



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 26, 2023
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

5. Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. and 9343 W. Lincoln Ave. into 1 parcel. (Tax Key Nos. 486-0012-001 & 486-0030-000)
6. Ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000)

Items 5 and 6 may be discussed/considered together.

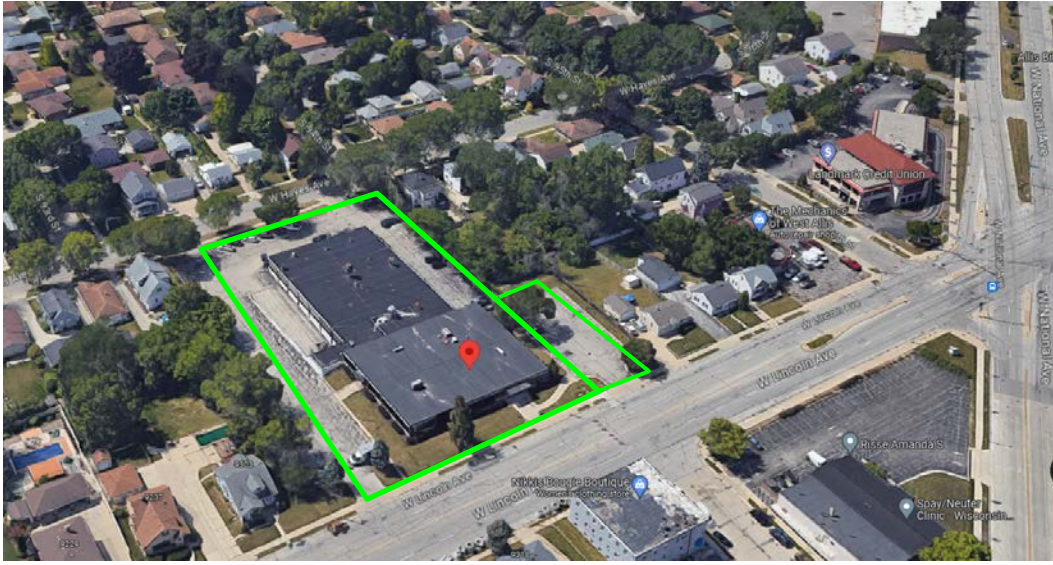
Overview and Zoning

In April Plan Commission approved the site, landscaping and architectural plans for a WAWM School District project that included renovating the building for WAWM School District offices. The plan approval included a project scope for a 3,000-sf office addition being added above the lower level on the roof structure of the building. The purpose behind the alterations involves the district's intent to relocate from 1205 S. 70 St. to the new/old location on W. Lincoln Ave.

Alterations include additional office space, a classroom, conference room and work room. The district also runs their workforce wellness center out of this location and that function will remain. The rest of the building, aside from the workforce wellness space, will be renovated for school administration purposes.

Lot area and Zoning - The subject area consists of two lots with different zonings:

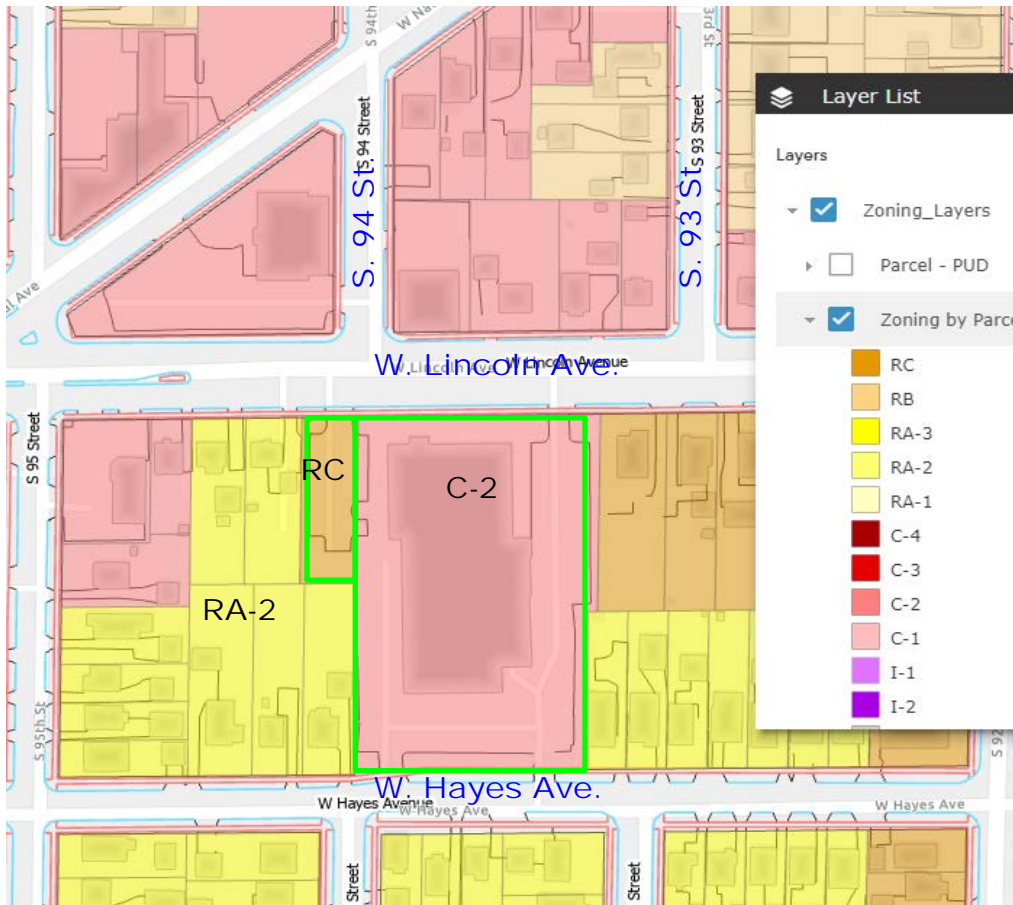
1. **9333 W. Lincoln Ave** - The zoning of this the primary lot (1.9-acre property w/ building) is C-2, commercial district which permits office uses. The land use is classified as mixed use.
2. **9343 W. Lincoln Ave.** - There is also a smaller and separate ¼-acre lot, used for off-street parking, to the west of the office building that is zoned RC, multi-unit dwelling. The future land use classification for this lot is low density residential.
 - As part of the April site, landscaping, and architectural approval, it was recommended that a combination of the two properties via CSM be performed and given the difference in zoning between the two lots a rezoning to C-2 for consistency given the CSM consolidation.
 - If the CSM is approved (to consolidate the two lots into one lot of record), then a zoning map and land use map amendment should also be approved to avoid split zoned property.
 - The Economic Development Committee of the Common Council has sponsored the matter for discussion at an upcoming Council meeting.



The project description and plans approved in April for the site and building alterations are provided for reference, but Plan Commissions role is to consider and discuss if the two lots should be combined via CSM and then rezoned. The school district has submitted a CSM and is following Plan Commissions April directive. Council will take the matter up at an upcoming meeting. If it is decided to keep things separate and as zoned, that is an option. The existing parking lot could continue to function as intended for the School District and continue as a separate lot. Planning is simply recommending the combination and rezoning to eliminate a legal non-conformity (parking lot on a lot zoned RC, residence).

A [table of uses](#) is provided for reviewing uses allowed in the various zoning districts. RC is intended to be residential in nature. As developed, the 9343 W. Lincoln Ave. lot is being used as a standalone parking lot. The Commercial C-2 zoning district allows commercial uses, and if combined with that of the school district office property at 9333 W. Lincoln Ave., the existing parking lot would conform as an accessory use (accessory to the office use). The CSM would combine the two lots together.

Existing zoning map



Recommendation: Referral of the matter to Common Council Economic Development Committee: the Certified Survey Map to combine the existing parcels at 9333 W. Lincoln Ave. and 9343 W. Lincoln Ave. into 1 parcel. (Tax Key Nos. 486-0012-001 & 486-0030-000) and consideration of an ordinance to rezone property located at 9343 W. Lincoln Ave. from RC to C-2 Commercial (Tax Key No. 486-0030-000).

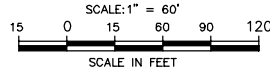
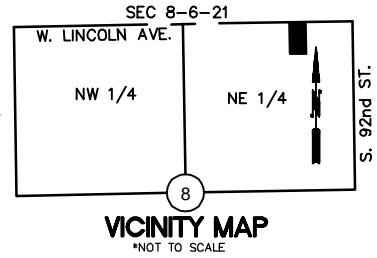
MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 1, THURTELL'S SUBDIVISION, LOT 1 BLOCK 1 PRESIDENTS HEIGHTS SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

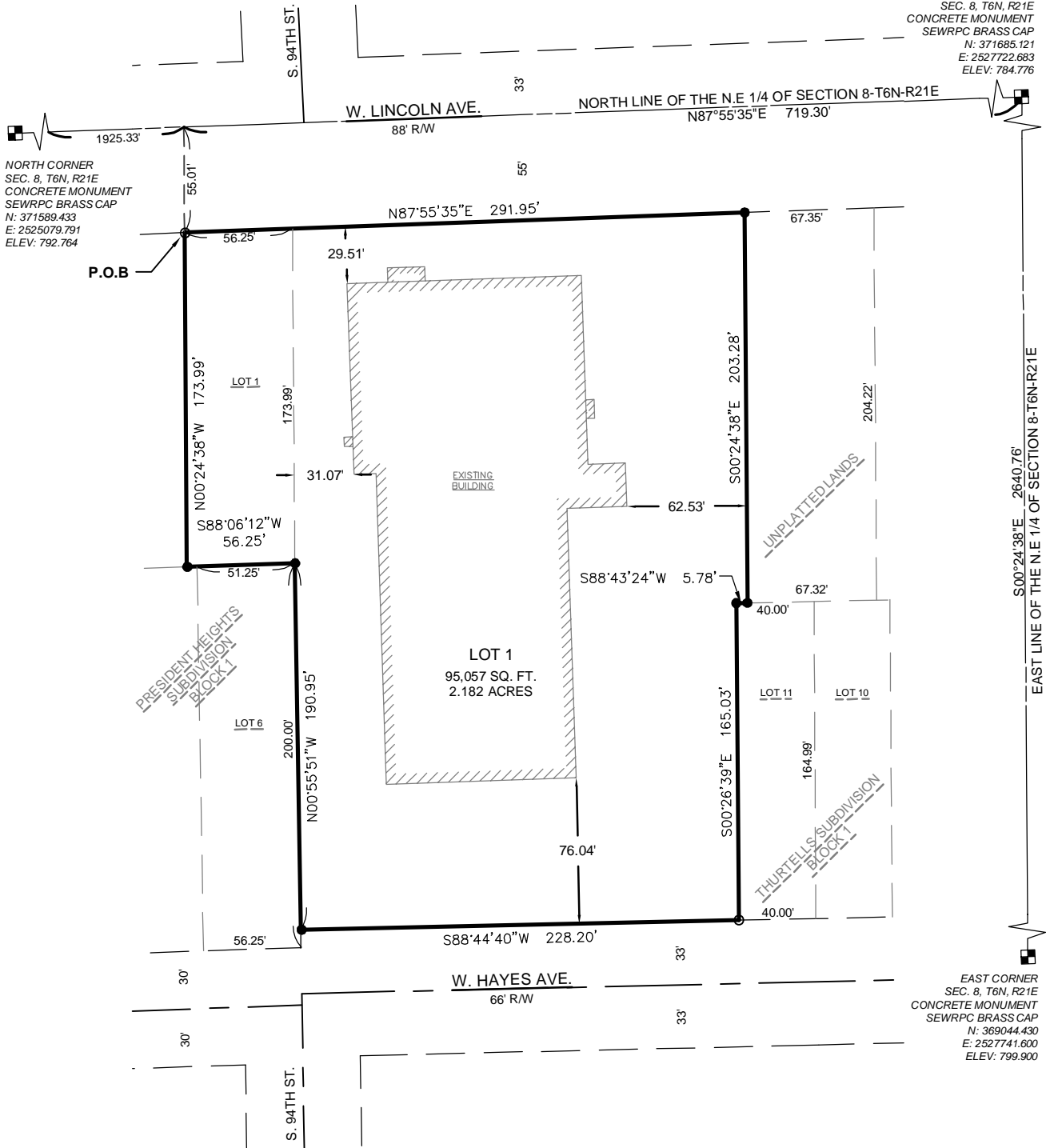
HORIZONTAL DATUM IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD27. NORTH IS REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 8-6-21, BEARING N87°55'35"E

PREPARED FOR:
WEST ALLIS, WEST MILWAUKEE SCHOOL DISTRICT

PREPARED BY:
Brian E. Sandberg
Kapur Inc.
7711 N. Port Washington Rd.
Milwaukee, WI 53217



N.E. CORNER
SEC. 8, T6N, R21E
CONCRETE MONUMENT
SEWRPC BRASS CAP
N: 371685.121
E: 2527722.683
ELEV: 784.776



EXISTING EASEMENTS SHOWN OF SHEET 2 OF 5

LEGEND

- ⊗ DENOTES CHISELED MARK FOUND
- ⊗ DENOTES CHISELED "X" CUT IN CONCRETE
- △ DENOTES PK NAIL FOUND
- ▲ DENOTES PK NAIL SET
- SECTION CORNER MON.
- ▨ EXISTING BLDG
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x24" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 BLOCK 1, THURTELL'S SUBDIVISION, LOT 1, BLOCK 1, PRESIDENT HEIGHTS SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)ss
MILWAUKEE COUNTY)

I, Brian E. Sandberg, a Wisconsin Professional Land Surveyor, certify that I have surveyed, divided and mapped a compilation of Lots 12, 13, 14, 15, 16, and 17 in Block 1 of Thurtell's Subdivision, Lot 1 in Block 1 of President Heights Subdivision and unplatted lands being part of the Northeast 1/4 of Section 8 Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, described as follows.

Commencing at the northeast corner of Section 8, Town 6 North, Range 21 East; thence S87°58'35"W coincident with the north Line of the northeast 1/4 of said Section 8 a distance of 719.30 feet; thence S00°24'38"E 55.01 feet to the northwest corner of Lot 1 of Block 1, President Heights Subdivision and the point of beginning; thence N87°55'35"E coincident with the north Line of said Lot 1 and the south Right of Way line for West Lincoln Avenue a distance of 291.95 feet to a point; thence S00°24'38"E a distance of 203.28 feet to a point on the north line of Lot 11 of Block 1, Thurtell's Subdivision; thence S88°43'24"W coincident with the North Line of said Lot 11 a distance of 5.78 feet to the northwest corner of said Lot 11; thence S0°26'39"E coincident with the west Line of said Lot 11 a distance of 165.03 feet to the Southwest corner of said Lot 11 and the north Line of West Hayes Avenue; thence S88°44'40"W coincident with the North Line of said West Hayes Avenue and the South line of Lots 12, 13, 14, 15, 16, and 17 of Block 1 said Thurtell's Subdivision a distance of 228.20 feet to the southwest corner of said Lot 17; Thence N00°55'51"W coincident with the west Line of said Lot 17 also being the east line of Lot 6 of Block 1 Presidents Heights Subdivision a distance of 190.95 feet to the southeast corner of said Lot 1; thence S88°06'12"W coincident with the south Line of said Lot 1 a distance of 56.25 feet to the Southwest corner of said Lot 1; thence N00°24'38"W coincident with the West Line of said Lot 1 a distance of 173.99 feet to the point of beginning. Said described parcel contains 95,057 square feet or 2.182 acres of land.

THAT I have made such survey, land division and map by the direction of West Allis West Milwaukee School District, that such map is a correct representation of all exterior and boundaries and the land division thereof made.

THAT I have fully complied with the provisions Chapter 236.34 of the Statutes of the State of Wisconsin, the City of West Allis and the County of Milwaukee.

Brian E. Sandberg, Professional Land Surveyor S-2500



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 THURTELL'S SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

OWNER'S CERTIFICATE

as owner, West Allis West Milwaukee School District does hereby certify that said we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the subdivision regulations of the City of West Allis, and Chapter 236.34 of the Wisconsin Statutes. West Allis West Milwaukee School District does further certify that this map is required by S.236.01 or S.236.12 to be submitted to the City of West Allis for approval or objection.

In Witness Whereof, the said West Quarter East, LLC has caused these presents to be

signed by _____ Managing Member at _____, Wisconsin, this _____

day of _____ 2023

West Allis West Milwaukee School District

Managing Member

STATE OF WISCONSIN)

)SS

COUNTY OF MILWAUKEE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED _____ OF THE ABOVE NAMED WEST ALLIS WEST MILWAUKEE SCHOOL DISTRICT TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID ORGANIZATION AND ACKNOWLEDGED EXECUTING THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID ORGANIZATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF WISCONSIN



S:_SiteDsgn\Broy Architects\230202 WAMM District Office\Survey\DWG\230202_CSM.dwg



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

A COMPILATION OF LOTS 12, 13, 14, 15, 16 AND 17 THURTELL'S SUBDIVISION AND UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 6 NORTH RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN,

CITY OF WEST ALLIS COMMON COUNCIL APPROVAL

Be it resolved that the above Certified Survey Map which has been filed for approval as required by Chapter 236 of the Wisconsin Statutes is hereby approved this _____ day of _____, 2023.

Dan Devine, Mayor
City of West Allis

Rebecca Grill, City Clerk
City of West Allis

CERTIFICATE OF CITY CLERK

I, Rebecca Grill., do hereby certify that I am the duly elected, qualified and acting City Clerk of the City of West Allis, Wisconsin, and that the foregoing is a true and correct copy of a Resolution adopted by the Common Council of the City of West Allis, Wisconsin,

Dated this _____ day of _____, 2023.

Rebecca Grill., City Clerk

CERTIFICATE OF CITY TREASURER

I, Corinne Zurad, being the duly elected, qualified and acting City Treasurer of the City of West Allis, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes of unpaid special assessments as of _____, 2023 on any of the lands included in this Certified Survey Map.

Dated this _____ day of _____, 2023.

Corinne Zurad, Treasurer



April 2023 Plan Commission reveiw plan set



project description

BRAY PROJECT NUMBER | 3620

Project Name	West Allis – West Milwaukee District Office
Project Location	9333 West Lincoln Avenue, West Allis, WI 53227
Submittal Date	March 30, 2023
Submittal	City of West Allis Design Review
Owner	West Allis – West Milwaukee School District
Architect	Bray Architects

Project Description:

This project is an addition and renovation to the West Allis–West Milwaukee (WAWM) District Office building located at 9333 West Lincoln Avenue. Currently, a small section of the first floor houses a wellness clinic, while the lower level of this building houses several WAWM district departments including: the print shop, the technology department, and the maintenance shop. The scope of work includes a complete renovation of the first floor, excluding the wellness center, and a small one-story addition to the first floor on the south side of the building. These building improvements will provide a District enrollment center, individual offices, and support spaces for the WAWM District staff. The project scope also includes replacing the existing first floor exterior walls, adding a fire sprinkler to the entire building, milling, resurfacing, and restriping the parking lot, and relocating the southeast access drive off West Hayes Avenue to align with the existing loading dock located on the east side of the building. Replacing the exterior windows and repainting the exterior masonry walls on the lower level are currently proposed as a bid alternate to define potential additional scope.

Wellness Clinic:

Hours of operation

Monday: 8am – 4pm, Tuesday: 6:30am – 5pm, Wednesday: 10am – 5pm, Thursday: 6:30am – 5pm,
Friday: 8am – 12pm.

There are typically three staff members at the clinic and three to five visitors at the clinic, at the same time, throughout the day.

District Office:

Hours of operation

Monday – Friday: 8am – 5pm

There are approximately 18-20 staff currently working in the 9333 West Lincoln building. After the renovation and addition are completed, there will be approximately 45 additional District staff (63-65 total) working in this building.

Enrollment Center:

Hours of operation

Monday – Friday: 7:30am – 5pm

Property:

The West Allis – West Milwaukee District Office property at 9333 West Lincoln Avenue is comprised of two different parcels. The main site is zoned C-2 Neighborhood Commercial, and the adjacent west parking lot is zoned RC Multi-family Residential. As part of this project, but as a separate submittal, the current RC Multi-family Residential parcel will be rezoned and combined with the C-2 Neighborhood Commercial parcel.

Building:

The proposed one-story addition is positioned on top of the existing lower level roof structure and is located on the south side of the existing building. The addition is approximately 3,000 square feet and includes a classroom, four individual offices, a staff workroom, and a conference room. The exterior design of the addition is consistent with the design and aesthetic of the adjacent reconstructed exterior walls. The exterior metal panels on the addition match the reconstructed exterior walls in material, color, and finish. The addition has a flat roof and has a similar horizontal ribbon window design that exists on the building today.

Except for the wellness center, the rest of first floor spaces, approximately 9,200 square feet, are planned to be heavily renovated as part of the project. The existing exterior walls will be demolished and reconstructed with new, energy efficient wall materials and windows. As mentioned above, the reconstructed exterior walls and the new addition exterior walls will match in material, color, and finish. Once completed, the renovated spaces on the first floor will include a vestibule with reception, individual offices, conference rooms, staff work areas, a District enrollment center, a break room, and support spaces.

Most of the work occurs on the first floor, but there are a couple proposed bid alternates that include work on the lower level. One alternate proposes minor interior demolition and renovation to create a staff work area. The second alternate proposes demolishing and replacing the existing exterior window system on the east and west walls (lower level) and repainting all exterior masonry walls (lower level).

The proposed project will increase the building population from approximately 21-23 people to 68 total staff – including wellness center staff – working in the building. This total number doesn't include visitors.

Site Plan:

The site plan remains largely the same and has been developed to accommodate the District office occupying a portion of the building. The building entry off West Lincoln Avenue will remain the primary entrance for the wellness clinic and serve as an employee-only entry for the District office. The building entry on the east side will serve as the primary entry for the District office and enrollment center. As part of the project, sidewalk and a ramp will be added, and the stair will be reconstructed to create an accessible path and entry condition. The existing parking lots and drives will remain, but the asphalt paving will be milled, resurfaced, and restriped as part of the project. The northwest parking lot will continue to be used by the wellness clinic and also accommodate District employees. The northeast parking lot will accommodate visitors to the District office and enrollment center, as well as District employees. Parking on the south and southwest parts of the site will accommodate District employees.

