



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, April 24, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [24-0248](#) March 27, 2024 (draft minutes)

Attachments: [March 27, 2024 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0166](#) Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave.

- 2B. [24-0167](#) Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)

Attachments: [\(CUP-SLA\) Tsunami Car Wash - 10928 W Oklahoma Ave \(3-27-24\)](#)

[\(CUP-SLA\) Tsunami Car Wash - 10928 W Oklahoma Ave \(4-24-24\)](#)

- 3A. [24-0234](#) Conditional Use Permit for Panera Bread, a proposed restaurant, at 3020 S.108 St.

- 3B. [24-0235](#) Site, Landscaping, and Architectural Design Review for Panera Bread, a proposed restaurant at 3020 S.108 St. Tax Key No. 519-0339-007.

Attachments: [\(CUP-SLA\) Panera Cafe - 3020 S 108 St](#)

4. [24-0168](#) Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St., and 7** S.108 St. (Tax Key No's. 444-9993-001, 444-9995-002, & 444-9997-002)

Attachments: [\(SLA\) U-Haul - 924 S 108 St](#)

- 5A. [24-0236](#) Conditional Use Permit for a proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave.

- 5B. [24-0237](#) Site, Landscaping, and Architectural Design Review for proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000)
- Attachments:** [\(SUP-SLA\) Mian Oil - 8404 W Greenfield Ave](#)
6. [24-0238](#) Site, Landscaping, and Architectural Design Review for new house construction within the 1700 block of S. 60 St. (Tax Key No. 454-0032-002).
- Attachments:** [\(SLA\) New house - 1700 block S 60 St](#)
- 7A. [24-0239](#) Conditional Use Permit for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave.
- 7B. [24-0240](#) Site, Landscaping, and Architectural Design Review for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave. (Tax Key No. 451-0088-000).
- Attachments:** [\(CUP-SLA\) Myo Masssage - 8831 W Greenfield Ave.](#)
8. [24-0241](#) Certified Survey Map to combine the existing parcel at 9422 W. National Avenue (Tax Key No. 479-0674-003) and 9440 W. National Avenue (Tax Key No. 479-0676-004), into one parcel.
- Attachments:** [\(CSM\) 9422 W National Ave](#)
9. [24-0242](#) Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54 St.
- Attachments:** [\(VAC\) Electric alley](#)
10. [24-0243](#) Site, Landscaping and Architectural plan for a new pavilion at Liberty Heights Park located at 6101 W. Orchard St. (Tax Key Number 454-0159-001)
- Attachments:** [\(SLA\) Liberty Heights Pavilion - 6101 W Orchard St.](#)
11. [24-0244](#) Preliminary Site, Landscaping, and Architectural Design Concept Review for construction of a new building with accessory drive-thru service at for North Shore Bank at 10533 W National Ave. (Tax key Parcel: 519-0002-006)
- Attachments:** [\(PRE-SLA\) North Shore Bank - 10533 W Nat'l Ave.](#)
12. [24-0245](#) Signage Plan Appeal for Twisted Plants located at 6202 W. Lincoln Ave. (Tax Key No. 475-0375-000)
- Attachments:** [\(SIGN\) Twisted Plants - 6202 W Lincoln Ave.](#)
13. [24-0246](#) Project Tracking updates.
14. [24-0247](#) Recommendation to move the May 22nd meeting to May 29th.

E. ADJOURNMENT



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

NOTICE OF POSSIBLE QUORUM

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

NON-DISCRIMINATION STATEMENT

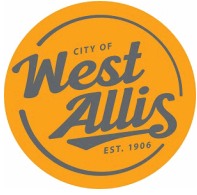
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

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

LIMITED ENGLISH PROFICIENCY STATEMENT

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



City of West Allis Meeting Minutes Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, March 27, 2024

6:00 PM

City Hall, Common Council Chambers
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:02 p.m.

Wayne Clark chaired the meeting.

B. ROLL CALL

- Present** 6 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Brandon Reinke, Lisa Coons
- Excused** 3 - Dan Devine, Kathleen Dagenhardt, David Raschka

Others Attending

Shelly Strasser, WAWM Recreation Department
 Nathan Schieve, Groth Architects
 Miranda & Craig, Redmond Group
 Evan Dittmar & Eric Fleischman, Tredo Group
 Nicolas Ramos, Antigua
 Luis Barbossa (CSM)
 Chad Michael Venne along with 25-30 students of the UWM Lubar College of Business
 Marty Weigel, AmyRose Murphy

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
 Jack Kovnesky, Planner

C. APPROVAL OF MINUTES

1. [24-0162](#) February 28, 2024 (draft minutes)

Attachments: [February 28, 2024 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

- 2A. [24-0164](#) Conditional Use Permit for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S.109 St.

Torkelson moved to approve Agenda, items #2A & #2B, Frank seconded, motion carried.

- 2B. [24-0165](#) Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S.109 St. (Tax Key No. 445-0715-002)

Attachments: [\(CUP-SLA\) 1300 S 109 St - WAWM Rec](#)

Items 2A & 2B were taken together.

Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for the WAWM Recreation Department, for a proposed indoor recreation facility, located at 1300 S. 109 St. (Tax Key No. 445-0715-002) subject to the following conditions:

1. *A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) Landscaping plan being submitted to show post-demolition landscaping details and removing asphalt paving within terrace areas along S. 109 St. to be replaced with grass confirm on plans; (b) refuse location and 4-sided screening being shown on site plan; (c) two stairwell window openings being shown on the south elevation of the remaining building; (d) construction schedule for phase two, utility easement (aligned with W. Madison St.) being maintained and coordination with City Engineer relative to discussion on future phase of construction and extension of W. Madison St. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.*
2. *A [Street excavation permit <https://westalliswi.viewpointcloud.io/>](https://westalliswi.viewpointcloud.io/) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.*
3. *Vermin abatement documentation being submitted prior to demolition.*
4. *Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.*

Torkelson moved to approve Agenda, items #2A & #2B, Frank seconded, motion carried.

3A. [24-0166](#)

Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave.

This matter was Held.

3B. [24-0167](#)

Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)

Attachments: [\(CUP-SLA\) Tsunami Car Wash - 10928 W Oklahoma Ave](#)

Items 3A & 3B were taken together.

The Redmond Group were present to represent the Tsunami Express Carwash, the proposed EIFS is not a problem. They could try to combine the pump house with the refuse. The parking lot in the back is a safety concern to Tsunami. They would like to keep the east cut on the curb cuts at Oklahoma.

Recommendation: Hold action. With the writing of this report, staff still has some significant concerns and has not had adequate communications with some of the newer project leads from the Tsunami team, and is also awaiting feedback from Milwaukee Co.

Staff shared the following points for review that should at minimum be incorporated into future discussions and plan changes. As part of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001):

1. A revised Site, Landscaping, and Architectural Plan being submitted to the Planning office to show the following: (a) Site plan showing recommended site access and building location changes per Engineering and Planning; (b) EIFS is not a permitted exterior material. Higher quality material will be needed to replace the EIFS on the building; (c) The south, street facing façade is made up primarily of masonry and split face CMU. Multiple windows align the south façade along with 4 doors. Staff recommends increased glazing along windows and doors for enhanced visual appeal; (d) Landscaping plan showing replacement of weigela and additional landscaping per City Forester recommendation; (e) incorporating vacuum pump house into main building envelope or closer in proximity to main building and away from drive entrances; (e) projected decibel level readings being shared with staff and in consideration with surrounding uses; (f) curb being installed along the west exterior perimeter of the property. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. A [Street excavation permit <https://westalliswi.viewpointcloud.io/>](https://westalliswi.viewpointcloud.io/) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367. W. Oklahoma Ave. (CTH NN) being a County Highway and subject to County permit (plans have been shared with Milw. Co.).
3. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.
4. Signage plans being reviewed for compliance and subject to permitting.

This matter was Held.

4A. [24-0169](#)

Conditional Use Permit for The Salon Suites, a proposed Beauty, Wellness, and Massage Therapy use located at 11575 W. Theo Trecker Way.

Torkelson moved to approve Agenda items #4A & #4B, Frank seconded, motion carried.

4B. [24-0170](#)

Site, Landscaping, and Architectural amendment for The Salon Suites, a proposed Beauty, Wellness, and Massage Therapy use located at 11575 W. Theo Trecker Way. (Tax Key No. 445-0756-001)

Attachments: [\(CUP-SLA\) Salon Suites - 11575 W Theo Trecker Way](#)

Items 4A & 4B were taken together.

Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural amendment for The Salon Suites, a proposed Beauty, Wellness, and Massage Therapy use located at 11575 W. Theo Trecker Way (Tax Key No. 445-0756-001), subject to the following conditions:

1. Common Council approval of the Conditional use permit with the following universal criteria for massage therapy:
 - a. State of WI licensed operation.
 - b. Maintain customer appointment records.
 - c. All customers enter/exit through common/public areas.
 - d. 24/7 Video camera within common public access points.
 - e. Daytime Hours (not open before 7am or after 10pm).
2. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) confirmation on plans of north ramp being installed or not; (b) refuse location and 4-sided screening details being shown on site plan. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
3. Signage and lighting plans subject to Planning design review and permitting.

Torkelson moved to approve Agenda items #4A & #4B, Frank seconded, motion carried.

5. [24-0171](#) Sale of an approximate 670-sf portion of land on property located at 62** W. National Ave. (Tax key Parcel: 454-0073-001)

Attachments: [Antigua land sale](#)

Recommendation: Refer to Common Council. Recommend Common Council approval Sale of an approximate 670-sf portion of land on property located at 62** W. National Ave (Tax key Parcel: 454-0073-001), as the land sale would further redevelopment of underutilized land in accordance with the 2045 Comprehensive Plan.

If Council approves the land sale the following being submitted to Plan Commission for consideration:

1. A revised Site and Landscaping Plan being submitted to the Planning and Zoning Office. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Certified Survey Map to consolidate properties and to be recorded with the Milwaukee Co. Register of Deeds.
3. Licensed extension of premise being applied for with the City Clerk's Office.

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

6. [24-0172](#) Ordinance to amend zoning code to prohibit the retail sale of dogs, cats, and rabbits.

Attachments: [\(ORD\) Dog Cat Rabbits](#)

Recommendation: Common Council approval of the Ordinance to amend zoning code to prohibit the retail sale of dogs, cats, and rabbits.

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

7. [24-0173](#) Certified Survey Map to consolidate two lots into one at 55** W. Lincoln Ave. (Tax Parcel 474-0490-000), and 5520 W Lincoln Ave. (Tax Parcel 474-0491-000)

Attachments: [\(CSM\) 5501 W Lincoln Ave](#)

Recommendation: Approve the Certified Survey Map to combine the existing parcels at 55** W. Lincoln Ave. and 5520 W. Lincoln Ave. into 1 parcel. (Tax Key Nos 474-0490-000 and 474-0491-000) subject to Common Council approval and a revised Certified Survey Map being submitted to the Planning office for minor technical corrections.

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

8. [24-0174](#) Signage plan appeal for Reunion Restaurant located at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032)

Attachments: [\(SIGN\) Reunion - 6610 W Greenfield Ave.](#)

Recommendation: Recommend approval of the Signage Plan for Reunion, an existing Restaurant use, at 6610 W. Greenfield Ave. (Tax Key No. 439-0001-032).

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

9. [24-0175](#) Site, Landscaping, and Architectural Design Review for proposed improvements within City Pedestrian Plaza Right-of-Way Downtown West Allis in the 1300 block of S. 72 St.

Attachments: [\(SLA\) Ped Plaza - 1300 block of S 72 St.](#)

Recommendation: Referral to Common Council Board of Public Works for consideration of a privilege agreement and Site, Landscaping, and Architectural plans for proposed improvements within City Pedestrian Plaza Right-of-Way Downtown West Allis in the 1300 block of S. 72 St.

Plan Commission acknowledges that a pedestrian plaza supports the goal of the 2045 Comprehensive Plan to create vibrant spaces for community life. West Allis has few public spaces that center community life. To further solidify itself as a destination and foster a stronger sense of community, West Allis should create welcoming, unique, shared places for people.

Katzenmeyer moved to approve this matter being referred to the Common Council board of Public Works, Frank seconded, motion carried.

10. [24-0176](#) Vacation and discontinuance of an improved alley between W. Lincoln Ave. and W. Grant St. and within the 2200 block of S. 108 St. and S. 109 St.

Attachments: [\(VAC\) Grant alley - 2200 block of S 108 St & S 109 St](#)

Recommendation: *Common Council approval of the vacation and discontinuance of an improved alley between W. Lincoln Ave. and W. Grant St. and within the 2200 block of S. 108 St. and S. 109 St.*

Frank moved to approve this matter, and refer to Common Council, Reinke seconded, motion carried.

11. [24-0177](#)

Project Tracking updates.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Frank, seconded by Reinke to adjourn at 7:03 p.m.



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NON-DISCRIMINATION STATEMENT

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AMERICANS WITH DISABILITIES ACT NOTICE

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

LIMITED ENGLISH PROFICIENCY STATEMENT

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



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 27, 2024
Common Council Chambers
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

3A. Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, located at 10928 W. Oklahoma Ave.

3B. Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, located at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)



Overview and Zoning

A 5,000 square foot car wash is proposed to be constructed on the site currently operated by Incredi-Roll Skate & Family Fun Center at 10928 W. Oklahoma Ave. ([Plan set link](#)).

Tsunami Express Carwash hours of operation are from 7am to 8pm daily and employ about 8-10. The car wash will have 2-3 employees on site.

The property is zoned C-4. [Car Wash Service](#) uses require a conditional use permit. Additional conditional use criteria states that no conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot. All adjacent lots are zoned commercial and do not conflict with the conditional use criteria (the nearest residential development/Windsong is about 300-ft away). Accessory drive-through service also requires a conditional use permit.



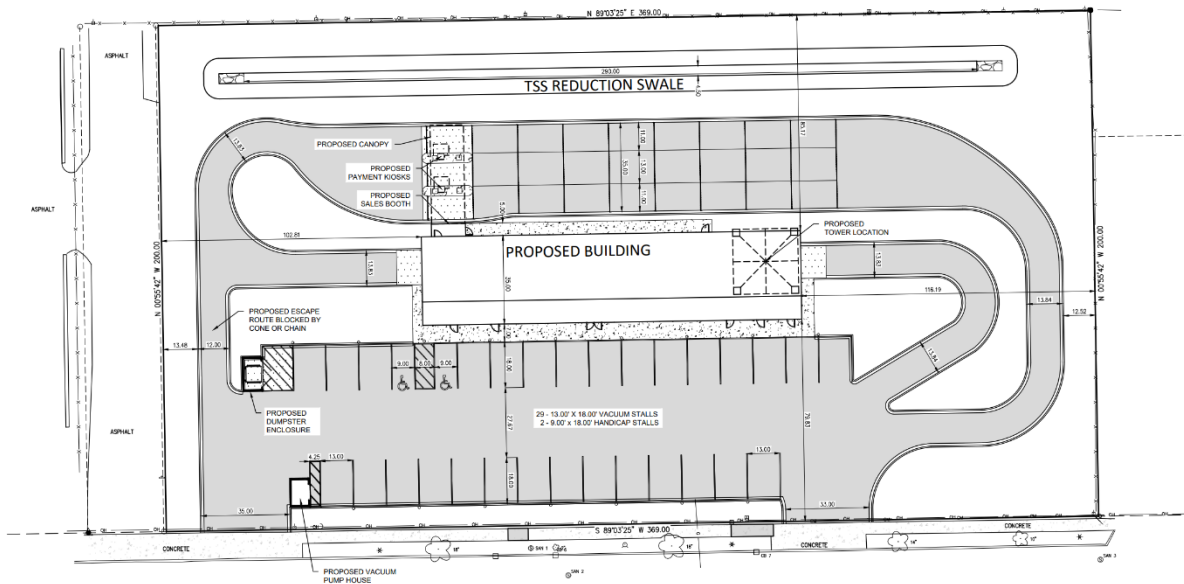
Site Plan

The property is currently owned/utilized by [Incredi-Roll](#) which is a recreational/entertainment use within the Hwy 100 corridor (a major north-south corridor through the city spanning 3.5 miles). The existing

building is proposed for demolition and will be replaced by a single-story building for the proposed car wash. The site is proposed to have access from W. Oklahoma Ave. from two curb cuts on the southwest and southeast corners of the site. Both curb cuts lead directly into a parking lot for the car wash. Extending from the east edge of the parking lot are two lanes. The southern lane wraps around the site going directly north of the proposed building, leading to three separate lanes for a payment kiosk under a canopy. The three lanes merge into one again and then lead into the car wash or back to the parking lot. The drive aisle continues through the building and eventually exits into the eastern portion of the parking lot.

The parking lot shows a total of 31 parking stalls. For Conditional Uses the maximum number of parking stalls permitted is determined by the Conditional Use Permit. Staff recommends reduction of parking stalls to align with our [zoning code parking maximum](#) intentions (service uses). A refuse area with an enclosure is shown on the northwest corner of the parking lot. A vacuum pump house is also proposed in the parking lot on the southwest corner.

To conform with Design Review Guidelines staff is recommending site changes. Design Review Guidelines call for locating vehicle parking areas away from the public sidewalk while strategically buffering from the public realm. Staff recommends that the proposed car wash building is moved closer to the south property line and the parking lot & drive aisles are oriented towards the rear of the property. In this proposal the parking lot and drive-through lanes would be buffered from the public realm. Additionally, to increase traffic safety Engineering and Planning recommend removal of two curb cuts along W. Oklahoma Ave. Vehicles would instead utilize an existing access point directly west of the parcel. This would require coordination with the adjacent property owner for a cross access easement. Staff has provided this alternative to Milwaukee County and is awaiting feedback. Staff will continue to work with the applicants on any site changes.

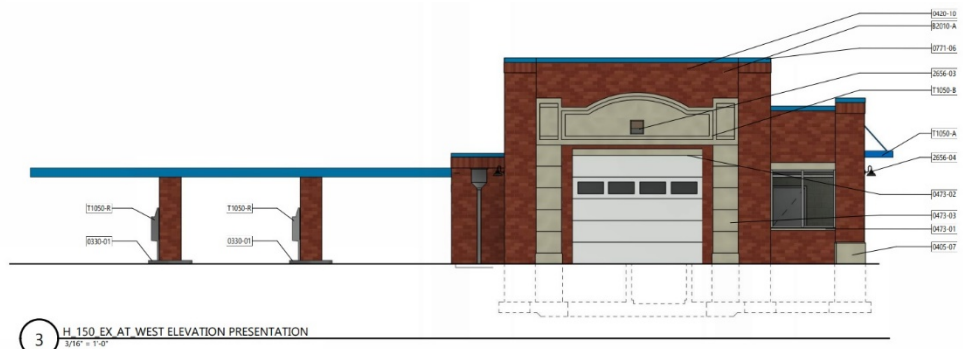
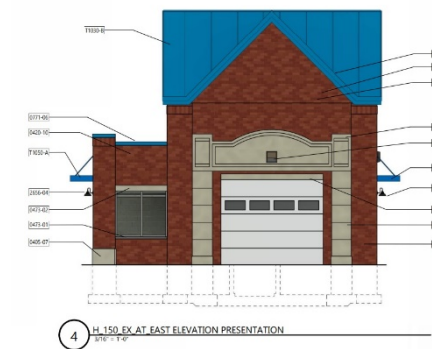


Submitted Site Plan

changes may alter the proposed landscape plan that was submitted by the applicant. Any changes to the site will require technical review and approval by staff.

Architectural Plan

The proposed building is comprised of brick veneer, cast stone, split face CMU, and EIFS for the exterior elevations. EIFS is not a permitted exterior material ([Design Guidelines](#)). Higher quality material will be needed to replace the EIFS on the building. The south, street facing façade is made up primarily of masonry and split face CMU. Multiple windows align the south façade along with 4 doors. Staff recommends increased glazing along windows and doors for enhanced visual appeal. The west façade shows a mix of masonry and precast stone. A garage door is shown along with two windows. The west elevation also shows the the canopy for the payment kiosks. This consists of masonry pillars covered with an aluminum canopy. The north façade is similar to the south façade with a mix of masonry and split face CMU. The east façade appears similar to the west façade with a garage door encased by precast stone. Masonry is also utilized and is used to form a gabled roof. The pump house is shown to be constructed with split face CMU. The roof is comprised of a mix of concrete planks, steel bar joists and steel trusses colored blue.



Recommendation: Hold action. With the writing of this report, staff still has some significant concerns and has not had adequate communications with some of the newer project leads from the Tsunami team, and is also awaiting feedback from Milwaukee Co.

Staff shared the following points for review that should at minimum be incorporated into future discussions and plan changes. As part of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001):

1. A revised Site, Landscaping, and Architectural Plan being submitted to the Planning office to show the following: (a) Site plan showing recommended site access and building location changes per Engineering and Planning; (b) EIFS is not a permitted exterior material. Higher quality material will be needed to replace the EIFS on the building; (c) The south, street facing façade is made up primarily of masonry and split face CMU. Multiple windows align the south façade along with 4 doors. Staff recommends increased glazing along windows and doors for enhanced visual appeal; (d) Landscaping plan showing replacement of weigela and additional landscaping per City Forester recommendation; (e) incorporating vacuum pump house into main building envelope or closer in proximity to main building and away from drive entrances; (e) projected decibel level readings being shared with staff and in consideration with surrounding uses; (f) curb being installed along the west exterior perimeter of the property. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367. W. Oklahoma Ave. (CTH NN) being a County Highway and subject to County permit (plans have been shared with Milw. Co.).
3. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.
4. Signage plans being reviewed for compliance and subject to permitting.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

2A. Conditional Use Permit for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, located at 10928 W. Oklahoma Ave.

2B. Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, located at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001)

Overview and Zoning

After Plan Commissioners voted to hold action on the proposed Tsunami Express Carwash new plans have been submitted that align with staff recommendations. The 5,000 square foot car wash is proposed to be constructed on the site currently operated by Incredi-Roll Skate & Family Fun Center at 10928 W. Oklahoma Ave. [\(Plan set link\)](#).



Tsunami Express Carwash hours of operation are from 7am to 8pm daily and employ about 8-10. The car wash will have 2-3 employees on site.

The property is zoned C-4. [Car Wash Service](#) uses require a conditional use permit. Additional conditional use criteria states that no conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot. All adjacent lots are zoned commercial and do not conflict with the conditional use criteria (the nearest residential development/Windsong is about 300-ft away). Accessory drive-through service also requires a conditional use permit.

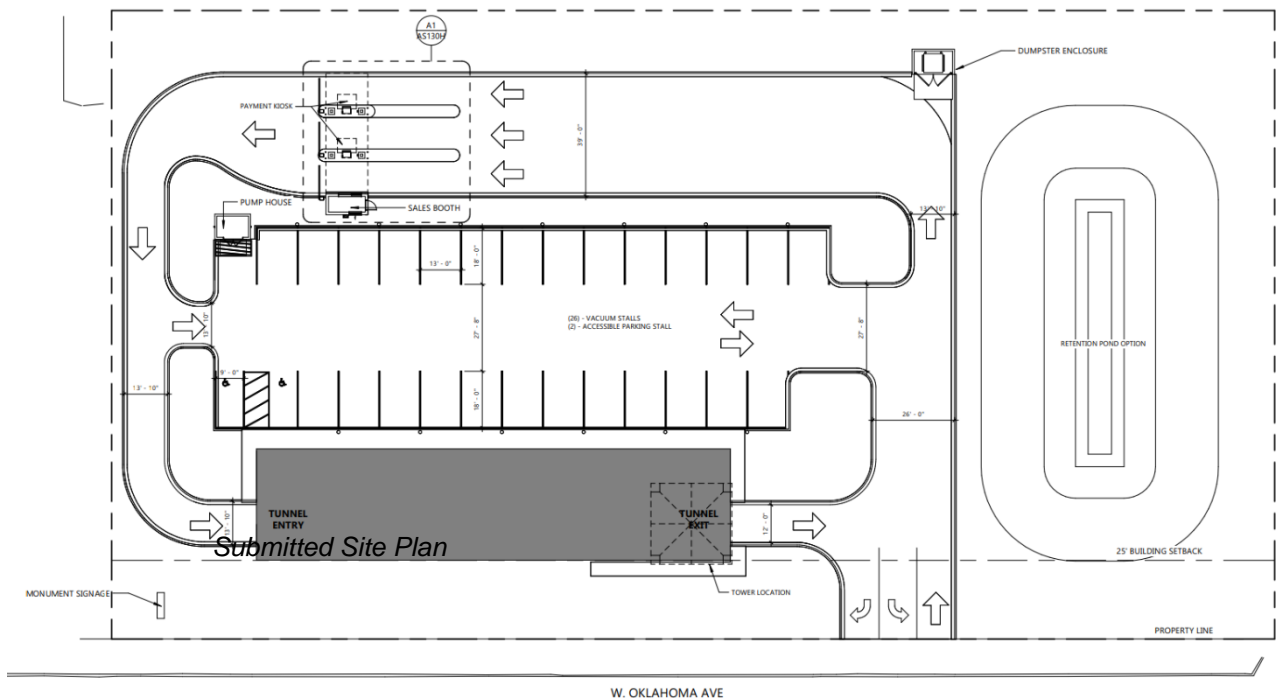


Site Plan

The property is currently owned/utilized by [Incredi-Roll](#) which is a recreational/entertainment use within the Hwy 100 corridor (a major north-south corridor through the city spanning 3.5 miles). The existing building is proposed for demolition and will be replaced by a single-story building for the proposed car wash. The site is proposed to have access from W. Oklahoma Ave. one curb cuts on southeast corner of the site. The curb cut leads directly into a lane that allows access to the parking lot. The parking lot primarily serves as a space for vacuums with a few spots for employees. Extending from the east edge of the parking is a lane that leads into the payment kiosk area. After the payment kiosk area, the lane leads into the car wash. The drive aisle continues through the building and eventually exits into the curb cut along W. Oklahoma Ave.

The parking lot shows a total of 28 parking stalls. Parking stalls have been reduced from the original proposal, complying with staff recommendations. A refuse area with an enclosure is shown on the northwest corner of the parking lot. A vacuum pump house is also proposed in the parking lot on the northwest corner.

Since the original submittal the applicant has worked with staff to address previous site concerns. The largest changes to the site include shifting the building towards the public realm, placing parking areas in the rear, and reducing the number of curb cuts along W. Oklahoma Ave. These site changes have addressed staff concerns.

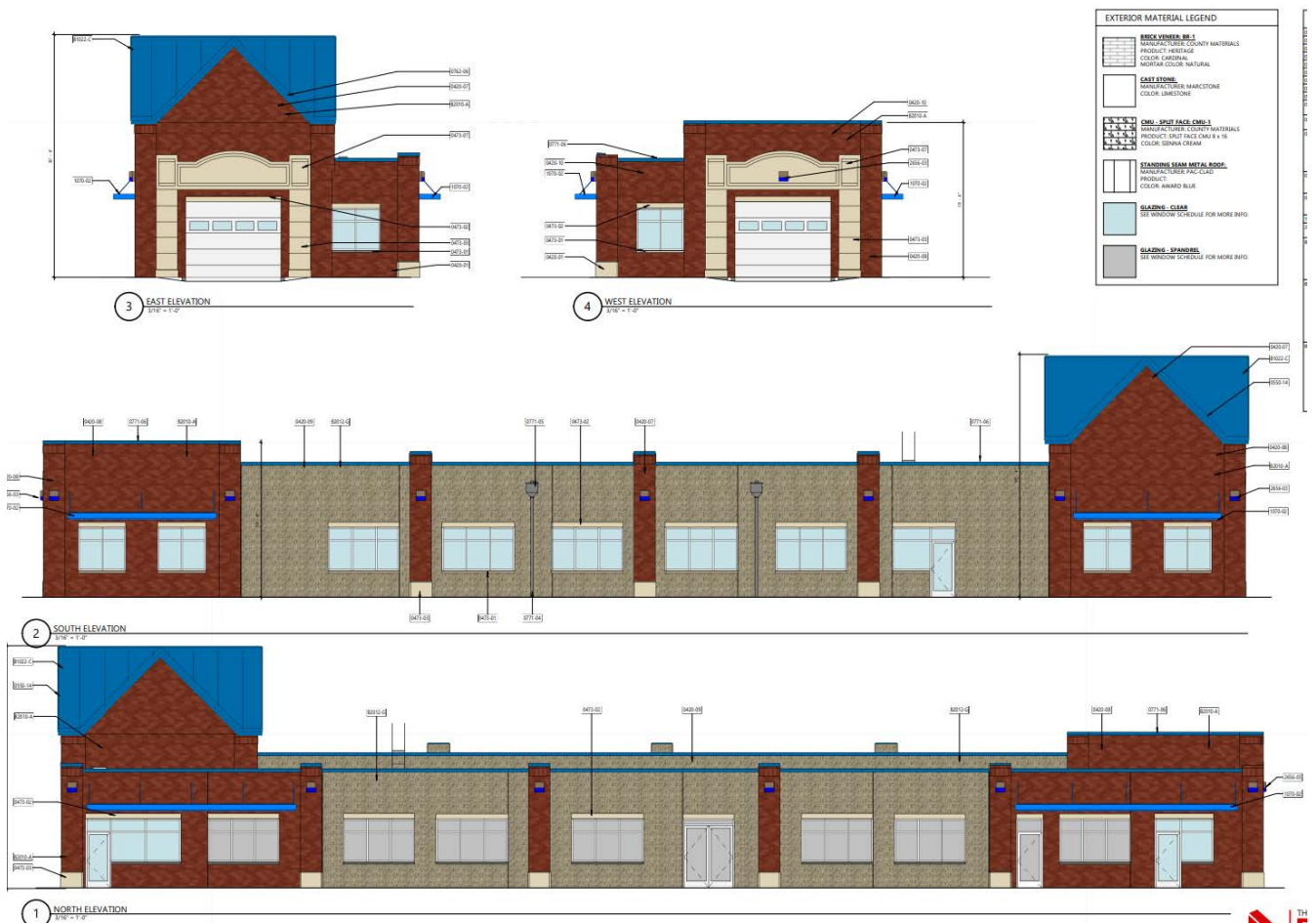


Landscaping Plan

A landscaping plan was not submitted with the new site plan. Staff will continue to work with the applicants on landscaping for the site. The previous landscaping plan showed a sufficient spread of landscaping on the site.

Architectural Plan

The proposed building is comprised of brick veneer, cast stone, and split face CMU for the exterior elevations. The updated architectural plans show a removal of EIFS and an increase of glazing on the exteriors. The architectural plan complies with staff comments.



Design Review Guidelines:

Being a major site change this project must comply with applicable design review guideline requirements. The proposed changes overall comply with the applicable requirements. Highlights include the orientation of the site with parking (vacuums) shown in the rear. Additionally, the building is constructed of high quality materials.


Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Tsunami Express Carwash, a proposed Car Wash with accessory drive-through service, at 10928 W. Oklahoma Ave. (Tax Key No. 520-0151-001) subject to the following conditions:

1. Common Council approval of the Conditional Use Permit
2. A revised Landscaping Plan being submitted to the Planning office
3. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367. W. Oklahoma Ave. (CTH NN) being a County Highway and subject to County permit (plans have been shared with Milw. Co.).
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.
5. Signage plans being reviewed for compliance and subject to permitting.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 3A. Conditional Use Permit for Panera Bread, a proposed restaurant, at 3020 S. 108 St.**
- 3B. Site, Landscaping, and Architectural Design Review for Panera Bread, a proposed restaurant at 3020 S. 108 St. Tax Key No. 519-0339-007.**

Overview and Zoning

The Southtown Shopping Center is a 7.5-acre area consisting of 3 lots. A roughly 1-acre Krispy Kreme lot on the north, a 6-acre multi-tenant shopping center in the middle, and another ½-acre lot on the south. Two of the three lots are owned by Southtown Assoc LLC and the subject property on the south end, at 3008-3020 S. 108 St., is owned by Southtown Outlot Assoc, LLC. The lot on the should end of the shopping center development is currently a retail/office building (previously a mattress store), and Panera Bread has expressed interest in leasing a 2,500-sf space within part of the overall building. The operational description is provided later in this report as submitted.

The property is zoned C-4, commercial, and restaurants when over 2,000-sf are conditional uses. All adjacent lots are zoned commercial. A drive-thru service is not offered for this location.

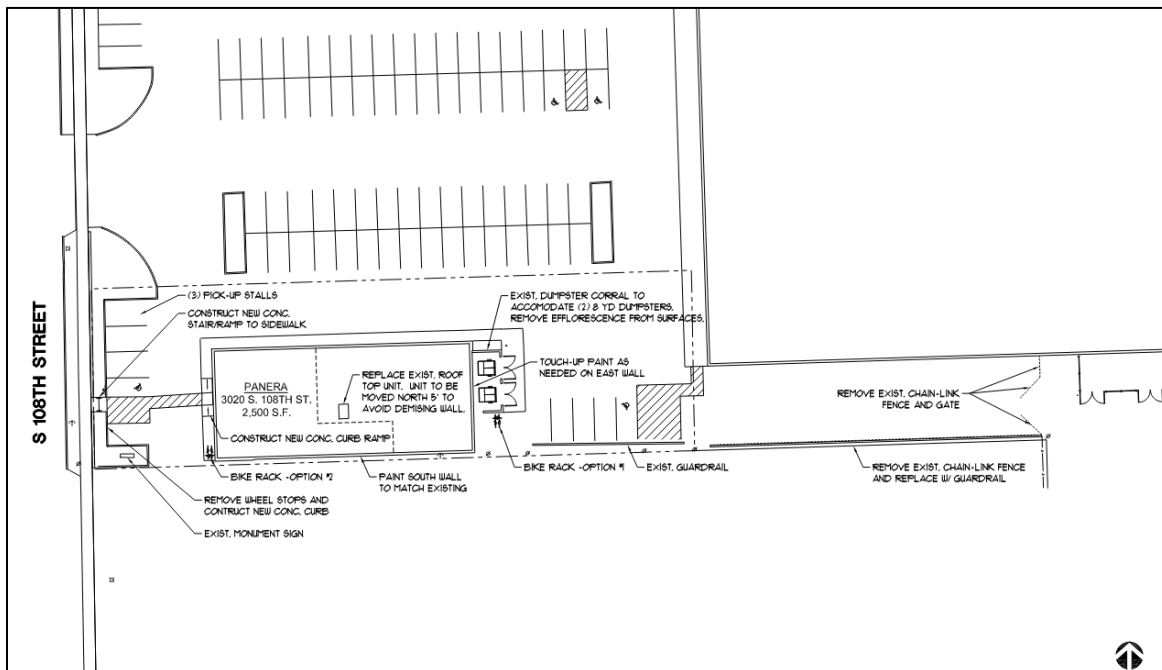
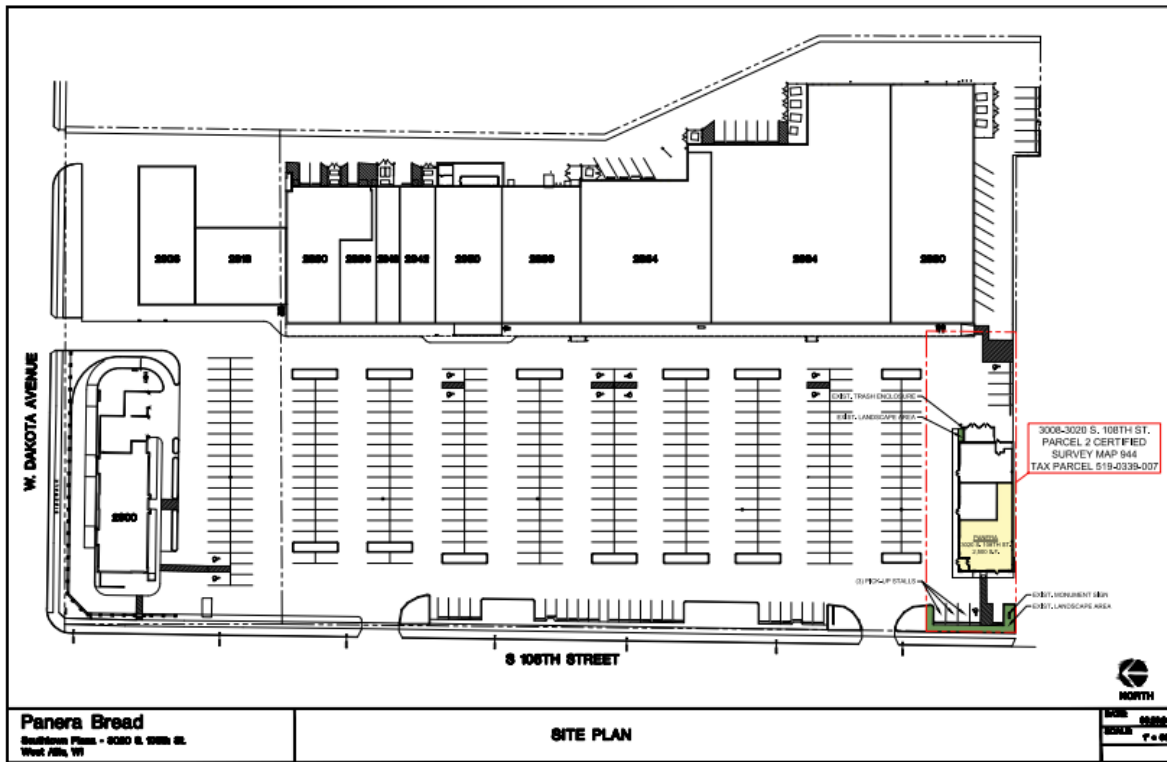


Site and Landscaping Plan

The overall property is under an approved site and landscaping plan, with cross access between properties. The parking lot shows a total of 9 parking stalls. A refuse area enclosure is shown on the east side of the building.

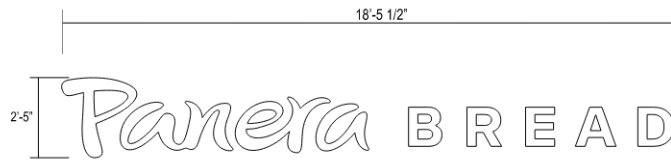
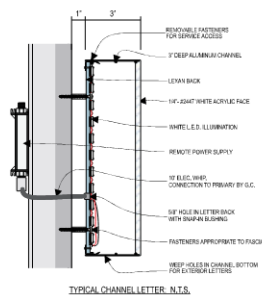
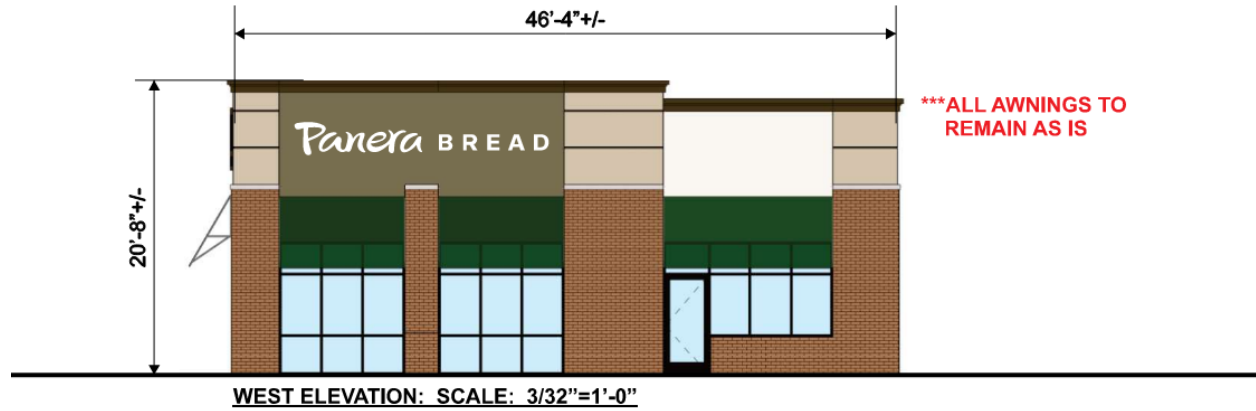
Since the original submittal the applicant has worked with staff to address previous site concerns. The largest changes to the site include adding a connection to the public sidewalk, maintenance updates to the building including painting the south elevation, clean up of brick on the existing refuse area behind the

building, and adding a poured curb along S. 108 St. Behind the building and on part of the shopping center property, a damaged chain-link fence will be removed, and a new guard rail installed.



Architectural Plan

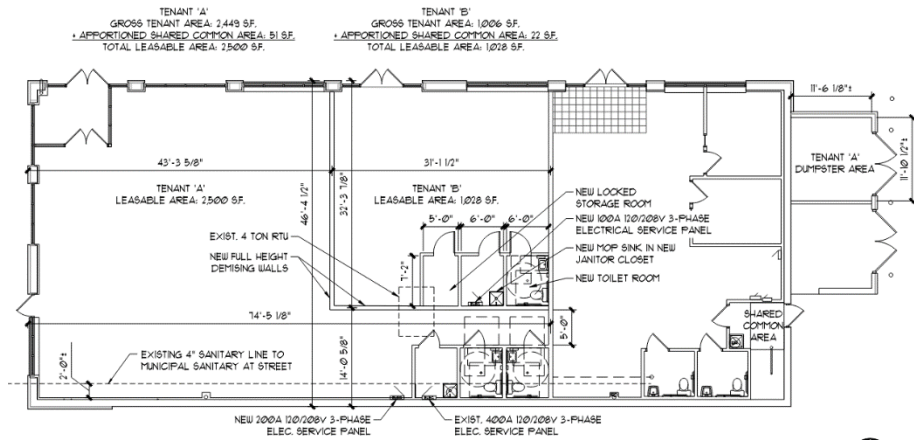
No changes are planned to the exterior of the building other than some exterior color changes on the upper façade and new signage. The overall site is part of a master sign plan.



INTERNALLY ILLUMINATED FRONT LITHALO LIT CHANNEL LETTERS AND LOGO SCALE: 3/8" = 1'-0" 44.8 5/8 FT

"PANERA" "BREAD" LETTERS
 - 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PMS 7540C SLATE
 - CLEAR LEXAN BACKS
 - 5200K SLOW PRISM WHITE LED LIGHTING (PANERA BREAD)
 - TRIMLESS DESIGN

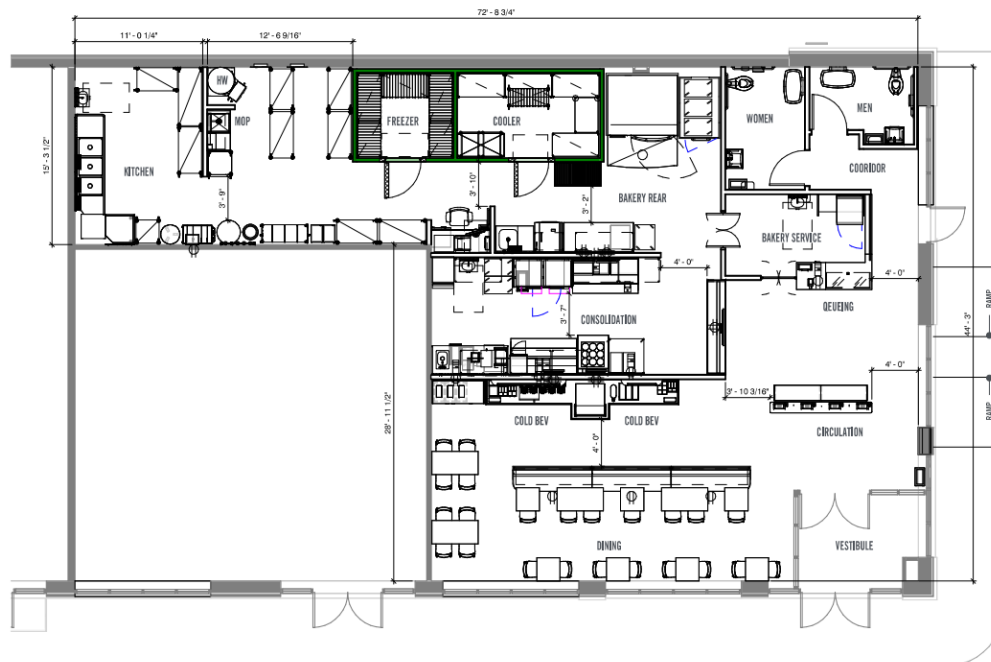
The floor plan shows 20 indoor seats for patrons, and carry-out service. Staff has encouraged Panera to add some outdoor dining which would likely require removal of some parking or parking lot area from the site. There is a surplus of parking on site. The Hwy 100 corridor plan and city's comprehensive plan encourage active public spaces. Outdoor dining is an amenity that aligns with Planning efforts. Staff encourages Panera and the property owner to provide outdoor dining as an amenity.



SOUTHTOWN PLAZA
3020 S. 108TH ST.

LEASE EXHIBIT

DRAWING TITLE:	DATE:	SHEET:
LEASE EXHIBIT	01/11/24	
THIS	SCALE:	N.T.S.
DRAWN:		LE-1



OPS - FLOOR PLAN

Design Review Guidelines:

This is an existing property and the majority of proposed changes are internal within the building. The property owner has been responsive to all of staffs comments, but has not expressed interest in providing outdoor dining. With some separation from parking, a patio area could be created to enhance the businesses curb appeal along Hwy 100.

Recommendation: Common Council approval of the Conditional Use Permit for Panera Bread, a proposed restaurant, at 3020 S. 108 St. and approval of the Site, Landscaping, and Architectural Design Review for Panera Bread, a proposed restaurant at 3020 S. 108 St. Tax Key No. 519-0339-007, subject to the following conditions:

1. Common Council approval of the Conditional Use Permit.
2. A public bicycle rack being located in front of the building.
3. Signage and lighting plans being reviewed for compliance and subject to permitting.
4. Consideration of an outdoor dining patio on site.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
Room 128
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

4. Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St., and 7 S 108 St. (Tax Key No’s. 444-9993-001, 444-9995-002, & 444-9997-002).**

Overview and Zoning

AMERCO Real Estate Company (AREC) has applied for site, landscaping, and architectural design review for Plan Commission review. AREC is the wholly owned real estate subsidiary of the U-Haul System. For the purposes of this staff report will refer to the applicant as U-Haul.

This project proposes use changes, demolition, construction (site changes), and building alterations on three properties on the east side of State Hwy 100 (S. 108 St.):

- 7** S. 108 St., (Parking Lot Investments-owner) This is an existing freestanding parking lot (no existing/proposed building). While this site is not owned by AREC/U-Haul, they will continue to benefit from access from STH 100 at two points, a signalized intersection at TheoTrecker Way, and an accessory driveway opening further south.
- 800 S. 108 St., (AREC/U-Haul owner) former Homeowners Bargain Outlet (HOBO) – closed in 2018, AREC/U-Haul purchase in 2020.
- 924 S.108 St. – (AREC/U-Haul owner) existing location of U-Haul showroom, vehicle rental & services and self-storage facility.

All properties are [zoned C-3](#), Commercial and the land use classification of each property is commercial. The C-3 zoning district does not allow the intended self-storage, warehousing, vehicle rental use and outdoor storage uses as proposed by U-Haul. Refer to the description and plan exhibits submitted with U-Haul’s application toward the end of this report.

Variance history

In 2021, the West Allis Board of Appeals reviewed a variance application submitted by U-Haul International, Inc. for the properties at 800 S. 108th Street. This original request for a variance was denied at that time by the West Allis Board of Appeals.

In 2023, U-Haul submitted a new variance request to City Council, for the properties at 800 S. 108th street, Tax Key 444-9995-002, and property at 924 S. 108th Street, Tax Key 444-9993-001, with a preliminary site, landscaping, and architectural plan. The Common Council has the authority to govern zoning regulations pursuant to Wis. Stat. § 62.23(7)(e)1., regardless of delegating that power to the Zoning Board of Appeals. The City Council approved a use variance (7 to 3 vote) and specified the condition to apply for site, landscaping, architectural, and signage design review before the City Plan Commission and pending approval to obtain necessary permits.

Site, Landscaping and Architectural Plan (Summary of proposal by property):

- **7** S. 108 St.** some site changes planned to the freestanding parking lot including two landscape islands.
- **800 S. 108 St.** Adaptive reuse of the formerly HOBO building, converting it into a U-Haul Moving and Self-Storage Facility. The current retail showroom at 924 S. 108 St. will be relocated to this building on its 1st floor. Interior, retrofitting to house climate-controlled self-storage units. The building will be used structurally as is except for imaging and signage.

- **924 S.108 St.** existing location of U-Haul showroom, vehicle rental & services and self-storage facility. This building will be demolished to construct a new U-Haul storage building of 17,012 gross square footage. Existing self-storage buildings east/behind the new building will remain.

Proposed West Allis 800 S 108 St.& 924 S. 108 St.



Staff Comments

The review of U-Hauls plan submittal consists of three parts described below and corresponding with the three properties where use, site, and/or building alterations are planned by U-Haul.

Common Council granted a use variance in 2023 to allow U-Haul for properties at 800 S. 108 St. and 924 S. 108 St. Staff acknowledges the use variance, but the proposed site and building alterations are subject to Plan Commission design review.

U-Haul had previously withdrawn their application from the March Plan Commission meeting to work on design updates. Despite continuing to work with U-Haul, and offering design recommendations, U-Haul's plans are not in conformance with adopted site, landscaping, and architectural design review guidelines (sec. 19.13), nor the signage ordinance (sec. 13.21).

Staff is recommending Plan Commission reject the proposal and offer directive to align with the adopted site, landscaping, and architectural guidelines, and as recommended within this staff report staff comments are the recommended directive.

Highway 100 is a major entrance to the city. The [Hwy 100 corridor plan](#) focuses on 5 key recommendations. Two being providing a distinct identity, and toward promoting desired development patterns. The City's Planning and rezoning efforts, including an update to the site, landscaping, and architectural design guidelines help reinforce this end. The overall U-Haul proposal needs revision before staff recommends approval. A summary of Design (site, landscaping, architectural and signage) comments is offered below.

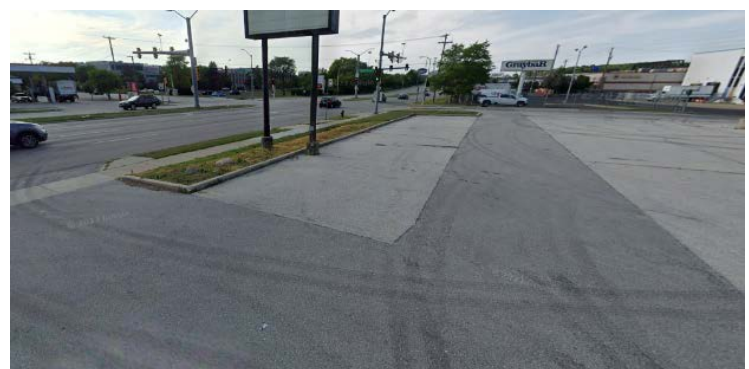
U-Haul is encouraged to re-submit plans in alignment with staff comments shared below. Updates will be brought back to Plan Commission at a future meeting.

Staff comments leading up to Plan Commission are shared below for each site:

1. **[7** S 108 St., Tax key Parcel: 444-9997-002](#)** (owner Parking lot Investments)



- a. Specify intended use of the north lot – AREC/U-Haul doesn't this lot. U-Haul is proposing some landscape updates but otherwise doesn't indicate other improvements or use. Staff recommends the owner (Paking lot Investments) remove the empty non-conforming pole sign, and closure of the driveway at SW side fronting STH 100 (see below).



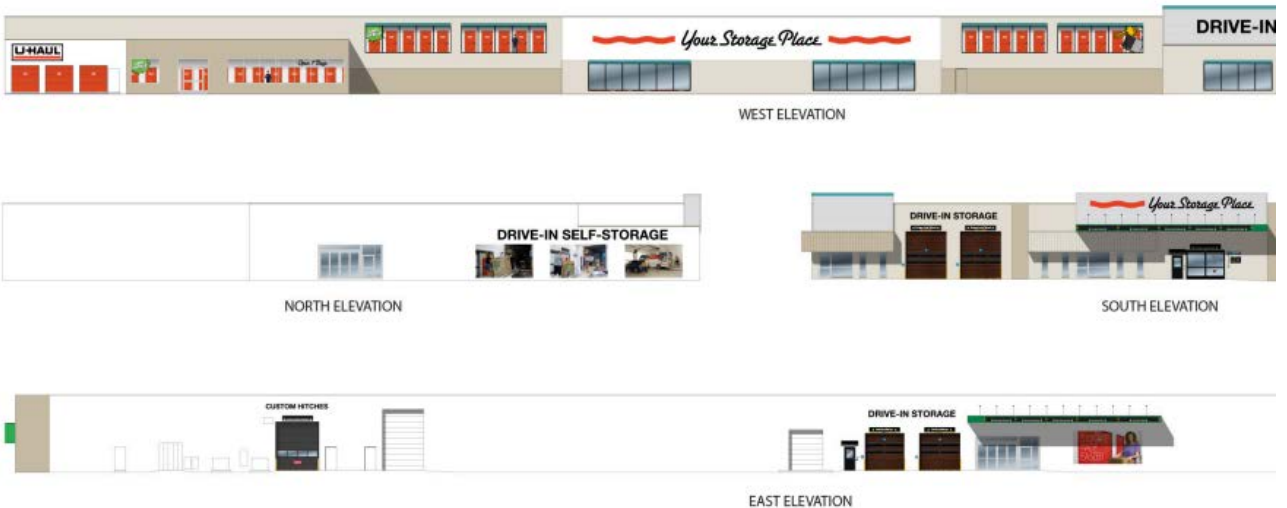
U-Haul is proposing 4 new landscaping islands, staff notes that the property cannot be used for outdoor storage, or parking in the C-3 zoning district. Parking lots are non-conforming uses per sec. [19.32](#). Common Council did not grant a use variance for this property.

