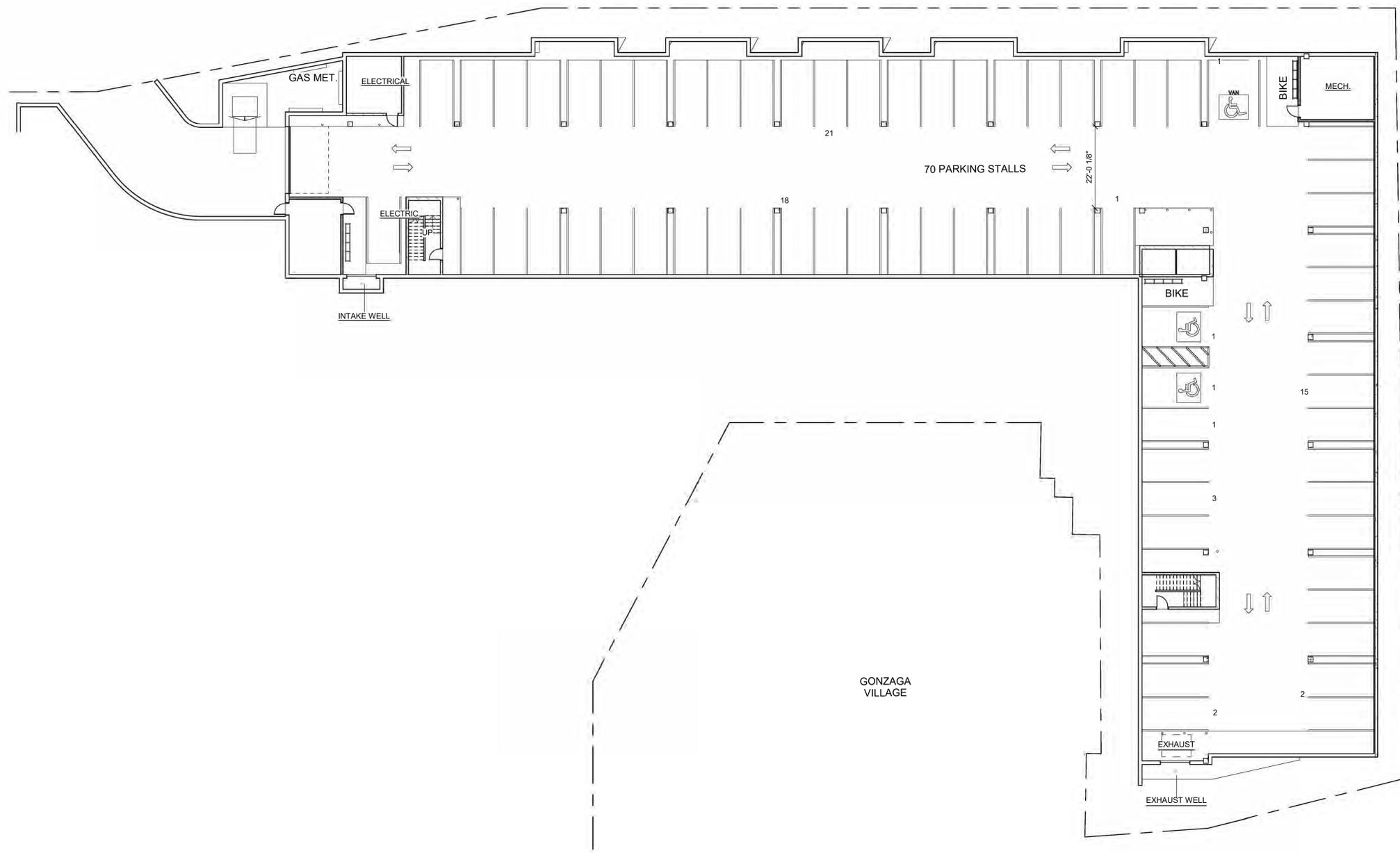
105 TOTAL UNITS

PARKING

- (69) COVERED STALLS
- (62) SURFACE STALLS

131 TOTAL PARKING STALLS

1.25 PARKING RATIO



1 BUILDING C FLOOR PLAN - LEVEL B1
1/16" = 1'-0"



LEGEND

- JR 1 BED (A SERIES)
- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)
- AMENITY SPACE
- ANCILLARY SPACE

UNIT MIX

- (26) JR 1 BEDROOMS
- (43) 1 BEDROOMS
- (34) 2 BEDROOMS
- (2) 3 BEDROOMS

105 TOTAL UNITS

PARKING

- (69) COVERED STALLS
- (62) SURFACE STALLS

131 TOTAL PARKING STALLS

1.25 PARKING RATIO



1 BUILDING C FLOOR PLAN - LEVEL 01
1/16" = 1'-0"



LEGEND

- JR 1 BED (A SERIES)
- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)
- AMENITY SPACE
- ANCILLARY SPACE

UNIT MIX

- (26) JR 1 BEDROOMS
- (43) 1 BEDROOMS
- (34) 2 BEDROOMS
- (2) 3 BEDROOMS

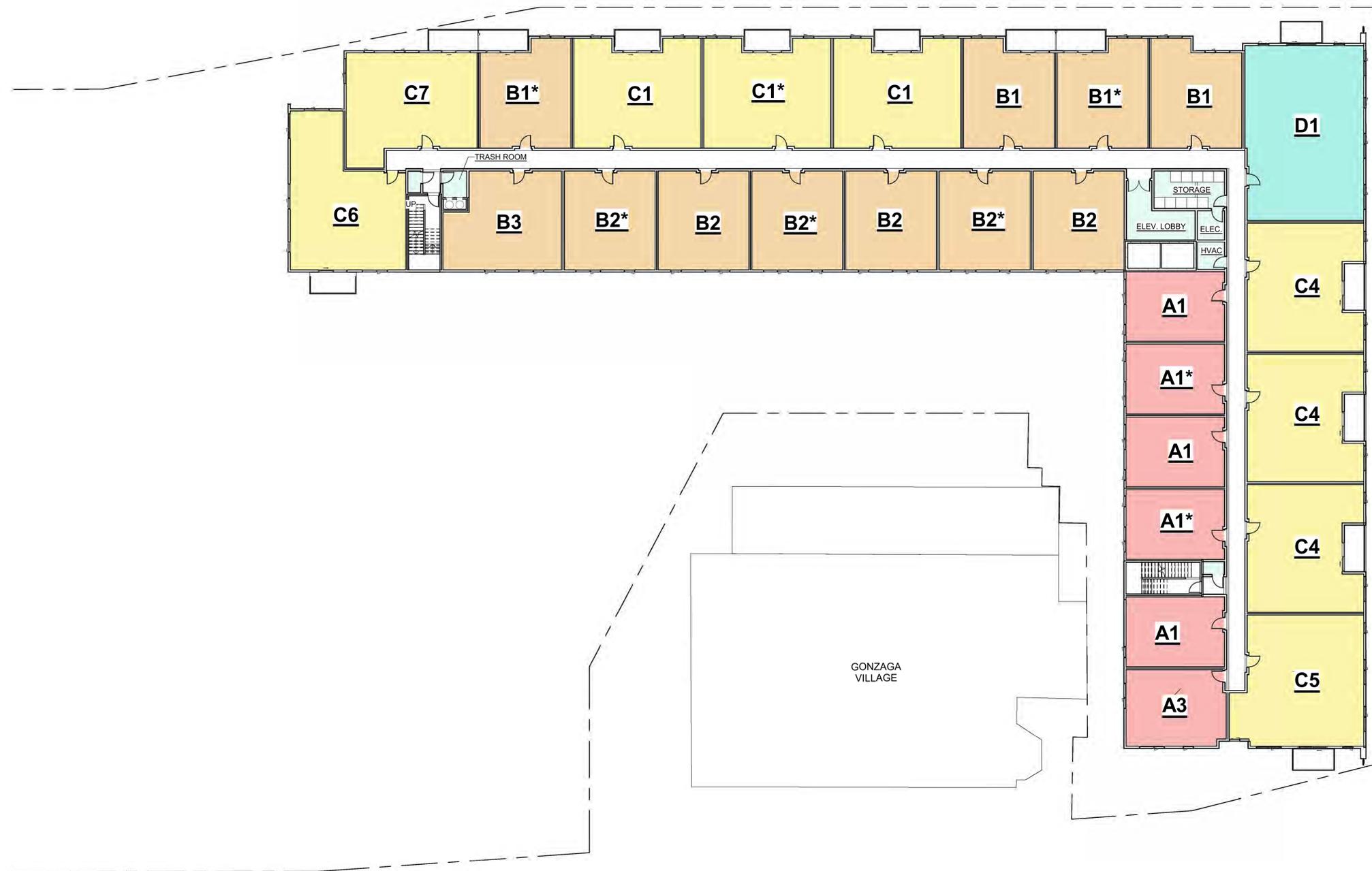
105 TOTAL UNITS

PARKING

- (69) COVERED STALLS
- (62) SURFACE STALLS

131 TOTAL PARKING STALLS

1.25 PARKING RATIO



1 BUILDING C FLOOR PLAN - LEVELS 02-03
1/16" = 1'-0"



LEGEND

- JR 1 BED (A SERIES)
- 1 BED (B SERIES)
- 2 BED (C SERIES)
- 3 BED (D SERIES)
- AMENITY SPACE
- ANCILLARY SPACE

UNIT MIX

- (26) JR 1 BEDROOMS
- (43) 1 BEDROOMS
- (34) 2 BEDROOMS
- (2) 3 BEDROOMS

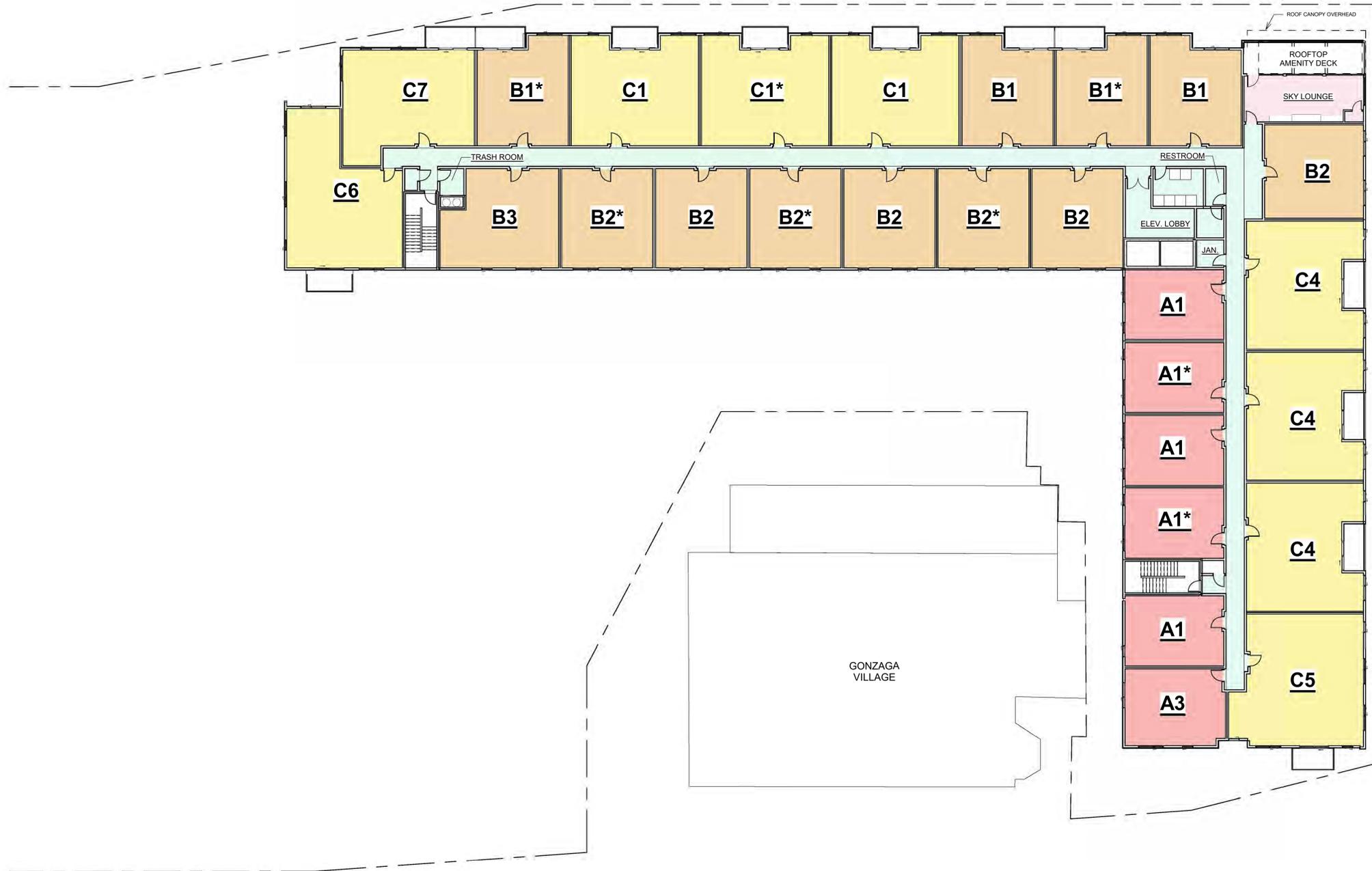
105 TOTAL UNITS

