



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, June 26, 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. [24-0372](#) May 29, 2024

Attachments: [May 29, 2024 \(draft minutes\)](#)

D. NEW AND PREVIOUS MATTERS

2. [24-0374](#) Site, Landscaping, and Architectural Design Review for Quad, a marketing solutions company, for a proposed parking lot expansion at 555 S. 108th St. (Tax Key No. 414-9991-009)

Attachments: [\(SLA\) Quad - 555 S 108 St](#)

- 3A. [24-0375](#) Conditional Use Permit for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St.

- 3B. [24-0376](#) Site, Landscaping, and Architectural Design Review for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St. (Tax Key No. 452-0477-000)

Attachments: [\(CUP-SLA\) Precision Auto Body MKE -1649 S 83 St](#)

4. [24-0377](#) Revised Site, Landscaping, and Architectural Design Review for an accessory parking facility, at 9422-30 W. National Ave. submitted by John Fuchs and Nick Fuchs on behalf of Source One Enterprise LLC (Tax Key No. 479-0674-003).

Attachments: [\(SLA\) Revised Parking - 9422 W National Ave](#)

5. [24-0378](#) Certified Survey Map to split the existing parcel at 2580 S. Root River Pkwy. into two parcels. (Tax Key No. 483-9981-000).

Attachments: [\(CSM\) 2580 S RootRiver Pkwy](#)

6. [24-0379](#) Project Tracking

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, May 29, 2024

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Present 6 - Wayne Clark, Brian Frank, Eric Torkelson, Brandon Reinke, Kathleen Dagenhardt, Lisa Coons

Excused 2 - Jessica Katzenmeyer, David Raschka

Others Attending

Ald. Roadt, Patrick Schloss, Jeff Hook, Joe Galbraith, Linda Johnson, James Johnson, Lauren Cardenas, Gerry Ramos, Joe Kassender, Nick Beres, Thomas Rasmussen, Chris Miller, Casey Schill, Navi Singh

Staff

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

C. APPROVAL OF MINUTES

1. [24-0257](#) April 24, 2024 (draft minutes)

Attachments: [April 24, 2024 \(draft minutes\)](#)

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

D. NEW AND PREVIOUS MATTERS

2. [24-0301](#) Site, Landscaping, and Architectural Design Review for new construction at Novonesis (formerly Chr. Hansen), an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-000).

Attachments: [\(SLA\) CHR Hansen freezer THOR P3](#)

Steve Schaer presented.

Wayne Clark inquired whether this project has received corporate approval, with confirmation received from Novonesis representatives.

Brian Frank complimented the applicant on the usage of the site and communications with the surrounding neighborhood.

Recommendation: Approval of the Site, Landscaping, and Architectural

Design Review for Novonesis (formerly CHR Hansen), an existing light industrial use, at 9015 W. Maple St. (Tax Key No. 451-1535-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

- 1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) coordination with Engineering Department on location of water lines with respect to location of electrical transformers, relocating of sanitary line away from staircase foundation, and water and sanitary capacity (b) landscaping plan revisions per City Forestry recommendations, (c) public relations/coordination with neighborhood on upcoming construction process and progress updates. Contact Steven 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.*
- 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. Contact Mike Romans, Plumbing Inspector at 414-302-8413.*

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

- 4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.*

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

3A. [24-0302](#)

Certified Survey Map to consolidate and redivide property located at 6424-26 W. Greenfield Ave., 6414-22 W. Greenfield Ave., 6400 W. Greenfield Ave. 13** S. 65 St, and 1351 S. 64 St. part of a mixed use Planned Unit Development area (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).

Clark moved to approve Agenda items #3A, #3B, #3C & #3D, Torkelson seconded, motion carried.

- 3B. [24-0303](#) Ordinance to rezone a portion of property located at 6424-26 and 6414-22 W. Greenfield Ave. from C-3 to P, Park District. Rezone 6400 W. Greenfield Ave. from P, Park to C-3 commercial, 13** S. 65 St from C-2 to C-3 Commercial, and 1351 S. 64 St. from RB to C-3 commercial and create a Planned Unit Development overlay district for a mixed-use redevelopment project (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).

Clark moved to approve Agenda items #3A, #3B, #3C & #3D, Torkelson seconded, motion carried.

- 3C. [24-0304](#) Site, Landscaping, and Architectural Design Review for a mixed-use redevelopment at 6424-26 W. Greenfield Ave., 6414-22 W. Greenfield Ave., 6400 W. Greenfield Ave. 13** S. 65 St, and 1351 S. 64 St. part of a Planned Unit Redevelopment area (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001).

Clark moved to approve Agenda items #3A, #3B, #3C & #3D, Torkelson seconded, motion carried.

- 3D. [24-0305](#) Sale of approximately 12,547-square feet of city land on the property located at 6400 W. Greenfield Ave. (Tax Key No. 439-0141-001).

Attachments: [\(CUP-SLA\) 6400 W. Greenfield Ave. Apartments](#)

Jack Kovnesky presented.

Items 3A, 3B, 3C & 3D were taken together.

Eric Torkelson questioned the intent of the café space with an update being presented by Jeff Hook. The goal tenant is a community gathering type of operator, preferably shutting down early evening.

Eric Torkelson further inquired whether the park will be open to the public and who will be responsible for maintenance. Jeff Hook stated the park will be open to the public and maintenance will be done by the company.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for a mixed-use redevelopment at 6424-26 W. Greenfield Ave., 6414-22 W. Greenfield Ave., 6400 W. Greenfield Ave. 13** S. 65 St, and 1351 S. 64 St. part of a Planned Unit Redevelopment area (Tax Key Nos. 439-0145-002, 439-0144-001, 439-0141-001, 439-0146-000, 439-0147-001) subject to the following conditions:

1. Common Council approval of the Planned Unit Development and overlay district.
2. Common Council approval of the Certified Survey Map, subject to technical corrections.
3. Common Council approval of the sale of land and being in alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the

city.

4. *Revised Site, Landscaping, and Architectural plans submitted to show the following: (a) at least 3 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; (b) detailed site improvement and landscaping plan (including species list) for all lots and outlot area being approved by staff and City Forestry; (c) photometric/lighting plan approved by Planning & Zoning staff.*
5. *Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.*
6. *Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367*

Clark moved to approve Agenda items #3A, #3B, #3C & #3D, Torkelson seconded, motion carried.

4A. [24-0306](#)

Vacation and discontinuance of part of an alley located north of W. Hicks St. between S. 73 St. and S. 74 St.

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

4B. [24-0307](#)

Certified Survey Map to combine two existing parcels at 1909 S. 73 St. and 19** S. 73 St. into one parcel (Tax Key Nos. 476-0266-002 and Tax Key 476-0266-001).

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

4C. [24-0308](#)

Site and Landscaping plan Design Review for JJ Enterprises for a proposing an outdoor storage area at 1909 S 73rd St (Tax Key 476-0266-002) and 19** S 73rd St (Tax Key 476-0266-001).

Attachments: [\(VAC CSM SLA\) JJ Ent PC SR](#)

Steve Schaer presented.

Items #4A, #4B and #4C were taken together.

Kathleen Dagenhardt asked what JJ Enterprises does as a business and was advised by Steve Schaer that they are a concrete business, with additional details being provided by the applicant.

Ald. Roadt asked if the gate was the only way in and out of the site and if we can have the egress to the north. A revised plan was presented at the meeting, significant change being removal of stormwater catch basin for a bio-swale to capture surface run-off. All conditions remain the same with the revised plan

which is to be reviewed by staff.

Recommendation: Before permits are issued and before starting any work, staff recommends the applicant provide documentation of DNR approval of proposed site changes and encourages applicant to seek consultation with environmental consultant.

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) confirmation of 20% landscaping on plans, (b) fence details, (c) location of outdoor equipment and storage areas delineated on plans (d) landscaping plan revisions approved per City Forestry recommendations. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Documentation, approval, and consultation showing compliance with WDNR regulations and any continuing environmental obligations. Site improvements being reviewed by applicant's environmental consultant.
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.
4. 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. A storm water permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

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

5. [24-0309](#)

Site, Landscaping, and Architectural plan Design Review for site changes and building alterations to property located at 10920 W. Lincoln Ave. (Tax Key 481-9991-010) and 110** W. Lincoln Ave. (Tax Key 481-9991-005).

Attachments: [\(SLA\) Landscape Company - 10920 W. Lincoln Ave.](#)

Emily Wagner presented.

Wayne Clark asked and received clarification on vehicle maintenance.

Recommendation: Approval of the Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 10920 W.

Lincoln Ave. (Tax Key No. 481-9991-010) subject to the following conditions:

1. A revised site and landscaping plan must be submitted to the Planning & Zoning Office to show (a) location of stored outdoor materials within storage yard (ex. salt storage, outdoor storage, equipment) (b) identify screening method for any outdoor storage on the site and landscaping plan prior to final approval, (c) While inspecting the property, staff note that certain existing landscaped regions are overgrown, weedy, or ill-maintained in some regions. As a contingency for landscaping of this property, maintenance of landscaped regions previously established should become maintained and compliant with city landscaping standards in conjunction with proposed relandscaping efforts.
2. Per 19.33 (6) in the West Allis zoning code, conditional use requirements for this property's zoning district require that 20% of the total site area to be landscaped. While detailed landscaping plans have been submitted and demonstrate which vegetated regions will remain untouched and those which will be altered, the applicant is requested to update their landscaping plan to indicate the percentage to which the site will be landscaped in accordance with this limited use regulation.
3. Code Enforcement has indicated that the evaluation and modification to the HVAC system will be needed for the change of use to indoor motor vehicle storage. If vehicles are also serviced within the building, additional code provisions apply. The applicant must indicate (a) any evaluation or modification of the building's HVAC system to accommodate the building's new use as primarily indoor vehicle storage and (b) the applicant must indicate whether vehicles will be serviced in the indoor motor vehicle storage area.

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

6A. [24-0310](#)

Certified Survey Map to consolidate two properties into one lot of record at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000)

Clark moved to approve Agenda, items #6A & #6B, Dagenhardt seconded, motion carried.

6B. [24-0311](#)

Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000).

Attachments: [\(CSM SLA\) The Rare - 7235 W. National Ave.](#)

Steve Schaer presented.

Items #6A & #6B were taken together.

Brian Frank questioned why spandrel windows are being used, and received further explanation from the applicant.

Wayne Clark questioned why the planning dept., is focusing on refurbishing rather than completely starting from scratch, with Steve Schaer stating the applicant has presented this proposal to remodel the existing building.

Brandon Reinke stated there should be some give and take regarding the new versus the old storefront, along with expressing concern about the trash enclosure location.

Wayne Clark inquired on whether a liquor license will be required, and received confirmation that this has been applied for.

Recommendation: The following matters will be discussed at the meeting. Staff is recommending approval subject to the following conditions:

1. Common Council consideration of the Certified Survey Map to consolidate two properties into one lot of record at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000), subject to minor technical corrections.
2. Revised Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located at 7225 W. National Ave. and 7235 W. National Ave. (Tax Key Nos. 453-0537-000 and 453-0538-000), subject to the following conditions:
 - (a) Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (i) transparency into and from storefront (interior and exterior balance). Transparent glazing on the north side of the building, (ii) reduce the number of new building materials being added (the original building was brick and glass - the proposed design introduces additional materials), (iii) setback angled off-street parking on east side of building, (iv) addition of a bicycle rack on site, (v) landscaping being added around the proposed outdoor patio/extension of premise on the east side of the site (vi) a fence being added on the east side of the site to offer additional screening of the parking lot from the view of the adjacent residential use. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
 - (b) Confirm compliance with zoning ordinance relative to floor area limit of nicotine sales (less than 10%) products.
 - (c) 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.
 - (d) 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. A storm water

permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.

(e) Exterior signage and lighting plan being prepared for design and permit review.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

(f) Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

Clark moved to approve Agenda, items #6A & #6B, Dagenhardt seconded, motion carried.

- 8A. [24-0313](#)** Conditional Use Permit for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave.

Clark moved to approve Agenda items #8A & #8B, Frank seconded, motion carried.

- 8B. [24-0314](#)** Site, Landscaping, and Architectural Design Review for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave. (Tax Key No. 474-0526-000)

Attachments: [\(CUP-SLA\) Saul's Auto -5312 W. Electric Ave.](#)

Clark moved to approve Agenda items #8A & #8B, Frank seconded, motion carried.

- 7. [24-0312](#)** Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 11300 W. Greenfield Ave. (Tax Key No. 445-0355-000)

Attachments: [\(SLA\) 3-unit dwelling - 11300 W. Greenfield Ave.](#)

Frank moved to approve this matter based on the parking stipulations be revisited, Dagenhardt seconded, motion carried.

- 9. [24-0315](#)** Site, Landscaping, and Architectural plan Design Review for site and building alterations to property located 5916 W. Burnham St. (Tax Key No. 455-0065-000)

Attachments: [\(SLA\) 5916 W. Burnham St.](#)

Steve Schaer presented.

Wayne Clark inquired whether the applicant considered complete removal of the property and simply beginning from scratch. Steve Schaer stated that is not under consideration at this time.

Mayor Devine stated he'd like to see this project continue forward.

Eric Torkelson stated he'd like this item to be added to the tracking report for future items.

Recommendation: *Provide updated annotated plan to reflect specific details referenced within the scope of work. Material and color selections being identified on the plan. Refuse dumpster location and 4-sided enclosure being shown on a site plan and located on site. Site Maintenance - clean up of rear yard area (remove mattresses)*

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

10. [24-0316](#)

Creative sign plan for a proposed wall mural at 10822 W. National Ave. (Tax Key No. 520-0010-001).

Attachments: [Paul's Jewelers Mural -10820 W. National Ave. \(revised\)](#)

Emily Wagner presented.

Wayne Clark stated he supports creative signs but doesn't like this plan and questioned if this had gone before the Artscape Committee, he received confirmation that this had been reviewed and approved.

Recommendation: Recommend approval of the Creative Signage Plan for a mural at Paul's Jewelers, an existing retailer, located at 10820 W. National Ave. submitted by Mircea Prejbeanu. (Tax Key No. 520-0010-001), based on the sign's positive visual impact, unique design and imagination, strong graphic character, which comprehensively and substantially satisfy the requirements of the City's Sign Code Creative Sign Subsection.

There are no further conditions staff recommend for approval.

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

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Frank to adjourn at 7:33 p.m.



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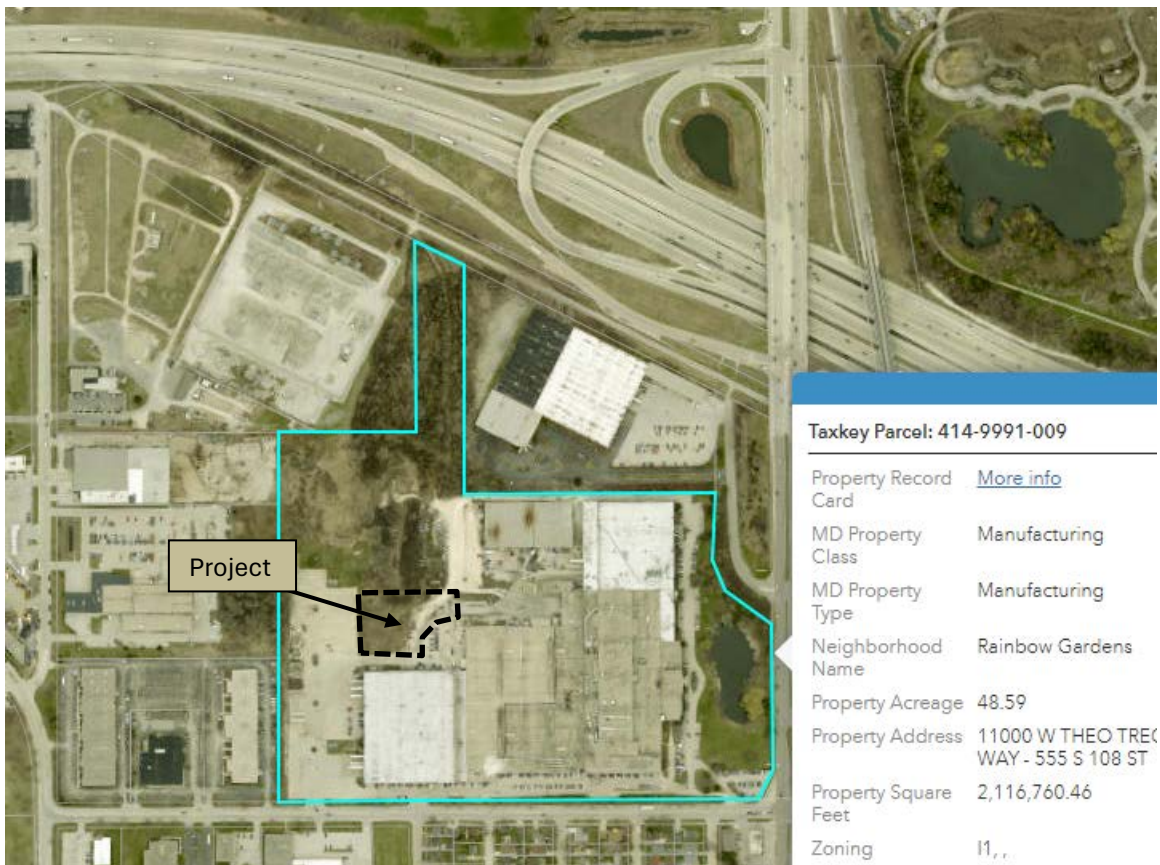
Staff Report
West Allis Plan Commission
Wednesday, June 26, 2024
6:00 PM

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

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

2. **Site, Landscaping, and Architectural Design Review for Quad, a proposed parking lot expansion at 555 S. 108th St. (Tax Key No. 414-9991-009).**

Overview and Zoning



Quad is a marketing solutions company and is proposing a new off-street parking lot behind its building. The location of the parking lot is north of a 1997 plant addition and west of a year 2000, 100,000-sf building expansion the north side of the campus.

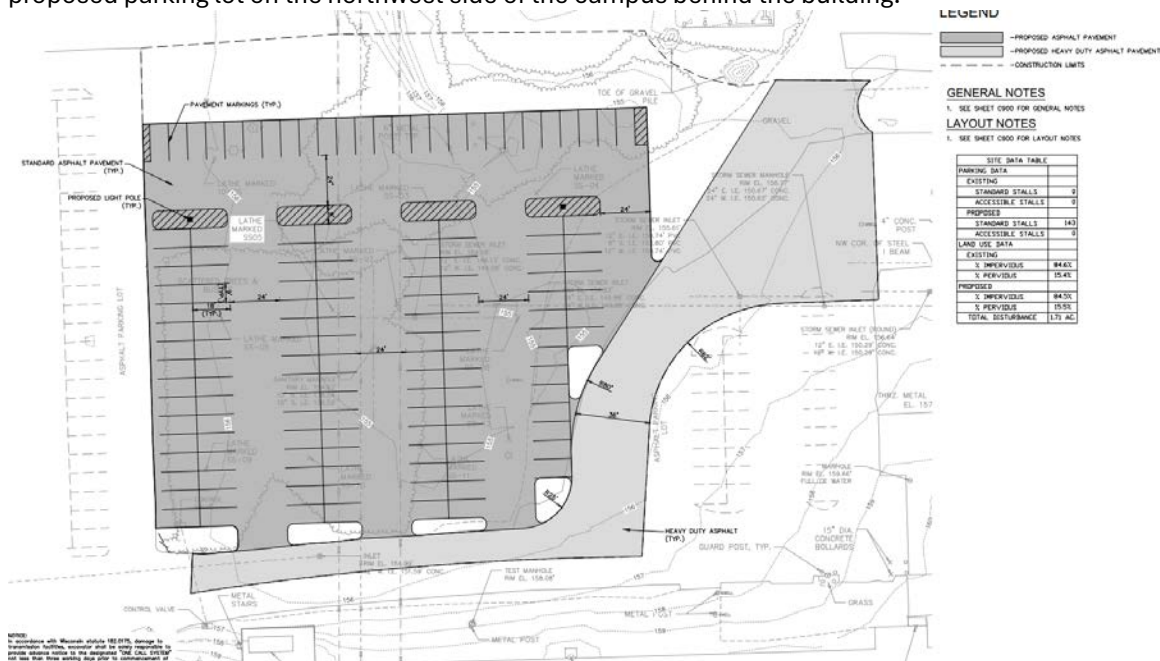
Existing building: 892,000-sf
Property area: 48 acres
Zoning I-1, light industrial

Project and Operational info:

- Project – Construct a 44,085-sf and 143 stall employee parking lot. The new parking lot will replace an undeveloped surface located behind the Quad building.
- Schedule - start August 2024 and be completed in September of 2024.