City of West Allis Vehicle Parking Requirements

Zoning Ordinance Subchapter 19-4, Section 19.44 Vehicle Parking, Table under item 2 for service uses: maximum of 3 (parking spaces) per 1,000 sq. ft. of gross floor area open to the public.

43,897 sq. ft. / 1,000 sq. ft. x 3 = 132 parking spaces maximum

Proposed site plan = 89 parking spaces

Based on the number of vehicle parking spaces allowed by zoning, the proposed quantity of parking spaces will be below the maximum for this building.

Bicycle parking

City of West Allis Bicycle Parking Requirements

Zoning Ordinance Subchapter 19-4, Section 19.44 Vehicle Parking, Table under item 3 for civic & institutional uses: minimum of 1 (bicycle parking space) per 10,000 sq. ft. of gross floor area, not to exceed 20 spaces.

43,897 sq. ft. / 10,000 sq. ft. = 4.39 or 5 bicycle parking spaces

Proposed site plan = 5 bicycle parking spaces

As part of the project the southeast driveway entry off West Hayes Avenue is proposed to be relocated to the west to better align with the existing loading dock for improved access for deliveries and safer alignment for trucks backing up. In addition, three gates are proposed to be added to the entry driveways in the northeast, southeast, and southwest to control traffic flow and prevent traffic from cutting through the site from West Lincoln Avenue to West Hayes Avenue, especially outside of business hours.

Storm water management will not be required as part of the project since we are not increasing impervious materials or disturbing the earth.

Existing exterior lighting to remain or to be replaced in kind if needed.

Schedule:

Design of the addition and renovation will continue through May 2023 with construction beginning in August 2023 and ending in April 2024. The projected owner move-in date is May 1, 2024.



EXTERIOR RENDERING

West Allis-West Milwaukee District Office

Addition & Renovation to
 West Allis-West Milwaukee School District
 9333 W. Lincoln Avenue
 West Allis, WI, 53227

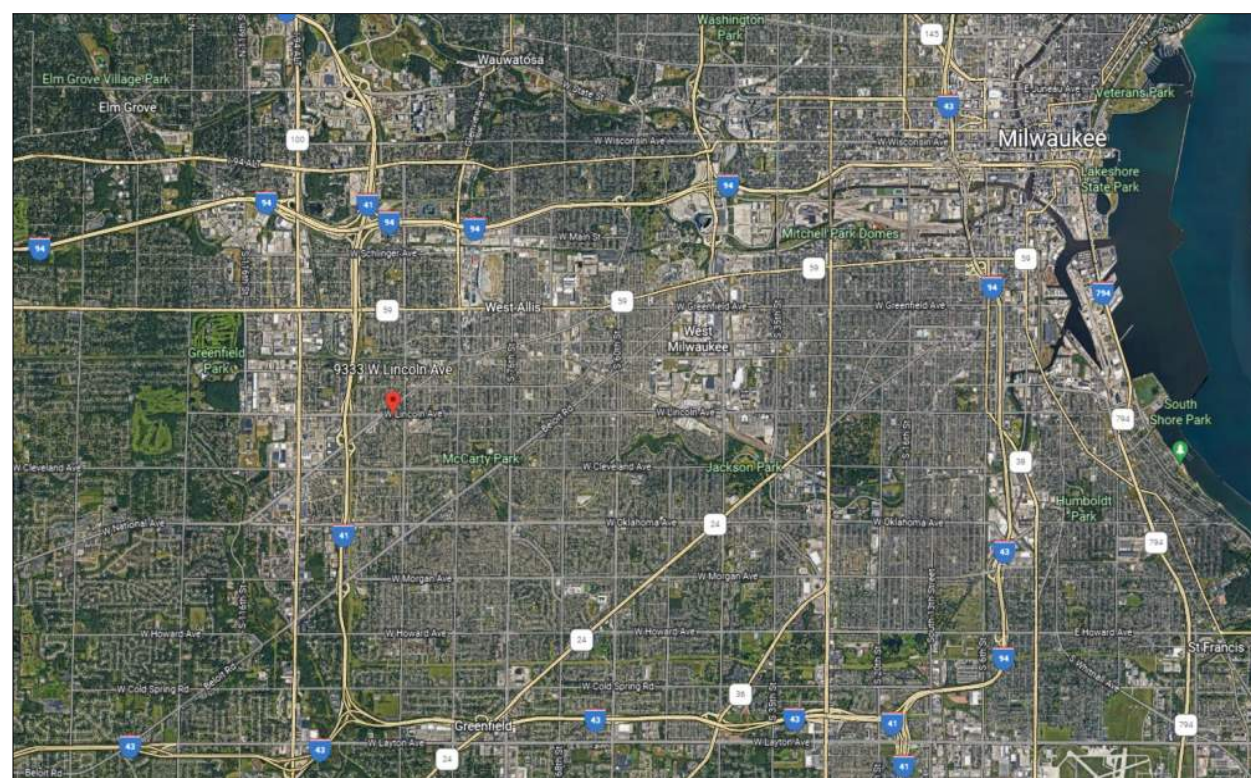
100% CONSTRUCTION DOCUMENTS

05/31/2023

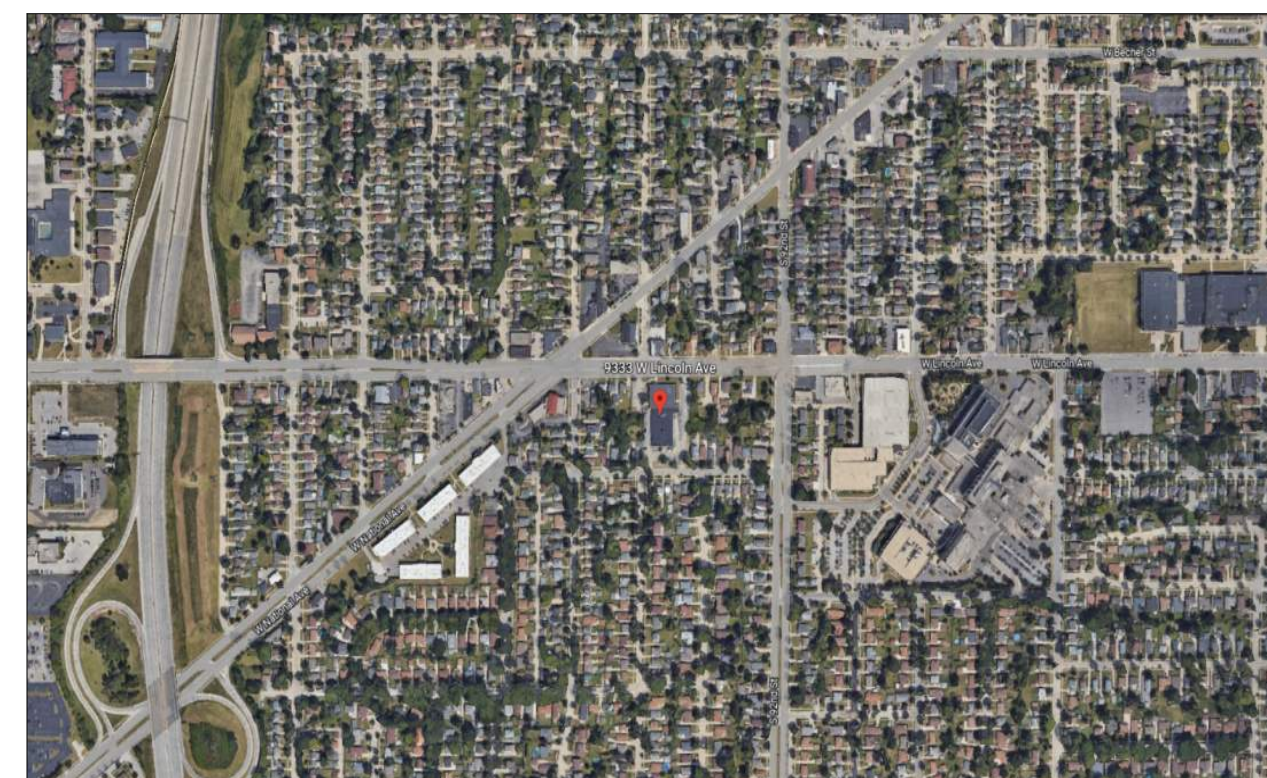
BRAY
ARCHITECTS

Milwaukee
 829 South 1st Street
 Milwaukee, Wisconsin 53204
 T-414.226.0200

Sheboygan • Davenport • Moline
 www.brayarch.com



REGIONAL MAP



LOCAL MAP

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C1.5	SITE UTILITY PLAN
C1.6	SITE EROSION CONTROL PLAN
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C2.2	SITE DETAILS
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A9.1	LOWER LEVEL FINISH PLAN
A9.2	FIRST FLOOR FINISH PLAN

Architectural

Bray Architects
 829 S. 1st Street
 Milwaukee, Wisconsin 53204
 (414) 226-0200

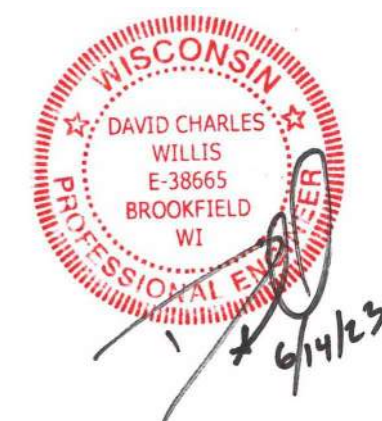


Civil & Landscape

Kapur & Associates, Inc.
 7711 N. Port Washington Road
 Milwaukee, Wisconsin 53217
 (414) 751-7200

Structural

Ambrose Engineering, Inc.
 W66 N215 Commerce Court, Suite #100
 Cedarburg, Wisconsin 53012
 (262) 377-7602



Construction Manager

CG Schmidt
 11777 W. Lake Park Dr.
 Milwaukee, Wisconsin 53224
 (414) 577-1177

Project Title:
**Addition & Renovation to
 West Allis-West Milwaukee District Office
 West Allis-West Milwaukee School District
 9333 W. Lincoln Avenue
 West Allis, WI, 53227**

REVISIONS:

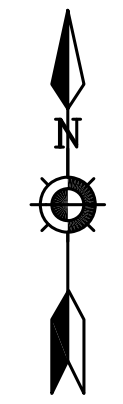
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Project Number:
3620

Issued For:
**100%
 CONSTRUCTION
 DOCUMENTS**
 05/31/2023

Sheet Title:
COVER SHEET

Sheet Number:
G0.0

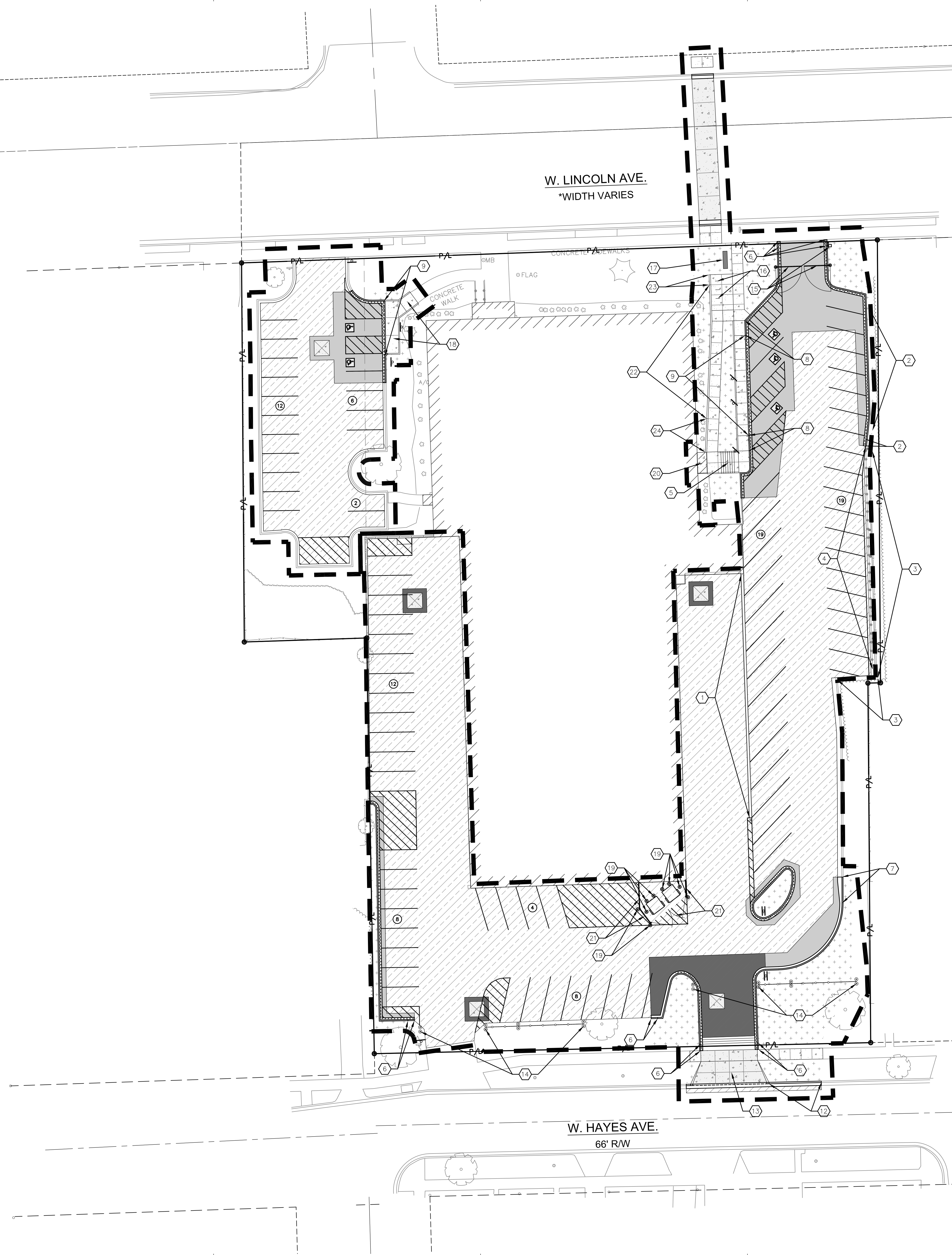


Scale: 0 10 20 40
Scale: 1" = 20'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

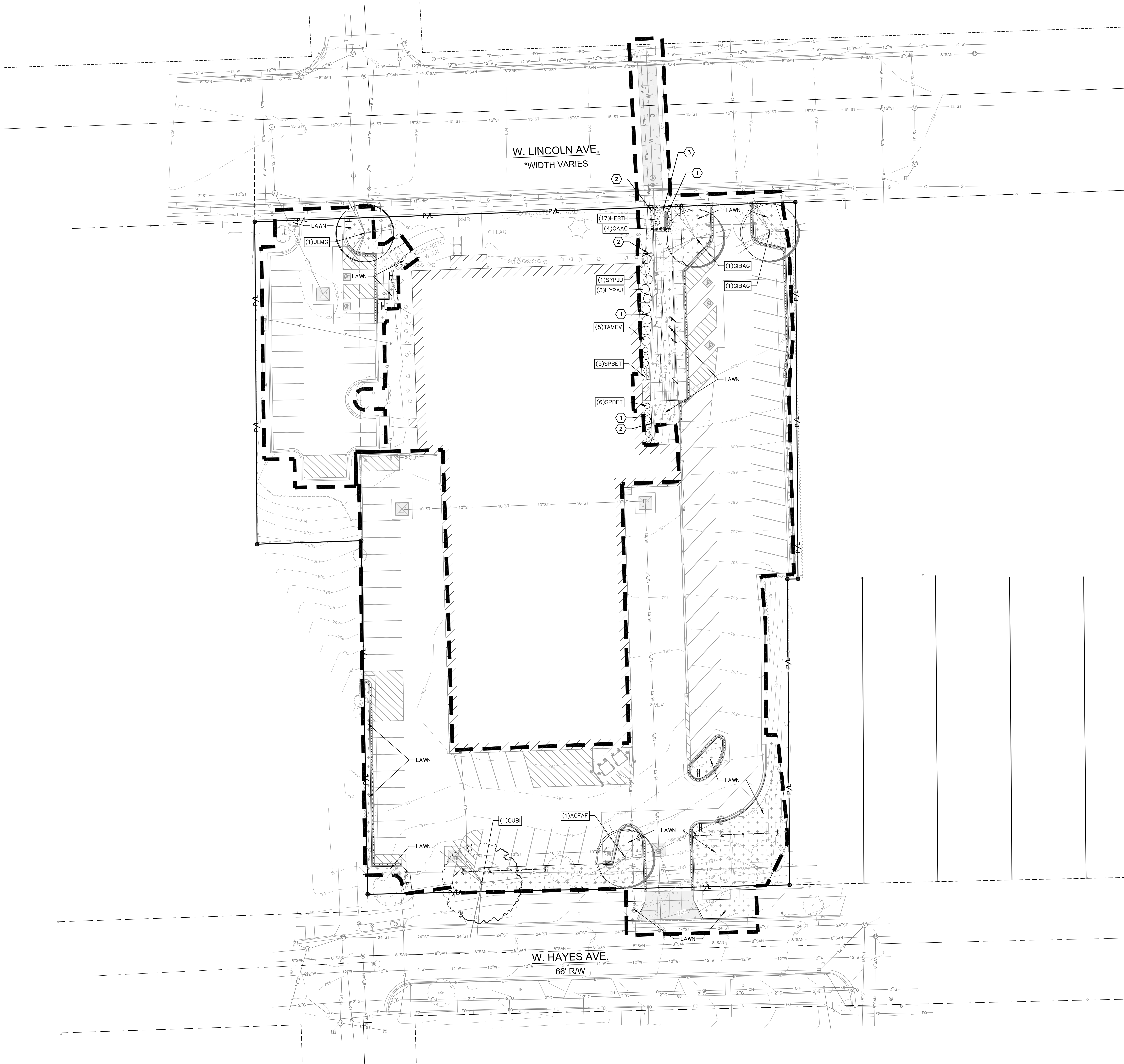
KEY INDEX

	PROJECT LIMITS	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)	(1) C2.2
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)	(1) C2.2
	FULL DEPTH MILL AND OVERLAY WITH ASPHALTIC CONCRETE, GRAVEL BASE TO REMAIN AND BE PROOF-ROLLED. ANY AREAS THAT FAIL THE PROOF-ROLL SHALL BE UNDERCUT AND REPAIRED. CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER ON-SITE DURING PROOF-ROLLING OPERATIONS TO OBSERVE AND PROVIDE RECOMMENDATIONS.	(1) C2.2
	REPLACEMENT ASPHALT PAVEMENT FOR W. HAYES AVE. CONTRACTOR SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.	
	NEW LIGHT-DUTY CONCRETE SLAB	(2) (3) C2.2 C2.2
	NEW HEAVY-DUTY CONCRETE SLAB	(2) (3) C2.2 C2.2
	NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	(4) C2.2
	NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	(4) C2.2
	NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	(5) C2.2
	NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	(5) C2.2
(1)	EXISTING CONCRETE RETAINING WALL & CHAIN-LINK FENCE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.	
(2)	EXISTING STONE RETAINING WALL TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.	
(3)	EXISTING STONE RETAINING WALL & CHAIN-LINK FENCE TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.	
(4)	EXISTING METAL GUARDRAIL TO REMAIN, CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.	
(5)	NEW CONCRETE STAIR WITH STAINLESS STEEL PIPE HANDRAIL.	(1) (2) C2.3 C2.3
(6)	3' TRANSITION TO ZERO-FACE CURB & GUTTER	(9) C2.2
(7)	12' TRANSITION FROM 30" BARRIER LOW-SIDE CURB & GUTTER TO 18" BARRIER LOW-SIDE CURB & GUTTER	(6) (4) C2.2 C2.2
(8)	7' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER	(4) (5) C2.2 C2.2
(9)	18" DEPRESSED HIGH-SIDE CURB & GUTTER	(5) C2.2
(10)	6' TRANSITION FROM 30" BARRIER LOW-SIDE CURB & GUTTER TO 30" DEPRESSED LOW-SIDE CURB & GUTTER	(6) (7) C2.2 C2.2
(11)	30" DEPRESSED LOW-SIDE CURB & GUTTER	(7) C2.2
(12)	30" BARRIER LOW-SIDE CURB & GUTTER	(6) C2.2
(13)	NEW CONCRETE DRIVEWAY APRON	(8) C2.2
(14)	NEW AUTOMATED "IRONWORKS" DECORATIVE SLIDING GATE WITH REMOTE ACCESS.	
(15)	NEW AUTOMATED "IRONWORKS" DECORATIVE DOUBLE SWING GATE WITH CARD READER ACCESS.	
(16)	(3) MADRAX U24 "J" BIKE RACKS, BLACK POWDER COATED, SURFACE MOUNT	
(17)	NEW MONUMENT SIGN, EXACT SIZE, STYLE AND LOCATION TO BE DETERMINED.	
(18)	NEW ACCESSIBILITY RAMP	
(19)	NEW 6" DIAMETER STEEL BOLLARDS	(14) C2.2
(20)	NEW BUILDING STOOP TO BE FLUSH WITH FIRST FLOOR, REFER TO STRUCTURAL PLANS FOR MORE INFORMATION	
(21)	NEW TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR PAILING, PRIVACY FENCE AND BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE SWING GATE	(9) (10) C2.3 C2.3
(22)	NEW 8"H X 8"W CONCRETE CURB HEAD	(15) C2.2
(23)	4.67' TRANSITION FROM 8"H X 8"W CONCRETE CURB HEAD TO 0"H X 8"W CONCRETE CURB HEAD	(15) C2.2
(24)	15.42' TRANSITION FROM 8"H X 8"W CONCRETE CURB HEAD TO 0"H X 8"W CONCRETE CURB HEAD	(15) C2.2