PARKING

- (69) COVERED STALLS
- (62) SURFACE STALLS

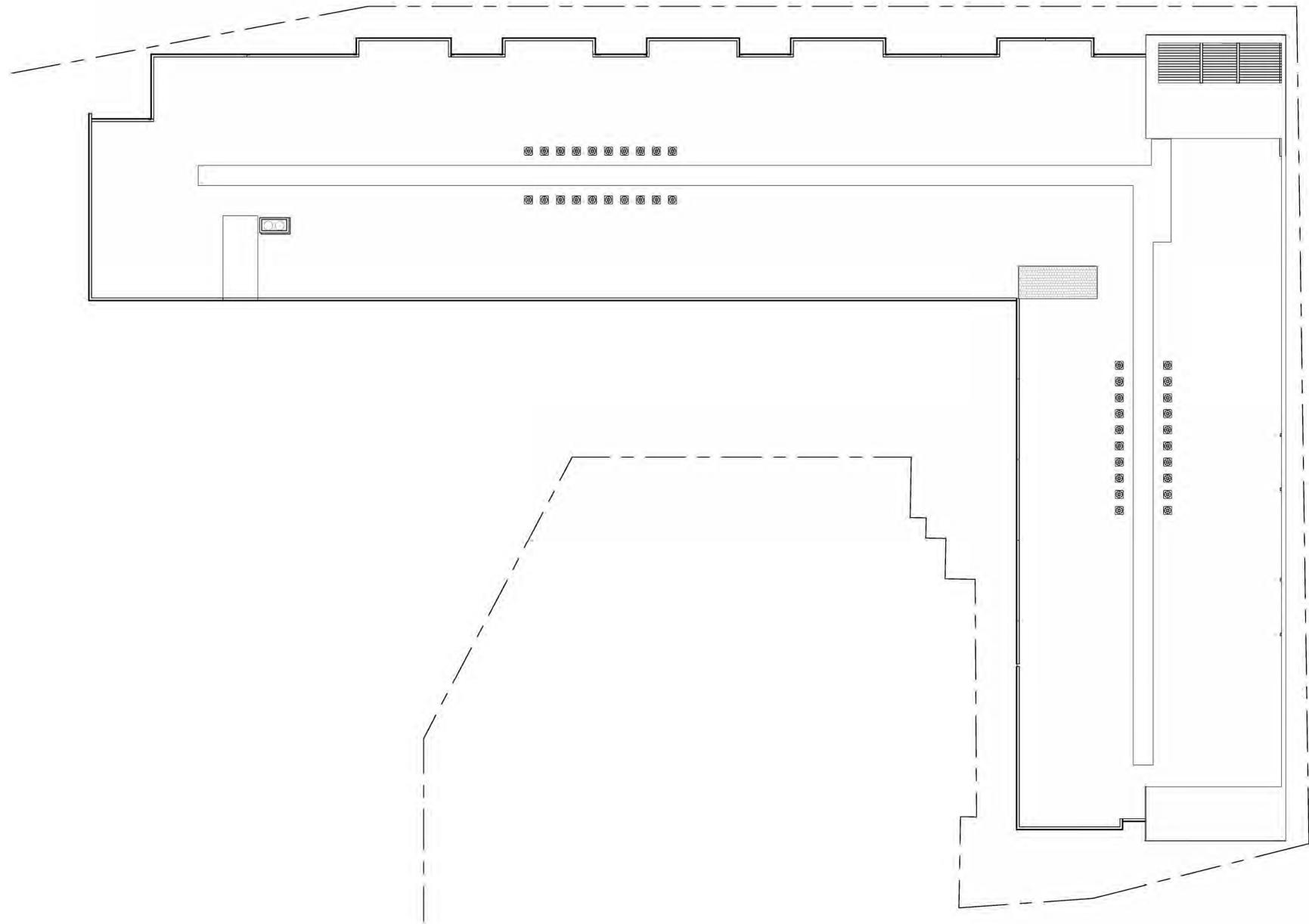
131 TOTAL PARKING STALLS

1.25 PARKING RATIO



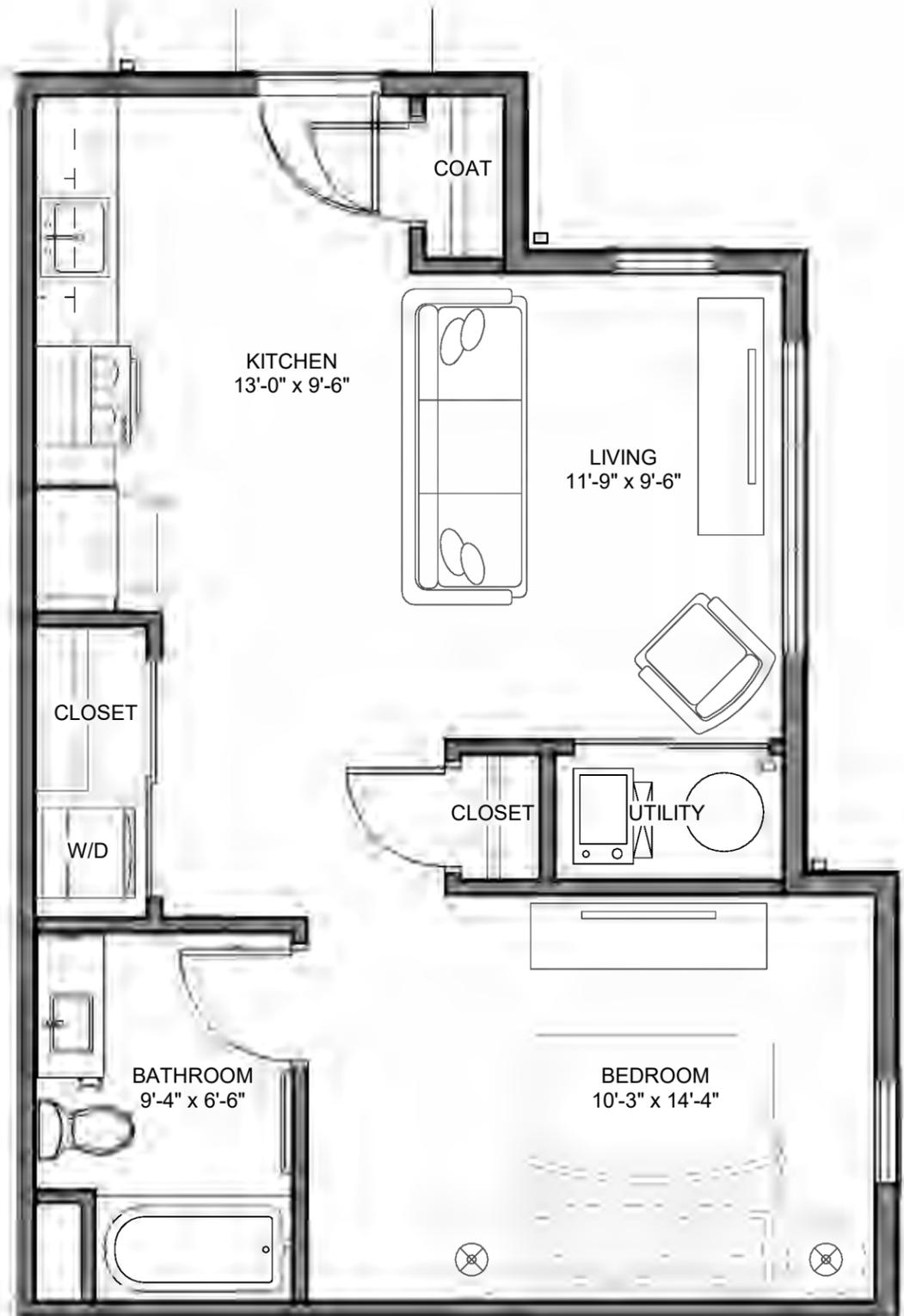
1 BUILDING C FLOOR PLAN - LEVEL 04
1/16" = 1'-0"



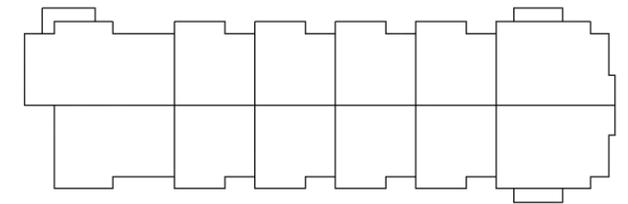


1 BUILDING C ROOF_PC
1/16" = 1'-0"



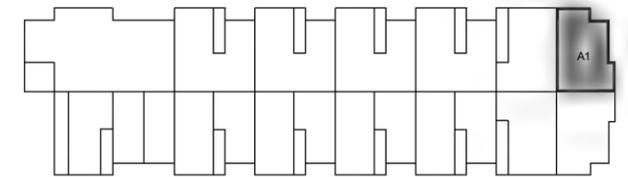


1 UNIT A1 - ENLARGED FLOOR PLAN
1/4" = 1'-0"



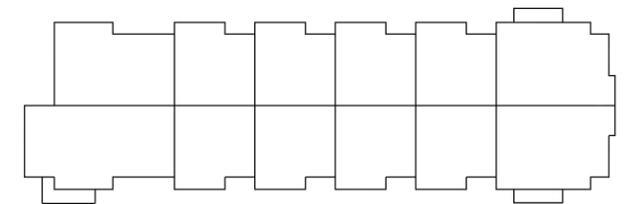
KEY PLAN - BLDG A- LEVEL 2

NTS



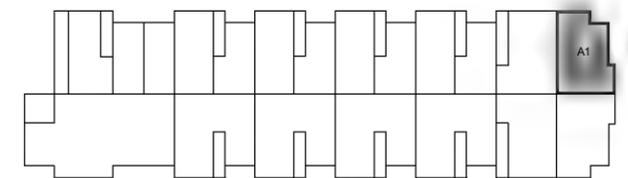
KEY PLAN - BLDG A- LEVEL 1

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KEY PLAN - BLDG B- LEVEL 2

NTS

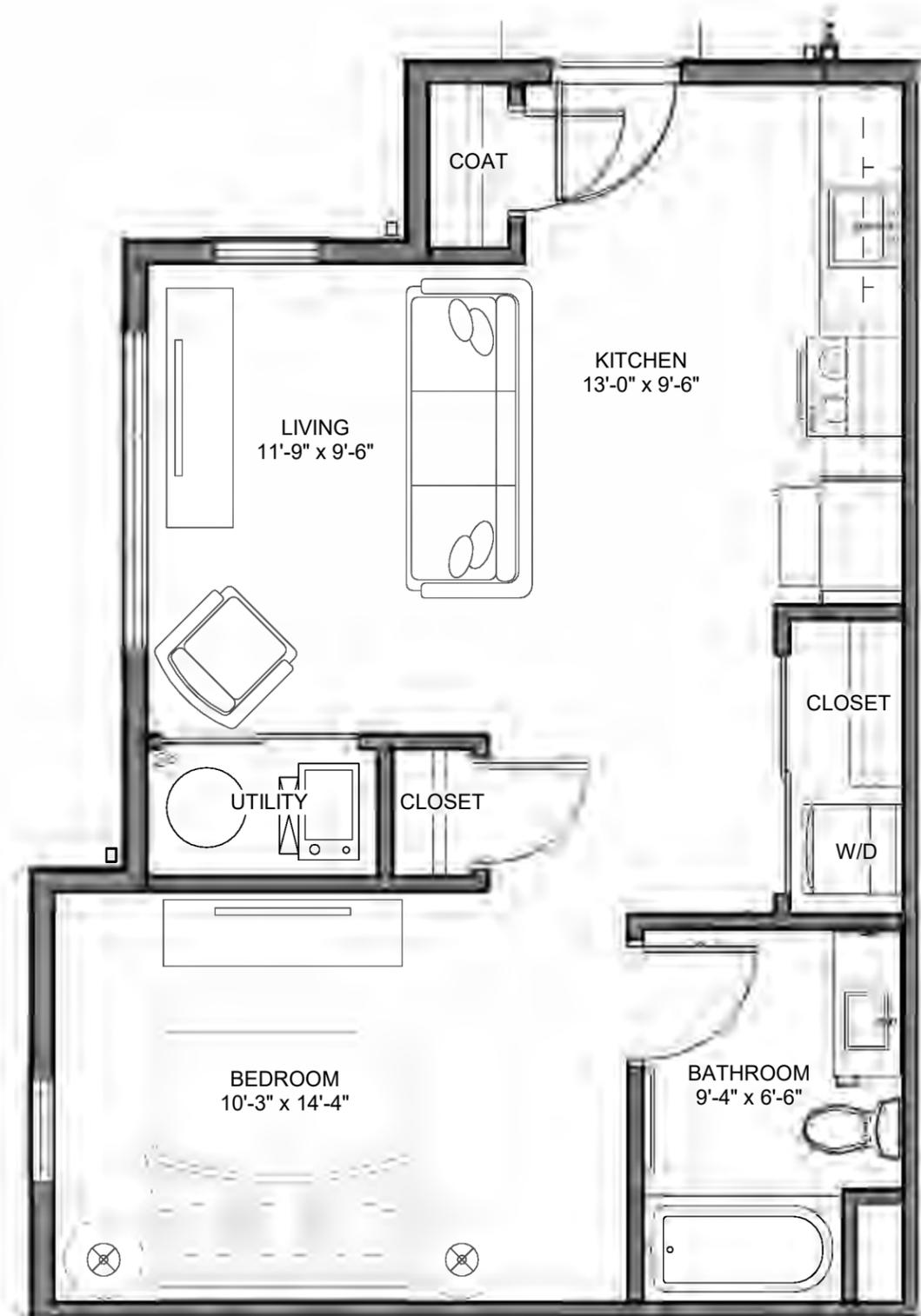


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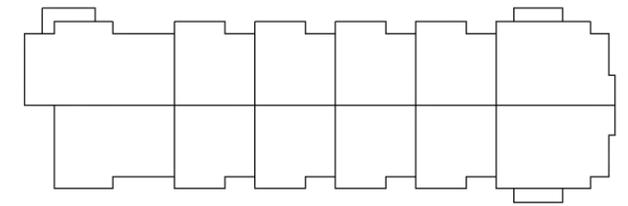
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ENLARGED UNIT A1 PLAN

SCALE: 1/4" = 1'-0"

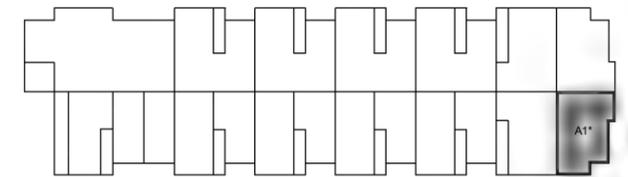


1 UNIT A1* - ENLARGED FLOOR PLAN
1/4" = 1'-0"



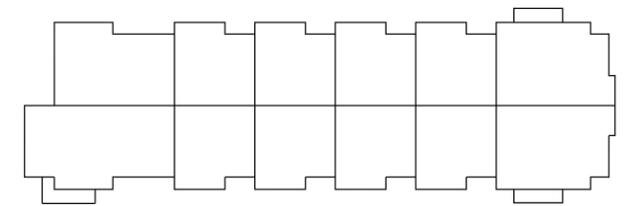
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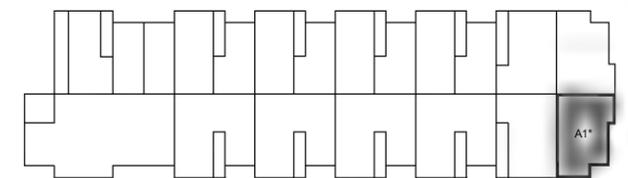
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KEY PLAN - BLDG B- LEVEL 2

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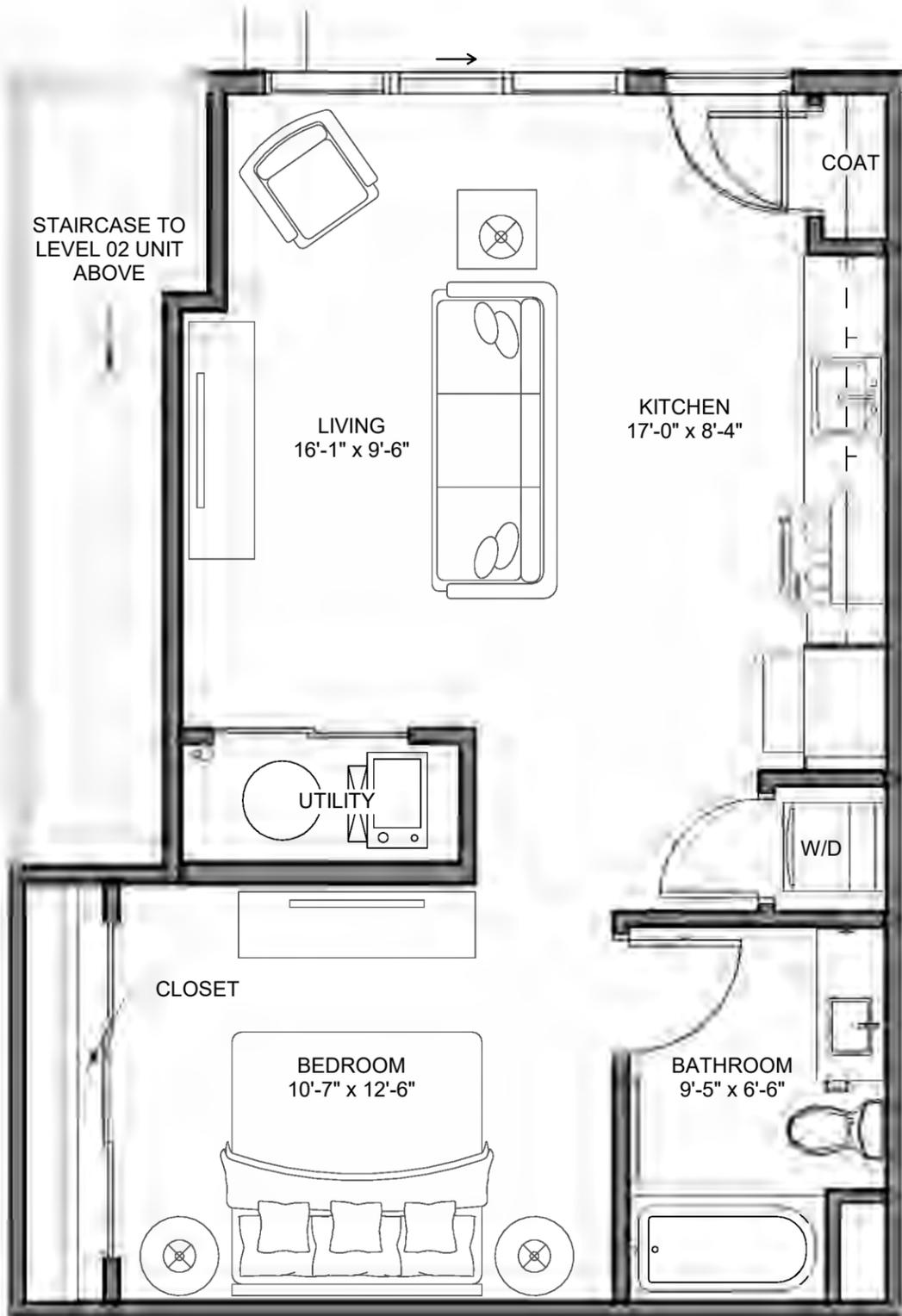