- Employment - Additional parking is planned to accommodate additional employees at Quad West Allis. 625 to 650 every 24 hours M-F, drops on weekends.
- Hours of operation – The facility operates 24-7, 7 shifts total across all platforms in plant.
- All employee, visitor and trucking will continue to enter the site from W. Theo Trecker Way.

Plan Commission's role will include Site and Landscaping design review consideration of the proposed parking lot on the northwest side of the campus behind the building.



Site and Landscaping Plans

The plans submitted show a new 44,085-sf, 143 parking stall, parking lot located on the north side of the Quad building. New landscaping island areas will be installed along the south side of the parking lot to delineate between the new parking area and a drive path that continues behind the plant providing access to back of house operational areas and additional parking. The north perimeter of the new landscaping area will also be landscaped. Areas further north of the new parking area will remain undeveloped but owned by Quad (same lot).

Within each new landscaping island at least one shade tree will be added, and additional perennial and/or shrub ground cover. Ten (10) new shade trees are proposed and three (3) evergreens. Additional shrub and perennial plants are also planned within the new parking lot area. The island areas are planned to be flush with the pavement surface as they will also provide some drainage across the site.

The overall campus greenspace percentage is about 25%.

Storm water Management

As part of the new parking lot plan an underground stormwater system is planned. The most recent version is included toward the end of this report. With the new site conditions, storm water from the new parking lot area will be conveyed by proposed storm sewer to proposed underground storm water detention system. The storm water plans are reviewed by the cities consultant (AECOM) for compliance with MMSD (Milwaukee Metro Sewerage District) regulations.

Off-street Parking

A total of 750 parking spaces, including 26 accessible spaces around the campus, will be present after the project is complete. Existing parking areas were developed under previous expansion plans in 1997 and 2000. The new parking area is intended to replace an undeveloped surface area behind the building. Employees, visitor, and all trucking trips will continue to use W, Theo Trecker Way to access the site.

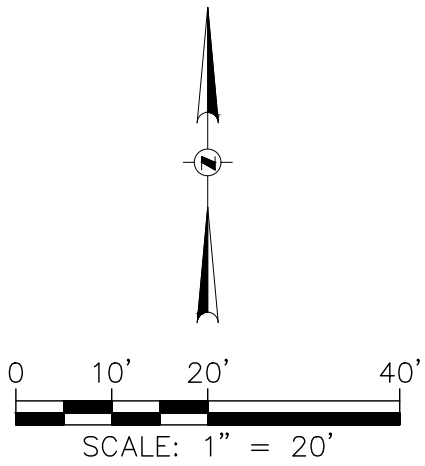
Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Quad, a proposed parking lot expansion at 555 S. 108th St. (Tax Key No. 414-9991-009)., subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Planning and Zoning Department to show the following: (a) Confirmation of the number of accessible parking spaces on site and an inventory of the required number of accessible parking being provided on site in proximity to entry points (b) landscaping plan being reviewed by City Forestry. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. 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. Contact Mike Romens, Plumbing Inspector at 414-302-8413.
3. Lighting plan being submitted for review by the Planning and Zoning Department.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.



LEGEND

- [Dark Gray Box] -PROPOSED ASPHALT PAVEMENT
- [Light Gray Box] -PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- [Dashed Line] -CONSTRUCTION LIMITS

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES

LAYOUT NOTES

1. SEE SHEET C900 FOR LAYOUT NOTES

SITE DATA TABLE	
PARKING DATA	
EXISTING	
STANDARD STALLS	0
ACCESSIBLE STALLS	0
PROPOSED	
STANDARD STALLS	143
ACCESSIBLE STALLS	0
LAND USE DATA	
EXISTING	
% IMPERVIOUS	84.6%
% PERVIOUS	15.4%
PROPOSED	
% IMPERVIOUS	84.5%
% PERVIOUS	15.5%
TOTAL DISTURBANCE	1.71 AC.

PROJECT TITLE:

QUAD GRAPHICS
WEST ALLIS PARKING LOT

555 S. 108TH ST.
WEST ALLIS, WI
53214

NO.	DATE	REVISIONS	BY
1	6/19/24	PLAN COMMISSION	

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0300.04

DATE: 06/19/2024

DRAWN BY: AIB

CHECKED BY: CLR

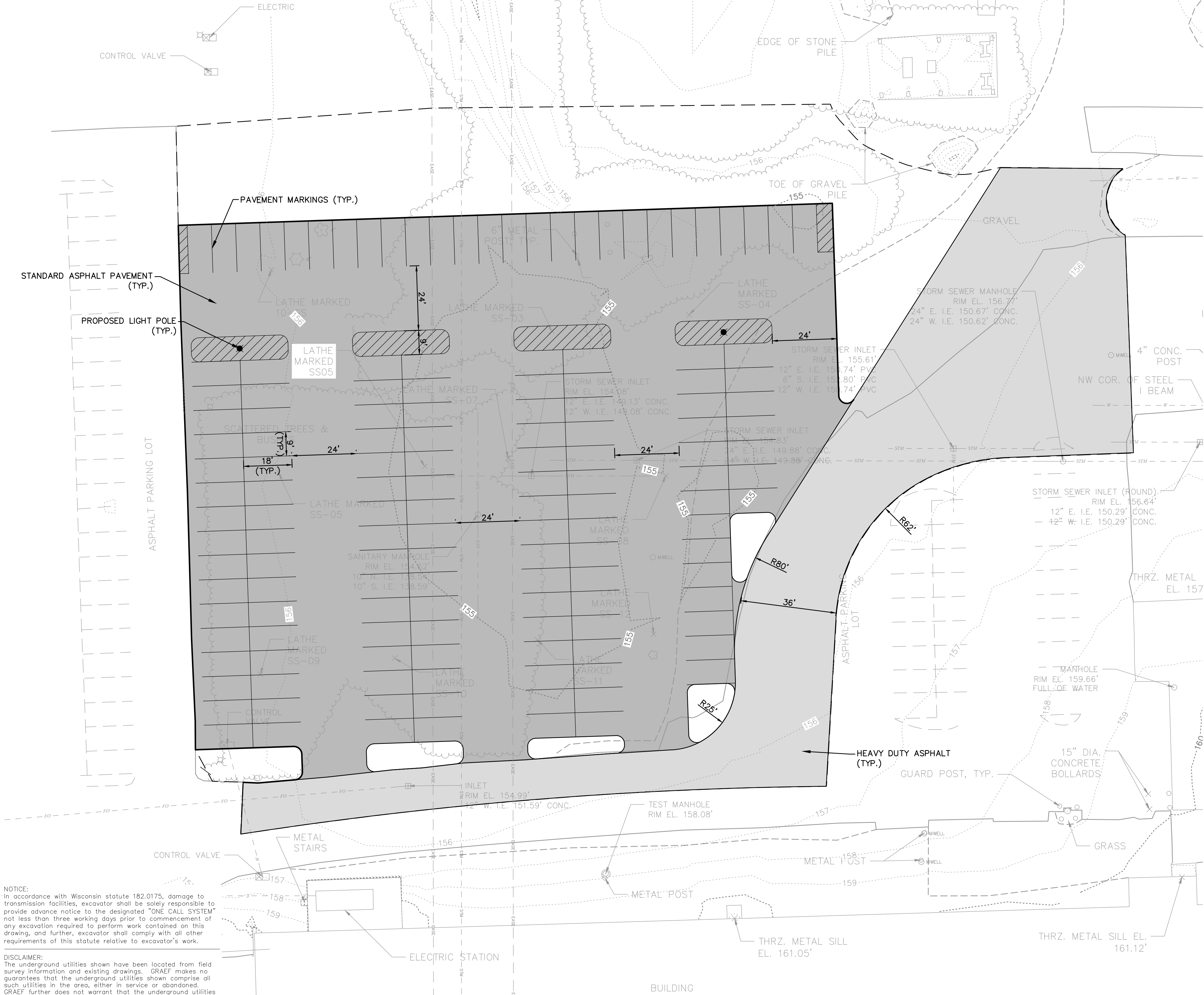
APPROVED BY: DAS

SCALE: AS NOTED

SHEET TITLE:

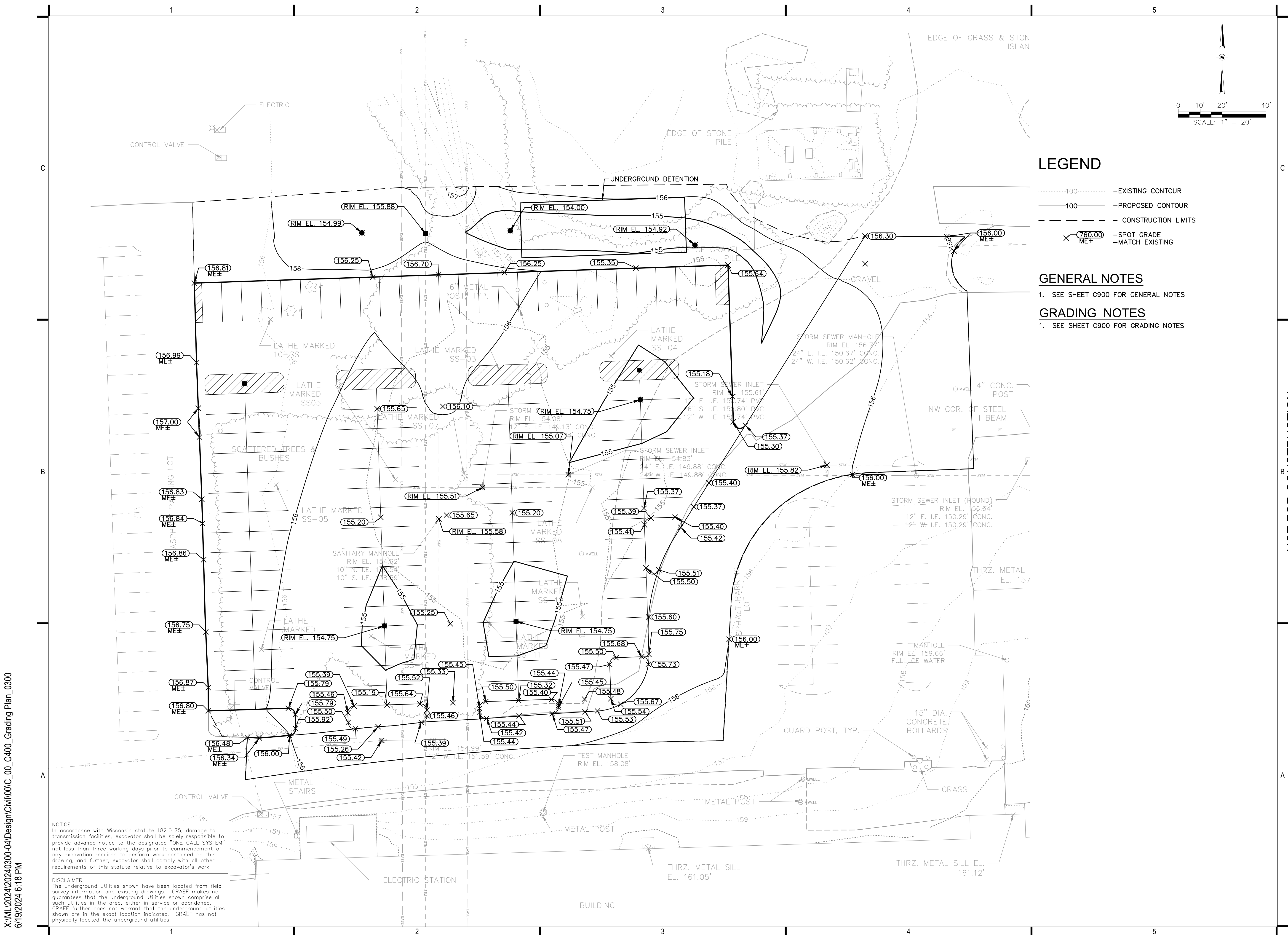
SITE LAYOUT PLAN

SHEET NUMBER:

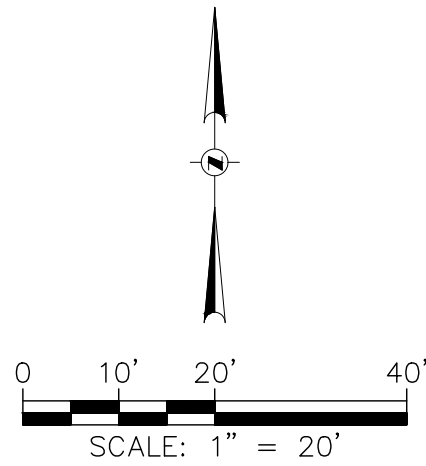


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275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500



LEGEND

- 100--- EXISTING CONTOUR
- 100— PROPOSED CONTOUR
- - - CONSTRUCTION LIMITS
- X (760.00) ME± SPOT GRADE
- - - MATCH EXISTING

GENERAL NOTES

- SEE SHEET C900 FOR GENERAL NOTES

GRADING NOTES

- SEE SHEET C900 FOR GRADING NOTES

CONSULTANTS:

PROJECT TITLE:

QUAD GRAPHICS
WEST ALLIS PARKING LOT

555 S. 108TH ST.
WEST ALLIS, WI
53214

NO.	DATE	REVISIONS	BY
1	6/19/24	PLAN COMMISSION	

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0300.04

DATE: 06/19/2024

DRAWN BY: AIB

CHECKED BY: CLR

APPROVED BY: DAS

SCALE: AS NOTED

SHEET TITLE:

SITE GRADING PLAN

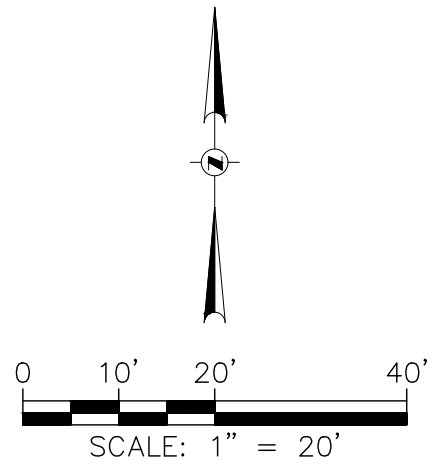
SHEET NUMBER:

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LEGEND

- —PROPOSED MANHOLE
- —PROPOSED INLET
- STM— —PROPOSED STORM SEWER

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES

UTILITY NOTES

1. SEE SHEET C900 FOR GRADING NOTES

CONSULTANTS:

PROJECT TITLE:

QUAD GRAPHICS
WEST ALLIS PARKING LOT

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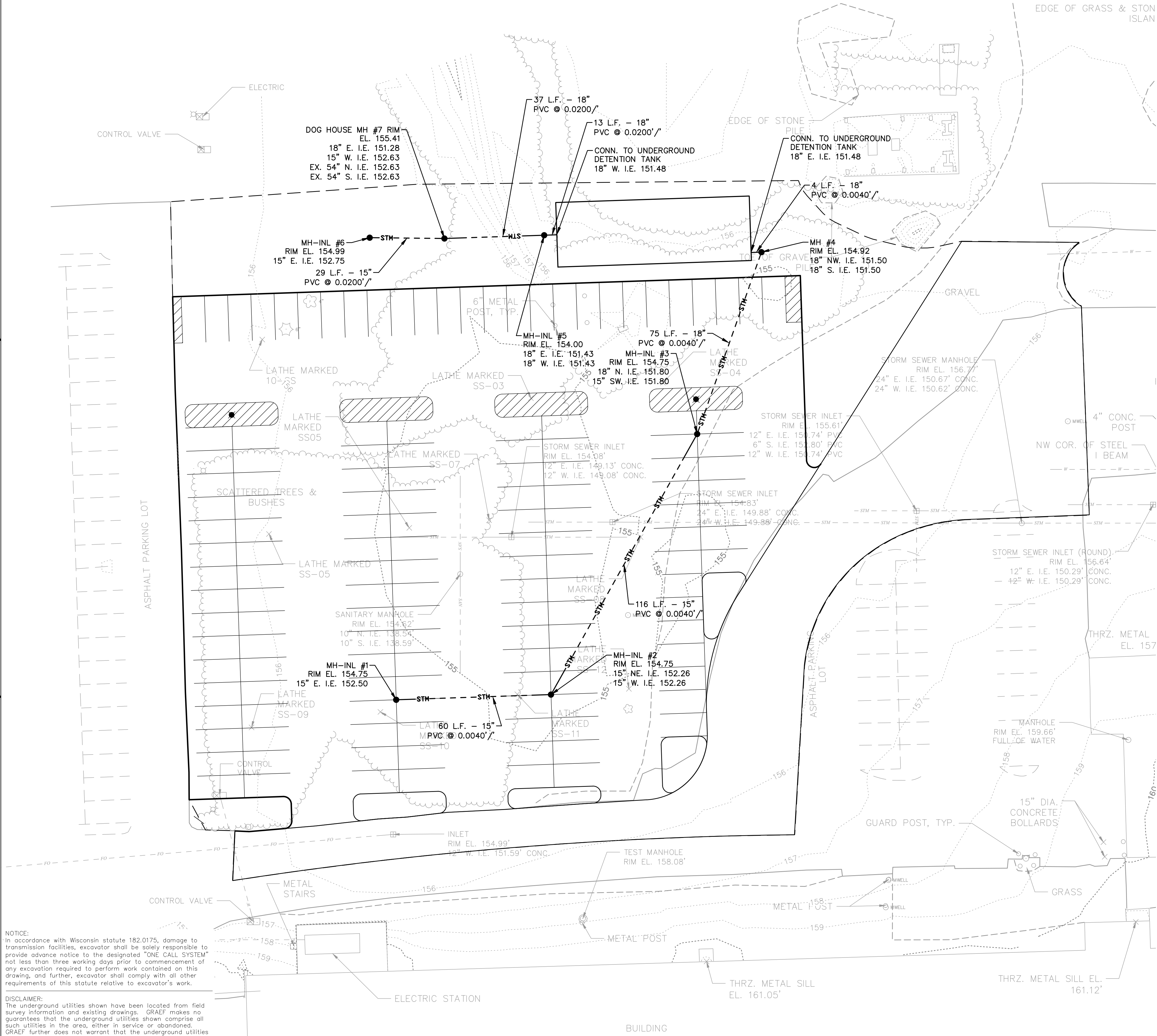
PROJECT INFORMATION:

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CHECKED BY: CLR
APPROVED BY: DAS
SCALE: AS NOTED

SHEET TITLE:

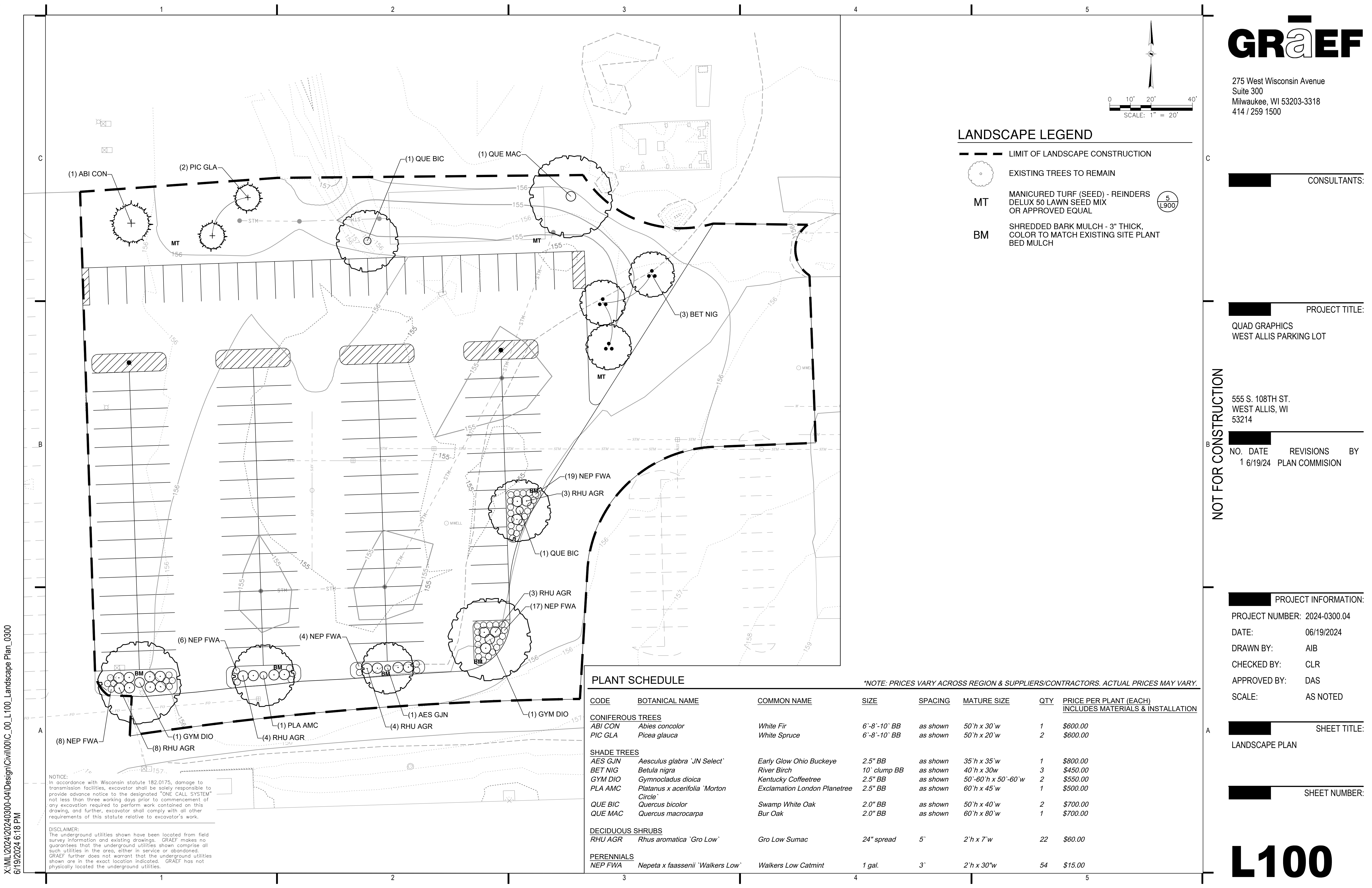
SITE UTILITY PLAN

SHEET NUMBER:



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6/19/2024 6:18 PM

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

PROJECT TITLE:

QUAD GRAPHICS
WEST ALLIS PARKING LOT

555 S. 108TH ST.
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NO. DATE REVISIONS BY
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PROJECT INFORMATION:

PROJECT NUMBER: 2024-0300.04

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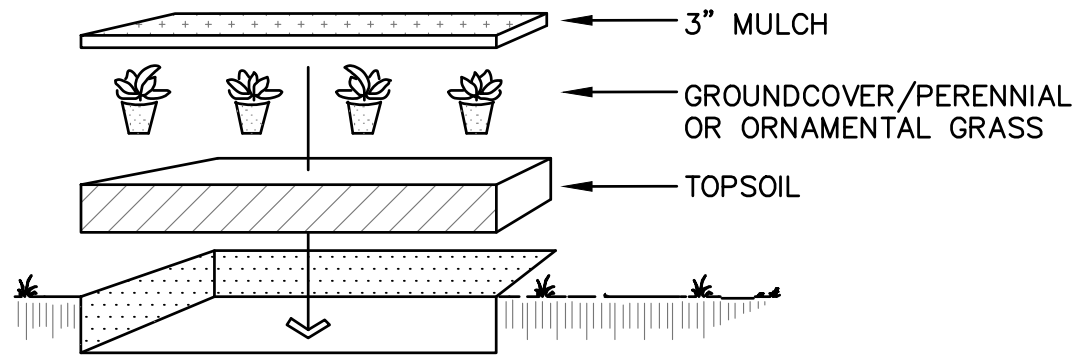
LANDSCAPE PLAN

SHEET NUMBER:

L100

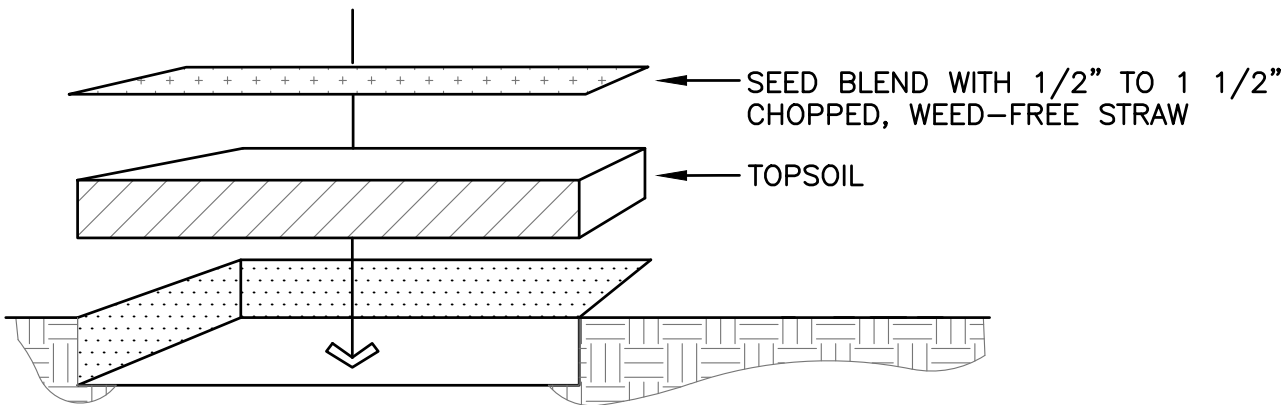
LANDSCAPING NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO, THE LIMITS OF CONSTRUCTION. PROVIDE DIGITAL COPIES OF PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. SEE WRITTEN SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
4. PLANT PLACEMENT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER DRAWINGS.
5. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/Common NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
6. MAINTAIN AND WARRANT PLANT MATERIALS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
7. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH PER WRITTEN SPECIFICATIONS AND DETAILS.
8. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND TREES NOT INSTALLED IN PAVED AREAS.
9. MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND ALL TREES IN MANICURED TURF AREAS. MULCH TREE RINGS WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH. SEE PLANTING DETAILS.
10. FINE GRADE, RAKE, AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. LOW SPOTS OR PONDING OF SURFACE WATER WILL NOT BE ACCEPTED IN THE FINAL WORK. ROCKS OR DEBRIS WILL NOT BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
11. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR PLANT MATERIALS AND SIZES SHOWN ON PLANS. PLANT SYMBOLS INDICATED ON THE PLAN TAKE PRECEDENCE IN CASE OF DISCREPANCIES BETWEEN CALLOUTS AND THE PLANT LIST.
12. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB AND RELATED STRUCTURES WITH OTHER TRADES.
13. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
15. TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
16. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
17. PROVIDE TREE STAKES AND GUYS WITH FLEXIBLE TREE TIE WEBBING STRAPS.



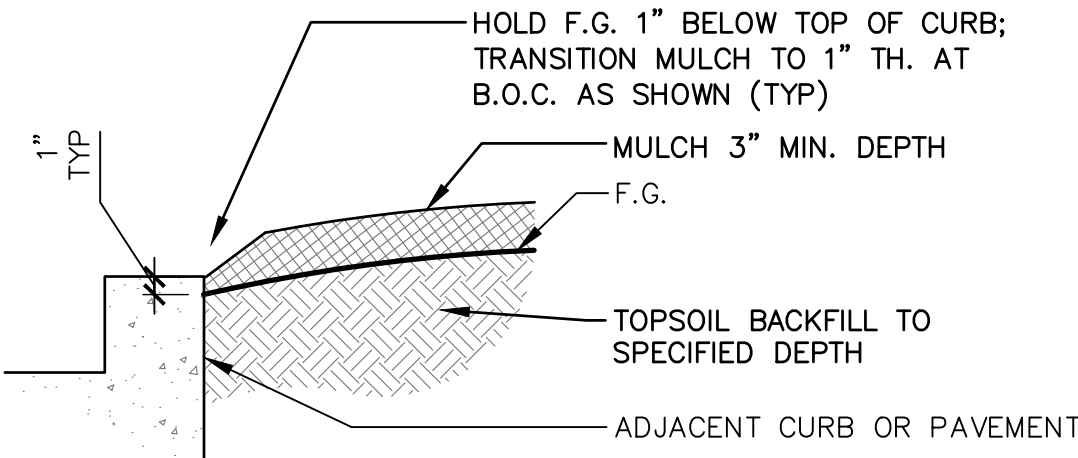
- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
- HAND BROADCAST UNIFORM 3" MULCH THROUGHOUT GROUNDCOVER / PERENNIAL / ORNAMENTAL GRASS BED.
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL

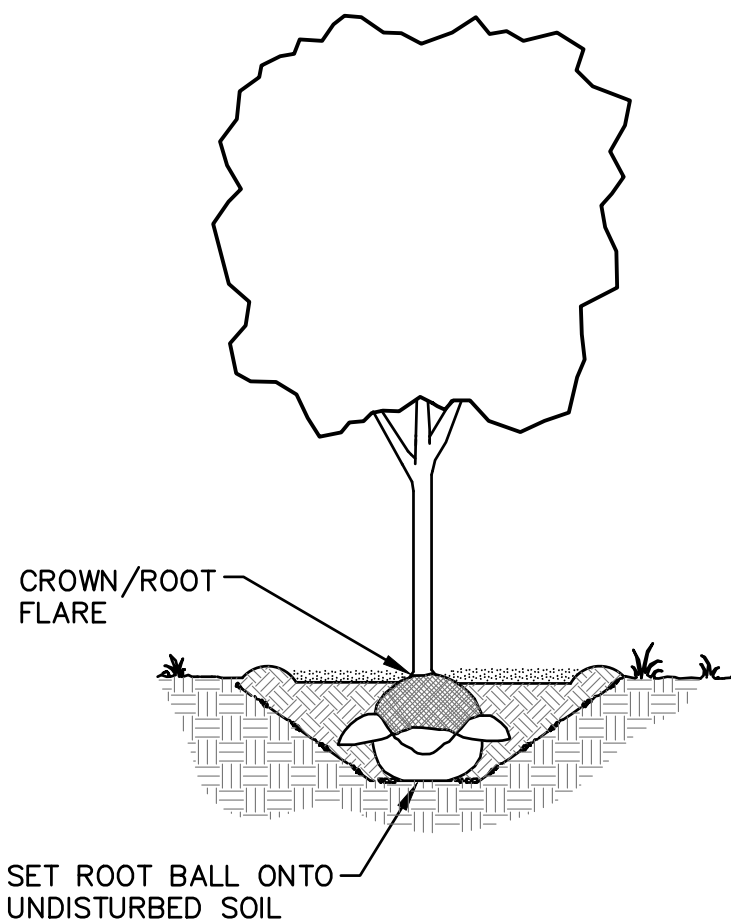


- TOPSOIL SHALL CONFORM TO PROPERTIES AS SPECIFIED.
- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED. SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS SPECIFIED.

MANICURED TURF SEEDING

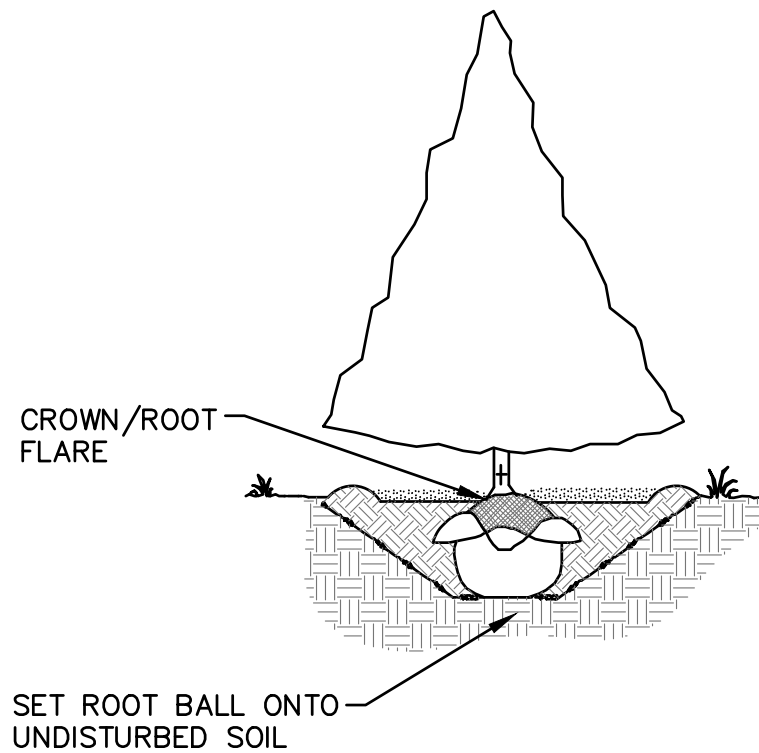


PLANT BED AT CURB OR PAVING



- EXCAVATE PLANTING PIT AT A MINIMUM 3-TIMES THE DIAMETER & APPROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY.
- LIFT STOCK BY BALL AND PLACE IN PLANTING PIT.
- CUT AND REMOVE ALL STRING AND WIRE AND UNWRAP TOP HALF OF ROOT BALL.
- BACKFILL PLANTING PIT WITH EXISTING SOIL UP TO BASE OF ROOT FLARE.
- PACK BACKFILL AROUND BASE OF ROOT BALL TO STABILIZE IT.
- BACKFILL REMAINDER OF PLANTING HOLE USING WATER PERIODICALLY TO REDUCE AIR POCKETS.
- FORM 3" HT. SAUCER IN 6'-0" DIAMETER AROUND TREE & FILL WITH 3" MULCH.
- KEEP MULCH 1-2 INCHES AWAY FROM TRUNK.
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

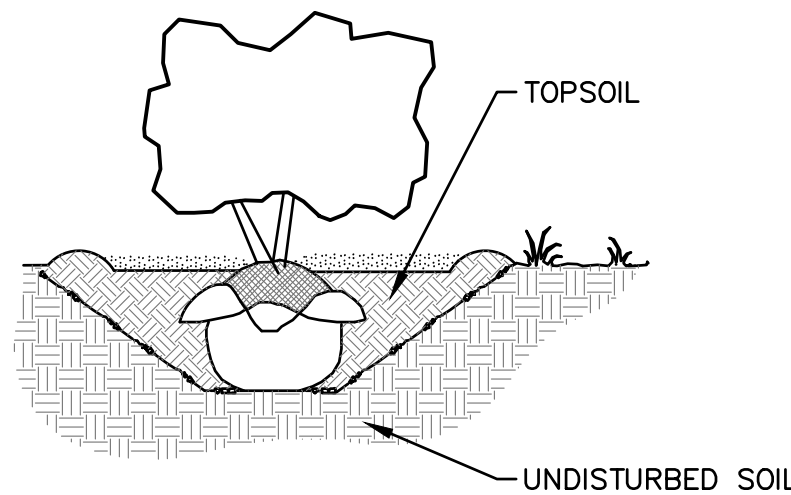
TREE PLANTING DETAIL



- EXCAVATE PLANTING PIT AT A MINIMUM 3-TIMES THE DIAMETER & APPROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
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- KEEP MULCH 1-2 INCHES AWAY FROM TRUNK.
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

EVERGREEN PLANTING DETAIL

- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT
- UNWRAP TOP HALF OF ROOT BALL
- BACKFILL TO FINISHED GRADE WITH TOPSOIL & TAMP
- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" MULCH
- WATER IMMEDIATELY & FREQUENTLY.
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE



SHRUB PLANTING DETAIL - EVERGREEN OR DECIDUOUS

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275 West Wisconsin Avenue
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Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

PROJECT TITLE:

QUAD GRAPHICS
WEST ALLIS PARKING LOT

555 S. 108TH ST.
WEST ALLIS, WI
53214

NO.	DATE	REVISIONS	BY
1	6/19/24	PLAN COMMISSION	

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0300.04

DATE: 06/19/2024

DRAWN BY: AIB

CHECKED BY: CLR

APPROVED BY: DAS

SCALE: AS NOTED

SHEET TITLE:

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER:

L900



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2024
6:00 PM

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

- 3A. Conditional Use Permit for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St.**
- 3B. Site, Landscaping, and Architectural Design Review for Precision Auto Body MKE, a proposed Light Motor Vehicle Service use at 1649 S. 83rd St. (Tax Key No. 452-0477-000)**

Overview and Zoning

A 11,047 square auto body repair shop is proposed to be constructed on a vacant site at 1649 and 1645 S. 83rd St.

Precision Auto Body MKE hours of operation are from 8am to 6pm Monday through Friday and 9am to 3pm Saturday. The proposed business will not operate on Sundays. Emergency towing services will be available outside of regular business hours by appointment. The proposed business will have 6 employees staffed.



The property is zoned I-1. Light motor vehicle 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.

Site Plan

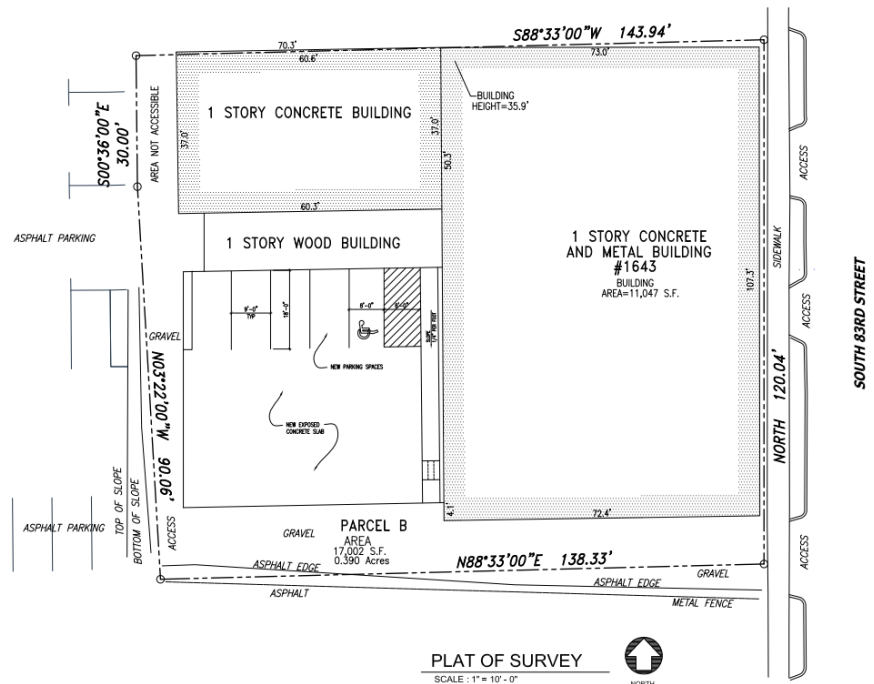
The property was previously used by Al's Roofing as cold storage for roofing equipment. After this business left the property, the property has been vacant for several years. The warehouse building currently occupies roughly 14,000 square feet of space. In the time in which the building has been vacant, its roof has collapsed, and the building and property has fallen into disrepair.

The proposed floor plans of the building indicate that the southwestern portion of the building will be demolished to expose a concrete slab to be used for new parking. The property owner intends to asphalt the entirety of this area in addition to the side driveway on the southern side of the property. The property owner will submit a grading plan detailing how water movement will be guided away from the building and parking areas toward the street.

The total area of the building will encompass 11,047 square feet and will be used for vehicle repair services. The repair shop will contain two mechanical car lifts, an estimating area, a large area dedicated to frame and body work, and a spray booth in the northwest corner of the shop.

Two existing unisex bathrooms are in the building as well as an existing office and mechanic storage room.

Vehicles will enter the building through two overhead garage doors located along S. 83rd St.



Portion of building that will be demolished for new parking.

South property line - The abutting property to the south at 1711 S. 83 St. has dilapidated fencing along/near part of the southern edge of the 1649 S. 83 St. property. This needs to be replaced, and the Code Enforcement team is in the process of contacting the property owner.

Cross Access - Planning encourages that the owner of 1649 S. 83 St. also contact their neighbor (at 1711 S. 83rd St.) regarding establishing a cross-access easement agreement.



West property line - A new black chain link fence and landscaping along the western lot line is recommended to screen the use of the property from surrounding businesses to the west. The property owner plans on establishing new fencing to the west and southern edges of the property line and will submit plans to indicate these efforts.