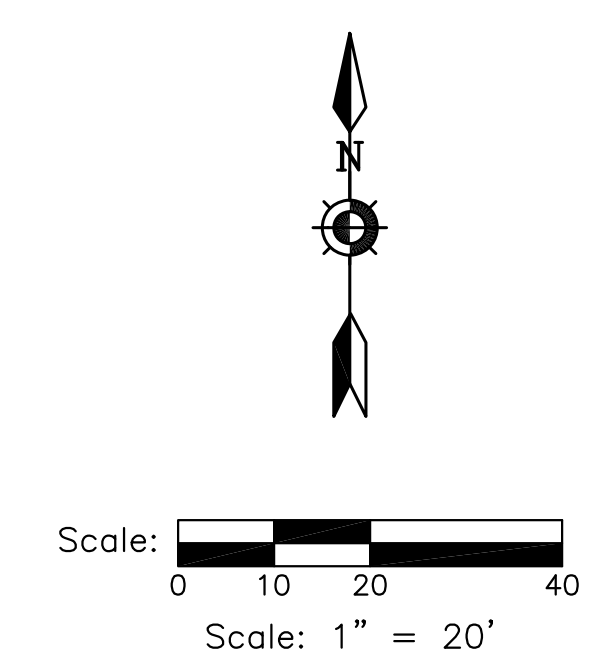
W. LINCOLN AVE.
*WIDTH VARIES

W. HAYES AVE.
66' R/W



W. LINCOLN AVE.
*WIDTH VARIES

W. HAYES AVE.
66' R/W



DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

	PROJECT LIMITS
	AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	(00)XXXX
	PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE QUANTITY OF PLANTS IN THE PLANT GROUPING LEADER LINE PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

	SHREDDED HARDWOOD MULCH		6
	SHOVEL CUT EDGE AT PLANTING BED		7
	FUTURE SIGN BY OTHERS		L2.1

DATE	DESCRIPTION

KEYNOTE LEGEND

- DF-1 HI-LOW DRINKING FOUNTAIN - BOTTLE FILLER
- DF-2 SINGLE DRINKING FOUNTAIN - BOTTLE FILLER (EXISTING)
- MIS-1 MOP SINK (24" X 24")

CODE REVIEW LEGEND

NOTE: THIS SHEET TO BE PRINTED IN COLOR

- WORK IN EXISTING BUILDING
- BUILDING ADDITION
- ROOM NAME**
ROOM NAME
ROOM NUMBER
- FIRE EXTINGUISHER
- EGRESS DIRECTION
EGRESS WIDTH REQUIRED
EGRESS WIDTH PROVIDED

PROJECT DATA

SITE ADDRESS: 9333 W. LINCOLN AVENUE
WEST ALLIS, WI 53227

COUNTY: MILWAUKEE

APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)

EXISTING BUILDING
PORTION OF EXISTING BUILDING ADJACENT TO NEW CONSTRUCTION BUILT IN 1957
PRIMARY OCCUPANCY = B + (F-1 & S-1)
CONSTRUCTION TYPE = IIB
NUMBER OF STORIES = 2 + LOWER LEVEL + FIRST FLOOR
BUILDING IS CURRENTLY NOT SPRINKLERED, BUT ENTIRE BUILDING WILL BE SPRINKLERED IN CURRENT WORK SCOPE

BUILDING AREA	=	28,771 SF
LOWER LEVEL AREA	=	12,089 SF
FIRST FLOOR AREA (WELLNESS CENTER INCLUDED)	=	16,682 SF
AREA INCREASE TO FIRST FLOOR	=	2,955 SF
TOTAL AREA	=	48,815 SF

RENOVATED BUILDING AREA	=	3,529 SF
LOWER LEVEL AREA	=	3,529 SF
FIRST FLOOR AREA	=	3,529 SF
TOTAL RENOVATED AREA	=	12,591 SF

12,591 SF / 43,815 SF = 28.7 X 100 = 29% OF WORK AREA
 <50% WORK AREA = LEVEL 2 ALTERATION
 NO CHANGE IN OCCUPANCY
 EXISTING EGRESS WIDTH MAINTAINED AT NEW DOOR OPENINGS
 RENOVATION IS UNDER EXISTING CANOPY (NO INCREASE IN BUILDING AREA)

AREA INCREASE TO FIRST FLOOR
 PRIMARY OCCUPANCY = B
 FULLY SPRINKLERED BUILDING

FIRE SEPARATION:
 NO SEPARATION REQUIREMENT BETWEEN RENOVATION AND NEW ADDITION, PER IBC TABLE 508.4
 NO SEPARATION REQUIREMENT BETWEEN RENOVATION AND WELLNESS CLINIC, PER IBC TABLE 508.4

BUILDING AREA:
 MAXIMUM BUILDING HEIGHT PER TABLE 504.3 = 75' W/ SPRINKLER SYSTEM
 MAXIMUM NUMBER OF STORIES PER TABLE 504.4 = 4 STORIES W/ SPRINKLER SYSTEM
 ALLOWABLE AREA PER TABLE 506.2 = 69,000 SF MULTIPLE STORY & SPRINKLERED
 TOTAL ALLOWABLE BUILDING AREA = 69,000 SF

OCCUPANT LOAD:
 PER TYPE:
 B OCC. (LOWER LEVEL): 138 OCCUPANTS = 13,754 SF / 100 GROSS (BUSINESS AREA, PER IBC 1004.1.2)
 B OCC. (LOWER LEVEL): 15 OCCUPANTS = 4,295 SF / 300 GROSS (ACCESSORY STORAGE, PER IBC 1004.1.2)
 F-1 OCC. (LOWER LEVEL): 69 OCCUPANTS = 6,828 SF / 100 GROSS (INDUSTRIAL AREA, PER IBC 1004.1.2)
 S-1 OCC. (LOWER LEVEL): 20 OCCUPANTS = 3,894 SF / 200 GROSS (PARKING GARAGE, PER IBC 1004.1.2)
 B OCC. (FIRST FLOOR): 151 OCCUPANTS = 15,044 SF / 100 GROSS (BUSINESS AREA, PER IBC 1004.1.2)

TOTAL OCCUPANCY = 393 OCCUPANTS

EGRESS INFO:
 1005.1 - MEANS OF EGRESS SIZING - **LOWER LEVEL**
 EGRESS DOOR WIDTH REQUIRED (IBC 1005.3.2 EX #1) = 242 X .15 = 36.3"
 36.3" / 2 DOORS = 18.15" REQUIRED PER DOOR
 EGRESS DOOR WIDTH PROVIDED = 76"
 1005.1 - MEANS OF EGRESS SIZING - **FIRST FLOOR**
 EGRESS DOOR WIDTH REQUIRED (IBC 1005.3.2 EX #1) = 151 X .15 = 22.65"
 22.65" / 3 DOORS = 7.55" REQUIRED PER DOOR
 EGRESS DOOR WIDTH PROVIDED = 137"
 1006.2.1 - COMMON PATH OF TRAVEL = 100' MAX W/ SPRINKLER
 1006.3.1 - MIN. OF (2) EXITS PER STORY >500 OCC.
 1012.2 - EXIT ACCESS TRAVEL DISTANCE = 300' MAX W/ SPRINKLER
 1020.1 - CORRIDOR RATING = 0 HR WITH SPRINKLER
 1020.2 - CORRIDOR WIDTH = 44" MIN
 1005.4 - THE MINIMUM WIDTH (44") OF THE MEANS OF EGRESS REQUIRED FROM ANY STORY OF A BUILDING SHALL NOT BE REDUCED ALONG THE PATH OF EGRESS TRAVEL UNTIL ARRIVAL AT THE PUBLIC WAY.
 RENOVATED CORRIDORS ON THE FIRST FLOOR TYPICALLY PROVIDE 66" OF EGRESS WIDTH.
 1020.4 EXR2 - DEAD END CORRIDOR = 5' MAX WITH SPRINKLER

SANITARY FIXTURE CALCULATIONS (BASED ON "B" OCCUPANCY - STRICTEST CONDITION)

TOTAL OCCUPANTS: 393 OCCUPANTS / 2 = 196.5 = 197 MEN AND 197 WOMEN
 WATER CLOSETS = 197 / 50 = 3.94 + 1 (FOR 1 PER 25) = 4.94 = 5 PER GENDER (10 REQUIRED)
 LAVATORIES = 197 / 80 = 2.46 + 1 (FOR 1 PER 40) = 3.46 = 4 PER GENDER (8 REQUIRED)

DRINKING FOUNTAINS = 393 OCCUPANTS / 100 = 3.93 = 4 REQUIRED
 - (1) EXISTING (LOWER LEVEL)
 - (1) KITCHEN SINK (FIRST FLOOR BREAK ROOM)
 - (2) DRINKING FOUNTAINS (FIRST FLOOR ALCOVE A3)

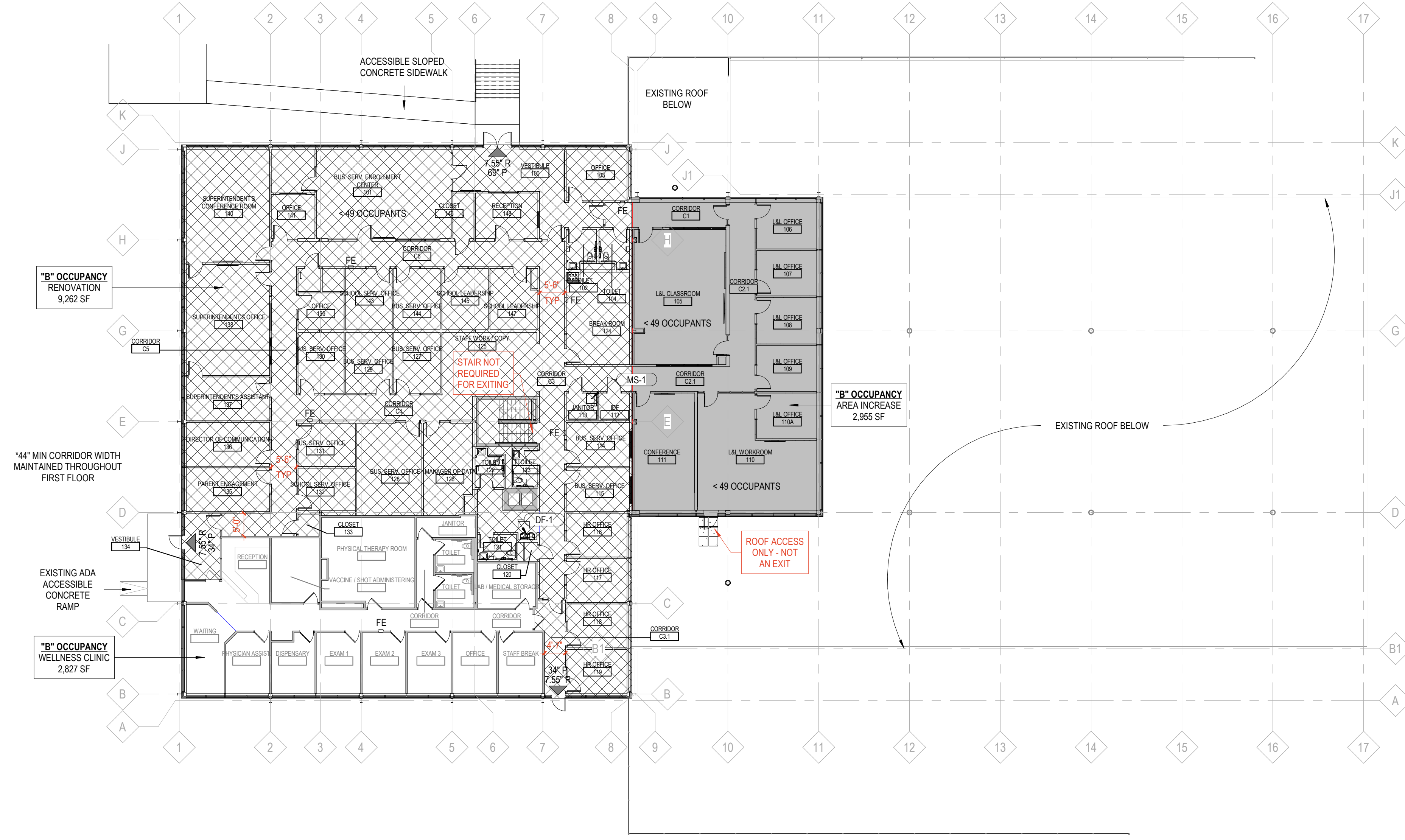
SERVICE SINK = 1 REQUIRED
 - (2) EXISTING UTILITY SINKS (LOWER LEVEL)
 - (1) MOP SINK (FIRST FLOOR JANITOR CLOSET)

UNISEX RESTROOMS
 - (1) EXISTING - LOWER LEVEL
 - COUNTING TOWARDS WOMEN'S WATER CLOSET REQUIREMENT
 - (2) EXISTING - WELLNESS CLINIC
 - (1) COUNTING TOWARDS MEN'S WATER CLOSET REQUIREMENT
 - (1) COUNTING TOWARDS WOMEN'S WATER CLOSET REQUIREMENT
 - (5) NEW - FIRST FLOOR
 - (2) COUNTING TOWARDS MEN'S WATER CLOSET REQUIREMENT
 - (3) COUNTING TOWARDS WOMEN'S WATER CLOSET REQUIREMENT

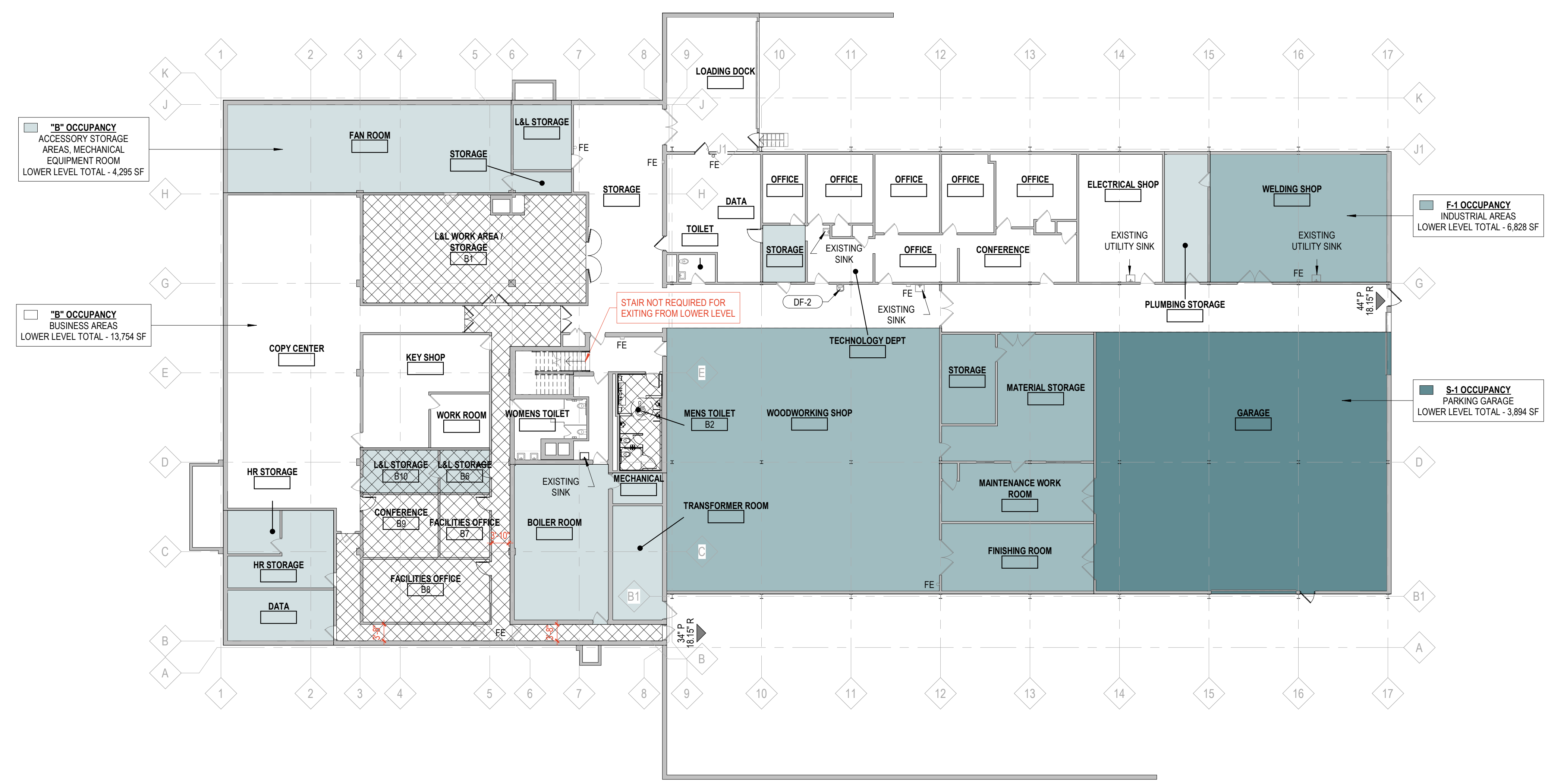
	WATER CLOSETS		LAVATORIES		UNISEX RESTROOMS**	DRINKING FOUNTAINS
	MEN	WOMEN	MEN	WOMEN		
REQUIRED	0 U / 5 WC	5	4	4	0**	4
PROVIDED	3 U / 5 WC	7	5	7	8**	4

*SPS 362.2902 (1) (e) ALLOWS THE REQUIRED TOILET FIXTURE COUNT TO BE BASED ON ACTUAL OCCUPANT LOAD RATHER THAN THE LOAD DETERMINED BY SQUARE FOOTAGE.

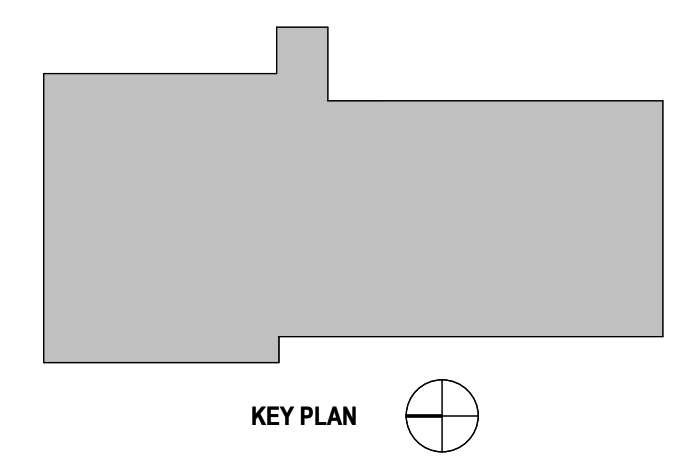
** UNISEX TOILETS CAN BE USED TOWARD MEN'S OR WOMEN'S REQUIRED FIXTURE TOTAL



5C CODE REVIEW - FIRST FLOOR PLAN
 G0.1 Scale: 1/16" = 1'-0"

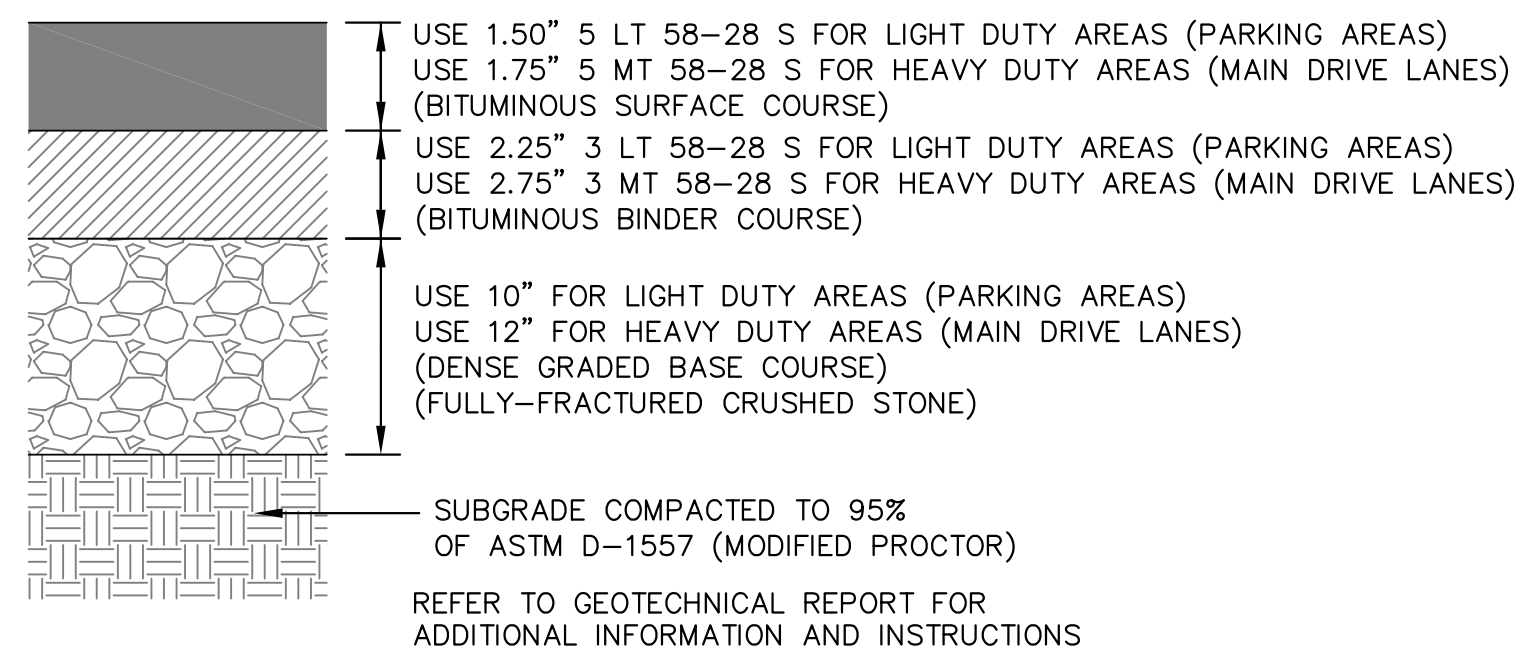


5A CODE REVIEW - LOWER LEVEL FLOOR PLAN
 G0.1 Scale: 1/16" = 1'-0"