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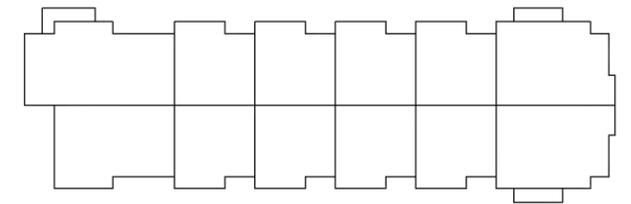
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ENLARGED UNIT A1* PLAN

SCALE: 1/4" = 1'-0"

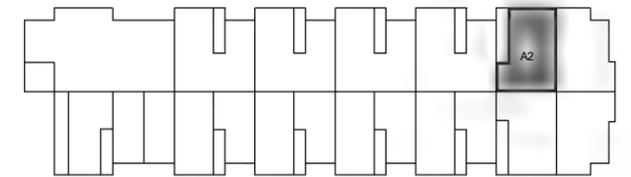


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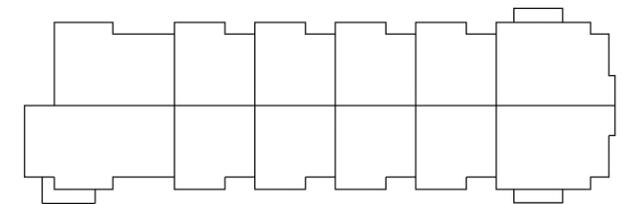
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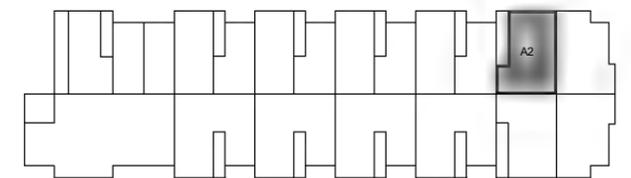
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KEY PLAN - BLDG B- LEVEL 2

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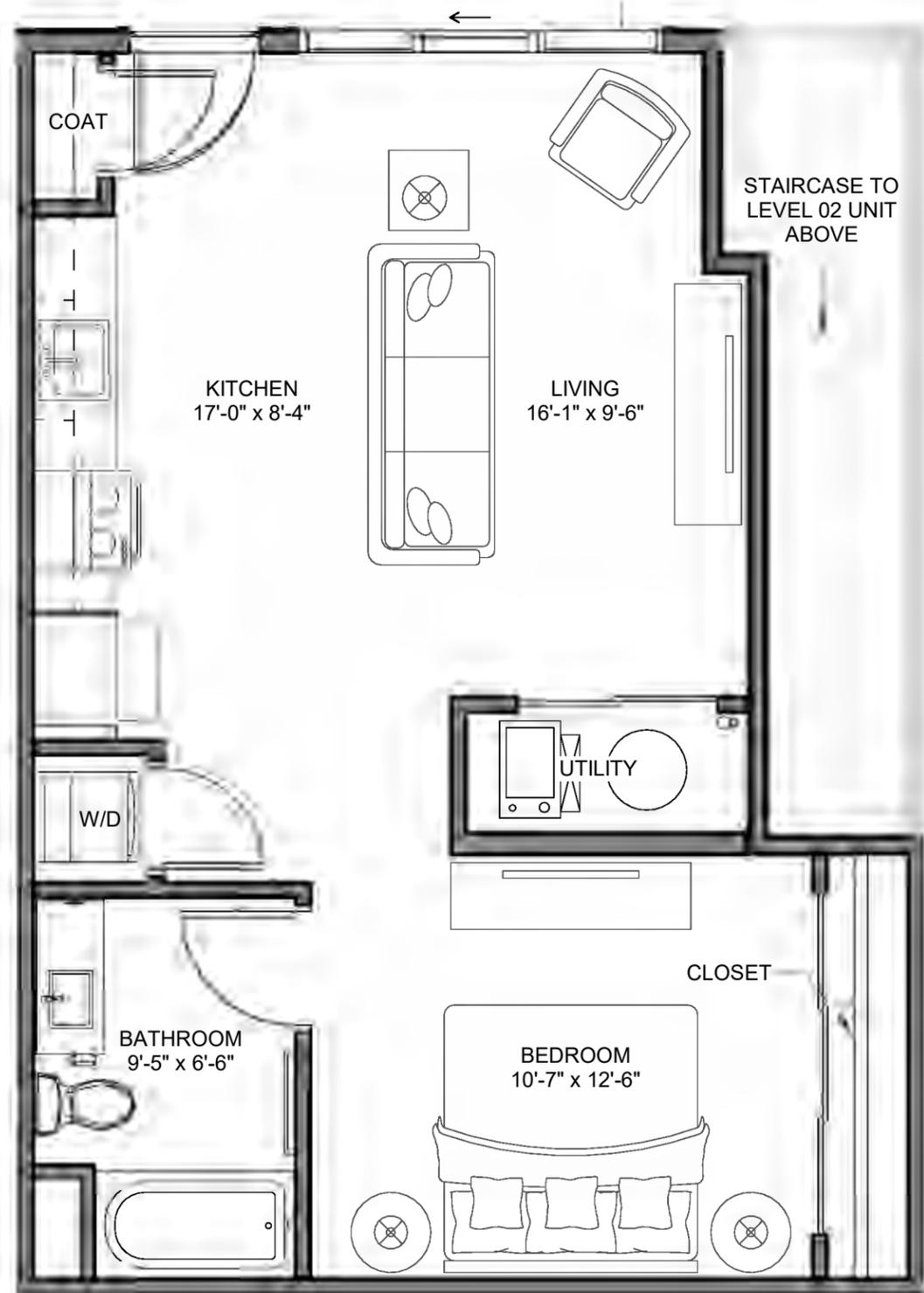


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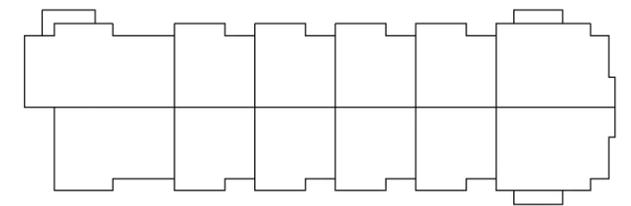
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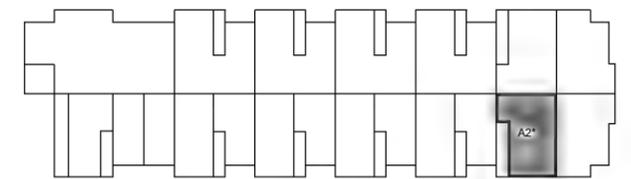


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1/4" = 1'-0"



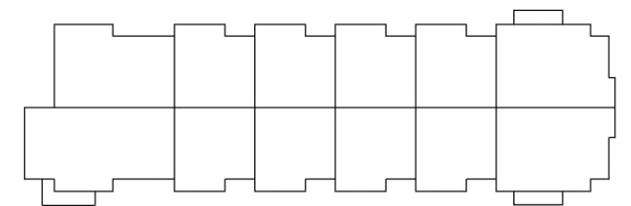
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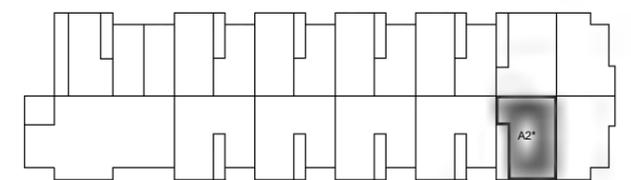
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KEY PLAN - BLDG B- LEVEL 2

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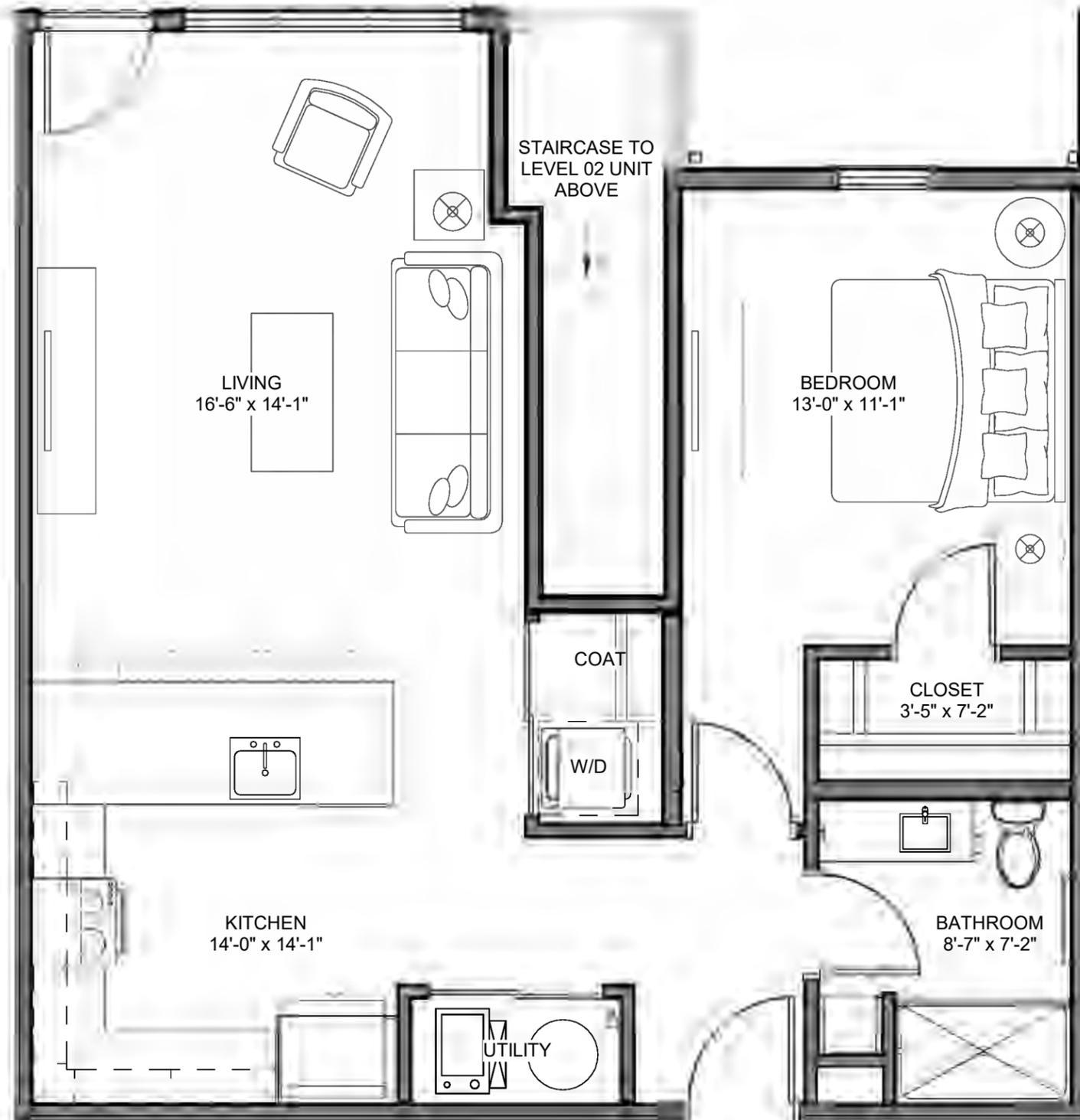
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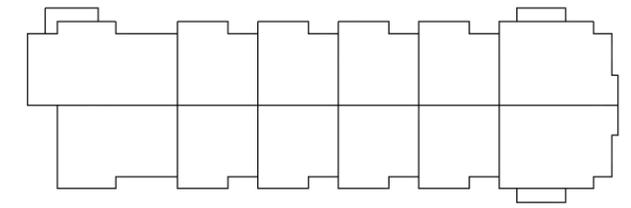
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SCALE: 1/4" = 1'-0"

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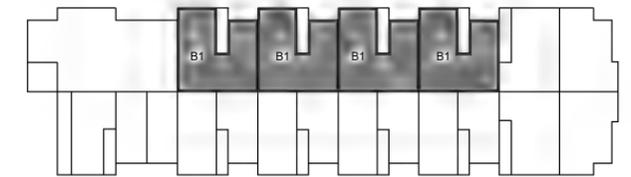


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1/4" = 1'-0"



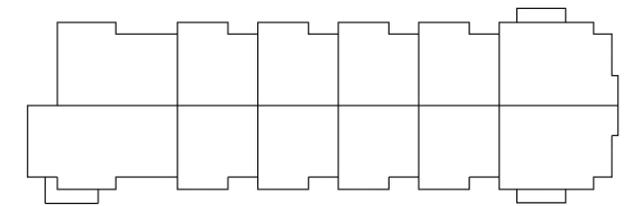
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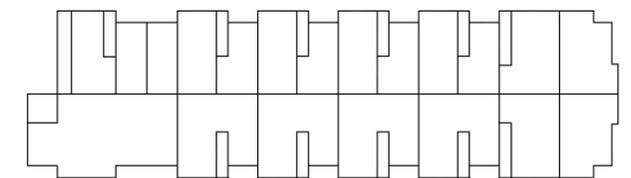
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KEY PLAN - BLDG B- LEVEL 2

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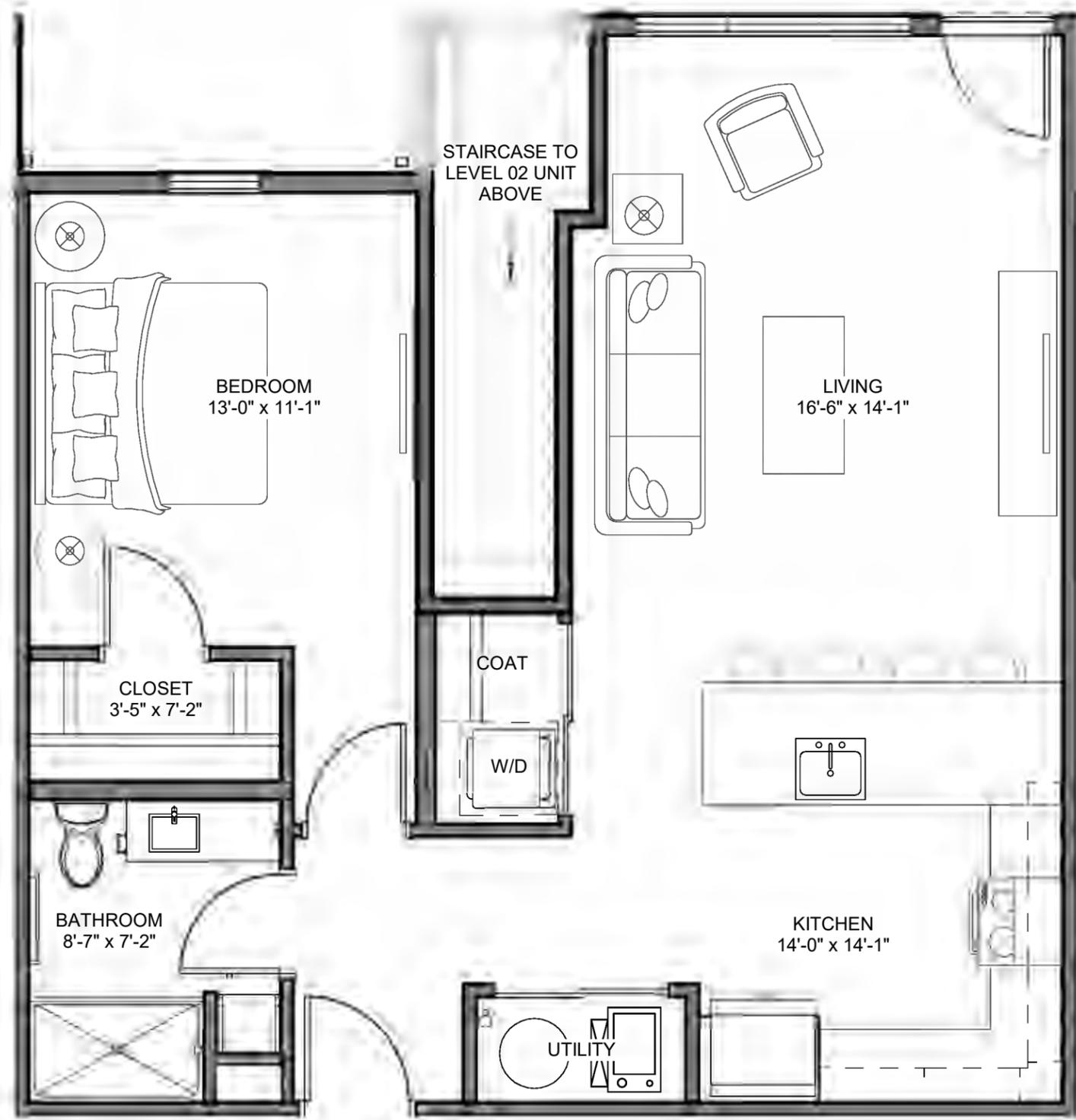
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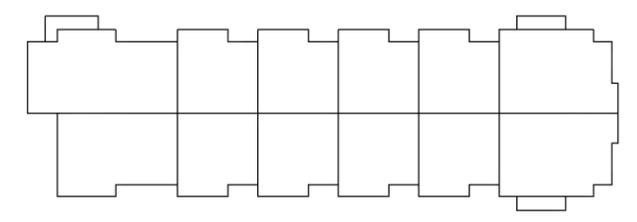
ENLARGED UNIT B1 PLAN

