



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 24, 2024
6:00 P.M. City Hall - Room 128**

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

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

Overview and Zoning

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

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

- 800 S. 108 St., (AREC/U-Haul owner) former Homeowners Bargain Outlet (HOBO) – closed in 2018, AREC/U-Haul purchase in 2020.
- 924 S.108 St. – (AREC/U-Haul owner) existing location of U-Haul showroom, vehicle rental & services and self-storage facility.

All properties are [zoned C-3](#), Commercial and the land use classification of each property is commercial. The C-3 zoning district does not allow the intended self-storage, warehousing, vehicle rental use and outdoor storage uses as proposed by U-Haul.

Variance history

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

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

Plan Commission review

U-Haul submitted plans and the March submittal was withdrawn by U-Haul, their April appearance to the Plan Commission was rejected. Plan Commission rejected the April submittal as not in conformance with adopted site, landscaping, and architectural design review guidelines (sec. 19.13), nor the signage ordinance (sec. 13.21). Plan Commission directed U-Haul to coordinate a revised plan in alignment with the staff comments offered in the April staff report, and for revised plans to be brought back to Plan Commission at a future date.

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

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

- **7** S. 108 St.** U-Haul does not own or proposed to use this 1.3-acre parking lot property at 7** S. 108 St. This property is owned by “Parking Lot Investments” and is an existing parking lot property (no existing/proposed building). This site provides cross access to Graybar Electric and the U-Haul site via a signalized intersection at W. Theo Trecker Way, and a secondary driveway just south of Theo Trecker Way. U-Haul has indicated they will not use the lot for their business operation, or park on this site. The only use of this site will be to provide cross-access. Common Council did not grant a use variance for this property. For clarity moving forward, the staff recommendation seeks confirmation if this site will be utilized or improved by U-Haul.
- **800 S. 108 St.** U-Haul proposes an adaptive reuse of this 6.7-acre site. This is the former location of the Homeowners Bargain Outlet (HOBO) building, converting it into a U-Haul Moving and Self-Storage Facility. The current retail showroom at 924 S. 108 St. will be relocated to this building. Rental and installation services will take place on this property. Interior, retrofitting to house climate-controlled self-storage units. The building will be used structurally as is except for new design imaging and signage. The Common Council granted a use variance for this property.
- **924 S.108 St.** This 3.6-acre site is the existing location of U-Haul’s retail showroom, vehicle rental & services and self-storage facility. The retail building will be demolished to construct a new 1-story 17,012-sf storage building. Existing self-storage buildings east/behind the new building will remain. The Common Council granted a use variance for this property.

Staff Comments

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

1. **[7** S 108 St., Tax key Parcel: 444-997-002](#)** (owner Parking lot Investments)



- a. Staff’s current understanding is that U-Haul does not propose any use of this property other than utilizing existing cross-access from Hwy 100.
- b. However, some of the plans within the submittal package indicate removal of an existing pole sign, and the addition of some landscape improvements within the existing planter.
- c. The zoning ordinance will not allow outdoor storage, or parking in the C-3 zoning district. Parking lots are non-conforming uses per sec. [19.32](#). Common Council did not grant a use variance for this property.