The plans submitted indicate a total of 5 existing parking spaces along the western perimeter of the building. An additional three spaces and one handicap space will be provided upon the demolition of the southwestern corner of the building adjacent to the existing parking. The concrete slab under the existing dilapidated building will be used to facilitate this new parking. Any refuse areas and enclosures are not indicated on the submitted plans.

Landscaping Plan

There is little existing landscaping located on this site. Many areas are overgrown with weeds or contain large areas of concrete without landscaping features. Although no landscaping plan was submitted by the applicant, planning staff is recommending landscaping as follows:

West - The western side of the property abuts an existing parking lot (multi-tenant w/ Classic Café) for businesses next to this site and provides an opportunity to landscape this side of the property in a manner that reduces the impact of asphalt. In addition to the recommended black chain link fencing to be installed along the western lot line, a tree species such as columnar evergreens to be installed to further screening measures between (commercial and light industrial) properties of the site's proposed use.

South - The southern edge of the property adjacent to the dilapidated fencing should be maintained through the removal of any weeds and pavement replacement or repair by the property owner.

East - The eastern side of the property will likely include future business signage. Landscaping efforts along this area would create a more inviting façade and customer approach to the building's entrance along S. 83rd St. using planters.

The recommended opportunities for site improvement around the edges of the property would help make the property attractive within the context of the neighborhood.



Southern Wall



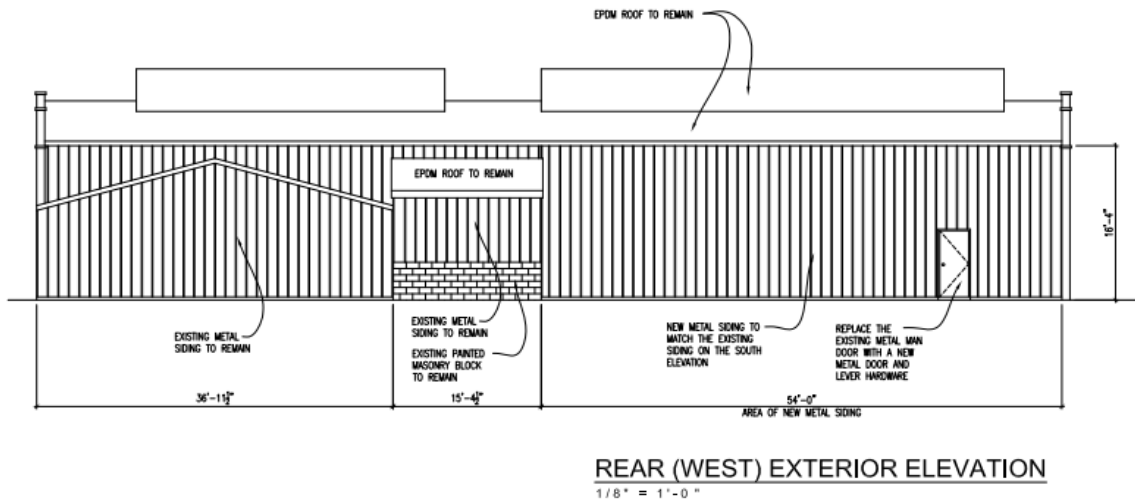
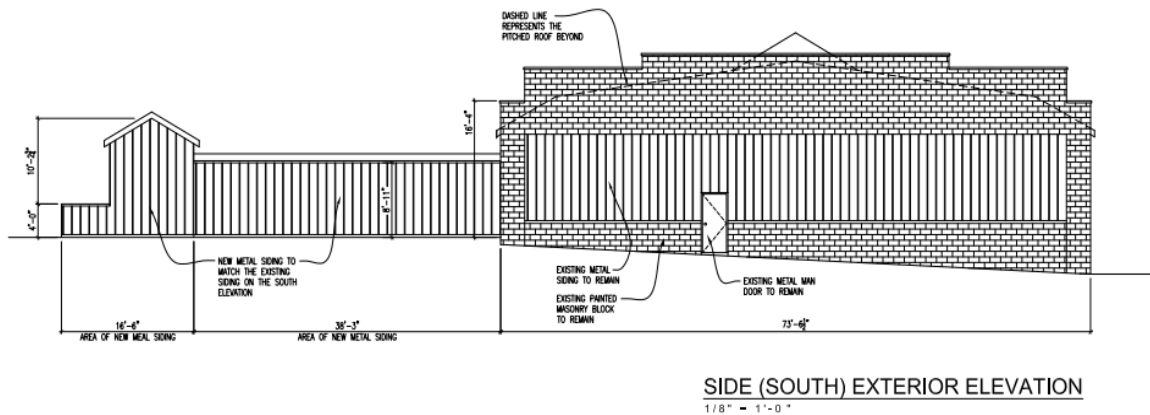
Western Wall



Eastern Wall

Architectural Plan

The applicant provided architectural elevations for the southern and western walls of the building. The southern elevation indicates a new metal siding to replace existing siding in disrepair. Some siding will remain, and painted masonry blocks will remain. This plan shows a distinct change to the roofline, changing the pitched roof to a flat, masonry block roof. The western elevation plans indicate that the metal door will be replaced with a new metal door. Similarly to the southern wall, some metal siding will be replaced to match the look of the old siding and painted masonry block will remain on this side of the building. No architectural elevation plans were indicated for the eastern wall of the building.



Recommendation: Staff recommend the approval of this application. With the writing of this report, staff still have some concerns regarding various plan elements that have not been addressed by the applicant's submissions.

Staff shared the following points for review that should at minimum be incorporated into future discussions and plan changes. Staff recommend Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Precision Auto Body MKE, a proposed Light Motor Vehicle Service at 1649 and 1645 S. 83rd St. (Tax Key No. 452-0477-000) subject to the following conditions:

1. A revised Site, Landscaping, and Architectural Plan being submitted to the Planning office to show the following: (a) repaving and drainage/grading details being delineated on the site plan, (b) The proposed location of refuse containers and 4-sided refuse enclosures to properly screen these structures, (c) a landscaping plan to show west side fence details (location, type, height), and perimeter tree planting details (quantity & species). Note on plan indicating property maintenance (weeding & debris) around side perimeters. East side of the property indicating use of planters facing 83rd St.
2. Signage and lighting plans submitted for review for compliance and subject to permitting.

CONTRACTOR STORAGE BUILDING

1645 S 83rd STREET
WEST ALLIS, WISCONSIN

SHEET INDEX:

DESIGNED BY:



THOMAS E VAVRA IV
OWNER/DESIGNER

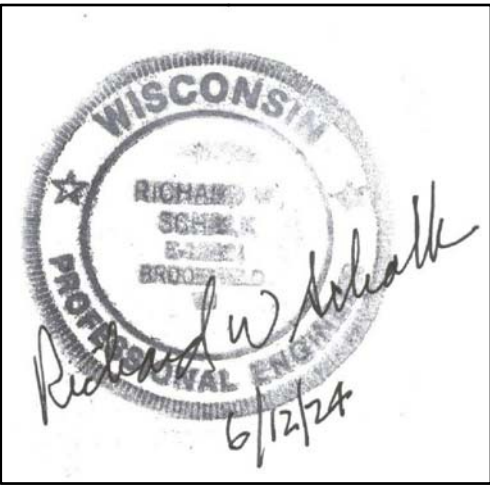
414-732-9163
VAVRADESIGN@GMAIL.COM

MAIL
P.O. BOX 70087
MILWAUKEE, WI 53207

STUDIO
1905 S. FIRST ST.
MILWAUKEE, WI 53204

IN ASSOCIATION WITH:

RICHARD W. SCHALK, P.E.
1085 RIDGEWAY ROAD
BROOKFIELD, WISCONSIN 53045
414-745-9160



- T - TITLE SHEET
- A1-00 - BUILDING DATA
- A1-01 - EGRESS PLAN
- A1-02 - SITE PLAN
- A2-00 - EXISTING FLOOR PLAN
- A3-00 - EXTERIOR ELEVATIONS
(SHOWN FOR REFERENCE OF THE EXISTING BUILDING PERMIT)

GENERAL CONDITIONS

1.1 THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.

1.2 CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY – UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS – FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.

1.3 THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.

1.4 THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

1.5 ANY ALTERATIONS MADE ON THE JOB SITE THAT ARE NOT SHOWN ON THE PLANS AND OR ALTERATION, CHANGE OR SUBSTITUTION MADE TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE WORK COMMENCING. ANY CHANGE MADE TO THE DRAWINGS THAT DOES NOT MEET THE IBC CODE AND OR LOCAL CODES DONE WITHOUT PRIOR APPROVAL WILL BE THE RESPONSIBILITY OF THE TRADES WHO MAKE THE CHANGE TO CORRECT THE CODE VIOLATION.

1.6 CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE CODES IN PLACE AT THE TIME OF PLAN APPROVAL.

1.7 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, HAVO, FIRE PROTECTION, AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR PLAN REVIEW, FEES, AND PERMITS PERTAINING TO THE WORK UNDER CONTRACT

1.8 CONTRACTORS SHALL NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES, CONFLICTS, OR ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION AND OR ORDERING MATERIALS. IF ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.

1.9 ALL OF THE CONTRACTORS, GENERAL AND SUBS, ARE TO FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK.

1.10 IT SHALL BE THE GENERAL CONTRACTOR RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS WORK AND TO REPORT TO THE OWNER AND ARCHITECT AND DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO VERIFY ALL CLEARANCES FOR ALL EQUIPMENT AND MATERIALS BEING INSTALLED

1.11 ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. ALL CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURES REQUIREMENTS.

1.12 THE USE OF THE WORD "PROVIDE" IN CONJUNCTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, EXCEPT AS NOTED OTHERWISE

1.13 MATERIALS SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING IN A TIMELY MANNER. REQUESTS WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH A CREDIT TO THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. BY REQUESTING A SUBSTITUTION THE CONTRACTOR ALREADY ASSUMES THE RESPONSIBILITY FOR HAVING ALREADY VERIFIED THAT THE SUBSTITUTED PRODUCT MEETS ALL OF THE PERFORMANCE REQUIREMENTS, MOUNTING/INSTALLATION REQUIREMENTS, CODE REQUIREMENTS AND THE LIKE. UNDER NO CIRCUMSTANCES WILL THE OWNER OR ARCHITECT BE REQUIRED TO PROVIDE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL FROM THE OWNER

1.14 ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURES INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURES INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT AND OBTAIN INSTRUCTION BEFORE PROCEEDING

1.15 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA SHEETS, MATERIAL SCHEDULES, DRAW-DOWNS, ETC FOR ITEMS INTENDED FOR THE OWNER AND ARCHITECT REVIEW

1.16 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED

1.17 NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY QUALITY OF DEFICIENT IN ANY REQUIREMENT OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE. REGARDLESS OF OWNERS OR ARCHITECTS FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK FOUND WITHIN THE TIME LIMITATIONS ALLOWED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT, NO CONTRACTUAL PAYMENT BY OWNER, WHETHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS

1.18 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS

1.19 DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN, DO NOT SCALE THE DRAWINGS

1.20 DETAILS SHALL TAKE PRECEDENCE OVER THE GENERAL PLANS

1.21 ALL CONTRACTORS, SUBCONTRACTORS, AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS

CODE SUMMARY : IBC 2015

CODE SUMMARY / SCOPE OF WORK:

THE EXISTING BUILDING IS A ONE STORY BUILDING WITH F-1 USE THROUGHOUT THE ENTIRE BUILDING WITH AT GRADE LOADING DOCKS

THIS PERMIT IS FOR A AUTOMOTIVE SHOP TO OCCUPY THE ENTIRE BUILDING. NO NEW WALLS ARE TO BE BUILT ON THIS PERMIT, EXISTING BUILDING TO REMAIN AS CURRENTLY CONFIGURED

AREA OF REMODELING:

OVERALL BUILDING = 10,570 SQFT

AREA OF REMODELING = 0 SQFT

FIRE PROTECTION SYSTEMS

SPRINKLERS	BUILDING IS NOT SPRINKLERED PER FIGURE IBC 2015 903.2 F-1 MAXIMUM ALLOWED AREA OF 12,000 SQFT TO NOT REQUIRE SPRINKLERS PER IBC 2015 903.2.9.1 REPAIR GARAGES PER THE FOUR ITEMS THIS SHOP DOES NOT NEED TO HAVE A SPRINKLER SYSTEM
FIRE EXTINGUISHERS	MAXIMUM TRAVEL DISTANCE = 75 FEET MAXIMUM BUILDING AREA = 6,000 SF
FIRE ALARM	PER IBC 2015 FIGURE 907.2 F-1 USE THE THRESHOLD IS NOT MET TO REQUIRE A MANUAL FIRE ALARM

OCCUPANT LOAD CALCULATION (Table 1004.1.2)

	PRIMARY OCCUPANCY	ACCESSORY OCCUPANCY	LOAD FACTOR	AREA	OCCUPANT LOAD	ACTUAL OCCUPANCY
F-1 AREA	F-1		100	GROSS	105.7	15
TOTAL AREA					105.7	15

MEANS OF EGRESS (Section 1005.1)

	OCCUPANCY/ PRIMARY FUNCTION	OCCUPANCY/ BY FLOOR	STAIR WIDTH (3"/OCCUPANT) REQ'D / PROVIDED	DOOR WIDTH (2"/OCCUPANT) REQ'D / PROVIDED	CORRIDOR WIDTH (2"/OCCUPANT) REQ'D / PROVIDED
FIRST FLOOR	F-1	106	31.8"/ 44"	21.2"/ 144"	21.2"/ 44"

EXIT ACCESS TRAVEL DISTANCE

	MAXIMUM ALLOWED
COMMON PATH OF EGRESS TRAVEL (Table 1006.2.1)	75'
EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)	200'
DEAD END CORRIDORS (1020.4)	20'

IBC CHAPTER 10 SPACES REQUIRING GREATER THAN OR EQUAL TO 2 EXITS OR EXIT ACCESS DOORS (Table 1006.2.1)

F-1 = GREATER THAN 49 OCCUPANTS

IBC CHAPTER 10 DOOR SIZE (Section 1010.1.1)

32" CLEAR MINIMUM EGRESS DOOR WIDTH

48" CLEAR MAXIMUM WIDTH OF SWINGING DOOR

IBC CHAPTER 10 DOOR SWING (Section 1010.1.2)

DOORS TO BE PIVOTED OR SIDE-HINGED SWINGING TYPE

IBC CHAPTER 10 DIRECTION OF SWING (Section 1010.1.2.1)

DOORS MUST SWING IN THE DIRECTION OF TRAVEL IN EITHER OF THE FOLLOWING CASES: WHERE THE OCCUPANT LOAD IS EQUAL TO OR GREATER THAN 50 OCCUPANTS

IBC CHAPTER 10 PANIC AND FIRE EXIT HARDWARE (Section 1010.1.10)

DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE IN GROUP H OR AN OCCUPANT LOAD OF 50 OR MORE IN GROUP A OR E OCCUPANCIES

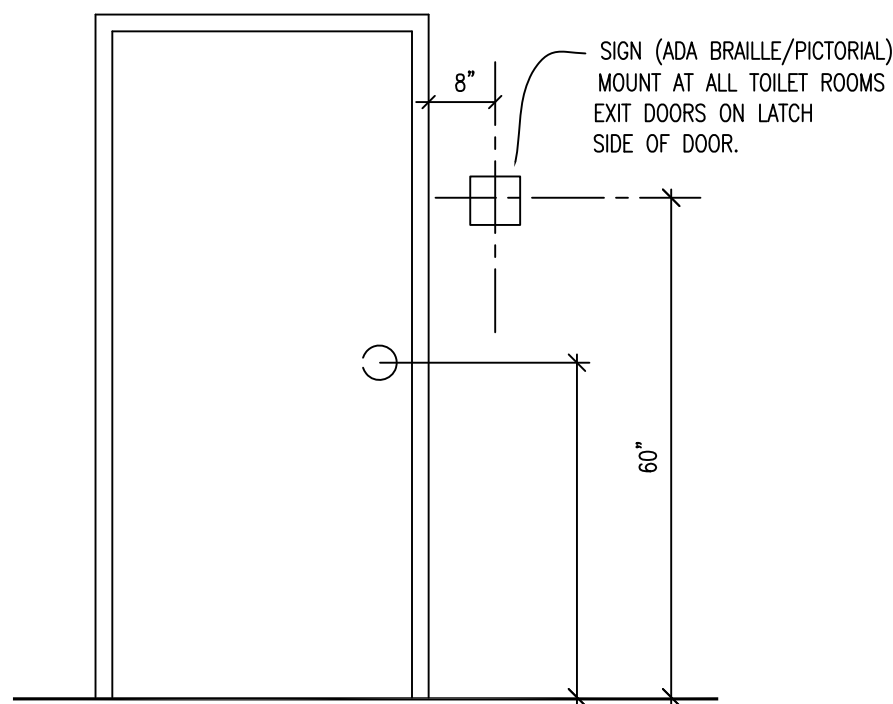
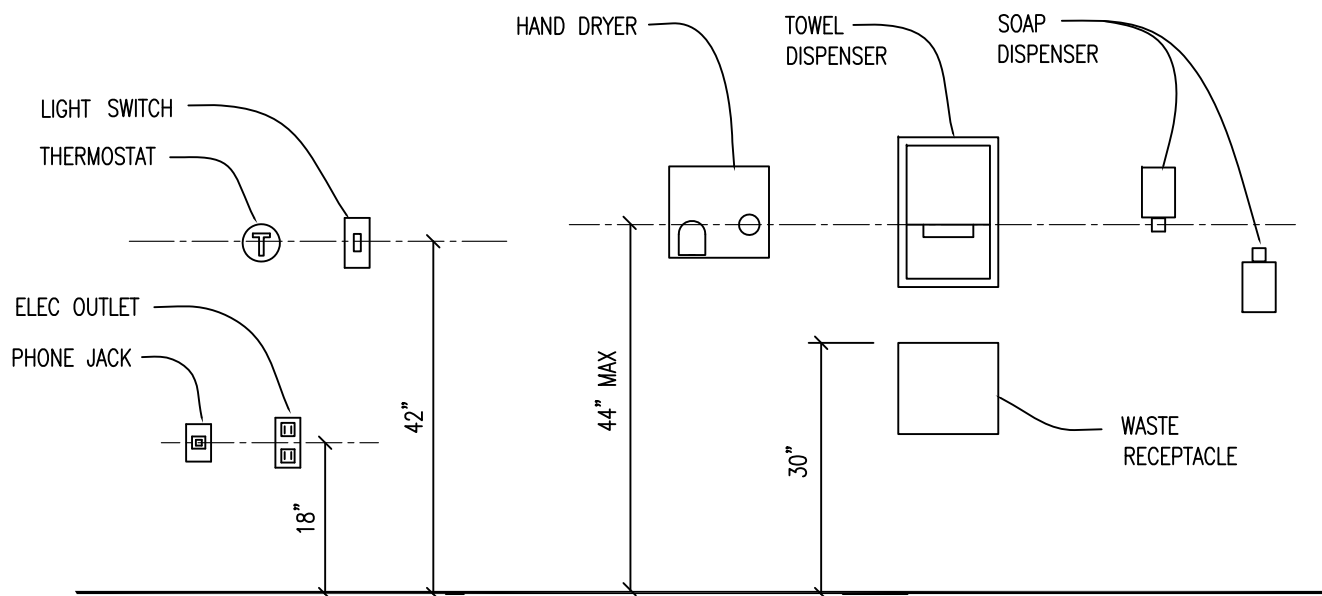
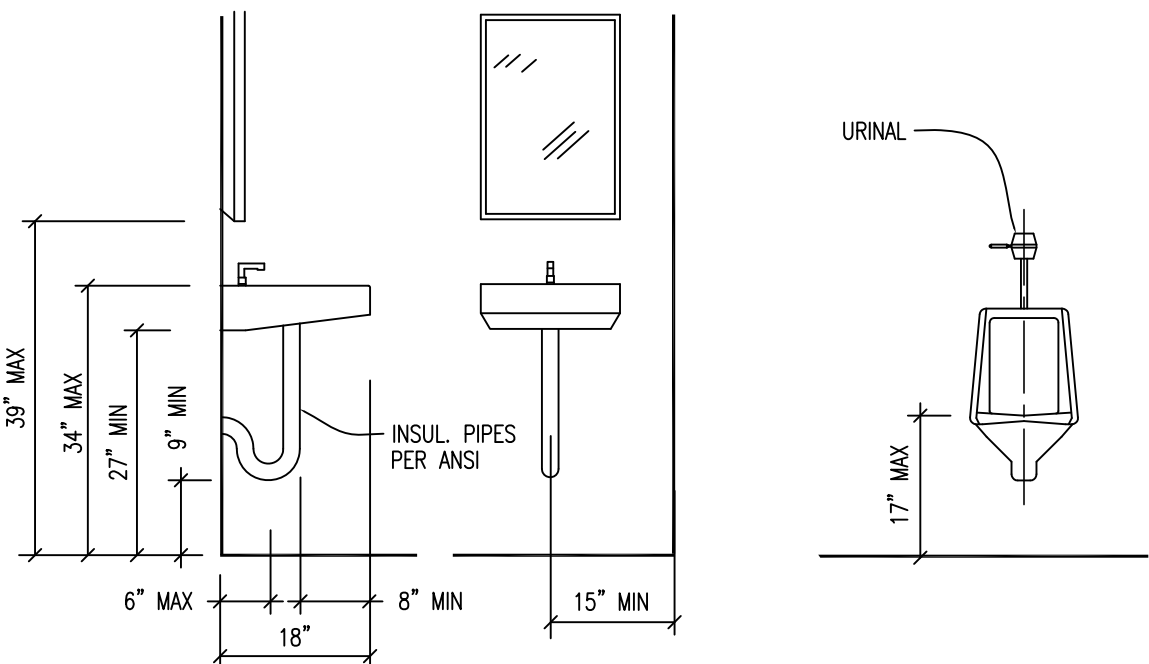
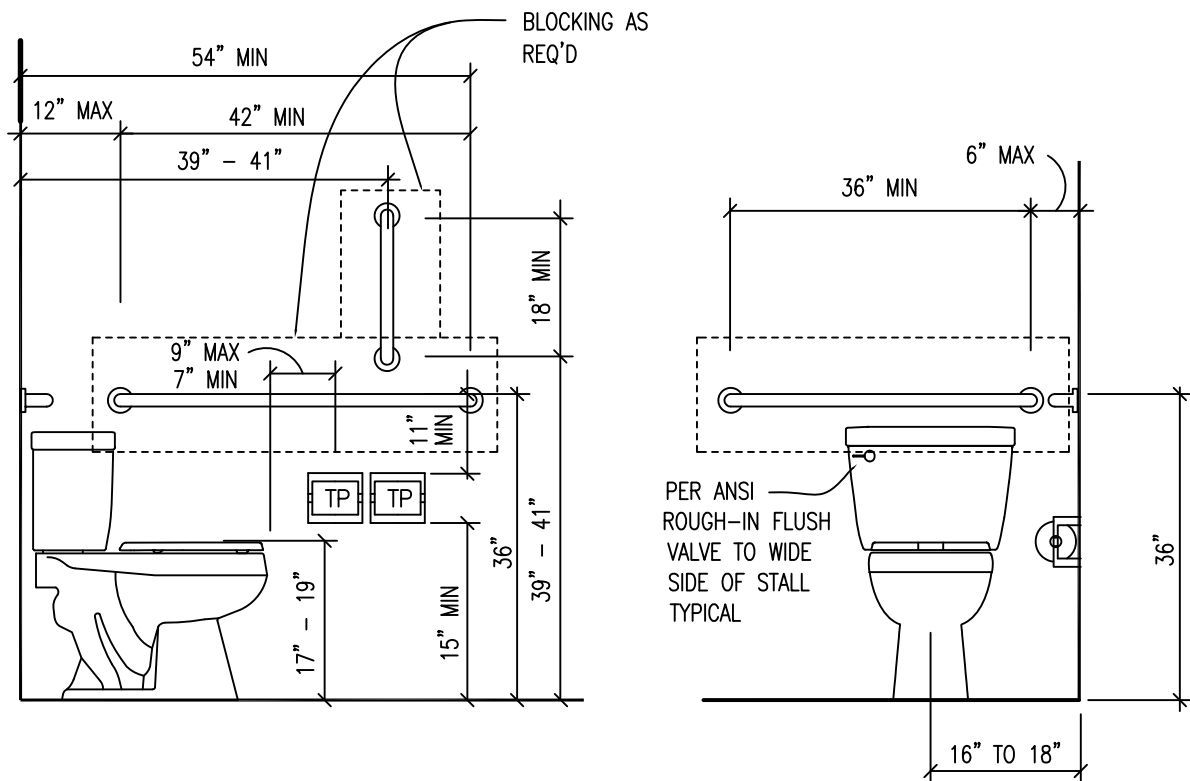
IBC CHAPTER 29 MINIMUM NUMBER OF PLUMBING FIXTURES (Section 2902.1)