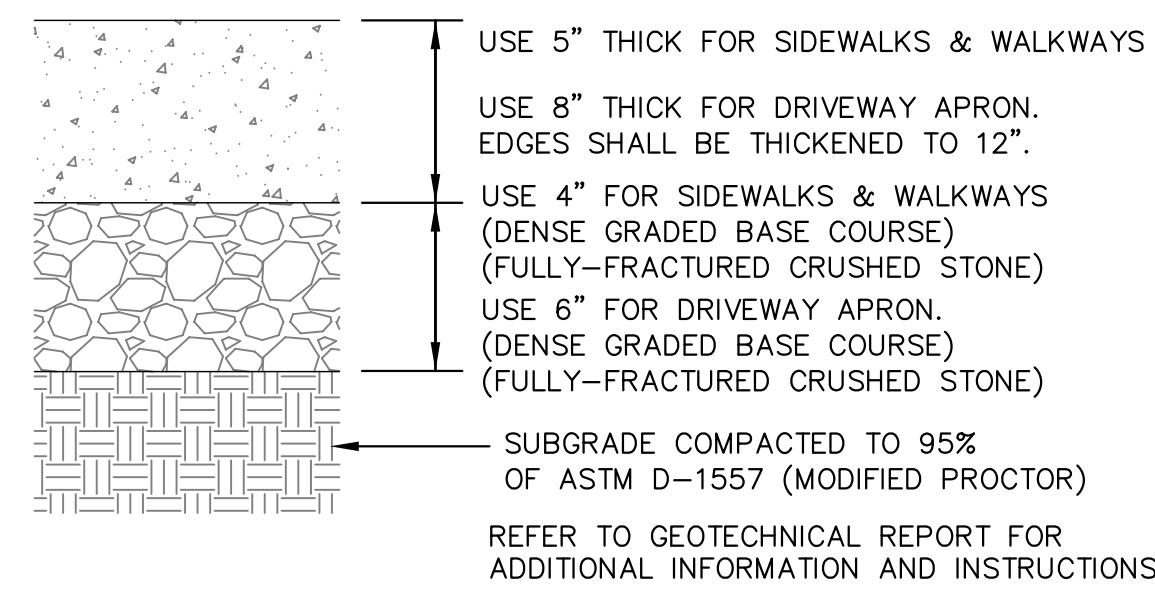


REVISIONS:

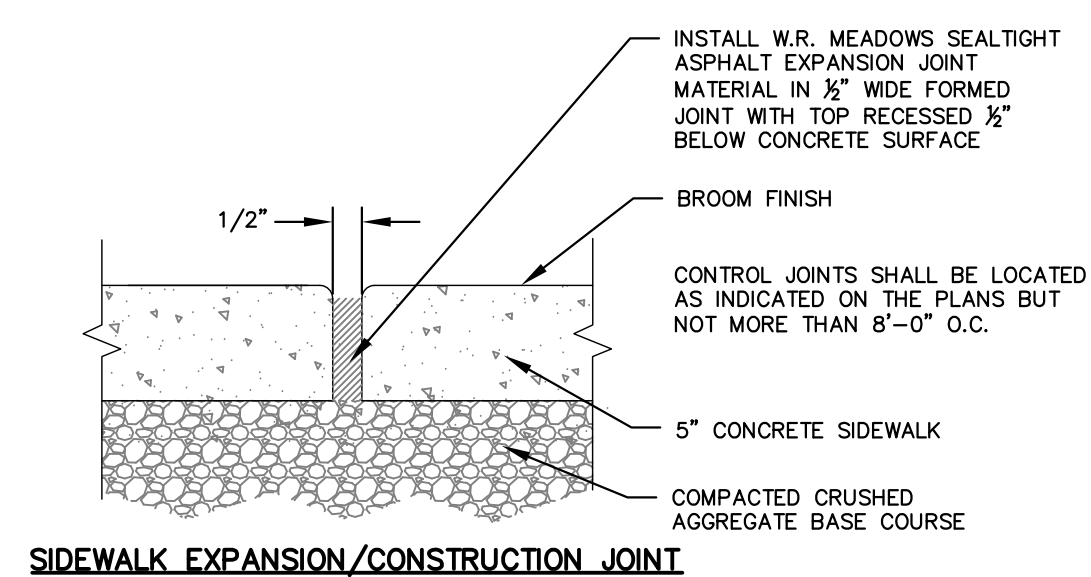
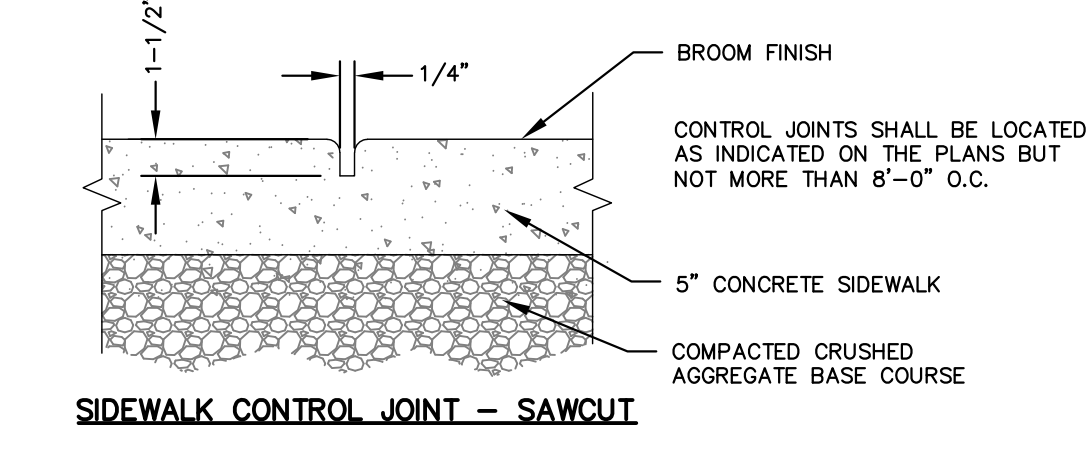
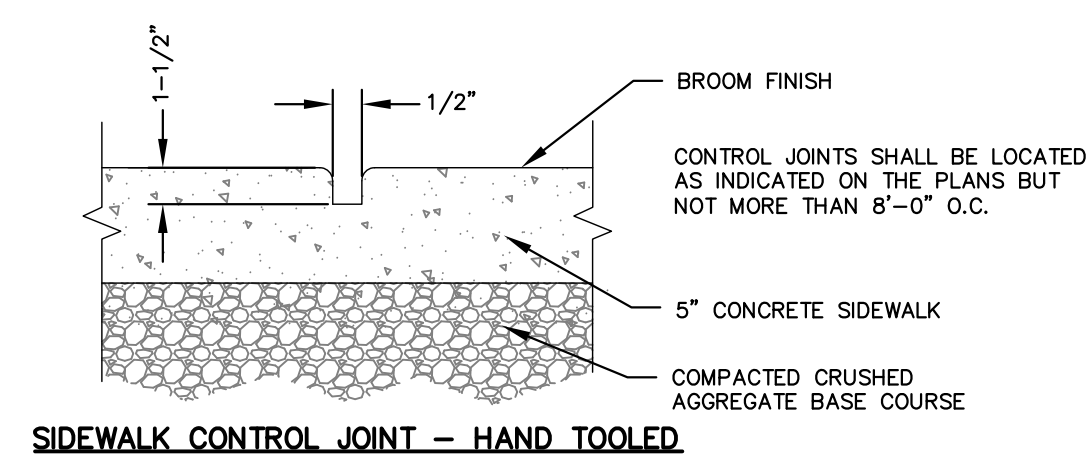
#	DATE	DESCRIPTION
1	06/14/23	ADDENDUM 1



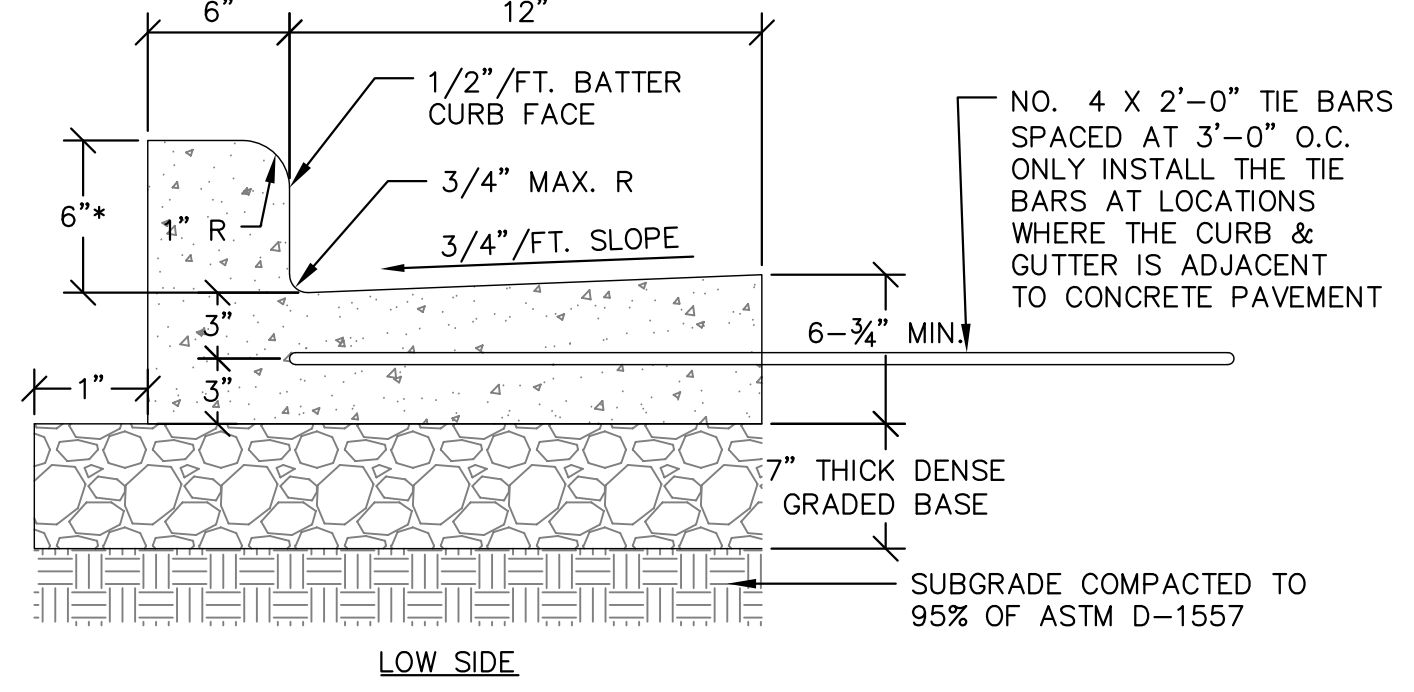
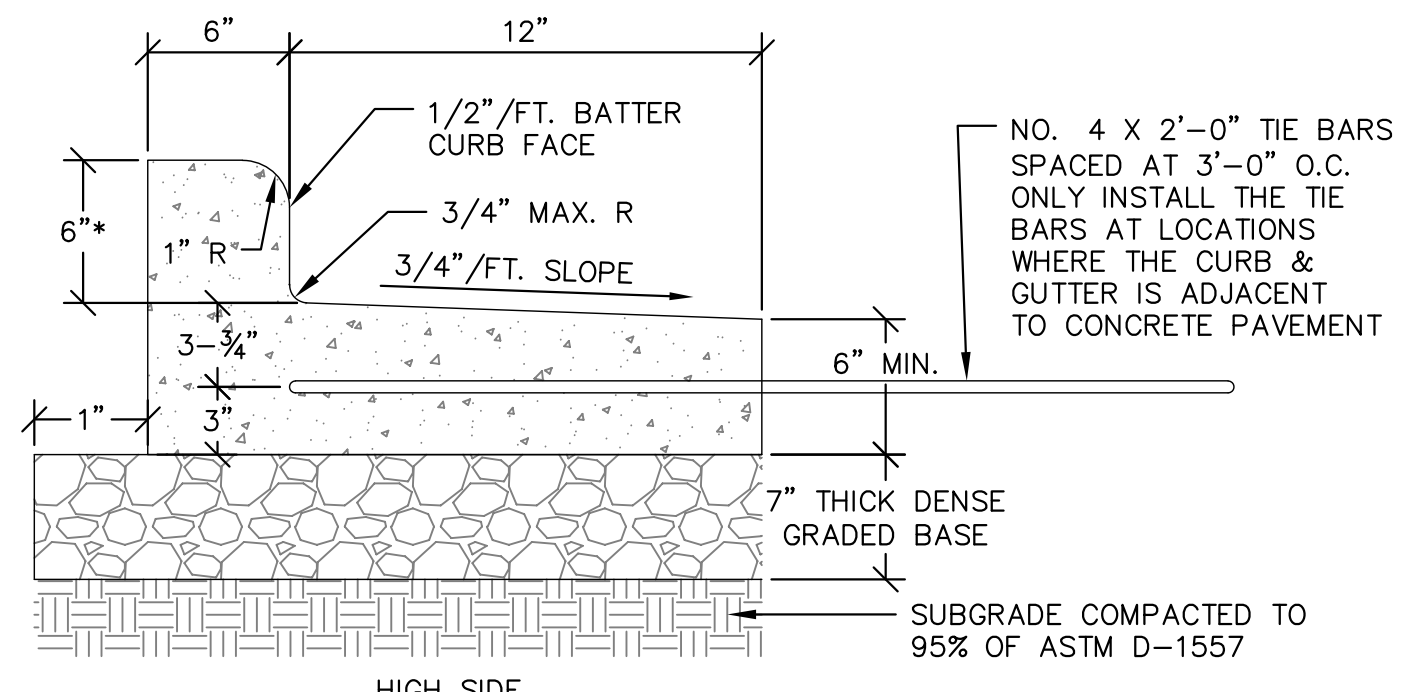
1 ASPHALTIC CONCRETE PAVEMENT
C2.2 N.T.S.



2 CONCRETE SIDEWALK/SLAB
C2.2 N.T.S.

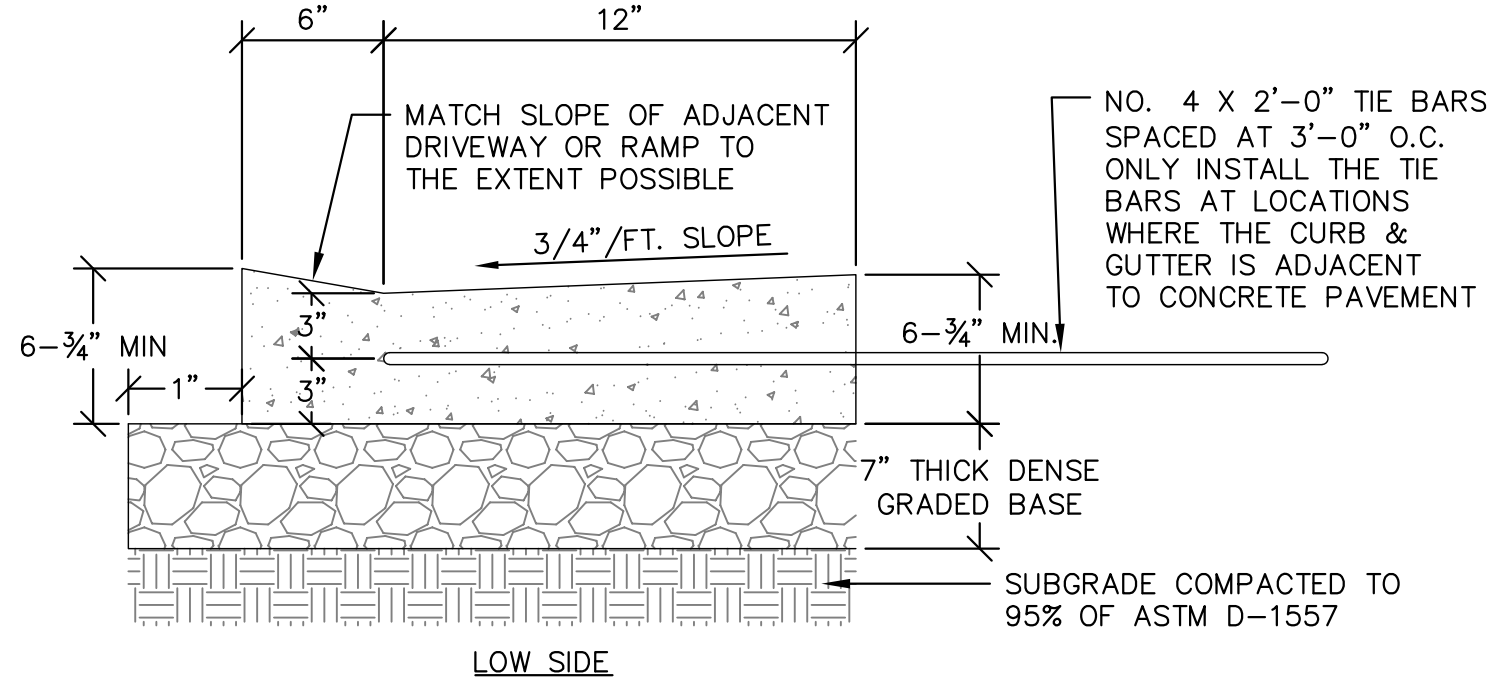
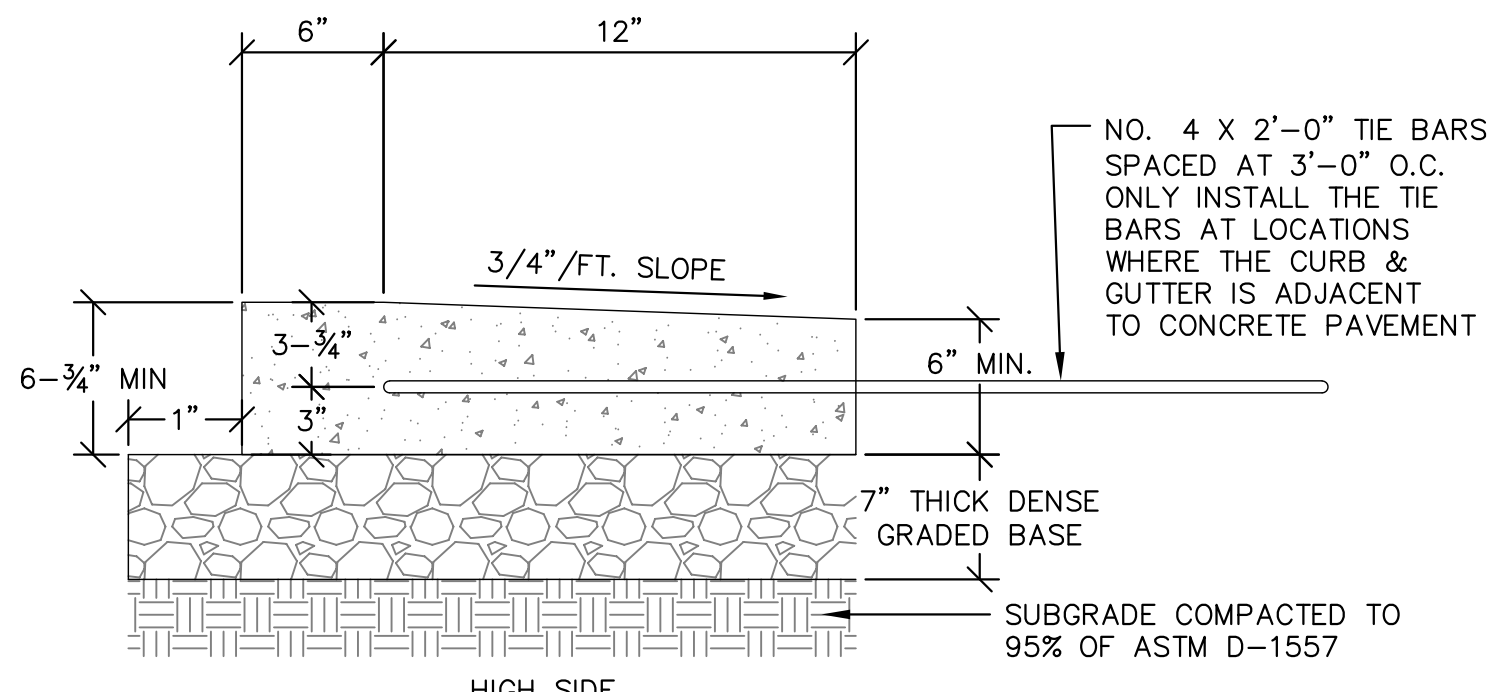


3 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
C2.2 N.T.S.