- b. Revised site/landscaping plan to show: (a) additional greenspace (an approx. 40-FT x 135-FT area) by reduction of paved surface area along the frontage of S. 108 St./STH 100. This would essentially extend the look of a front yard area (similar to 800 S. 108 St.) into the 7** S. 108 St. lot. (b) show/reference landscaping and tree plantings areas on plan and landscaping key, (c) removal of the existing freestanding sign, (d) [close driveway](#) to S. 108 St./STH 100 at SW corner of lot, (e) note on plan to indicate no outdoor storage or rental display from north lot).

2. [800 S 108 St., Tax key Parcel: 444-9995-002](#) (owned by AREC/U-Haul)



- a. [Removal of freestanding signage](#) from site - Master sign plan required for overall site.
- b. Floor plans needed - Clarify floor area usage on floor plans - needed to specify types of usage within building (storage, office, restrooms, shop...).
- c. Windows - Add storefront windows along west elevation – the proposed garage door look (orange metal squares) should be redesigned/replaced with transparent storefront window systems. Garage doors and/or faux overhead door features should not face street frontages, and should not be a primary façade feature.
- d. Propane refill location being shown on site. Recommend it being behind building and not along street frontage.
- e. Signage - there is existing non-conforming pole signage on each property that staff will recommend be removed. The number of and area of signage exceeds the ordinance. Freestanding and wall/building signage is allowed on each site, but would need to be in



conformance with the city sign code: [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#).

3. [924 S 108 St., Tax key Parcel: 444-9993-001](#) (Owned by AREC/U-Haul)



- a. Exterior materials like Dryvit, EIFS, and similar are not allowed per [Design guidelines](#). The proposed exterior material - 42" wide stucco embossed foam product is not supported, and an alternate material is required. The exterior design lacks windows along street frontage (west, north and south sides). A floor plan is recommended.

Highway 100 is a major gateway corridor through the City of West Allis and Milwaukee County. The [Hwy 100 corridor plan](#) focuses on 5 key recommendations, based on feedback from the community, key recommendations include:

1. Diversify the mix of uses
2. Focus on increasing mobility, not traffic flow
3. Create walkable destinations
4. Give Highway 100 a distinct brand and identity
5. Promote desired development patterns

The City's Planning and rezoning efforts and updates to the site, landscaping, and architectural design guidelines seek to guide redevelopment efforts toward creating a distinct identity, improving the quality of design, and promoting desired development patterns.

What's been submitted by U-Haul doesn't align with the City of West Allis design guidelines or the Hwy 100 Corridor plan, refer to the design guideline checklist toward the end of this report.

The building lacks design articulation and U-Haul and is especially evident when comparing with U-Haul buildings in other cities. Staff has shared some examples, but the proposal has not been revised.

The proposed design does not feature 4-sided design interest. In fact, the proposed design features blank unarticulated facades. Eliminating blank wall areas, adding more glass massing, strong overhang, structural elements to offer more curb appeal for the new building.

Example below – The new self-storage building in Murfreesboro offers design elements like brick, additional windows, branding behind glass, simplified signage, canopy features over windows, roofline articulation... Apparently not appropriate for West Allis.

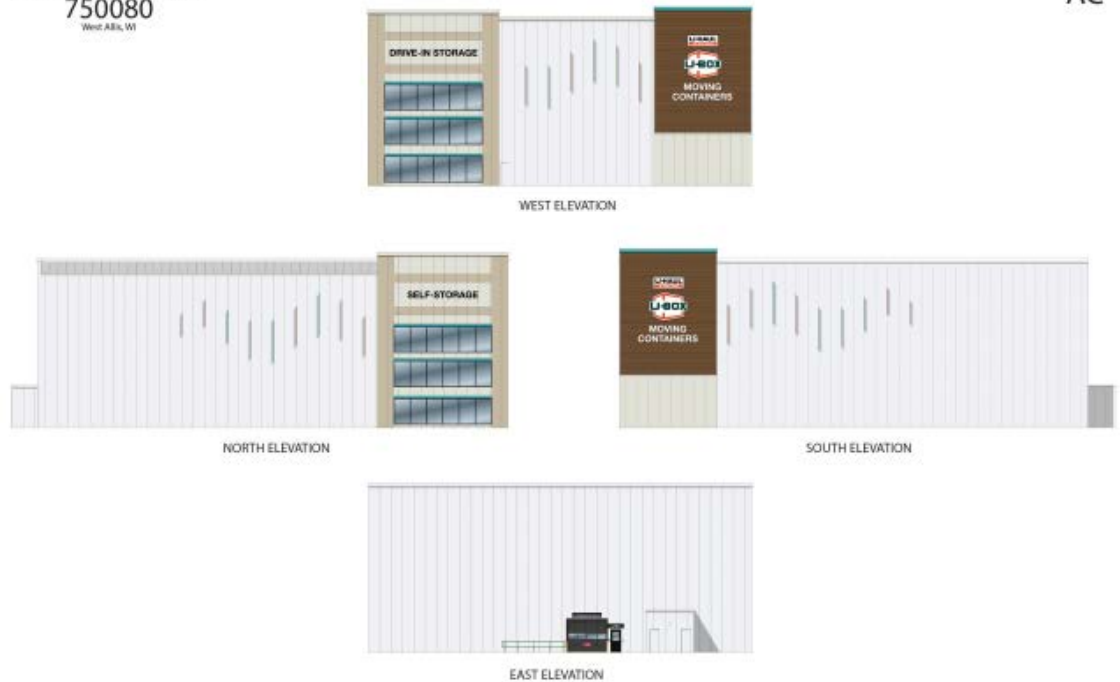
Murfreesboro, Tennessee - Google Maps



Proposed-West Allis

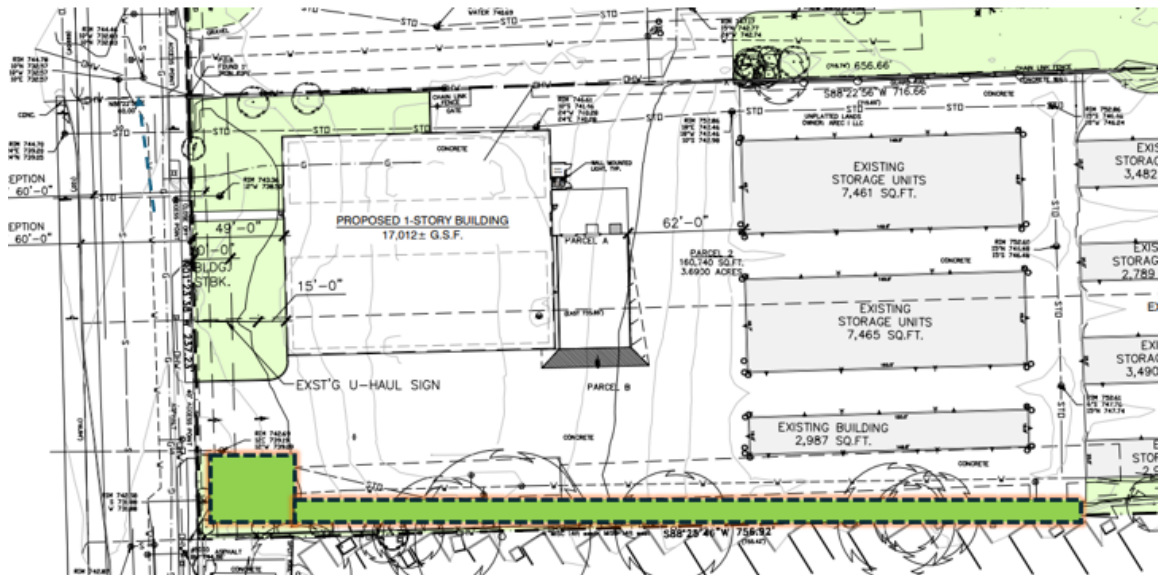
U-Haul Moving & Storage of West Allis
750080
West Allis, WI

AC



- b. Revised site/landscaping plan to show: (a) confirm percentage greenspace (20% required) - additional greenspace to meet ordinance requirement for self-storage uses ([see sec 19.33](#)). (b) Add more landscaping/greenspace at the SW corner and along the south property line. Landscaping species being added for screening. Reduction of paved surface area (c) show/reference landscaping and tree plantings areas on plan and landscaping key, (d) note on plan to indicate no outdoor storage or rental display on southwest side of lot.

924 S. 108 St.



Recommend additional greenspace along south lot line

The following items apply to each of the three properties:

c. Describe the extent of any paving and drainage improvements on the site plan. Pavement in certain areas of site in poor condition, storm catch basins sunk below grade.

d. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.

Of note, WisDOT - Hwy 100 being a State of WI highway, Sue King will be part of the overall plan review process to help coordinate U-Hauls access along Hwy 100. We've shared the overall site plan you've submitted to them for initial review.

e. Stormwater management - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer (compliance with Milwaukee Metro Sewerage District (MMSD) and or water quality requirements via WDNR).

f. Lighting plan – full cut-off fixtures to ensure no splay across property lines.

g. Signage - there are existing non-conforming pole signs on each property that are recommend be removed. The quantity and area of signage proposed on each property exceed the sign ordinance limits. Freestanding and wall/building signage is allowed on each site but would need to be in conformance with the city sign code. [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#)

Design Guidelines

The proposal by U-Haul features site and exterior design changes, this project must comply with applicable design review guideline requirements. The proposed changes do not comply. While the 800 S. 108 St. site is an adaptive reuse, and the 924 S. 108 St. site features new construction, the proposed exterior and site changes don't fit the vision for the Hwy 100 corridor, or the cities long range comprehensive vision. Additionally, the use of faux overhead doors, surplus signage clutter, blank wall space, and lack of 4-sided design on new construction doesn't meet context, public realm, or quality criteria.

Recommendation: Rejection of the proposed Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St., and 7** S 108 St. (Tax Key No's. 444-9993-001, 444-9995-002, & 444-9997-002).

The review of U-Haul's plan submittal consists of three parts and corresponding with the three properties where the use, site changes, and building alterations are planned by U-Haul.


Common Council granted a use variance for properties at 800 S. 108 St. and 924 S. 108 St., and staff acknowledges. However, based on the volume of staff comments, non-conformance with sec. 19.13 the adopted site, landscaping, and architectural design review guidelines, and non-compliance with the signage ordinance section 13.21, staff is recommending Plan Commission reject the proposed U-Haul proposal. The Hwy 100 Corridor and plan acknowledge it as major gateway into/from the city, and therefore making the standards mentioned above imperative conditions of approval.

U-Haul is encouraged to continue to work with staff and re-submit plans in alignment with staff comments shared below. Updates will come back to Plan Commission at a future meeting.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	Blank wall spaces on new construction, lack of windows, exterior materials not acceptable
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	The 7** S. 108 St. property doesn't indicate U-Haul's intent. Outdoor storage or display is not an acceptable use.
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	Overhead doors as design feature is not encouraged. Blank walls, non-4-sided design. Exterior material not acceptable. Surplus signage.
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	Adaptive reuse of 800 S. 108 St. Percentage of green space on each site should be identified.
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 •

Project Narrative

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of West Allis' participation and counseling regarding the property located at 924 S 108th St., W. Allis, WI.

AREC is the wholly owned real estate subsidiary of the U-Haul System.

U-Haul is proposing an adaptive reuse of the formerly HOBBO building, by converting it into a U-Haul Moving and Self-Storage Facility. The current retail showroom on site will be relocated to this building on its 1st floor. The existing building will be demolished to construct a new U-Haul storage building of 17,012 gross square footage. Within the HOBBO building, the other proposed U-Haul use will consist of interior, climate-controlled self-storage. The interior of the building will be retrofitted to house self-storage units. The building will be used structurally as is except for imaging and signage. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently underutilized.

Custom site design for every U-Haul facility assures that the facility complements the community it serves. Adherence to community objectives is key to ensuring that each U-Haul facility is both a neighborhood asset and an economic success. U-Haul is more of a commercial-type use that serves the residential communities within a 3-5-mile radius. U-Haul believes that its moving and storage facility would be an appropriate use for the property and there are proven benefits for allowing self-storage centers in communities:

- Self-storage facilities are quiet.
- They provide an excellent buffer between zones.
- They create very little traffic.
- They have little impact on utilities.
- They have no impact on schools.
- They provide good tax revenue.
- They provide community service.

U-Haul Storage is a convenience business. U-Haul's philosophy is to place U-Haul Storage in high growth residential areas, where they fill a need for their services. Customers are made aware of U-Haul primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents, by U-Haul's measures, those who live within a four-mile radius of the center.

The U-Haul Store:

- U-Haul stores characteristically serve the DIY (do-it-yourself) household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time.
- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- Families generally arrive in their own automobiles, enter the showroom, and may choose from a variety of products and services offered there.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials. These retail items are available for purchase in the 'Showroom' provided on the 1st floor of the climatized, self-storage building. Please refer to the submitted site plan.
- U-Haul self-storage customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through clearly defined customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country. Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- The U-Haul trucks and trailers, to be rented by the customers, will be parked clearly in the area labelled 'Equipment Shunting' on the submitted site plan. This area of shunting is only accessible to the U-Haul employee, and they will bring the equipment to the U-Haul customer, who has rented it.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to their customers with disabilities.

Additional Security Features:

- "State-of-the-Art" burglar/max alarm system, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells, and main showroom.
- Hands free intercom system, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.
- 24 Hour digital, HD video surveillance, with remote & web base viewing.
- Individually alarmed rooms, armed and disarmed by a keypad/card swipe.
- 16+ Color/ HD, day, and night cameras, will display facilities interior, exterior and elevator.
- Multiple, audible sirens for storage and burglar alarms.
- The exclusive U-Haul patented latch contact is used in all storage units.

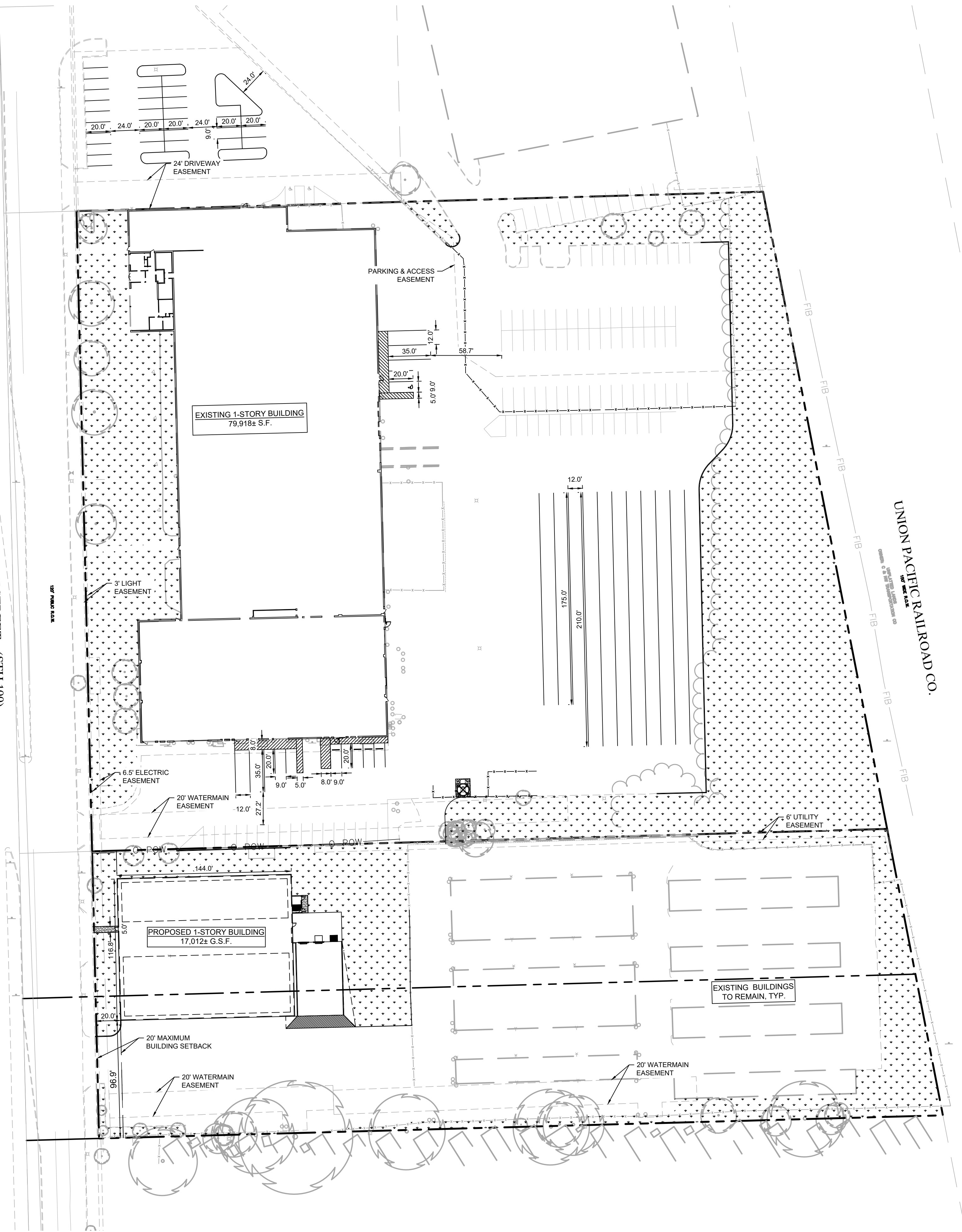
Traffic Study:

U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage

on a temporary basis, supporting a shared-economy, an effective economic model, and an environmentally-sound way to conduct business.

U-Haul looks forward to working with the City of West Allis, WI as you consider the submitted application package.

SOUTH 108TH STREET (STH 100)



LEGEND

	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	PROPOSED CURB AND GUTTER
	LANDSCAPE AREA (SEE LANDSCAPE PLANS)

SITE PLAN NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
- REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
- DIMENSIONS AND RADI ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
- TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
- MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	11.12 AC / 484,443 SF
DISTURBED AREA	1.44 AC / 62,917 SF
EXISTING IMPERVIOUS AREA	8.32 AC / 362,241 SF / 74.8%
EXISTING PERVIOUS AREA	2.80 AC / 122,202 SF / 25.2%
PROPOSED IMPERVIOUS AREA	8.32 AC / 362,535 SF / 74.8%
PROPOSED PERVIOUS AREA	2.80 AC / 121,908 SF / 25.2%
NET INCREASE IN IMPERVIOUS AREA	294 SF

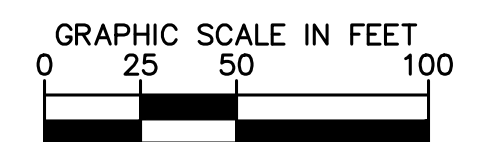
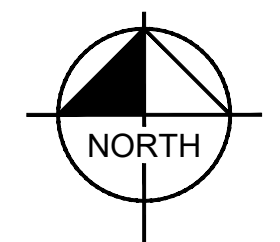
SITE DATA	
EXISTING ZONING	C-3
PROPOSED ZONING	C-3
PROPOSED LAND USE	RENTAL & SELF STORAGE
BUILDING SETBACKS	FRONT = 20' MAX

BUILDING DATA	
TOTAL BUILDING AREA	124,608 SF
PERCENT OF TOTAL PROPERTY AREA	25.72%
MAXIMUM BUILDING HEIGHT	85 FT

PARKING SUMMARY	
REQUIRED PARKING	RETAIL 3 SPACES/1,000 SF STORAGE 4 SPACES/1,000 SF
TOTAL PROPOSED PARKING	134 SPACES
REQUIRED ACCESSIBLE PARKING	5 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	5 STANDARD SPACES 3 VAN ACCESSIBLE



Know what's below.
Call before you dig.



No.	REVISIONS	DATE	BY

Kimley»Horn
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 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-454-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT	
16007003	DATE 04/11/2024
SCALE AS SHOWN	DESIGNED BY JTL
	DRAWN BY JTL
	CHECKED BY MJS

SITE DIMENSION PLAN

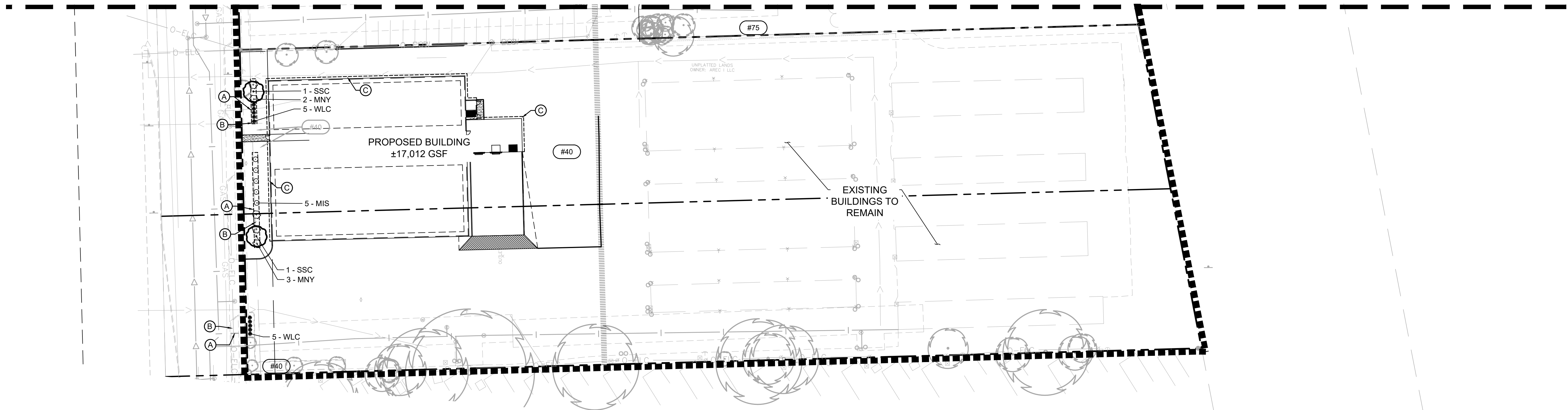
U-HAUL WEST ALLIS
 PREPARED FOR
U-HAUL OF NORTHERN WI & THE UP
 WEST ALLIS WI

PRELIMINARY - NOT FOR CONSTRUCTION

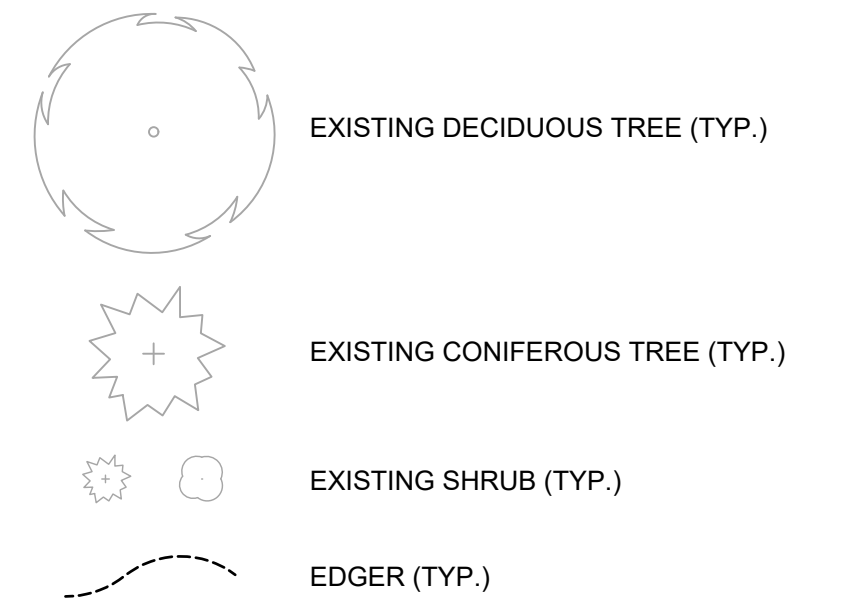
SHEET NUMBER
C400

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SEE SHEET
L101



LANDSCAPE LEGEND



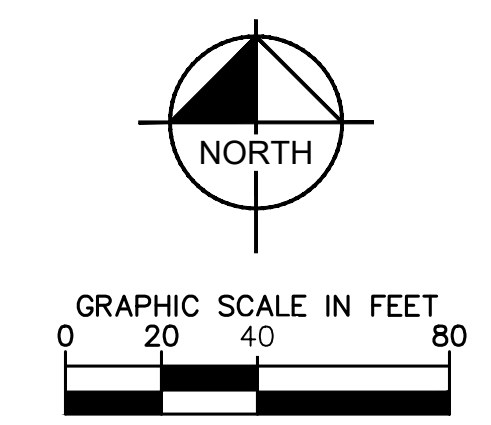
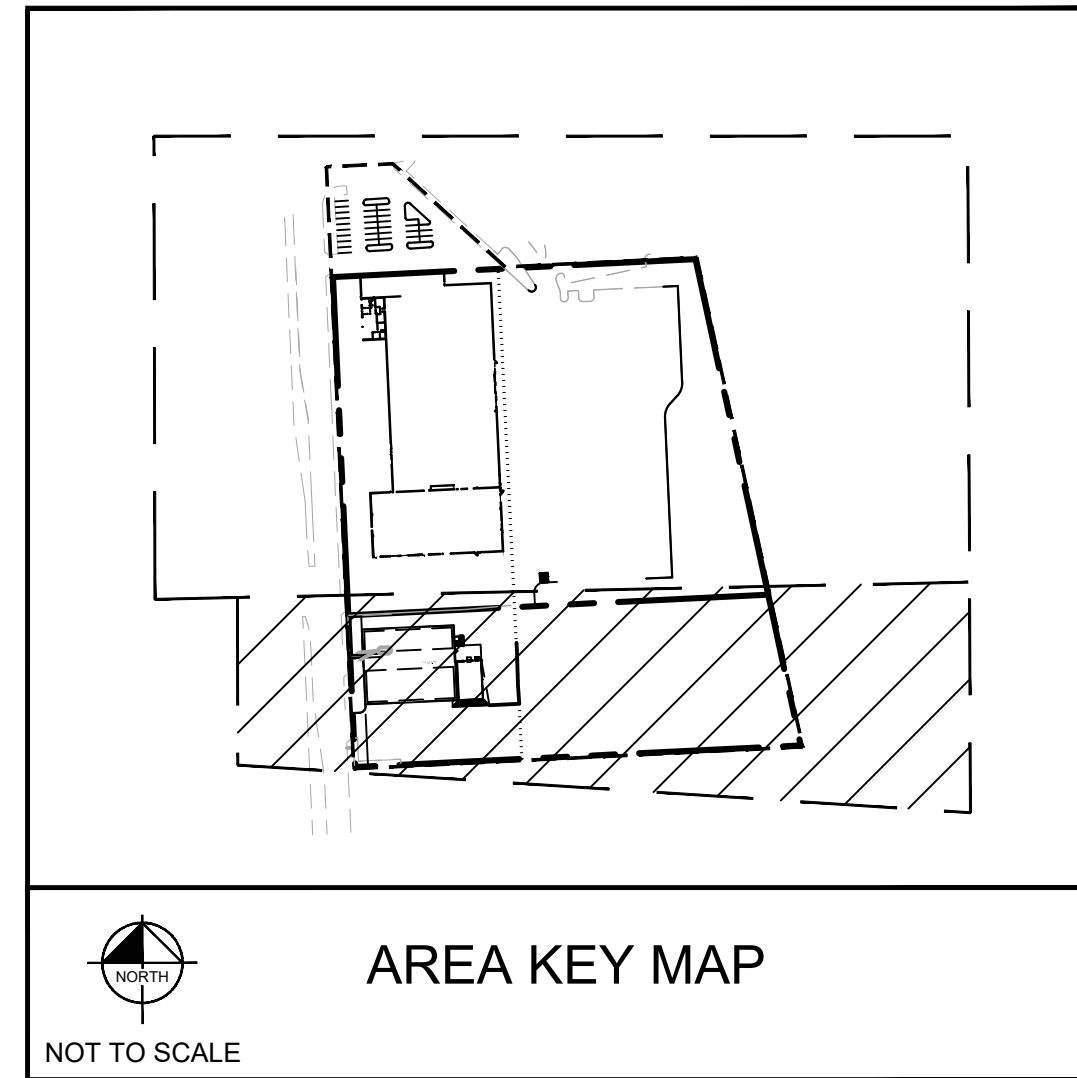
LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES

- (#10) SEED WITH WisDOT #10 GENERAL ROADSIDE SEED MIXTURE (TYP.)
- (#20) SEED WITH WisDOT #20 GENERAL ROADSIDE MIXTURE FOR SANDY SOILS (TYP.)
- (#30) SEED WITH WisDOT #30 GENERAL ROADSIDE MIX - SALT TOLERANT (TYP.)
- (#40) SEED WITH WisDOT #40 RESIDENTIAL / COMMERCIAL TURF (TYP.)
- (#60) SEED WITH WisDOT #60 COVER / NURSE CROP (TYP.)
- (#70) SEED WITH WisDOT #70 NATIVE UPLAND (TYP.)
- (#70A) SEED WITH WisDOT #70A NATIVE UPLAND SANDY SOIL (TYP.)
- (#75) SEED WITH WisDOT #75 NATIVE GENERAL (TYP.)
- SEED WITH WisDOT #80 NATIVE GENERAL - SALT (TYP.)

NOTE: ALL SEED MIXES SHALL INCLUDE PROPER EROSION CONTROL FEATURES, WATERING DURING THE ESTABLISHMENT PERIOD AND ONGOING MAINTENANCE PER MANUFACTURER/SUPPLIER SPECIFICATION AND REQUIREMENTS.



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WEST ALLIS WI

LANDSCAPE PLAN

SHEET NUMBER
L102

KHA PROJECT	16007003
DATE	12/29/2023
SCALE	AS SHOWN
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	MS

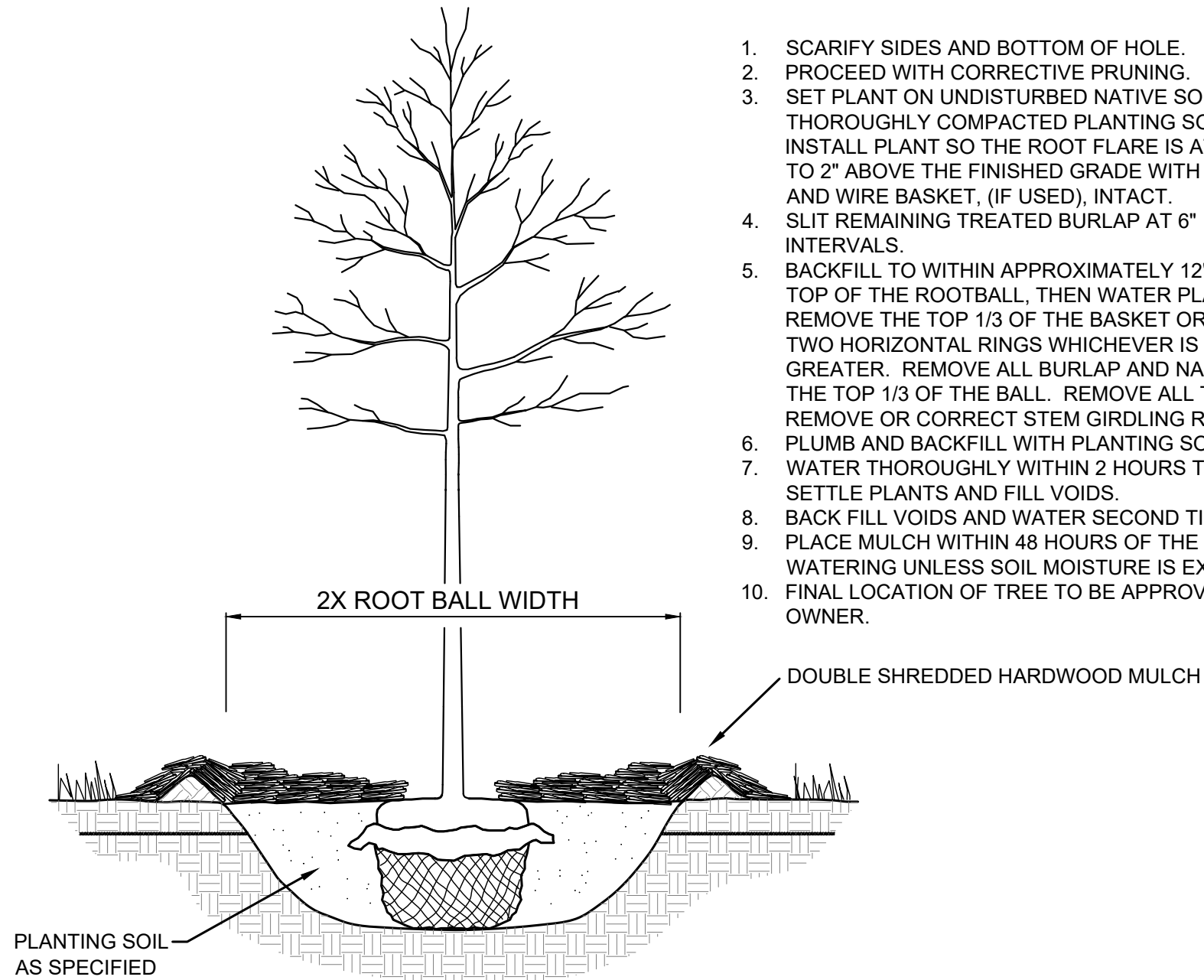
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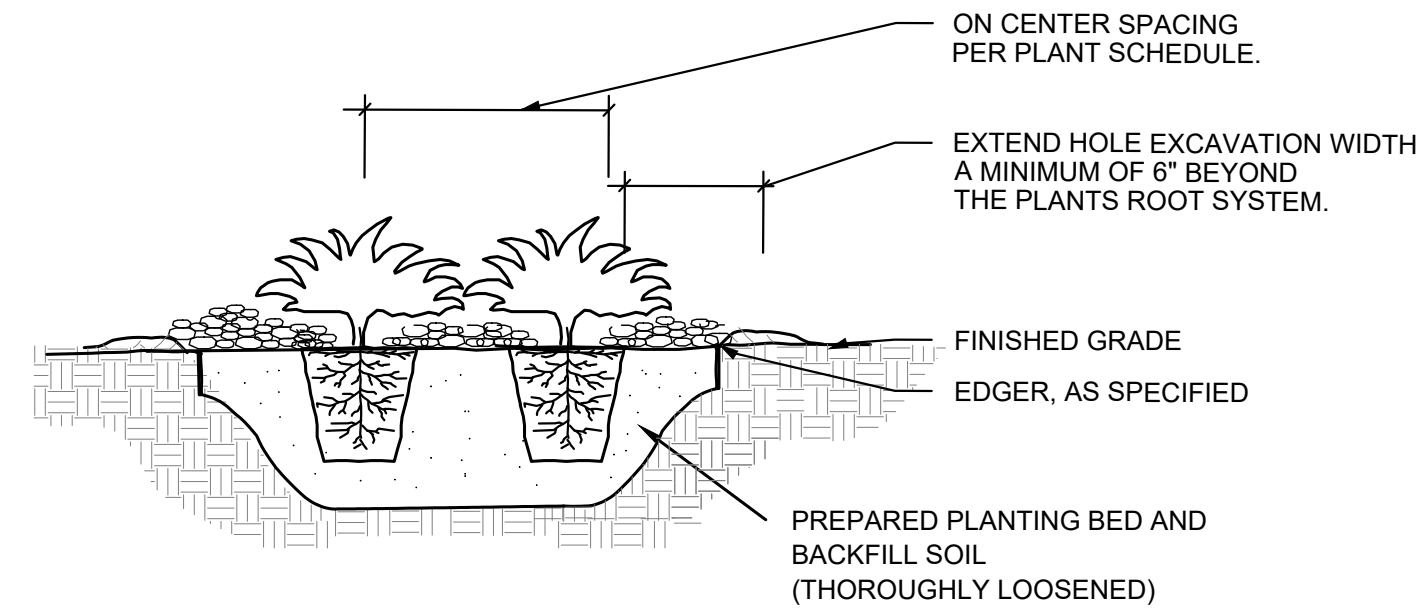
No.	REVISIONS	DATE	BY

NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



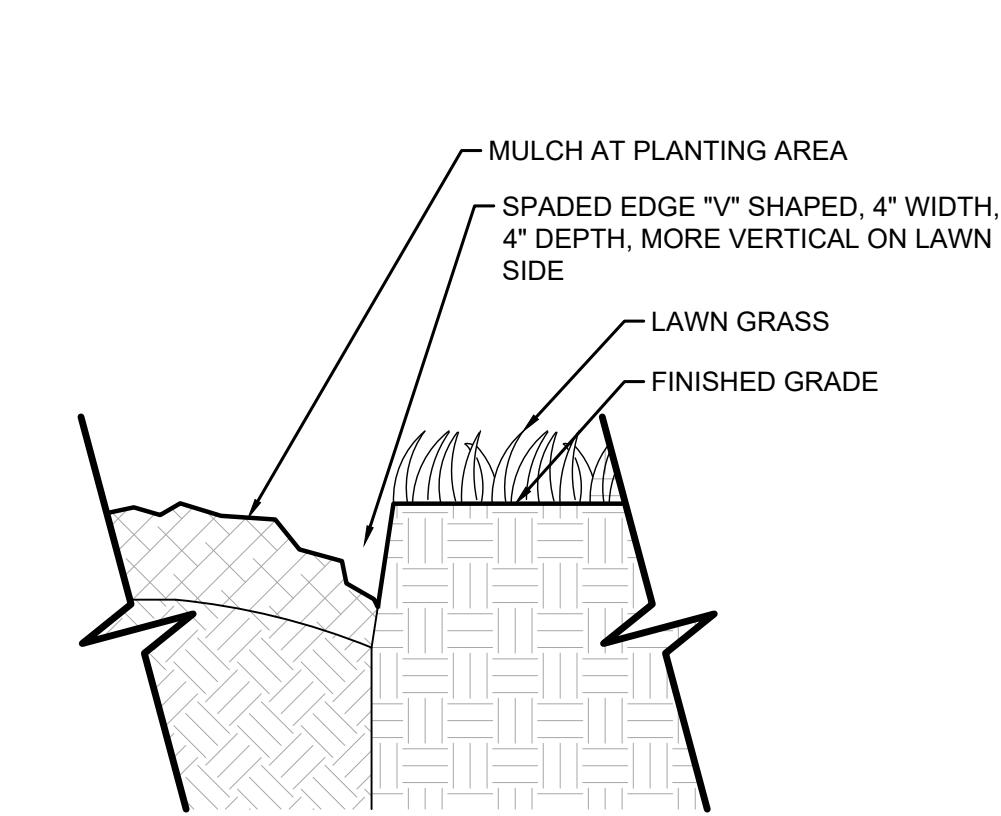
1 TREE PLANTING DETAIL
SCALE: N.T.S. L103



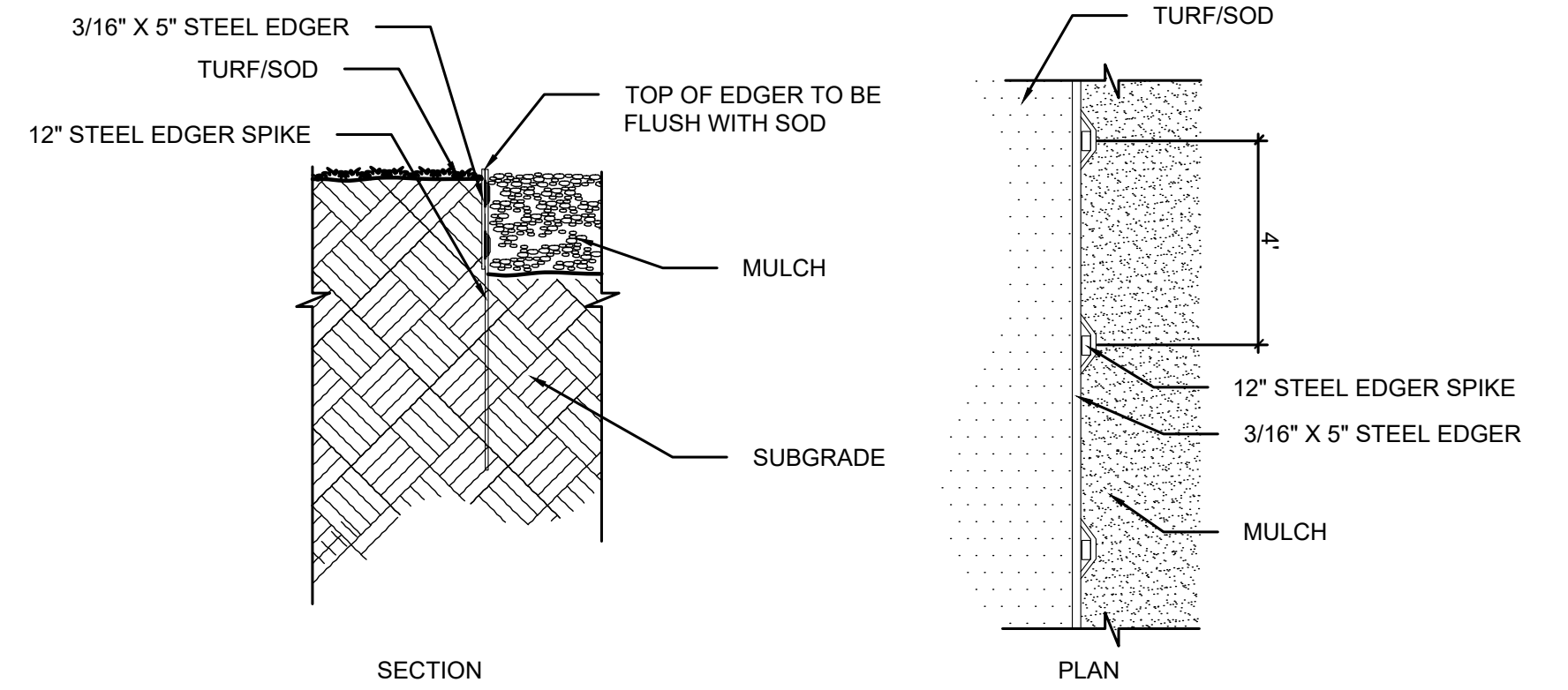
NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

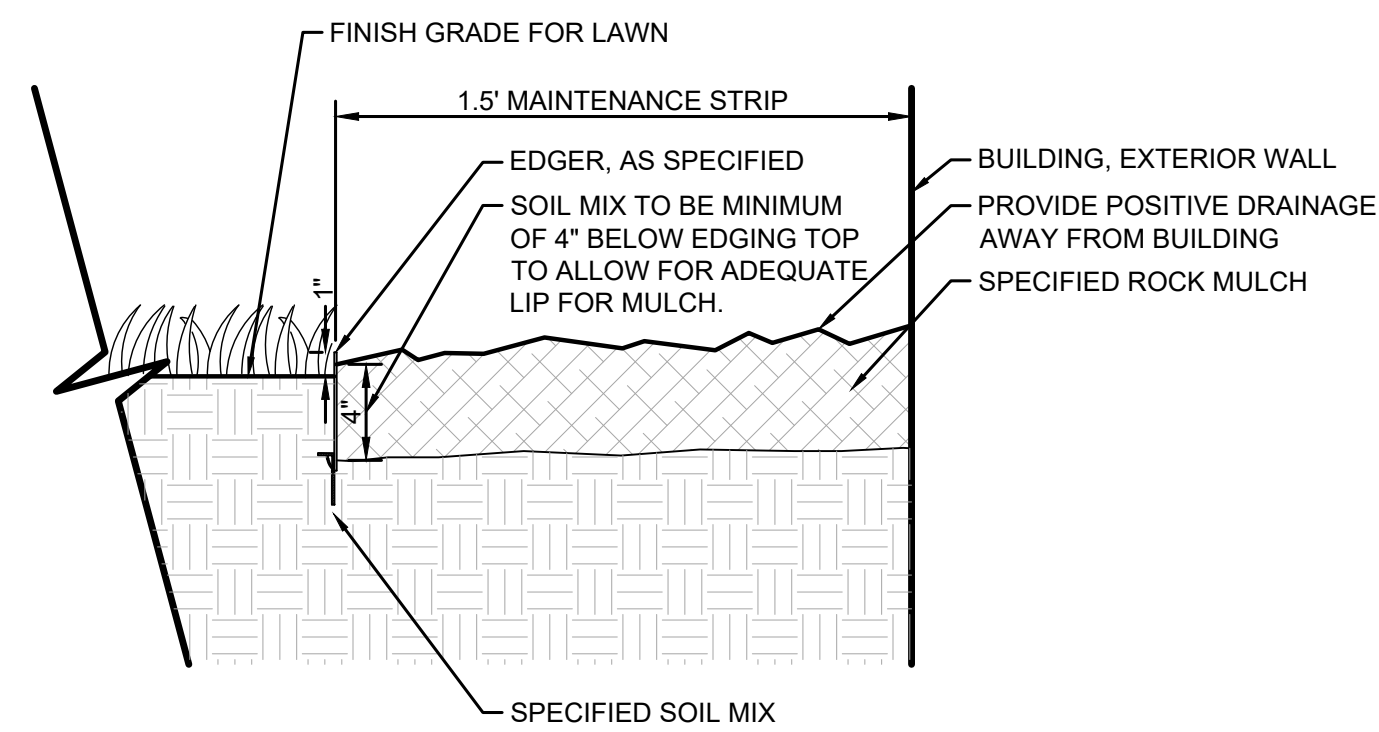
2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L103



3 SPADED EDGE DETAIL
SCALE: 1-1/2"=1' L103



4 STEEL EDGER DETAIL
SCALE: N.T.S. L103



5 MAINTENANCE STRIP DETAIL
SCALE: 1-1/2"=1' L103

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE DARK GREY TRAP ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREEMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

21. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

22. ALL DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED PER SUPPLIERS / MANUFACTURERS RECOMMENDATIONS AND PER WISDOT SPECIFICATIONS.

IRRIGATION

23. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

ESTABLISHMENT

24. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
25. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

26. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
6. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD REACHES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

K:\TWC_LDEV\Uhaul\West Allis, WI13_Design\CAD\PlanSheets\1-LANDSCAPE DETAILS.DWG April 10, 2024 - 3:46pm
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No.	REVISIONS	DATE	BY

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PHONE: 651-454-1877
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KHA PROJECT	16007003
DATE	12/29/2023
SCALE	AS SHOWN
DESIGNED BY	MD
DRAWN BY	MD
CHECKED BY	MS

LANDSCAPE DETAILS

U-HAUL WEST ALLIS
U-HAUL FOR NORTHERN WI & THE UP
WEST ALLIS, WI
SHEET NUMBER
L103

PRELIMINARY - NOT FOR CONSTRUCTION

750080

West Allis, WI





WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



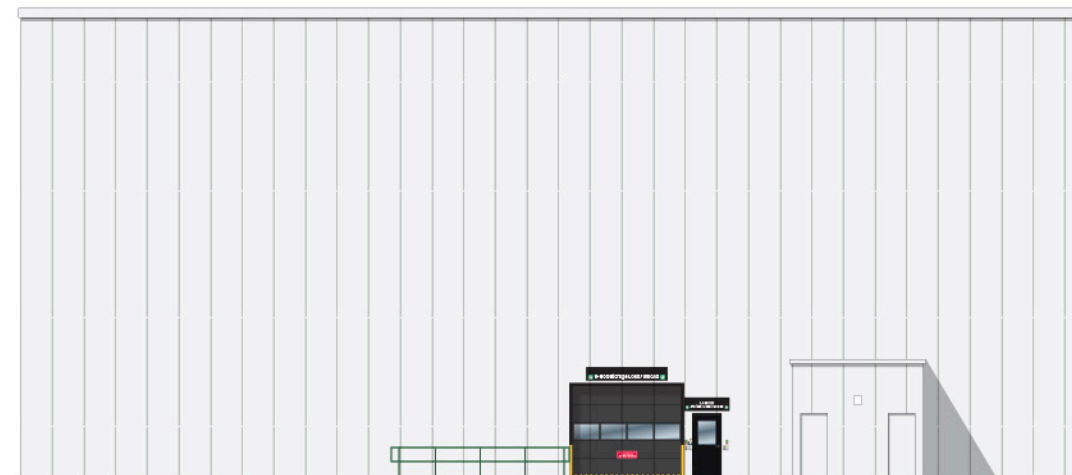


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 5A. Conditional Use Permit for a proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave.**
- 5B. Site, Landscaping, and Architectural Design Review for proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000)**

Items 5A and 5B may be considered together.

Overview & Zoning

This property was approved by Plan Commission and the Common Council in 2021-22, for a new gas station and convenience store. convert the former 2,500-sf Auto Analyzer vehicle repair shop to a fuel station and convenience store. That project included a small 600-sf building addition and interior and exterior building improvements.



Since this time, the previous owner sold the property to Mian Oil, who is proposing to demo and build a new building (gas and convenience store). The vacant home and garage, also on the same property (north of the existing commercial building) will be demolished. Site, landscaping and signage improvements to the property are also part of the scope of work.

The operations will include 24 hour 7 days/week customer service including sales of gas and groceries. The applicant will not sell alcoholic beverages.

The property is about ½-acre in area and is zoned C-2 Neighborhood Commercial District which permits fuel stations as a special use.

Project Scope:

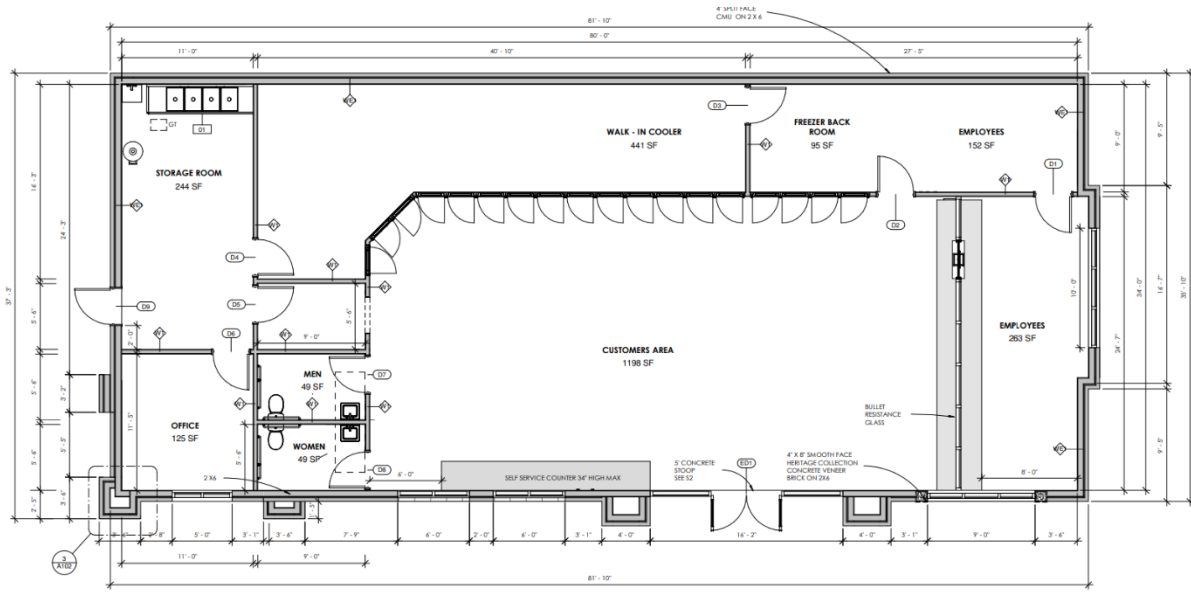
Site improvements

- Remove and replace existing buildings, new building and canopy.
- Repaving site
- Drive-way modifications
- New refuse enclosure
- New freestanding monument sign

Architectural

Exterior

- New building 3,100-sf and new canopy
- Demo existing buildings on site
- Exterior finishes (brick, fabric awnings, glass storefront systems, EIFS noted)
- Accent building lighting

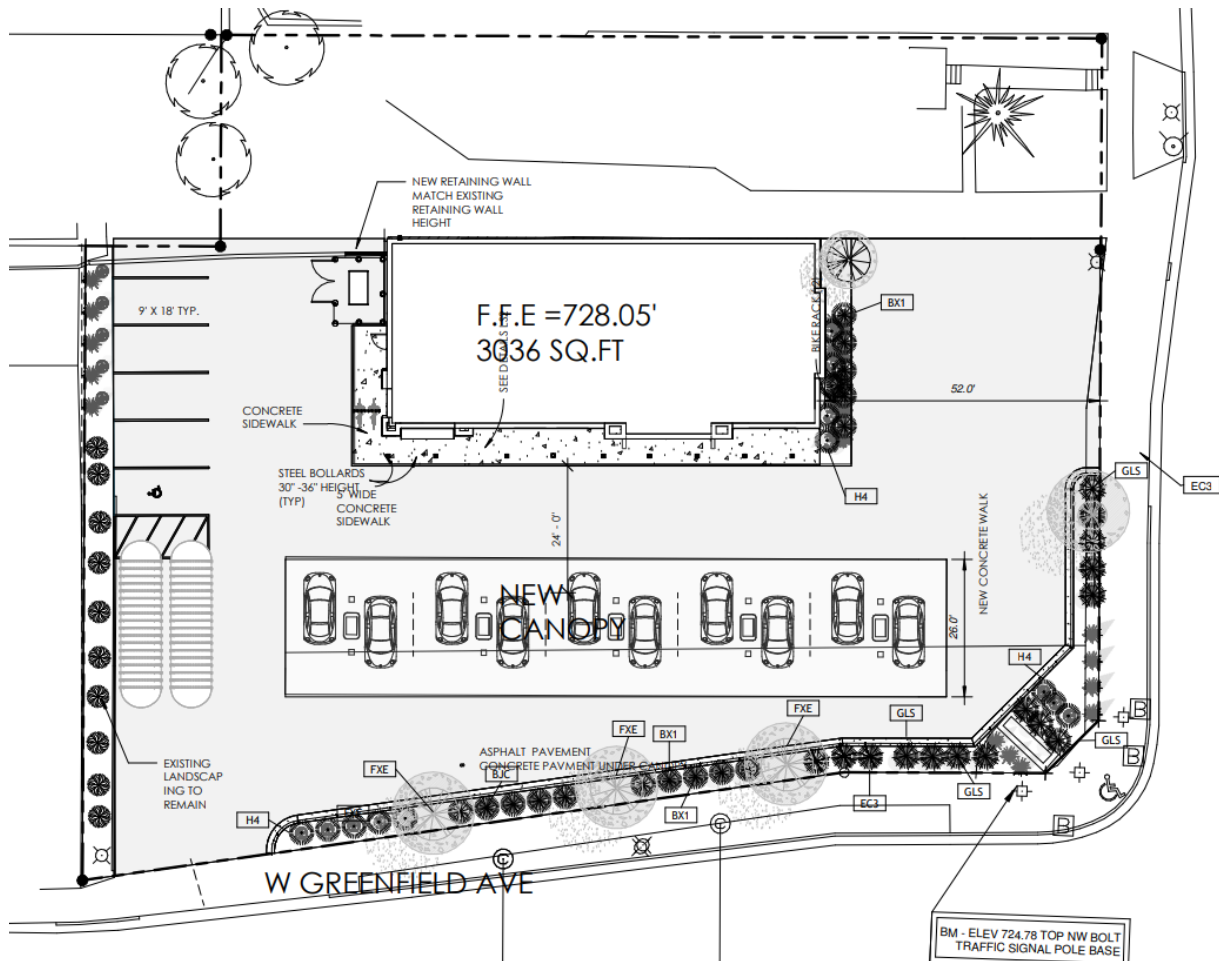


The overall building composition proposed is attractive, featuring brick, stone, awnings, sills, decorative lighting and glass. However, EIFS materials are shown, and the blank north on the backside of the building wall deviates from the recommended design guidelines. A canopy elevation is also recommended.