TOTAL OCCUPANT LOAD = F-1 FOR BATHROOM USE = 15 OCCUPANT LOAD			
7.5 MALE OCCUPANT LOAD			
7.5 FEMALE OCCUPANT LOAD			
MALE WC	1/100	= .075 WC REQUIRED	= 1 WC PROVIDED
FEMALE WC	1/100	= .075 WC REQUIRED	= 1 WC PROVIDED
MALE LAVATORY	1/100	= .075 WC REQUIRED	= 1 LAV PROVIDED
FEMALE LAVATORY	1/100	= .075 WC REQUIRED	= 1 LAV PROVIDED

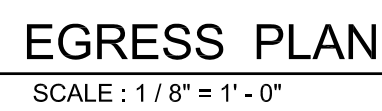
DRINKING FOUNTAIN	1/100	= FREE WATER TO BE PROVIDED PROVIDED
SERVICE SINK		= 1 SERVICE SINK PROVIDED

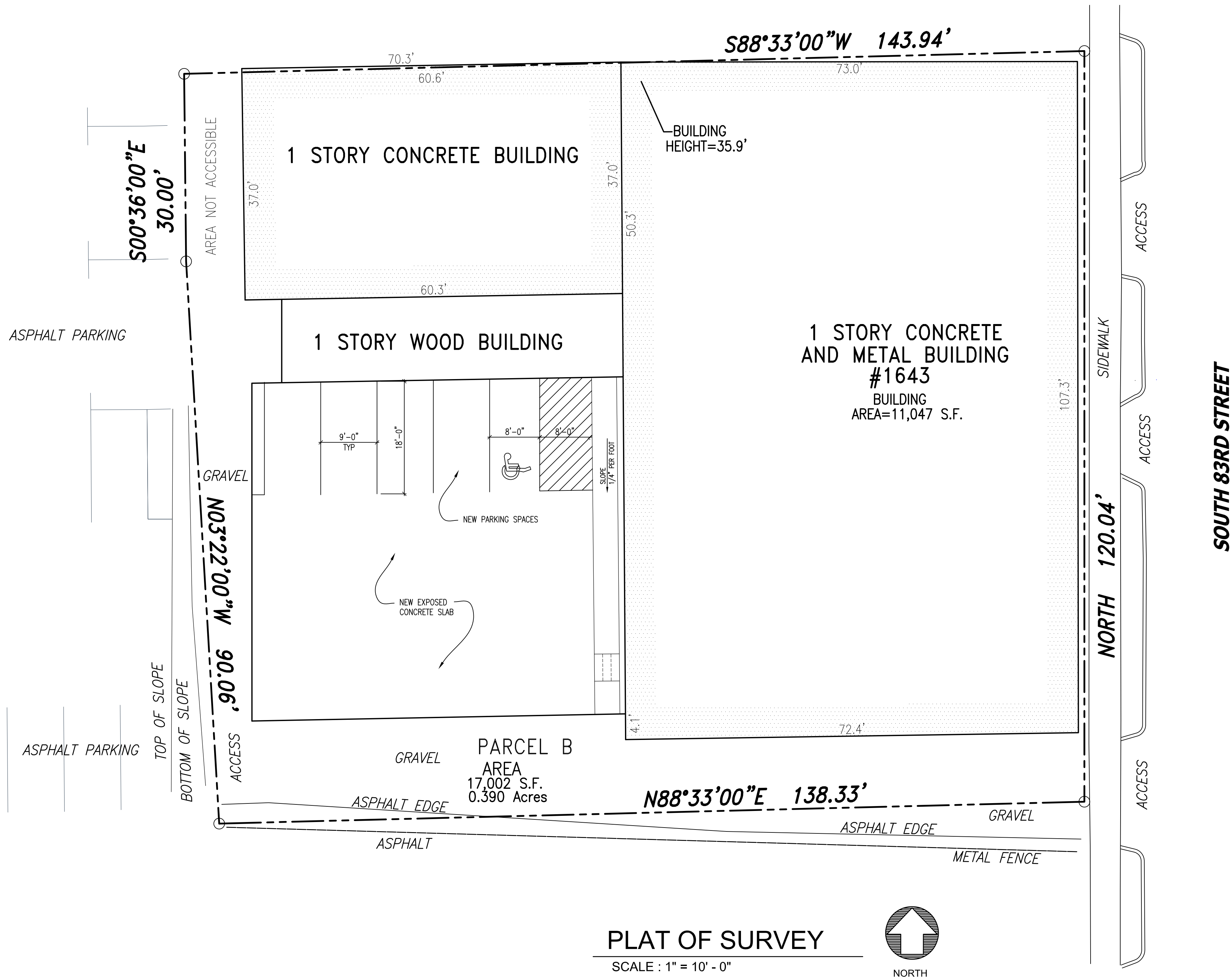
CONSTRUCTION NOTES

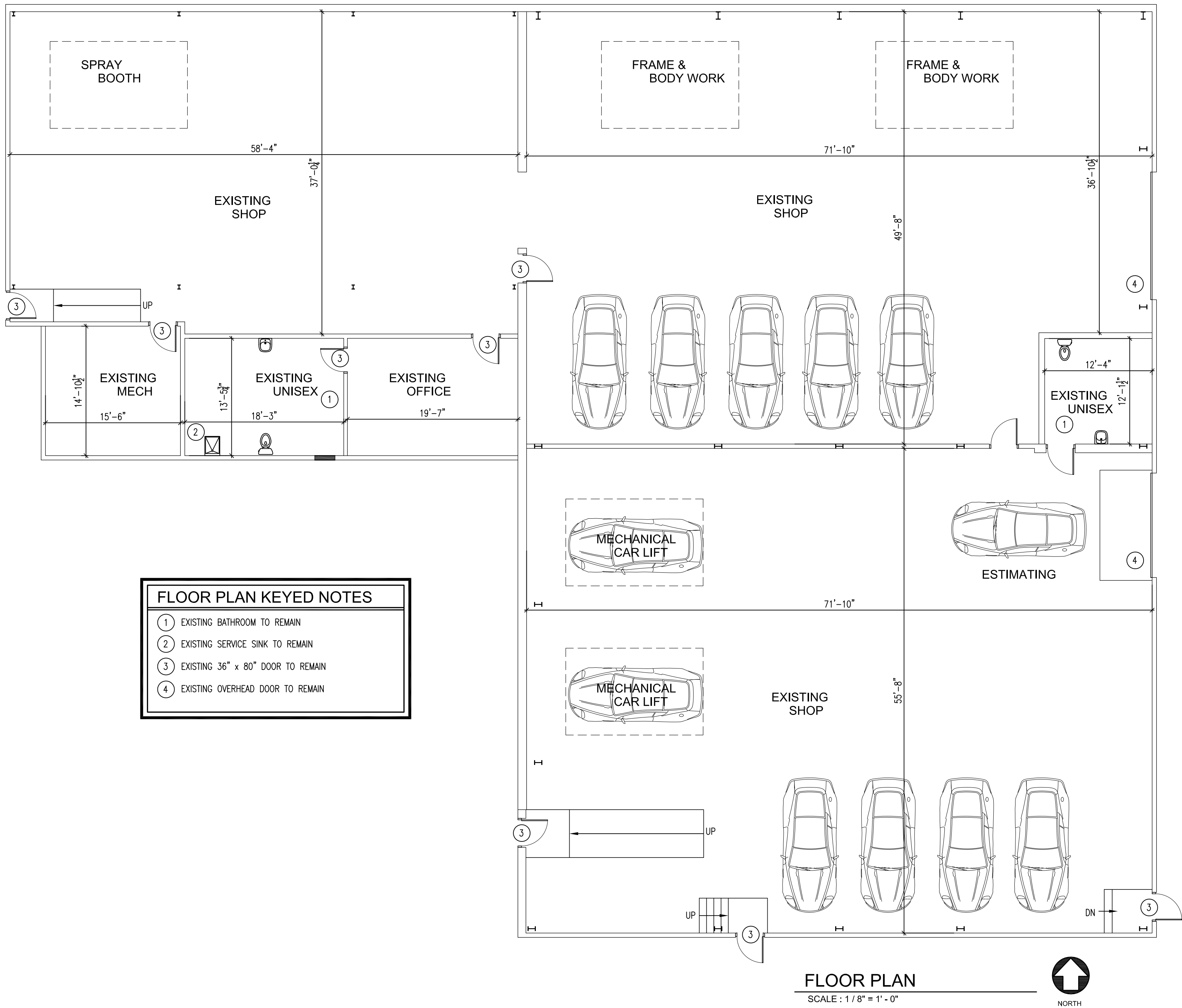
- PROVIDE MEANS OF EGRESS LIGHTING AS PER IBC-2015
- PROVIDE EXIT SIGNS AS PER IBC-2015
- THE EXISTING FIRE PROTECTION OF THE BUILDING AND COMPONENTS SHALL BE PRESERVED TO THE LEVEL THAT THEY ARE PER THE EIBC
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- ALL EXIT LIGHTS, EMERGENCY LIGHTS, AND FIRE EXTINGUISHER LOCATIONS TO MEET STATE AND LOCAL CODES. FIRE EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH IBC 906/ AND THE INTERNATIONAL FIRE CODE..
- ALL ELECTRICAL AND MECHANICAL AS PER BUILDING STANDARDS. VERIFY ELECTRICAL AND TELEPHONE REQUIREMENTS WITH THE OWNER, ELECTRICAL POWER DESIGN TO MEET LOCAL AND STATE ENERGY CODE REGULATIONS.

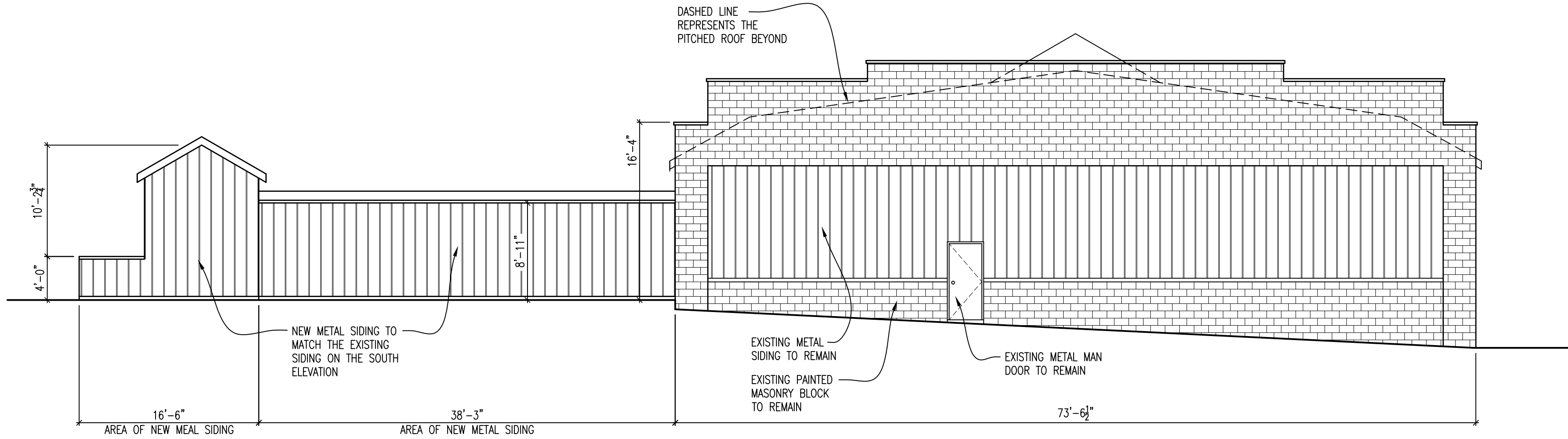


STANDARD MOUNTING HEIGHTS
NTS PER ANSI 117.1-2003



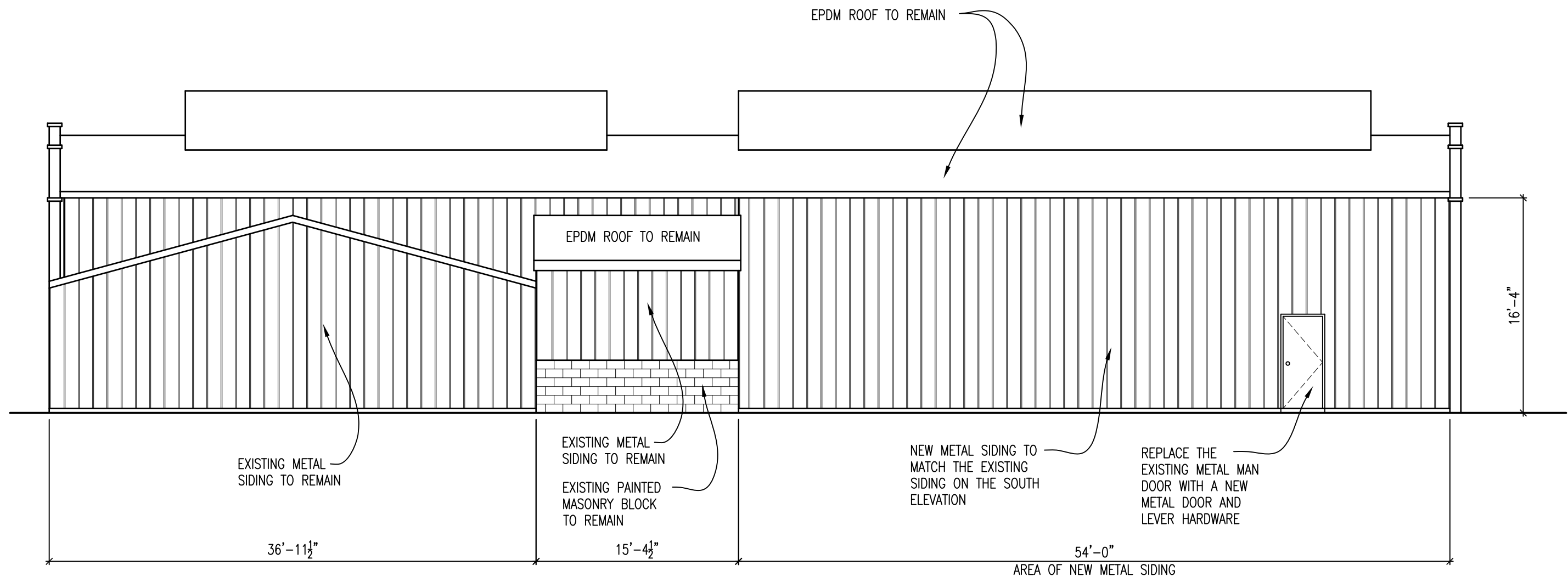






SIDE (SOUTH) EXTERIOR ELEVATION

1/8" = 1'-0"



REAR (WEST) EXTERIOR ELEVATION

1/8" = 1'-0"

Plan of Operation for Precision Auto Body MKE

Description of Building Improvements:

1. **Exterior Renovations:** The exterior of the building will undergo a facelift to enhance curb appeal and professionalism. This includes repainting the façade, repairing any structural damages, and installing prominent signage for visibility.
2. **Interior Upgrades:** The interior space will be optimized for efficient workflow and customer comfort. This involves renovating the customer waiting area, installing state-of-the-art equipment, and ensuring compliance with safety regulations.
3. **Workshop Enhancements:** The workshop area will be equipped with cutting-edge tools and machinery to facilitate high-quality repairs. Special attention will be given to ventilation systems to ensure a safe working environment for technicians.

Timeline for When Work Will be Completed:

1. **Exterior Renovations:** Expected completion within 4 weeks from the start date.
2. **Interior Upgrades:** Estimated completion within 6 weeks from the start date.
3. **Workshop Enhancements:** Targeted completion within 8 weeks from the start date.