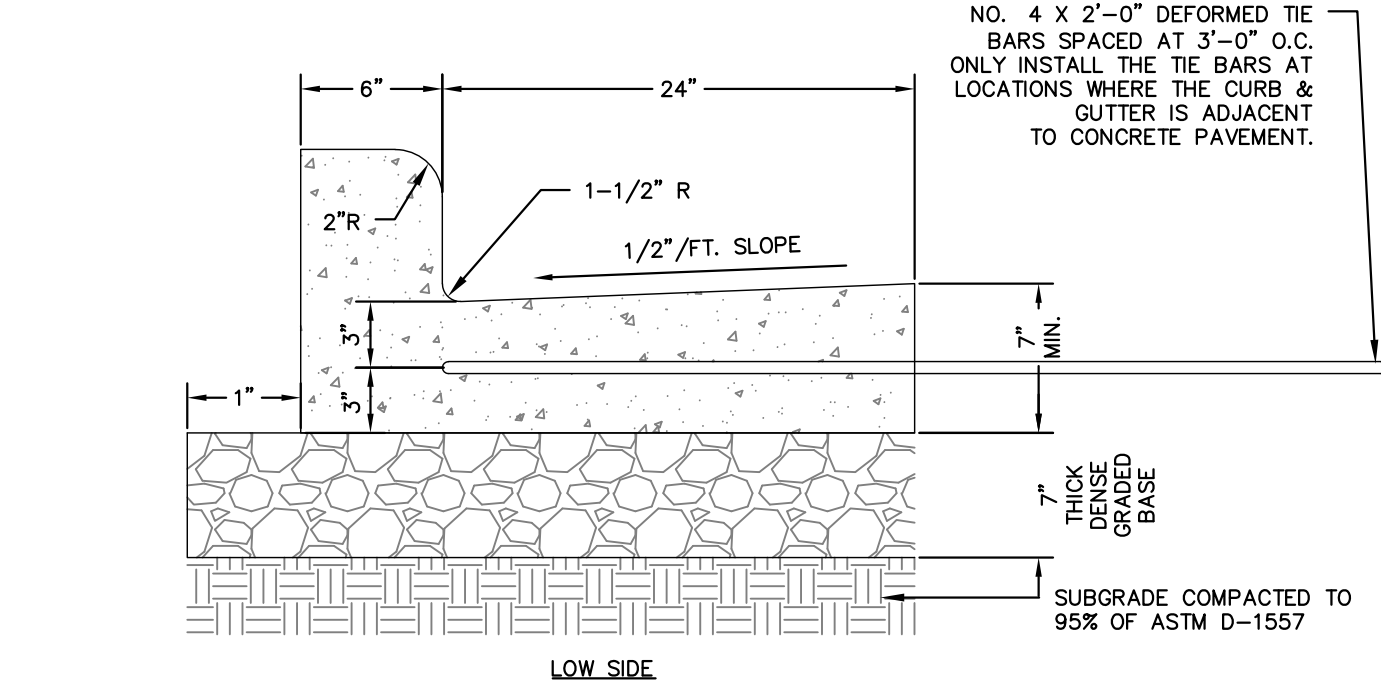
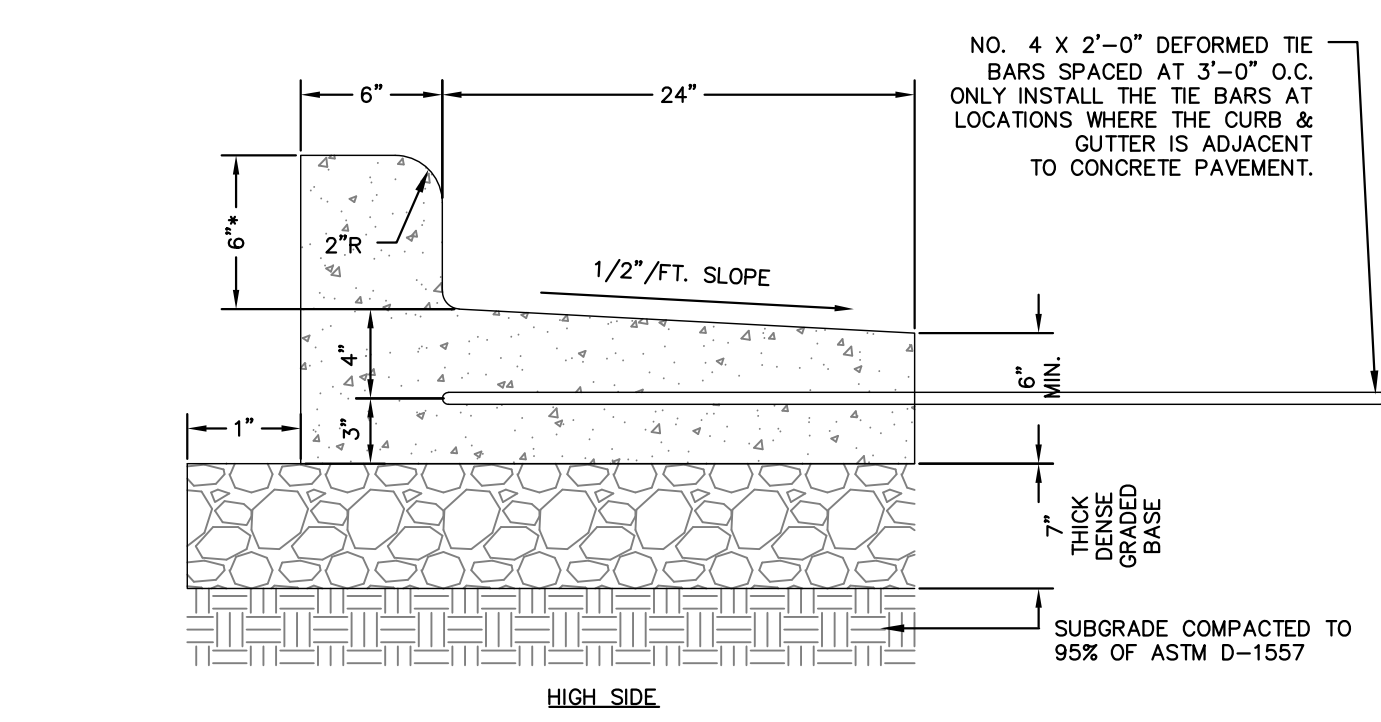
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10- FEET AND 300- FEET.

4 18-INCH BARRIER CONCRETE CURB & GUTTER
C2.2 N.T.S.



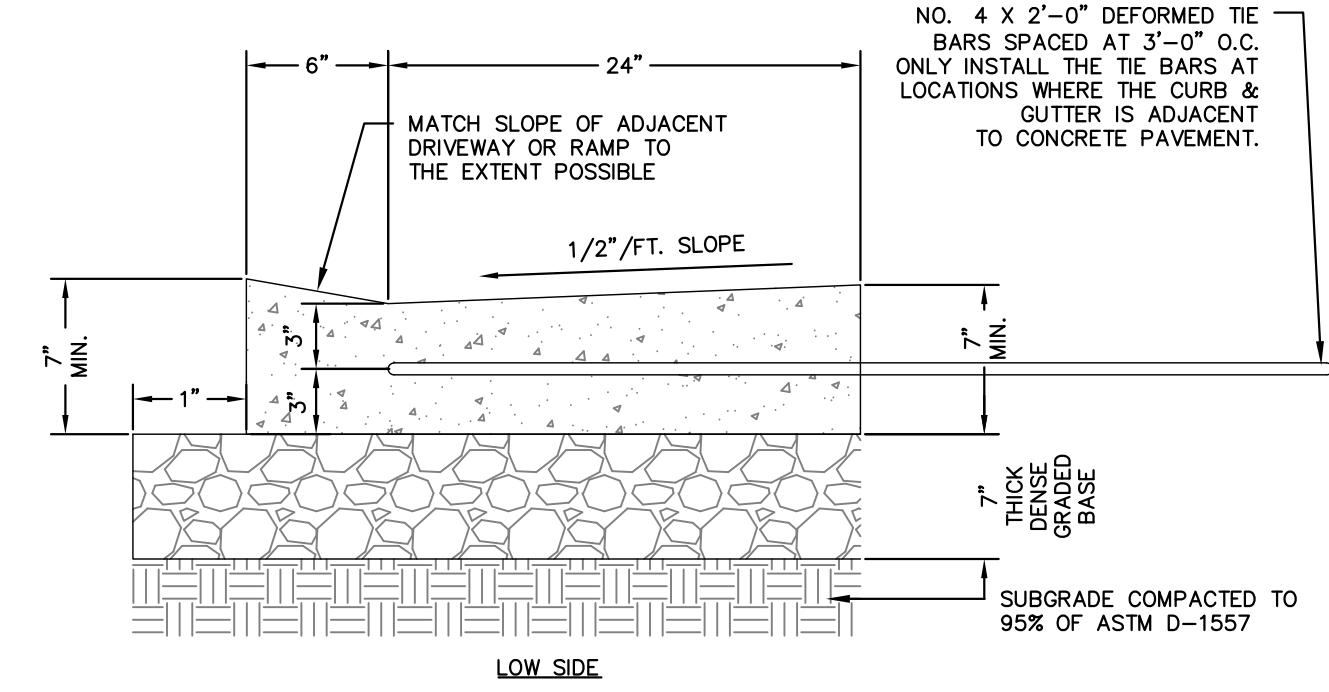
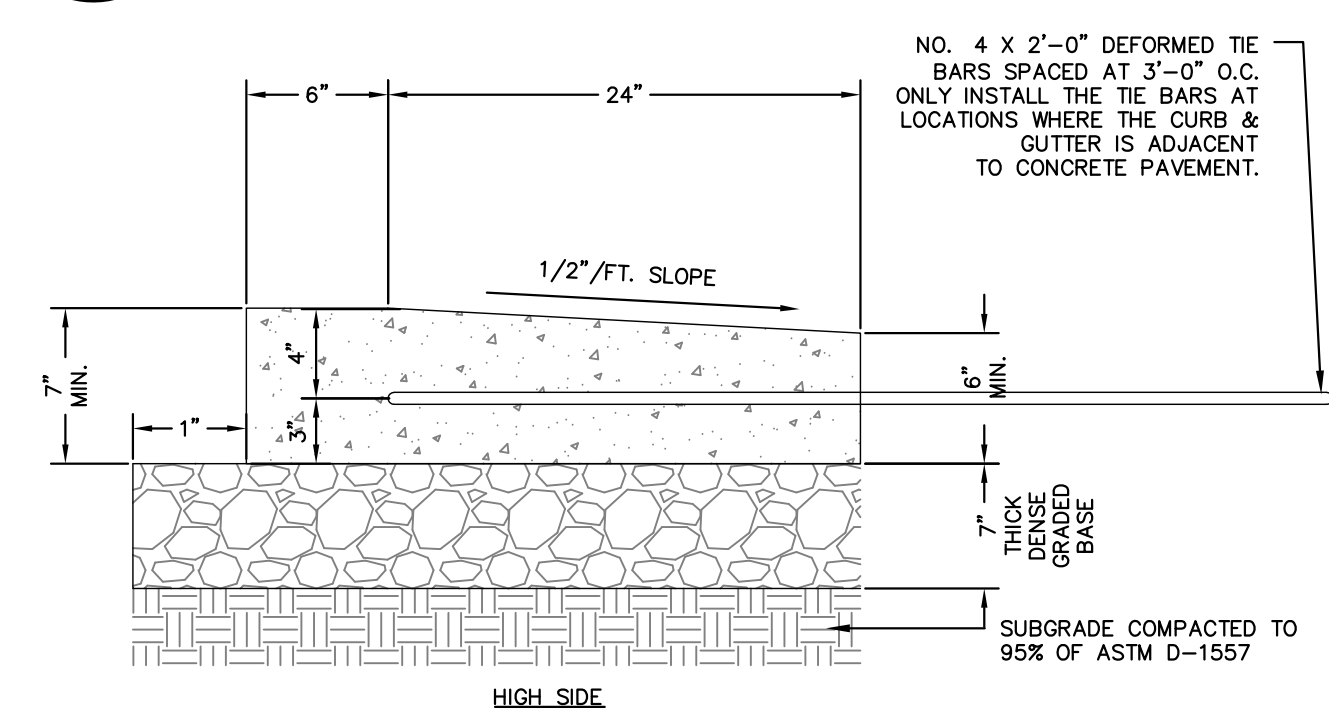
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10- FEET AND 300- FEET.

5 18-INCH DEPRESSED CONCRETE CURB & GUTTER
C2.2 N.T.S.



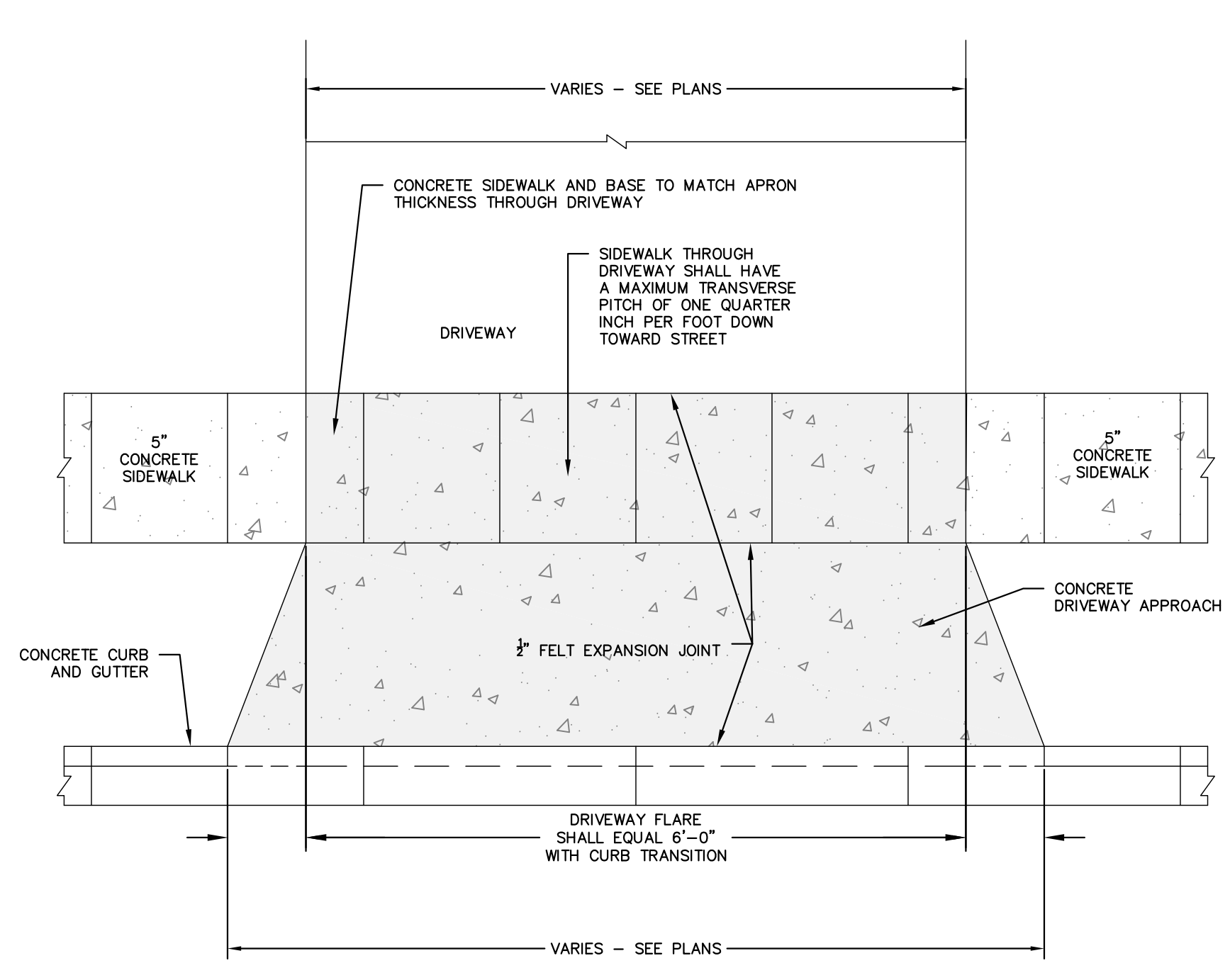
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

6 30-INCH BARRIER CONCRETE CURB & GUTTER
C2.2 N.T.S.



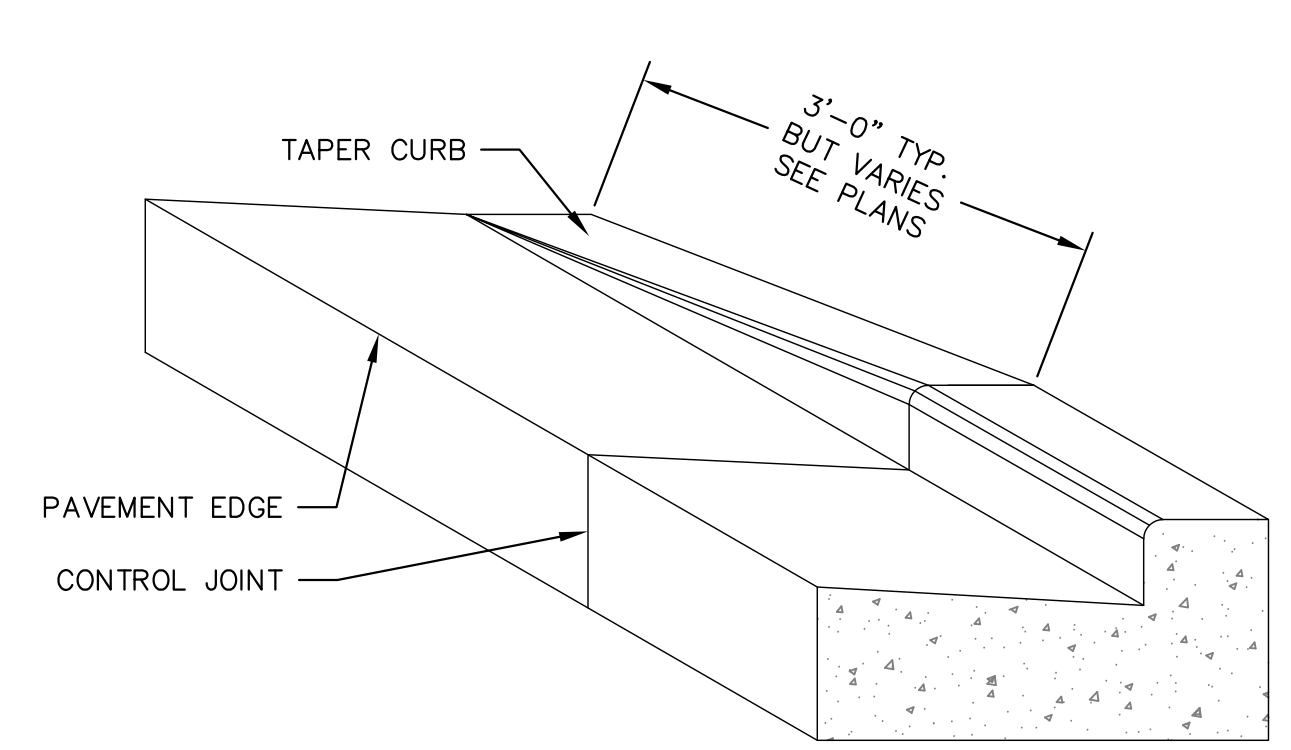
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

7 30-INCH DEPRESSED CONCRETE CURB & GUTTER
C2.2 N.T.S.

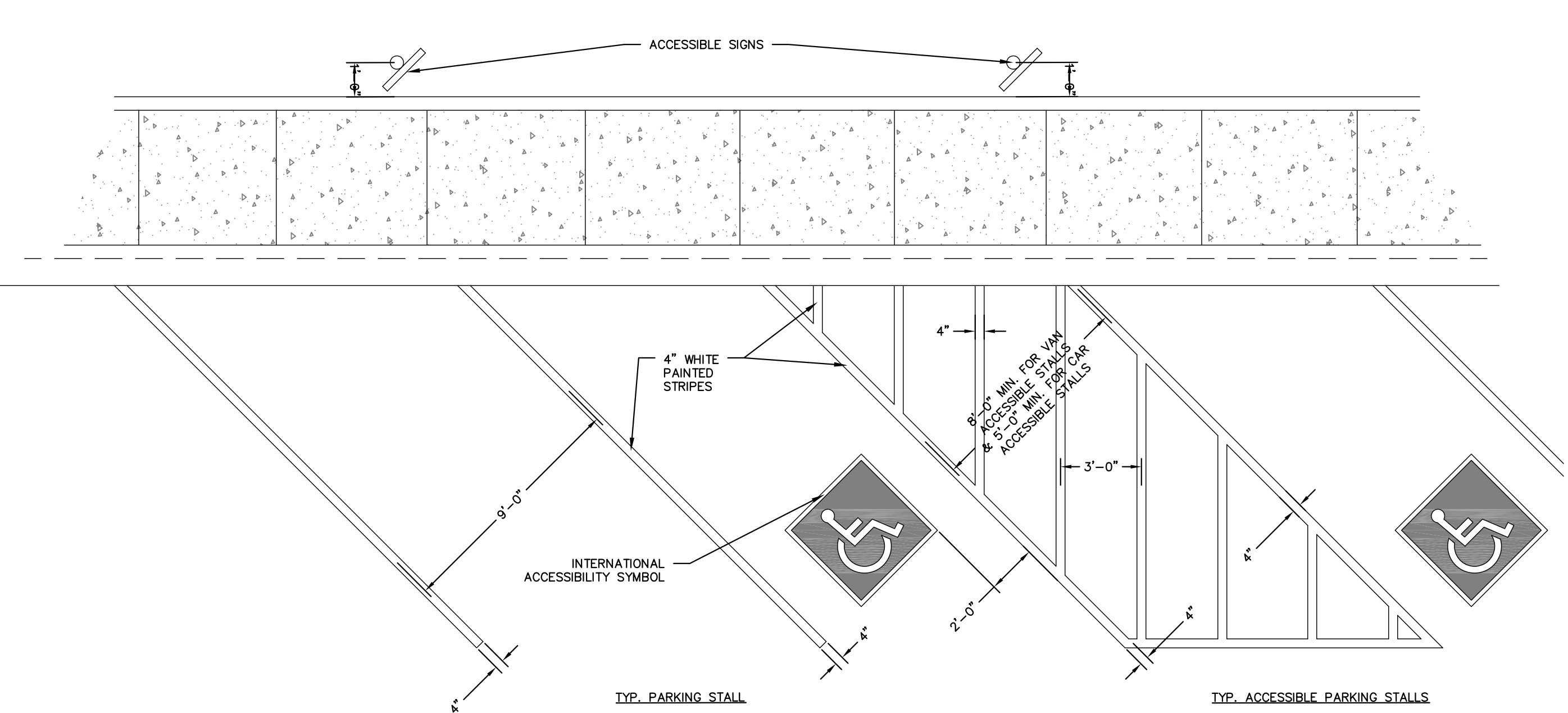


NOTE: THE BASE FOR THE SIDEWALK AND DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

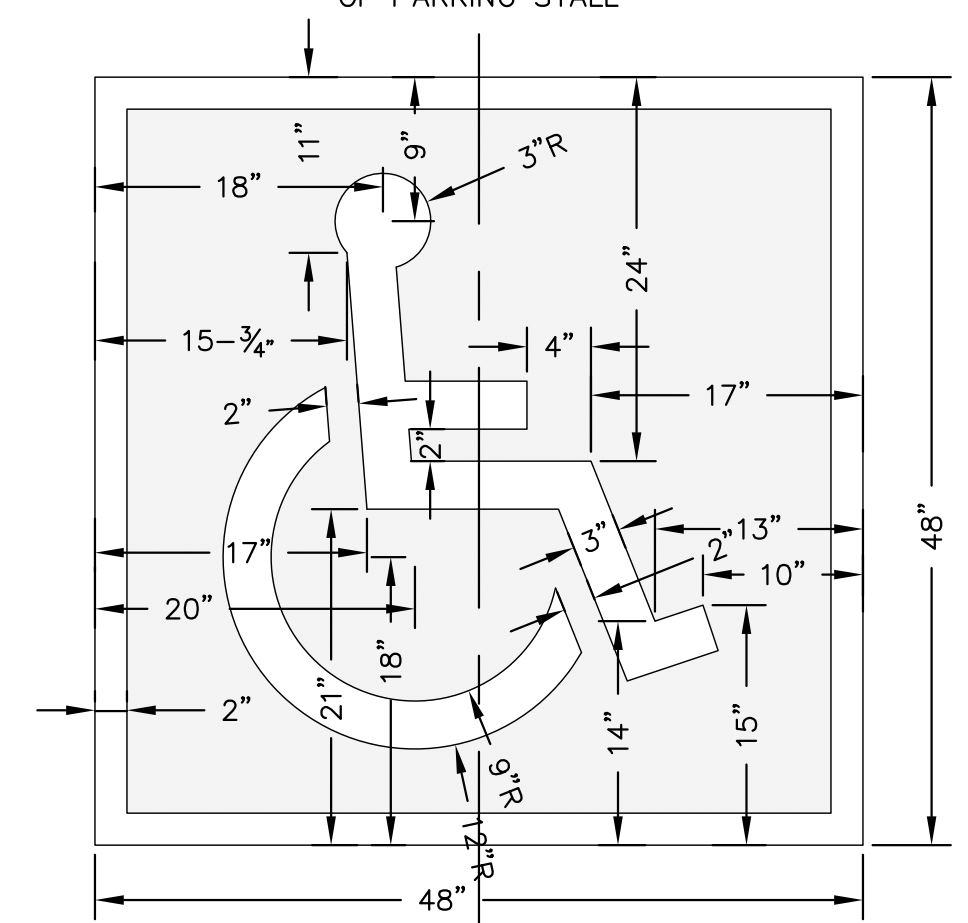
8 STANDARD CONCRETE DRIVEWAY
C2.2 N.T.S.