In addition, to the above reference exterior updates to the main building, brick canopy columns to match the main building have also been included on the plans being presented to the Plan Commission.

Site and Landscaping Plan

The property is located on the NW corner of the intersection of S. 84 St and W. Greenfield Ave. and will be accessible via 2 driveways (one on S. 84 St. and one on W. Greenfield Ave.). Staff is recommending that the S. 84 St. driveway be shifted north and additional landscaping being added. Five (5) new fuel pumps are proposed under a new pump canopy.



Parking - 3,100-sf building area @ 1 space/300-sf = a maximum of 10 parking stalls are allowed per zoning. Five (5) parking stalls are provided on site (includes ADA)

New curbed landscaping areas are proposed along W. Greenfield Ave. and S. 84 St. frontages. Another landscaping area is planned for the west side of the site where it abuts residential apartments.

Surrounding land uses include an apartment to the west, and lower density homes to the north. Commercial development to the south and State Fair park to the east. There currently isn't any buffer to the apartment building located to the west of the existing site, but the new plan calls for a

5-ft wide landscaping bed and plantings to help soften the edges of the property and provide some screening.

New paving is planned for the overall surface of the property (excepting new landscaping areas). A new 4-sided refuse enclosure is planned on the west side of the building. A double-sided wood fence is recommended along the west and north sides of the property. A new retaining wall will be installed along the northwest side of the building to replace the existing retaining wall.

Signage and Lighting

With the changes proposed to signage and lighting a permit is required and would prompt review under our sign ordinance. The sign is locate within the 20x20-ft vision area, and should be re-oriented to be outside the vision area, or turned 90-degrees to promote better visibility (like similar examples approved by the Plan Commission).

Signage plans will require the submittal of a signage permit and may be approved administratively (if Plan Commission approves of the location).

Design Review Guidelines:

The applicant proposes to demo and reconstruct a new building on site. Being a major site change, this project must comply with applicable design review guideline requirements.

Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000), subject to the following conditions:

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

1. Common Council public hearing scheduled (expected May 21, 2024).
2. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) consideration of an alternate building layout being prepared for review, closer to street frontage(s) and with canopy behind building; (b) relocating the S. 84 St. driveway further north on site away from the intersection; (c) 4-sided exterior design. A redesigned north elevation material and roofline to match rest of building; (d) alternate exterior material to EIFS (no EIFS, dryvit, or similar); (e) canopy elevations being provided (roofline and column design to match principle building); (f) additional landscaping and screening on site, especially along the north and west sides to buffer residential uses. Landscaping revisions in accordance with the City Forester's recommendations; (g) photometric exterior lighting details being provided. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
3. Driveway modifications or change within right-of-way require a [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.
5. Signage plans being reviewed for compliance and subject to permitting.

Monday, April 1, 2024

Subject: Proposal for New Convenience Store located at 8404 W Greenfield Ave

Dear Plan Commission Members,

I am writing to propose the construction of a new convenience store in the City of West Allis. This project aims to meet the growing demand for convenient shopping options, enhance community access to essential goods, and contribute to the economic development of our city.

Project Overview:

The proposed convenience store, to be named Mian's Market, will be a modern and well-equipped facility located at 8404 W Greenfield Ave. The store will have a total area of approximately 3036 square feet, and five fueling pumps for customer convenience.

Objectives:

The primary objectives of this project are as follows: a) Provide convenient access to essential goods and services for the residents of Milwaukee, particularly in underserved areas. b) Enhance the overall retail landscape of the city, providing healthy competition and fostering consumer choice. c) Generate employment opportunities for residents and contribute to the economic growth of the community. d) Implement sustainable practices to minimize the store's environmental impact. e) Engage in community outreach initiatives to promote community involvement and support local initiatives.

Benefits:

The proposed convenience store will bring several benefits to the City of Milwaukee: a) Convenience: Residents will have access to a wide range of essential products in a convenient location, reducing travel time and improving accessibility for all. b) Job Creation: The project will create numerous job opportunities, providing employment to both full-time and part-time workers from within the community. c) Economic Growth: The store will contribute to the local economy by generating tax revenue and supporting other local businesses through increased foot traffic. d) Community Support: We will actively engage with the local community by participating in community events, supporting local initiatives, and contributing to local charitable organizations. e) Sustainable Practices: Our store will prioritize sustainable practices, such as energy-efficient lighting, waste management, and environmentally friendly packaging options.

Key Features:

1. **Traffic Impact and Parking:** The store will be operating of the new convenience store will not cause significant disruptions in traffic flow. Adequate parking spaces will be provided to accommodate customers and minimize any potential parking issues.
2. **Design and Aesthetics:** The proposed convenience store will feature a modern and aesthetically pleasing design that blends harmoniously with the surrounding environment. We will comply with all relevant zoning and building regulations and seek to enhance the visual appeal of the neighborhood.

ETn ENGINEERING

ARCHITECTURAL . STRUCTURAL. CIVIL ENGINEERING

emadnadi@etnengineering.com

Milwaukee WI 53221

414. 324.4129

3. Community Engagement: We value community input and are committed to actively engaging with the residents and stakeholders. We will conduct public meetings to gather feedback, address concerns, and incorporate community suggestions into our plans. Additionally, we will establish an ongoing community liaison program to ensure open lines of communication between the store and the community.
4. Operation hours : 24 hours
5. Deliveries : Fuel Trucks weekly

Yours sincerely,

Emad Nadi, PE

(414).324.4129

emadnadi@etnengineering.com

GENERAL NOTES:
PROJECT SCOPE CONSISTS OF DEMOLISHING THE EXISTING BUILDING AND THE CONSTRUCTION OF 3082 S.F. BUILDING TO BE USED AS A RETAIL.
REMOVE THE EXISTING PAVEMENT AND CONSTRUCT A NEW 8" CONCRETE PAVEMENT

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:
CLASS A: FLAME SPREAD INDEX 0-25;
SMOKE-DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75
SMOKE-DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450
INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.9 WITH A MINIMUM RATING OF CLASS C.

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST".
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.

THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MFG. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. (I.E. 8" CMU= 7 5/8"). DIMENSIONS FOR FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK
FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES. THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR OR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.

DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS
UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL WORK TO BE IN ACCORDANCE WITH SP5 361.05., ANSI A117.1 AND CITY OF MILWAUKEE ORDINANCES CH 290 & CH 295

CODE INFORMATION :

REFERENCED CODES ARE:
IBC 2015; IEBC 2015; ICC/ANSI A117.1-2003
DCF 251
OCCUPANCY CLASSIFICATION:
M

TYPE OF CONSTRUCTION:
TYPE VB (CHAPTER 6); MASONRY BRICK EXTERIOR WITH FRAMING

CLASSIFICATION OF WORK
NEW CONSTRUCTION

ACTUAL BUILDING FLOOR AREA:
GRADE LEVEL NEW FLOOR AREA = 3082 SQ.FT.
ENTIRE BUILDING TOTAL GROSS 3082 SQ. FT.
BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): 55 FEET
OCCUPANCY GROUP M, 1 STORY, FLOOR AREA PER STORY, BUILDING HEIGHT PROVIDED 16 FEET
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602).
PRIMARY STRUCTURAL FRAME 0 HOUR RATING
BEARING WALLS (EXTERIOR) 2 HOUR RATING
BEARING WALLS (INTERIOR) 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (EXTERIOR)
FIRE SEPARATION DISTANCE 0-5 FT 2 HOUR RATING
FIRE SEPARATION DISTANCE 5-10 FT. 1 HOUR RATING
FIRE SEPARATION DISTANCE 10-30 FT. NINE
FIRE SEPARATION DISTANCE > 30 FT. 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (INTERIOR) -- 0 HOUR RATING
FLOOR CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING
ROOF CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

OCCUPANT LOAD (PROPOSED TENANT AREA OF 3036 SQ.FT):
MERCANTILE AREA 3082 SQ.FT @60 SQ. FT PER OCCUPANCY = 51 OCCUPANTS (IBC 1004.3)

SPRINKLER SYSTEM IS NOT REQUIRED

MEANS OF EGRESS:
OCCUPANCY LOAD: TABLE 1004.1.2
EXIT WIDTH REQUIRED: 51 @ 0.2 INCHES = 10"
EXIT WIDTH PROVIDED: 72' + 36" = 108" INCHES

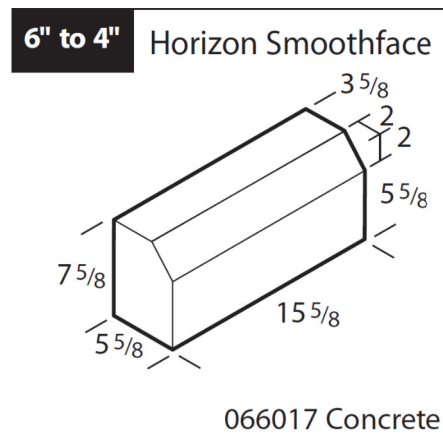
PLUMBING FIXTURE REQUIREMENTS: 51 OCCUPANTS
TOILETS :
WATER CLOSETS REQUIRED: 1 PER 500, THEREFORE 1 REQUIRED
WATER CLOSETS PROVIDED: 1 WATER CLOSET
LAVATORIES:
LAVATORIES REQUIRED: 1 PER 750, THEREFORE 1 REQUIRED
LAVATORIES PROVIDED: 1 LAVATORY
SERVICE SINKS:
SERVICE SINKS REQUIRED: 1 SINK
SERVICE SINKS PROVIDED: 1 SINK
FIRE PROTECTION CONSTRUCTION:
903.2.1.3 GROUP M OCCUPANCY. SPRINKLER SYSTEM IS NOT PROVIDED



1 {3D}



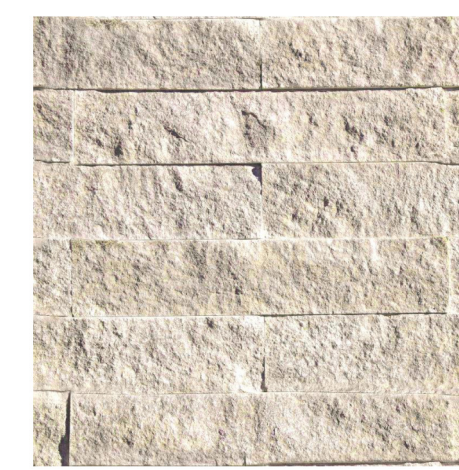
HERITAGE COLLECTION™ DESIGNER CONCRETE BRICK SLATE



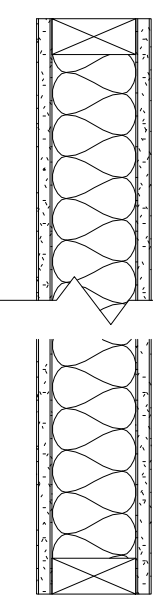
HORIZON™ SMOOTHFACE BLOCK SILL



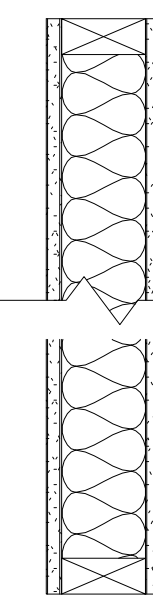
PREMIER ULTRA BURNISHED Sea Salt (63-218C)



ELDORADO STONE VANTAGE 30 WHITE ELM

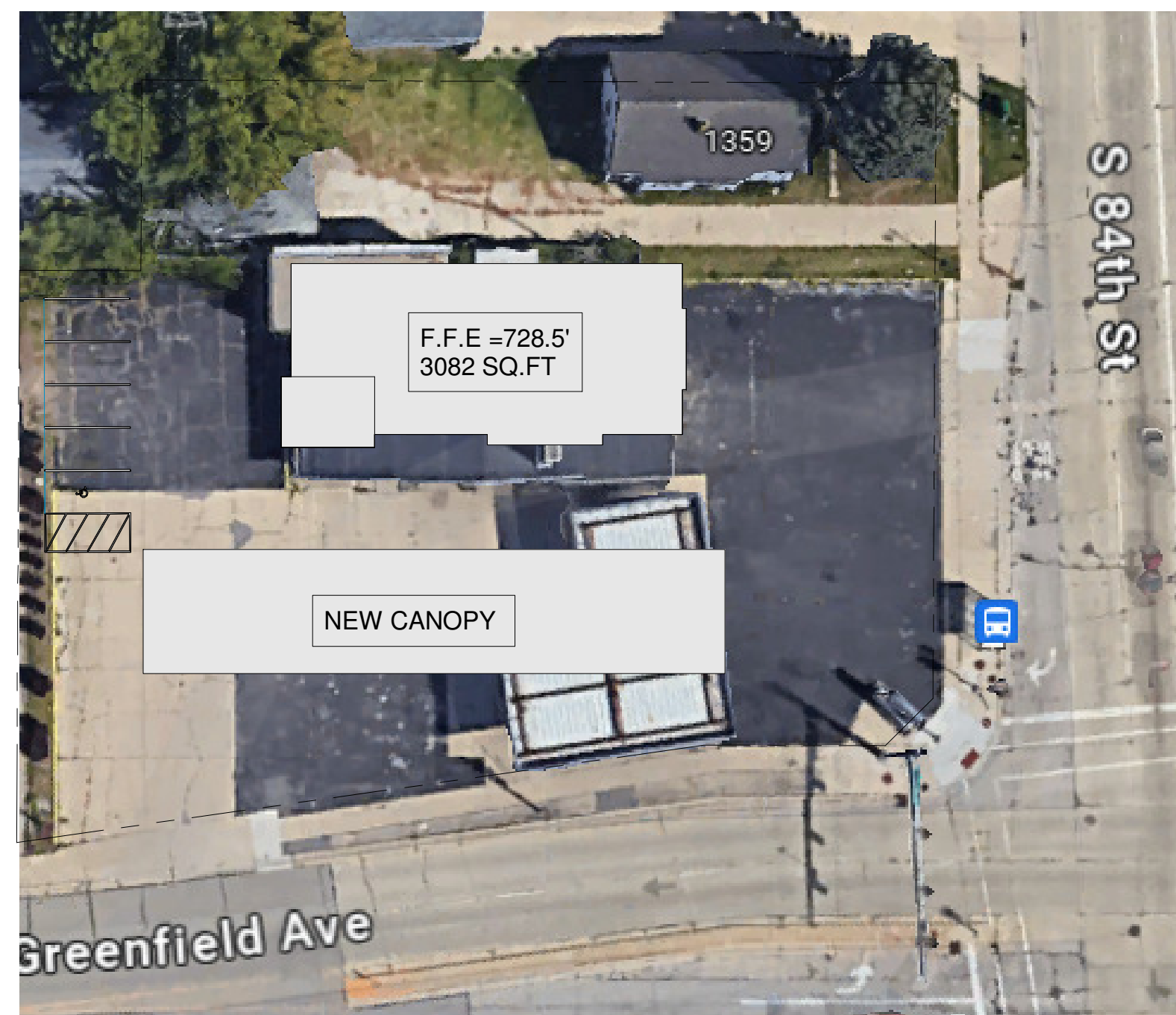


W1 - WALL CONSTRUCTION:
- 5/8" GWB
- ACCOUSTICAL INSULATION WHERE NEEDED
- SMOOTH WASHABLE ON KITCHEN SIDE



W2 - WALL CONSTRUCTION:
- 5/8" GWB
- ACCOUSTICAL INSULATION WHERE NEEDED
- 2 X 4 @ 16" O.C
- 5/8" GWB

2 INTERIOR WALL SECTIONS
1 1/2" = 1'-0"



3 AERIAL
1" = 30'-0"

OWNER
MIAN'S OIL COR.
8404 W GREENFIELD WI
MILWAUKEE , WI

CONTRACTOR
KHALEK BUILDING SERVICES
3834 E Puetz Rd.
Oak Creek, WI 53154
moe@ampnd.com
414.666.2222

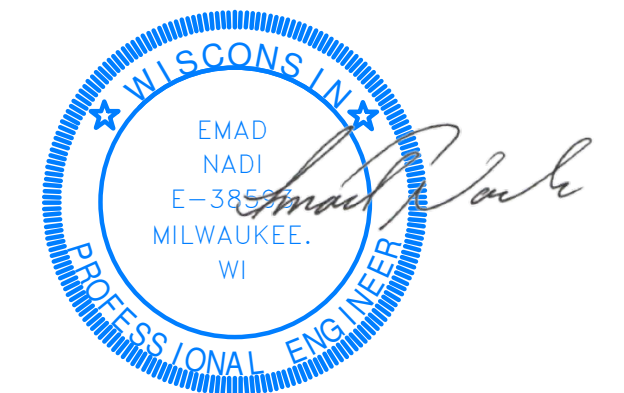
PROFESSIONAL SERVICES
ETn ENGINEERING
EMAD NADI, PE
2504 W BRIDGE ST
MILWAUKEE, WI 53221
emadnadi@etnengineering.com
414.324.4129

INDEX	
Sheet Name	Sheet Number
GENERAL PLAN	A100
SITE & LANDSCAPING	A101
SITE DETAILS	A101.1
ARCHITECTURAL LAYOUT	A102
Architectural Plan	A102.1
INTERIOR DETAILS	A102.2
SCHEDULES	A102.3
Elevations	A103
Elevtions	A103.1
CONSTRUCTION DETAILS	A103.2
BUILDING SECTIONS	A104
SITE DEMO	C1
GRADING & EROSION	C2
STRUCTURAL PLAN	S1
STRUCTURAL NOTES	S1.1
STRUCTURAL DETAILS	S3
STRUCRAL DETAILS	S4

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST ALLIS WI

SCALE
VARIES



GENERAL PLAN

A100

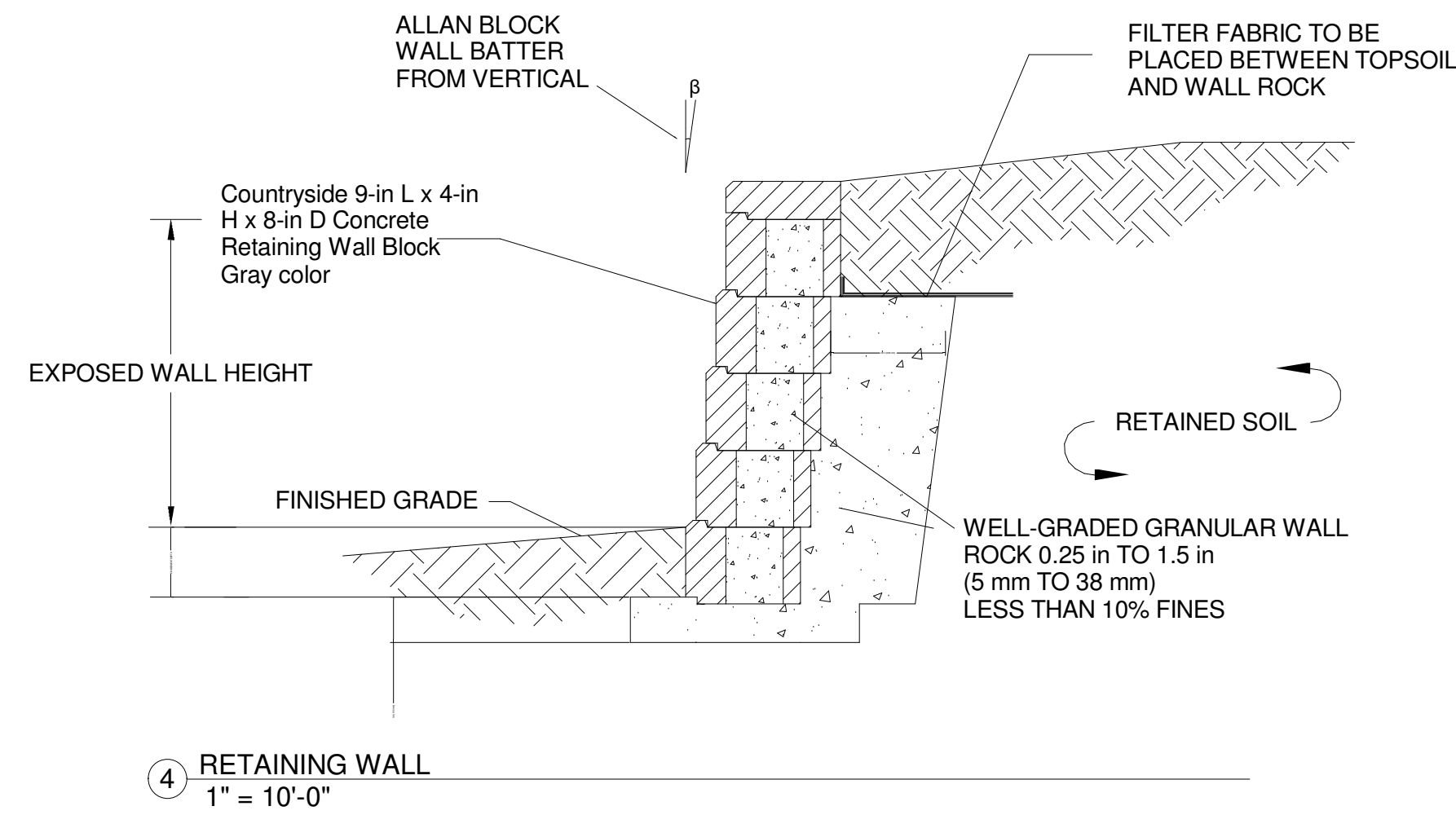
Revision Schedule		
No.	Revision	Date

SITE DATA :

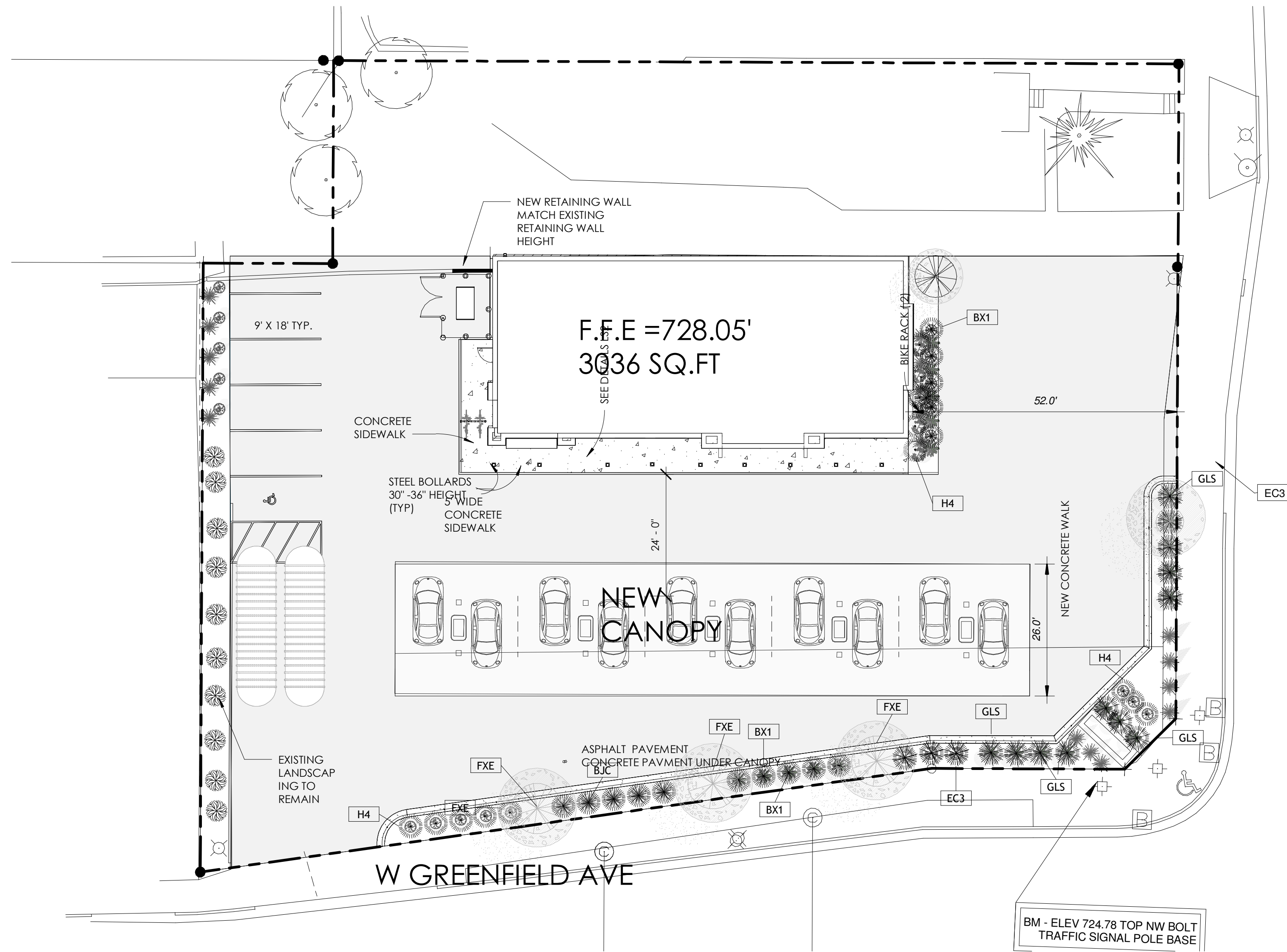
ASPHALT PARKING AREA = 7365 SQ.FT
 CONCRETE AREA UNDER CANOPY : 3311 SQ.FT
 SIDEWALK AREA : 736 SQ.FT
 BUILDING AREA : 3036 SQ.FT
 BUILDING HEIGHT 18' -26'
 CANOPY CLEAR HEIGHT = 15'
 CANOPY OVERALL HEIGHT = 18'
 PARKING SPACES = 5

Planting Schedule

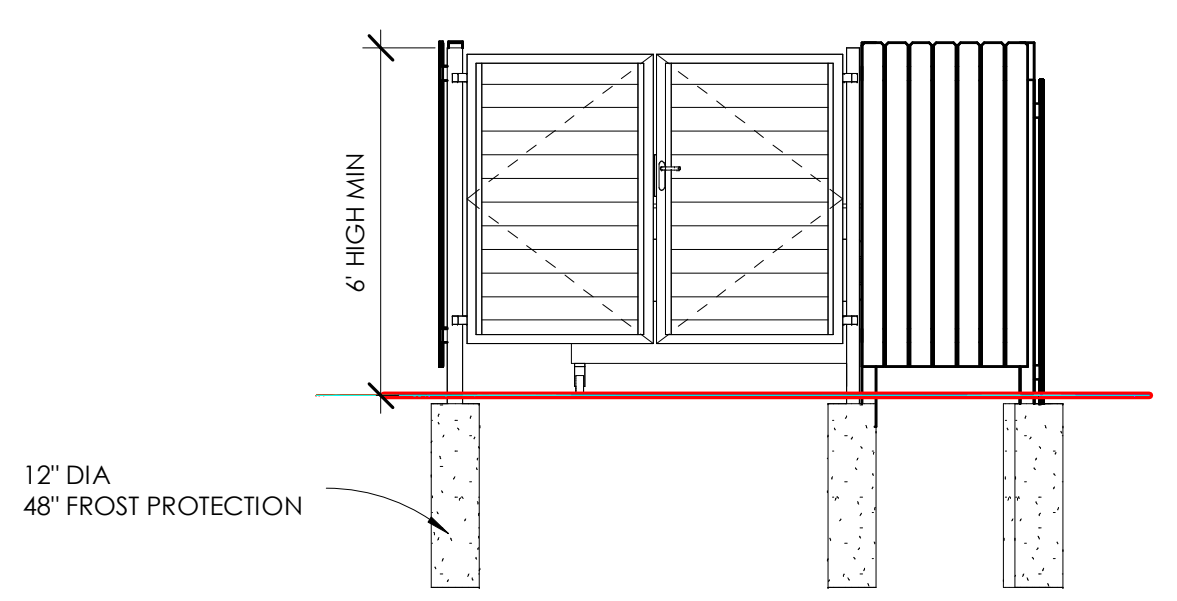
Type Mark	Count	Common Name	BOTANICAL NAME	Description	Comments	Cost
BJC	5	Kallay Compact Pfitzer	Juniperus chinensis 'Kallays Compact'			
BX1	10	Boxwood 2'-9"	Boxwood			
EC3	3	Ruby Star Coneflower	Echinacea purpurea 'Ruby S			
FXE	3	Frontier Elm	Ulmus x 'Frontier'			
GLS	12	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low			
H4	13	Happy Returns Dayii	Hemerocallis x 'Happy Returns			
KCE	1	Espresso Kentucky Coffeet	Gymnocladus dioica 'Espresso			



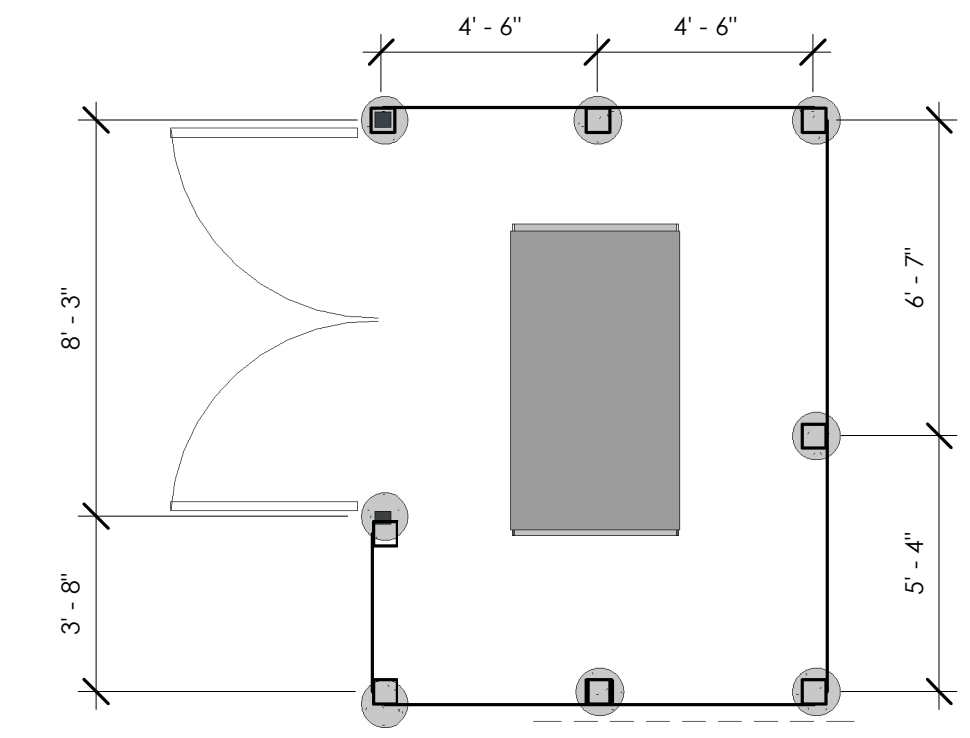
4 RETAINING WALL
1" = 10'-0"



1 SITE PLAN - N
1/16" = 1'-0"



2 TRASH ENCLOSURE
1/4" = 1'-0"



3 TRASH ENCLOSURE LAYOUT
1/4" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST ALLIS WI

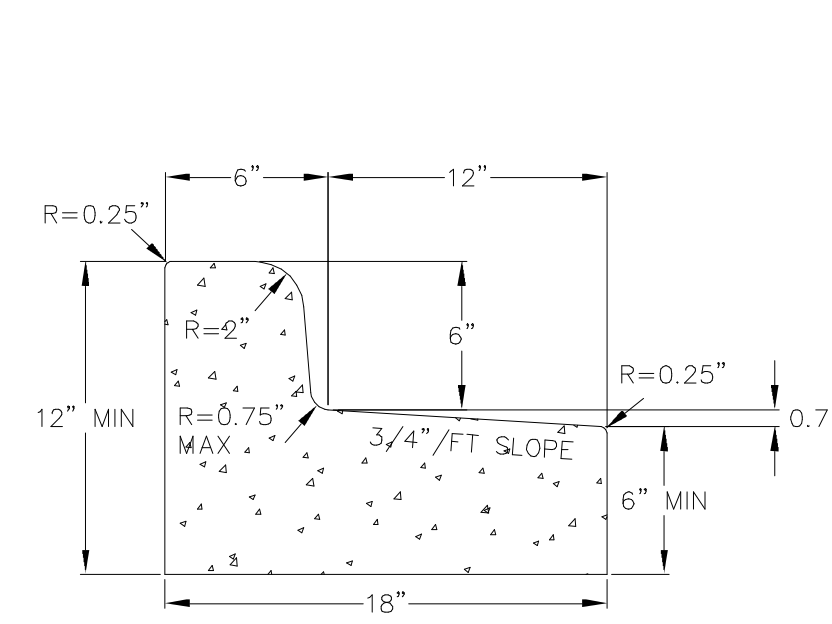
SCALE
VARIES



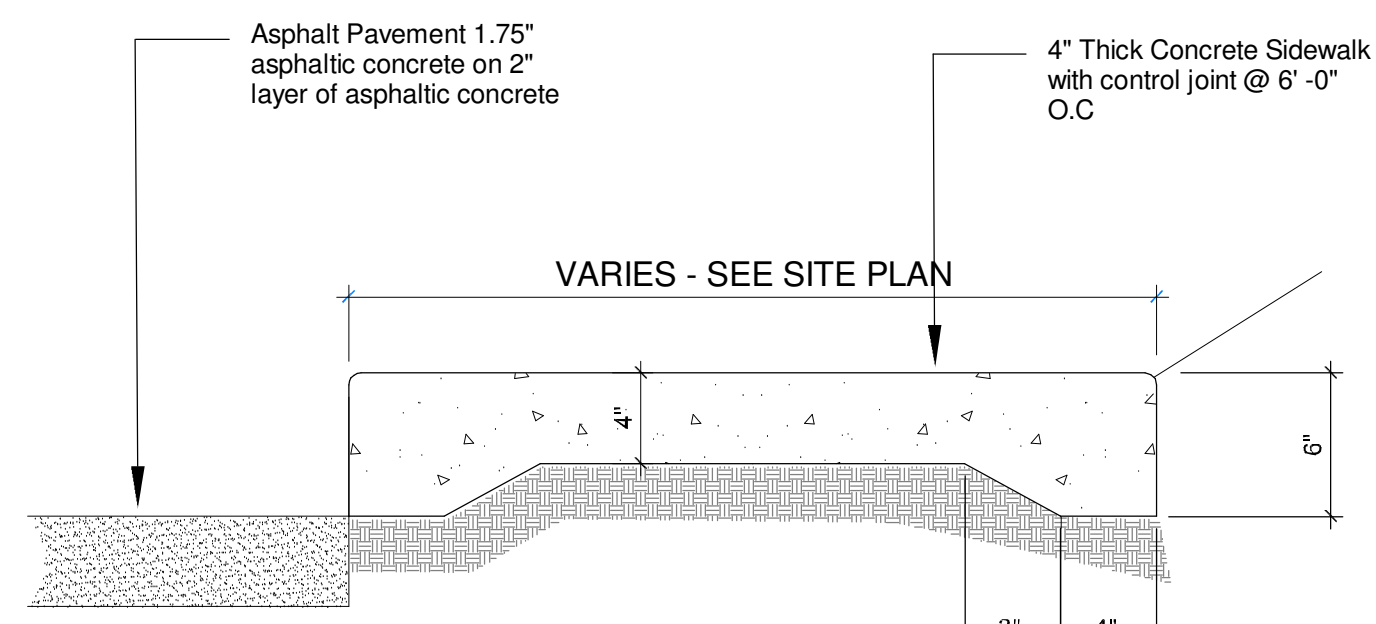
SITE &
LANDSCAPING

A101

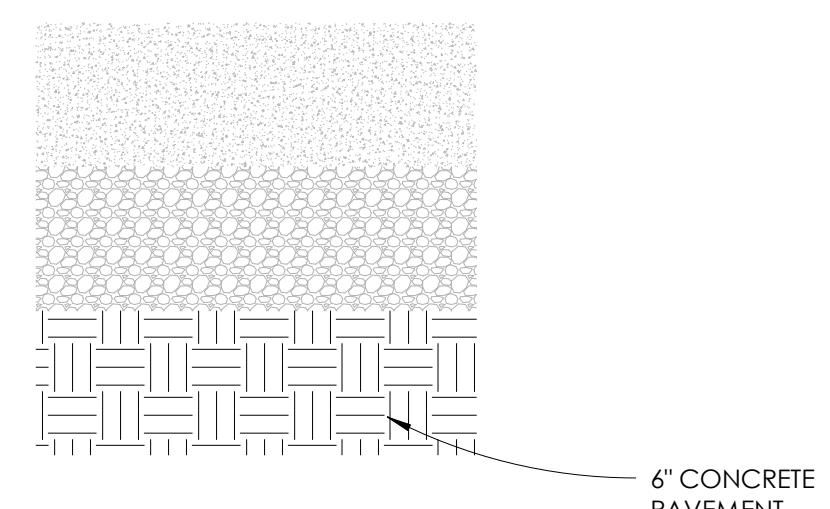
Revision Schedule		
No.	Revision	Date



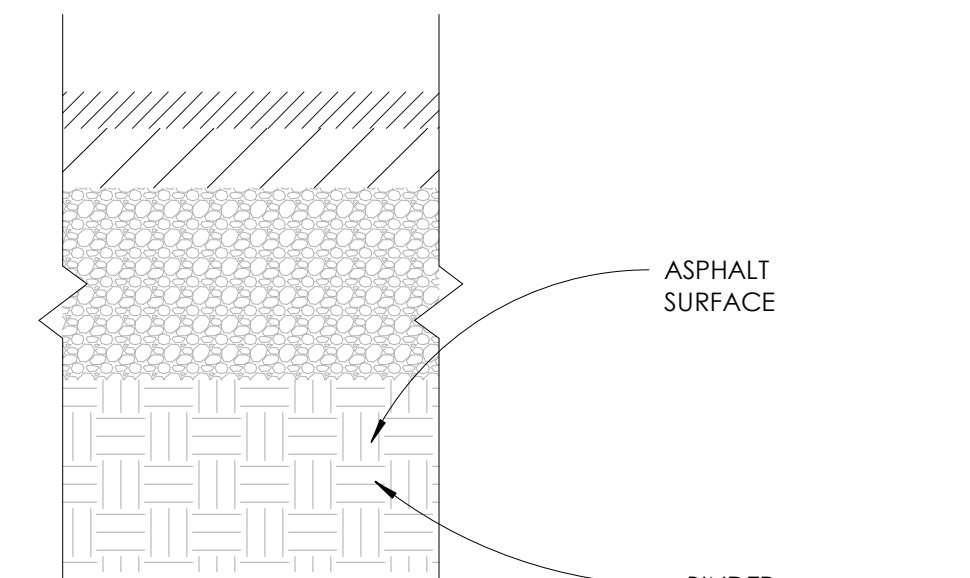
12" CURB AND GUTTER



CONCRETE SIDEWALK

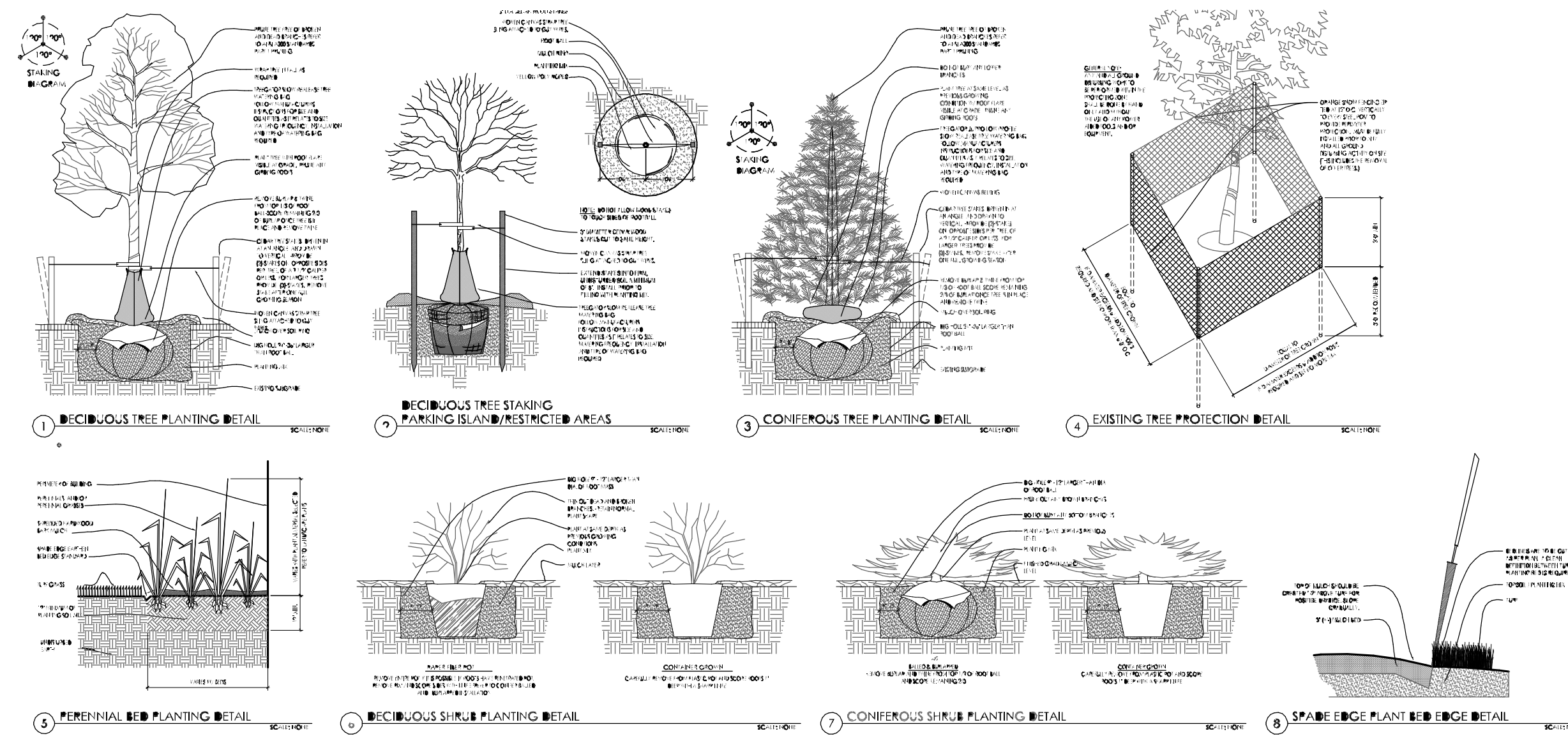


CONCRETE PAVEMENT

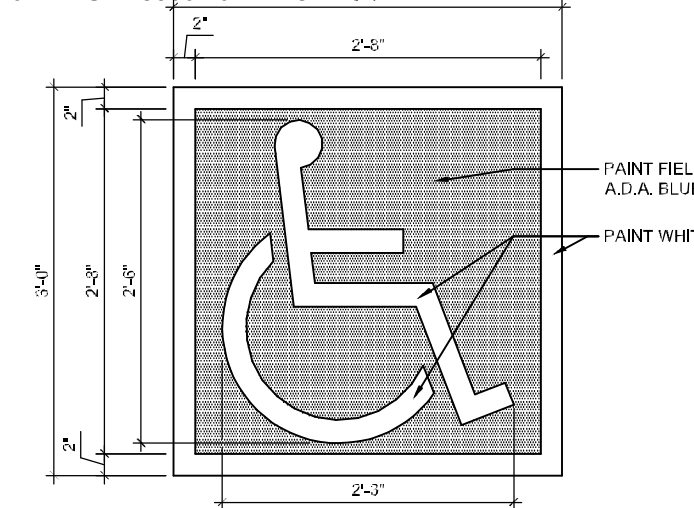


ASPHALT PAVEMENT

2 SITE DETAILS
1 1/2" = 1'-0"

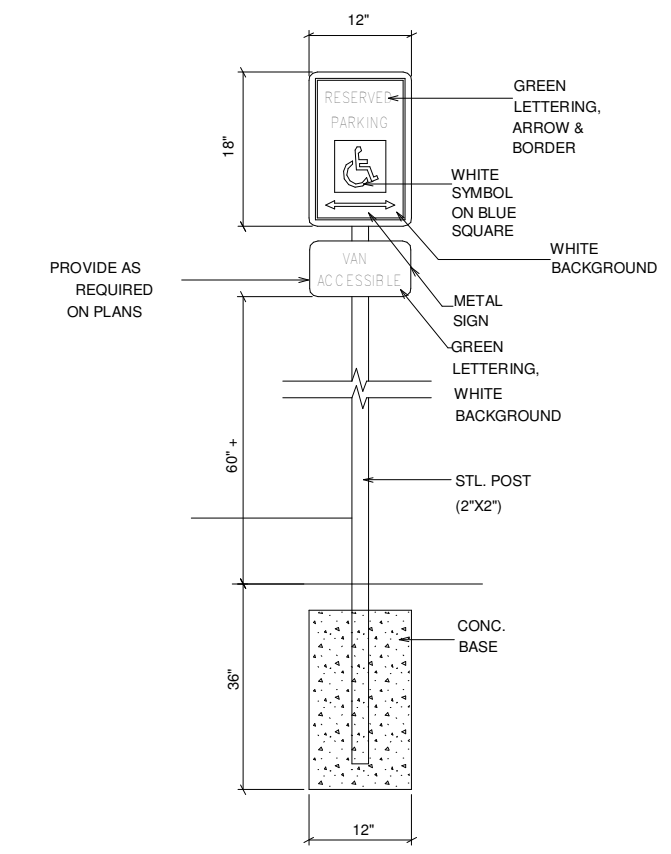


CONTRACTOR TO PROVIDE EXPANSION JOINT EVERY 100 FEET
SAWCUT CONTROL JOINT IN THE SLAB NOT EXCEED 10 FEET IN LENGTH
CONCRETE STRENGTH 3500 PSI AT 28 DAYS