Description of All Operations/Services:

1. **Collision Repair:** Our skilled technicians specialize in repairing vehicles damaged due to collisions. From minor dents to major structural repairs, we ensure thorough and meticulous restoration to pre-accident condition.
2. **Painting and Refinishing:** Utilizing advanced painting techniques and high-quality materials, we offer professional paint jobs and refinishing services to restore your vehicle's aesthetic appeal.
3. **Dent Removal:** Using precision tools and techniques, we expertly remove dents and dings from vehicles, restoring their original appearance without compromising the paint finish.
4. **Frame Straightening:** Our cutting-edge frame straightening equipment allows us to accurately realign vehicle frames, ensuring structural integrity and safety.
5. **Detailing:** We provide comprehensive detailing services to rejuvenate your vehicle's interior and exterior, leaving it looking pristine and well-maintained.

Days and Hours of Operation:

- Monday to Friday: 8:00 AM - 6:00 PM
- Saturday: 9:00 AM - 3:00 PM
- Sunday: Closed

Note: Emergency repair services may be available outside regular hours by appointment.

Emergency Towing Services:

- Availability: Emergency towing services will be available outside regular hours by appointment.
- Procedure: In case of emergencies requiring towing services outside our regular operating hours, customers can contact our designated emergency hotline.
- Key/Code Access: To facilitate seamless towing services, a lockbox will be installed onsite containing keys or access codes to vehicles awaiting repair. Our designated tow personnel will have access to this lockbox to retrieve necessary keys or codes for towing purposes.



Staff Report
West Allis Plan Commission
Wednesday, June 26, 2024
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

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

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

Overview and Zoning

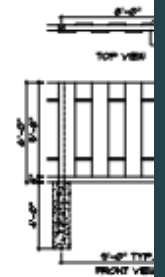
The property at 9422-30 W. National Avenue is currently an undeveloped 0.2-acre parcel (formerly a vacant multi-tenant commercial building) with W. National Ave. street frontage and access. The former 7,000-sf building was neglected and has since been removed (the applicant received site plan approval as part of their initial demolition plan). In February Plan Commission granted conditional approval to construct an accessory parking lot for the Heartbreakers bar & entertainment club. Estimated project cost is around \$200,000. This property is zoned a C-2 and accessory parking lots are allowed in the C-2 district (per sec. [19.33/accessory use table](#) of the zoning ordinance). A certified Survey Map was subsequently approved in May by the Common Council as one of the pre-requisites to constructing a new parking lot. Tax Key 479-0676-004 at 9440 W National Ave, is owned by Source One Enterprise LLC, and tax key 479-0674-003, 9422-30 W. National Ave., is owned by the same (Source One Enterprises, LLC). Common ownership is necessary - Combining the lots would consolidate the two properties into one lot.

Revised Plans –The two lots will be combined via CSM once recorded with MKE Co. The revised plan still shows cross-access between the 9440 and 9422 site. Since changes are intended from what was approved by Plan Commission previously, the new plan is before Plan Commission for consideration.

City Engineering, Code Enforcement, and Planning staff met with the applicant's agent on site earlier this month to discuss a revised plan. The Plan revisions include changing the gradient of the property to match the east to the west. In other words, base material fill/soil will be added to increase the new



parking area pavement surface to match the existing level of pavement at the west side of the site



1 New Site Plan
C-2 Scale: 3/32" = 1'-0"

3 Wood Fence/ T
05 Scales 1/4" = 1'-0"



(9440 W. National Ave.). The fill will be graded to slope/drain from north to south. The added fill will eliminate the need for a retaining wall along the north property line as previously proposed.

A new retaining wall would instead be installed on the east side of the site along the abutting frontage with another commercial property owner. All stormwater runoff being captured on the south end of the site within a new catch basin.

Another change includes a revision to fencing/screening – New metal ornamental fencing with masonry piers would be installed along the W. National Ave. street frontage (south side of the site). Landscaping areas would also be installed in front of the new fence area as previously planned.

Along the north side of the property a new board on board wood fence would be installed to match the height of existing north fence (blending existing with new along the north side of the site).

On the east side of the site a new board on board wood fence would be installed along the top of the retaining wall, and gradually taper when nearing W. National Ave. maintaining vision angles for traffic exiting from the new parking area.



Recommendation: Approval of the revised Site, Landscaping, and Architectural plans are being prepared for an accessory parking facility, at 9422-30 W. National Ave. submitted by John

Fuchs and Nick Fuchs on behalf of Source One Enterprise LLC (Tax Key No. 479-0674-003), and subject to the following:

(Items to be completed prior to issuance of any building permits to construct a parking lot).

1. A revised Site and Architectural Plan being submitted to the Department of Development to show the following: (a) traffic pattern to be right out at National Avenue driveway. Driveway modifications and directional signage per City Engineer (no left turns in/out); (b) exterior building wall details (Heartbreakers bldg); (c) retaining wall and drainage plan being review by Engineering Department (d) eliminate the last parking stall near W. National Ave. on SE corner of property. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Exterior lighting plan (location and fixture type).
3. Exterior brick details being (samples) submitted for consideration to repair the east wall of the building. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
4. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.

NEW PARKING LOT - SITE

9440 W. NATIONAL AVE. | WEST ALLIS, WI 53227

SHEET INDEX	
SHEET	DESCRIPTION
T1.0	TITLE AND CODE SHEET
ARCHITECTURAL	
SP1.0	DEMO SITE PLAN, SITE PLAN
SP1.1	SITE DETAILS
PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR.	
PROJECT NOTES	
ELECTRICAL NOTES: 1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.	
HVAC NOTES: 1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.	
PLUMBING NOTES: 1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.	

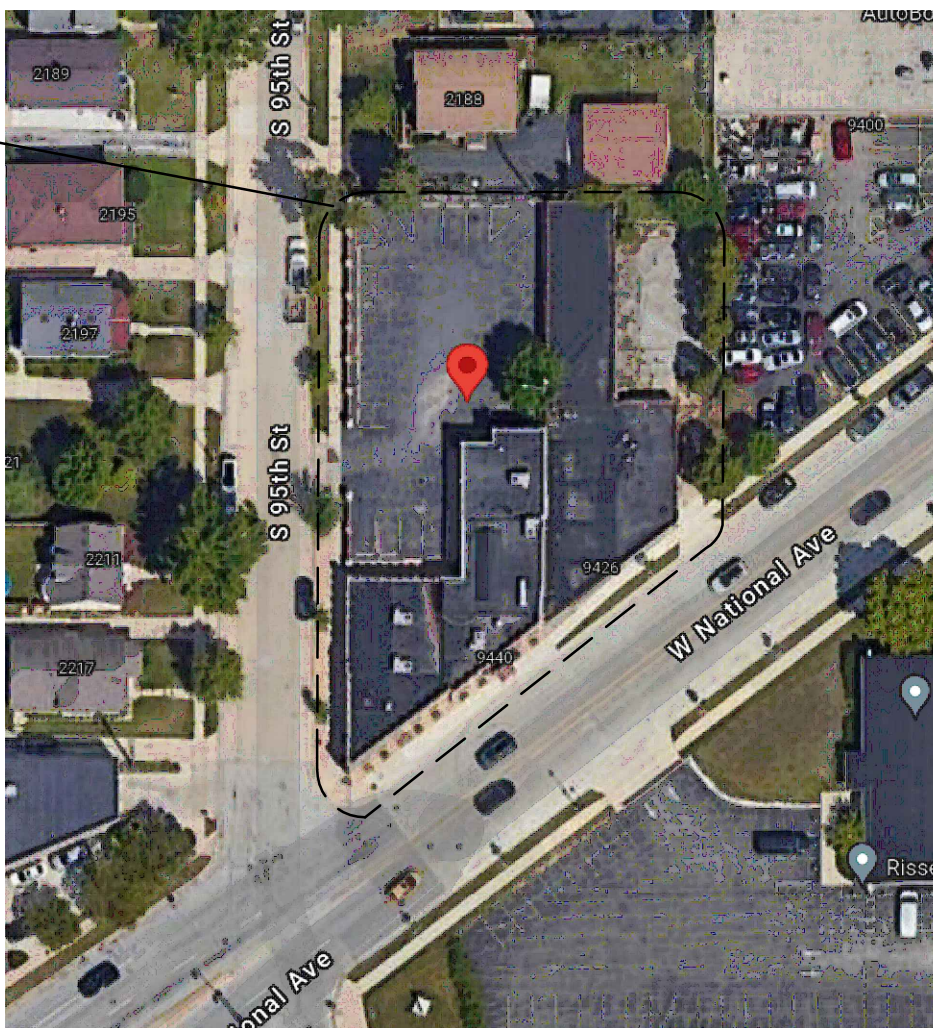
BUILDING CODE SUMMARY	
BASED ON THE:	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/WI AMENDMENTS)
	2009 ANSI A117.1 ACCESSIBILITY CODE
AREA OF ALTERATION:	ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES.
FIRE ALARM:	---
OCCUPANCY:	---
OCCUPANCY SEPARATION:	---
CONSTRUCTION TYPE:	---
SPRINKLER SYSTEM:	---
NUMBER OF STORIES:	---
ALTERATION LEVEL:	---
FLAME SPREAD & SMOKE INDEX:	---
CODE EXCEPTION:	NONE

PROJECT CONTACT INFO	
OWNER: MILWAUKEE ENTERTAINMENT LLC 13500 WATERTOWN PLANK RD, STE 100 ELM GROVE, WI 53122 P: ###-###-####	ARCHITECT: THRIVE ARCHITECTS 259 SOUTH STREET, SUITE A WAUKESHA, WI 53186 P: 833-380-6180 PROJECT MANAGER: JEFF STOWE
ATTN: JEREMY BARTLETT, ARCHITECT OF RECORD	
ICC A117.1-2009 - CHAPTER 5, GENERAL SITE & BUILDING ELEMENTS	
502.2, ACCESSIBLE PARKING SPACES FOR CARS SHALL BE 96" WIDE MINIMUM, VAN PARKING SPACES SHALL BE 132" WIDE MINIMUM 502.4, ACCESS AISLE TO BE ADJACENT TO CAR AND VAN PARKING SPACES 502.4.2, ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60" WIDE MINIMUM. 502.4.4, ACCESS AISLES SHALL BE MARKED TO DISCOURAGE PARKING IN THEM.	

GENERAL NOTES	
1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.	
2. ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE TO GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS, SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.	
3. GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.	
4. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.	
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.	
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPPERATION UPON OCCUPANCY.	
7. THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.	
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.	
9. ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.	

TYPICAL ABBREVIATIONS							
ABV: Above	B/O: By Others	DW: Dishwasher	FTG: Footing	LB: Pound	NO, #: Number	REFR: Ref	TEMP: Tempered
ACOUS: Acoustical	BO: Bottom Of	DN: Division	FND: Foundation	LAM: Laminated(a)	O: Non-Operable Window	REG: Register	TK: Tight Knot
ADDL: Additional	BR: Bedroom	DR: Door	FRM: Fram(a), (ing)	LAV: Lavatory	OL: Operable Window	RE: Reinforced	T&G: Tongue and Groove
ADH: Adhesive		DH: Double Hung	FBO: Furnished by Others	LH: Left Hand	OS: Obscure	REQ: Required	T/O: Top of
ADJ: Adjustable		DS: Downspout	FUR: Furred	L: Length	OBS: Obscure	RA: Return Air	TOC: Top of Concrete
AFB: Above Finish Floor	CAB: Cabinet	DRWR: Drawer		LOA: Length Overall	OC: On Center	REV: Revision	TOW: Top of Wall
AGG: Aggregate	CALC: Calculation	DT: Drain Tile		LT: Light	OP: Opening	R: Rise	TB: Towel Bar
AHL: Authority Having Jurisdiction	CD: Cabinet Door	DWG: Drawing		LF: Lineal Feet	OPG: Opening	RD: Rod	T: Tread
A/C: Air Conditioning	CIP: Cast-in-Place (Concrete)	D: Nail Size		LL: Live Load	OSB: Orientated Strand Board	R&S: Rod and Shelf	TS: Tubular Steel
ALT: Alternate	CL: Centerline	EW: Each Way		LV: Laminated Veneer Lumber	RF: Roofing	RM: Room	TYP: Typical
ALUM: Aluminum	CO: Clean Out	E: East		LVR: Louver	PMT: Paint(ed)	UL: Underwriters Laboratory	UNF: Unfinished
ANC: Anchor, Anchorage	CONTR: Contract (or)	EL: Elevation		MFR: Manufacturer	PDB: Particle Board	UNF: Unfinished	UNL: Unless Noted Otherwise
AB: Anchor Bolt	COORD: Coordinate	ELEV: Elevation		MD: Masonry Opening	PRT: Partition	VB: Vapor Barrier	VAR: Varnish
ANOD: Anodized	CRPT: Carpet	EQ: Equipment		MAX: Maximum	PVM: Pavement	VIF: Verify in Field	VRN: Veneer
APX: Approximate	CIP: Cast-in-place	EXC: Excavate		MAS: Masonry	PERF: Perforated(a)	VER: Vertical	VG: Vertical Grain
ARCH: Architect	CLK: Caulking	EXH: Exhaust		MECH: Mechanic(a)	PLAS: Plaster	VIN: Vinyl Sheet	VIN: Vinyl Sheet
(architectural)	CAS: Casement	EXT: Existing		MC: Medicine Cabinet	PLAM: Plastic Laminat		
ASPH: Asphalt	CB: Catch Basin	EXT: Exterior		MED: Medium	PLY: Plywood		
AUTO: Automatic	CLG: Ceiling			MDF: Medium Density Fiberboard	PCC: Precast Concrete		
AVE: Avenue	CIR: Circle			MDR: Member	PCF: Pounds Per Cubic Foot		
AVR: Average	CLR: Clear			MD: Medium Density Overlay	PLF: Pounds Per Linear Foot		
AWN: Awning	COL: Column			MEM: Member	PSF: Pounds Per Square Foot		
	CONC: Concrete			MTL: Metal	PSI: Pounds Per Square Inch		
BSMT: Basement	CMU: Concrete Masonry Unit			FBD: Fiberboard	PBF: Prefabricated		
BM: Beam	CONSTR: CONSTRUCTION			FCB: Fiber Cement Board	PRF: Preformed		
BVL: Beveled	CONT: Continuous			FGI: Fiberglass	PT: Pressure Treated		
BITUM: Bituminous	CJT: Control Joint			FIN: Finish	PL: Property Line		
BLK: Block	CORR: Corrugated			CORR: Corrugated	PH: Toilet Paper Hanger		
BLDG: Building	CUFF: Cubic Foot			FA: Fire Alarm	QTY: Quantity		
BLW: Below	CUYD: Cubic Yard			FE: Fire Extinguisher	QT: Quarry Tile		
BLVD: Boulevard				FPL: Fireplace	RAD: Radius		
BTW: Between				FLSH: Flashing	REF: Reference		
BD: Board				FLR: Floor	RFL: Reflect(ed),(ive),(or)		
BDT: Bottom				FLR: Floor			
BLDG: Building				FT: Foot, Feet			
BUR: Built Up Roofing							

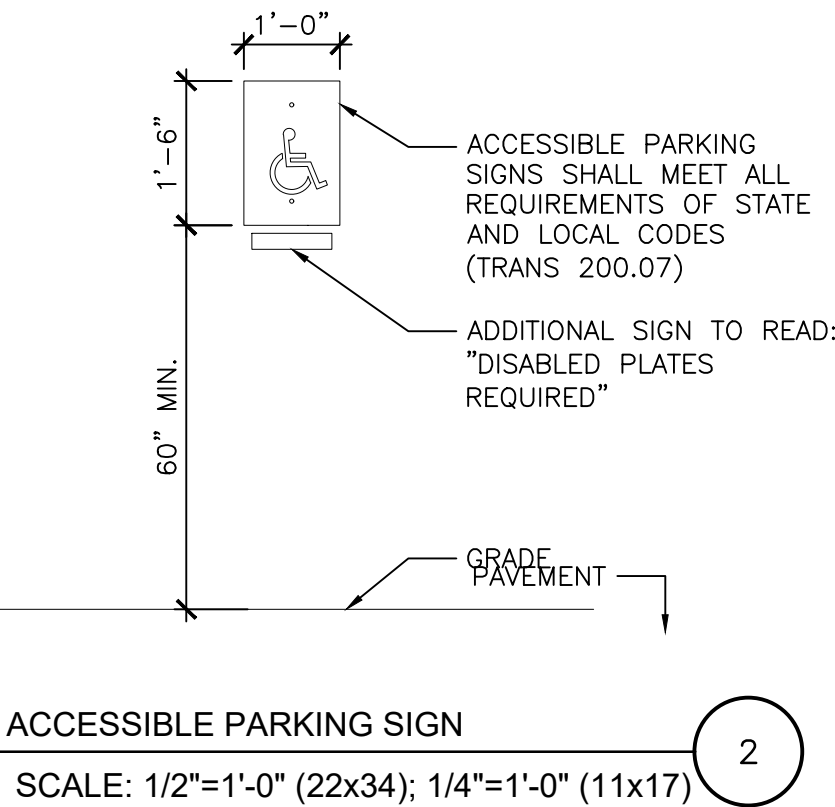
SITE



VICINITY MAP

SCALE: N.T.S.

1



ACCESSIBLE PARKING SIGN
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)

2

THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 24066

New Parking Lot

Site
9440 W National Ave
West Allis, WI

Sheet Title

TITLE AND CODE SHEET

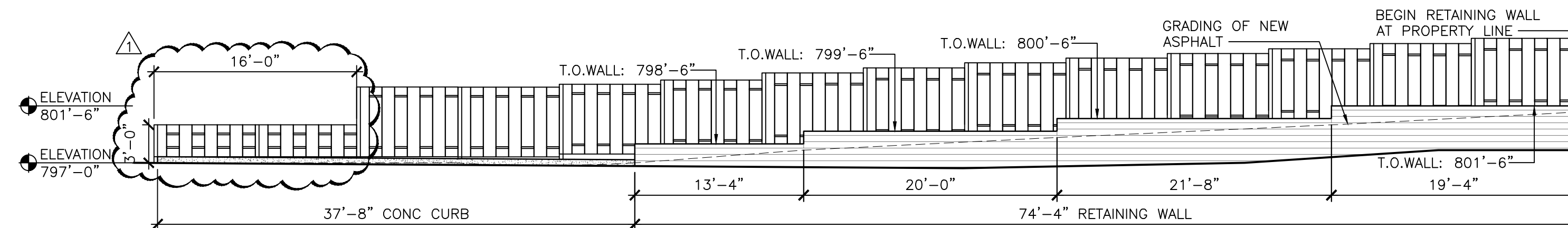
Drawn by	Checked by
JAJ	JMS





Revisions		
No.	Date	Description
	05.31.2024	Bid/Permit Set
△	06.18.2024	Revised per city

Sheet No.

T1.0

06-18-2024 REVISED PER CITY



LANDSCAPE LEGEND				
SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE
	15	BERBERIS THUNBERGII 'ATROPURPUREA'	RED BARBERRY	24"
	15	SPIRAEA JAPONICA	GOLDFLAME SPIREA	24"
	13	BERBERIS THUNBERGII 'AUREA'	GOLDEN BARBERRY	24"
	6	GINKGO BILOBA	GINKGO	8 FT.