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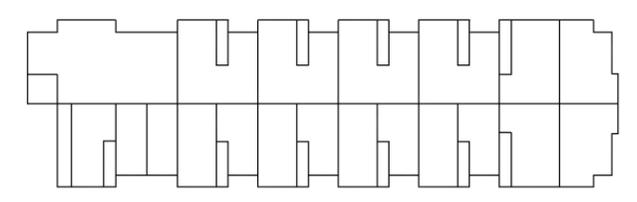
92ND & GREENFIELD MULTIFAMILY
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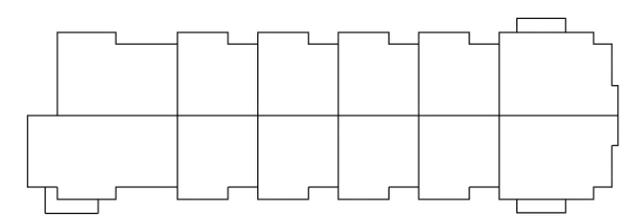
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1/4" = 1'-0"



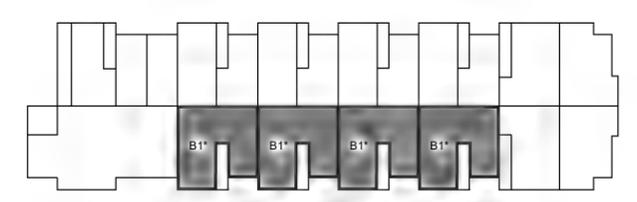
KEY PLAN - BLDG A- LEVEL 2
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KEY PLAN - BLDG A- LEVEL 1
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KEY PLAN - BLDG B- LEVEL 2
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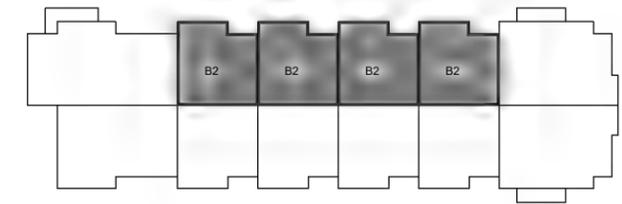


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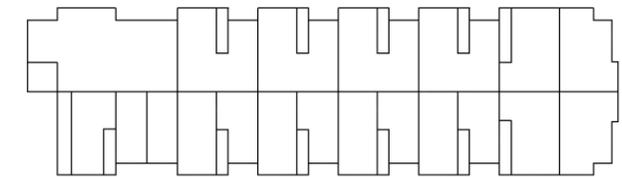


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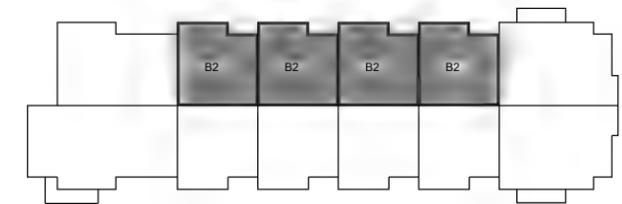
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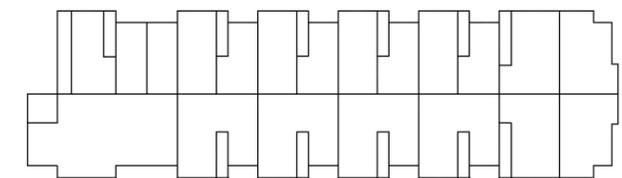
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KEY PLAN - BLDG B- LEVEL 2

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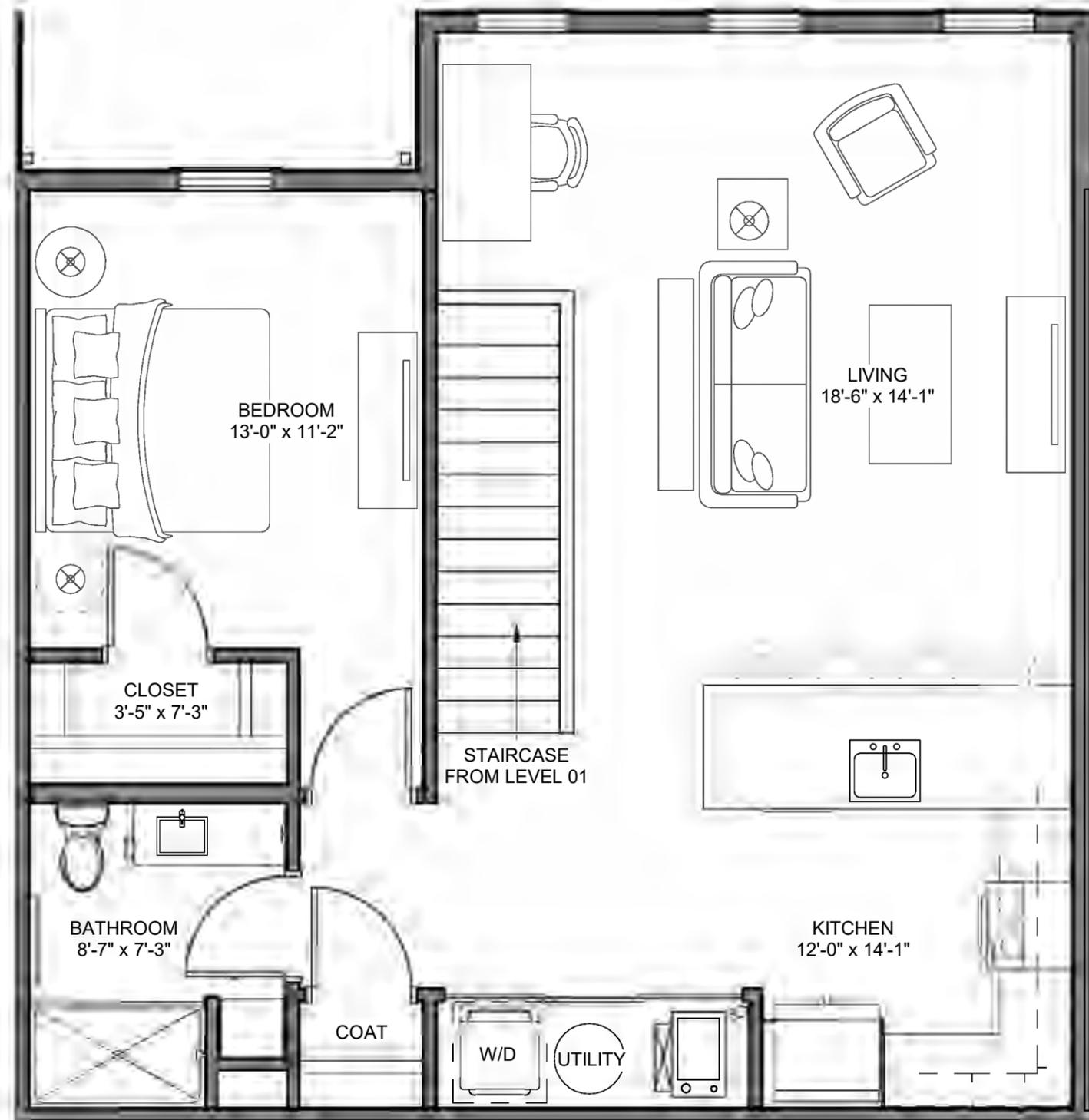


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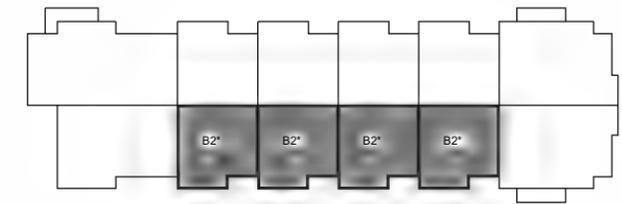
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ENLARGED UNIT B2 PLAN

SCALE: 1/4" = 1'-0"

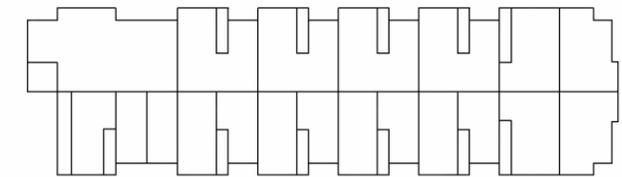


1 UNIT B2* - ENLARGED FLOOR PLAN
1/4" = 1'-0"



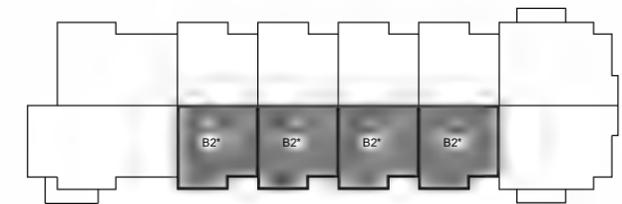
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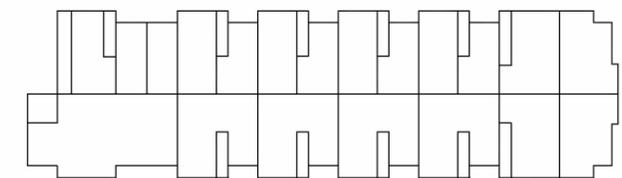
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KEY PLAN - BLDG B- LEVEL 2

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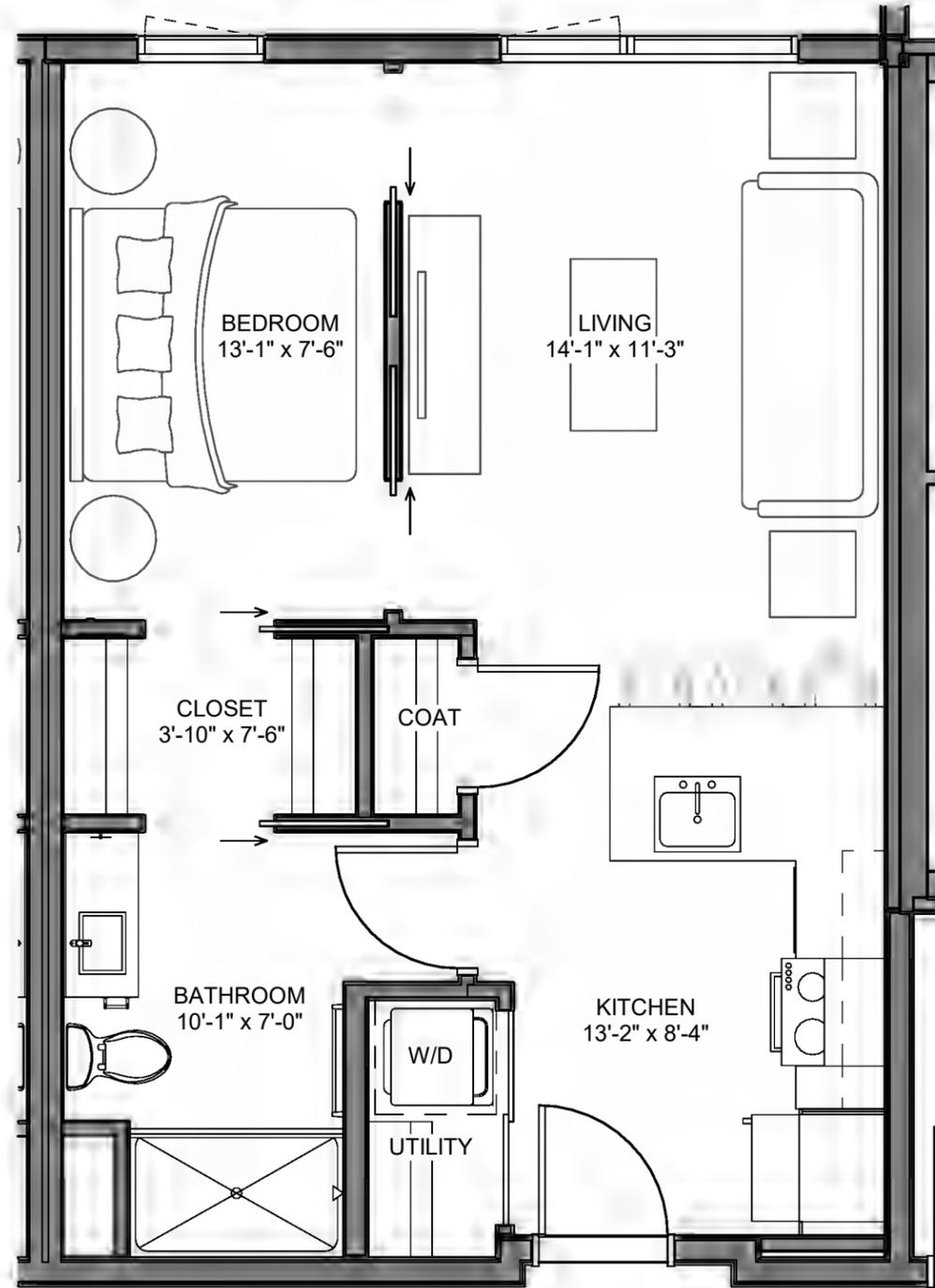
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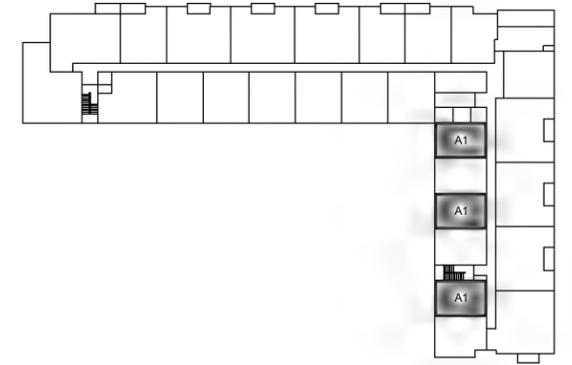
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SCALE: 1/4" = 1'-0"