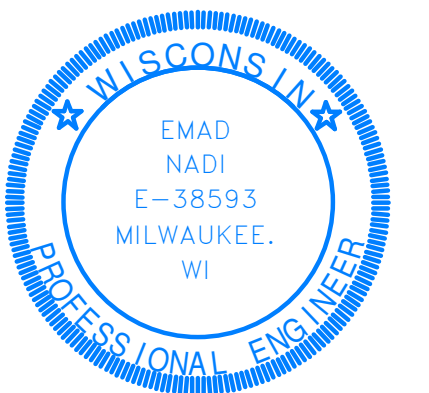
ADA DETAILS - NTS

Symbol shall be painted with white color and blue background



MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

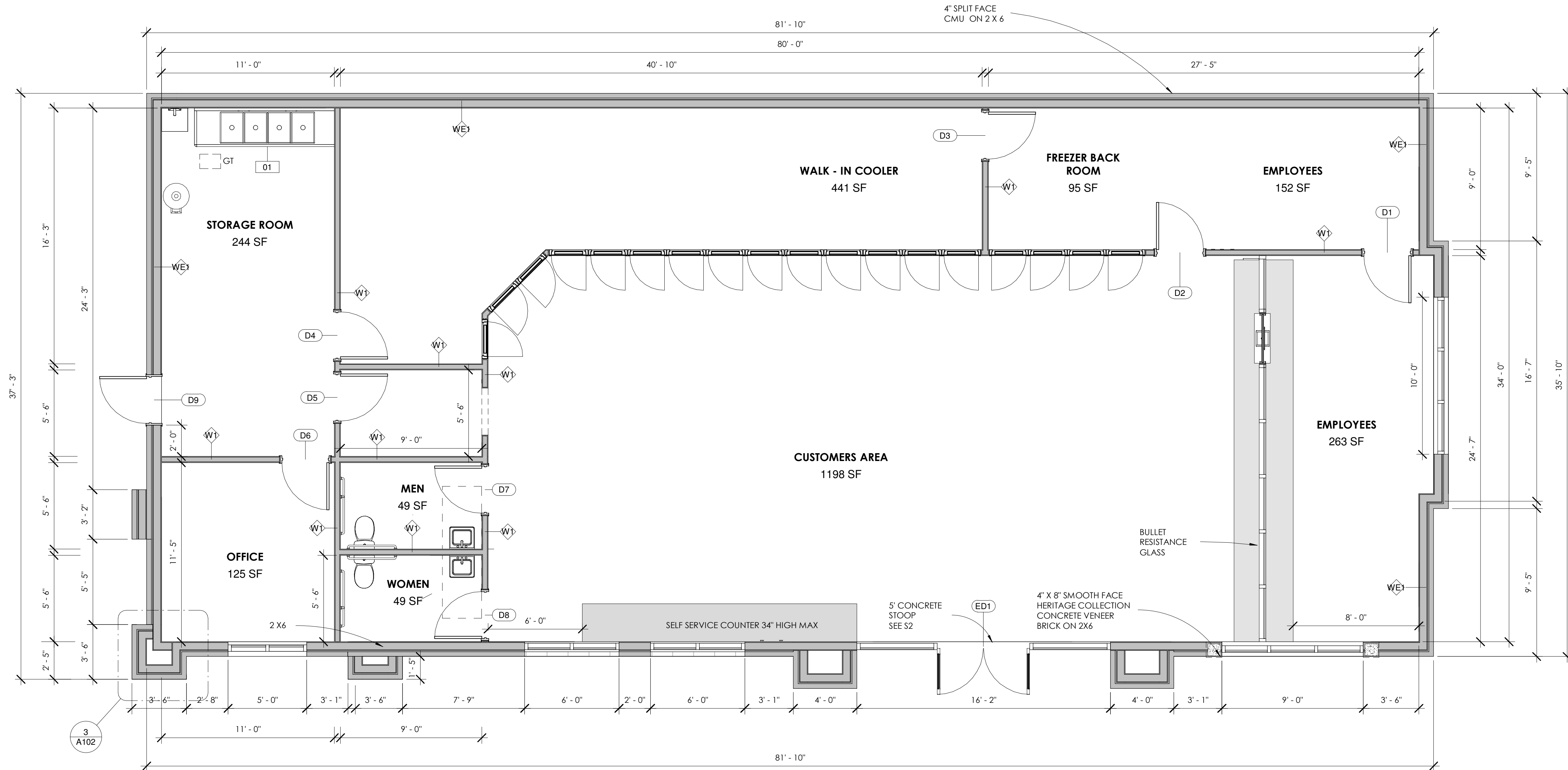
SCALE
VARIES



SITE DETAILS

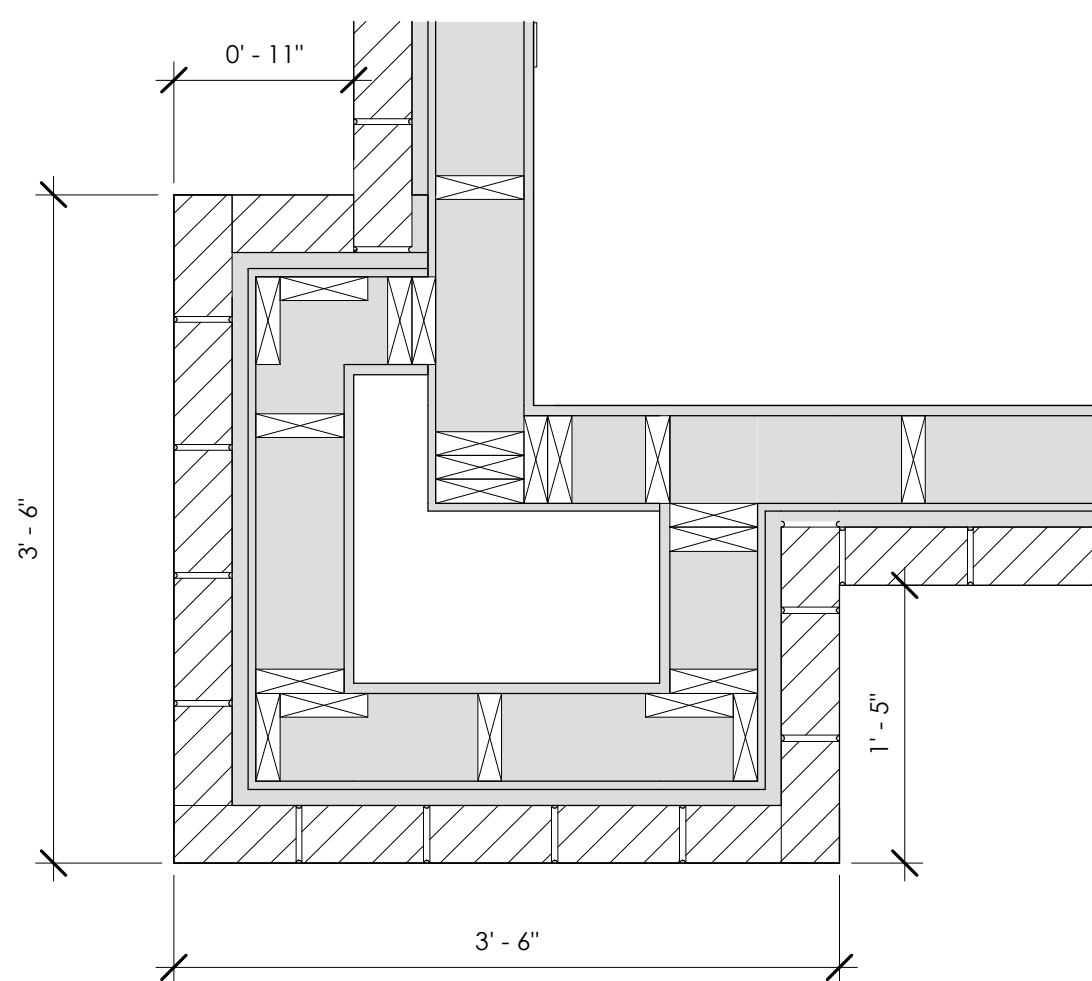
A101.1

Revision Schedule		
No.	Revision	Date

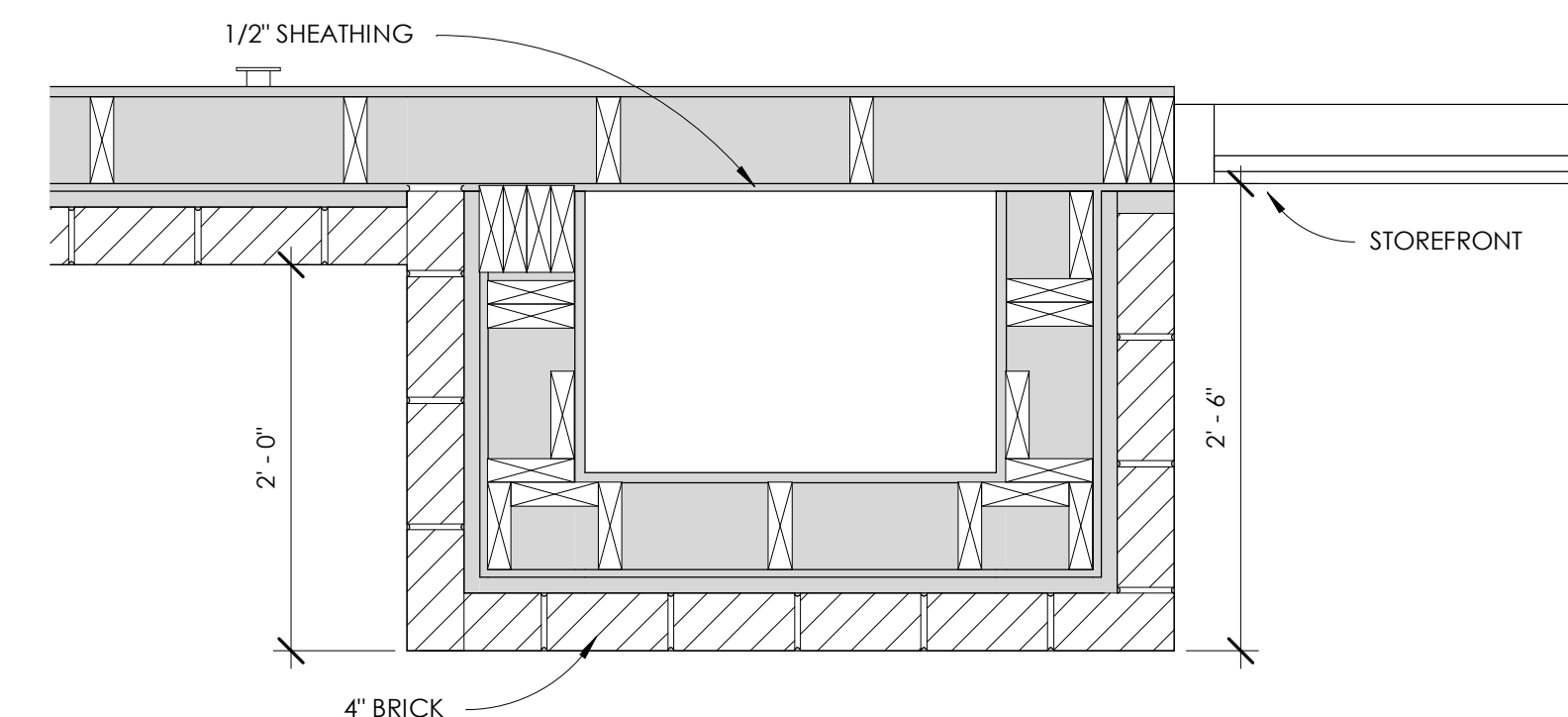


② Level 1 - LAYOUT
1/4" = 1'-0"

Room Schedule					
Room Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Ceiling Height
CUSTOMERS AREA	1198 SF				
EMPLOYEES	152 SF				
FREEZER BACK ROOM	95 SF				
WALK - IN COOLER	441 SF				
STORAGE ROOM	244 SF				
OFFICE	125 SF				
WOMEN	49 SF				
MEN	49 SF				
EMPLOYEES	263 SF				



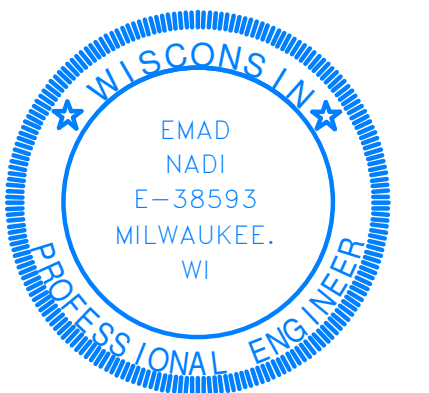
③ CORNER WALL DETAILS
1" = 1'-0"



① ENTRANCE FRAMING DETAILS
1" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES

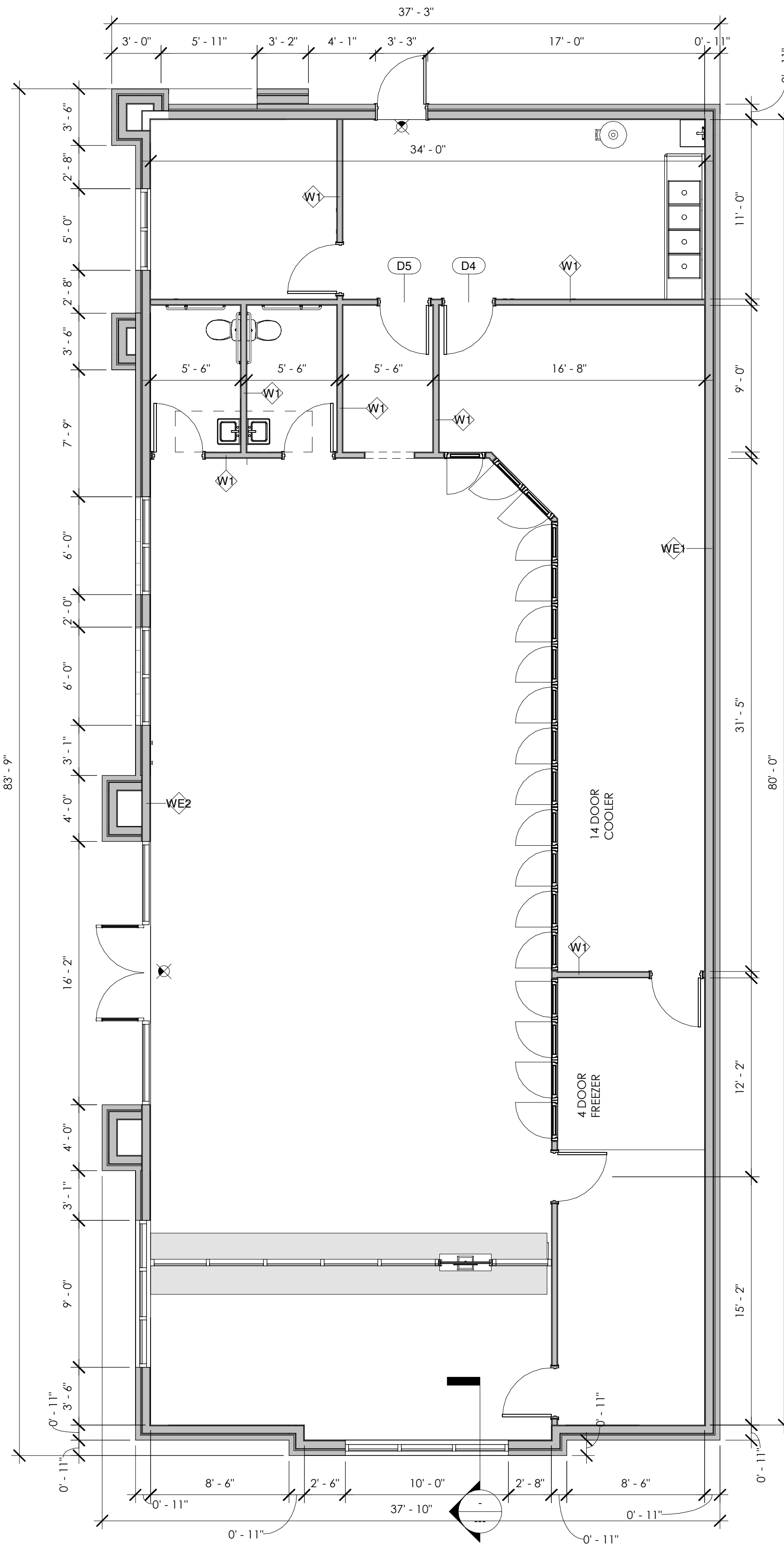


ARCHITECTURAL
LAYOUT

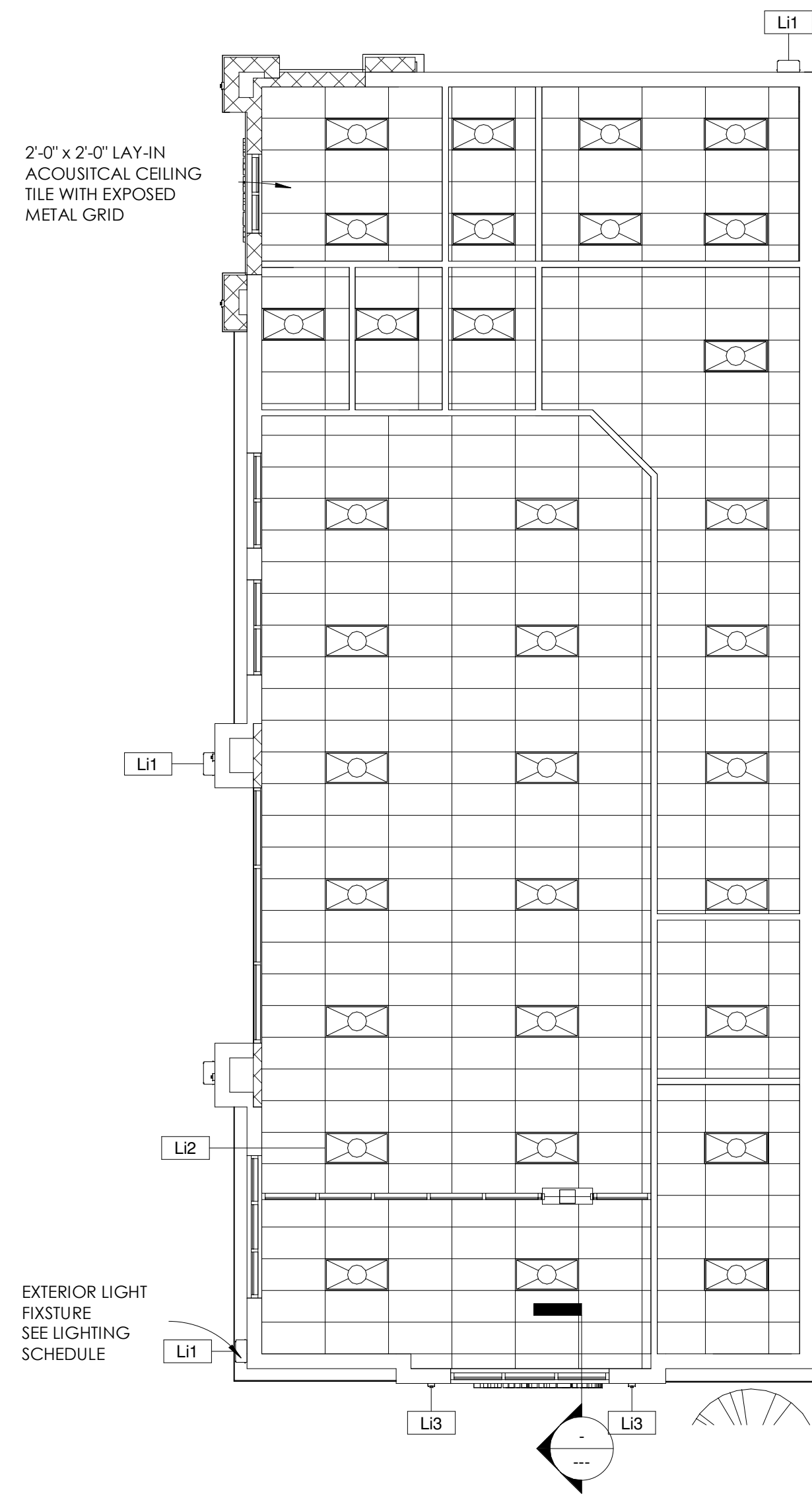
A102

Label Number	Notes
1	THERMALLY Y-BROCKEN ANODIZED ALUMINUM STOREFRONT. 1" LOW-E INSULATING GLAZING.
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW. 1" LOW-E INSULATING GLAZING.
3	EIFS CROWN
4	8" X 6" SANDSTONE SILL WITH DRIP EDGE
5	Heritage Collection™ Designer Concrete Brick SLATE
6	FABRIC AWNING
7	ALUMINUM AWNING
8	4" ELDORADO STONE VANTAGE 30 WHITE ELM
9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)

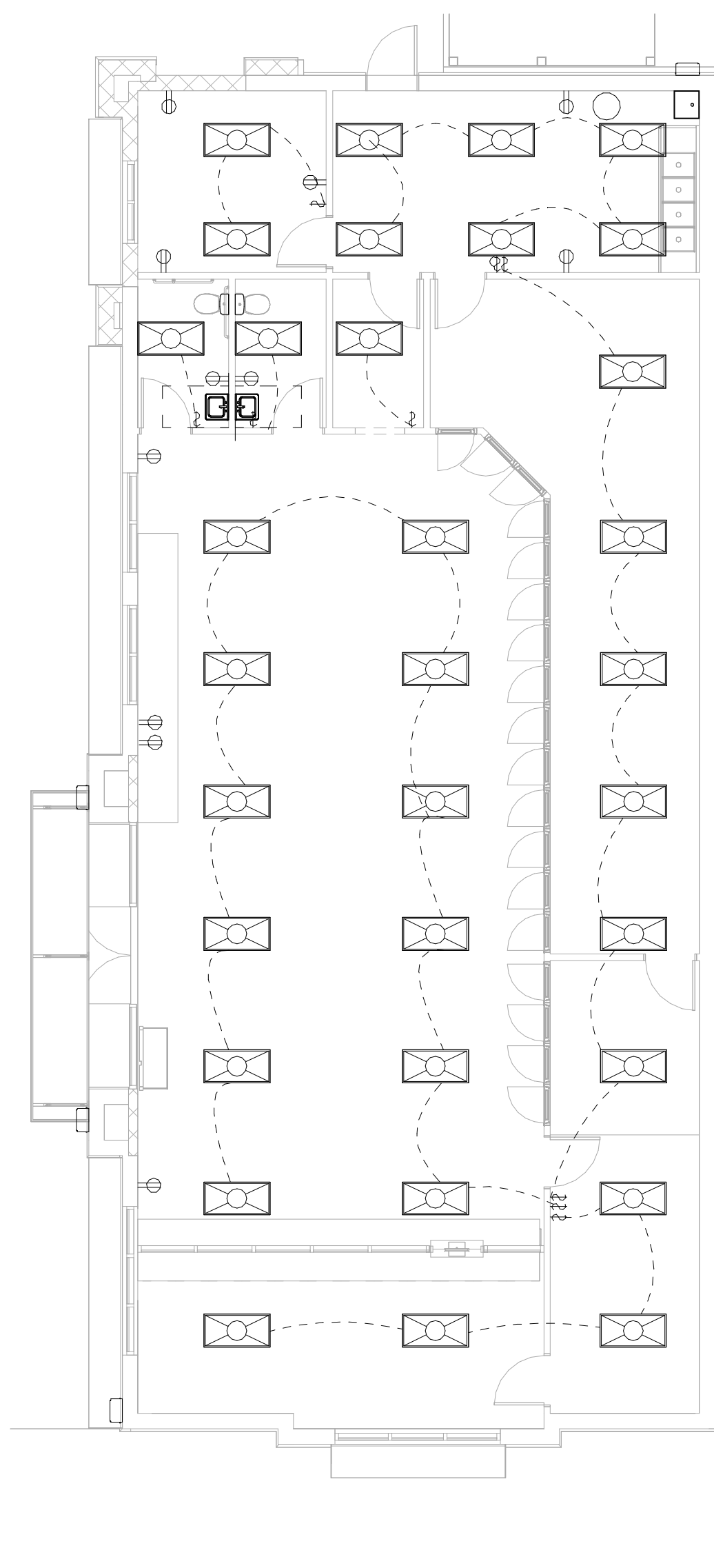
Revision Schedule		
No.	Revision	Date



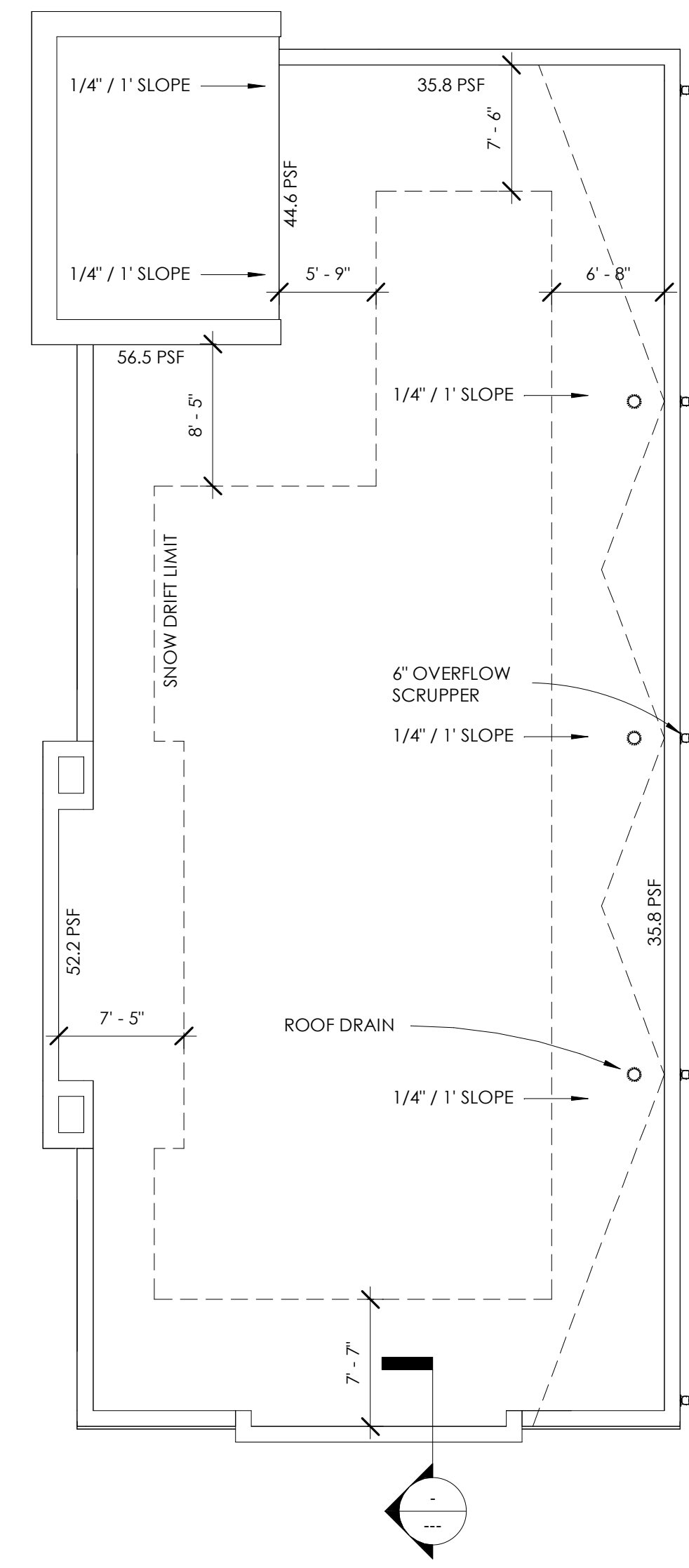
① Level 1 - New
3/16" = 1'-0"



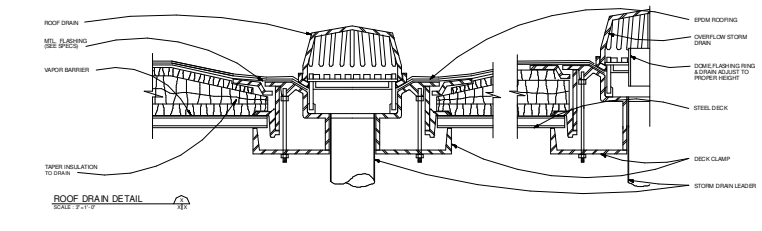
⑪ Reflected Ceiling Plan
1/8" = 1'-0"



⑭ ELECTRIC PLAN
1/8" = 1'-0"



② T.O.CHORD
1/8" = 1'-0"



⑥ ROOF DRAIN
1/2" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



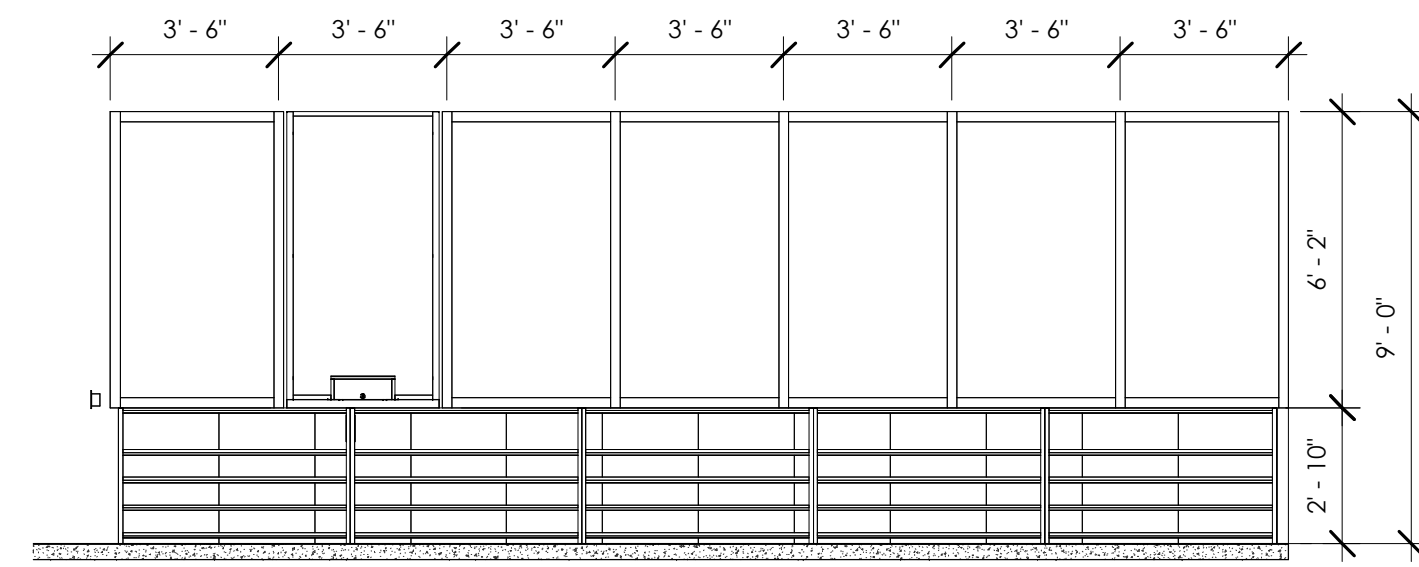
Architectural
Plan

A102.1

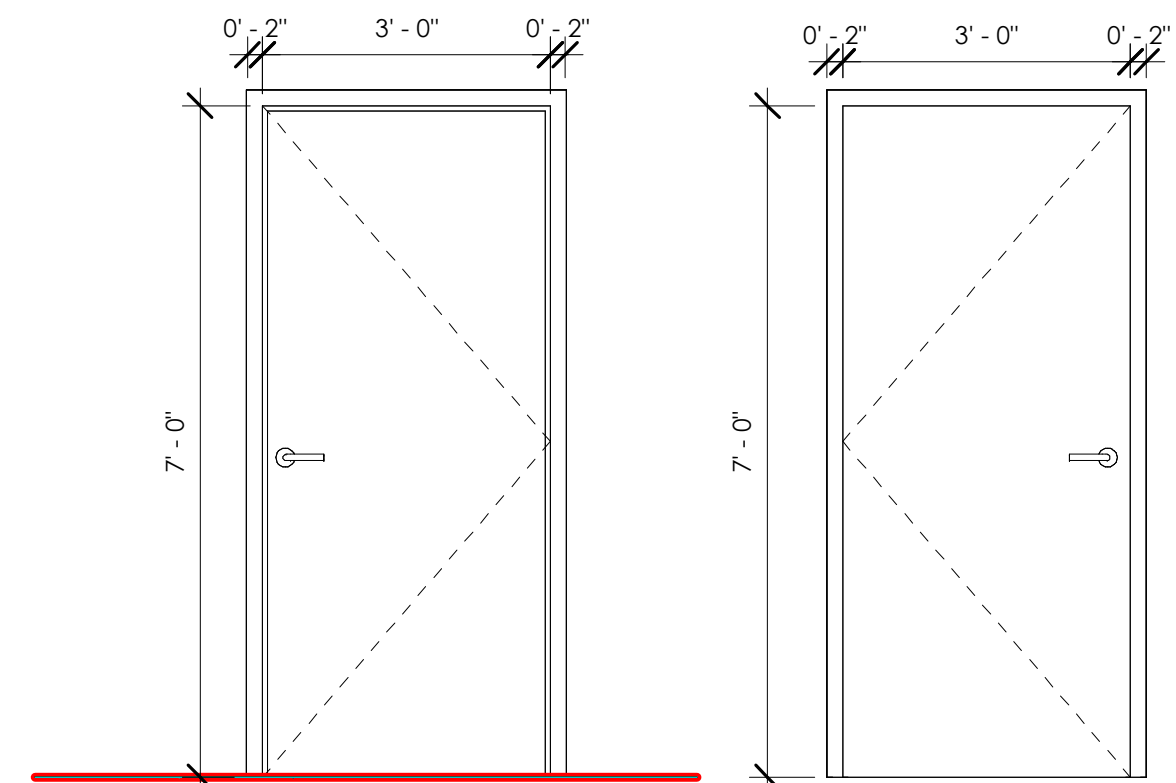
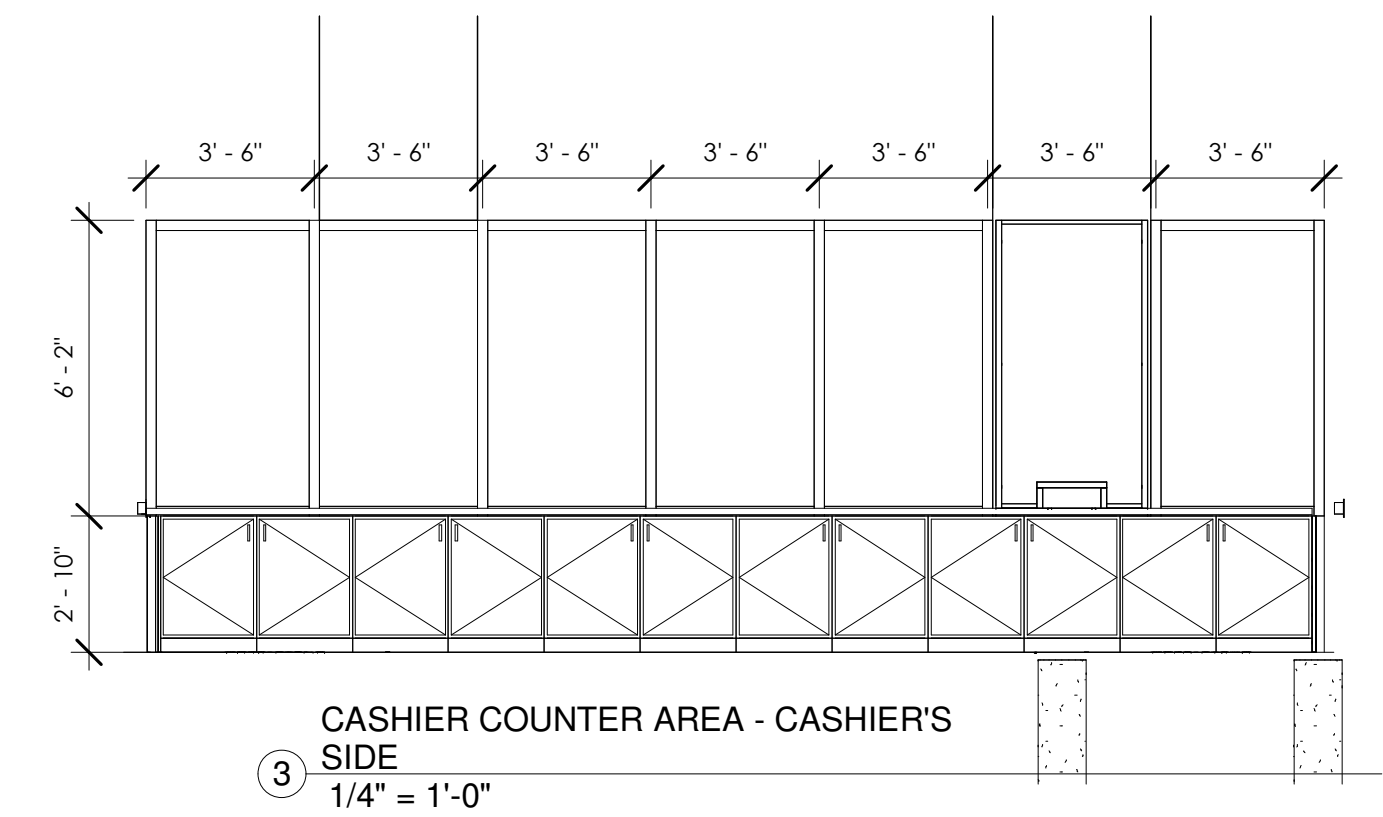
Revision Schedule		
No.	Revision	Date

Notes

Label Number	Notes
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9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)



② CASHIER COUNTER AREA
1/4" = 1'-0"

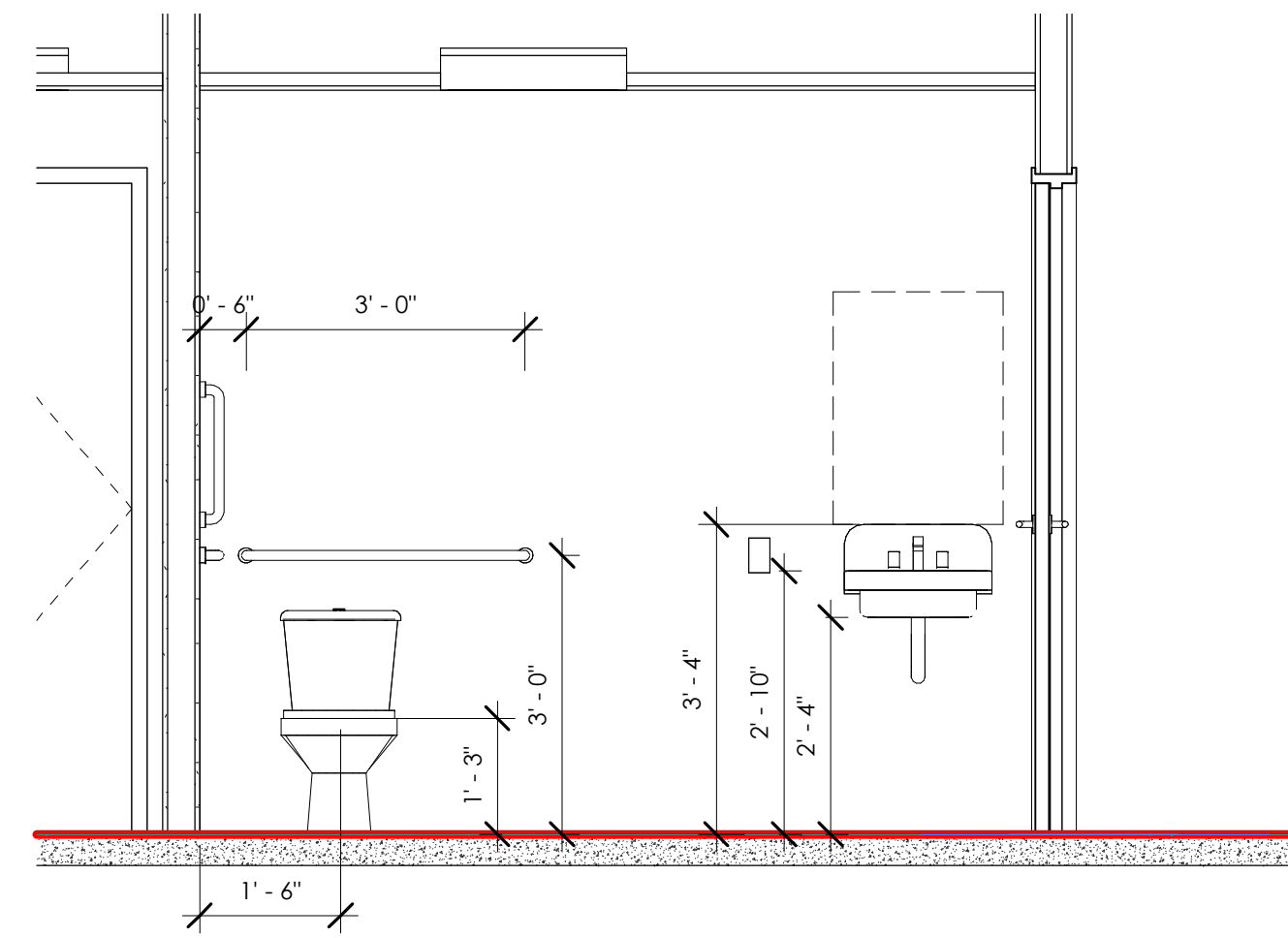


④ STANDARD INTERIOR DOOR
1/2" = 1'-0"

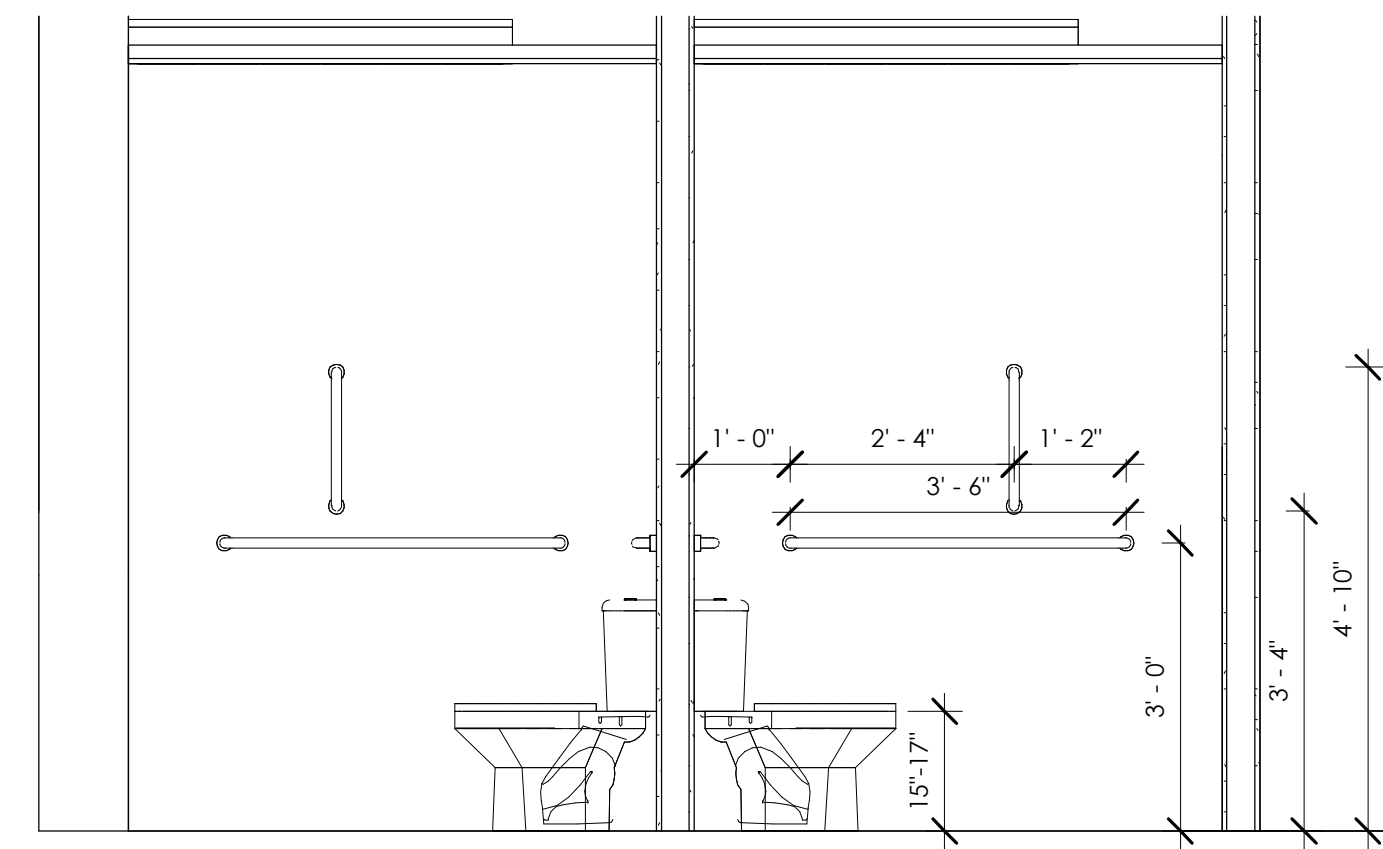
⑩ EXTERIOR METAL DOOR
1/2" = 1'-0"

1 3/4" SOLID CORE WOOD DOOR FLUSH PANEL 5-PLY FACE VENEER

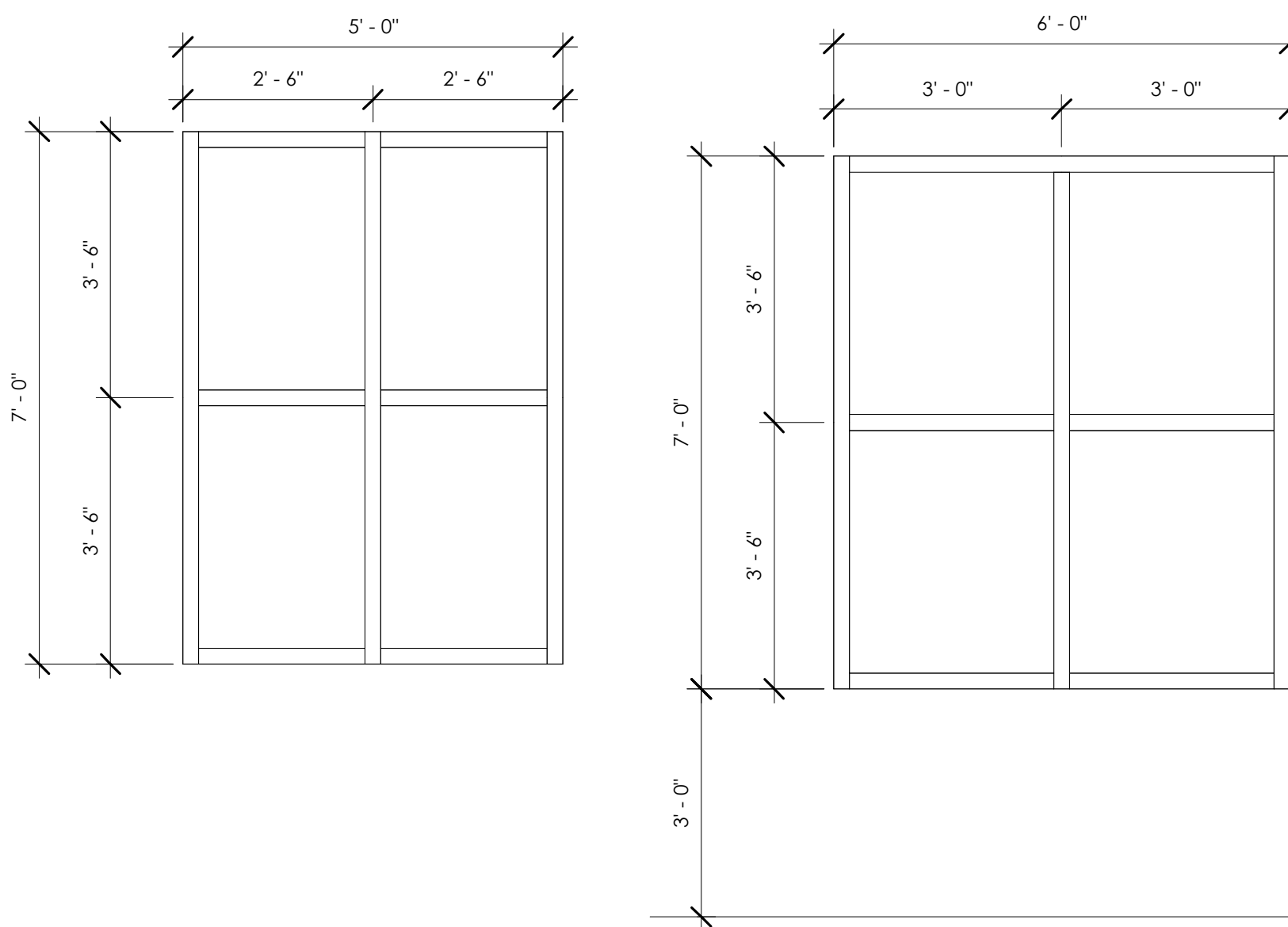
COMMERCIAL HOLLOW METAL DOORS & FRAMES 1-3/4" THICK 18 GAUGE COLD ROLLED STEEL INSULATED POLYSTYRENE CORE



① ADA BATHROOM DETAILS 1
1/2" = 1'-0"

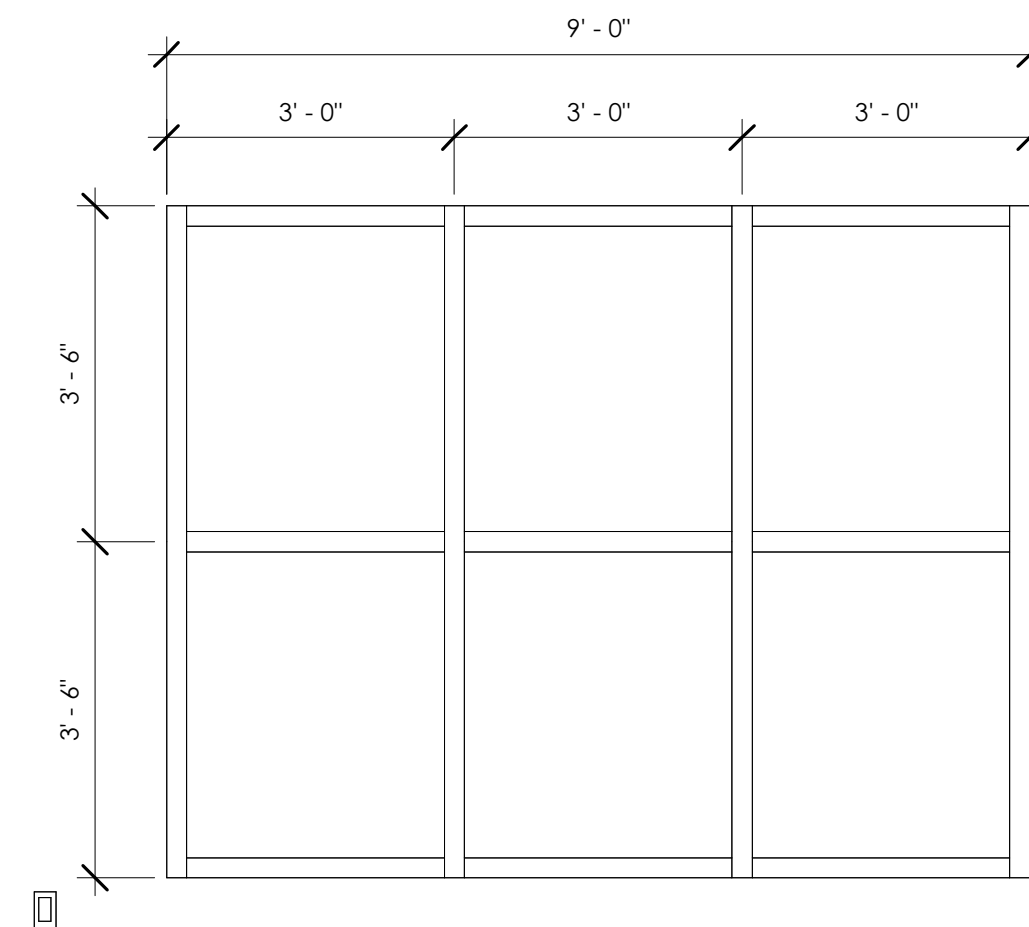


⑨ ADA BATHROOM DETAILS 2
1/2" = 1'-0"

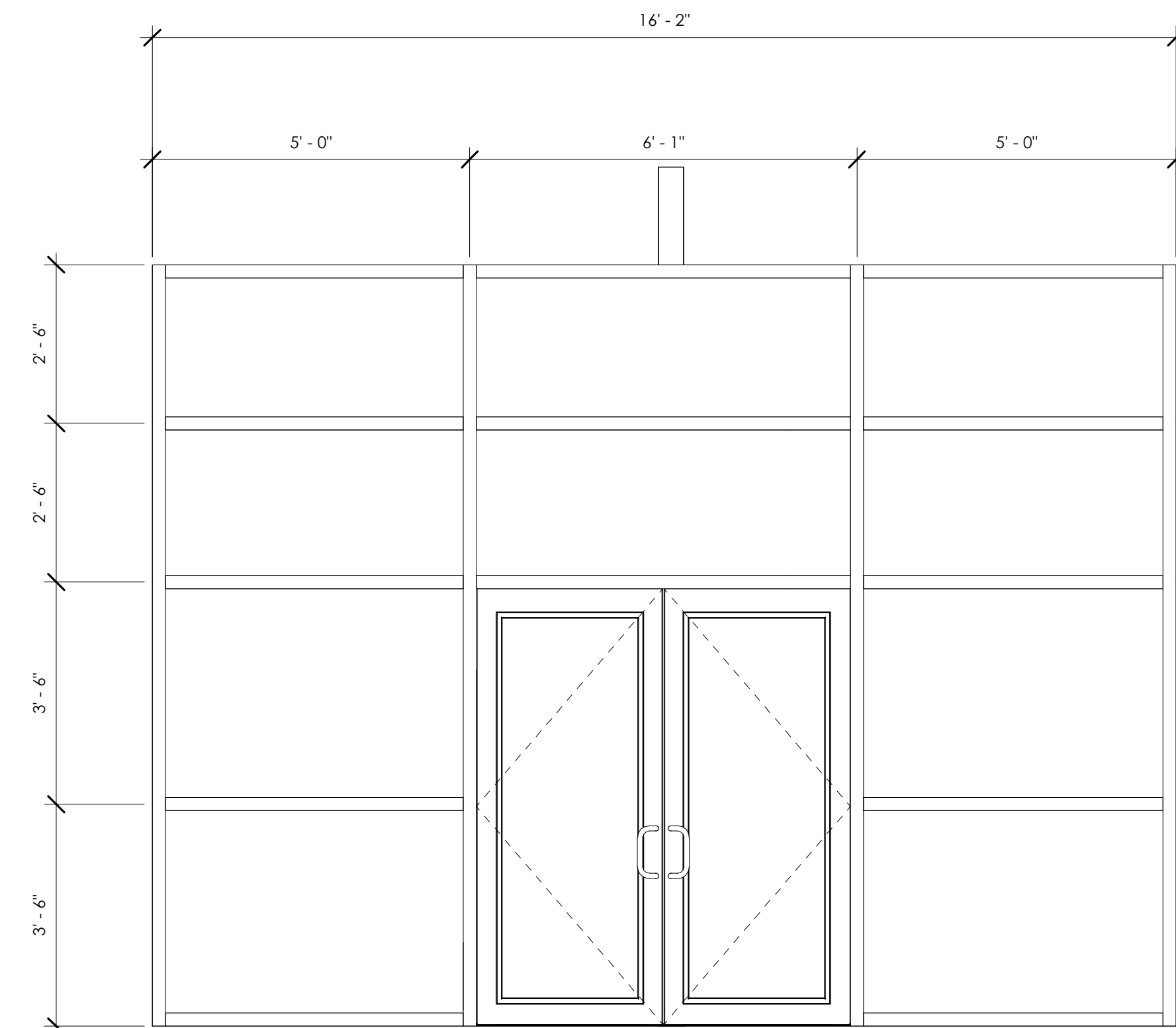


⑦ STOREFRONT WINDOW DETAILS-1
1/2" = 1'-0"

⑥ STOREFRONT WINDOW DETAILS-2
1/2" = 1'-0"



⑧ STOREFRONT WINDOW DETAILS-3
1/2" = 1'-0"



⑤ STOREFRONT DETAILS
1/2" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



INTERIOR DETAILS

A102.2

Lighting Fixture Schedule - See Plan A101 and A102

Mark	TYPE	Lamp	Count	Electrical Data	Fixture Material Finish	Manufacturer	Luminous Flux
L11	Lighting-Wall_Pack-Stonco-WP_LED: Exterior-Stonco_LPW32 large wall sconce	LED	4	Luminaire 0 V/1-65 VA	Aluminum-Signify-Powder-Coated-White	Stonco	6726 lm
L13	Lighting-Wall_Sconce-Visual_Comfort_&_Co-Aspen-26: Not A Type - Load Type Catalog	LED	6	Power Connector 120 V/1-38 VA		Visual Comfort & Co.	1060 lm
L12	Traffer Light - 2x4 Parabolic: 2'x4'(2 Lamp) - 120V	LED	33	120 V/1-80 VA			6300 lm

Revision Schedule		
No.	Revision	Date
8	ROOM SCHEDULE	3/26/2023

Door Schedule

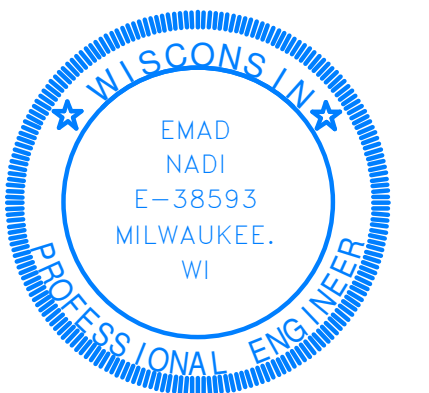
Mark	Type	Width	Height	Hardware
D1	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D2	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D3	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D4	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D5	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D6	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D7	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D9	36" x 84" - HM Frame exterior	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET - KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
ED1	DH-350 Double	5' - 10 11/16"	6' - 10 3/4"	STOREFRONT DOUBLE DOOR