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

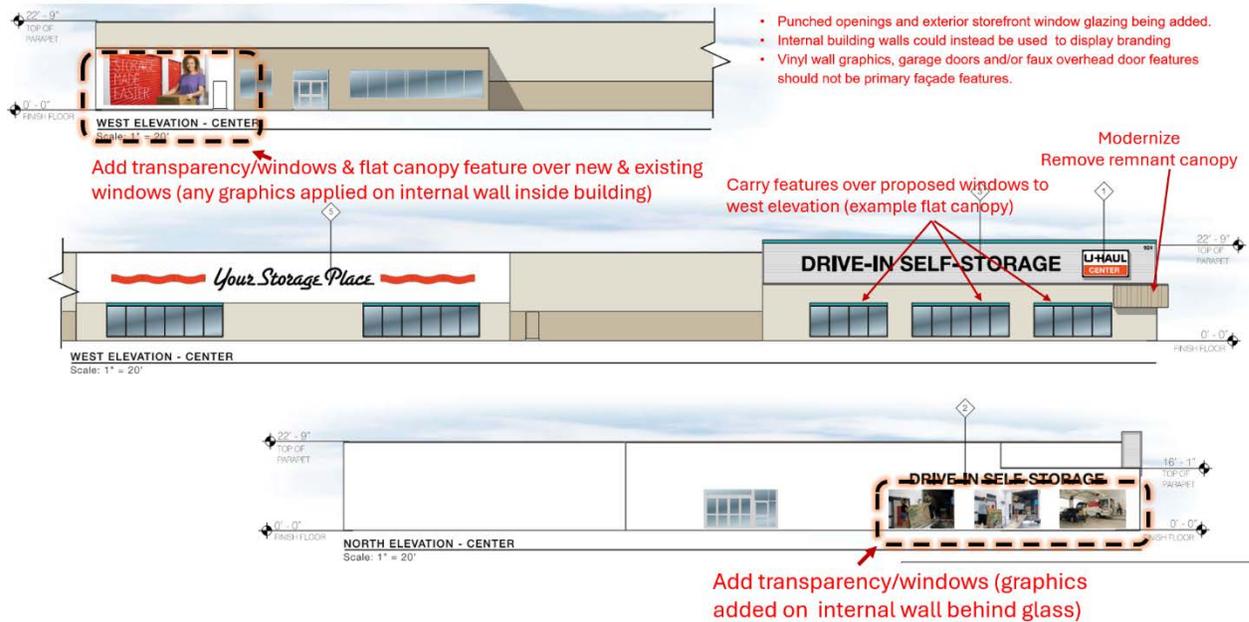


- a. Building alterations, recommend windows facing public realm – referencing the revised plan set dated 6-19-24, sheet 3: staff is recommending additional storefront windows along west elevation and the north elevation to replace proposed vinyl wall graphics visible from S. 108 St. (south, west and north sides). To best align with the design guidelines and proposed exterior improvements further south on the same building, a redesigned exterior elevation is recommended to including punched window openings to be incorporated into the redesign. This way, internal areas/building walls could be adapted to be used to display the proposed branding. To add symmetry with the south elevation, new (more modern) flat metal canopies being added over the top of the recommended storefront windows on the northwest end of the building.
- b. Consistency of quality exterior design facing the public realm. On the southwest end of the building staff is recommending existing metal box canopies be removed. The remnant metal canopies are large box-shaped features that are primarily on the south elevation, but one also wraps around the corner to a small part of the west elevation. U-Haul is proposing to keep these features, but also add additional flat canopies to their new storefront design on the south elevation. The resulting composition is unorganized and cluttered. A cleaner look may be achieved with the removal of these old canopy features, and with new (more modern) flat metal canopies being added over the top of the proposed storefront windows on the south and west elevations.

Design Guideline Context:

- Public Realm. recommend enhancing the public realm by creating an active ground floor with large transparent ground floor windows, and avoiding blank walls
- Quality Building. An organized facade, with large and proportional windows and wall areas. Use sturdy, durable exterior materials that will endure for the long run. Plain walls of concrete block or metal surfaces are not acceptable, except when not visible to the public realm in industrial areas.
- Quality Building. Apply forms and materials consistently. Create a coherent, textured, organized facade with a balanced proportion of windows and wall area. Use materials to express where uses and activities belong.

Proposed West elevation (w/ staff comments)



Proposed South elevation (w/ staff comments)



- c. Signage permit review - U-Haul is proposing the [Removal of freestanding signage](#) from their properties – a Master sign plan is required. The building is about 80,000-sf in area and generally allows up to 400-sf of wall/building signage and one freestanding/monument sign of up to 150-sf and 12-ft tall. Of note, the proposed new signage shown for reference within the architectural submittal appears to exceed the number of and area of signage allowance per the city sign ordinance. Freestanding and wall/building signage is allowed on each site, but would need to be in conformance with the city sign code: [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#). Staff would recommend addressing architectural design first, and upon design approval, addressing future signage needs at a future date.