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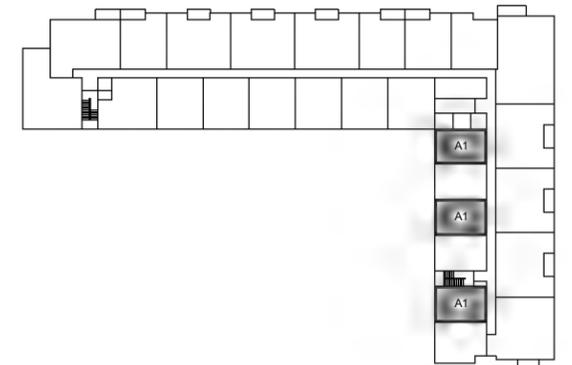


1 UNIT A1 - ENLARGED FLOOR PLAN
 1/4" = 1'-0"



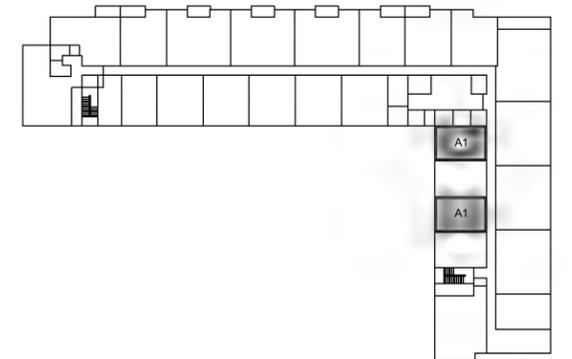
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS

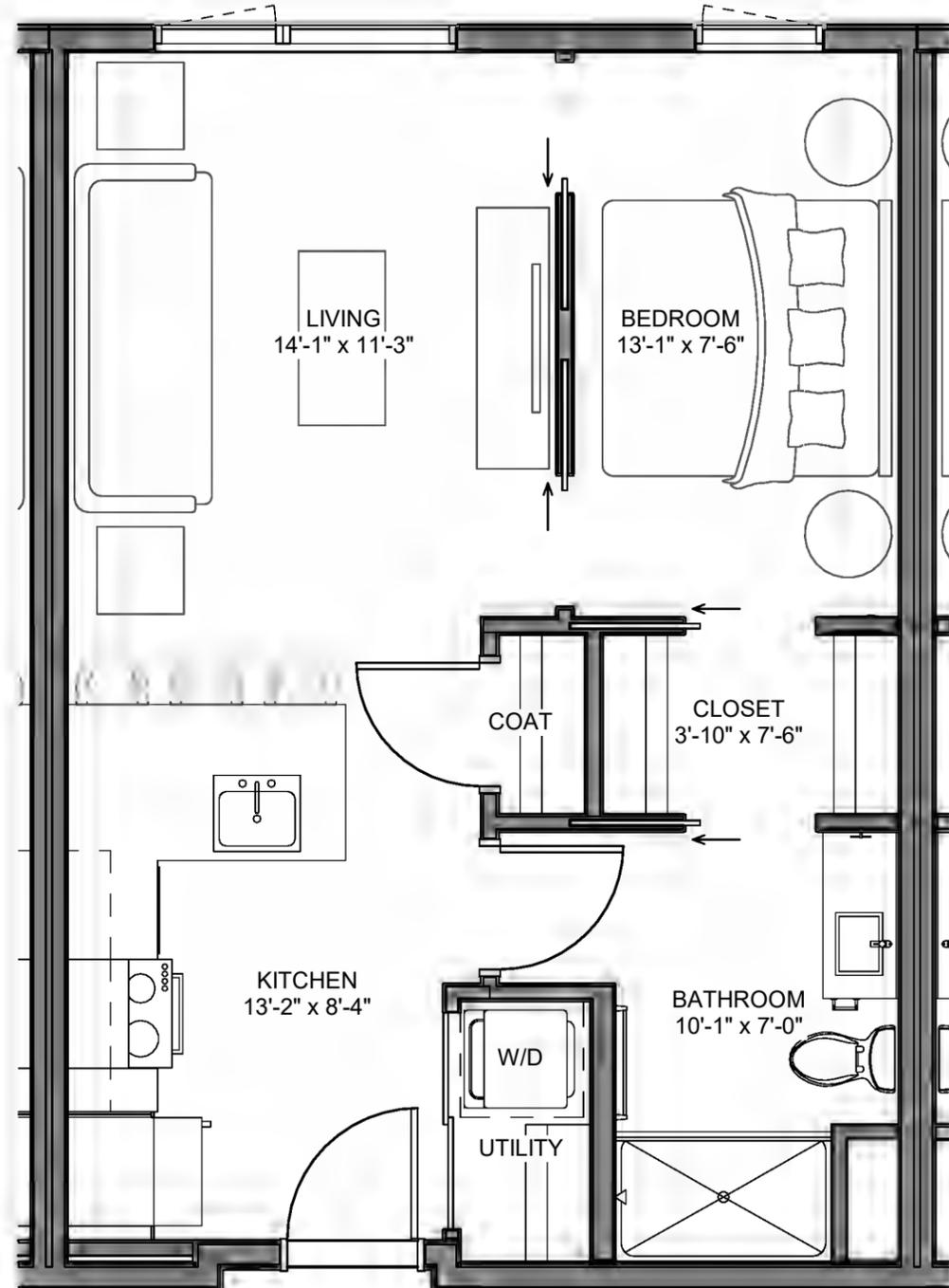


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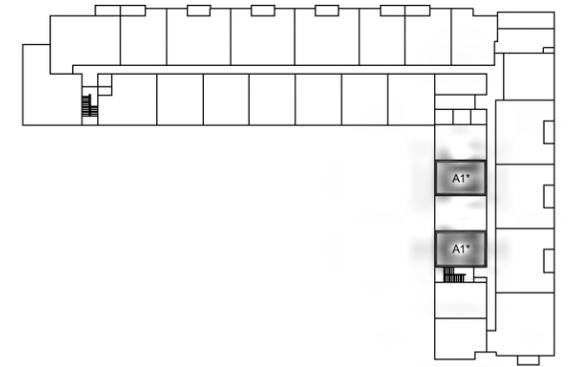
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ENLARGED UNIT A1 PLAN

SCALE: 1/4" = 1'-0"

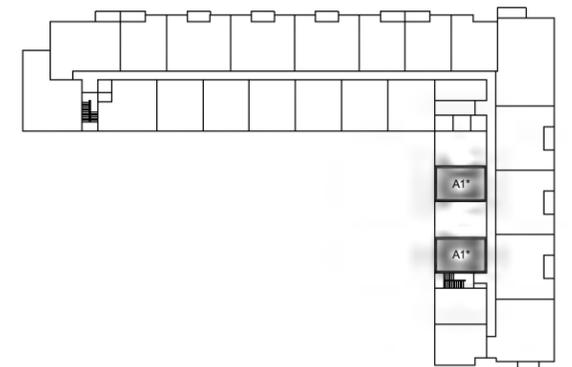


1 UNIT A1* - ENLARGED FLOOR PLAN
 1/4" = 1'-0"



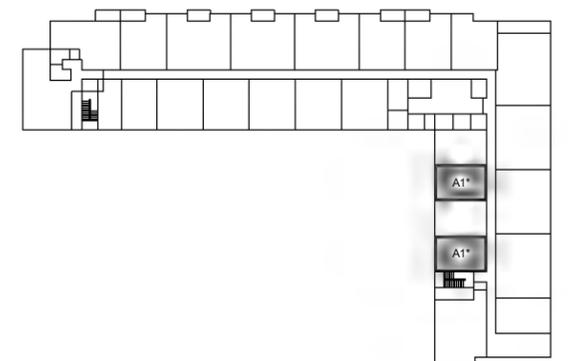
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS



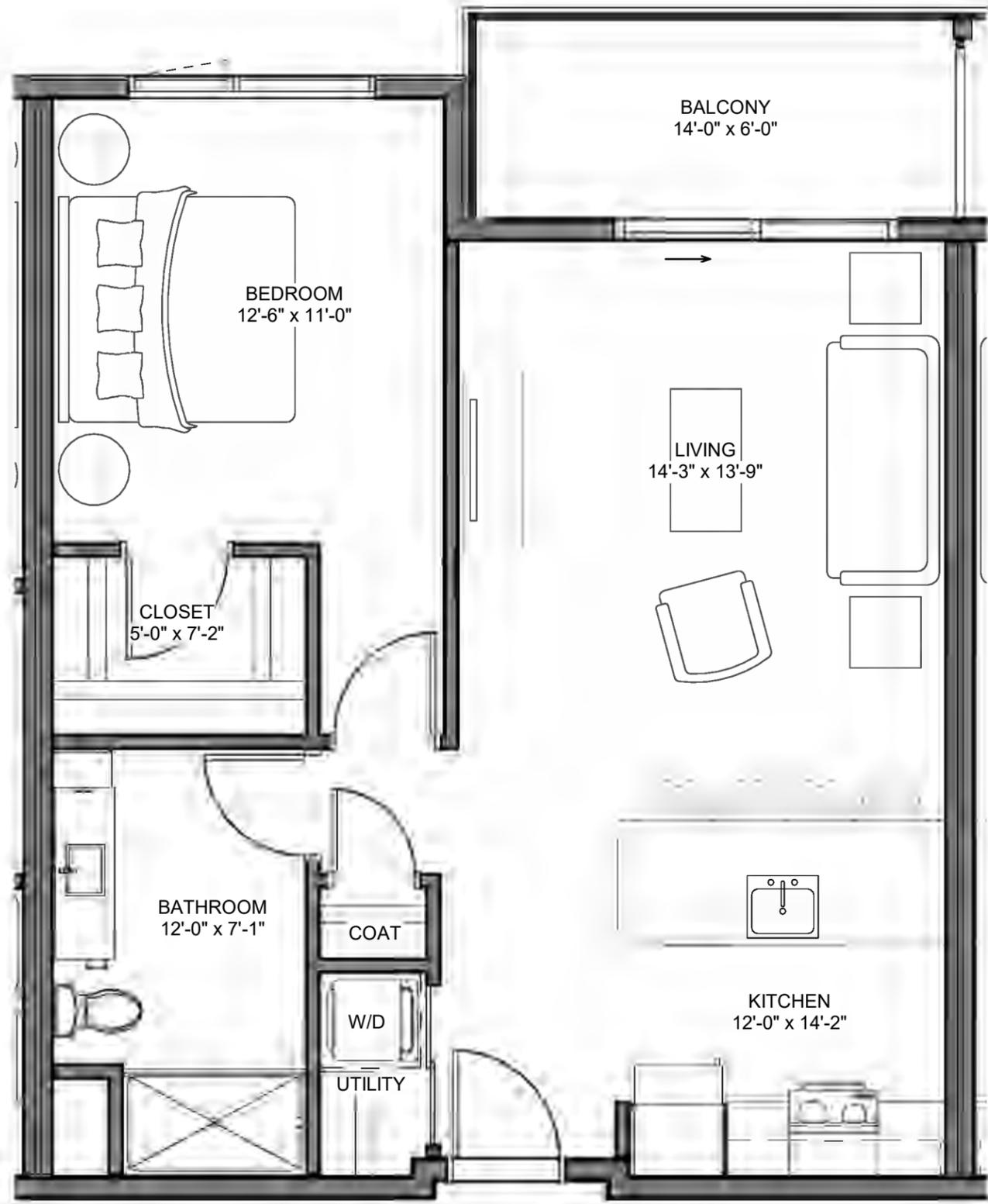
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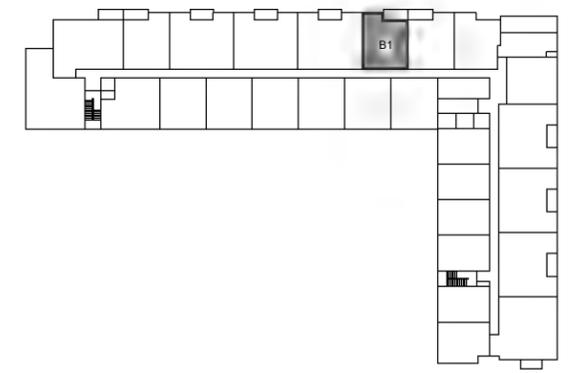
ENLARGED UNIT A1* PLAN

SCALE: 1/4" = 1'-0"

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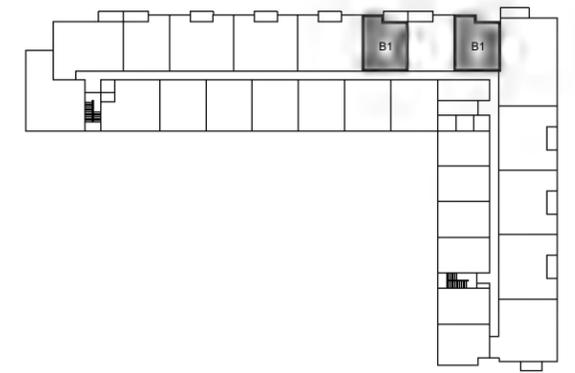


1 UNIT B1 - ENLARGED FLOOR PLAN
1/4" = 1'-0"



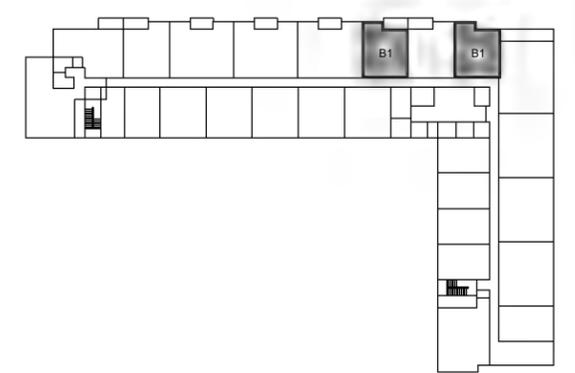
KEY PLAN - BLDG C- LEVEL 4

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KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS

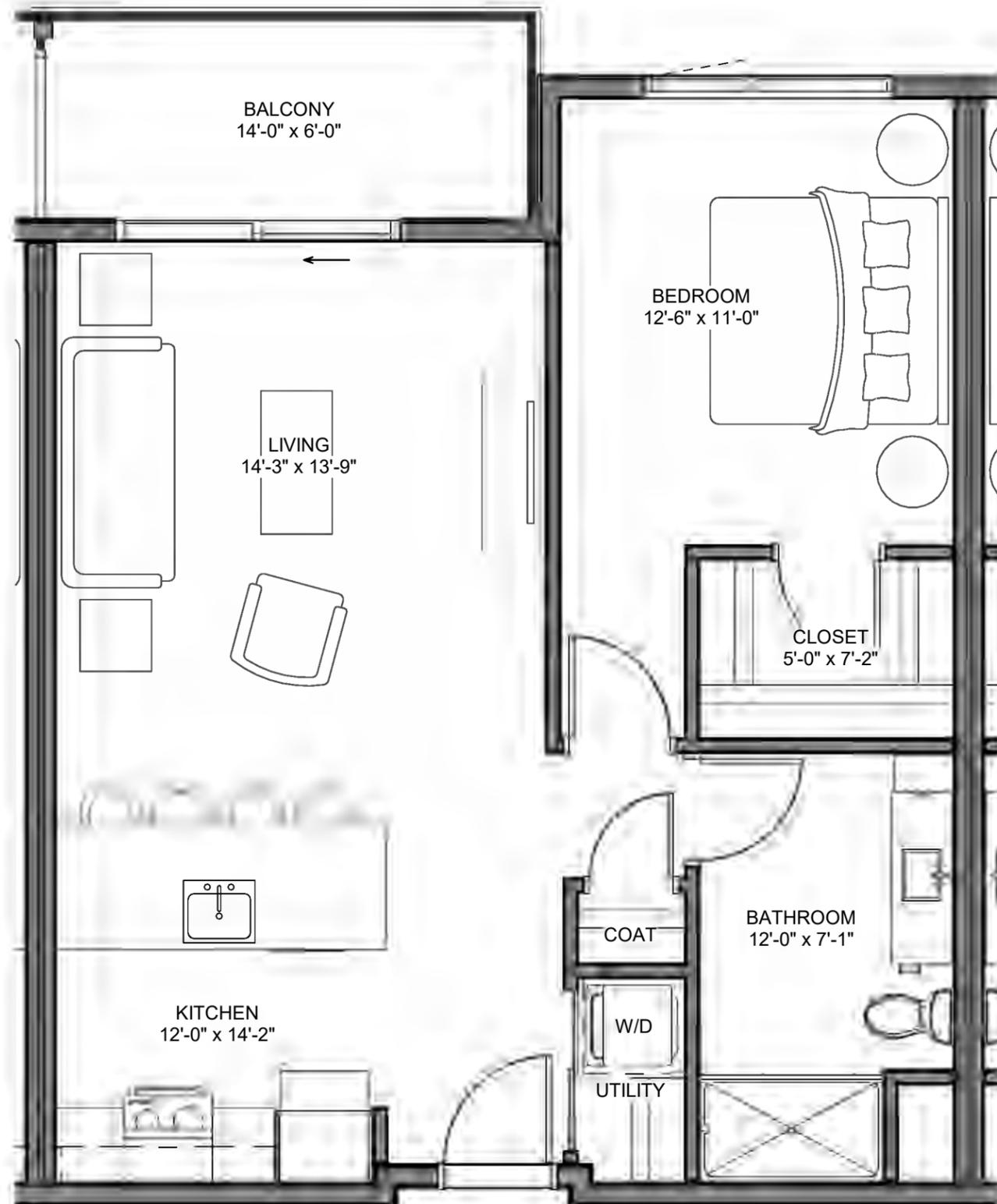


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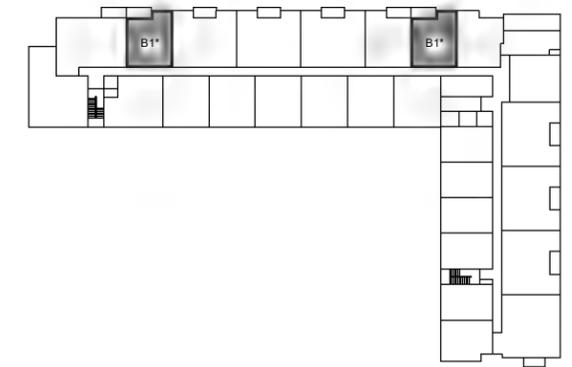
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ENLARGED UNIT B1 PLAN