Room Schedule

Room Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Ceiling Height
CUSTOMERS AREA	1198 SF	LAMINATE	GYB		12' - 0"
EMPLOYEES	152 SF	LAMINATE	GYB		9' - 0"
FREEZER BACK ROOM	95 SF	LAMINATE	PER INSTALLER		8' - 0"
WALK - IN COOLER	441 SF	PER INSTALLER	PER INSTALLER		8' - 0"
STORAGE ROOM	244 SF	LAMINATE	GYB+FRP		9' - 0"
OFFICE	125 SF	LAMINATE	GYB		8' - 0"
WOMEN	49 SF	QUARRY TILES	GYB+TILES		8' - 0"
MEN	49 SF	QUARRY TILES	GYB+TILES		8' - 0"
EMPLOYEES	263 SF	LAMINATE	GYB		12' - 0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

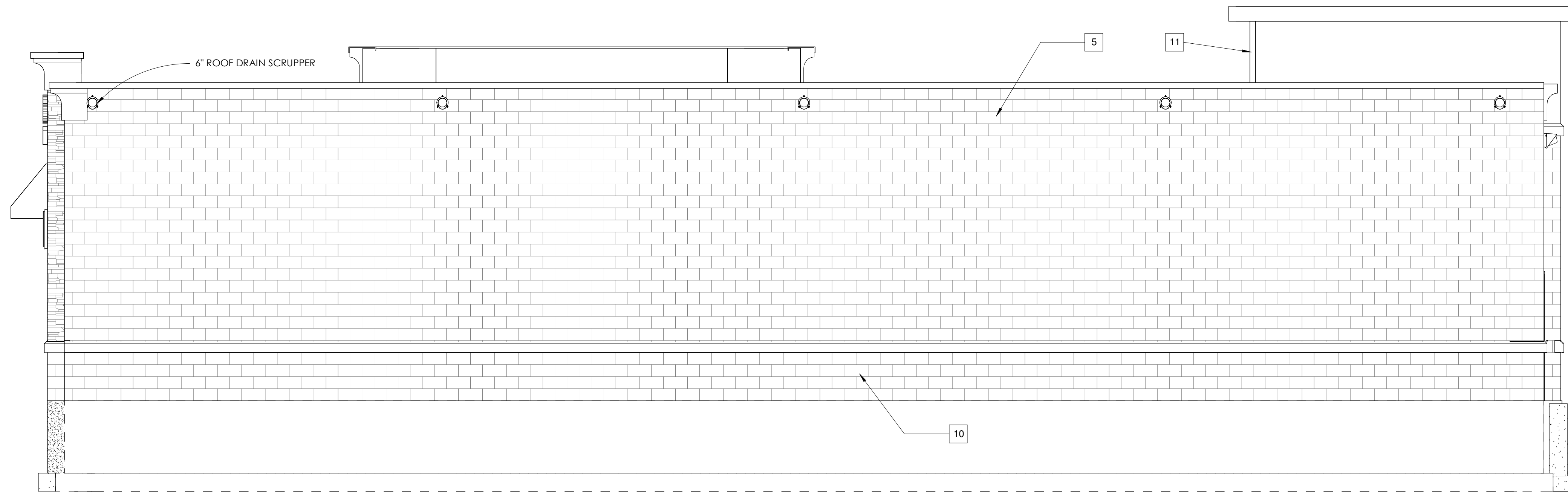
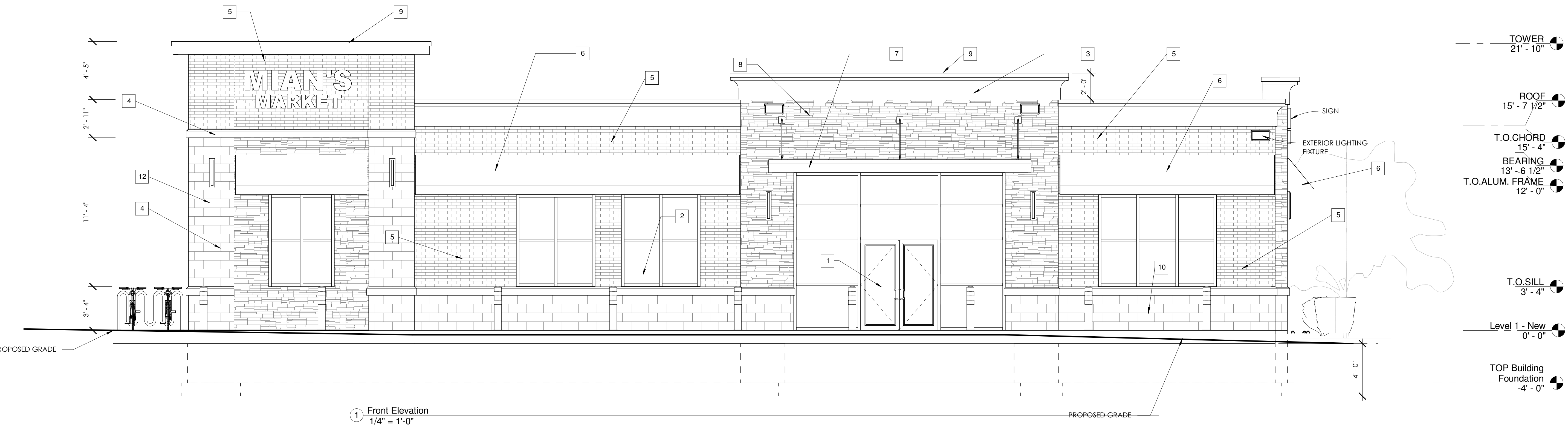
SCALE
VARIES



SCHEDULES

A102.3

Revision Schedule		
No.	Revision	Date



Label Number	Notes
1	THERMALLY Y-BROCKEN ANODIZED ALUMINUM STOREFRONT. 1" LOW-E INSULATING GLAZING.
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW. 1" LOW-E INSULATING GLAZING.
3	EIFS CROWN
4	8" X 6" SANDSTONE SILL WITH DRIP EDGE
5	Heritage Collection™ Designer Concrete Brick SLATE
6	FABRIC AWNING
7	ALUMINUM AWNING
8	4" ELDORADO STONE VANTAGE 30 WHITE ELM
9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



Elevations

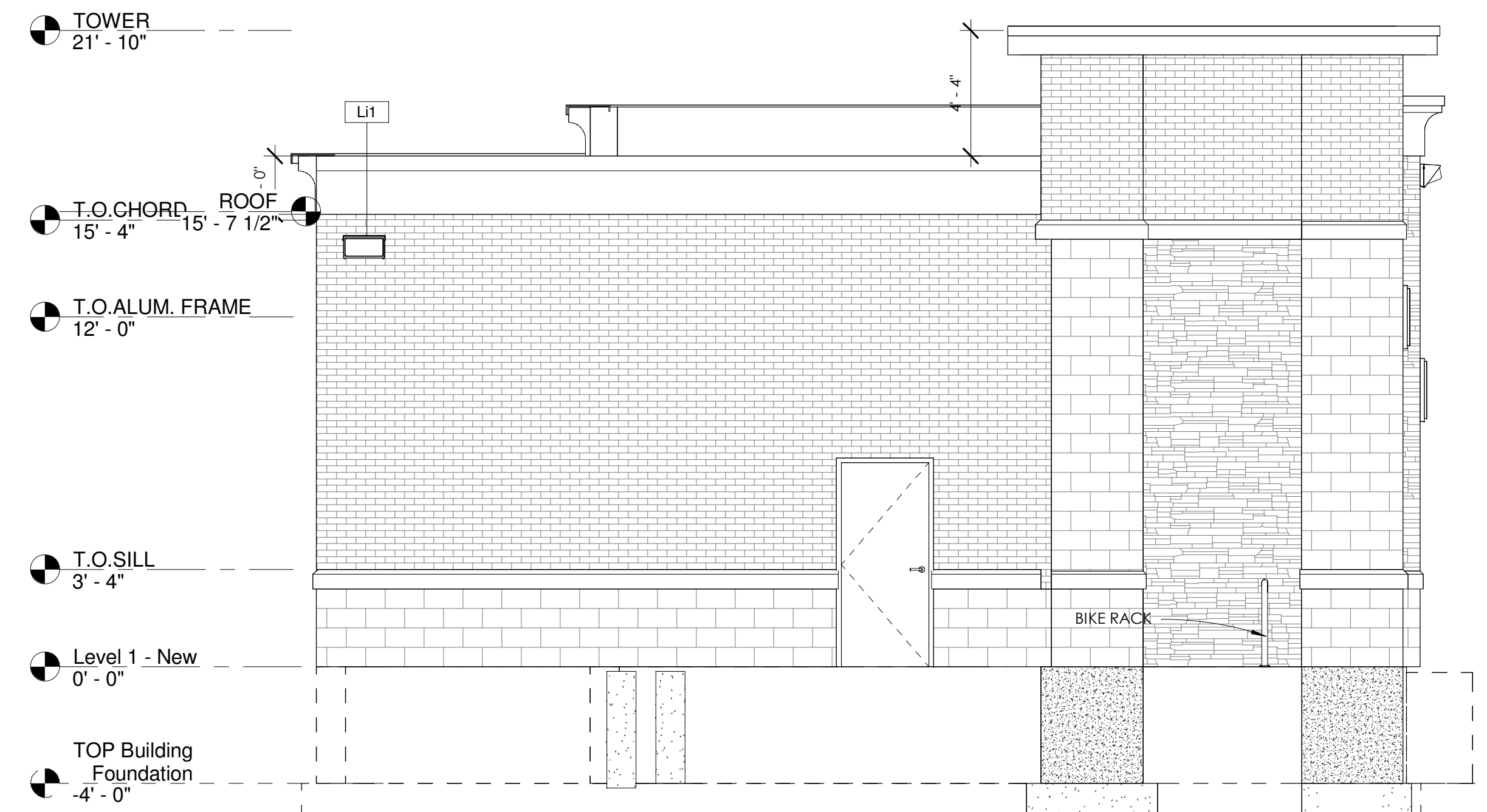
A103

Revision Schedule

No.	Revision	Date



① EAST Elevation
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

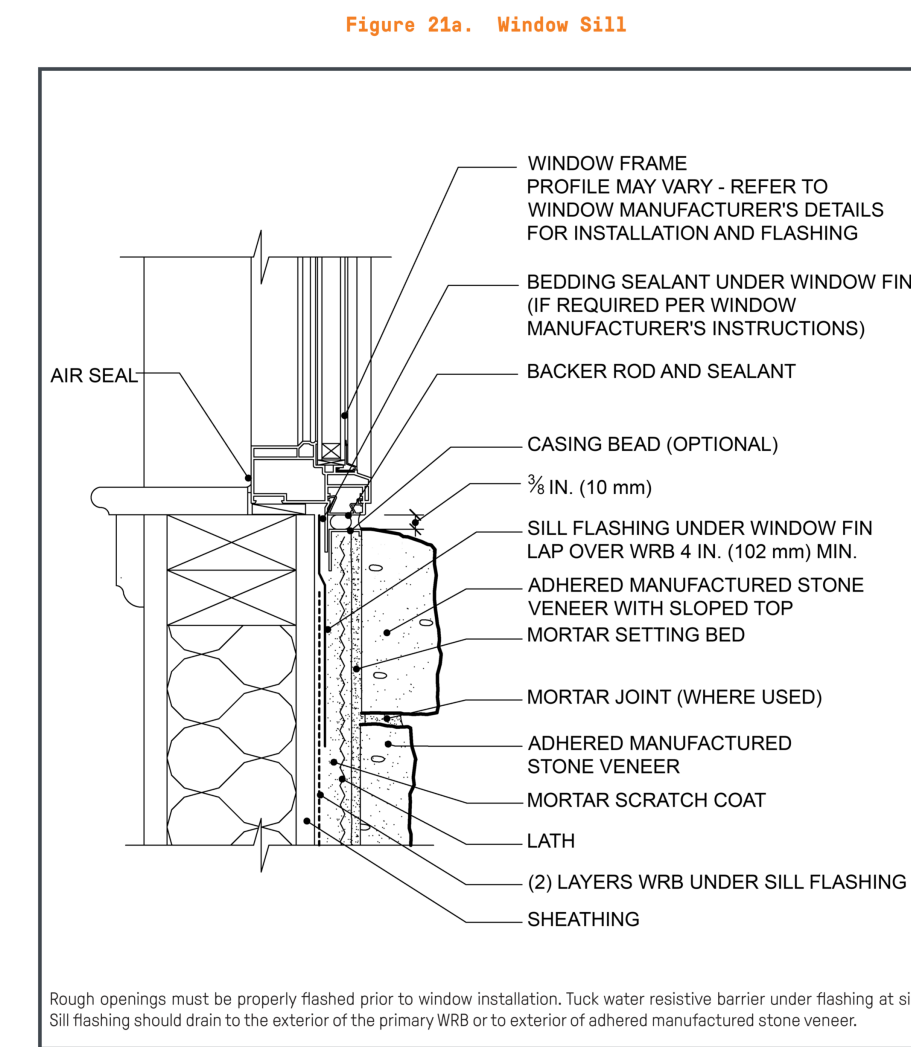
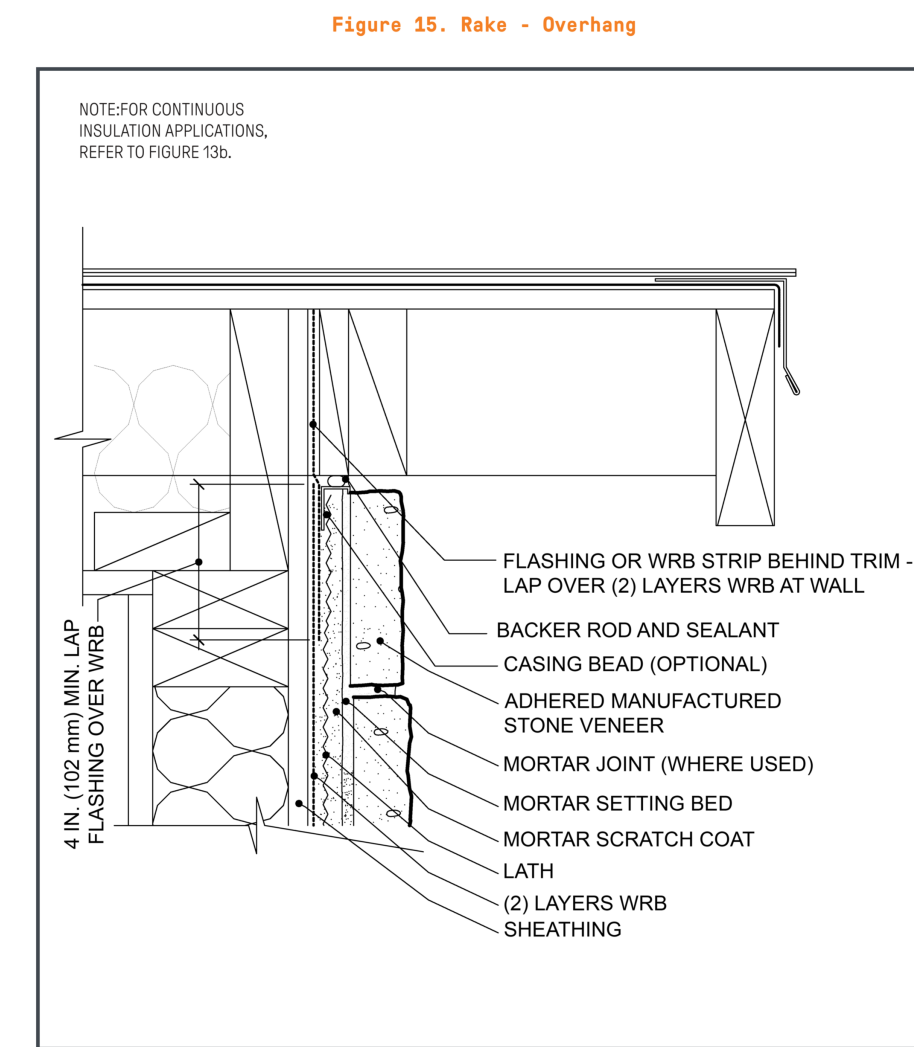
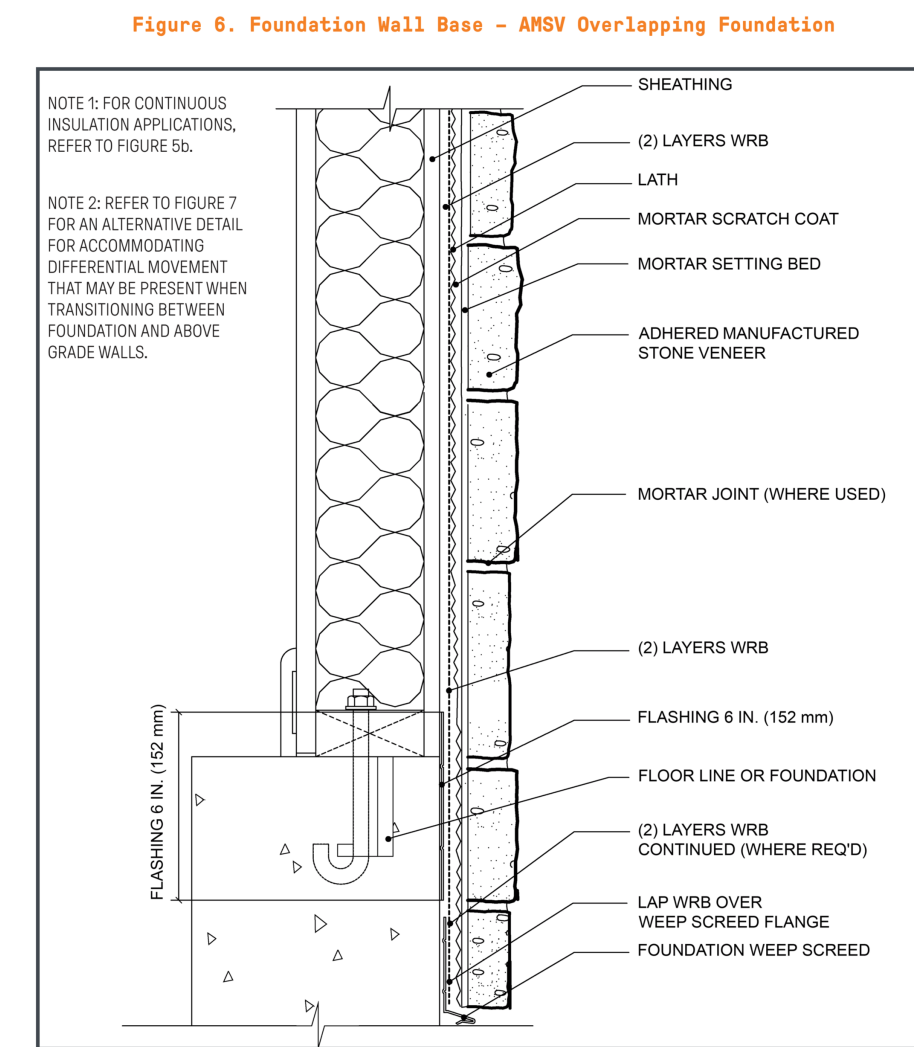
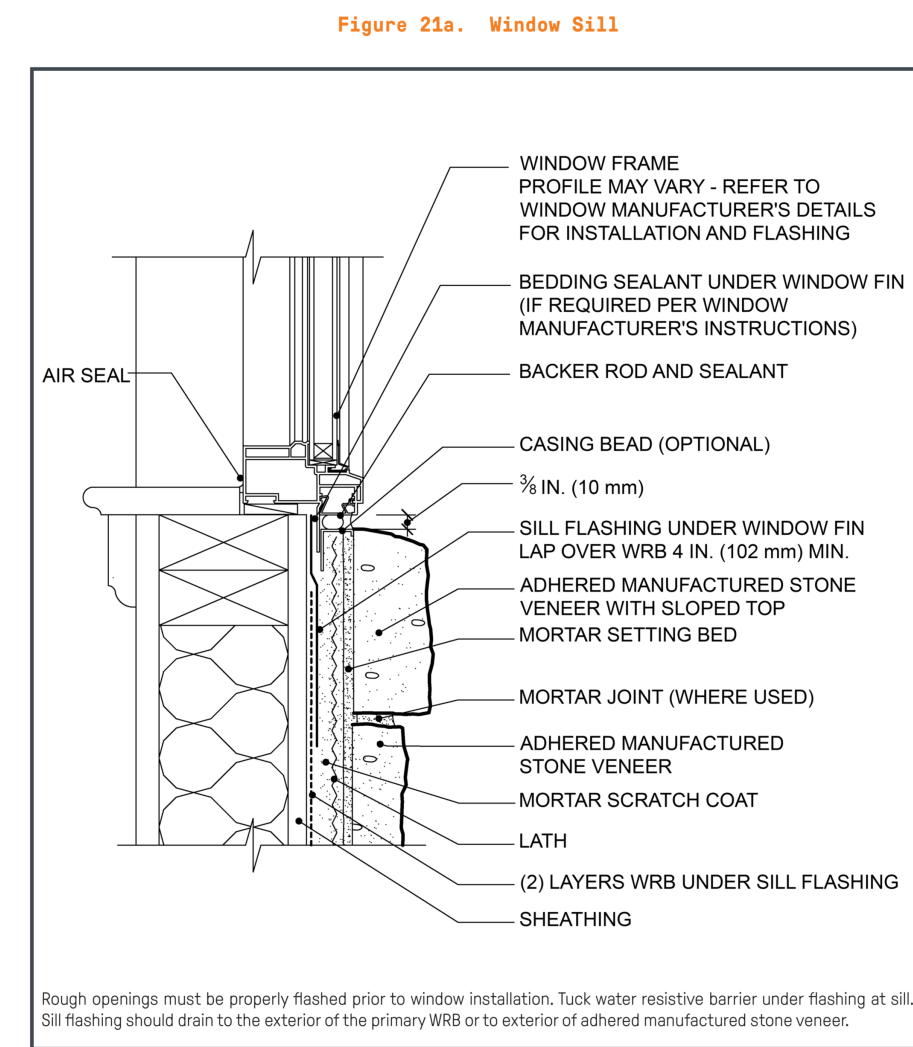
SCALE
VARIES



Elevtions

A103.1

Revision Schedule		
No.	Revision	Date

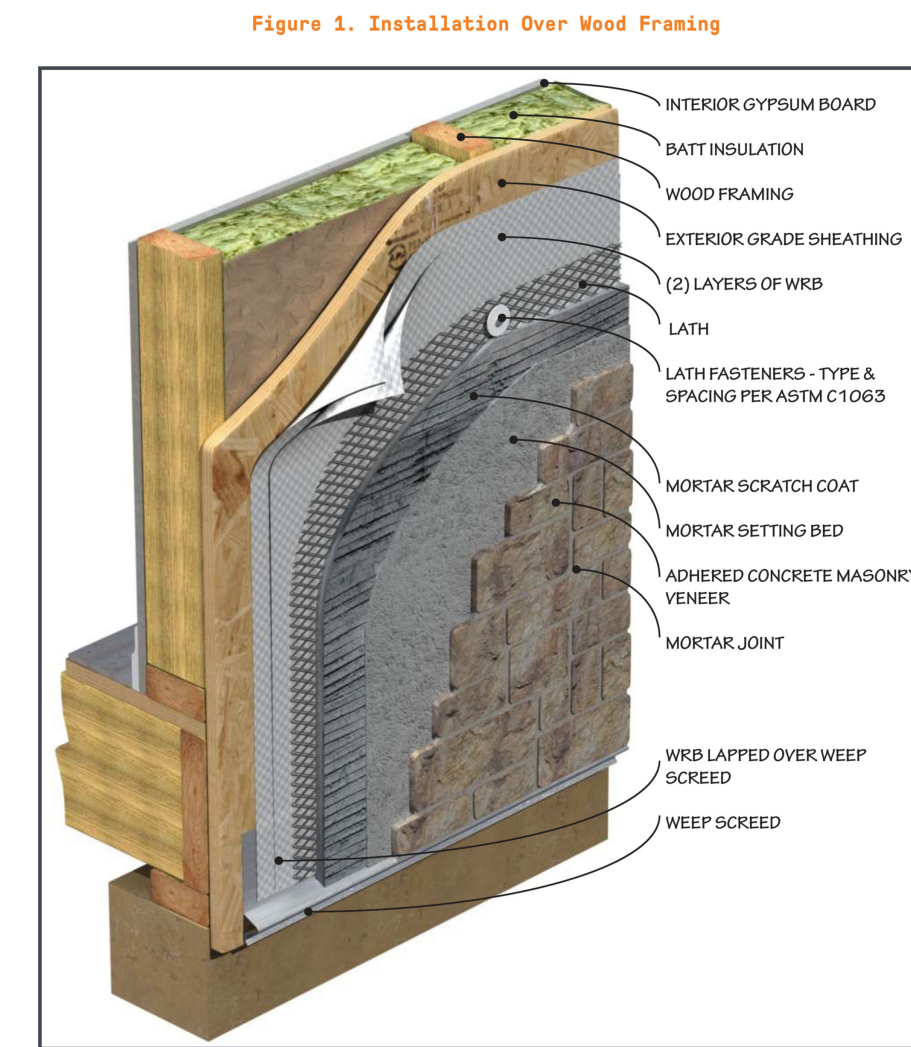
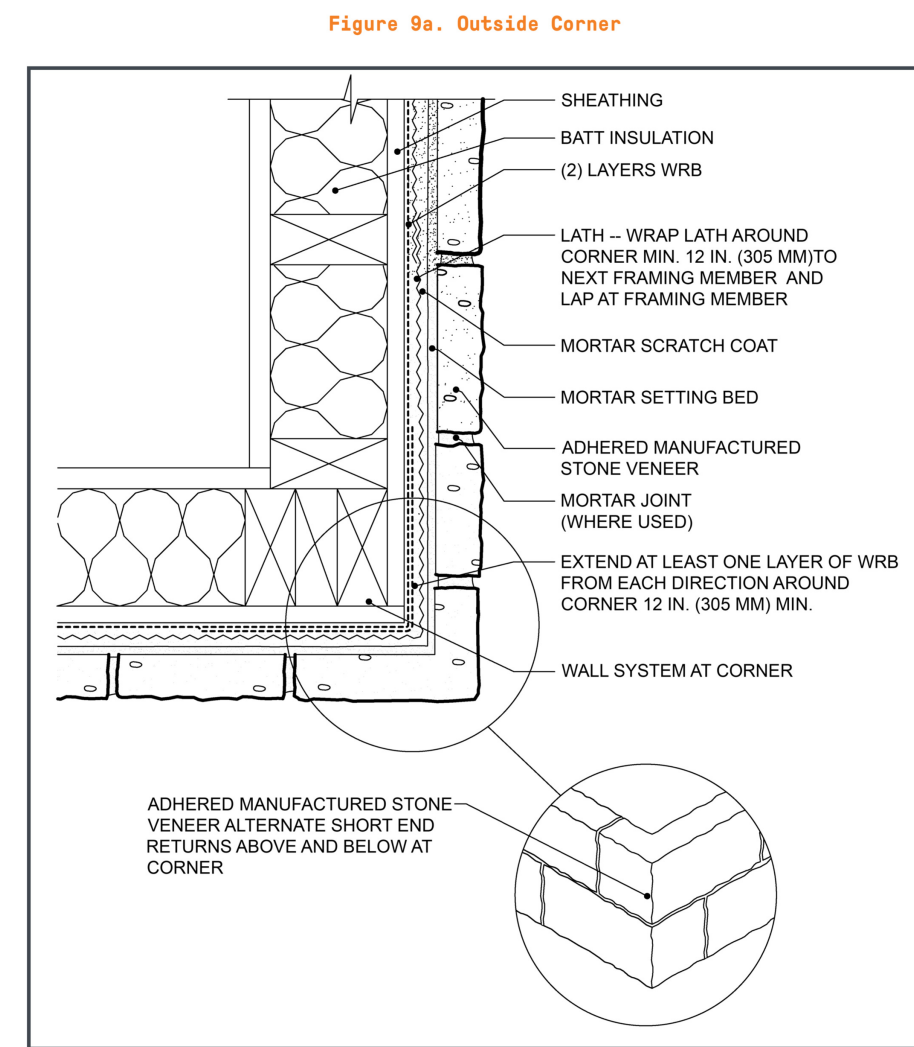
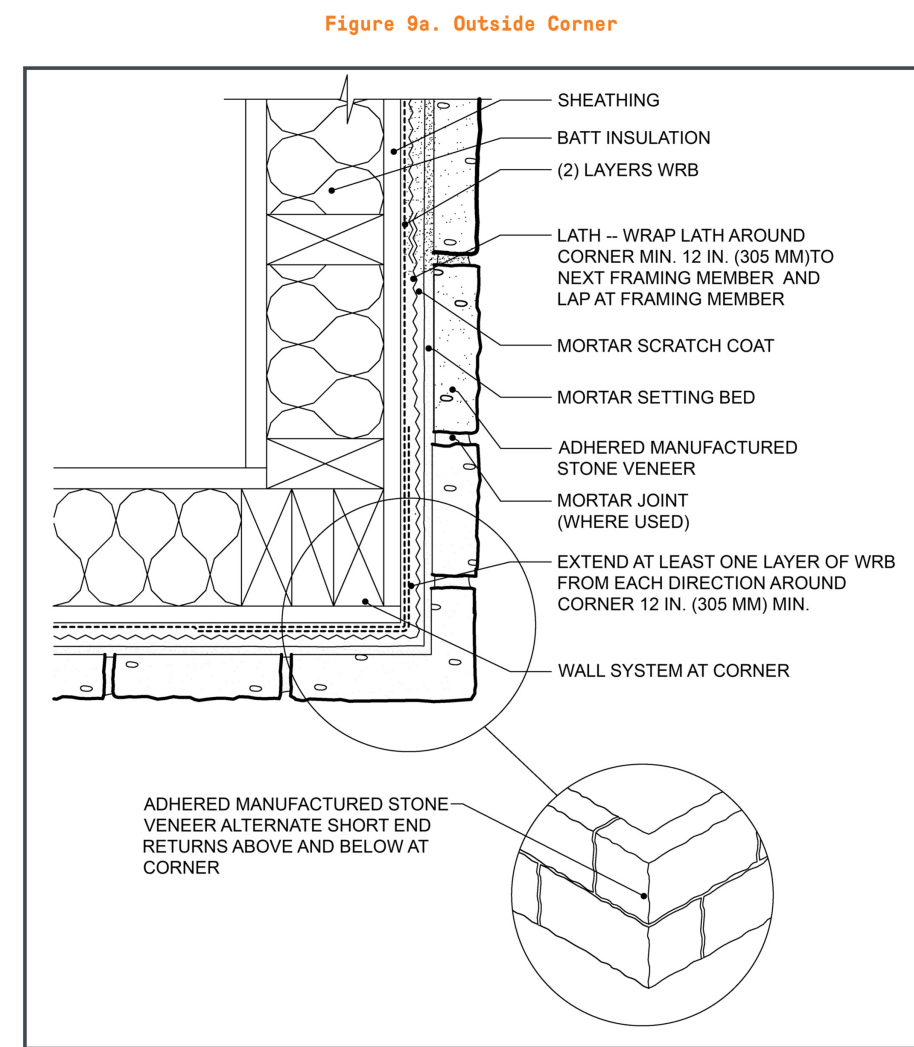


44 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 9th PRINTING, REVISED AUGUST 2021

22 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 9th PRINTING, REVISED AUGUST 2021

NATIONAL CONCRETE MASONRY ASSOCIATION 97

44 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 9th PRINTING, REVISED AUGUST 2021



28 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 9th PRINTING, REVISED AUGUST 2021

28 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 9th PRINTING, REVISED AUGUST 2021

NATIONAL CONCRETE MASONRY ASSOCIATION 15

1 CONSTRUCTION DETAILS
1" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

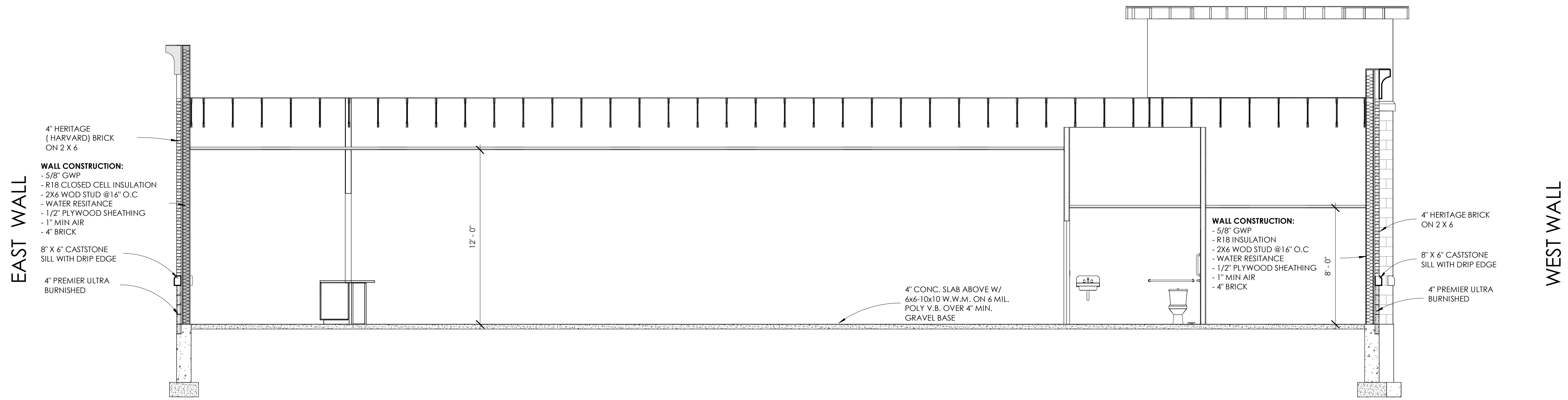
SCALE
VARIES



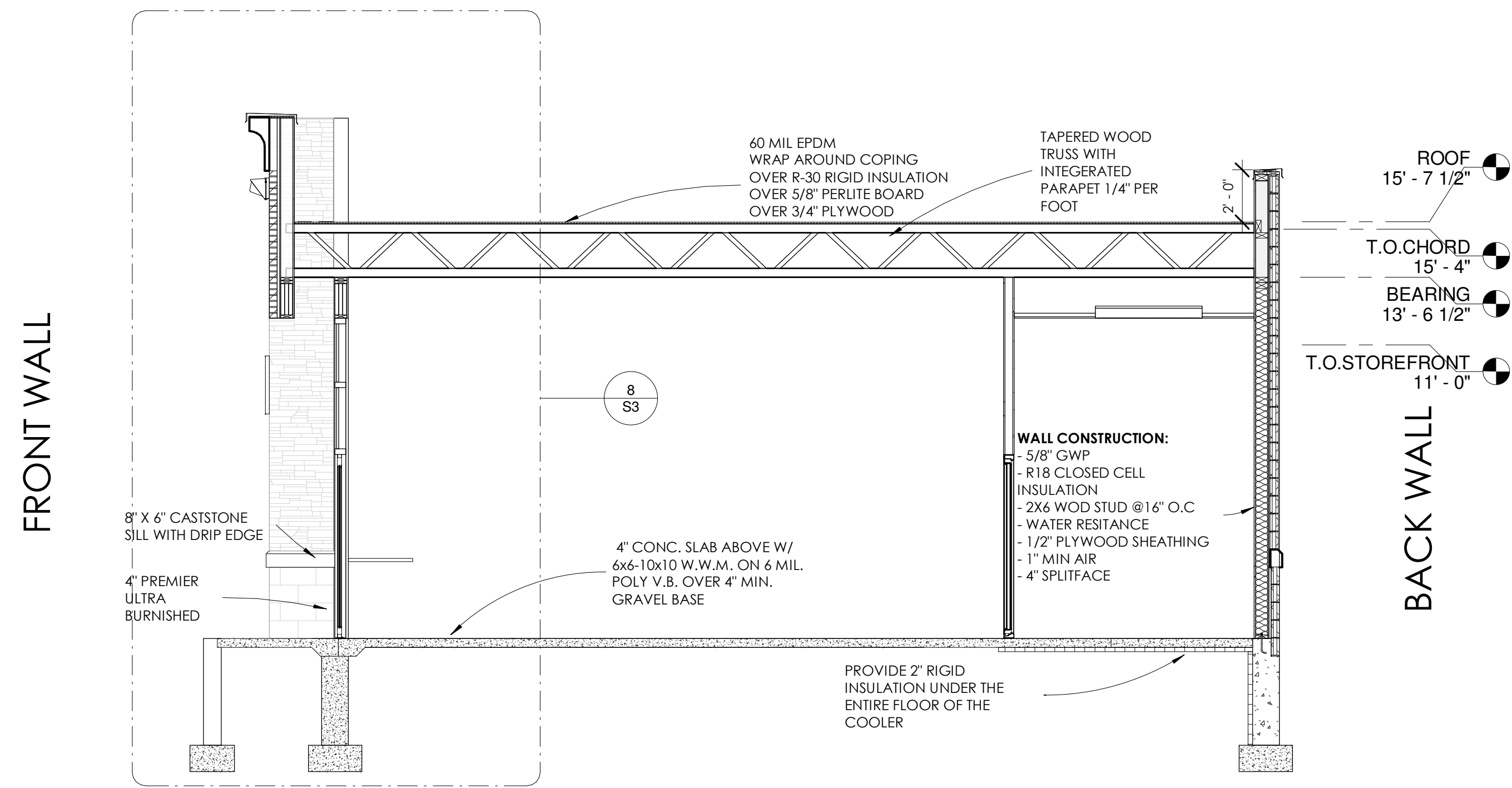
CONSTRUCTION
DETAILS

A103.2

Revision Schedule		
No.	Revision	Date



② BUILDING SECTION 2
1/4" = 1'-0"



① BUILDING SECTION 1
1/4" = 1'-0"

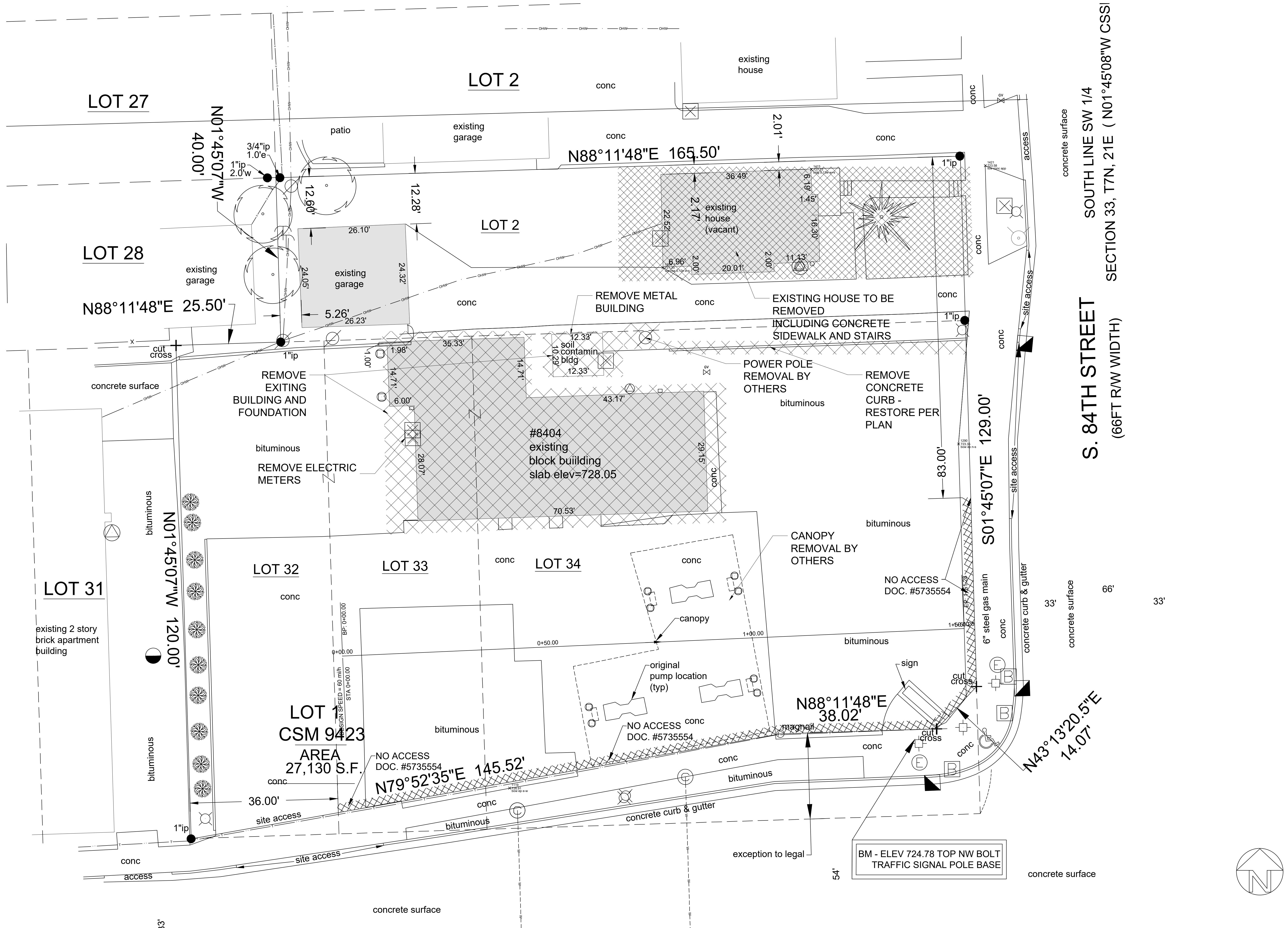
MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



BUILDING SECTIONS

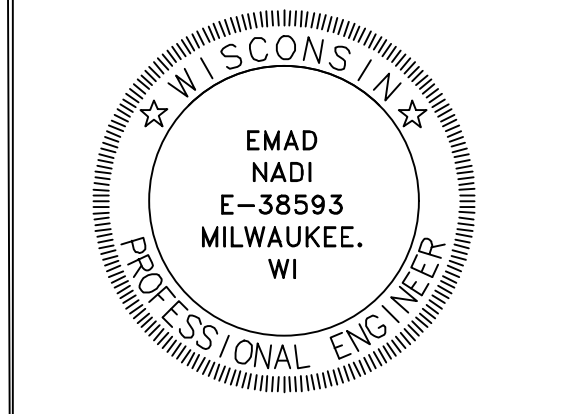
A104



DRAWN	ETN	DATE	09/30/19
CHECKED		DATE	
APPROVED		DATE	
PROJECT MANAGER		DATE	

MIAN'S OIL COR. FUEL STATION
New Building
8404 W GREENFIELD AVE
WEST ALLIS WI

SCALE
1" = 40'



SITE DEMO

C1

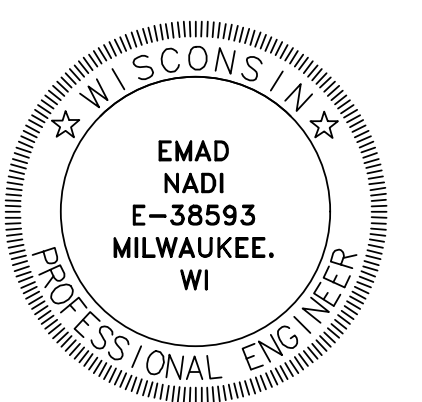
ETn Engineering
2504 W Bridge Street
Milwaukee
Wisconsin 53221

Phone: 414-324-4129
EMADNADI@ETNENGINEERING.COM

DRAWN	ETN	DATE	09/30/19
CHECKED		DATE	
APPROVED		DATE	
PROJECT MANAGER		DATE	

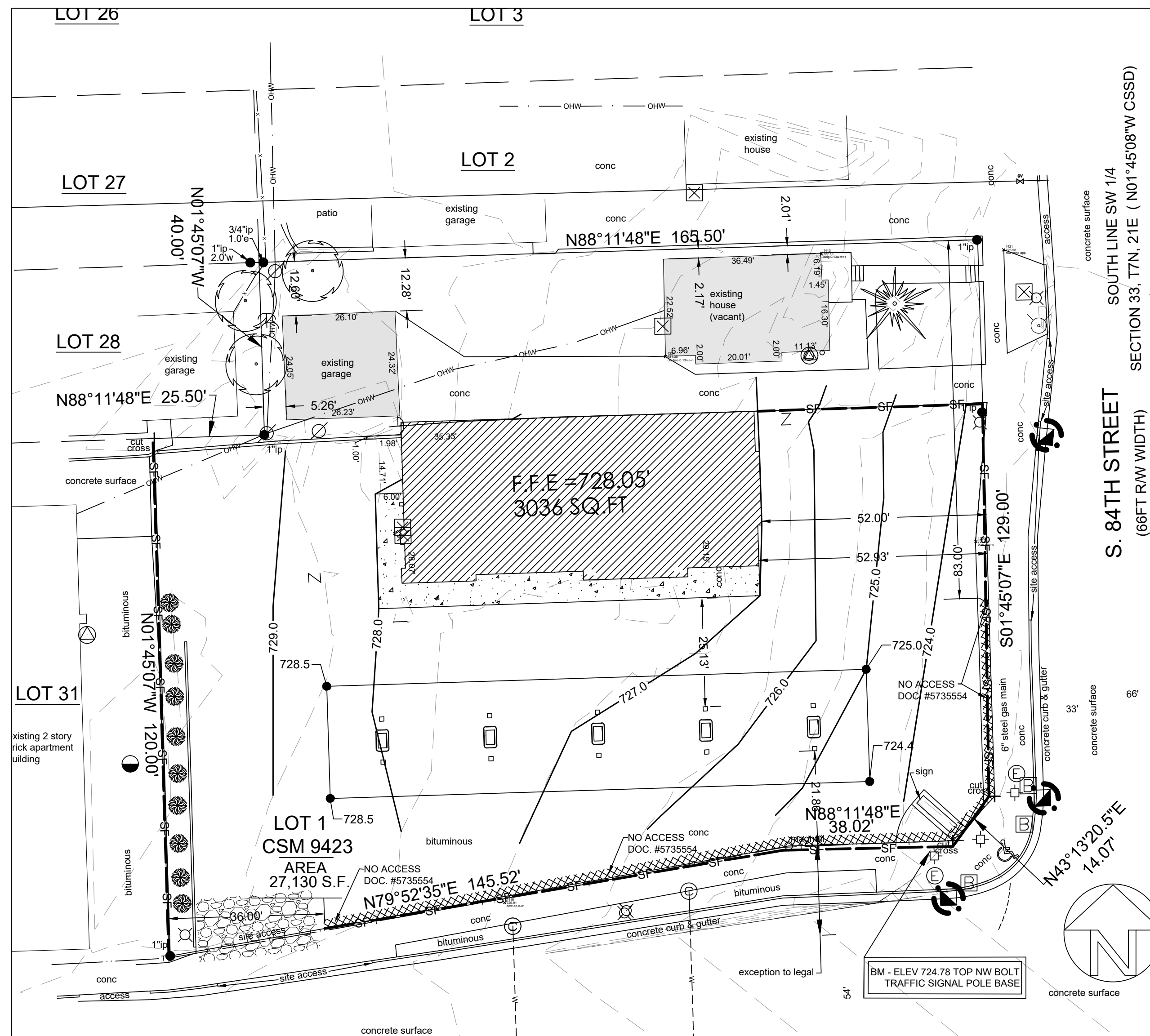
MIAN'S OIL COR. FUEL STATION
 New Building
 8404 W GREENFIELD AVE
 WEST ALLIS WI

SCALE
1" = 40'

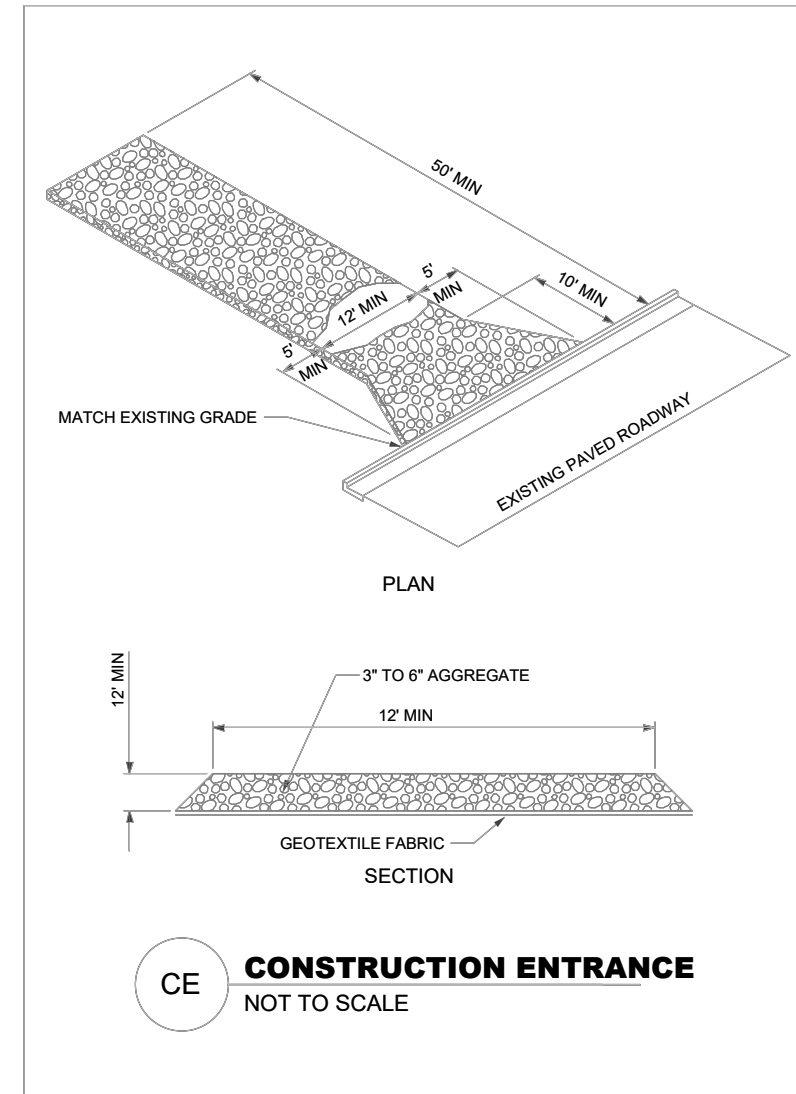


GRADING & EROSION

C2



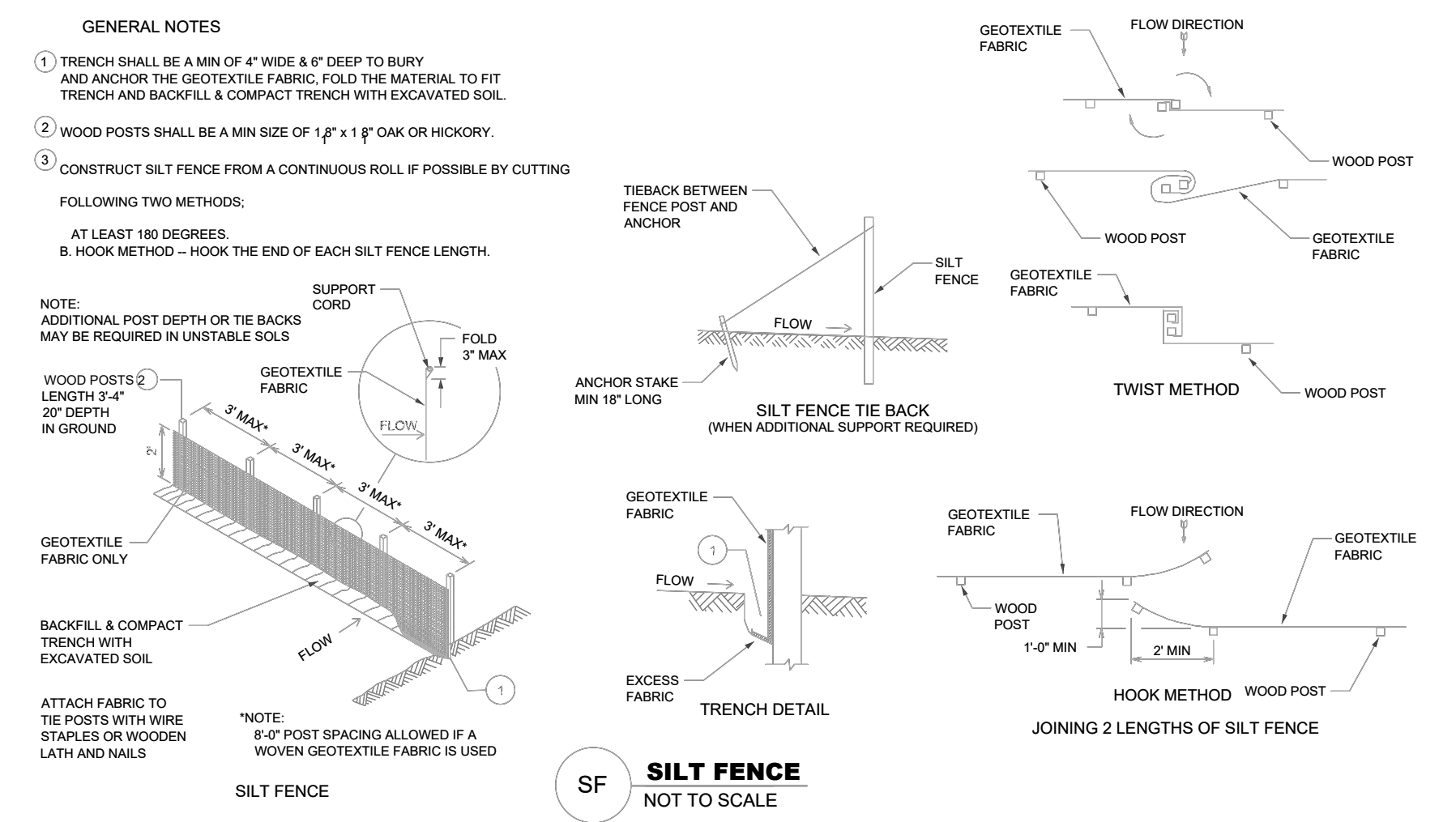
SOUTH LINE SW 1/4 SECTION 33, T7N, 21E (N01°45'08"W CSSD)
S. 84TH STREET (66FT R/W WIDTH)