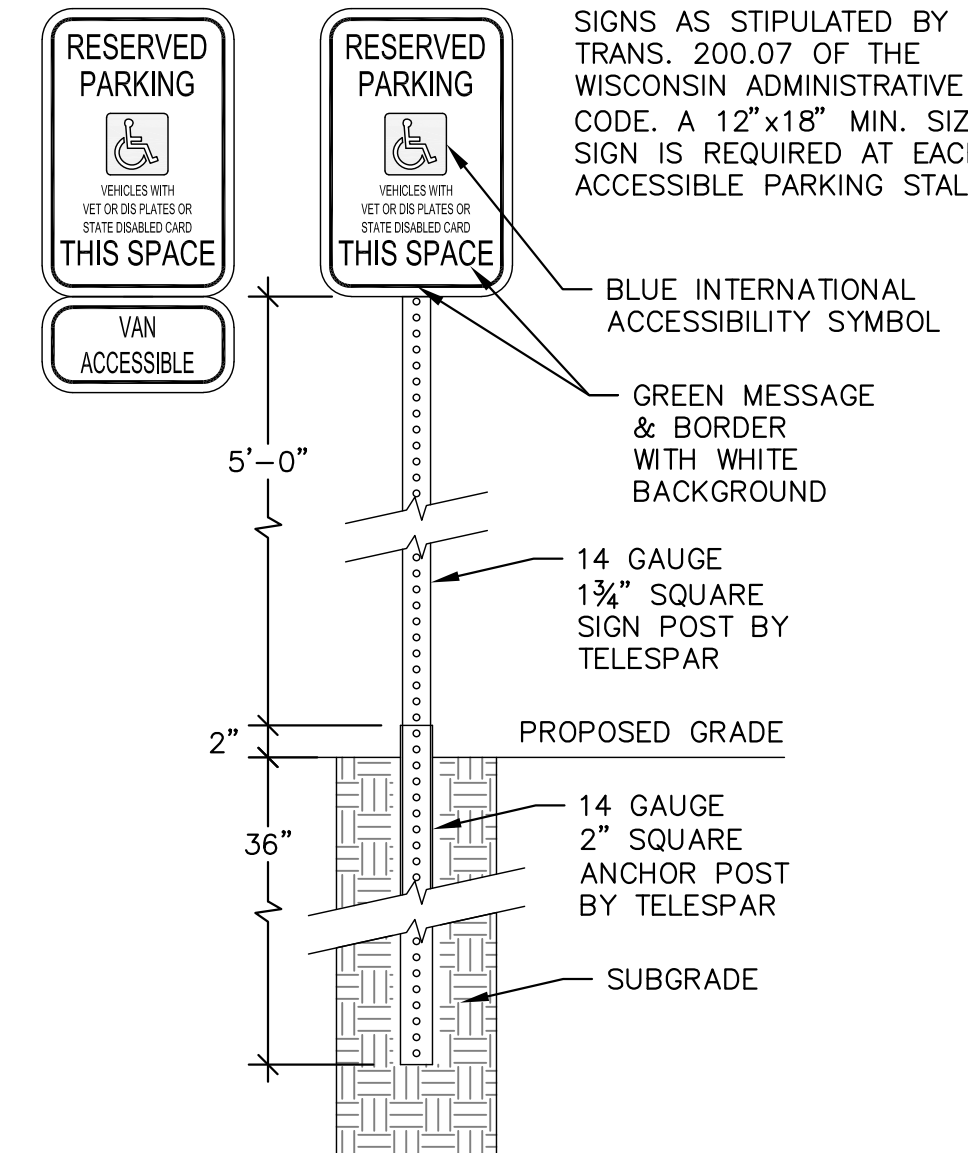
9 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
C2.2 N.T.S.



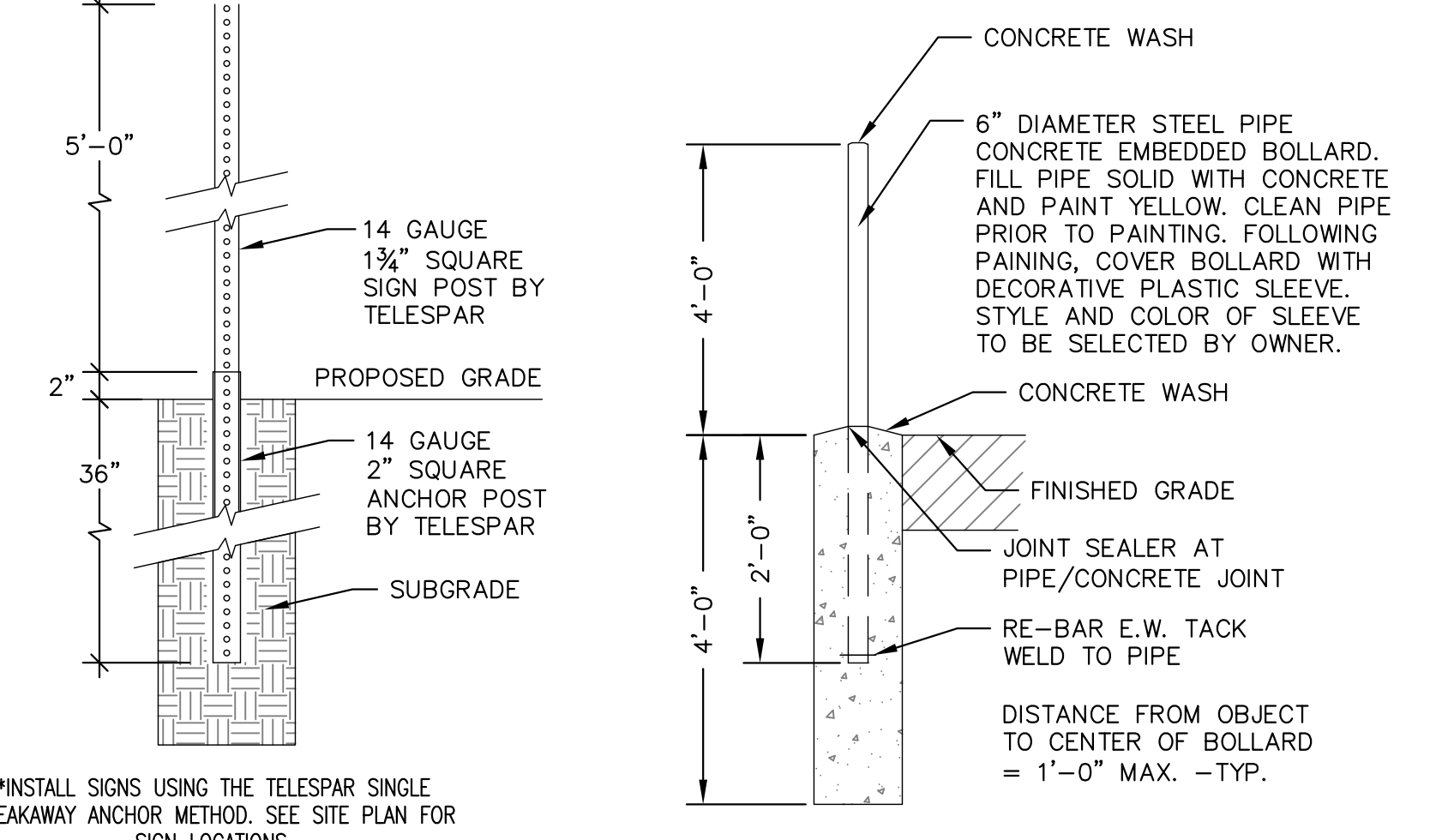
10 ACCESSIBLE PARKING STALL MARKING
C2.2 N.T.S.



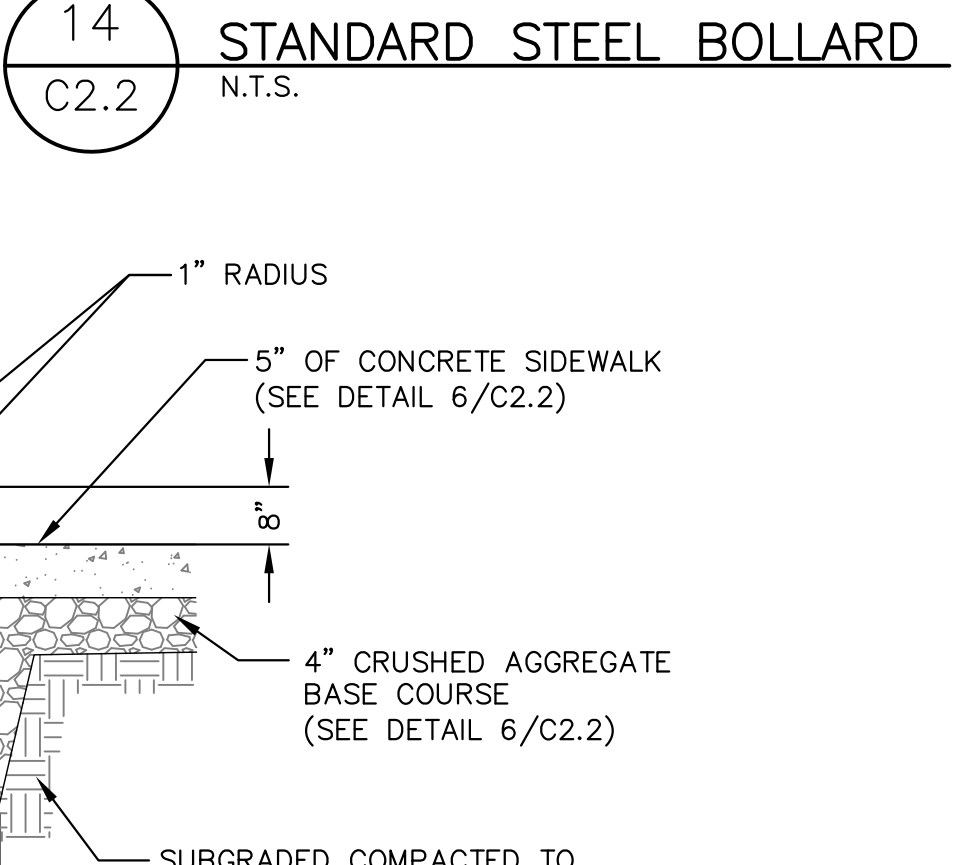
11 INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS
C2.2 N.T.S.



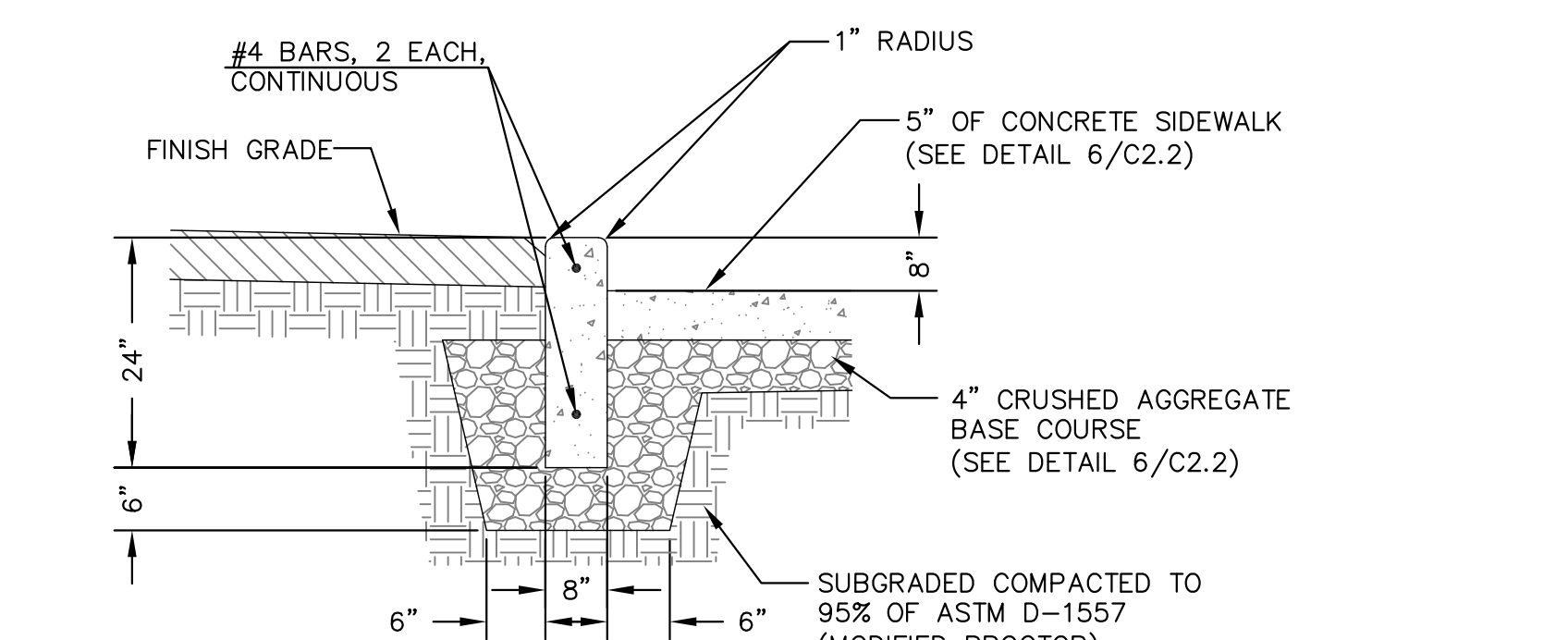
12 ACCESSIBLE PARKING STALL SIGN
C2.2 N.T.S.



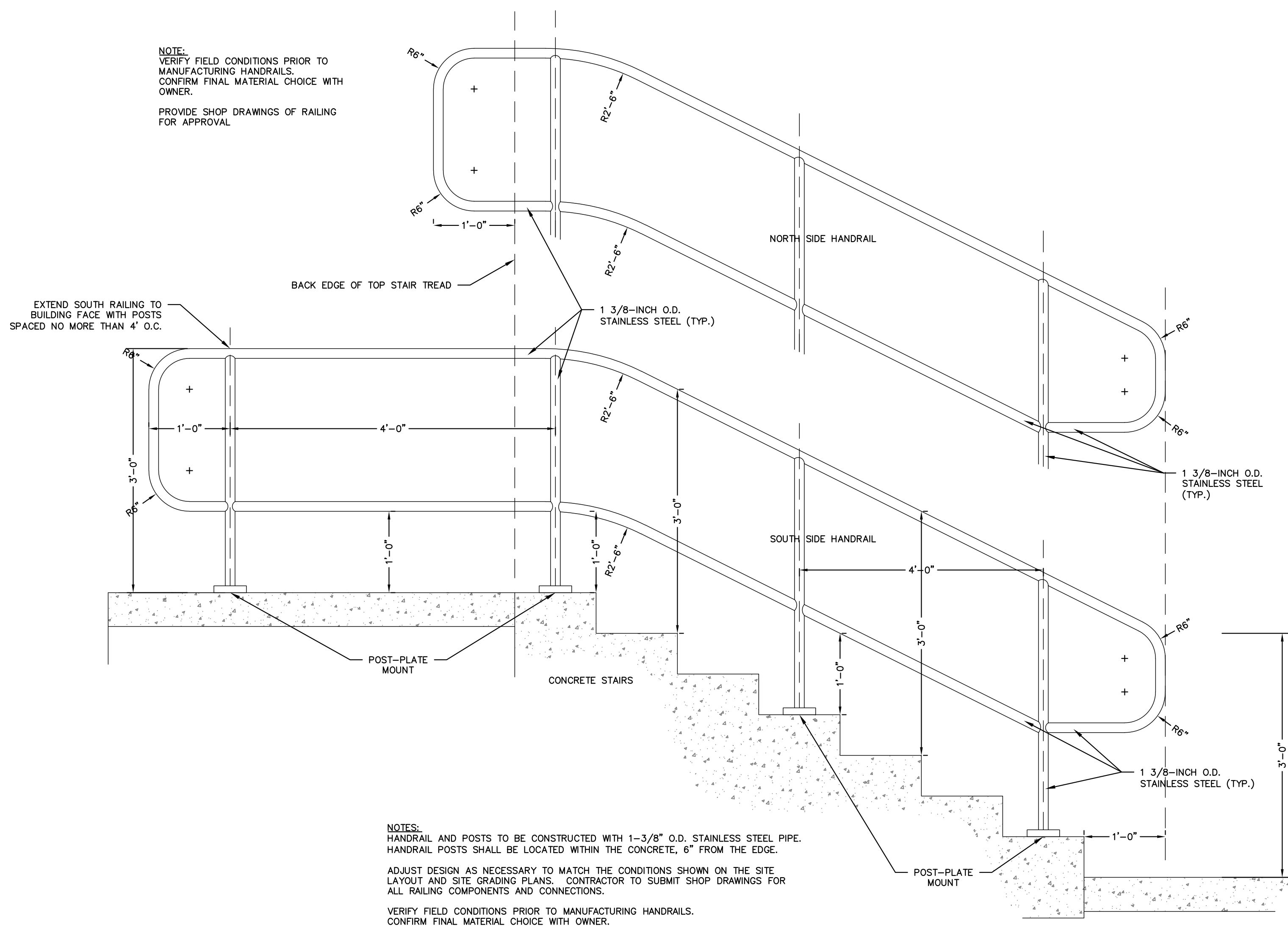
13 SIGN POST DETAIL
C2.2 N.T.S.



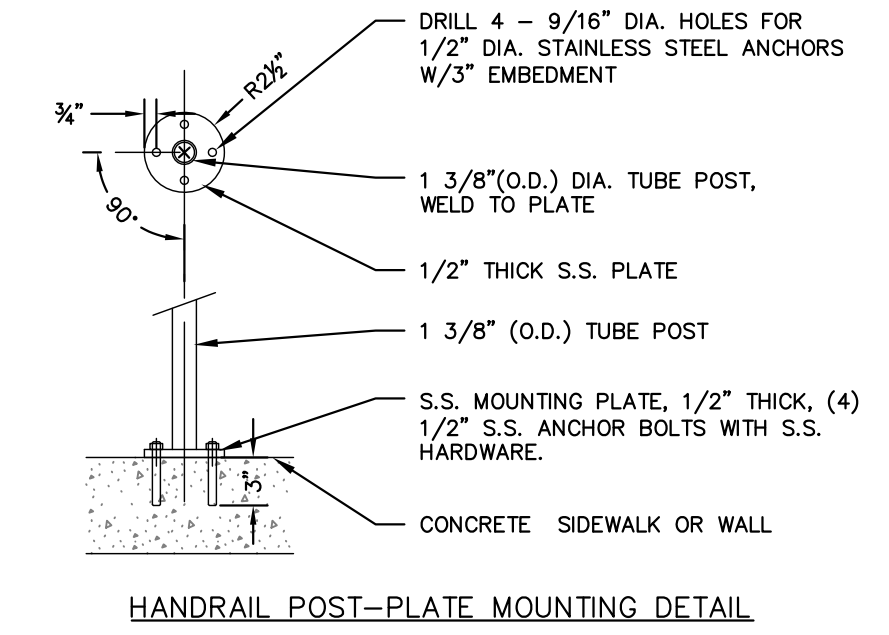
14 STANDARD STEEL BOLLARD
C2.2 N.T.S.