SCALE: 1/4" = 1'-0"

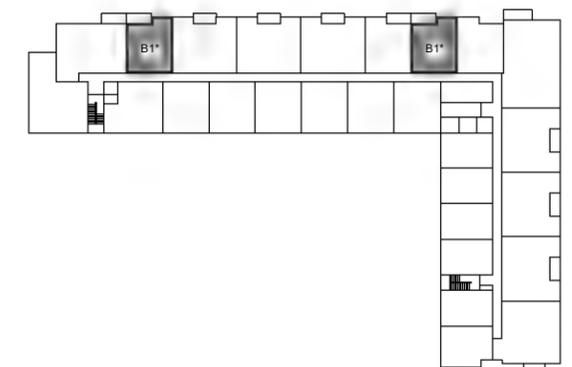


1 UNIT B1* - ENLARGED FLOOR PLAN
1/4" = 1'-0"



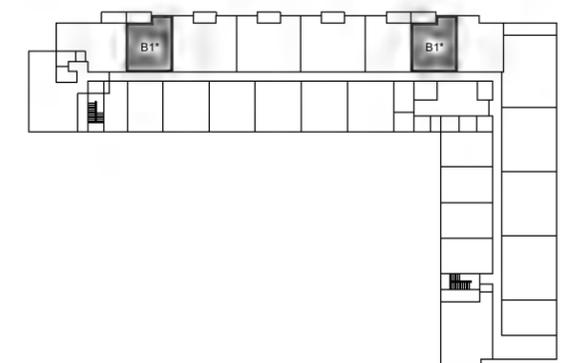
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS



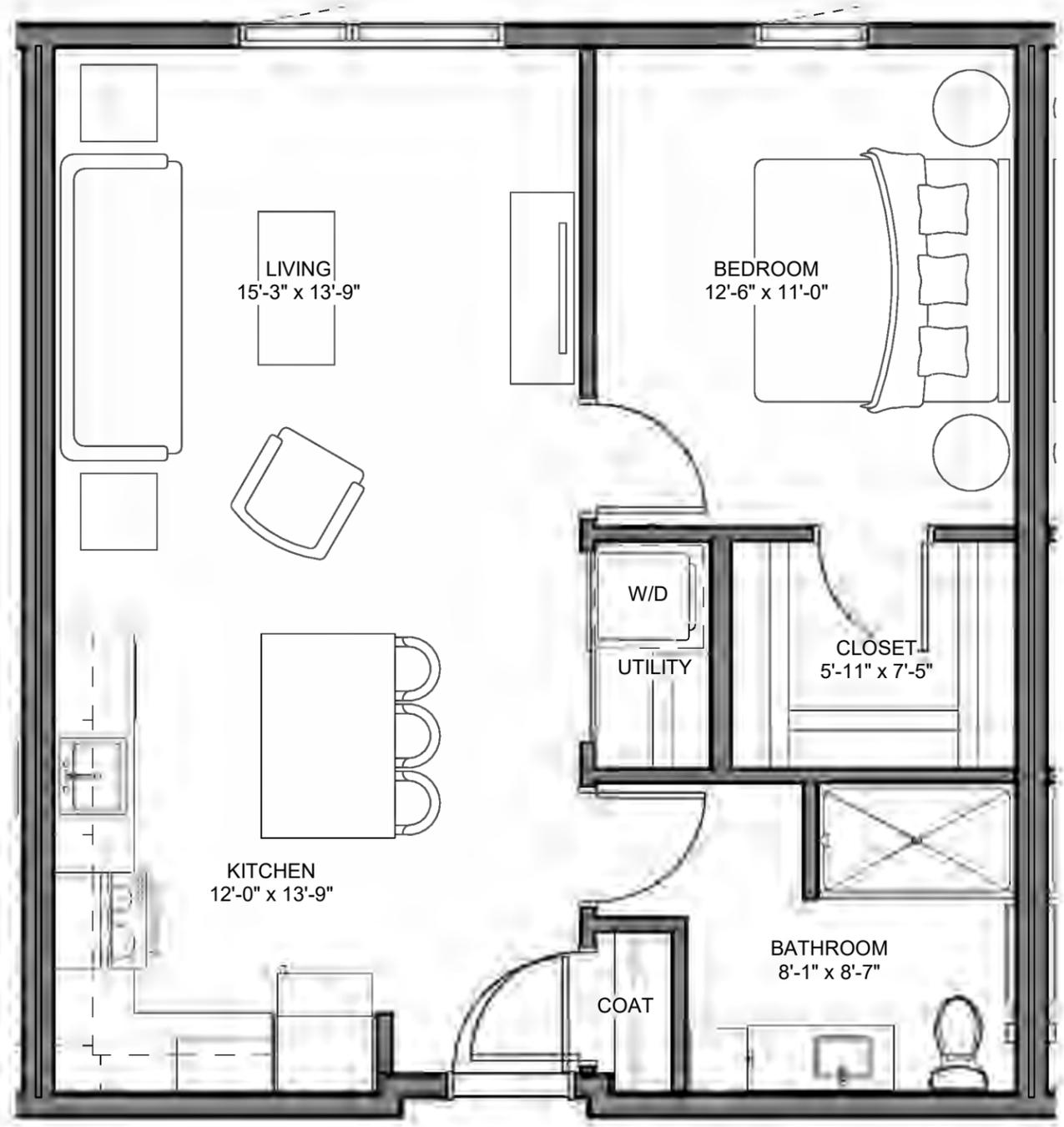
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NTS

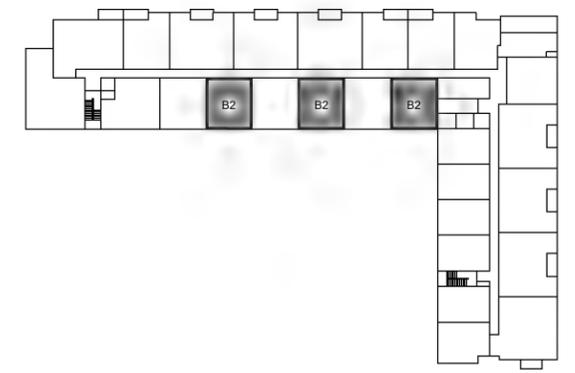
ENLARGED UNIT B1* PLAN

SCALE: 1/4" = 1'-0"

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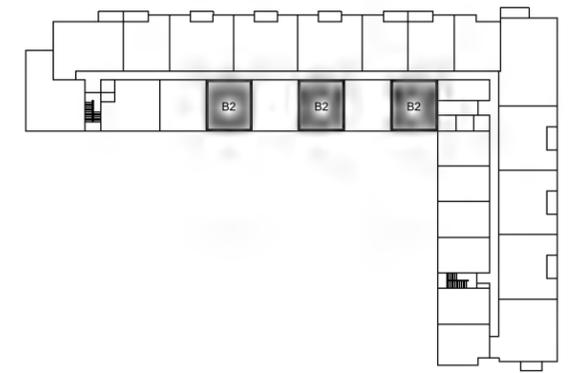


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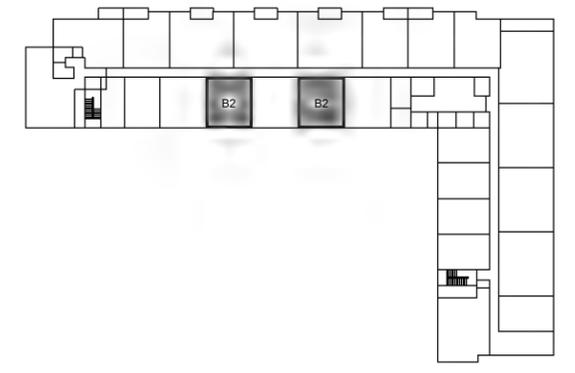
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

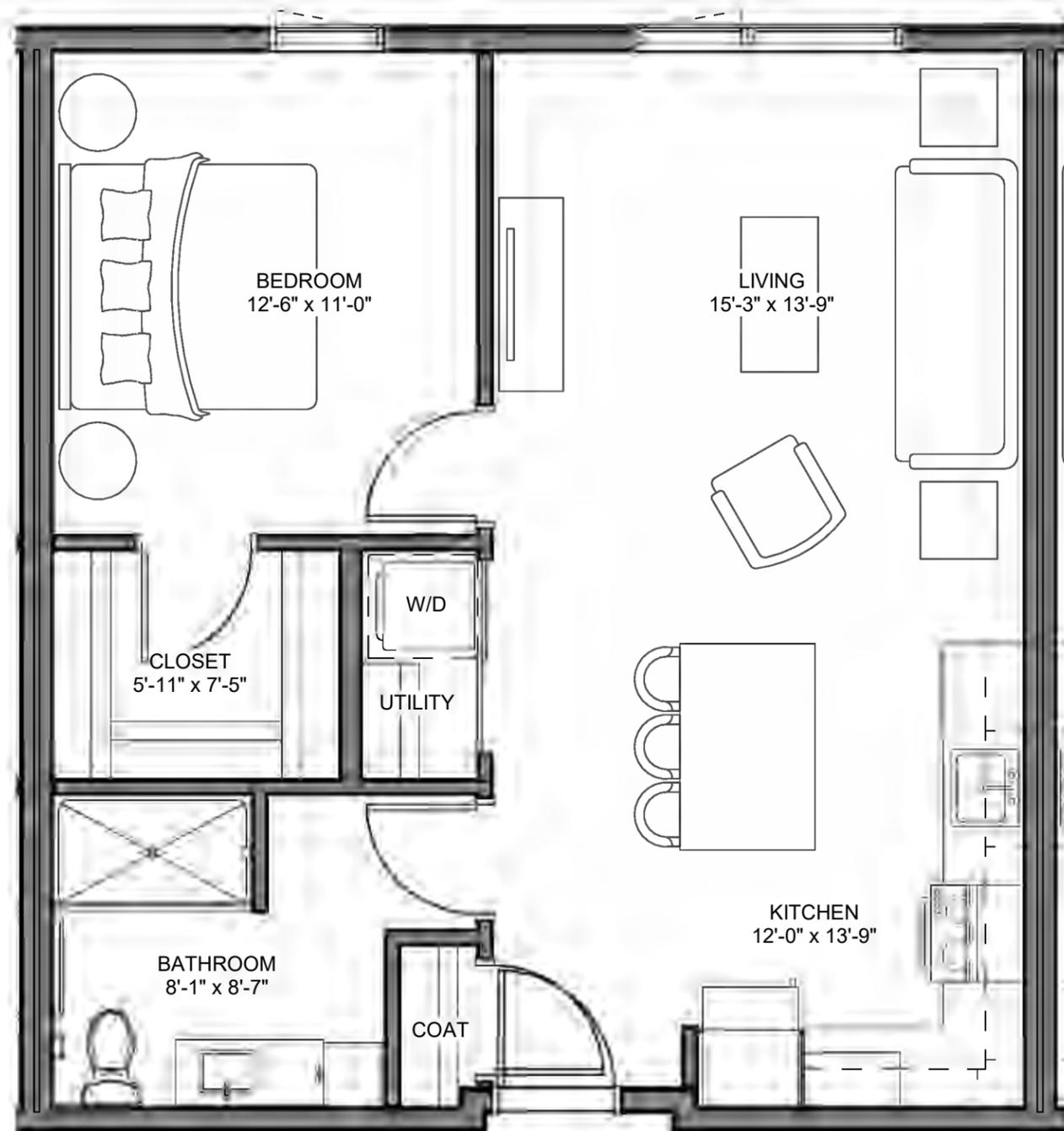
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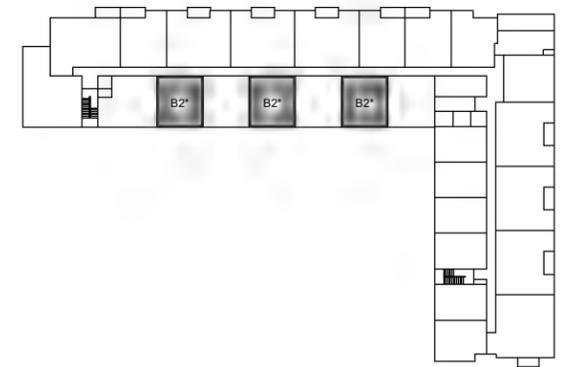
KEY PLAN - BLDG C- LEVEL 1

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ENLARGED UNIT B2 PLAN
 SCALE: 1/4" = 1'-0"

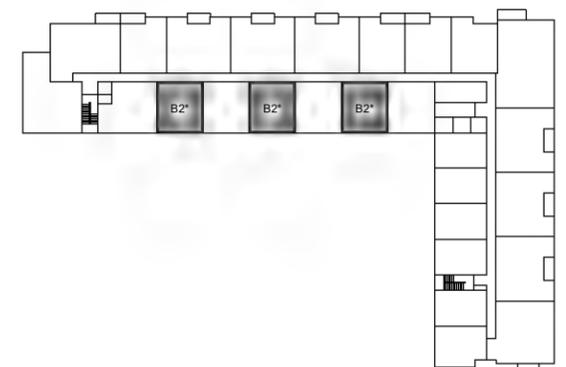


1 UNIT B2* - ENLARGED FLOOR PLAN
1/4" = 1'-0"



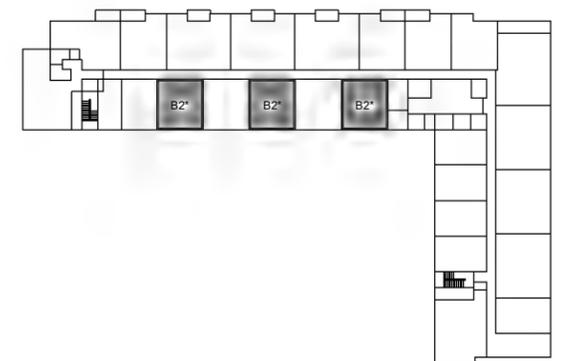
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS



KEY PLAN - BLDG C- LEVEL 1

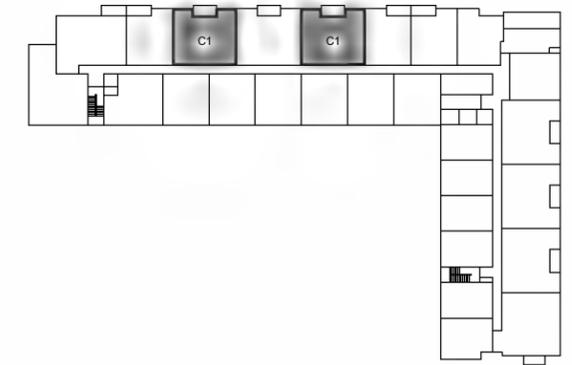
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ENLARGED UNIT B2* PLAN

SCALE: 1/4" = 1'-0"

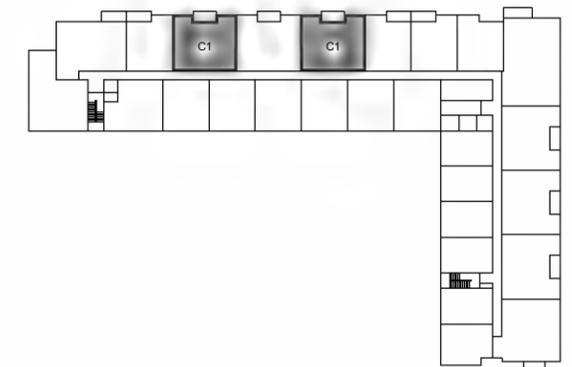


1 UNIT C1 - ENLARGED FLOOR PLAN
1/4" = 1'-0"



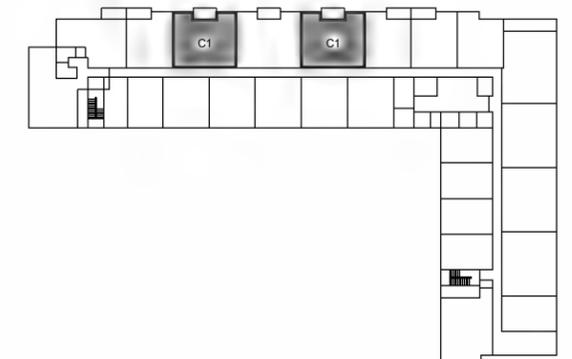
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS

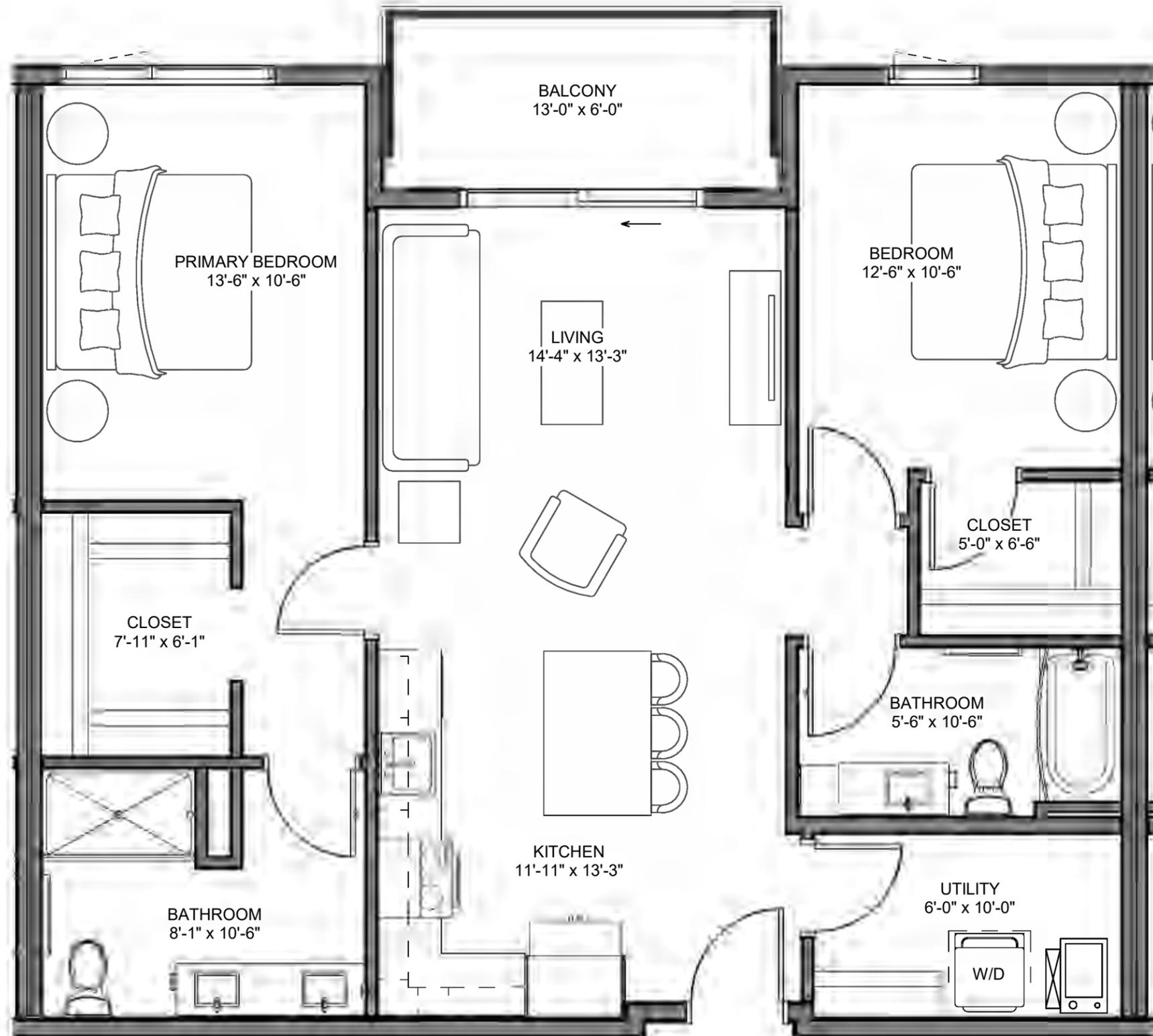


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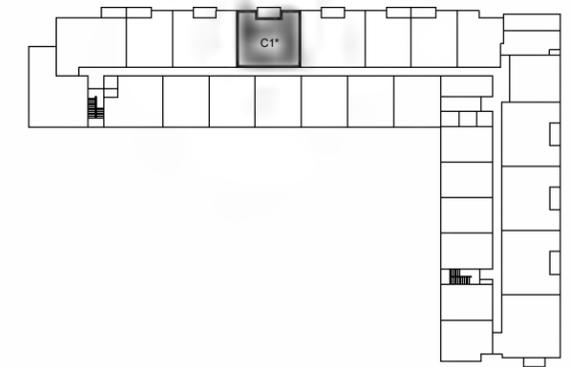
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ENLARGED UNIT C1 PLAN

SCALE: 1/4" = 1'-0"

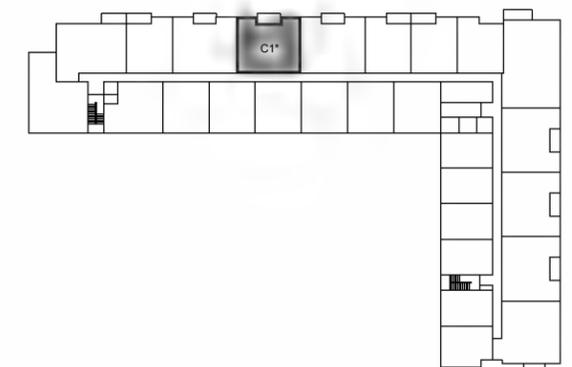


1 UNIT C1* - ENLARGED FLOOR PLAN
 1/4" = 1'-0"



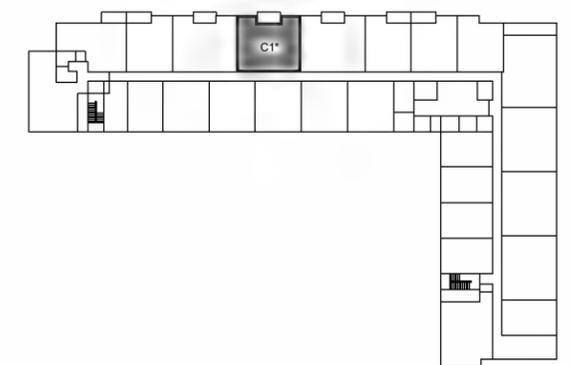
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS

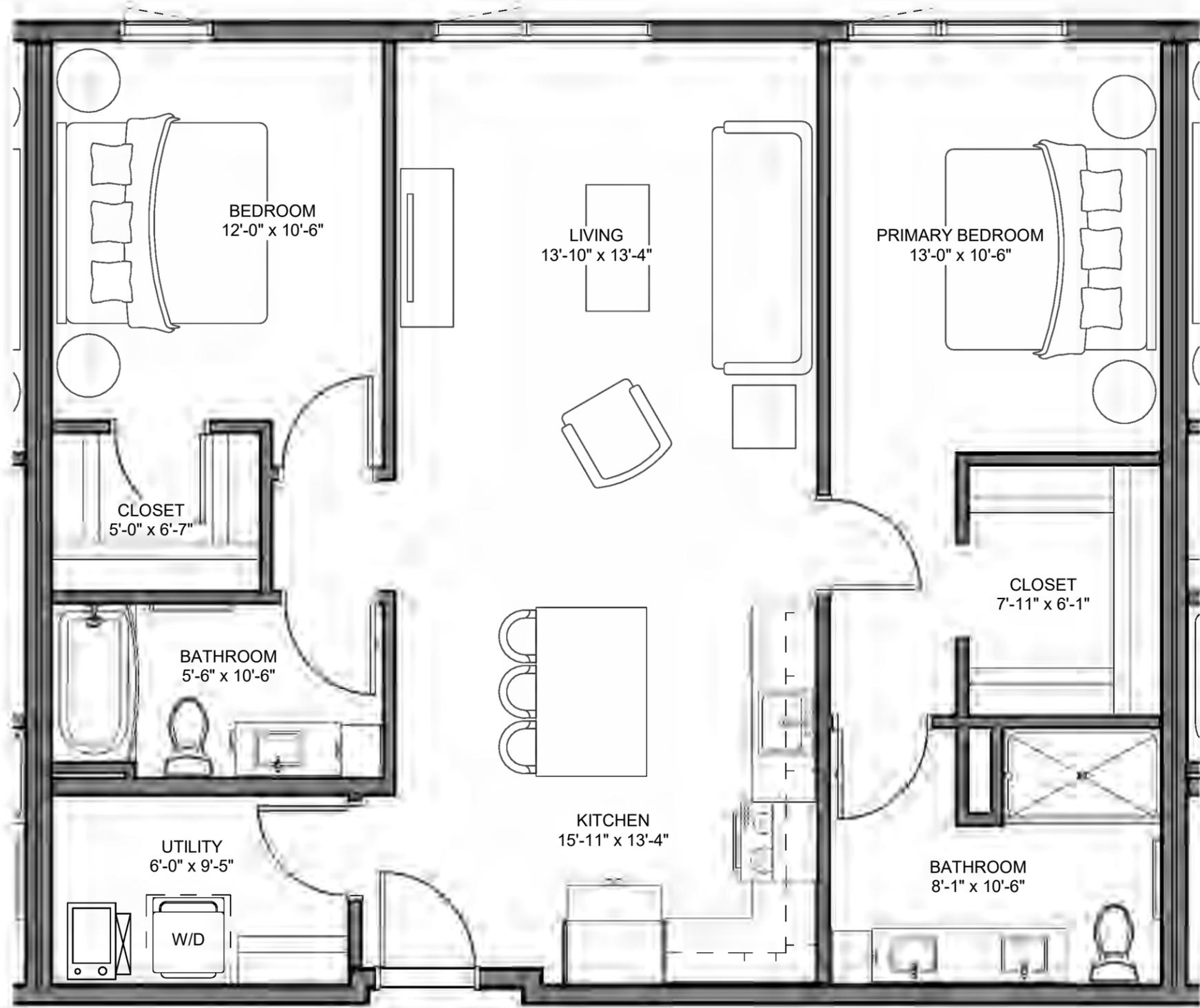


KEY PLAN - BLDG C- LEVEL 1

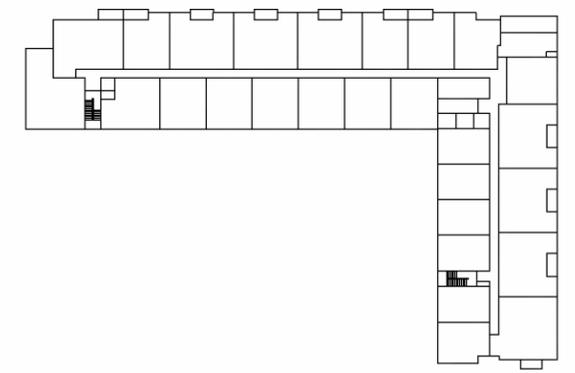
NTS

ENLARGED UNIT C1* PLAN

SCALE: 1/4" = 1'-0"

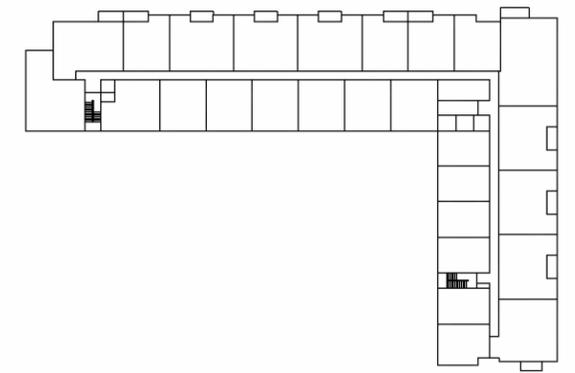


1 UNIT C2 - ENLARGED FLOOR PLAN
 1/4" = 1'-0"



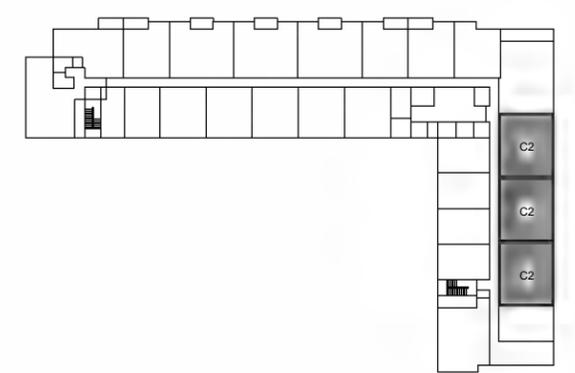
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS

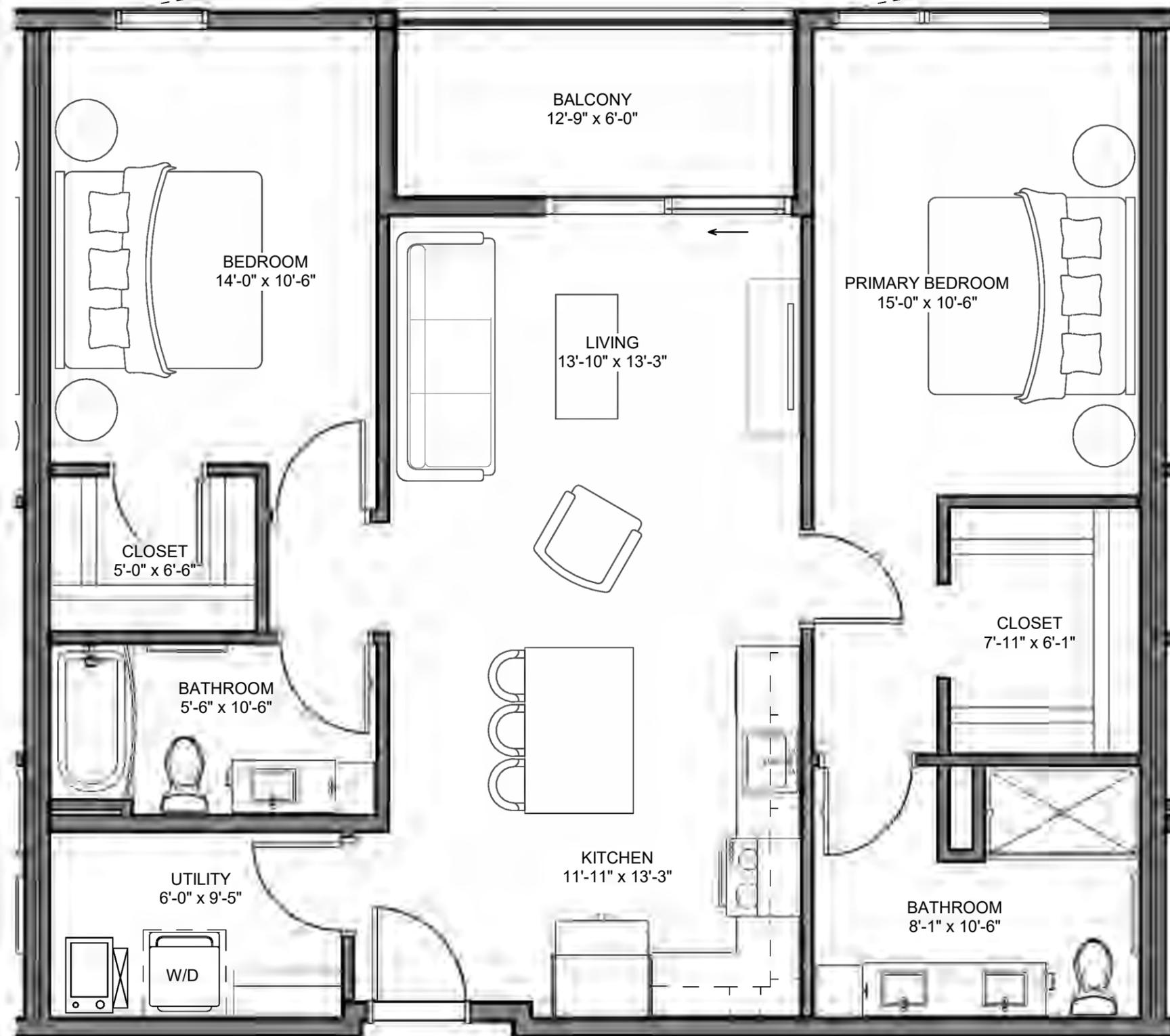


KEY PLAN - BLDG C- LEVEL 1

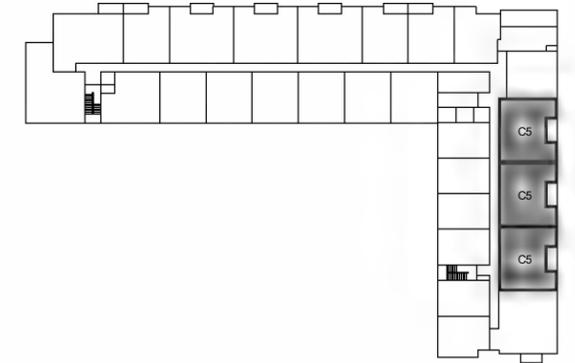
NTS

ENLARGED UNIT C2 PLAN

SCALE: 1/4" = 1'-0"

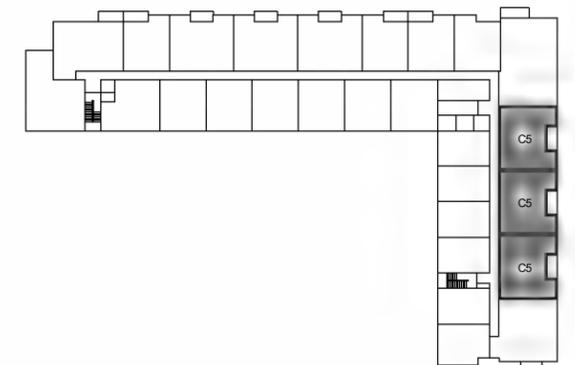


1 UNIT C5 - ENLARGED FLOOR PLAN
1/4" = 1'-0"



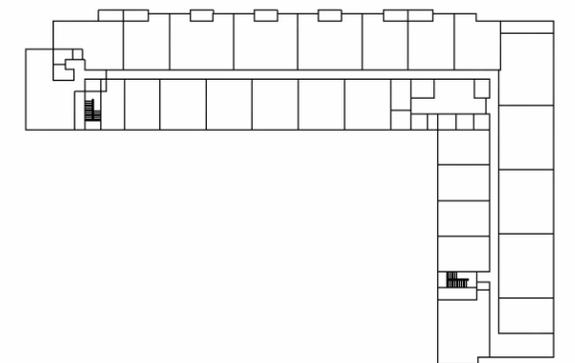
KEY PLAN - BLDG C- LEVEL 4

NTS



KEY PLAN - BLDG C- LEVELS 2 & 3 SIM.

NTS



KEY PLAN - BLDG C- LEVEL 1

NTS

ENLARGED UNIT C5 PLAN

SCALE: 1/4" = 1'-0"

92ND & GREENFIELD MULTIFAMILY
PROJECT #: 24101 | 07/15/25

To: City of West Allis

From: Aaron Koch

Date: July 3, 2025

Subject: 92nd & Greenfield Multifamily Stormwater Memo

The following is a preliminary summary explaining the stormwater runoff for the proposed 92nd & Greenfield Multifamily Residential development located at the southwest corner of W. Greenfield Avenue & S. 92nd Street. The total size of the proposed development is 3.00 acres.

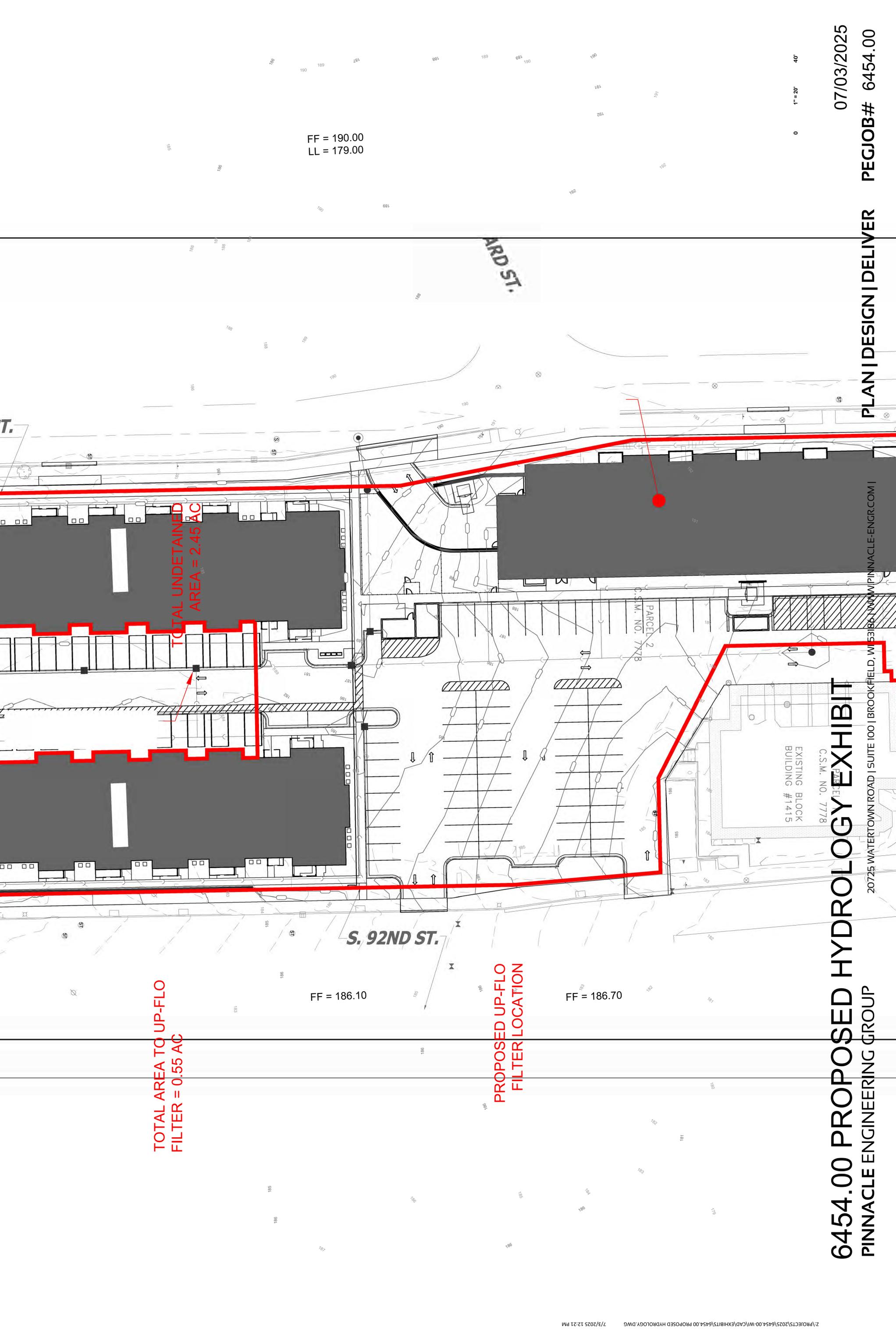
The existing site consists of three buildings and associated parking. Existing conditions include 2.69 acres of impervious area and 0.31 acres of pervious area. The proposed improvements include the addition of three multifamily residential buildings along with parking. The proposed conditions include 2.57 acres of impervious area and 0.43 acres of pervious area. Since the total impervious area will be reduced in proposed conditions, existing to proposed discharge rates will be reduced.

The water quality device being proposed is a 4-node Up-Flo Filter located in an on-site catch basin. Proposed drainage has been designed to reflect existing drainage conditions with a majority of the site discharge occurring towards 93rd Street to the west.

Area	Pounds of TSS Generated (No Controls)	Pounds of TSS Remaining (w/ Controls)	Percent Removal
Residential	1069	578.3	45.90

TSS REMOVAL	
Requested TSS Removal	40%
TSS Removal Provided	45.90%

As shown in the tables above, proposed stormwater quality BMPs will reduce TSS onsite more than the required 40%. WinSLAMM modeling data and the Preliminary Hydrology Exhibit have been attached to this memo. A final plan detailing the stormwater proposal will be prepared and submitted in the future.



TOTAL AREA TO UP-FLO
FILTER = 0.55 AC

TOTAL UNDETAINED
AREA = 2.45 AC

PROPOSED UP-FLO
FILTER LOCATION

FF = 186.10

FF = 186.70

FF = 190.00
LL = 179.00

0 1" = 20' 40'

6454.00 PROPOSED HYDROLOGY EXHIBIT

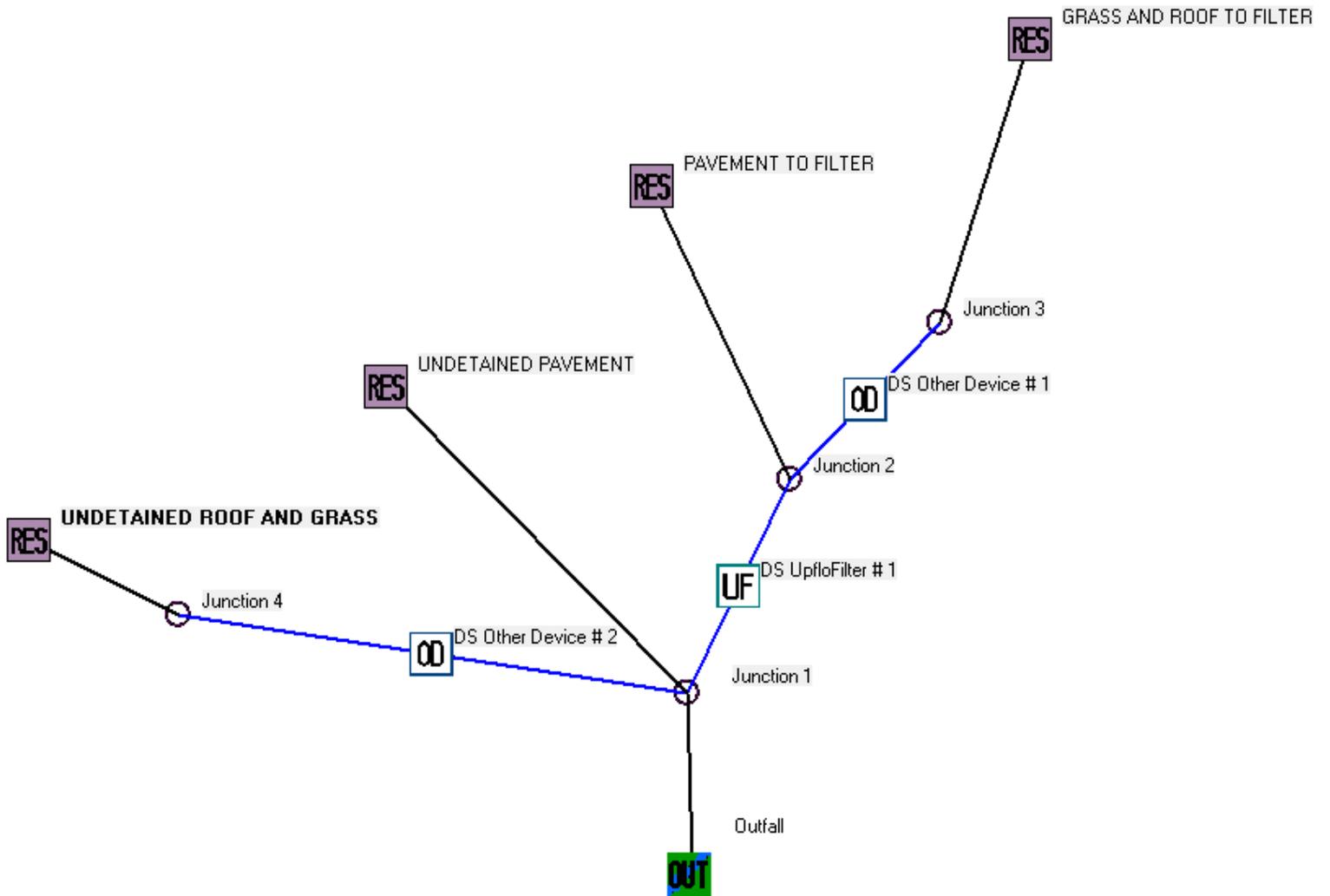
PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53005
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER PEGJOB# 6454.00

07/03/2025

SLAMM ROUTING DIAGRAM



Data file name: Z:\Projects\2025\6454.00-W\DESIGN\SWMP\SLAMM\6454.00 92nd & GREENFIELD [ALTERNATIVE].mdb

WinSLAMM Version 10.5.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 06-30-2025

Time: 14:17:02

Site information:

LU# 1 - Residential: UNDETAINED ROOF AND GRASS Total area (ac): 1.620

1 - Roofs 1: 0.610 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

2 - Roofs 2: 0.300 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

3 - Roofs 3: 0.290 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.330 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

46 - Large Landscaped Areas 2: 0.090 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: UNDETAINED PAVEMENT Total area (ac): 0.830

13 - Paved Parking 1: 0.830 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: PAVEMENT TO FILTER Total area (ac): 0.450

13 - Paved Parking 1: 0.450 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: GRASS AND ROOF TO FILTER Total area (ac): 0.100

45 - Large Landscaped Areas 1: 0.100 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Other Device CP# 1 (DS) - DS Other Device # 1

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 2 (DS) - DS Other Device # 2

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Data file name: Z:\Projects\2025\6454.00-W\DESIGN\SWMP\SLAMM\6454.00 92nd & GREENFIELD [ALTERNATIVE].mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 06-30-2025 Time of run: 14:14:40
Total Area Modeled (acres): 3.000
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	197507	-	86.68	1069	-
Outfall Total with Controls:	197600	-0.05%	46.88	578.3	45.90%
Annualized Total After Outfall Controls:	198143			579.9	