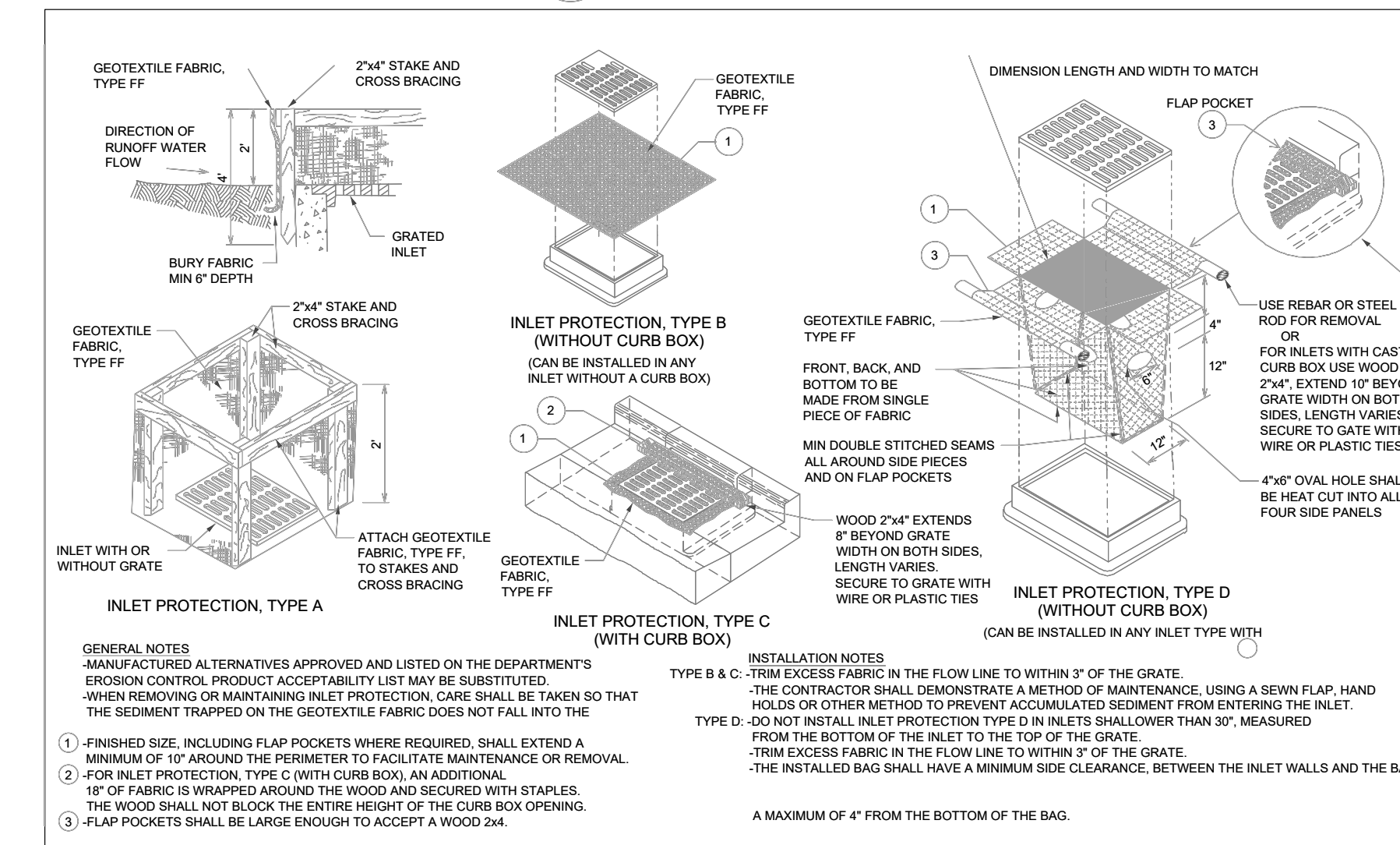
CE CONSTRUCTION ENTRANCE
NOT TO SCALE

LEGEND

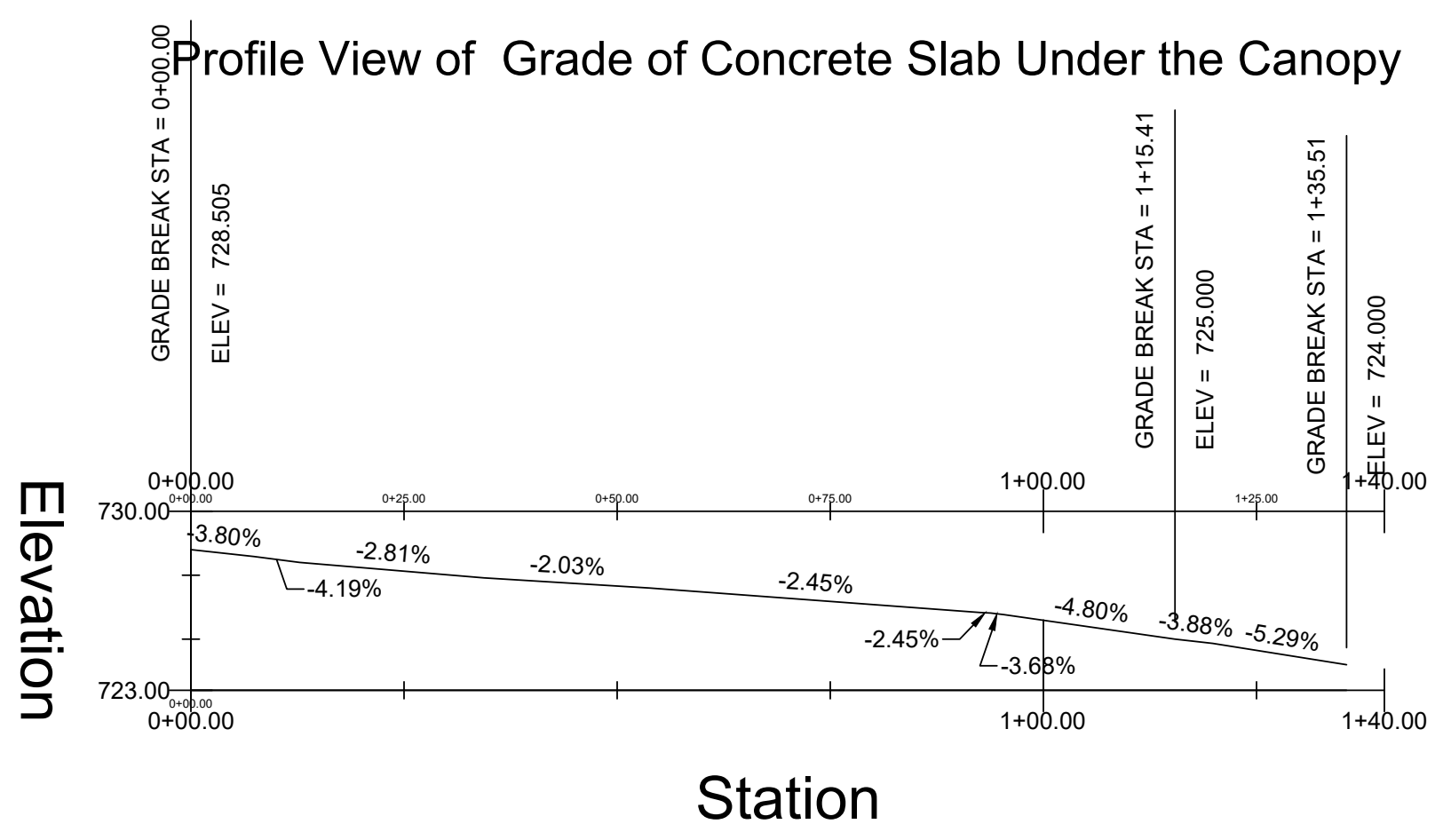
- CURB INLET PROTECTION
- INLET PROTECTION
- SILT FENCE
- FLOW PATH
- CATCHBSIN
- EROSION CONTROL MAT



SF SILT FENCE
NOT TO SCALE



IP INLET PROTECTION
NOT TO SCALE



- Obtain plan approval and other applicable permits.
- Sawcut pavement line and remove enough pavement to install silt fence around the anticipated disturbed area.
- Install construction exit
- Install inlet protection around the existing storm inlet
- Continue rough grading for proposed improvement
- Demo the existing buildings
- Construct the new building
- Install site utilities
- Install base course
- Complete first lift of asphalt, sidewalk and all proposed curb and gutter if any
- Final grade, topsoil, planting, sodding and seeding
- Any exposed soil areas not disturbed for more than 7 days will be restored with seed and mulch
- Estimated time to complete the project is 2.5 months

- All erosion control practices will inspected for functionality following every 1/2" rain event and at least once a week.
- All seeded areas will be watered, fertilized, mulched and re-seeded as needed
- All sediments reached public roads will be cleaned and removed before the end of each day to prevent sediments entering city sewer system

NO STOCKPILES ARE NECESSARY. ALL EXCAVATED MATERIAL OR HAULED IN MATERIALS WILL BE USED THE SAME DAY

THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION

- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS
- HVAC CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL HVAC EQUIPMENT AND RELATED SYSTEMS. HVAC DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND RELATED SYSTEMS INCLUDING EMERGENCY LIGHTING.
- ELECTRICAL DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED
- FOR APPROVALS AND PERMITS.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL PLUMBING EQUIPMENT AND RELATED SYSTEM, PLUMBING DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.
- FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF A L SPRINKLER EQUIPMENT AND RELATED SYSTEMS. FIRE PROTECTION DESIGNER WILL SUBMIT ALL PLANS AND CALCULATIONS 5 TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.

All information shown on the plan regarding underground and overhead utility facilities are not guaranteed to be accurate. Contractor must coordinate all construction activities with a call to Diggers Hotline or a direct call to the utilities that have facilities in the area. Use caution to ensure the integrity of underground facilities and maintain code clearance from overhead facilities at all times. Adjustments in the location of certain described items may be necessary, as directed by the engineer when it becomes evident that a utility conflict could occur.

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

SNOW LOADS
 GROUND SNOW LOAD: 35.00 PSF
 FLAT-ROOF SNOW LOAD: 29.40 PSF
 SNOW EXPOSURE FACTOR: 1.00
 SNOW IMPORTANCE FACTOR: 1.00
 THERMAL FACTOR: 1.20
 DRIFT SURCHARGE LOAD: 0.00 PSF
 WIDTH OF SNOW DRIFT: 0.00 FT

WIND LOADS
 DESIGN WIND SPEED: 115.00 MPH
 RISK CATEGORY: II
 WIND EXPOSURE:
 MWFRS Wind Calculations
 MWFRS loads are calculated using the provisions of ASCE 7-10 Chapter 28. Loads are first calculated on the structure as a whole, for transmission to shear walls.
 Common Values
 The following values are common for the entire structure:
 $V = 115.00$ mph (basic wind speed, as entered by user)
 $K_t = 0.85$ (wind directionality factor, from Table 26.6-1, for Main Wind Force Resisting System)
 $K = 1.00$ (topography factor, as entered by user, from Table 26.8-1)
 $K_z = 0.70$ (velocity pressure coefficient, from Table 28.3-1 Note 1, evaluated at roof mean height)
 Common Velocity Pressure
 Velocity pressure at roof mean height (q_z), Equation 28.3-1 evaluated at roof mean height per 28.4.1:
 $q_z = 0.00256K_z K_t K_{z1} K_{z2} 0.70 1.00 0.85 115.00^2 = 24.76$ psf

Force on Roof
 Wind pressures on the roof are calculated here and will be used later when distributing load to the loadbearing walls that support the roof.
 $GCF =$ Coefficient Determination
 Values from Figure 28.4-1 for roof zones, taking worst case of Load Case A and B:
 $GCF_{field} = -1.07$ (Windward surface, edge zone)
 $GCF_{edge} = -0.69$ (Windward surface, field zone)
 $GCF_{leeward} = -0.53$ (Leeward surface, edge zone)
 $GCF_{leeward} = -0.37$ (Leeward surface, field zone)
 Design Pressures
 Pressure values from Equation 28.4-1:
 $p = q_z [GCF_{field} - GCP] = [20.16 \text{ psf}] [-1.07 - 0.18] = -25.20$ psf (Windward surface, edge zone)
 $p = q_z [GCF_{edge} - GCP] = [20.16 \text{ psf}] [-0.69 - 0.18] = -17.54$ psf (Windward surface, field zone)
 $p = q_z [GCF_{leeward} - GCP] = [20.16 \text{ psf}] [-0.53 - 0.18] = -14.31$ psf (Leeward surface, edge zone)
 $p = q_z [GCF_{leeward} - GCP] = [20.16 \text{ psf}] [-0.37 - 0.18] = -11.09$ psf (Leeward surface, field zone)

These pressures are applied normal to the roof. For sloped roofs, only the vertical component will be taken when distributing pressures to walls.

GRAVITY LOADS
 ROOF LIVE LOAD: 25.00 PSF
 FLOOR LIVE LOAD: 100.00 PSF
 SNOW LOAD: 30 PSF

EARTHQUAKE LOADS
 RISK CATEGORY: II
 CLASS: B
 SEISMIC IMPORTANCE FACTOR: 1.00
 MAPPED 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.200
 MAPPED 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.050
 DESIGN 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.160
 DESIGN 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.040
 SEISMIC DESIGN CATEGORY: A
 LATERAL FORCE RESISTING SYSTEM: ORDINARY REINFORCED MASONRY SHEAR WALLS
 DESIGN BASE SHEAR: 4.22 K
 SEISMIC RESPONSE COEFFICIENT: 0.08
 RESPONSE MODIFICATION FACTOR: 2.00
 SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE METHOD

SOIL CAPACITY : ASSUMED 3000 PSF

MASONRY DESIGN CRITERIA
 DESIGN STANDARD: TMS 402-13
 SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (F_m): 2,000.00 PSI
 GRADE OF REINFORCEMENT (F_y): 60,000.00 PSI
 MASONRY UNIT: 8 IN CMU
 CMU DENSITY: NORMALWEIGHT
 MASONRY MORTAR TYPE: TYPE S PORTLAND CEMENT/LIME

CONCRETE
 DESIGN STANDARD: AISCE
 SLAB ON GRADE: f_c = 4000 psi
 FOOTING: f_c = 3000 psi

STEEL
 WIDE FLANGE "W SHAPE": A992
 PLATES AND OTHER: A36
 BOLTS: A325

WELDS:
 WELDED CONNECTIONS
 ELECTRODES: 70 KSI

Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

STRUCTURAL ROOF WOOD JOIST						
Length	Type	Count	Elevation at Bottom	Depth	TL DEF	LL DEF
33' - 11 1/2"	Open Web Wood Joist	35	13' - 6 1/2"	VARIABLES : 22" MIN , 32" MAX	1/180	1/240
36' - 3 1/2"	Open Web Wood Joist	8	13' - 6 1/2"	VARIABLES : 22" MIN , 32" MAX	1/180	1/240

Walls:	Field	Windward	23.08	GENERAL NOTES:
	Edge <td>Windward <td>-25.31 <td>1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.</td> </td></td>	Windward <td>-25.31 <td>1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.</td> </td>	-25.31 <td>1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.</td>	1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING.
	Edge <td>Leeward <td>-28.33 <td>2. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.</td> </td></td>	Leeward <td>-28.33 <td>2. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.</td> </td>	-28.33 <td>2. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.</td>	2. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS.
	Zone 1 (Field) <td>Windward <td>9.41 <td>3. CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.</td> </td></td>	Windward <td>9.41 <td>3. CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.</td> </td>	9.41 <td>3. CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.</td>	3. CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER.
	Zone 2 (Edge) <td>Windward <td>-26.74 <td>4. TRUSS MANUFACTURER TO DESIGN ALL TRUSSES BASED ON GIVEN LOADING.</td> </td></td>	Windward <td>-26.74 <td>4. TRUSS MANUFACTURER TO DESIGN ALL TRUSSES BASED ON GIVEN LOADING.</td> </td>	-26.74 <td>4. TRUSS MANUFACTURER TO DESIGN ALL TRUSSES BASED ON GIVEN LOADING.</td>	4. TRUSS MANUFACTURER TO DESIGN ALL TRUSSES BASED ON GIVEN LOADING.
	Zone 3 (Corner) <td>Windward <td>9.41 <td>5. ALL TRUSSES TO HAVE PITCHED TOP CHORDS & FLAT BOTTOM CHORDS.</td> </td></td>	Windward <td>9.41 <td>5. ALL TRUSSES TO HAVE PITCHED TOP CHORDS & FLAT BOTTOM CHORDS.</td> </td>	9.41 <td>5. ALL TRUSSES TO HAVE PITCHED TOP CHORDS & FLAT BOTTOM CHORDS.</td>	5. ALL TRUSSES TO HAVE PITCHED TOP CHORDS & FLAT BOTTOM CHORDS.
		Leeward <td>-31.7 <td>6. SEE ARCHITECTURAL DRAWINGS FOR SECTIONS SHOWING TRUSS PROFILES, BEARING ELEVATIONS, AND PITCH.</td> </td>	-31.7 <td>6. SEE ARCHITECTURAL DRAWINGS FOR SECTIONS SHOWING TRUSS PROFILES, BEARING ELEVATIONS, AND PITCH.</td>	6. SEE ARCHITECTURAL DRAWINGS FOR SECTIONS SHOWING TRUSS PROFILES, BEARING ELEVATIONS, AND PITCH.
		Leeward <td>-31.7 <td></td> </td>	-31.7 <td></td>	

Overhang:
 Roof Edge: -27.24 (total, both surfaces)
 Roof Corner: -19.81

Parapet
Windward side (case A)
 Wall Field: 47.01
 Wall Edge: 42.84
Leeward side (case B)
 Wall Field: 46.28
 Wall Edge: 42.84

ALL BEAMS SHALL HAVE A MINIMUM OF 6" BEARING LENGTH
 (3) : INDICATES 3 PLY
 Sheath roof with 3/4 APA rated PLY (Grade 32/16) w/ 10d nails @ 3" o/c edges, 12" o/c field. Minimum the values in the table above

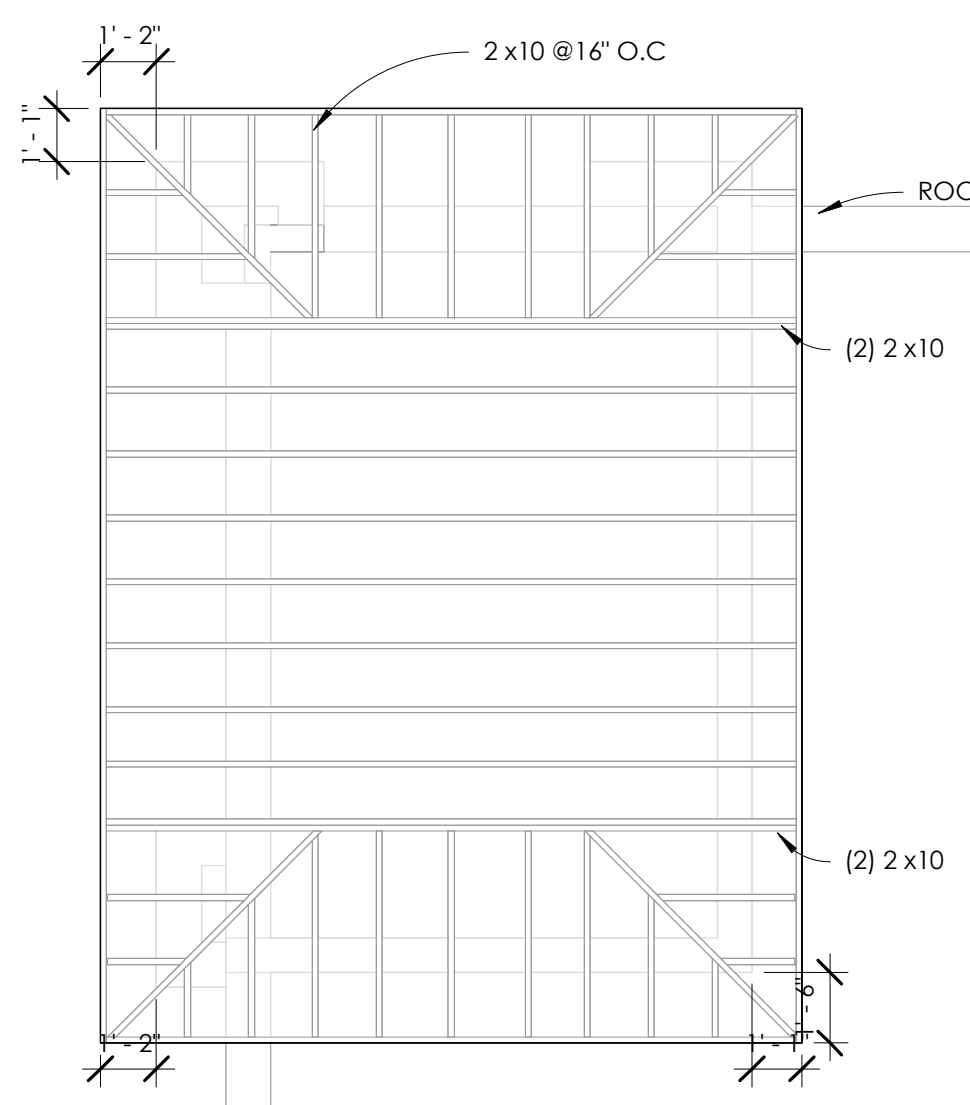
DEFLECTION LIMITS:
 LIVE LOAD L/360
 TOTAL LOAD L/240 (MAX TOTAL 1")

LOADS:
 ROOF DEAD LOAD SEE TRUSS SCHEDULE
 ROOF WIND LOAD (ALSO SEE DESIGN DATA FOR ADDITIONAL WIND LOADS) DESIGN/BALANCED SNOW LOAD (PS) SEE DESIGN DATA

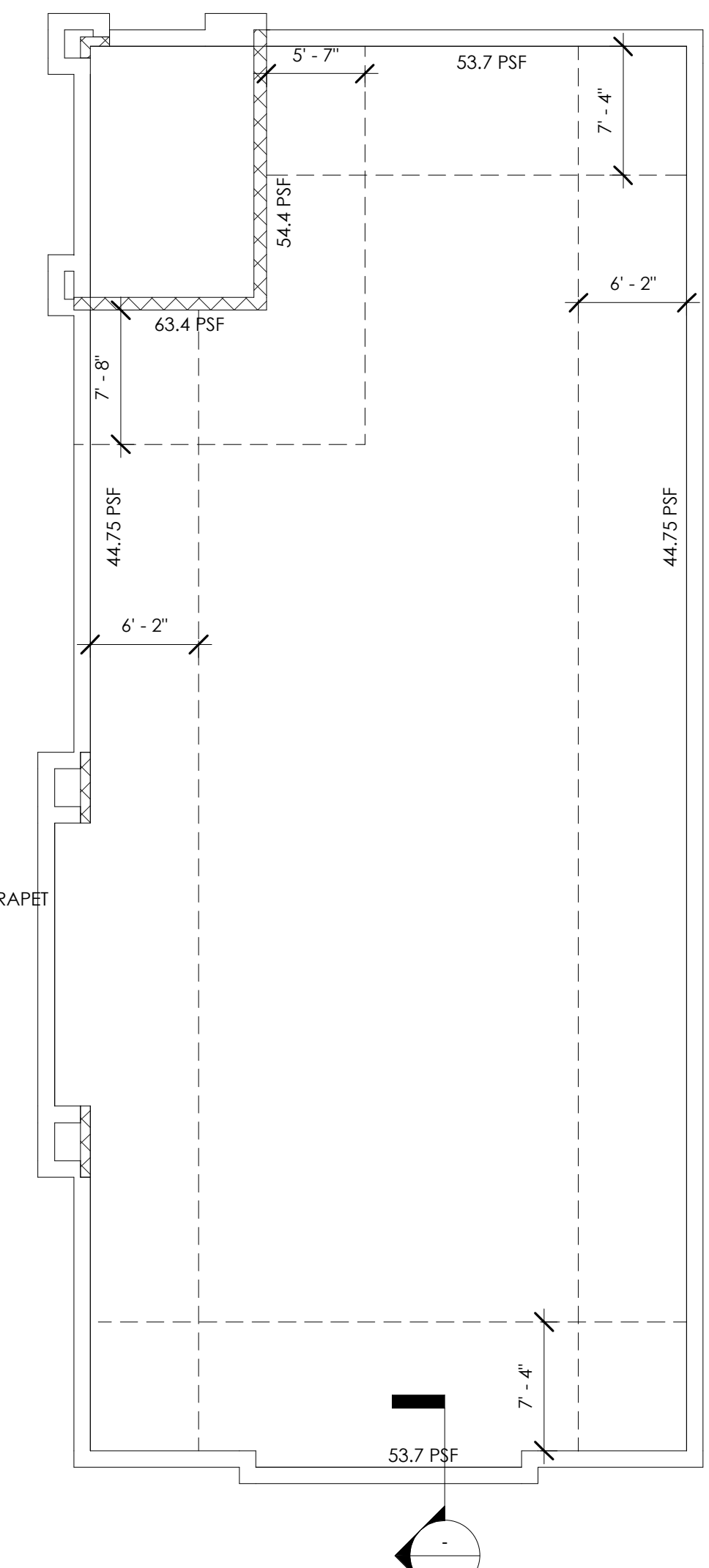
Beams Structural Schedule						
Type	Count	Length	Mark	Comments	Elevation at Bottom	
(3) 3/4x11 7/8 - 2.1E	1	11' - 0"	L-1	BEAM ABOVE WINDOW	10' - 4 1/32"	
(3) 1 3/4 x14 - 2.1E	1	10' - 0"	L-2	BEAM ABOVE STOREFRONT	10' - 4 7/8"	
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-2A		10' - 4"	
(3) 1 3/4 x14 - 2.1E	1	17' - 4"	L-3	BEAM ABOVE ENTRANCE	12' - 1 1/2"	
(3) 1 3/4 x14 - 2.1E	1	17' - 0"	L-4	BEAM ABOVE STOREFRONT	12' - 1 1/2"	
(3) 3/4x11 7/8 - 2.1E	1	7' - 0"	L-5	LINTEL ABOVE WINDOW	10' - 7"	
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-5A		10' - 4"	
(3) 3/4x11 7/8 - 2.1E	1	7' - 0"	L-6	LINTEL ABOVE WINDOW	10' - 7"	
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-6A		10' - 4"	
(3) 3/4x11 7/8 - 2.1E	1	6' - 0"	L-7	LINTEL ABOVE WINDOW	10' - 7"	
L5X5X3/8	1	10' - 4"	L-7A	LINTEL ABOVE WINDOW	14' - 7 5/8"	

HOLDOWN SCHEDULE

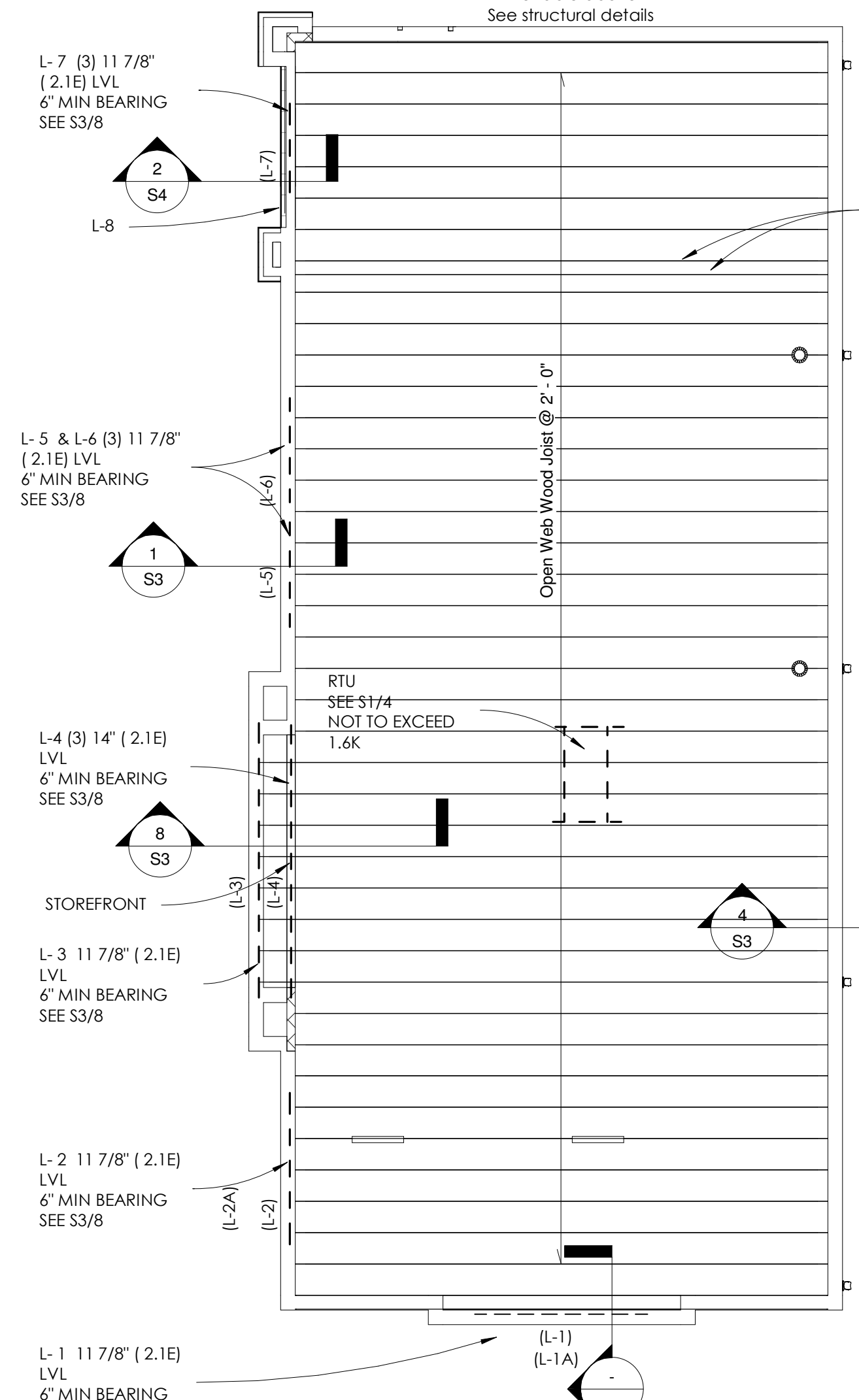
MARK	TYPE	ANCHOR BOLT SIZE	MIN END POST
HD-1	HDU8-SDS2.5	1"	(3) 2x6 SPF No.1/No.2



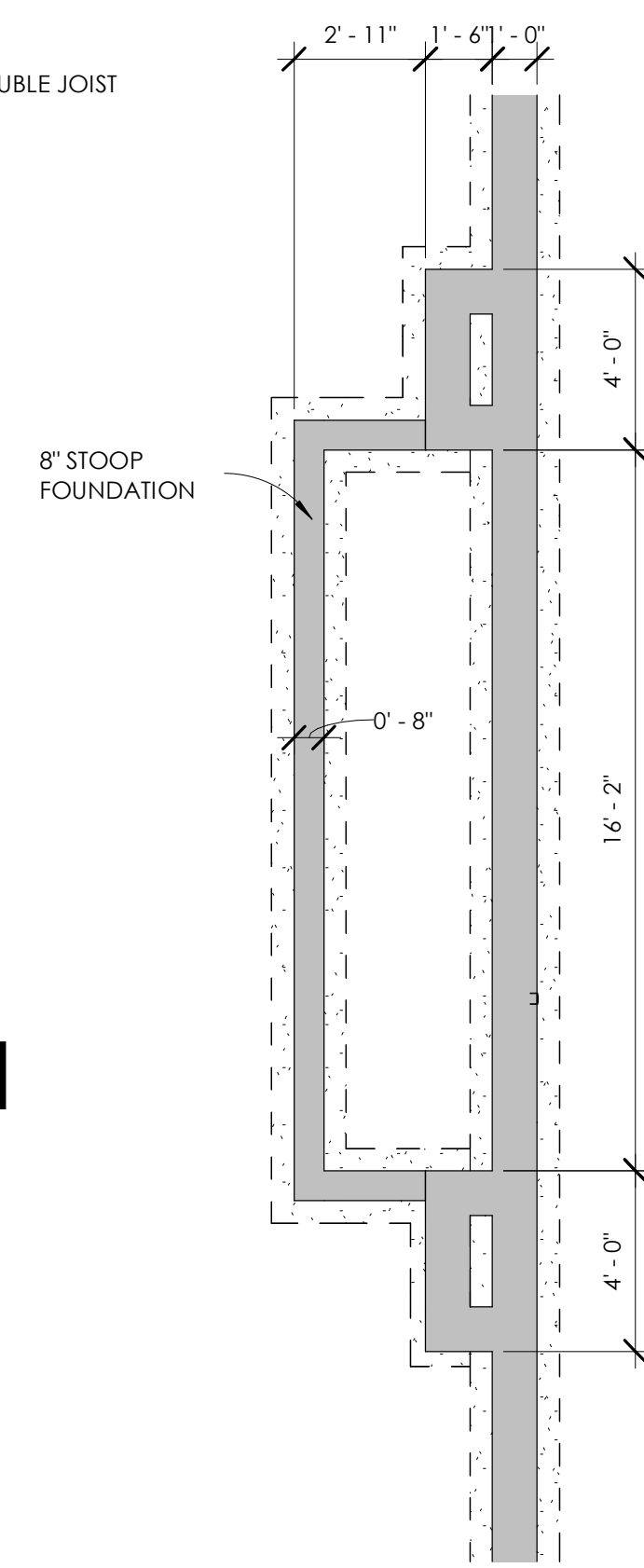
3 TOWER ROOF FRAMING PLAN
1/4" = 1'-0"



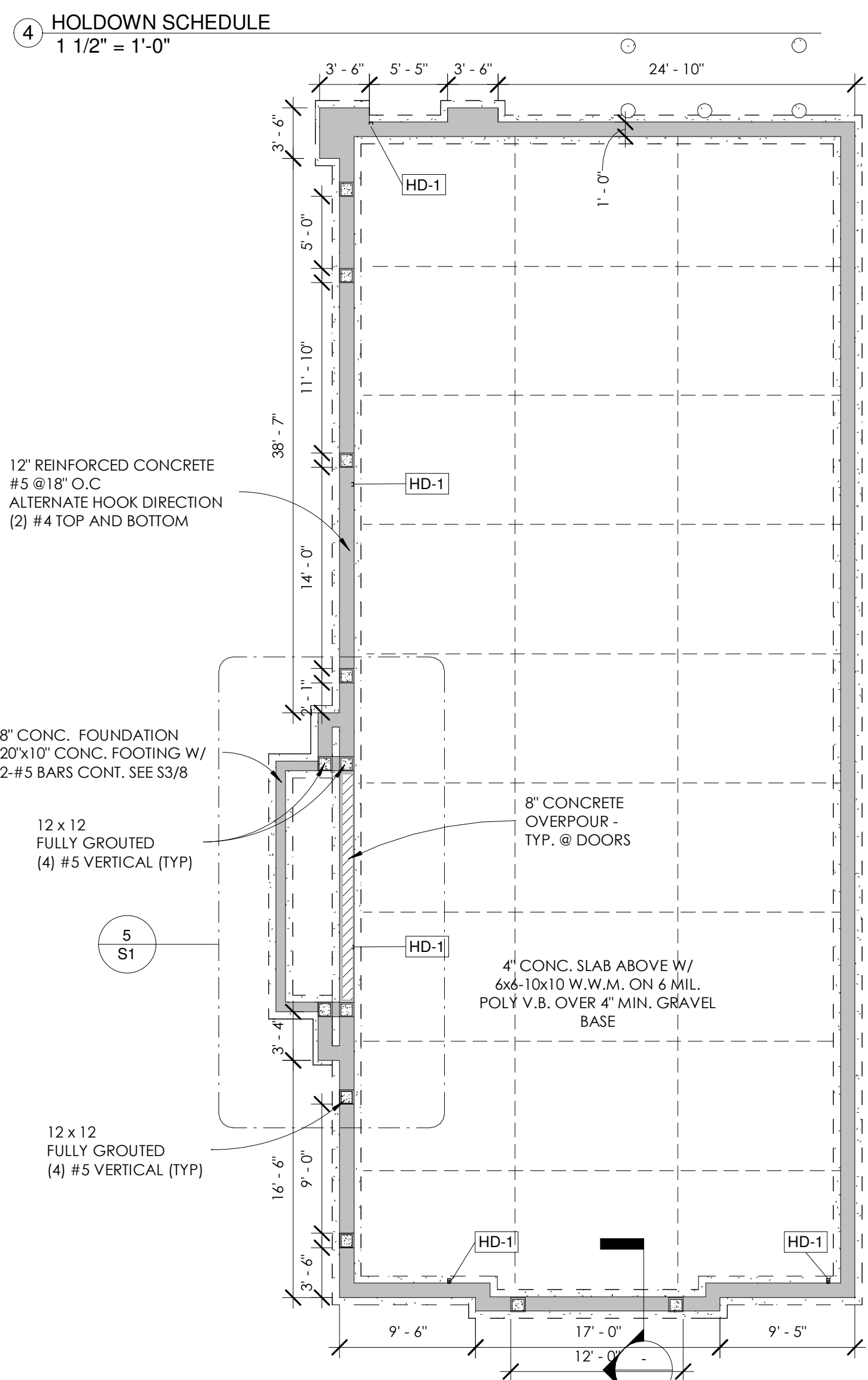
6 SNOW DRIFT
1/8" = 1'-0"



1 ROOF FRAMING
1/8" = 1'-0"



5 STOOP FOUNDATION DETAILS
1/4" = 1'-0"



2 TOP Building Foundation
1/8" = 1'-0"

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST ALLIS WI

SCALE
VARIABLES

STRUCTURAL PLAN

S1

Revision Schedule		
No.	Revision	Date

SHEAR WALL SCHEDULE & TYP. SHEAR TRANSFER DETAILS

EDGE NAILING	SHEATHING	BLOCKING REQUIRED (3)	FASTENER SPACING	ANCHOR BOLTS (9) (10) (11)	SOLE PLATE WASHERS (4)	SOLE PLATE NAILING (11)	SHEAR CLIP OR TOE NAIL (11) (12) (13)
BACK WALL	1/2" APA RATED SHEATHING (5)	YES	3" OC EDGES & 12" OC FIELD (7)	1/2" Ø @ 3'-0" OC	3"x3" PLATE WASHER (14)	16d @ 6" OC	A35 @ 16" OC
FRONT & SIDE	1/2" APA RATED SHEATHING (5)	YES	3" OC EDGES & 12" OC FIELD (7)	1/2" Ø @ 1'-6" OC	3"x3" PLATE WASHER (14)	16d @ 6" OC	A35 @ 6" OC
INTERIOR WALLS	5/8" GYPSUM BOARD (4)	YES	4" OC EDGES & FIELD (6)	1/2" Ø @ 4'-0" OC	STANDARD WASHER	16d @ 6" OC	A35 @ 6'-0" OC OR 10d @ 6" OC

SECTION AT SILL PLATE	KEY	SECTION AT FLOOR FRAMING
	1. ALL SHEAR WALL SHALL HAVE TRIPLE PLIES AT THE BEGINNING, END AND ALL OPENINGS	

GENERAL NOTES:
 1. SEE SHEARWALL DETAILS.
 2. DO NOT EXCEED 16" OC STUD SPACING AT SHEARWALLS.
 3. WHEN BLOCKING IS REQUIRED, USE 2x BLOCKING AT ALL PANEL EDGES, SAME DEPTH AS STUD, AND PROVIDE EDGE NAILING AT ALL SUPPORTS & PANEL EDGES.
 4. APPLY SHEATHING PANELS EITHER VERTICALLY OR HORIZONTALLY IN 4'-0" OR WIDER SHEETS ONLY.
 5. APPLY SHEATHING PANELS HORIZONTALLY WITH LONG DIMENSION ACROSS STUDS IN 4'-0" OR WIDER SHEETS ONLY.
 6. USE 6d COOLER NAILS.
 7. USE 8d COMMON OR GALVANIZED BOX NAILS.
 8. USE 8d COOLER NAILS OR #8x2 1
 9. WHERE P/T TENDONS ARE 5" OR FURTHER FROM THE TOP SURFACE OF CONCRETE, ANCHOR SILL PLATE WITH SIMPSON TITEN HD SCREW ANCHOR w/ 3 1/2" EMBEDMENT, SIZE AND SPACING AS SCHEDULED.
 10. WHERE P/T TENDONS ARE WITHIN 5" OF THE TOP SURFACE OF CONCRETE, ANCHOR SILL PLATE WITH SIMPSON A34 CLIPS PER DETAILS (WHEN APPLICABLE).
 11. WHEN SHEATHING APPLIED TO BOTH FACES OF STUD, REDUCE ANCHOR BOLT, SOLE NAILING & SHEAR CLIP/TOE NAIL SPACING BY ONE HALF.
 12. TOE NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS. TOE NAILING MUST BE FROM OUTSIDE FACE OF RIMBOARD. IF OUTSIDE FACE IS NOT ACCESSIBLE USE SHEAR CLIP OPTION.
 13. "A35" REFERS TO SIMPSON OR EQUAL A35 CLIP ANGLE.
 14. SEE ADDITIONAL REQUIREMENTS IN DETAILS.

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE

CONNECTION TYPE	LOCATION	FASTENING
1. JOIST TO SILL OR GIRDER.	TOENAIL	3 - 8d COMMON
2. BRIDGING TO JOIST.	TOENAIL EA END	2 - 8d COMMON
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST.	FACE NAIL	2 - 8d COMMON
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST.	FACE NAIL	3 - 8d COMMON
5. 2" SUBFLOOR TO JOIST OR GIRDER.	BLIND AND FACE NAIL	2 - 16d COMMON
6. SOLE PLATE TO JOIST OR BLOCKING. SOLE PLATE TO JOIST OR BLOCKING.	TYPICAL FACE NAIL AT BRACED WALL PANELS	16d @ 16" OC 3 - 16d @ 16" OC
7. TOP PLATE TO STUD.	END NAIL	2 - 16d COMMON
8. STUD TO SOLE PLATE.	TOENAIL END NAIL	4 - 8d COMMON 2 - 16d COMMON
9. DOUBLE STUDS.	FACE NAIL	16d @ 24" OC
10. DOUBLE TOP PLATES. DOUBLE TOP PLATES.	TYPICAL FACE NAIL LAP SPLICE	16d @ 16" OC 8 - 16d COMMON, U.N.O.
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.	TOENAIL	3 - 8d COMMON
12. RIM JOIST TO TOP PLATE.	TOENAIL	8d @ 6" OC
13. TOP PLATES, LAPS & INTERSECTIONS.	FACE NAIL	2 - 16d COMMON
14. CONTINUOUS HEADER, TWO PIECES.	16" OC ALONG EDGE	16d COMMON
15. CEILING JOISTS TO PLATE.	TOENAIL	3 - 8d COMMON
16. CONTINUOUS HEADER TO STUD.	TOENAIL	4 - 8d COMMON
17. CEILING JOISTS, LAPS OVER PARTITIONS.	FACE NAIL	3 - 16d COMMON, MINIMUM
18. CEILING JOISTS TO PARALLEL RAFTERS.	FACE NAIL	3 - 16d COMMON, MINIMUM
19. RAFTER TO PLATE.	TOENAIL	3 - 8d COMMON
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE.	FACE NAIL	2 - 8d COMMON
21. 1"x8" SHEATHING TO EACH BEARING WALL.	FACE NAIL	2 - 8d COMMON
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING.	FACE NAIL	3 - 8d COMMON
23. BUILT-UP CORNER STUDS.	24" OC	16d COMMON
24. BUILT-UP GIRDER & BEAMS.	FACE NAIL AT T&B STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE	20d COMMON @ 32" OC 2 - 20d COMMON
25. 2" PLANKS.	AT EACH BEARING	16d COMMON
26. COLLAR TIE TO RAFTER.	FACE NAIL	3 - 10d COMMON
27. JACK RAFTER TO HIP.	TOENAIL FACE NAIL	3 - 10d COMMON 2 - 16d COMMON
28. ROOF RAFTER TO 2x RIDGE BEAM.	TOENAIL FACE NAIL	2 - 16d COMMON 2 - 16d COMMON
29. JOIST TO BAND JOIST.	FACE NAIL	3 - 16d COMMON
30. LEDGER STRIP.	FACE NAIL	3 - 16d COMMON
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (NAILS SPACED @ 6" OC EDGES & 12" OC FIELD): SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 19/32" TO 3/4" 7/8" TO 1" 1 1/8" TO 1 1/4"	6d COMMON 8d OR 6d COMMON 8d COMMON 10d COMMON
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):	3/4" AND LESS 7/8" TO 1" 1 1/8" TO 1 1/4"	6d DEFORMED SHANK 8d DEFORMED SHANK 10d COMMON
32. PANEL SIDING (TO FRAMING). (USE CORROSION-RESISTANT SIDING OR CASING NAIL)	1/2" AND LESS 5/8"	6d 8d
33. FIBERBOARD SHEATHING: (NAILS SPACED @ 3" OC EDGES & 6" OC FIELD)	1/2" 25/32"	6d COMMON NAIL 8d COMMON NAIL
34. INTERIOR PANELING. (NAILS SPACED @ 6" OC EDGES & 12" OC FIELD)	1/4" 3/8"	4d CASING OR FINISH 6d CASING OR FINISH

GENERAL NOTES:
 1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON SCHEDULE UNLESS APPROVED BY THE ENGINEER OF RECORD.
 2. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE NOTED.