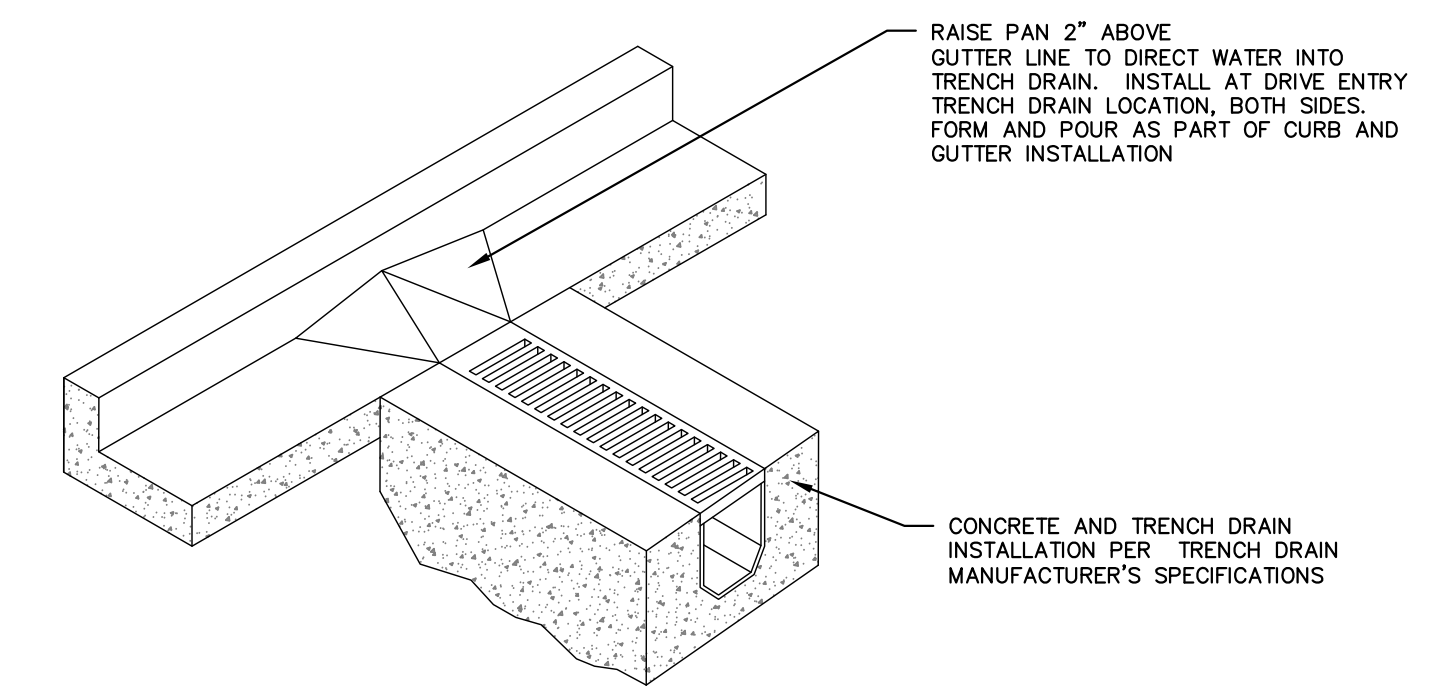
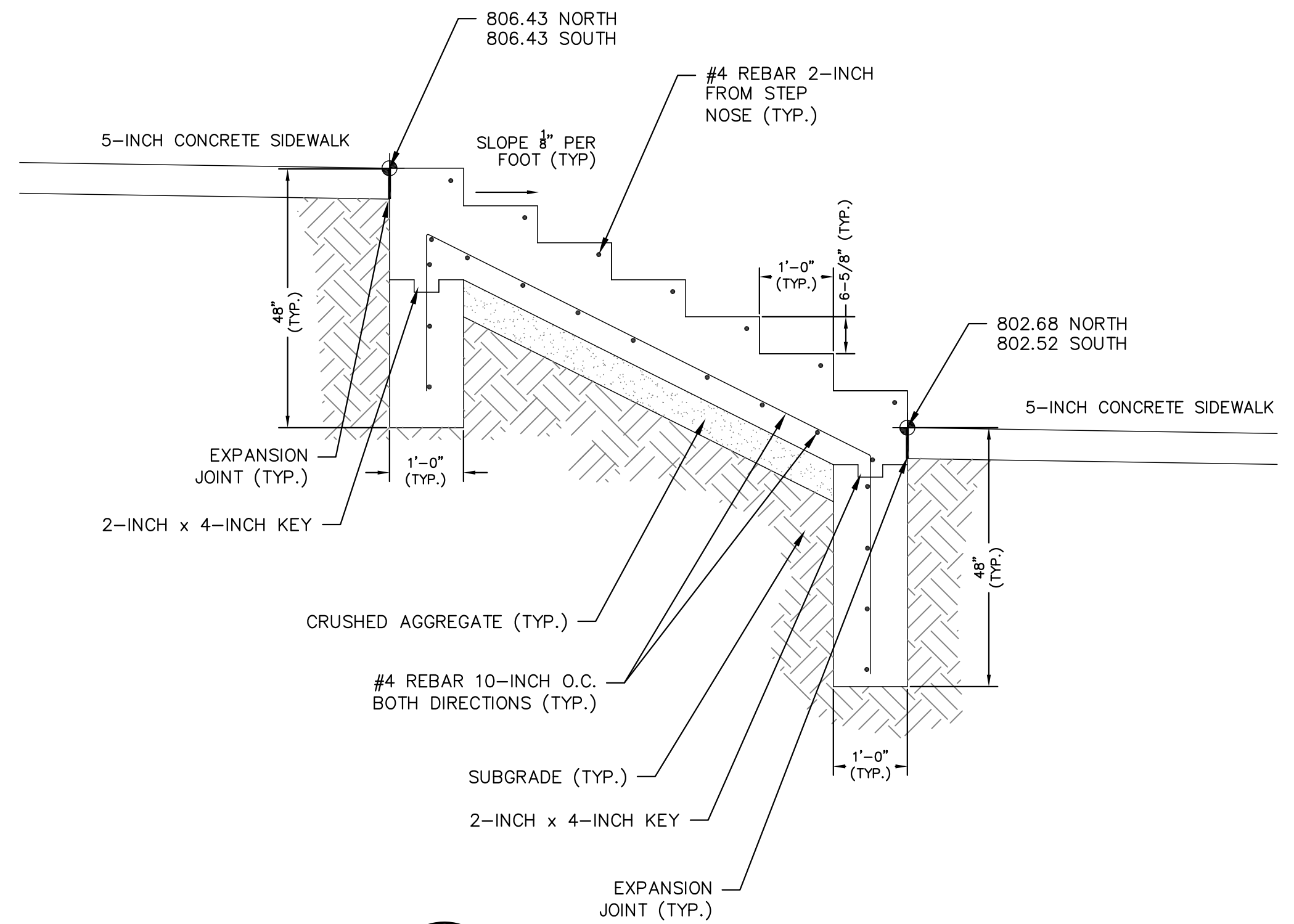
15 8\"/>



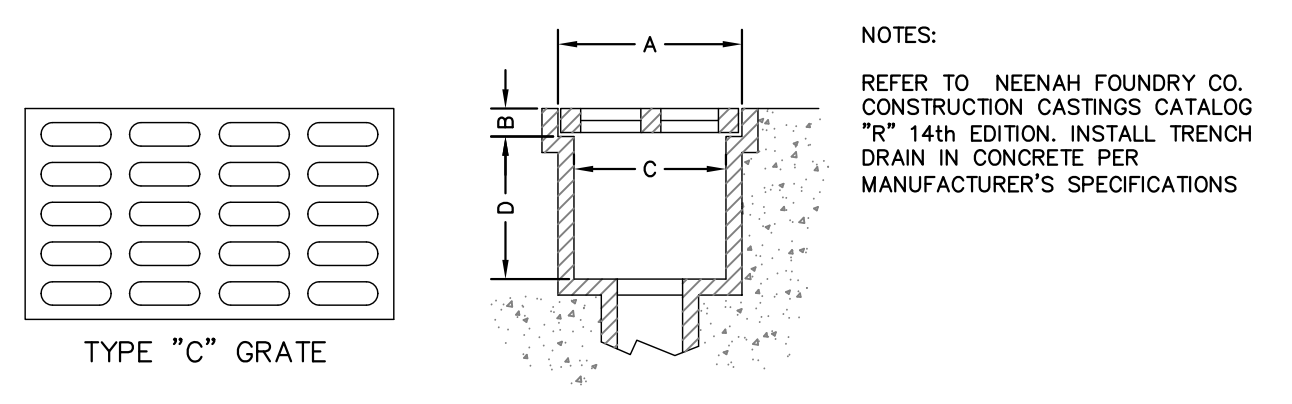
1
C2.3 FRONT STAIR HANDRAIL DETAIL
N.T.S.



2
C2.3 SECTION AT CONCRETE STAIR
N.T.S.

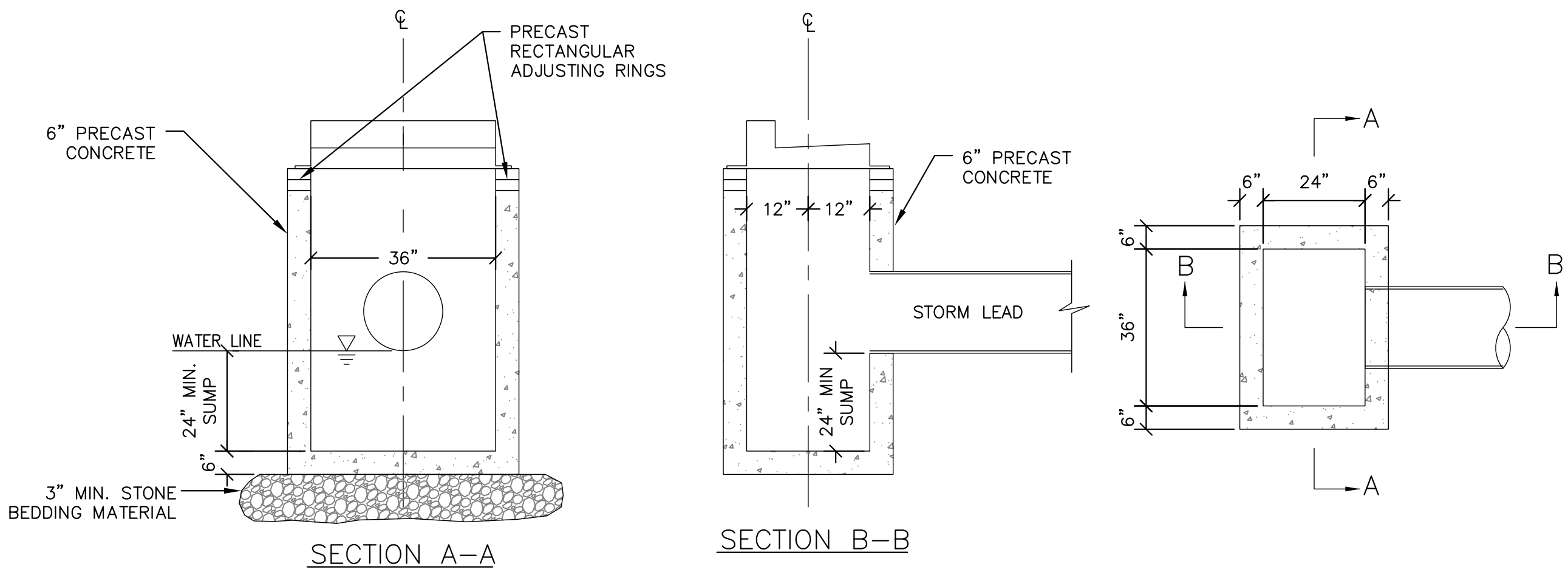


3
C2.3 CONCRETE CURB DETAIL AT DRIVE ENTRANCE TRENCH DRAIN
N.T.S.

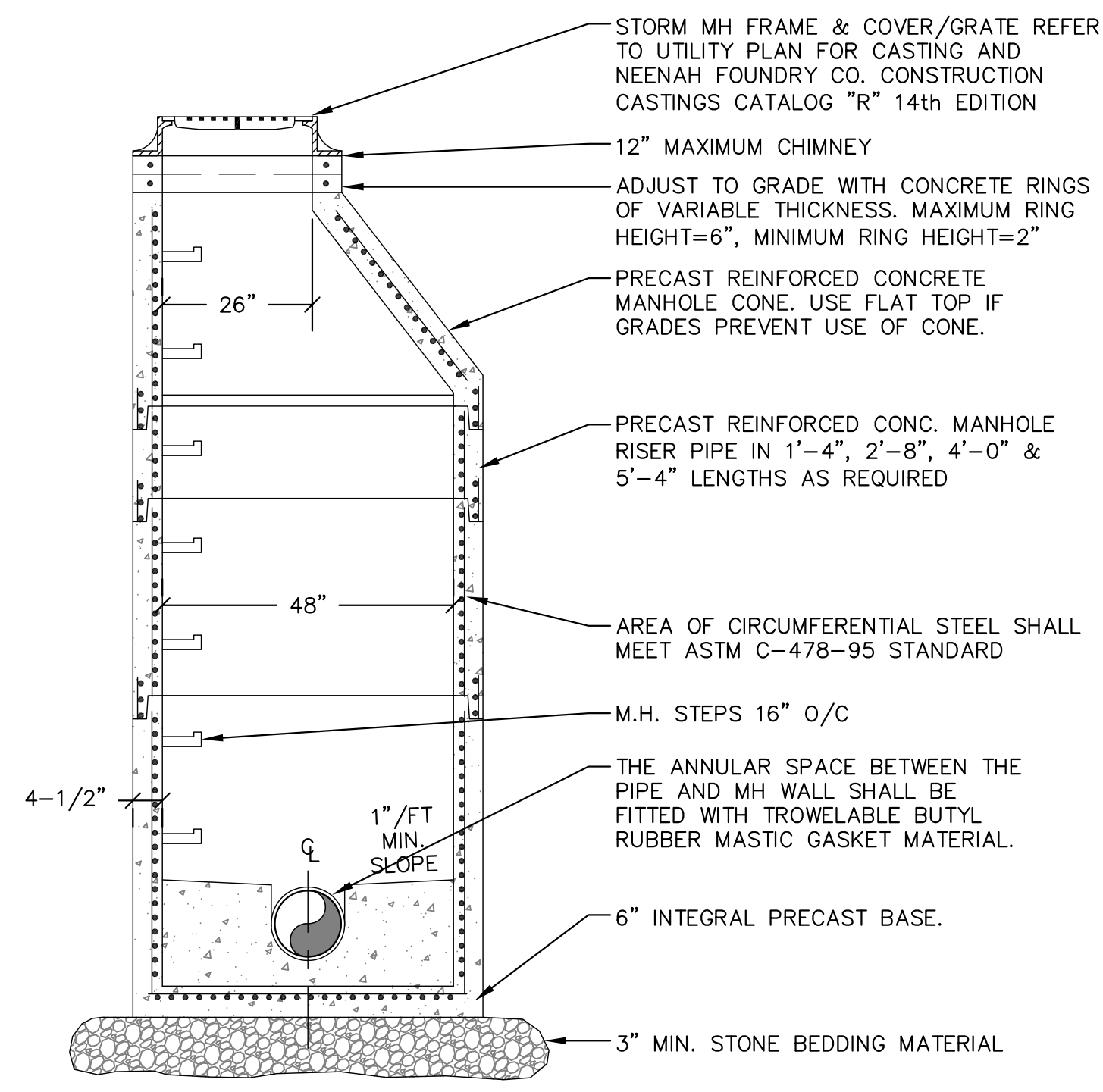


CATALOG NO.	DIMENSION IN INCHES (UNLESS OTHERWISE NOTED)				LENGTH
	A	B	C	D	
R-4990-CX	12	1.50	10	SEE PLAN	SEE PLAN

4
C2.3 TRENCH DRAIN WITH GRATE
N.T.S.

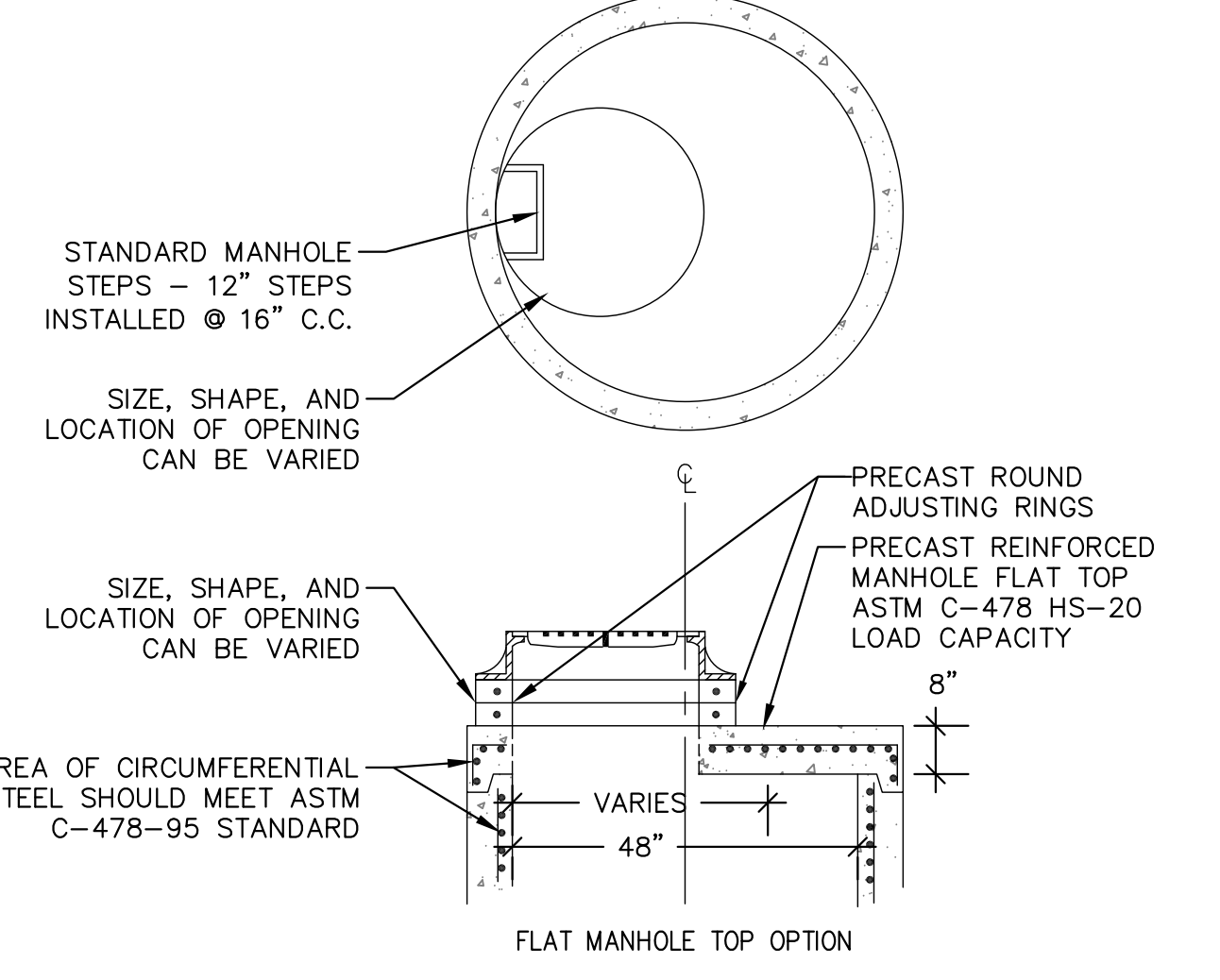


8
C2.3 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.

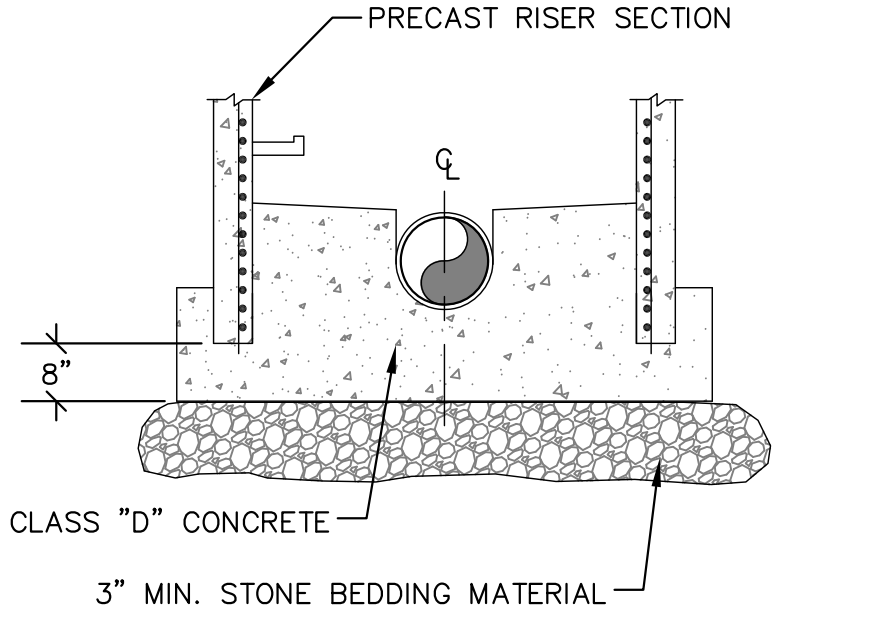


- STORM MANHOLE NOTES:**
- 1) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
 - 2) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
 - 3) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
 - 4) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
 - 5) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

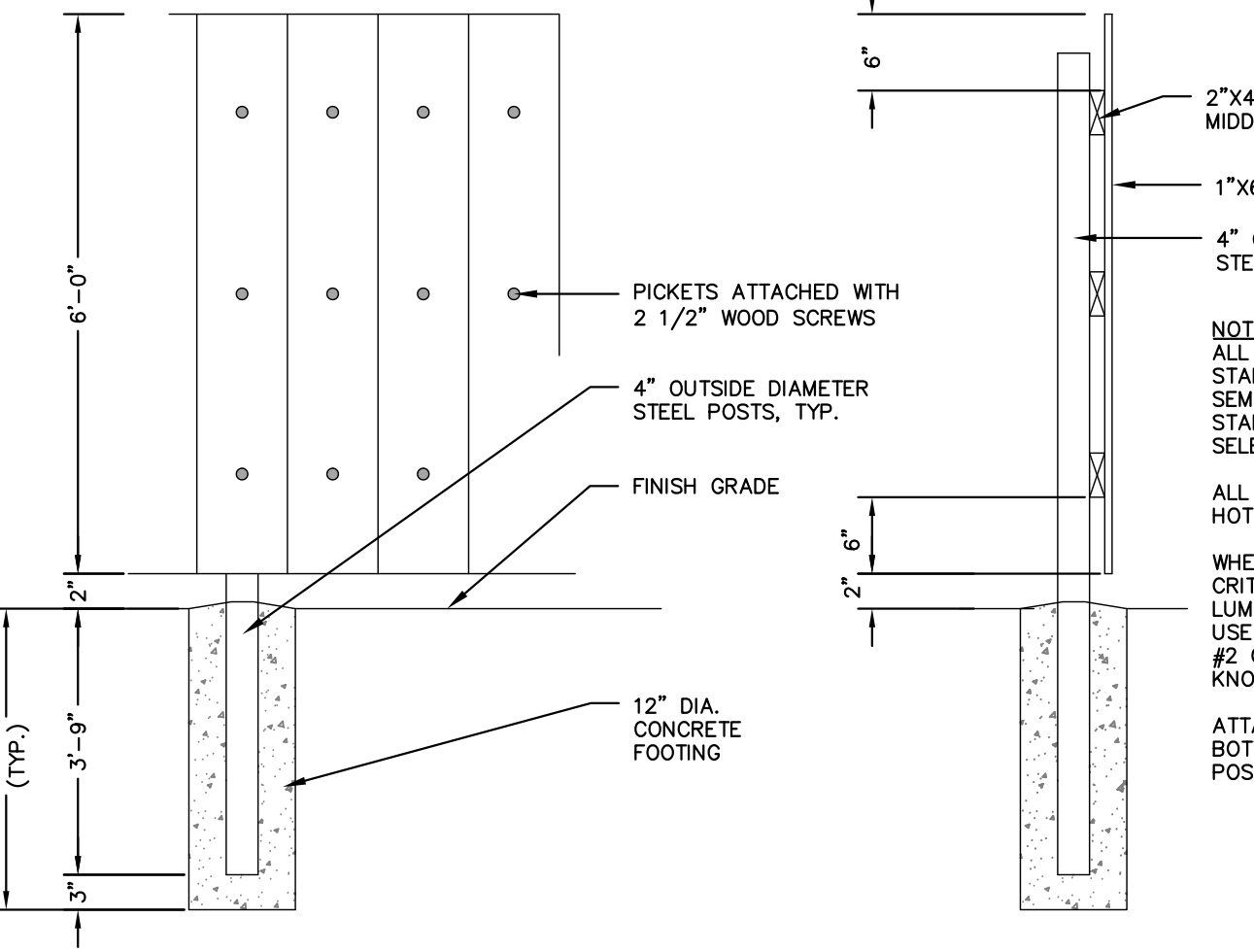
5
C2.3 STORM MANHOLE DETAIL
N.T.S.