ZONED C-2
SITE SF: 22,379 SF

GREEN SPACE CALCULATIONS
GREEN SPACE PROVIDED: 1,534 SF

6.85% OF SITE IS GREEN SPACE

PARKING CALCULATIONS
38 PARKING STALLS PROVIDED,
INCLUDING (2) ADA STALLS

RETAINING WALL/FENCE ELEVATION

SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17)

$$F =$$


THRIVE
ARCHITECTS

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

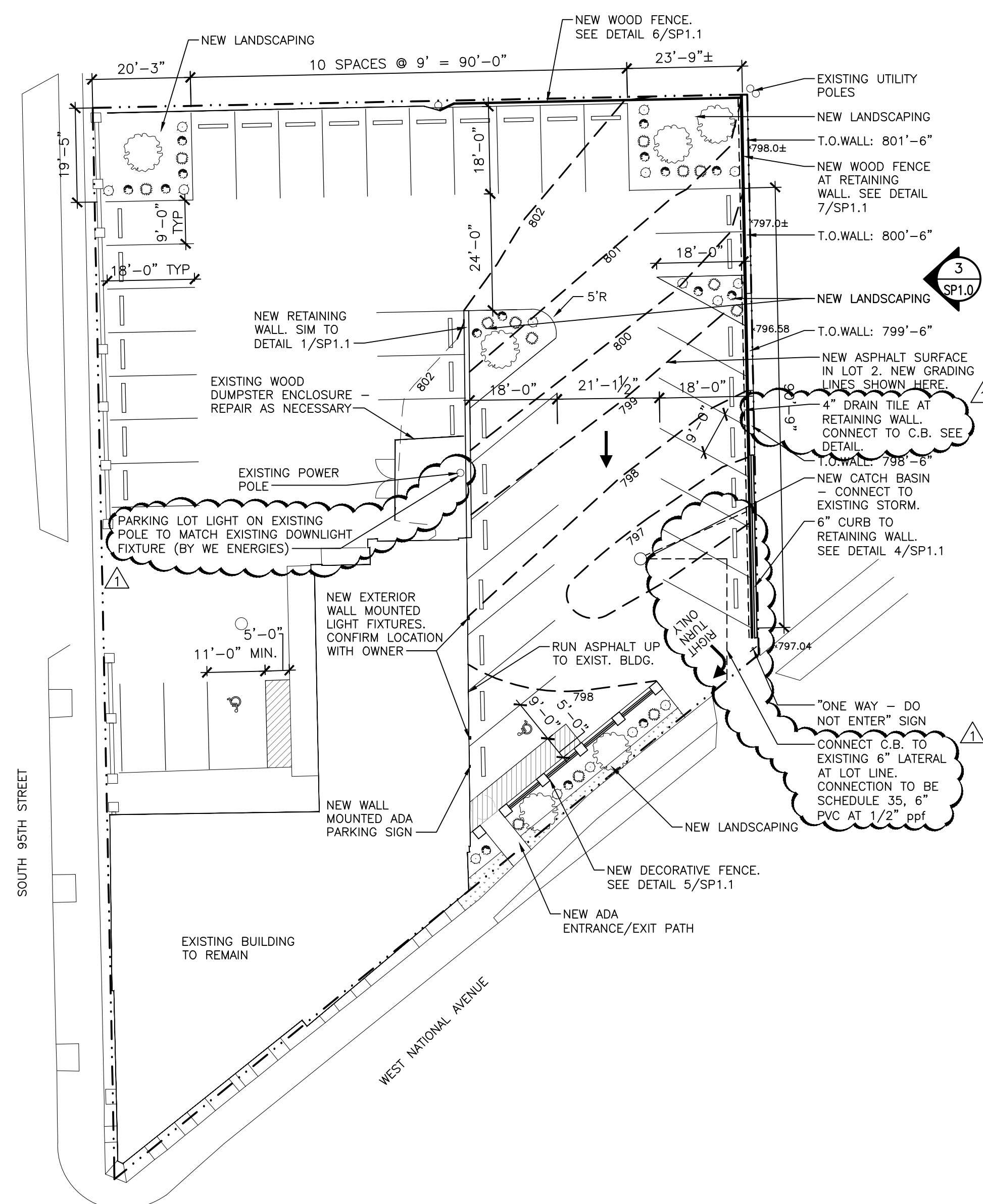
Project Info. — 24066

New Parking Lot

Site

9440 W National Ave
West Allis, WI

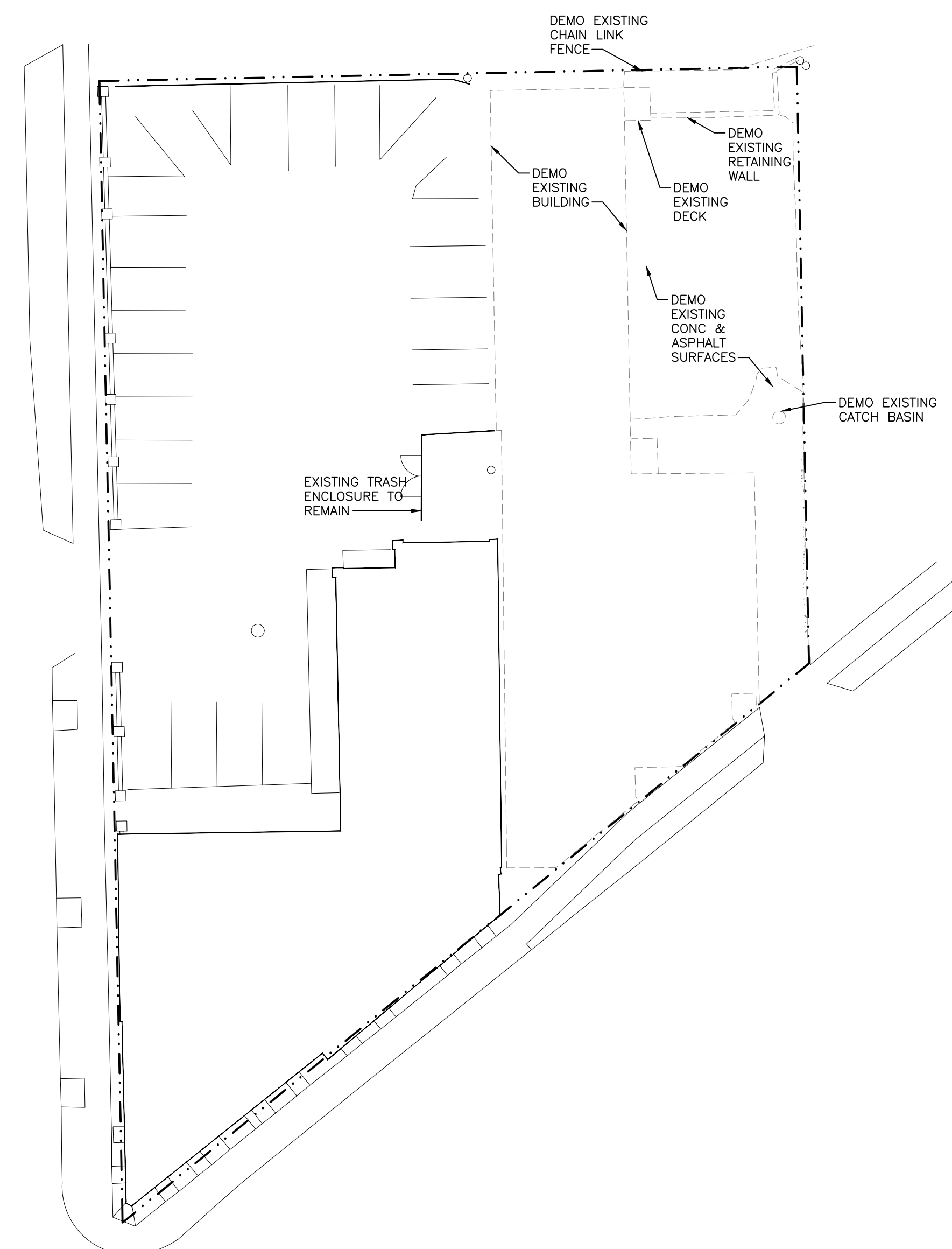
Sheet Title



SITE PLAN

SCALE: 1"=20'-0" (22x34); 1"=40'-0" (11x17)

2



DEMO SITE PLAN

SCALE: 1"=20'-0" (22x34); 1"=40'-0" (11x17)

(



DEMO SITE PLAN, SITE PLAN

Drawn by	Checked by
JAJ	JMS

Revisions

[illegible]

Sheet No.

SP1.0

06-18-2024 REVISED PER CITY



Architect
259 South Street, Suite A
WAUKESHA, WI 53186
P: 833-380-6180

Project Info. — 24066
New Parking Lot

Site
9440 W National Ave
West Allis, WI

Sheet Title

SITE DETAILS

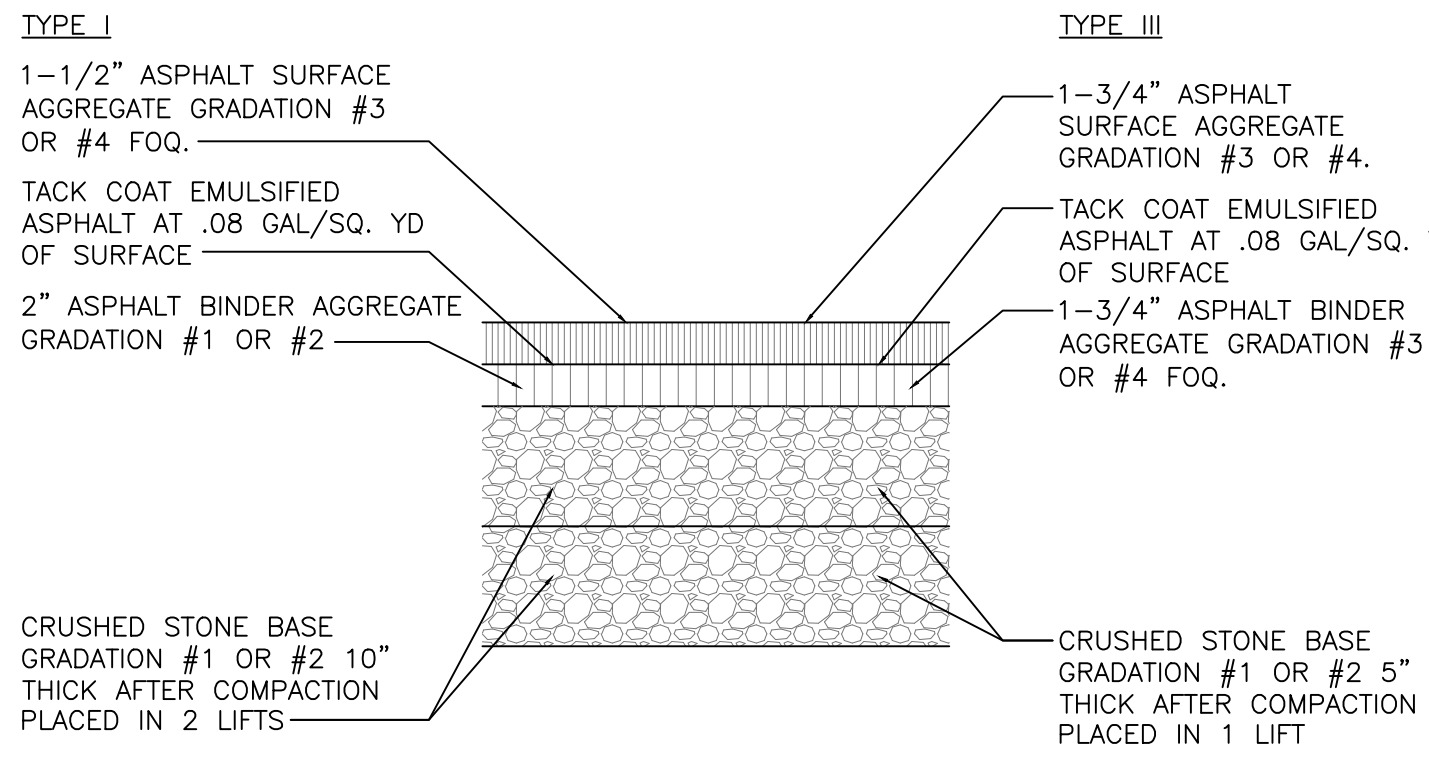
Drawn by	Checked by
JAJ	JMS

Revisions		
No.	Date	Description
	05.31.2024	Bid/Permit Set
△	06.18.2024	Revised per city

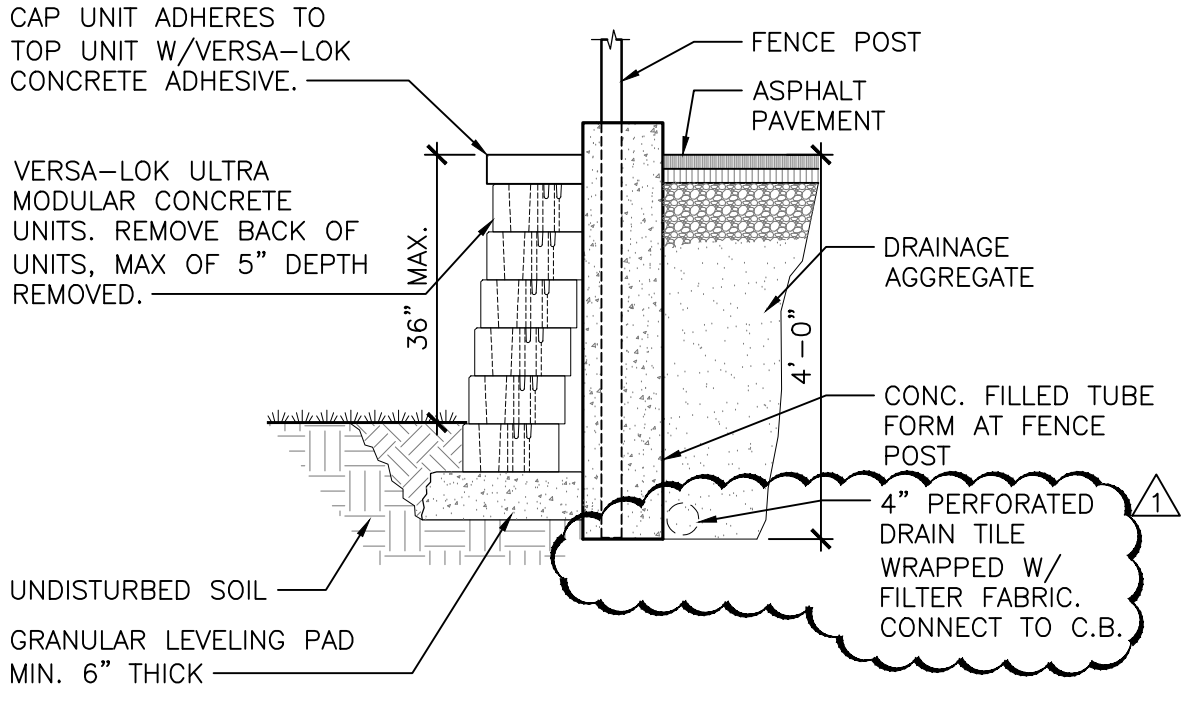
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SP1.1

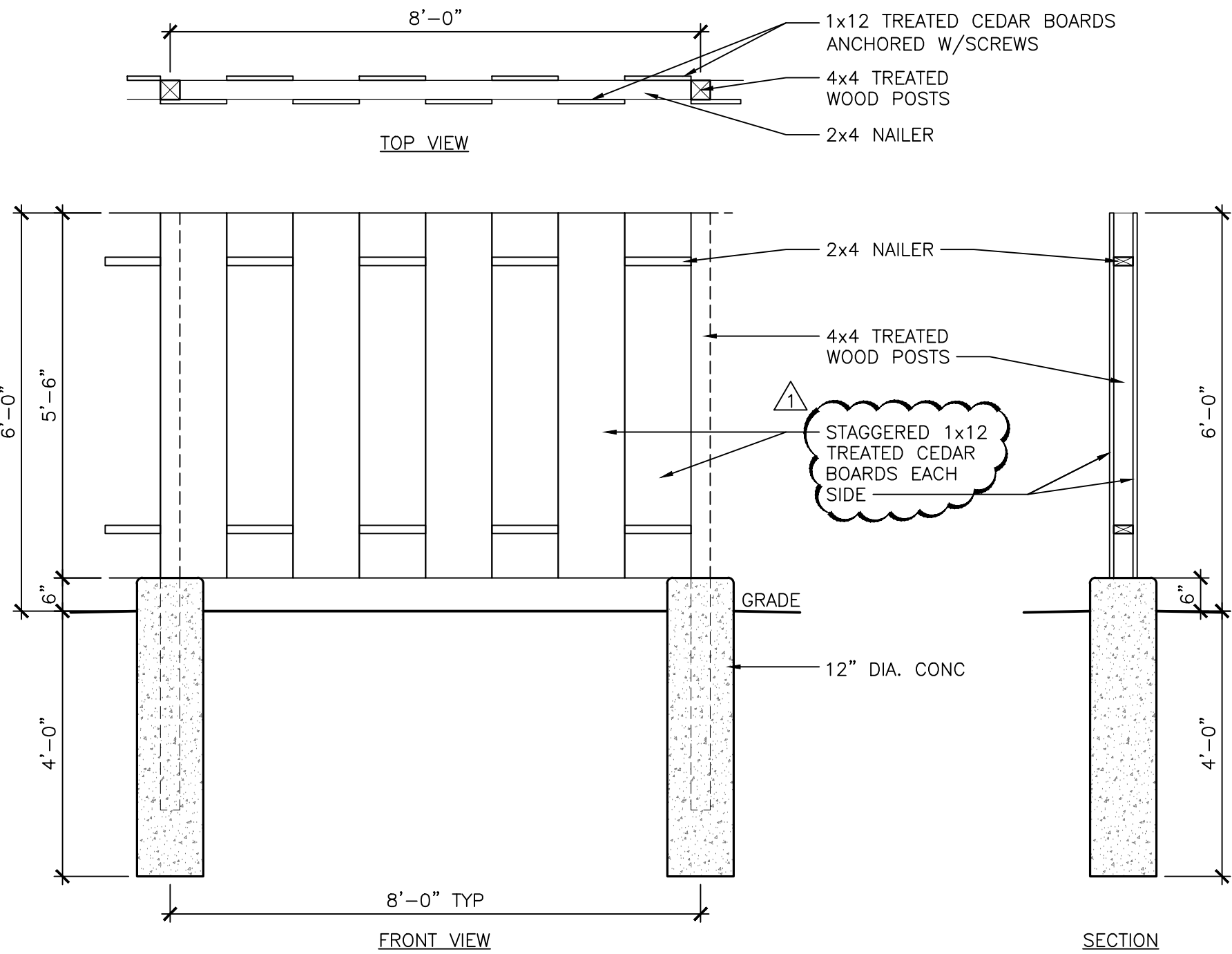
06-18-2024 REVISED PER CITY



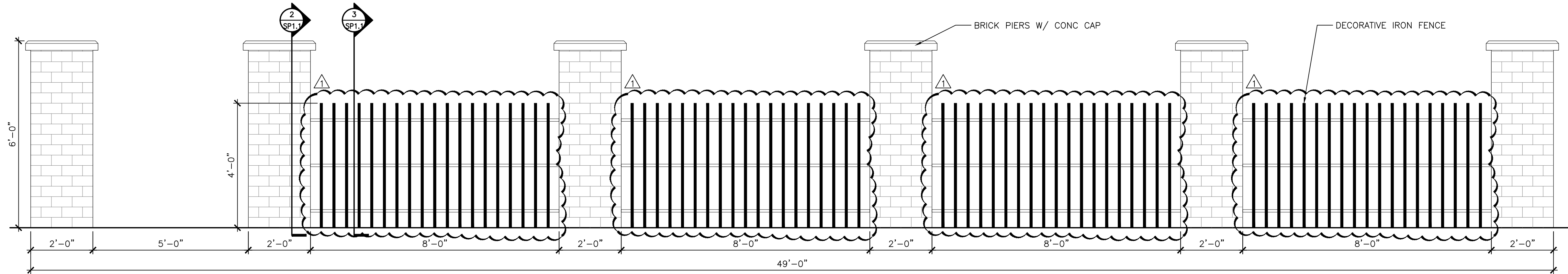
PAVEMENT DETAIL
SCALE: 1-1/2"=1'-0" (22x34); 3/4"=1'-0" (11x17) 8