HOLDOWN SCHEDULE

MARK	TYPE	ANCHOR BOLT SIZE	MIN END POST
HD-1	HDU8-SDS2.5	1"	(3) 2x6 SPF No.1/No.2

MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST ALLIS WI

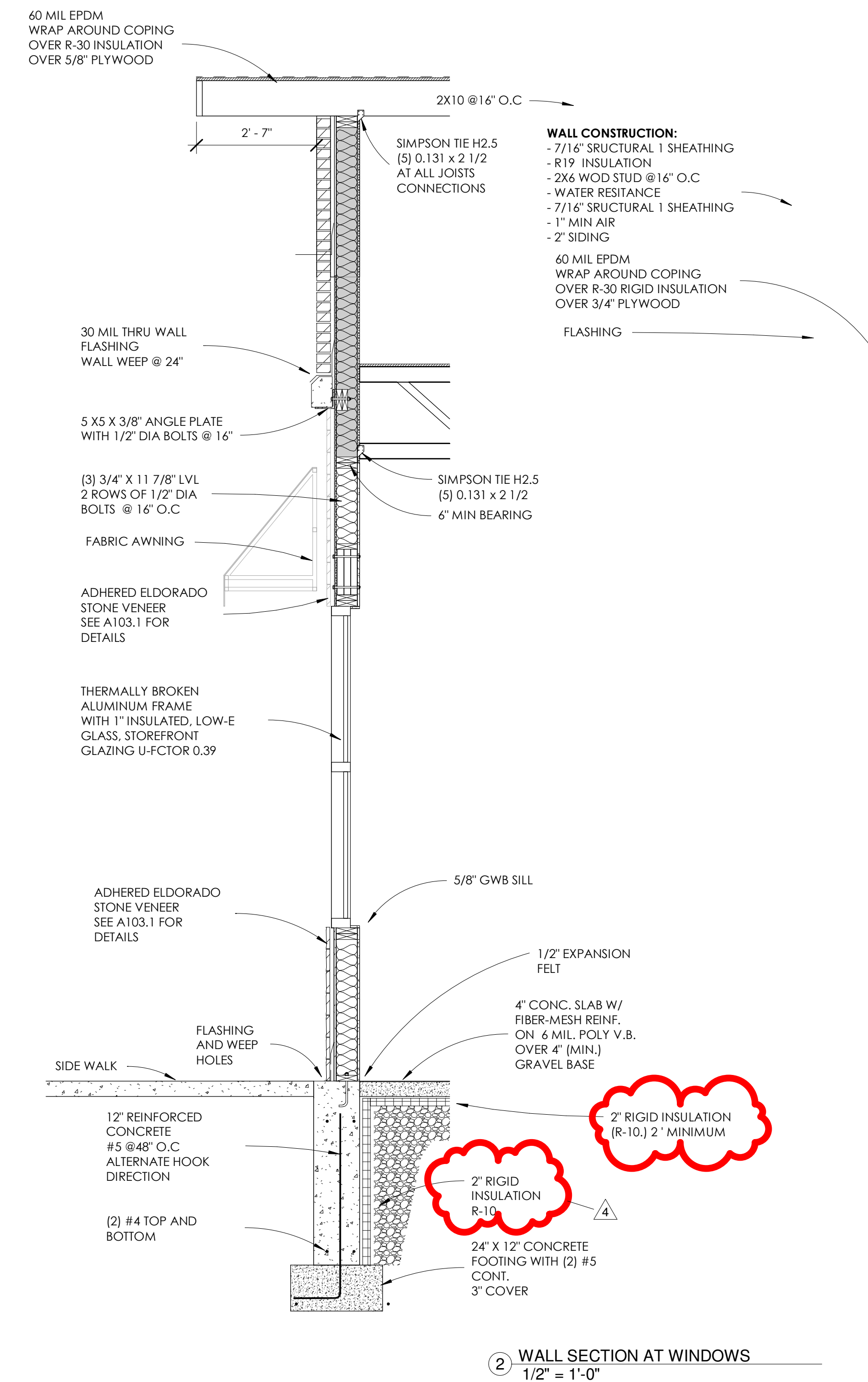
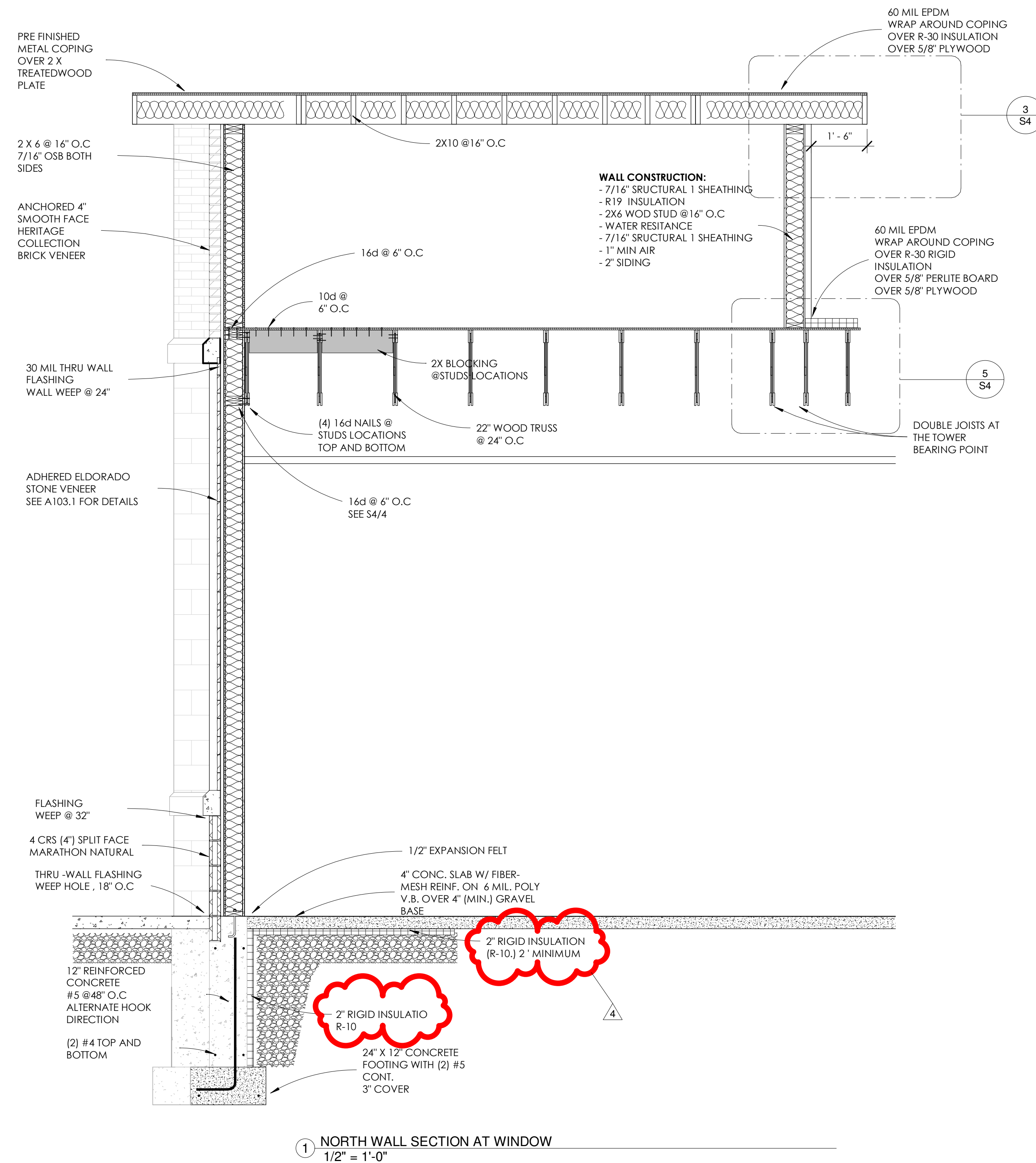
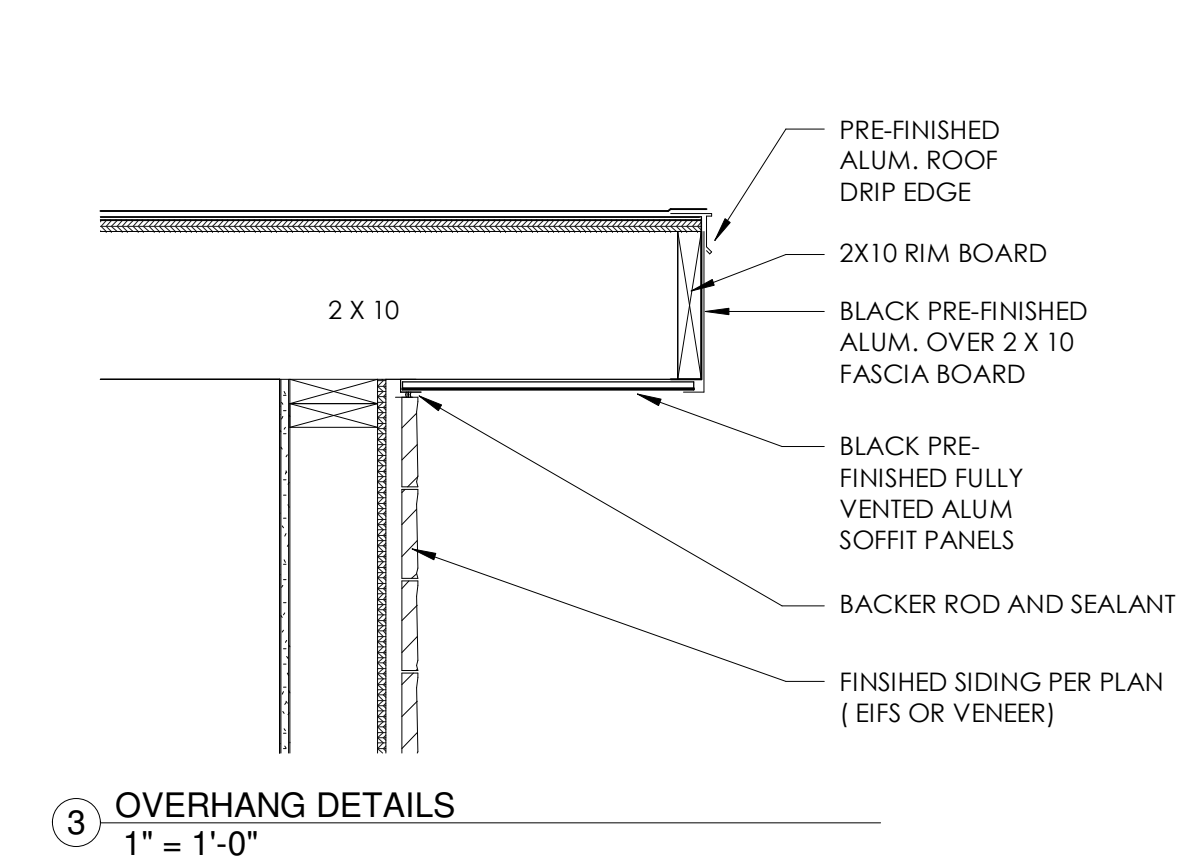
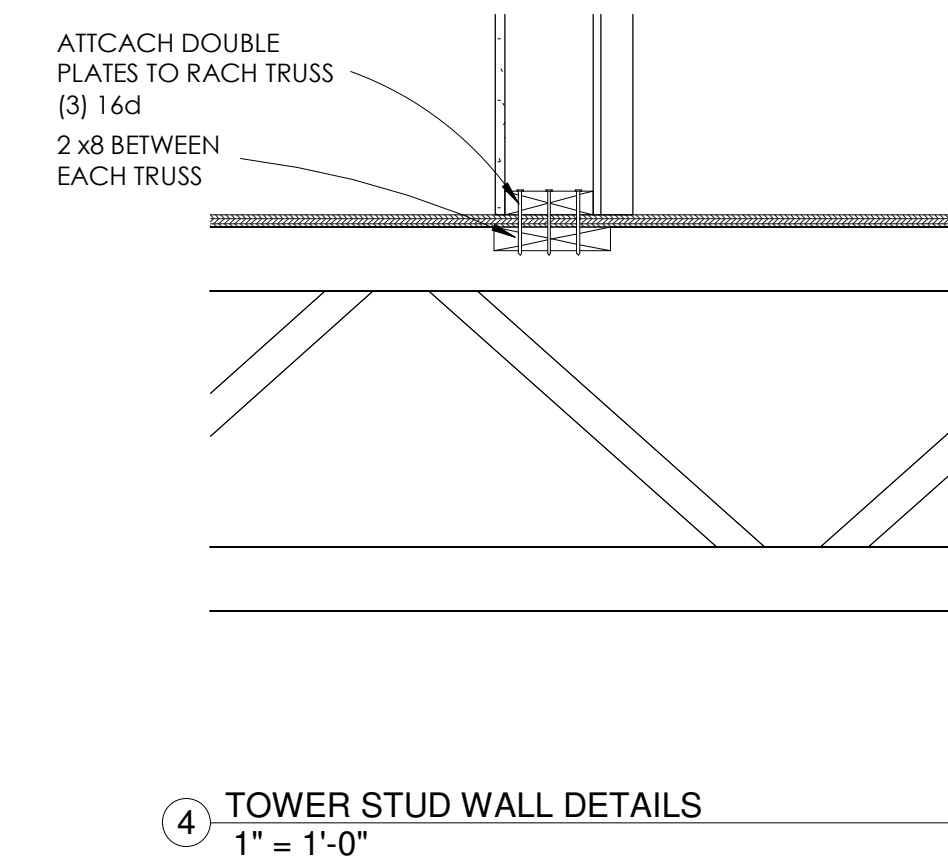
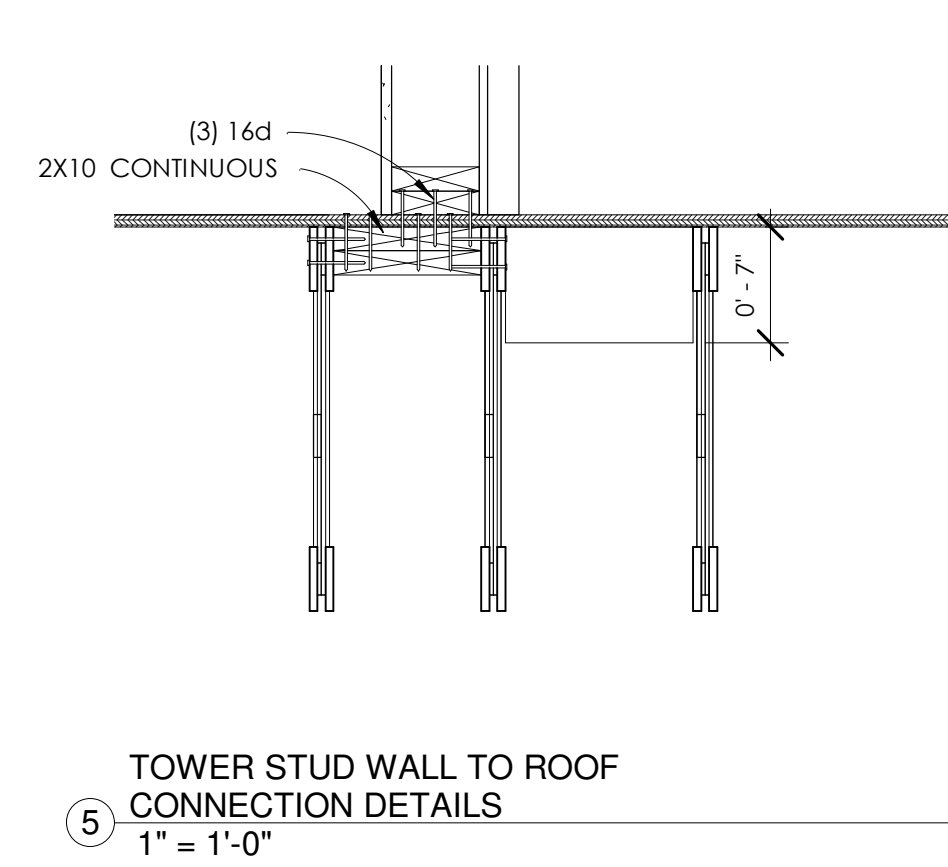
SCALE
VARIES



STRUCTURAL NOTES

S1.1

Revision Schedule		
No.	Revision	Date
4	RIGID INSULATION RATING UPDATED	4/7/2024



MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



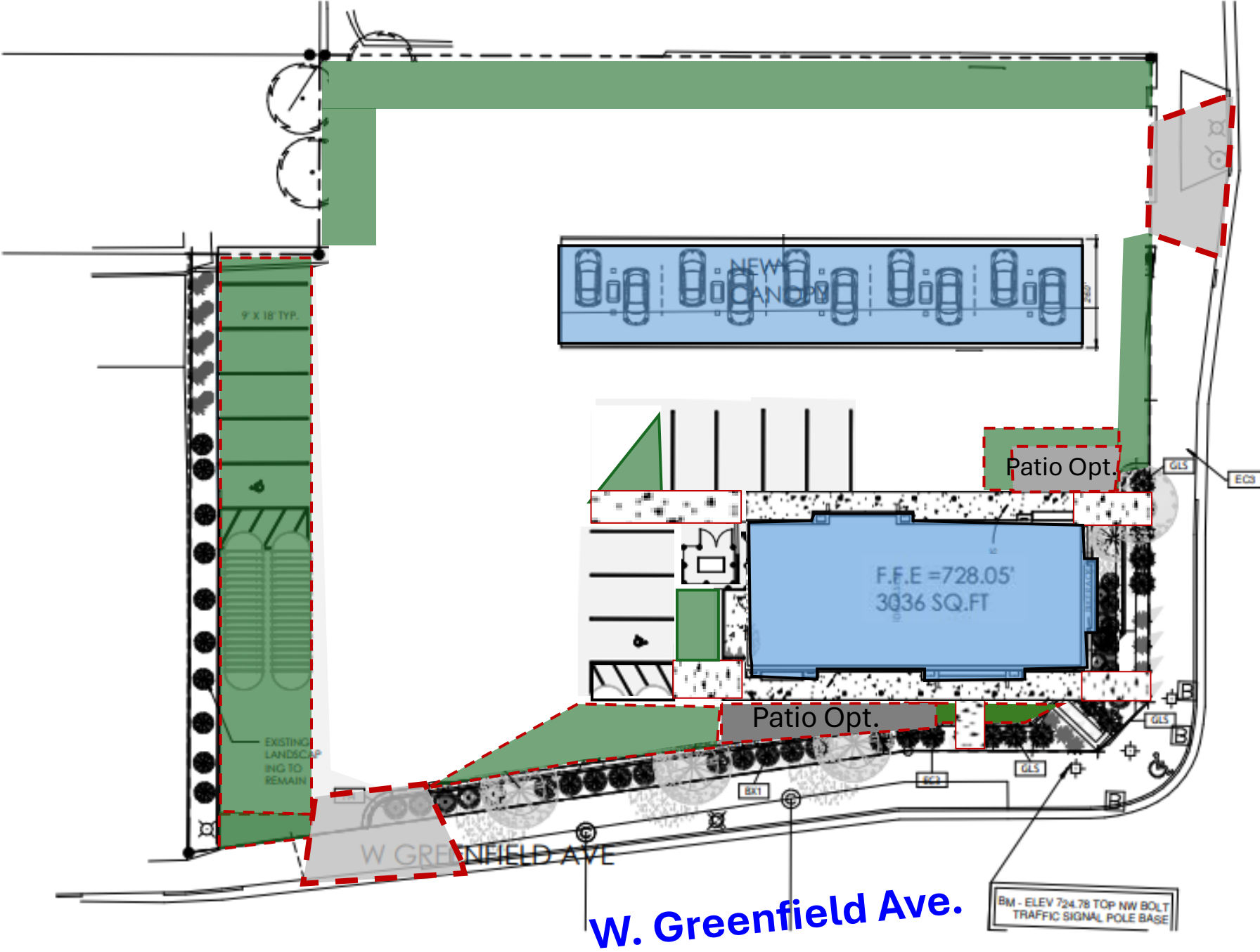
STRUCRAL
DETAILS

S4

Staff Concept, 4-10-24

- Principal building street edge
- Pumps behind principal bldg.
- Parking relocated (side/behind bldg)
- Patio options
- Driveways relocated
- Landscape buffer
- Walkway connections to City RoW
- Existing residential garage could be rehabbed or new
- This Concept is not to scale, but it's close. Illustrates the importance of something new for this major intersection within the city.
- Variations welcome

S. 84 St.




1 SITE PLAN - N
1/16" = 1'-0"

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

6. Site, Landscaping, and Architectural Design Review for new house construction within the 1700 block of S. 60 St. (Tax Key No. 454-0032-002).

Overview and Zoning

The property is zoned RB residence district, and permits residential development. Proposed is a new 900-sf single dwelling home on the east side of S. 60 St. on a 30-ft x 120-ft lot. The home will feature a 900-sf basement.

Site and Architectural Plan

The home is 24-ft wide x 40-ft deep and features roughly 3-ft setback on the north and a 3.6-ft setback on the south side. As proposed the main doorway into the home is on the south side of the building. A garage is not shown on the plan but is intended to be built off the alley.

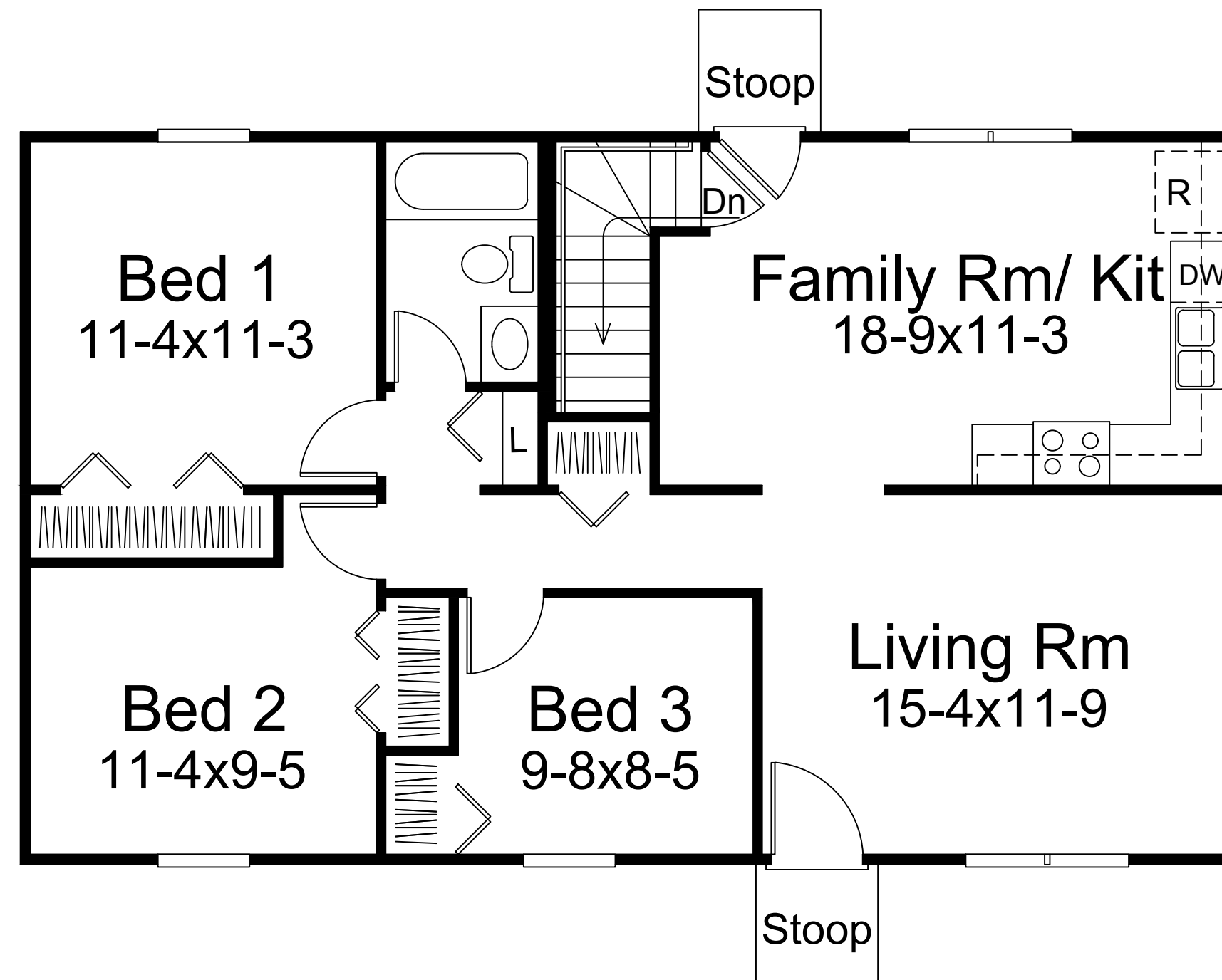
Staff has requested updated plans to show the garage, and proposed parking arrangement on site. Furthermore, staff has recommended added exterior design elements to fit the neighborhood. Examples include front patios/porch area, a roof added to cover the patio/porch area, a front door option.

Recommendation: Submittal of updated site, landscaping, and architectural design plans for new house construction within the 1700 block of S. 60 St. (Tax Key No. 454-0032-002). The design attributes being incorporated to fit context and design quality of the neighborhood.

Refer to the following pages for the Plan submittal and staff comments.

30-ft x 120-ft existing platted lot (tax key 454-0032-002)





Total Heated Living Area - 960 SQ. FT.

AREA SUMMARY	
MAIN FLOOR:	960 S.F.
BASEMENT:	960 S.F.

NOTES:

DESIGN CRITERIA	YARD LUMBER	STRUC. LAM. WOOD BEAM
	F _b = 1,200 PSI F _v = 1,000 PSI E _v = 1,500,000 PSI	F _b = 2,600 PSI F _v = 2,000 PSI E _v = 1,800,000 PSI
MINIMUM SOIL BEARING PRESSURE: 2,500 PSF	MINIMUM SOIL BEARING PRESSURE: 2,500 PSF	
WIND LOAD = 90 M.P.H. NOMINAL	WIND LOAD = 90 M.P.H. NOMINAL	
DESIGN LOADS (PSF)	FLOORS	BALCONIES
LIVE (PSF)	DECK	DECK
TOTAL (PSF)	ROOF	ROOF
	ASPH/FLT SHINGLES	ASPH/FLT SHINGLES
	30	30
	40	40
	50	50
	60	60
	70	70
	80	80
	90	90
	100	100

Great care and effort have gone into the creation of the design and engineering of these plans. However, because of the impossibility of providing any personal and/or on-site consultation and supervision over the actual construction, and because of the varying building and weather conditions, Design America, Inc. assumes no responsibility for any omissions or errors in the design, blueprints, or materials list. Furthermore, we should not be held responsible for any conditions (i.e., hurricane, earthquake, snow, etc.) cause any damage to the building. It is recommended that you consult a local architect or engineer of your choice, and check with your local building officials, prior to start of actual construction.

These drawings are not to be copied or reproduced without written permission from Design America, Inc. © Date of original design.

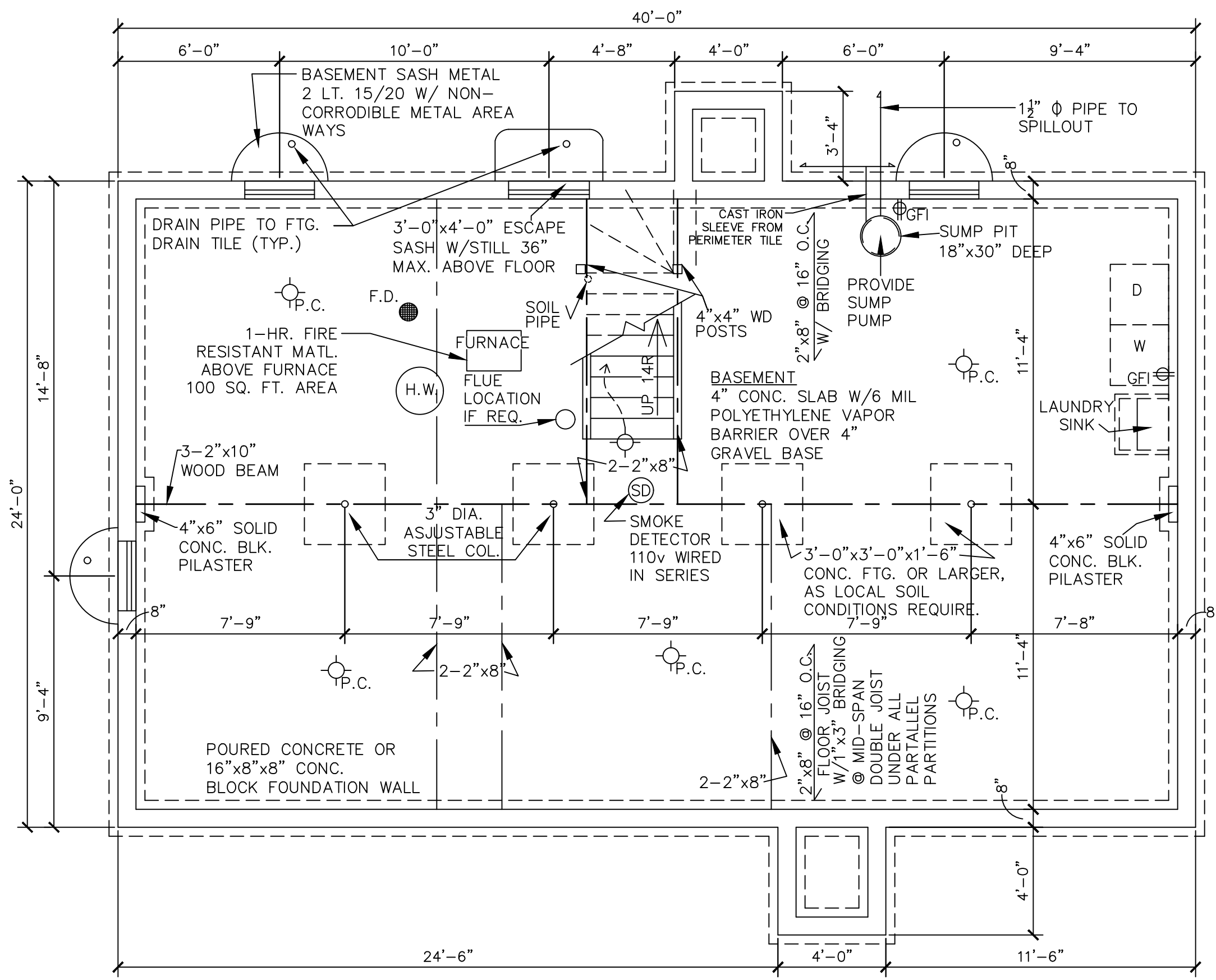
NOTES:
DRAWINGS ARE TO BE USED IN CONSTRUCTION WITH THE ACCOMPANYING GENERAL BUILDING SPECIFICATIONS PREPARED BY DESIGN AMERICA, INC. ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS.



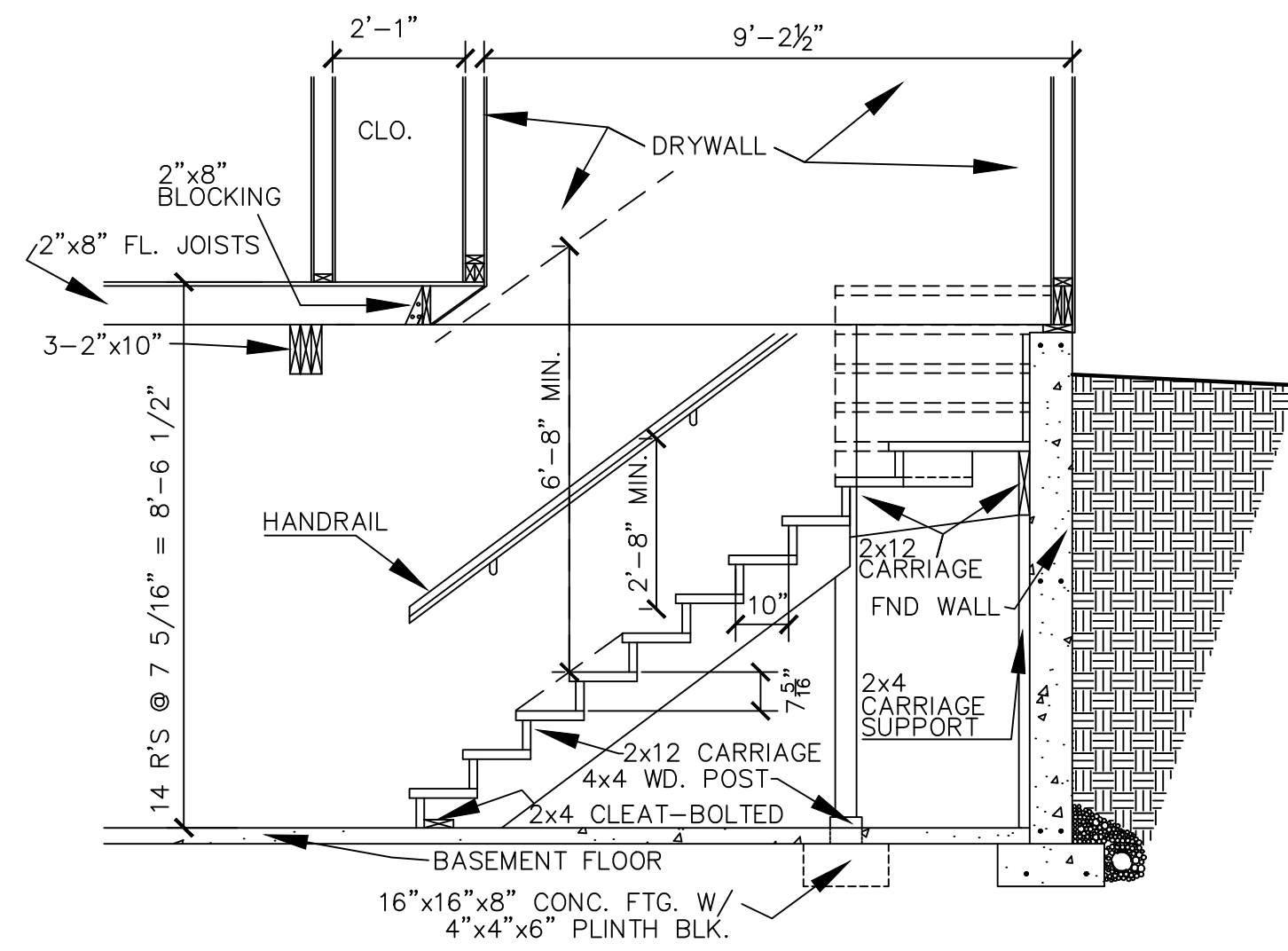
SHEET INCLUDES:
COVER SHEET

DESIGN NO.
008D-0121
BASEMENT
(REV. 1-15-20)
(REV. 8-9-22)
(REV. 12-27-23)

SHEET:
1 of **6**



BASEMENT FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



STAIR SECTION
SCALE: 3/8" = 1'-0"

NOTES:

DESIGN CRITERIA	YARD LUMBER	STRUC. LAM. WOOD BEAM
F _b = 1,200 PSI	F _b = 2,600 PSI	
F _v = 1,600 PSI	F _v = 286 PSI	
MINIMUM SOIL BEARING CAPACITY = 2,000 PSF	F _v = 1,800,000 PSI	
ROOFS	MINIMUM WIND LOAD = 60 M.P.H. NOMINAL	BALCONIES
WOOD OR SHINGLE		WOOD: 10
MISSION		CEMENT: 10
BRICK		STONE: 10
DECK		DECK: 10
DEAD LOAD (PSF)		40
WIND LOAD (PSF)		50
TOTAL (PSF)		60

Client and contractor have agreed with the responsibility of the architect and engineer of these plans. However, because of the impossibility of providing any personal or on-site consultation and supervision over the actual construction, and because of the many variables in construction, including but not limited to building and weather conditions, Design America, Inc. assumes no responsibility for any damages, including structural failures, due to any deficiencies, omissions or errors in these drawings. Design America, Inc. is not responsible for any loads other than those indicated as right, or for any unusual conditions, it is recommended that the contractor verify all dimensions and conditions with your local building officials, prior to start of actual construction.

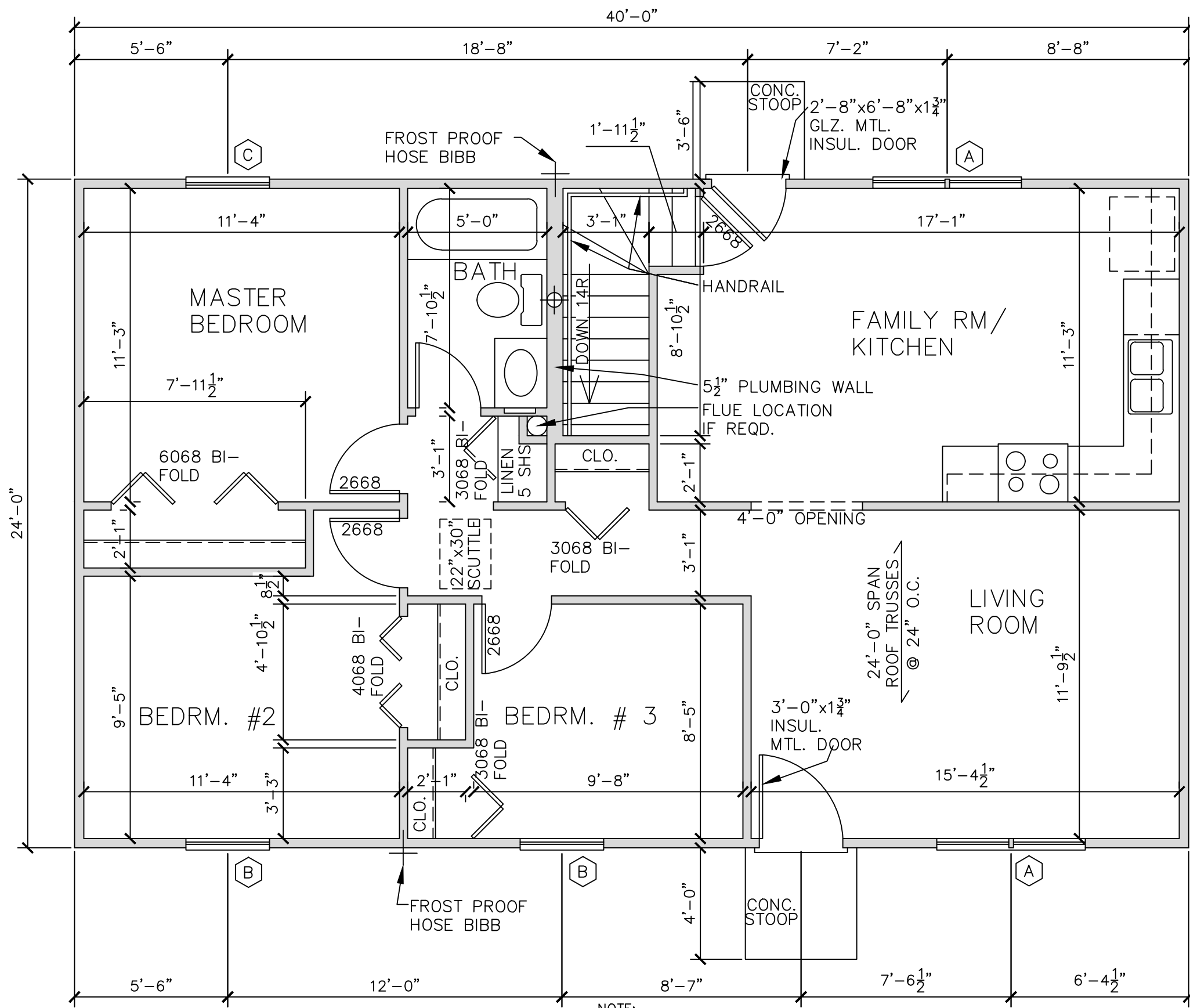
THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SPECIFICATIONS AND CONTRACT DOCUMENTS PREPARED BY DESIGN AMERICA, INC. ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS.



SHEET INCLUDES:
BASEMENT FOUNDATION
STAIR SECTION

DESIGN NO.
008D-0121
BASEMENT
(REV. 1-15-20)
(REV. 8-9-22)
(REV. 12-27-23)

SHEET:
2 of **6**



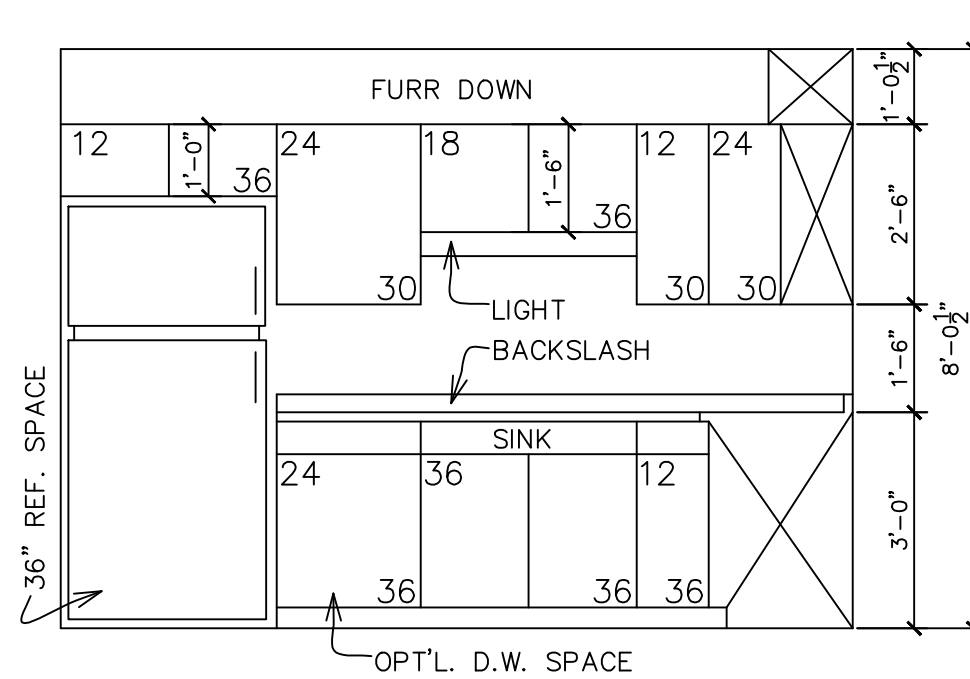
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTE:
1. ALL INTERIOR WALLS ARE 3 1/2" THICK UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR WALLS ARE 4" THICK UNLESS OTHERWISE NOTED. (2x4 WOOD STUDS W/ 1/2" SHEATHING)
 3. ALL HEADERS ARE 2-2x10's W/ 1/2" PLYWOOD UNLESS NOTED OTHERWISE.
 4. PLUMBING WALLS ARE 5 1/2" AS NOTED ON PLANS

LIGHT & VENTILATION SCHEDULE					
ROOMS	FLOOR AREA	LIGHT		VENT	
		REQ.	ACT.	REQ.	ACT.
LIVING	178	17.8	19	8.9	10.8
FAMILY/KITCHEN	204	20.4	21.6	10.2	10.8
BEDROOM 1	122	12.2	12.6	6.1	7.1
BEDROOM 2	104	10.4	10.8	5.2	6.1
BEDROOM 3	81	8.1	10.8	4.1	6.1
BATH	43	ARTIFICIAL		MECH	100 CFM

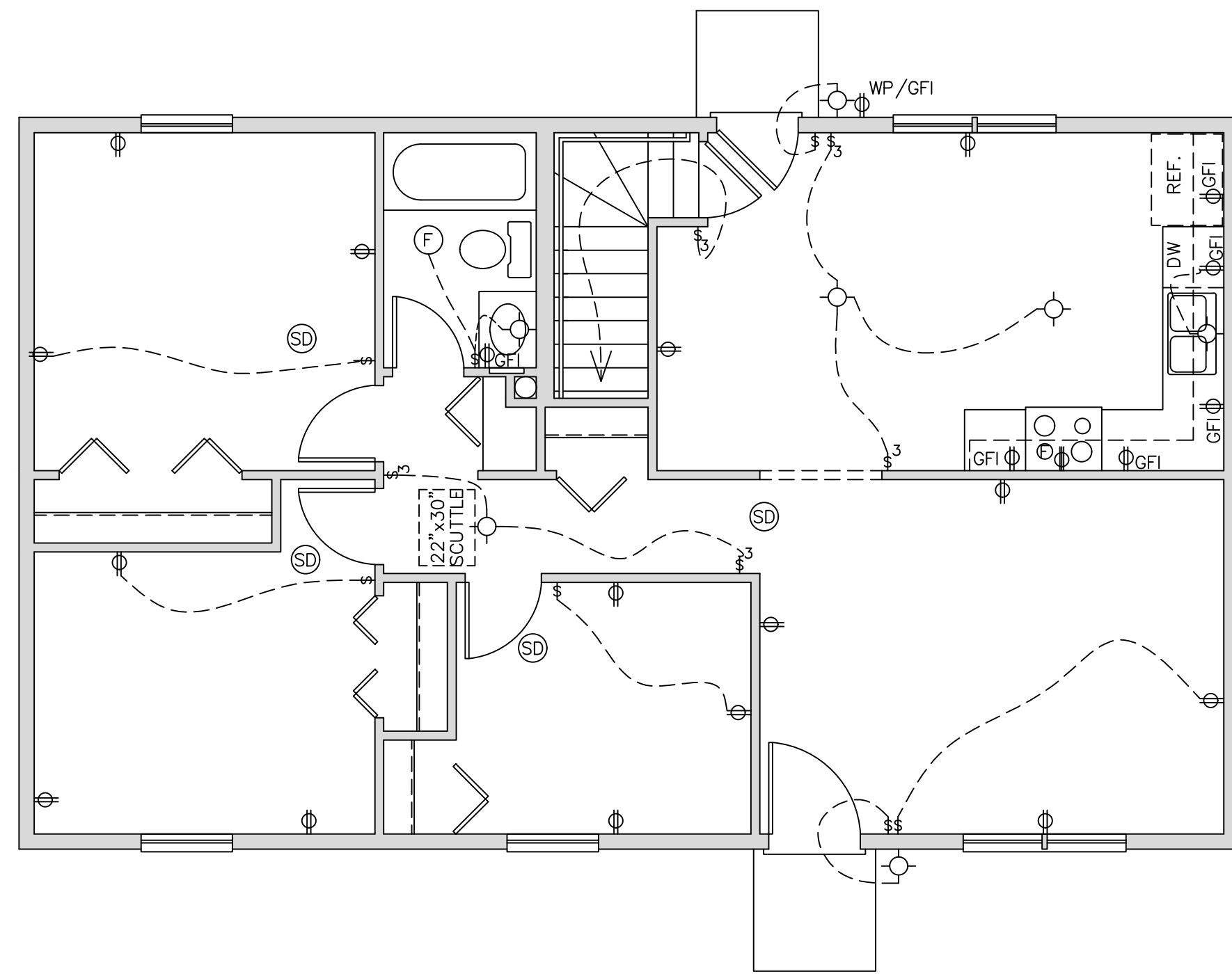
WINDOW SCHEDULE			
SYM.	UNIT SIZE	DESCRIPTION	QTY.
A	2-2846	DOUBLE HUNG (MULLION)	2
B	3046	DOUBLE HUNG (SINGLE)	2
C	3052	DOUBLE HUNG (SINGLE)	1

NOTE: ALL WINDOWS UNITS TO HAVE INSULATION GLASS
NOTE: ALL WINDOW OPENINGS IN SLEEPING AREA TO MEET LOCAL CODE FOR FIRE EGRESS.
NOTE: UNIT SIZES SHOWN ARE IN FEET & INCHES (3056= 3'-0"x5'-6") SEE MFG' S. SPECS FOR ROUGH OPENING SIZES.



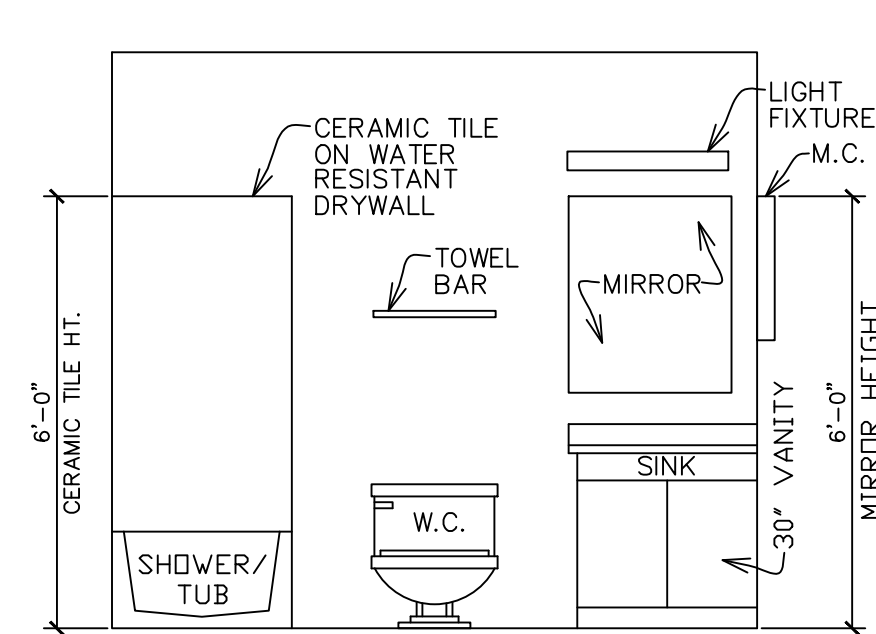
KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"

NOTE:
FINAL CABINET SIZES AND SELECTIONS TO BE DETERMINED BY OWNER/CONTRACTOR UPON FIELD VERIFYING ALL MEASUREMENTS PRIOR TO ORDERING CABINETRY.



ELECTRICAL FLOOR PLAN
NOT TO SCALE

- NOTE:
1. ALL EXTERIOR OUTLETS AND OUTLETS IN THE BASEMENT, GARAGE, KITCHEN AND BATHROOMS ARE TO BE GFI PROTECTED.
 2. ALL SMOKE DETECTORS (SD) SHALL BE INTERCONNECTED SO ALARM WILL SOUND THROUGHOUT THE DWELLING. EACH IS TO BE AC POWERED WITH BATTERY BACKUP.
 3. PROVIDE MINIMUM OF ONE CARBON MONOXIDE DETECTOR ON EACH LEVEL.
 4. ARC-FAULT CIRCUIT INTERRUPTION PROTECTION SHALL BE PROVIDED IN ALL BEDROOMS
 5. PLAN SHOWS SUGGESTED LOCATION FOR LIGHTS, SWITCHES AND OUTLETS, VERIFY WITH CONTRACTOR AND/OR OWNER.



BATH ELEVATION
SCALE: 3/8" = 1'-0"

NOTES:

DESIGN CRITERIA	YARD LUMBER		STRUC. LAM. WOOD BEAM		MINIMUM SOIL BEARING PRESSURE		WIND LOAD = 90 M.P.H. NOMINAL WIND SPEED		DESIGN LOADS	
	E = 2,900,000 PSI	F = 105 PSI	E = 1,800,000 PSI	F = 1,500,000 PSI	105 PSI	1,500,000 PSI	105 PSI	1,500,000 PSI	DEAD LOAD (PSF)	LIVE LOAD (PSF)
WOOD OR PANELS	10	20	19	19	10	20	10	20	40	60
WOOD OR CARPET	30	30	30	30	40	40	40	40	50	60
TOTAL (PSF)	40	40	49	49	50	50	50	50	67	67

Great care and effort have gone into the creation of the design and engineering of these plans. However, because of the impossibility of providing any, personal and professional liability insurance, the designer assumes no responsibility for any errors or omissions or errors in the design, blueprints, or materials list. Furthermore, the designer does not warrant the design, blueprints, or materials list for any use other than that intended. The user of these plans shall be responsible for all construction with your local building officials, prior to start of actual construction. These drawings are not to be copied or reproduced without written permission from Design America, Inc. © Date of original design.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING GENERAL BUILDING SPECIFICATIONS PREPARED BY DESIGN AMERICA, INC. ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS.

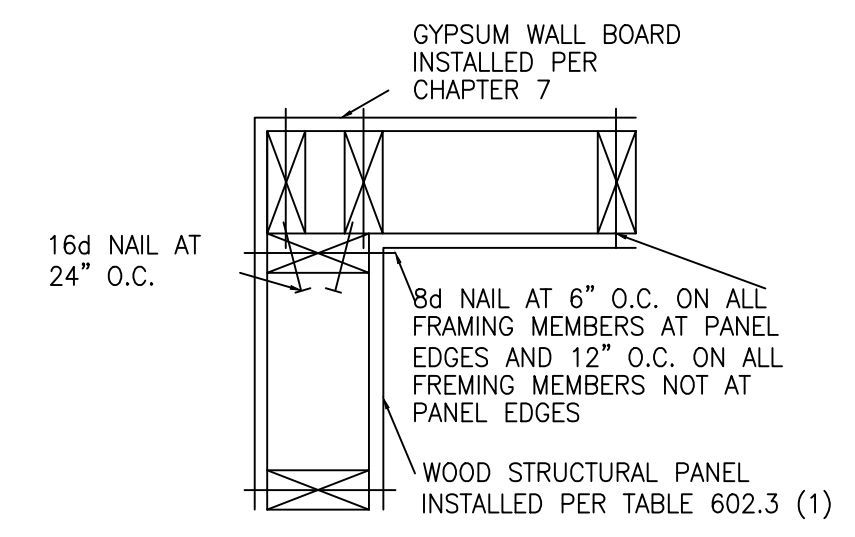
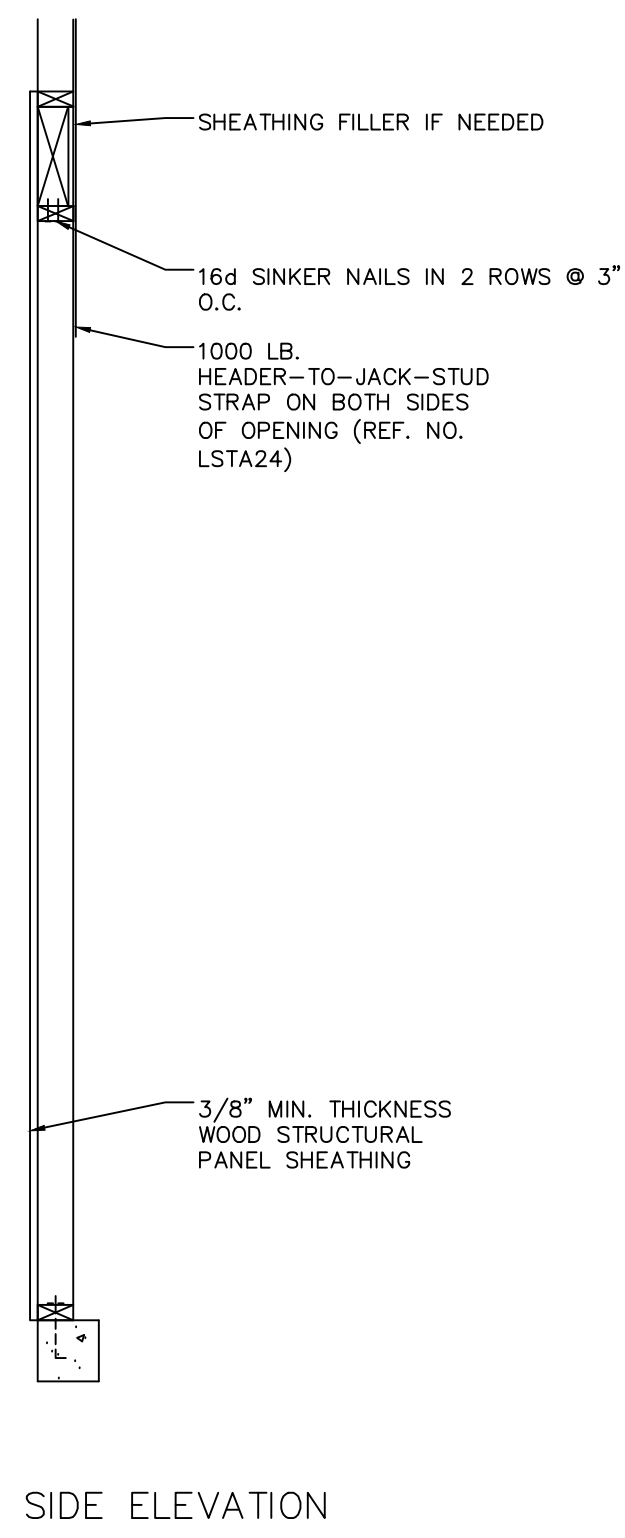
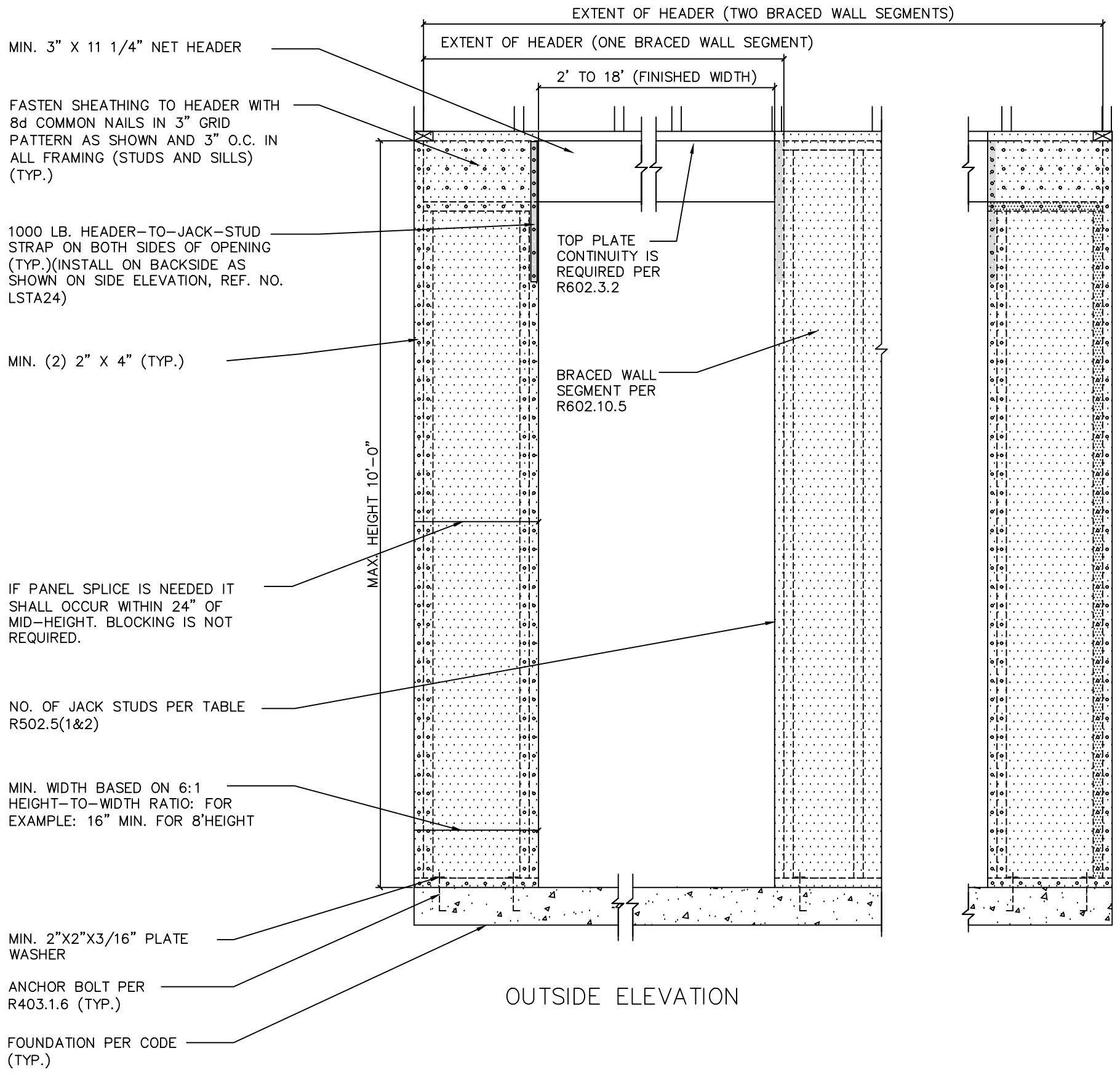
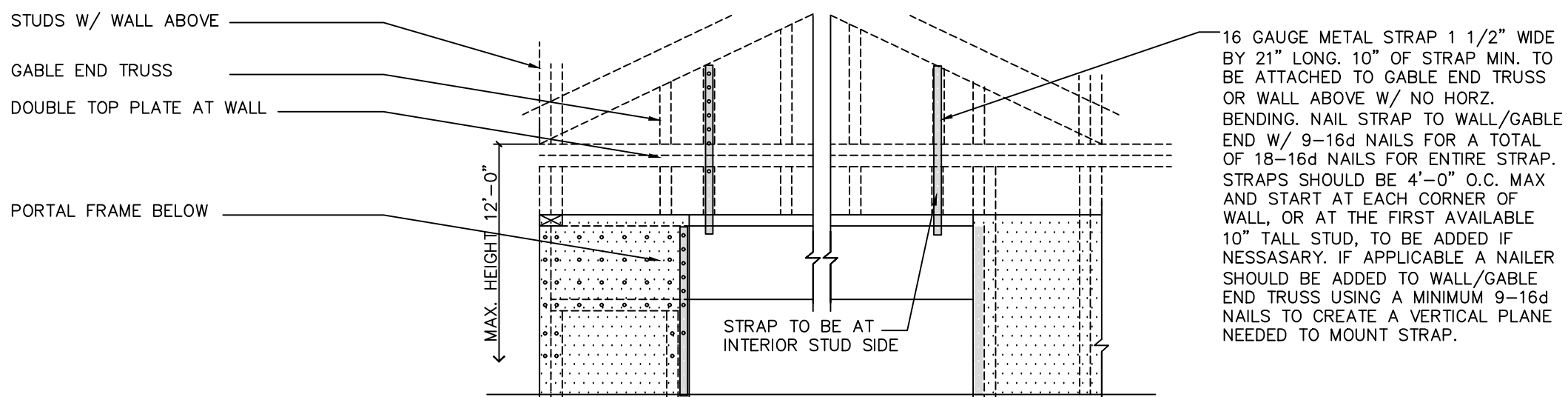