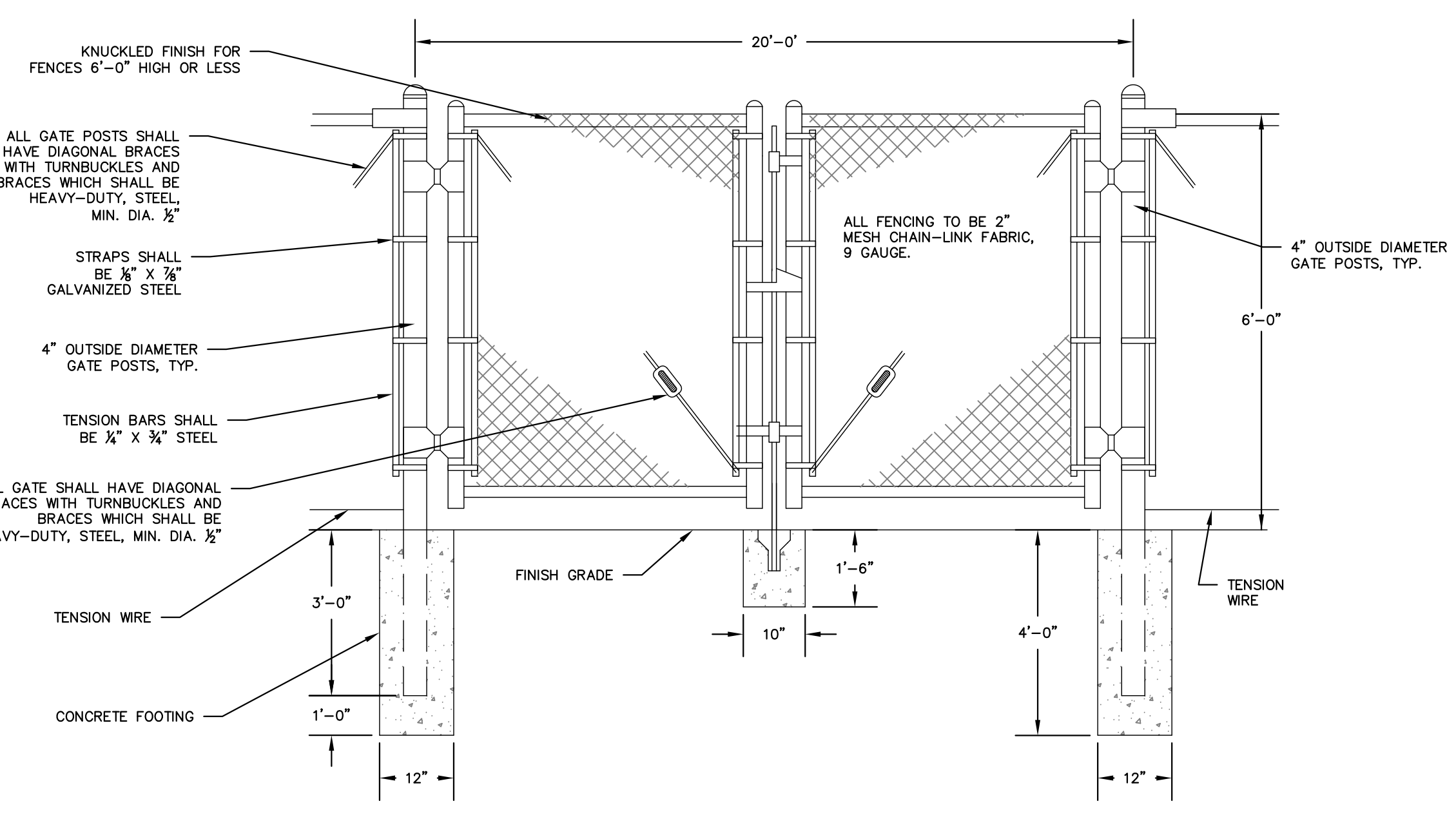
6
C2.3 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



7
C2.3 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



9
C2.3 8'-0" HIGH CEDAR PALING PRIVACY FENCE
N.T.S.

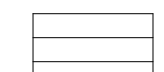
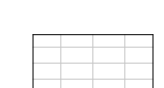
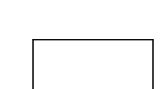
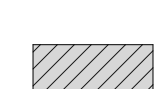



10
C2.3 20'-0" WIDE x 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE SWING GATE DETAIL
N.T.S.

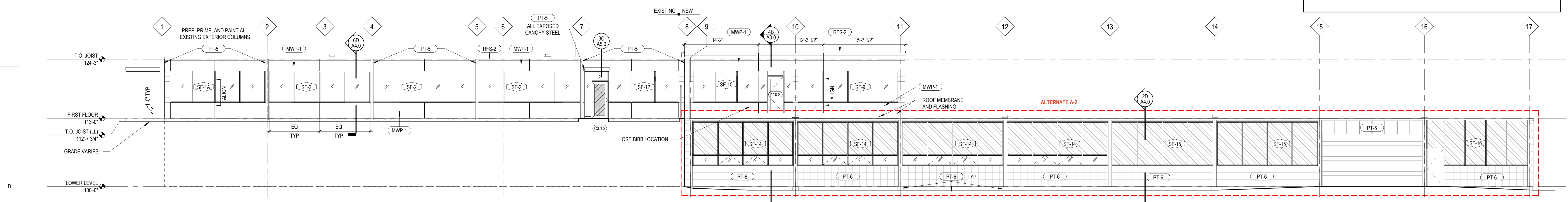
KEYNOTE LEGEND

- MWP-1 METAL WALL PANEL
- PT-5 PAINT - SEE INTERIOR FINISH LEGEND
- PT-6 PAINT - SEE INTERIOR FINISH LEGEND
- RFS-2 ROOF-EDGE FASCIA
- RFS-4 OVERFLOW SCUPPER UNIT
- S-1 SIGNAGE - EXTERIOR

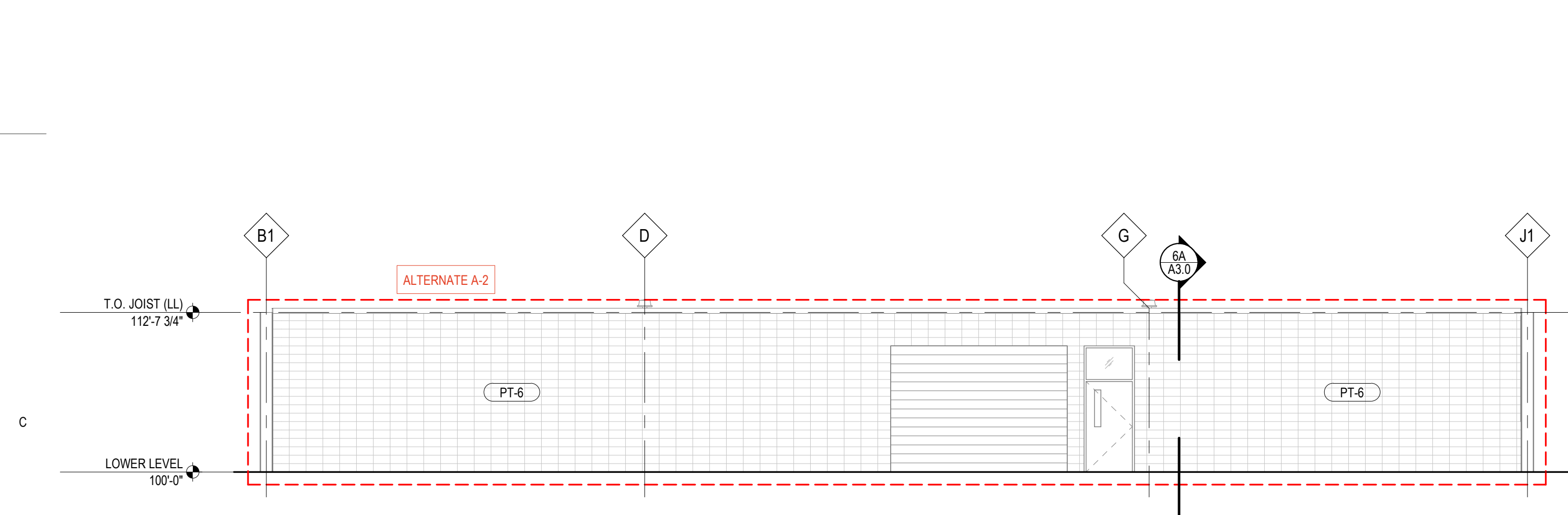
EXTERIOR MATERIAL LEGEND

-  MWP-1: METAL WALL PANEL
-  CONCRETE MASONRY BLOCK
-  IGU -1: TYPICAL GLAZING
-  IGU -2: SECURITY GLAZING
-  IGU -3: TRANSLUCENT PANEL

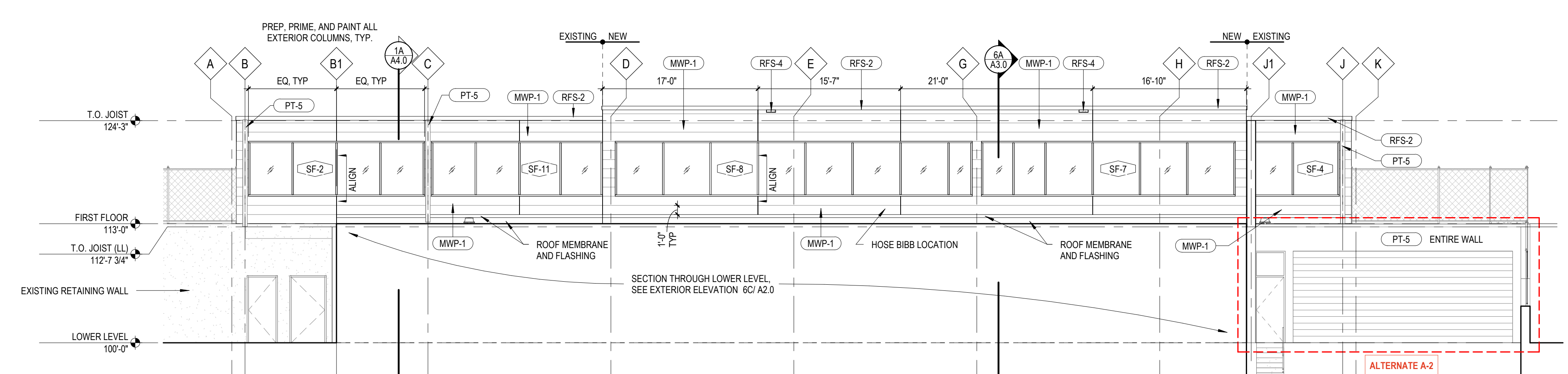
* ALL FLASHING AROUND EXTERIOR WINDOWS TO MATCH WINDOW FINISH, U.N.O.



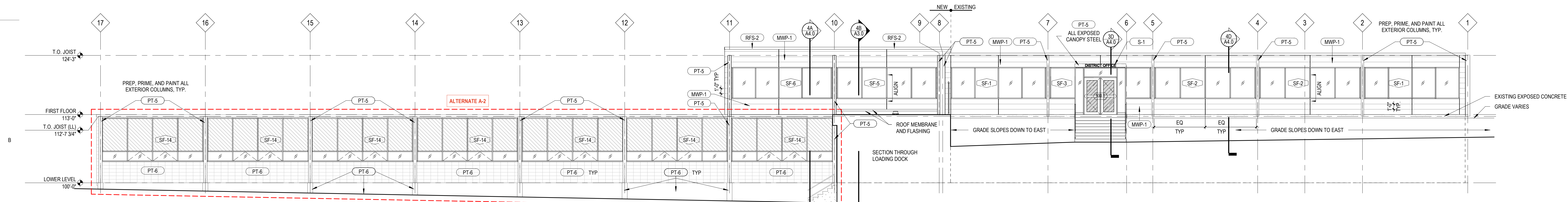
6D EXTERIOR ELEVATION, W
A2.0 Scale: 1/8" = 1'-0"



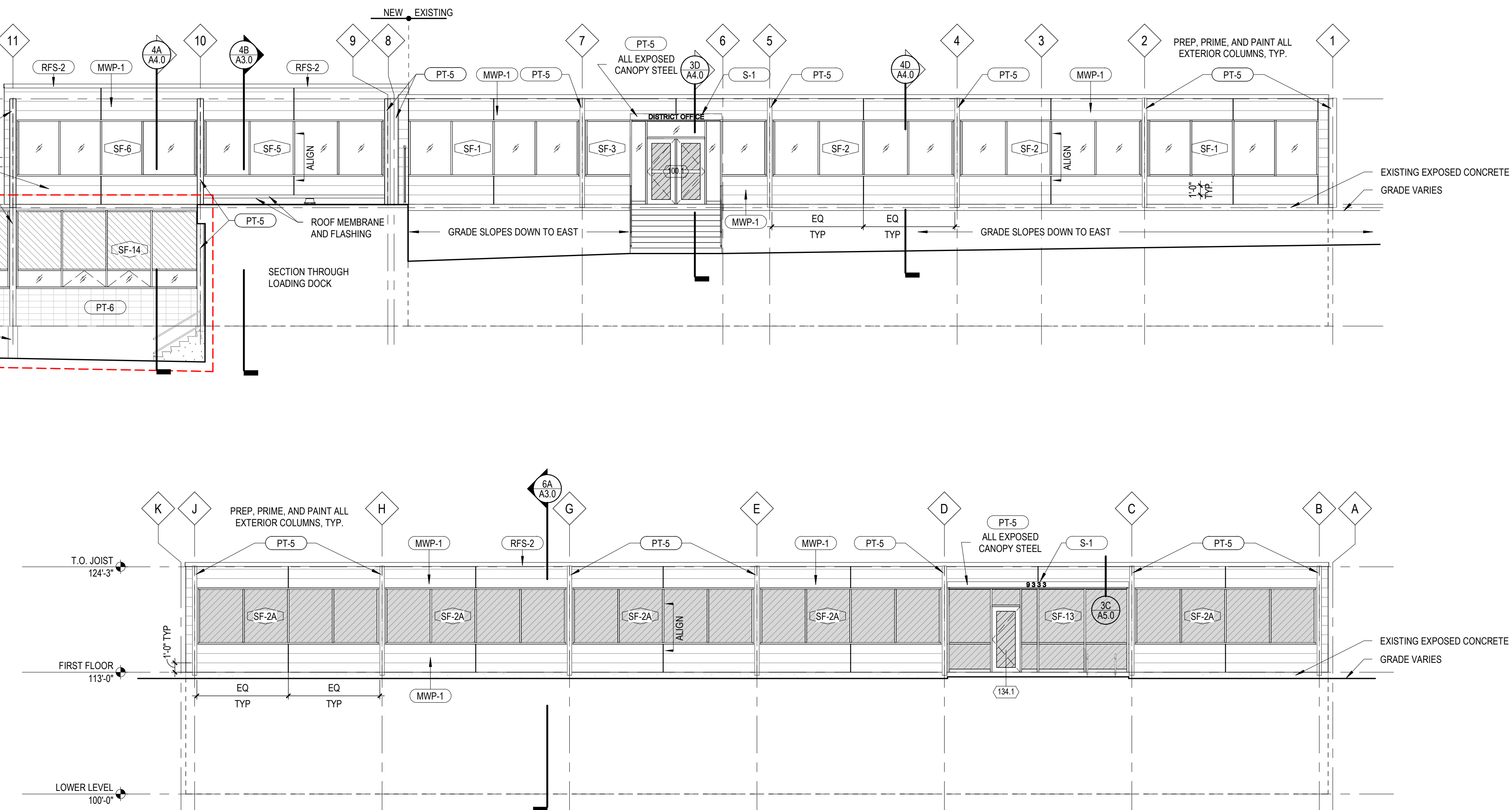
6C EXTERIOR ELEVATION, S
A2.0 Scale: 1/8" = 1'-0"




4C EXTERIOR ELEVATION, S
A2.0 Scale: 1/8" = 1'-0"




6B EXTERIOR ELEVATION, E
A2.0 Scale: 1/8" = 1'-0"



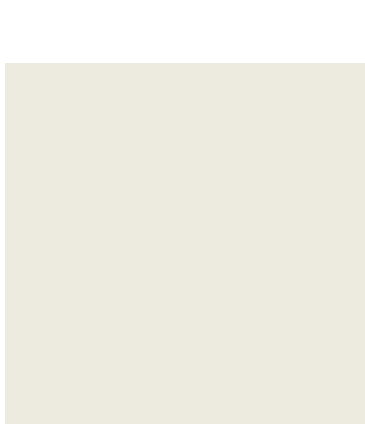
3A EXTERIOR ELEVATION, N
A2.0 Scale: 1/8" = 1'-0"



MWP-1 MOHIN CORPORATION MATRIX MX-6 (OR SIMILAR) PROFILE PANEL
BASIS OF DESIGN
ZINC GRAY (11 1/2" x 12" REVEAL = 12" OVERALL HEIGHT)



PT-5 SIV 7048 URBANE BRONZE
EXTERIOR STEEL COLUMNS



PT-6 SIV7008 ALABASTER
EXTERIOR MASONRY AND CONCRETE WALLS (LOWER LEVEL)

RFS-2 ROOF-EDGE FASCIA - COLOR TO MATCH PT-5

EXTERIOR STOREFRONT FRAMES - DARK BRONZE ANODIZED

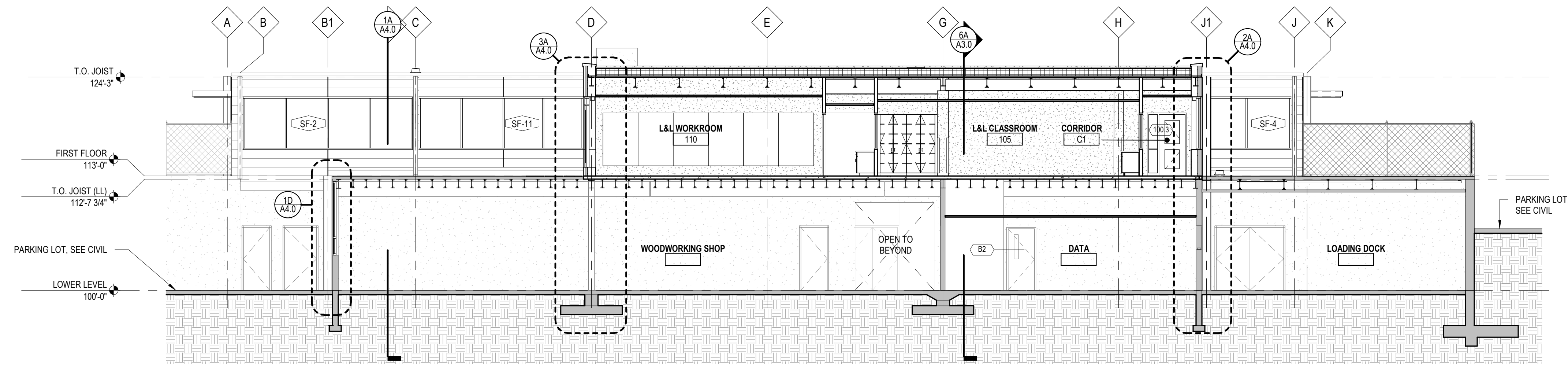
EXTERIOR MATERIAL PALETTE
Scale: 3/4" = 1'-0"

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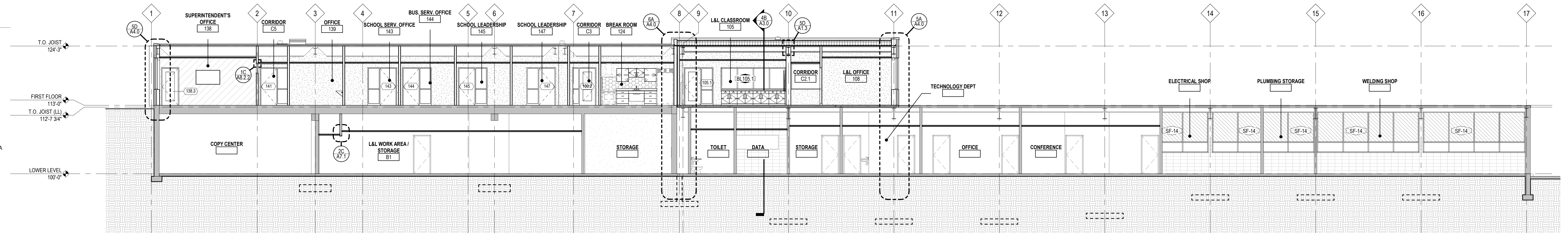
REVISIONS:

#	DATE	DESCRIPTION

#	DATE	DESCRIPTION
1	06/14/23	ADDENDUM 1



4B BUILDING SECTION (LOOKING NORTH)
A3.0 Scale: 1/8" = 1'-0"



6A BUILDING SECTION (LOOKING EAST)
A3.0 Scale: 1/8" = 1'-0"

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