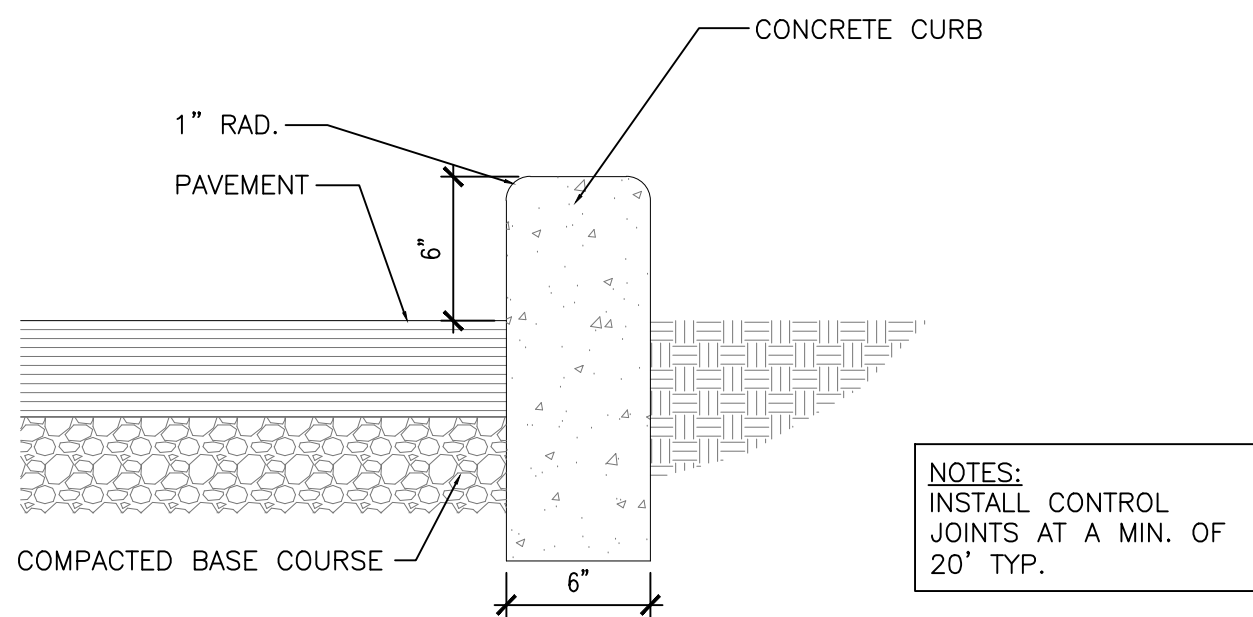
WOOD FENCE @ RETAINING WALL SECTION 7
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)



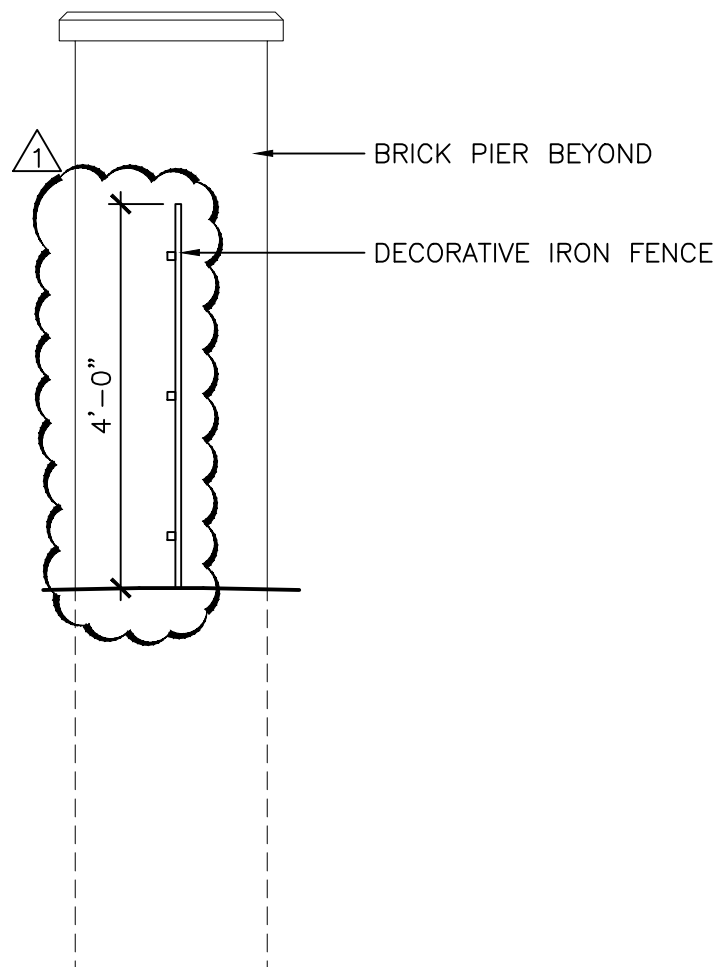
WOOD FENCE/TRASH ENCLOSURE DETAILS 6
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)



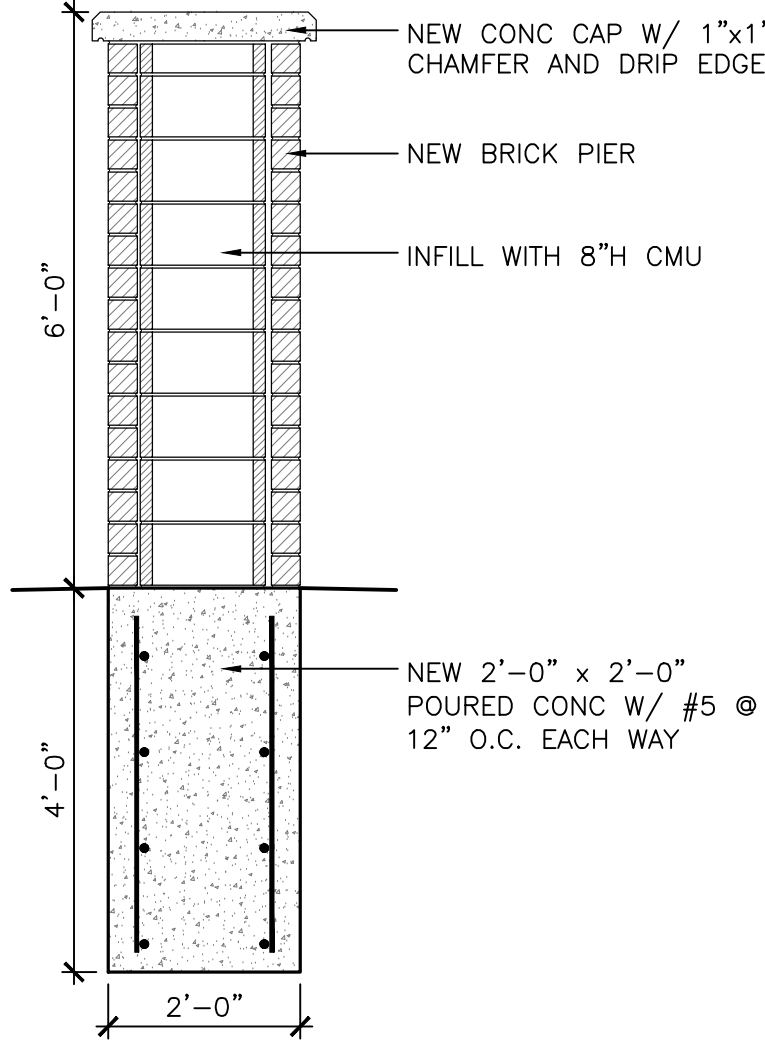
DECORATIVE WALL ELEVATION 5
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)



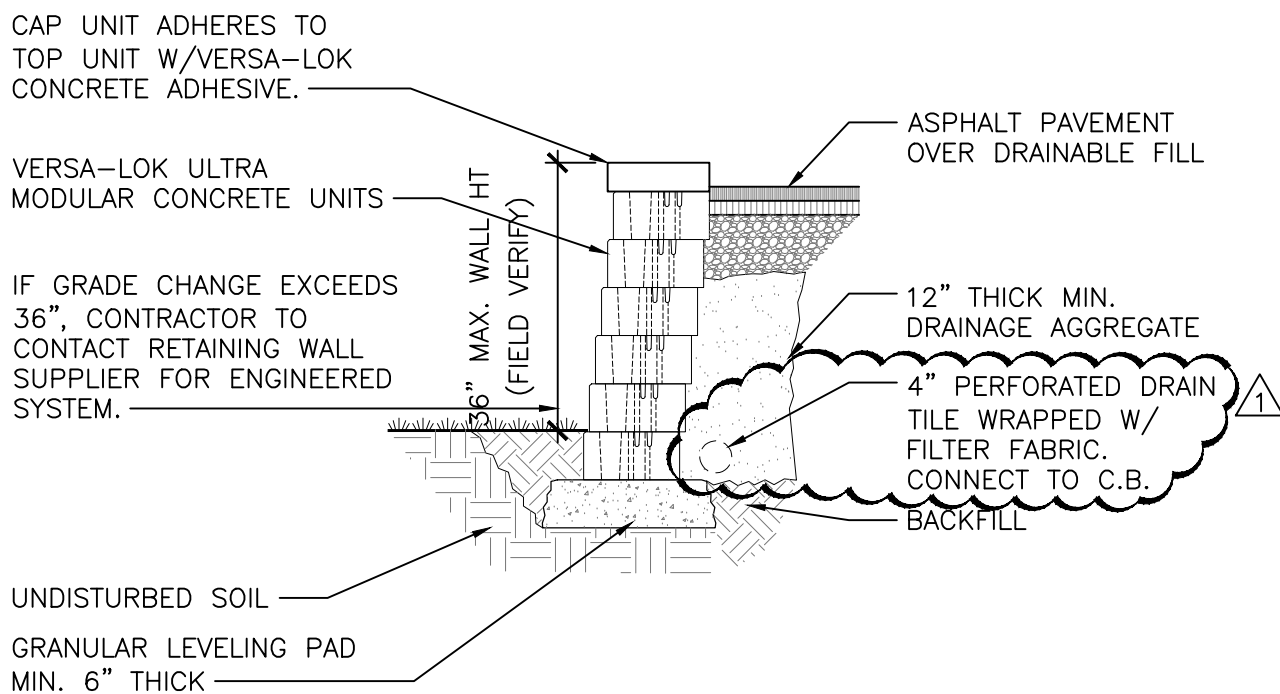
CURB DETAIL 4
SCALE: 1-1/2"=1'-0" (22x34); 3/4"=1'-0" (11x17)



WALL SECTION 3
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)



PIER SECTION 2
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)



RETAINING WALL DETAIL 1
SCALE: 1/2"=1'-0" (22x34); 1/4"=1'-0" (11x17)



Staff Report
West Allis Plan Commission
Wednesday, June 26, 2024
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

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

5. Certified Survey Map to split an existing parcel at 2580 S. Root River Pkwy. into two parcels (Tax Key No. 483-9981-000), by property owner Brian Teclaw.

Overview and Zoning

The owner of 2580 S. Root River Pkwy. is proposing to divide his property into two parcels. The new lot will maintain a 75 ft. lot line along Root River Pkwy. with no residences or structures on the site. The newly created lot will be .3539 acres in area. The other lot has an existing residence totaling 2,293 sqft. with an accessory structure adjacent to the residence totaling 550 sqft. This lot will maintain a 135 ft lot line along Root River Pkwy.

The property is zoned RA-1 residential district. The use of this district is intended for neighborhoods with primarily detached dwellings on large lots.



The purpose of Plan Commission review is to consider the division of this lot in conformance with the zoning ordinance and comprehensive plan and recommend to Common Council per the conditions noted below in the staff recommendation.

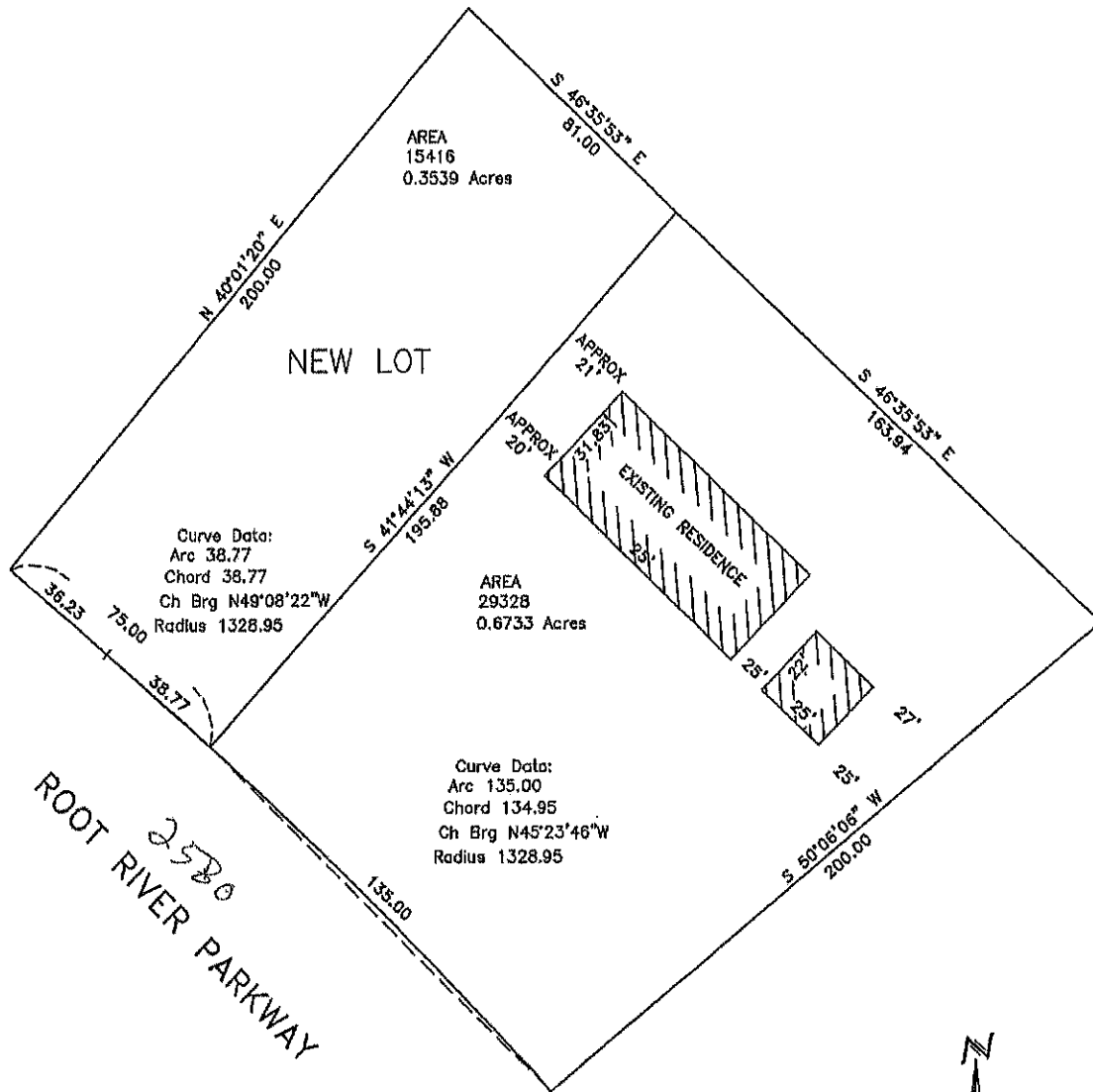
In consideration of the future use of the lot, Planning staff notes that the street-facing portion of the property abuts a 1% annual chance floodway designated by FEMA. Future considerations of the newly created site should indicate that any new structures constructed on the site cannot be positioned within the floodway and may have additional setback requirements.

Recommendation: Common Council approval of Certified Survey Map to split an existing parcel at 2580 S. Root River Pkwy. into two parcels (Tax Key No. 483-9981-000), by property owner Brian Teclaw subject to the following conditions:

(Item 1-2 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. Submittal of a certified survey map to divide the parcel at 2580 S. Root River Pkwy. into two lots.
2. Common Council approval of Certified Survey Map.



SCALE 1" = 50'

DRAFT COPY



MARCH 12, 2024

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base Map information shown on this FIRM was developed for the Southeastern Wisconsin Regional Planning Commission, at a resolution of 6 inches and collected in 2004 and 2005.

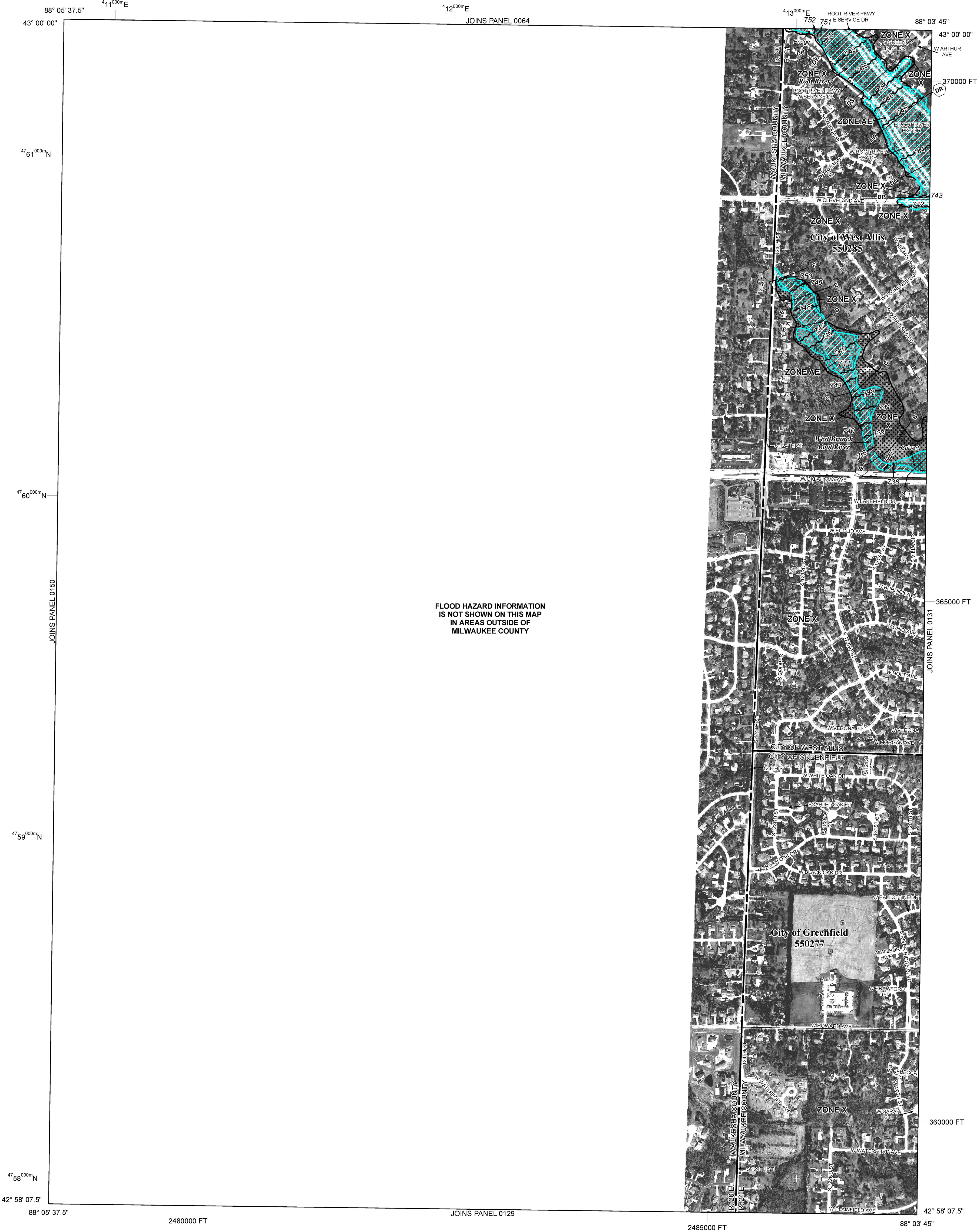
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

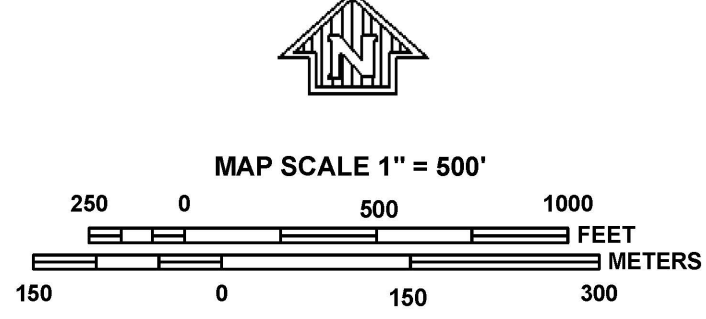


LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelictified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- *Referenced to the National Geodetic Vertical Datum of 1929
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT
- 5000-foot ticks: Wisconsin State Plane South Zone (FIPS Zone 4803), Lambert Conformal Conic projection
- 1000-meter Universal Transverse Mercator grid values, zone 16N
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- September 26, 2008
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0127E

FIRM

FLOOD INSURANCE RATE MAP

MILWAUKEE COUNTY, WISCONSIN AND INCORPORATED AREAS

PANEL 127 OF 300 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENFIELD, CITY OF	550277	0127	E
WEST ALLIS, CITY OF	550285	0127	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
55079C0127E
EFFECTIVE DATE
SEPTEMBER 26, 2008
Federal Emergency Management Agency