SHEET INCLUDES:
FIRST FLOOR PLAN
KITCHEN ELEVATIONS
WINDOWS SCHEDULE
BATH ELEVATIONS
FIRST FLOOR ELECTRICAL PLAN

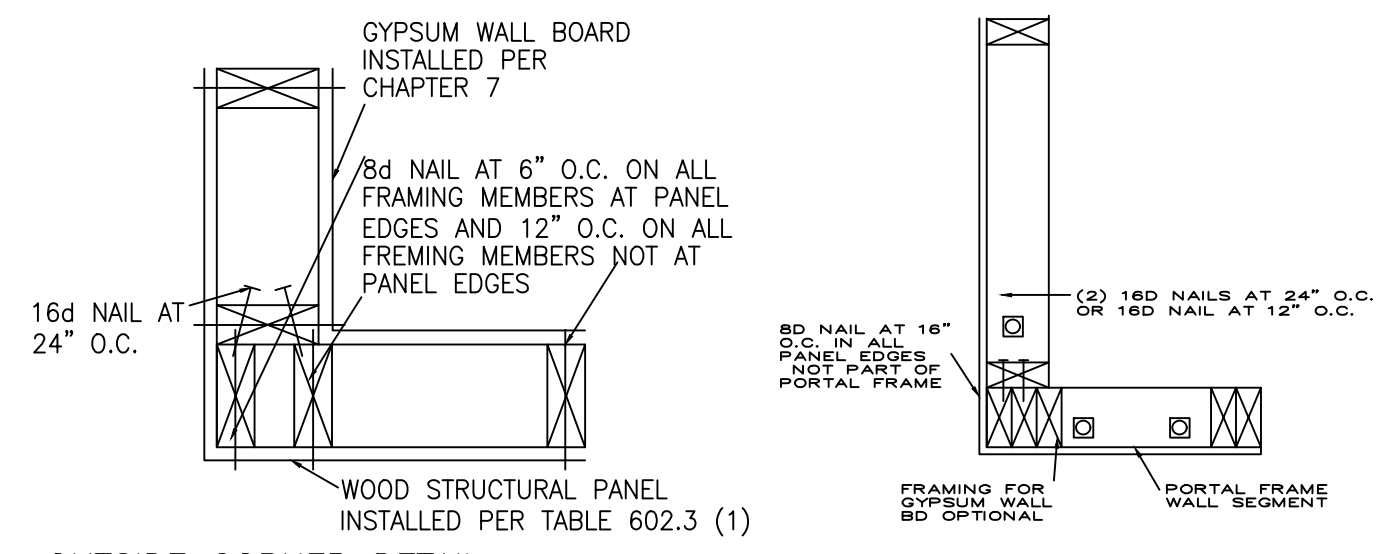
DESIGN NO.
008D-0121
BASEMENT
(REV. 1-15-20)
(REV. 8-9-22)
(REV. 12-27-23)

STRUCTURAL KEY NOTES

- ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" OSB OR 1/2" PLYWD TO MEET THE WHOLE HOUSE STRUCTURALLY SHEATHED SECTION OF THE CODE USING METHOD 3. THIS ALLOWS BRACE PANELS TO BE THE WIDTH ON TABLE 602.10.5. BLOCK AND FASTEN ALL HORZ. JOINTS
- ANY PLACE THAT SEPARATION BETWEEN EXTERIOR BRACED WALLS IS MORE THAN 35FT. AN INTERIOR BRACE WALL PER METHOD 5 IS TO BE USED. THIS IS 1/2" DRYWALL WITH NAILS 7" O.C. (A SEPARATION OF 50FT. IS ALLOWED IF THE AMOUNT OF ALLOWED DW IS INCREASED, EXAMPLE: 50 FT/35 FT = 1.4(25%)=35% OF WALL HAS TO BE DW. THE LOCATION OF BRACED WALLS IS 12'-6" FROM ANY CORNER MAX. AND 25FT. O.C. BETWEEN PANELS MAX.
- INTERIOR BRACED WALL LINE TO BE COVERED W/ 1/2" DRYWALL W/ NAILS 7" O.C. PER TABLE R702.3.5 APPLY TO BOTH SIDES OF WALL. THE FLOOR AND ROOF ABV. AND BLW INT. BRACED WALLS TO BE BLOCKED OR HAVE A PARALLEL CONTINUOUS MEMBER TO FASTEN THE BRACED WALL TO THE DIAPHRAM. BLOCK AND FASTEN ALL HORZ. JOINTS
- ATTACHMENT OF INT BRACED WALL LINES
 - CL'G OR FLR/TRUSSES LOCATED DIRECTLY ABV. INT. BRACED WALL LINES TO BE ATTACHED W/ 8d NAILS 6" O.C. TOENAILED. WHEN CL'G, FLR/TRUSSES ARE NOT DIRECTLY ABV. OR ARE PERPENDICULAR TO INT BRACED WALL LINE ADD 2X4 BLOCKING AT 16" O.C. BTWN FLR/ROOF FRAMING. BLK'G TO BE ATTACHED W/ 3-8d NAILS TOENAILED AT EA. END TO FLR/ROOF FRAMING. EACH BLOCK SHALL BE TOENAILED TO INT BRACED WALL LINE W/ 3-8d NAILS TOENAILED
- PORTAL FRAMING
 - CONTINUOUS GARAGE DOOR HEADER TO EXTEND FULL LENGTH OF BRACED WALL SEGMENT -CORNER OF GARAGE TO BE FULL SHEET OF 4' WIDE SHEATHING, PRODUCE "L" SHAPE BY CUTTING EXCESS SHEATHING AT GARAGE DOOR OPENING, NAIL TO STUDS 3" O.C. -BOTTOM OF HEADER FOR PORTAL FRAME AT TOP OF OPENING

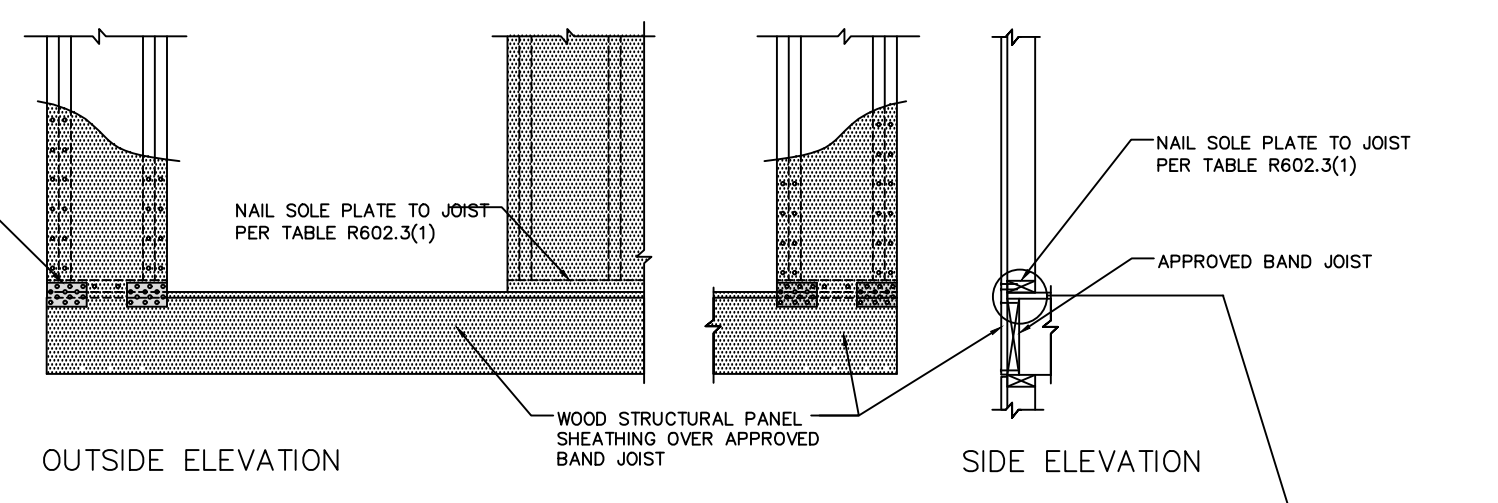


INSIDE CORNER DETAIL



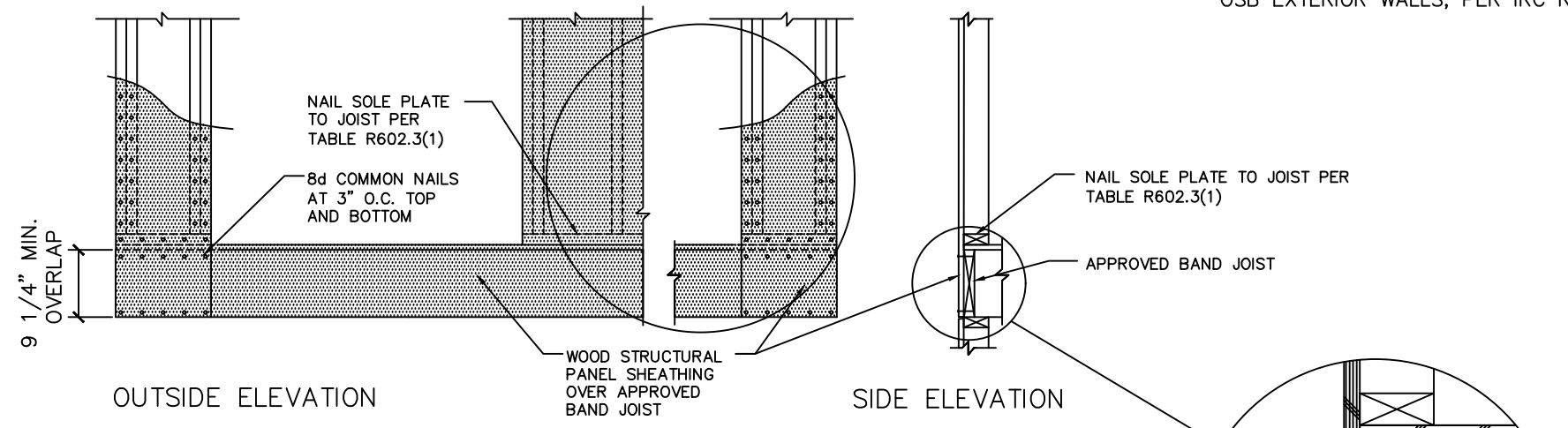
OUTSIDE CORNER DETAIL

PORTAL FRAME CORNER DETAIL



PORTAL FRAME CORNER DETAIL

1 APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS



1 APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS

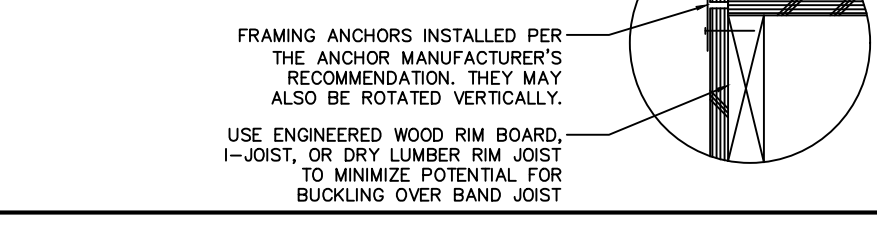
IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

2 APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (STRUCTURAL PANEL OVERLAP OPTION)



2 APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (STRUCTURAL PANEL OVERLAP OPTION)

3 APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (FRAMING ANCHOR OPTION)



3 APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (FRAMING ANCHOR OPTION)

NOTES:

DESIGN CRITERIA	YARD LUMBER		STRUCT. LAM. WOOD-BEAM		MINIMUM SOIL BEARING CAPACITY (PSF)		FLOORING		BALCONIES	
	F _b = 1,200 PSI	F _v = 105 PSI	F _b = 2,600 PSI	F _v = 285 PSI	2,000	2,800	2,000	2,800	2,000	2,800
DESIGN LOADS										
DEAD LOAD (PSF)	10	20	10	20	10	20	10	20	10	20
LIVE LOAD (PSF)	30	30	30	30	30	30	30	30	30	30
TOTAL (PSF)	40	50	40	50	40	50	40	50	40	50

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WALL BRACING
WB.1

Subject property and adjacent homes 1700 block S. 60 St. (454-0032-002)

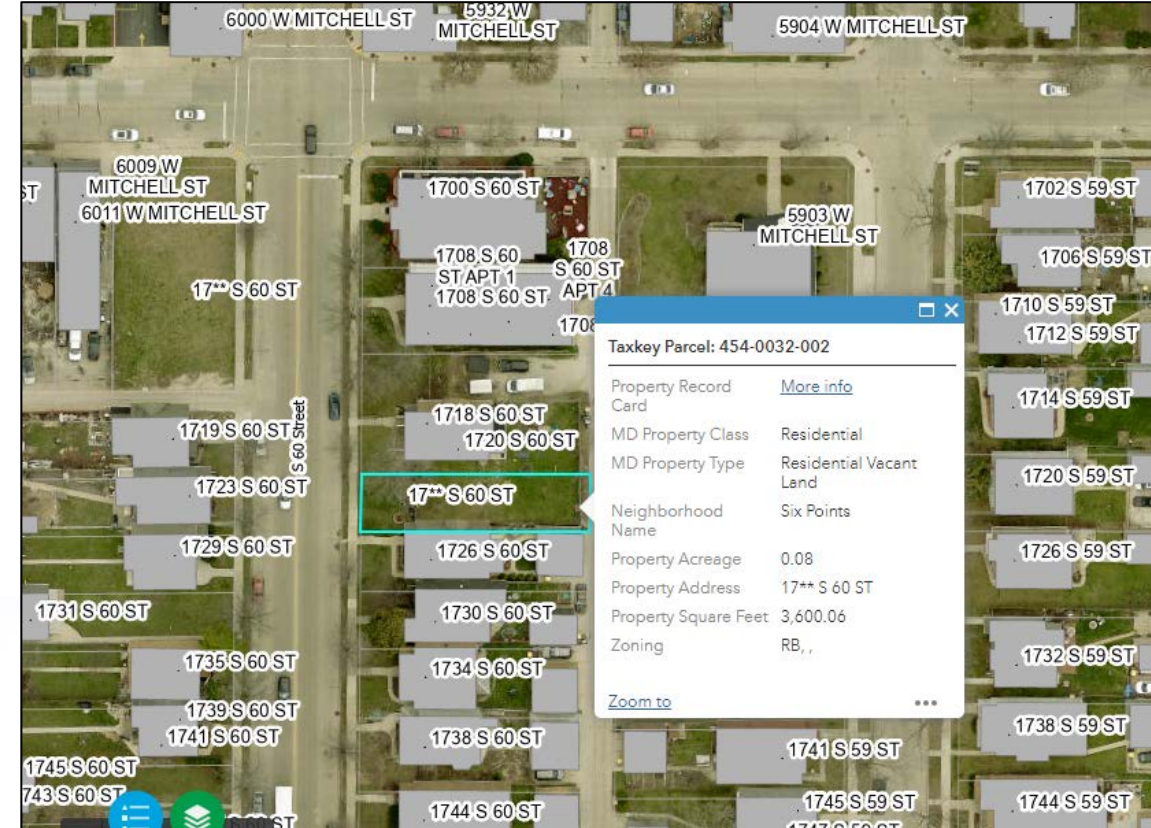
Zoned: RB

Homes on east side of S. 60 St. have approximate 20-ft front setback

Scope:

Build a entry level 3-bedroom 1-2 bath ranch style home

Planning 6 months for construction to be completed Fall 24'



Proposed survey

There is room for a front porch.

Will a garage be proposed?

Sec 19.41 [building size & location](#)

- zoning compliant (w/ room to grow)

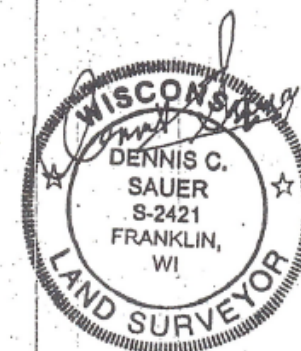
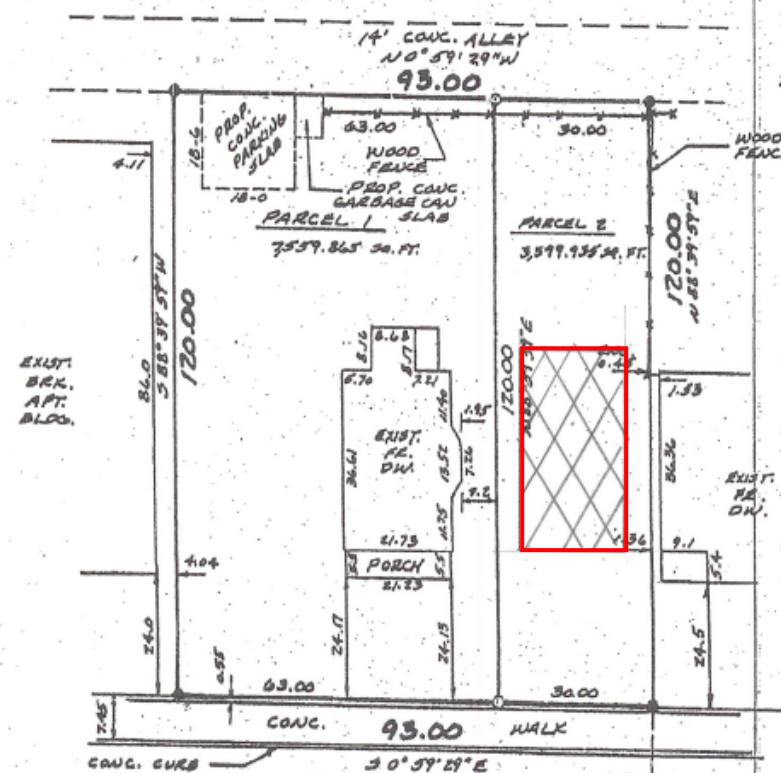
19.41 Building Size And Location

No building, except a residential accessory building, may exceed the minimum and maximum standards set forth in the

Buildable Space (click link for diagram)	RA-1	RA-2	RA-3	RB
Height (maximum)	35'	35'	35'	40'
Front Setback (maximum)			40'	30'
Front Setback (minimum)	30'	25'	20'	10'
Rear Setback (minimum)	25'	25'	10'	10'
Side Setback (minimum)	8'	5'	3'	3'
Density	RA-1	RA-2	RA-3	RB
Floor Area Ratio (maximum)				
Lot Coverage (maximum)	40%	40%	50%	60%
Lot Size	RA-1	RA-2	RA-3	RB
Lot Width (maximum)		150'	100'	80'
Lot Width (minimum)	75'	50'	40'	30'

CERTIFIED SURVEY MAP 7897

Being a re-division of Lot 3 in Block 5, in Assessor's Plat No. 271, being a part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Northeast 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



2/1/07

NW COR.
NW 1/4 SEC. 2-6-21
CONC. MAN. W BRASS CAP
377,064.85
2,538,232.08

2598.74
N0°59'29"W

SW COR.
NW 1/4 SEC. 2-6-21
CONC. MAN. W BRASS CAP
374,616.65
2,538,231.98

NOTE:

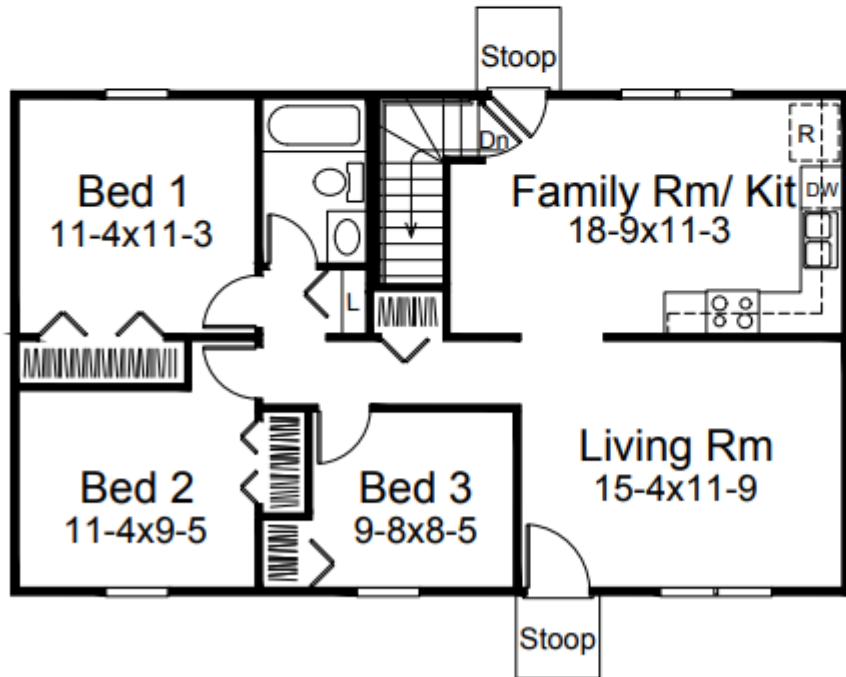
- DENOTES IRON ROD FOUND
- DENOTES 1" X 24" IRON PIPE SET 113 LBS. PER LIN. FT.



Does the proposed design fit the neighborhood context?

- Added architectural features to complement neighborhood form are recommended.

- Front porch w/ roof overhang along front
- Increase roof pitch
- Roof gable
- Alternate to plywood siding (LP or J-Hardy)
- Increase width of window trim
- Storm doors
- Windows openings on side elevations
- Question – what is floor to ceiling height in basement (tall enough for future use / functional finished space for habitation when considering drop of HVAC ductwork)? noted larger egress window well on rear.



Total Heated Living Area - 960 SQ. FT.

AREA SUMMARY	
MAIN FLOOR:	960 S.F.
BASEMENT:	960 S.F.

East side of 1700 block S. 60 St.

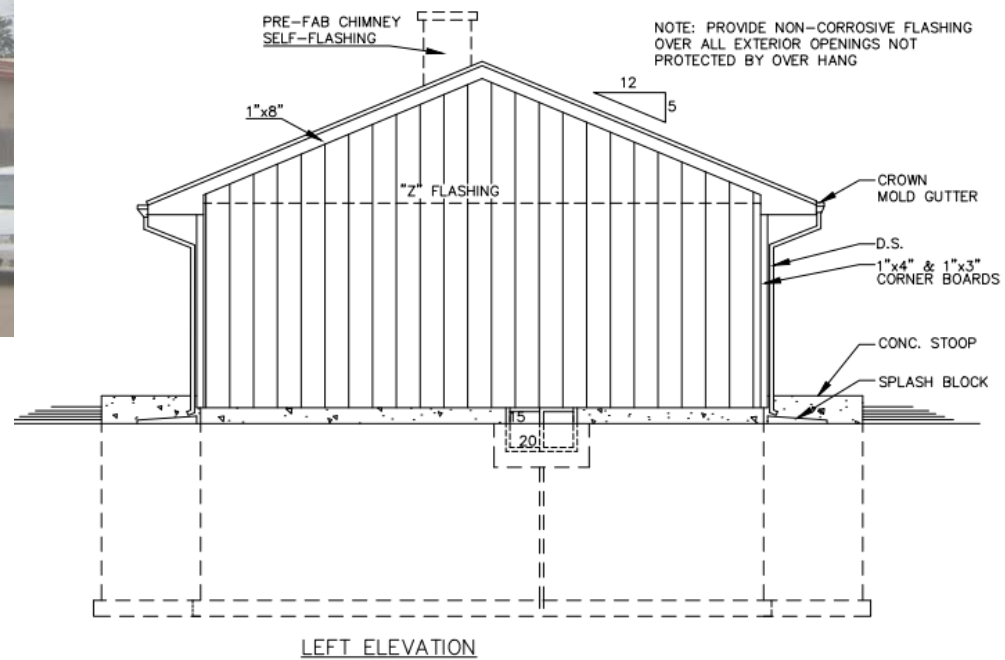
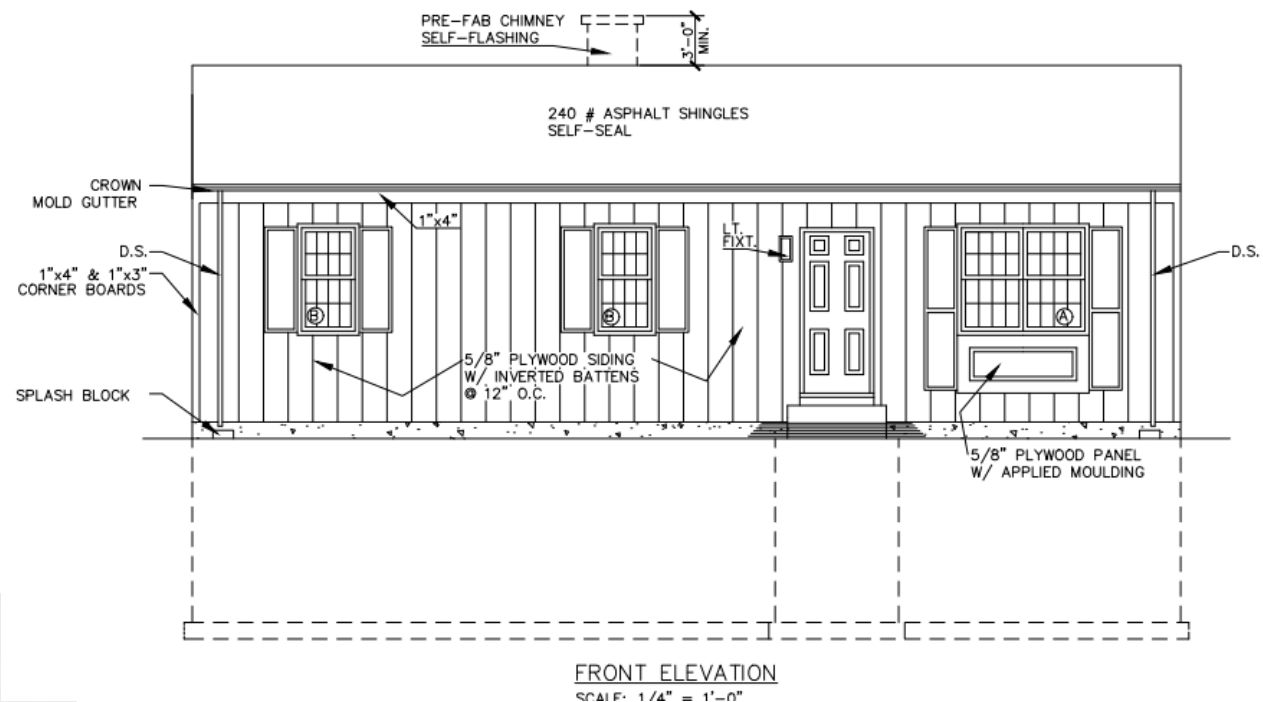


West side of 1700 block S. 60 St.



Contact Planning and Zoning with questions – or to arrange a meeting: planning@westalliswi.gov

- Steve Schaer & Jack Kovnesky





STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 7A. Conditional Use Permit for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave.**
- 7B. Site, Landscaping, and Architectural plans for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave. (Tax Key No. 451-0088-000)**

Items 7A and 7B may be considered together.

Overview and Zoning

Adrian Feliciano is proposing to open a new massage therapy business, Myo Revelations Medical Massage, at 8831 W. Greenfield Ave. Services to be offered include a variety of massages, aromatherapy, hot stones, and other esthetic services.

The proposed hours of operation vary and will be by appointment only. No business will be scheduled after 8pm.

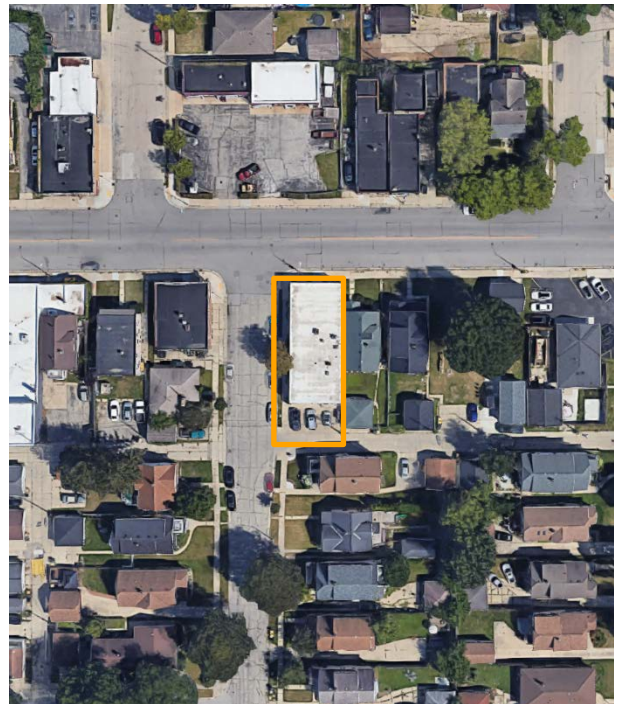
The proposed business is considered a Massage Therapy use. The proposed location is zoned C-2. Massage Therapy is a Conditional Use in the C-2 district. A public hearing before the Common Council will be held following the Plan Commission's review.

Property owner and Massage therapy businesses on site shall:

1. State of WI licensed operation.
2. Maintain customer appointment records.
3. All customers enter/exit through common/public areas.
4. 24/7 Video camera within common public access points.
5. Daytime Hours (operator volunteers not open after 8pm).

Design Guidelines

The proposed project does not include site alterations. Staff considers this to be a minor project which does not require conformance to the City's design guidelines.



Site Plan

No site alterations are proposed. The proposed location is an existing office building. 4 parking stalls are located on the south portion of the lot. Street parking along S. 89th St. and W. Greenfield Ave. will be the primary method of parking.

Suite E
680 SF



Recommendation: Approve the Site, Landscaping, and Architectural plans for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave., (Tax Key No. 451-0088-000) subject to the following conditions:

(Item 1-3 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use permit.
2. Business shall operate within State of WI licensed operations, maintain records of customer appointments, and install cameras in customer lobby area, operate within daytime hours.
3. Refuse enclosure details if exterior dumpster is provided on site.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

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8. **Certified Survey Map to combine the existing parcel at 9422 W. National Avenue (Tax Key No. 479-0674-003) and 9440 W. National Avenue (Tax Key No. 479-0676-004), into one parcel.**

Overview and Zoning

Following the demolition of a vacant multi-tenant building along W. National Ave. directly east of the existing Heartbreakers bar & entertainment club a Certified Survey Map has been completed to combine the two existing parcels. The combined parcel will be utilized for the existing club and a future accessory parking lot. Common ownership exists.

The Plan Commission approved the Site, Landscaping, and Architectural Plans for the site at their February 28th, 2024, meeting. A revised parking lot plan is being prepared in accordance with Plan Commission's conditional approval.

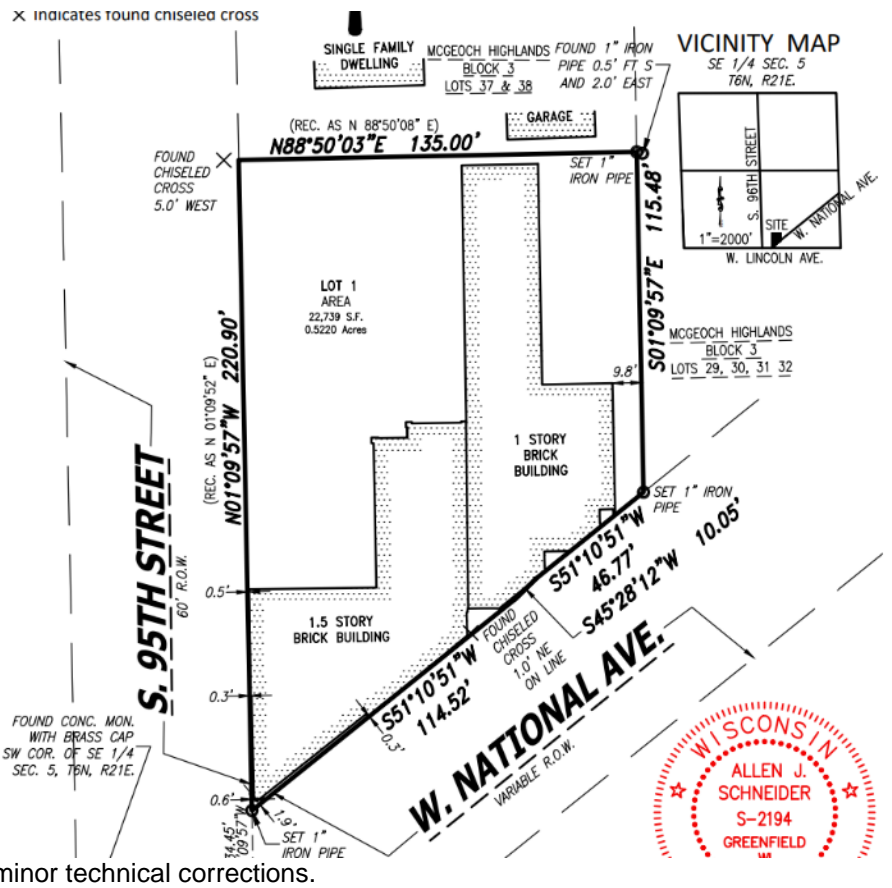




CSM

The proposed CSM would combine the 2 existing parcels into 1 lot. There are no maximum or minimum lot width requirements in the C-2 district. The proposed survey complies with all zoning requirements for lot size and buildable space. The newly created lot, Lot 1, has an area of 22,739 square feet.

Recommendation: Common Council approval the Certified Survey Map to combine the existing parcel at 9422 W. National Avenue (Tax Key No. 479-0674-003) and 9440 W. National Avenue (Tax Key No. 479-0676-004), into one parcel subject to Common Council approval and a revised Certified Survey Map being submitted to the Planning office for minor technical corrections.





**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
Room 128
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

9. Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54 St.

City Engineering has prepared a diagram requesting Common Council consideration to vacate a portion public alley Right of Way (RoW) between vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54 St. The area is shown and legally described and identified as a map exhibit of the City of West Allis Engineering Department file no. Y-1205.

A resolution introducing said request to the Common Council of the City of West Allis took place on April 23, 2024.

State Statutes require publishing a class 3 notice and personal service on abutting landowners at least 30 days before a public hearing or, if they can't be personally served, the notice needs to be mailed to them at least 30 days ahead of time. PUBLISH dates: May 17, 24, and 31, 2024

Any abutting owners can object to discontinuance by filing a written objection; it would then take a 2/3 vote by the council to override that objection. Should the Council decide to vacate this portion of public right-of-way, the abutting property owners would receive an abutting portion of land, and that land would be taxable.

The alley is not needed for city services, and in the public interest to vacate to save on public cost of maintenance. The introductory resolution is just the Council authorizing us to conduct a public hearing, publish notice, and sharing the project for further consideration. Abutters benefit with more land area, continued access use on an improved surface, and the city benefits by vacating and thereby reducing its maintenance expense and gains some taxable value.




If the Common Council decides to vacate the right of way the city will record the document with the Milwaukee County register of deeds as part of the process. The lands if vacated will become taxable property.

Recommendation: Common Council approval of the vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54 St.

Vacation and discontinuance of an improved alley between W. Electric Ave. and W. Mobile St. west of S. 54 St.



Legend

-  Parcel
-  Structure
-  Project Area



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
Room 128, City Hall
6:00 PM

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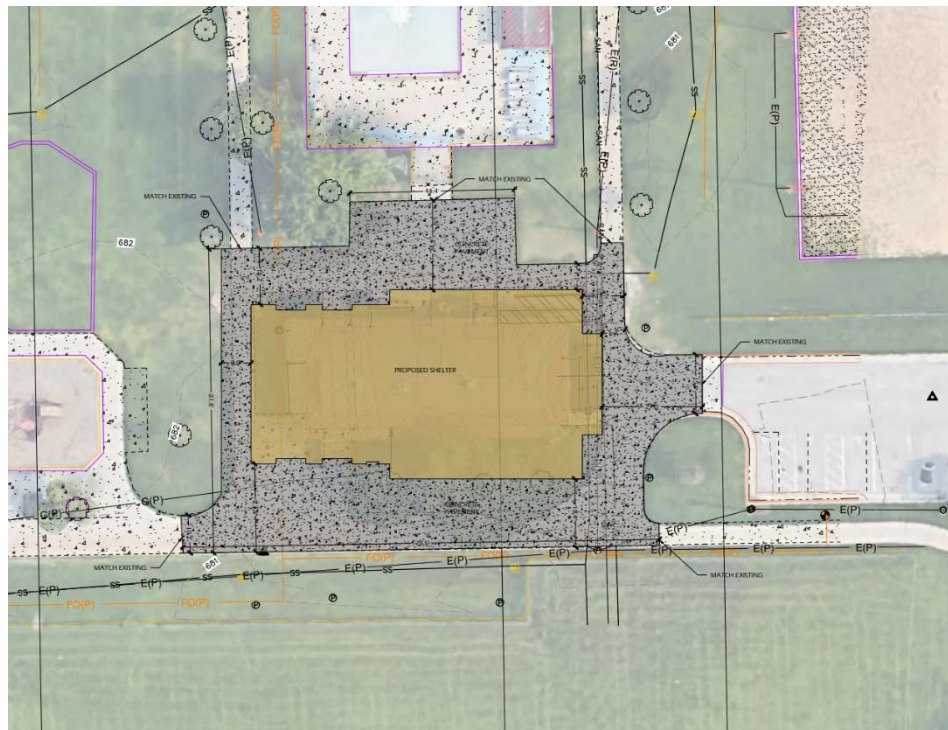
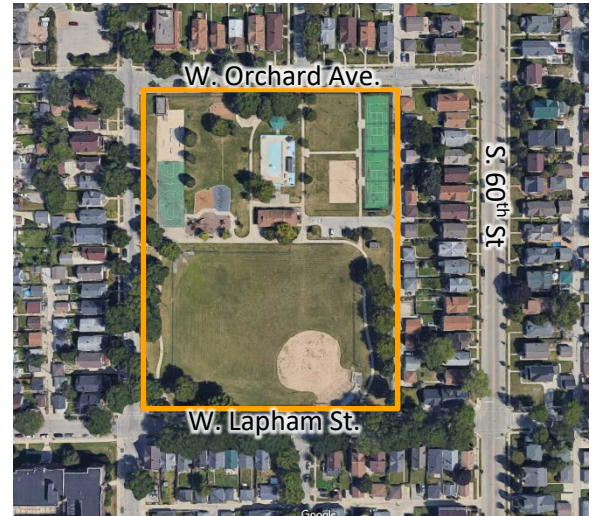
10. Site, Landscaping, and Architectural Design Review for a new pavilion at Liberty Heights Park located at 6101 W. Orchard Ave. (Tax Key No. 454-0159-001)

Overview

The existing pavilion at Liberty Heights Park has aged since it's original construction in the 1930's. To breath new life into the park a new pavilion is proposed to replace the existing. The new pavilion will be accessible for neighborhood events, City programming, and recreational activities. The space will also provide access to covered shelter and bathrooms for park goers.

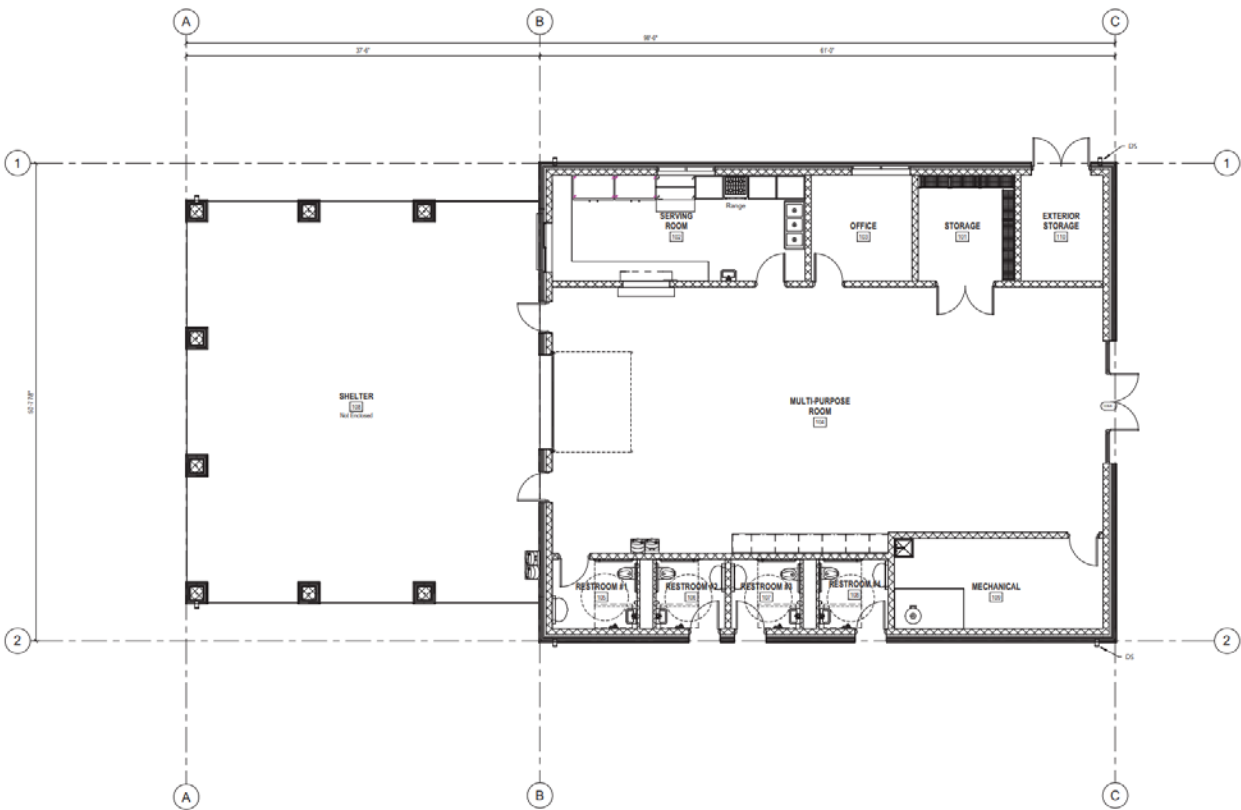
Site Plan

On the property currently is a 1-story building in the center of Liberty Heights Park. There are no proposed site changes to any other areas of the park. The new pavilion is proposed where the current pavilion is located. The proposed pavilion will occupy a similar footprint to the existing. New concrete pavement will be poured directly around the pavilion, retaining access points throughout the park. No changes to the nearby parking lot are proposed.



Floor Plan

The building consists of two primary areas: an enclosed area and a non-enclosed shelter area. The multi-purpose room is located on the eastern side, nearest to the parking lot. Inside is a large multi-purpose room. This room includes access to an interior bathroom, a serving room, an office, interior storage, and mechanicals. The enclosed area also has outdoor access to three bathrooms and an exterior storage room. The non-enclosed shelter area is directly west of the enclosed area. The two are connected through a garage door with additional smaller doors. Additionally, a window connects the serving room to the non-enclosed area to allow for concessions.



Architectural Plan

The proposed pavilion is to be constructed of blue and coffee colored engineered wood lap siding and stone veneer. Stone veneer wraps around the bottom of the building forming a base. Likewise, the engineered wood lap siding wraps around the building. A non-enclosed shelter area is also proposed with support columns matching that of the building. The roofing of the building consists of prefinished metal colored in a greyish-bronze. The design of the building references nearby residential architecture with a gable roof continuing across the entire structure. Windows and doors continue around the building to provide natural light.



4 NORTHWEST BUILDING RENDERING



4 SOUTHWEST BUILDING RENDERING



2 NORTHWEST BUILDING RENDERING



1 SOUTHWEST BUILDING RENDERING

Design Review Guidelines:

The project satisfies the design review guidelines that are required. Some highlights of this proposal include the contribution to the public realm through an active ground floor, pedestrian accommodations, and references to nearby architecture.

Recommendation: Approval of the Site, Landscaping, and Architectural plan for a new pavilion at Liberty Heights Park located at 6101 W. Orchard Ave. (Tax Key No. 454-0159-001) subject to technical review of Civil Plans and landscape improvements by staff.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
Room 128, City Hall
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

11. Preliminary Site, Landscaping, and Architectural Design Review for North Shore Bank, an existing Neighborhood Service with accessory drive-through service, located at 10533 W. National Ave. (Tax Key No. 519-0002-006)

Overview and Zoning

A new building is proposed to be constructed on what currently is a parking lot for an existing multitenant commercial building at 10533 W. National Ave. North Shore Bank is the flagship tenant of this building. North Shore Bank is proposing to move into the new 1-story building to be constructed. The office space in the existing building may be rented out to other tenants.

The applicant is seeking a preliminary site, landscaping, and architectural review before they proceed further.

The property is zoned C-3. Neighborhood Service uses are permitted uses in the C-3 district. Accessory drive-through service requires a conditional use permit. The business is proposed to be open Sunday through Thursday. The hours of operation are as follows:

ATM – 24/7

Video Tellers (ITM):

M-F: 8am-7pm

Sat.: 8am-5pm

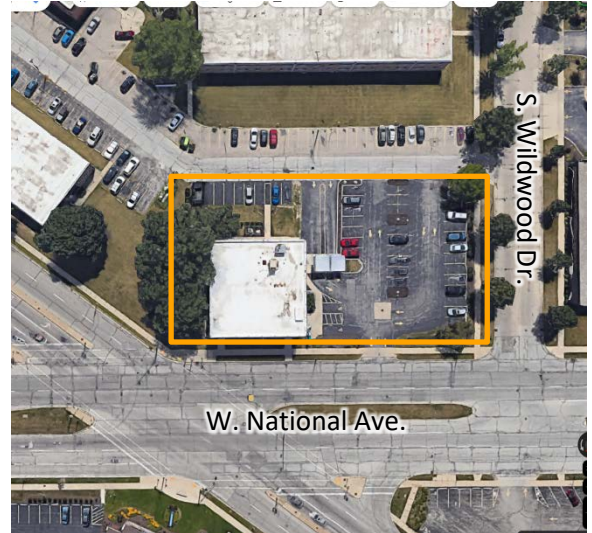
Sun.: 10am-4pm

Branch:

M-Th: 9am-5pm

F: 9am-6pm

Sat: 9am-12pm



Site Plan

On the property currently is a 3-story building on the east side of the parcel and a parking lot on the west portion of the parcel. There are no changes proposed to the existing building. Proposed site changes show a new building in the northwest corner of the parking lot. This 1-story building is to serve as the branch location for North Shore Bank. Per Code, two principal buildings are not permitted on one site. The applicant has been made aware that they will need to split the lot via a Certified Survey Map or apply for a Planned Development if they would like to build an additional principal building. The site is shown with access from W. National Ave. and S Wildwood Dr. Both access points lead into the interior parking lot that is to serve both buildings. The site shows a total of 29 stalls which is a reduction from the current 38 stalls. In addition to a parking lot is an accessory drive-through on the south side of the building to host ITM/ATM machines. The drive-through is accessed on the east portion of the parking lot. A pedestrian connection is shown to W. National Ave. A trash and transformer enclosure is shown towards the rear of the site.



Architectural Plan

The proposed building is to be constructed of high-quality materials including masonry, stone, and fiber cement paneling. An abundance of glazing is shown on the west, north, and east facades. The overall design is aesthetically interesting and interacts with the public realm.



Design Review Guidelines:

The project satisfies the design review guidelines that are required. Some highlights of this proposal include the contribution to the public realm through an active ground floor, enhancement of current site features, and quality building design.

PLAN COMMISSION CHECKLIST

1.

Goal:
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	i. Street wall	<input type="checkbox"/>	
	ii. Scale	<input type="checkbox"/>	
	iii. Historic neighbors	<input type="checkbox"/>	
	iv. Connectivity	<input type="checkbox"/>	
b. Site	i. Orientation	<input type="checkbox"/>	
	ii. Unique features	<input type="checkbox"/>	
	iii. Historic elements	<input 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. Street edge	<input type="checkbox"/>	
	iii. Active uses	<input type="checkbox"/>	
	iv. No blank walls	<input type="checkbox"/>	
b. Build for People	i. Engaging spaces	<input type="checkbox"/>	
	ii. Accessible spaces	<input type="checkbox"/>	
	iii. Built-out site	<input type="checkbox"/>	
	iv. Pedestrian connections	<input type="checkbox"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="checkbox"/>	
	ii. Utilities and services	<input type="checkbox"/>	
	iii. Lighting	<input type="checkbox"/>	
	iv. Fencing	<input type="checkbox"/>	

3.

Goal:
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	i. Quality materials	<input type="checkbox"/>	
	ii. Ground floor	<input type="checkbox"/>	
	iii. Exterior features	<input type="checkbox"/>	
	iv. Quality design	<input type="checkbox"/>	
b. Environment	i. Natural features	<input type="checkbox"/>	
	ii. Manage stormwater	<input type="checkbox"/>	
	iii. Reduce impervious surface	<input type="checkbox"/>	
	iv. Embody sustainability	<input type="checkbox"/>	



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday April 24, 2024
Room 128, 6:00 PM**

12. Sign Appeal for Twisted Plants, a proposed restaurant use at 6202 W. Lincoln Ave. (Tax Key No. 475-0375-000)

Overview

Twisted Plants, a proposed restaurant use, is applying for a Sign Plan Appeal to allow for painted wall signage existing building. Proposed for the south and east façade are two twin painted signs both 3' x 5' (15 sq. ft). The signage area complies with the Sign Code.

A concept image of the proposed signage has been provided by the applicant. Shown on the proposed sign plan is the business logo along with text indicating the type of food sold at the business.

The area of the signage exceeds the maximum square footage allowed per Code. The maximum square footage for awning signage is 22.5 square feet based on the Sign Code. The proposed signage exceeds the maximum square footage by 6.5 square feet. Based on the appeal, Plan Commission has the authority to determine if the additional awnings on the front façade count towards area for the total signage square footage.



Painted wall signs cannot be approved administratively under the Sign Code. The applicant is requesting an appeal to also allow the painted wall sign under the Sign Code's Creative Sign subsection. The creative sign section grants businesses the opportunity to present their proposal before the Plan Commission. The applicant did not provide information on the artist of the proposed sign.

Creative Sign Requirements

Creative Sign section 13.21(24)(c)(i) requires that signs shall conform with the following:

- i. Design quality. The sign shall:
 - 1. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area.
 - 2. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit.
 - 3. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

- ii. Contextual criteria. The sign shall contain at least one of the following elements:
 - 1. Classic historic design style;
 - 2. Creative image reflecting current or historic character of the City;
 - 3. Public art, symbols or imagery relating to the entertainment or design industry; or
 - 4. Inventive representation of the use, name or logo of the structure or business.

- iii. Architectural criteria. The sign shall:
 - 1. Utilize and/or enhance the architectural elements of the building.
 - 2. Be placed in a logical location in relation to the overall composition of the building's facade and not cover any key architectural features/details of the facade.

Based on the proposed design in relation to the above criteria, staff agrees with the applicant that these requirements have been met and believes a Creative Sign Plan should be approved. The sign features a creative way of advertising the business, provides a positive visual impact to the surrounding area and is located on a side wall to not cover architectural features of the building.

Recommendation: Recommend approval of the Signage Plan for Twisted Plants, a proposed Restaurant use, at 6202 W. Lincoln Ave., (Tax Key No. 475-0375-000), based on the sign's satisfaction of the requirements of the City's Sign Code Creative Sign Subsection.