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



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

The revised building plans for a new 17,012-sf building on this site have been changed to add brick on the NW and SW ends of the building.

- Recommended - Additional proportions of brick and wood panels are recommended on the NE and SE corners of the building.
- Recommended - While the windows are proposed on the NW corner, transparency details are not provided. Transparent windows are recommended. Below are the proposed elevations submitted by U-Haul. The dashed areas have been added by staff as areas of recommended added exterior design enhancements.

COLOR CHART			
A	FOREST GREEN	J	DARK OAK
B	SW 6767 AQUARIUM	K	SW 7011 NATURAL CHOICE
C	U-HAUL PROMO GREEN	L	SW EGGSHELL BLACK
D	SW 6182 RELAXED KHAKI	M	CLEAR SATIN ANODIZED
E	SW 0984 OBSTINATE ORANGE	N	ULTRA HIGH GLOSS WHITE
F	TREGAL WHITE II	O	FALX RED BRICK
G	SIERPIA SUNSET		
H	SW 6451 NURTURE GREEN		
I	GALVALUME		

MATERIALS	
1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP
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8	2"W TRIM ON SIDES OF DARK OAK PANELS
9	LIFESTYLE BANNERS
10	FALX RED BRICK w/ LIGHT MORTAR TYP
11	FLAT METAL TRIM

U-HAUL Colors & Materials

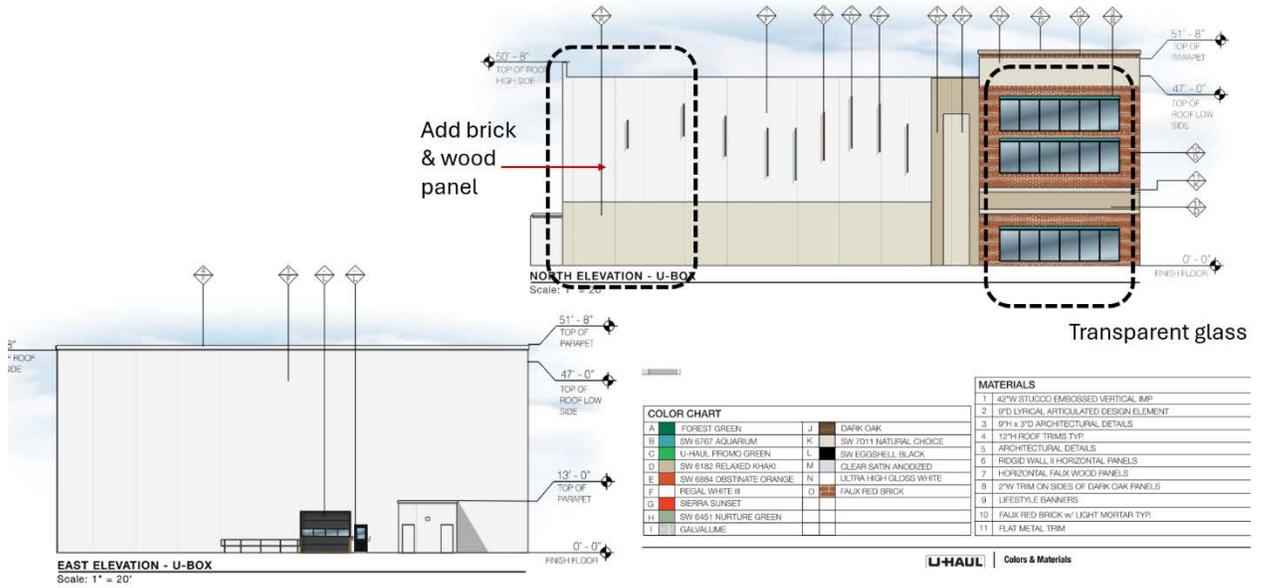
WEST ELEVATION - U-BOX
Scale: 1" = 2'

SOUTH ELEVATION - U-BOX
Scale: 1" = 2'

Add brick & wood panel

Include transparent glass

MATERIALS	
1	42"W STUCCO EMBOSSED VERTICAL IMP

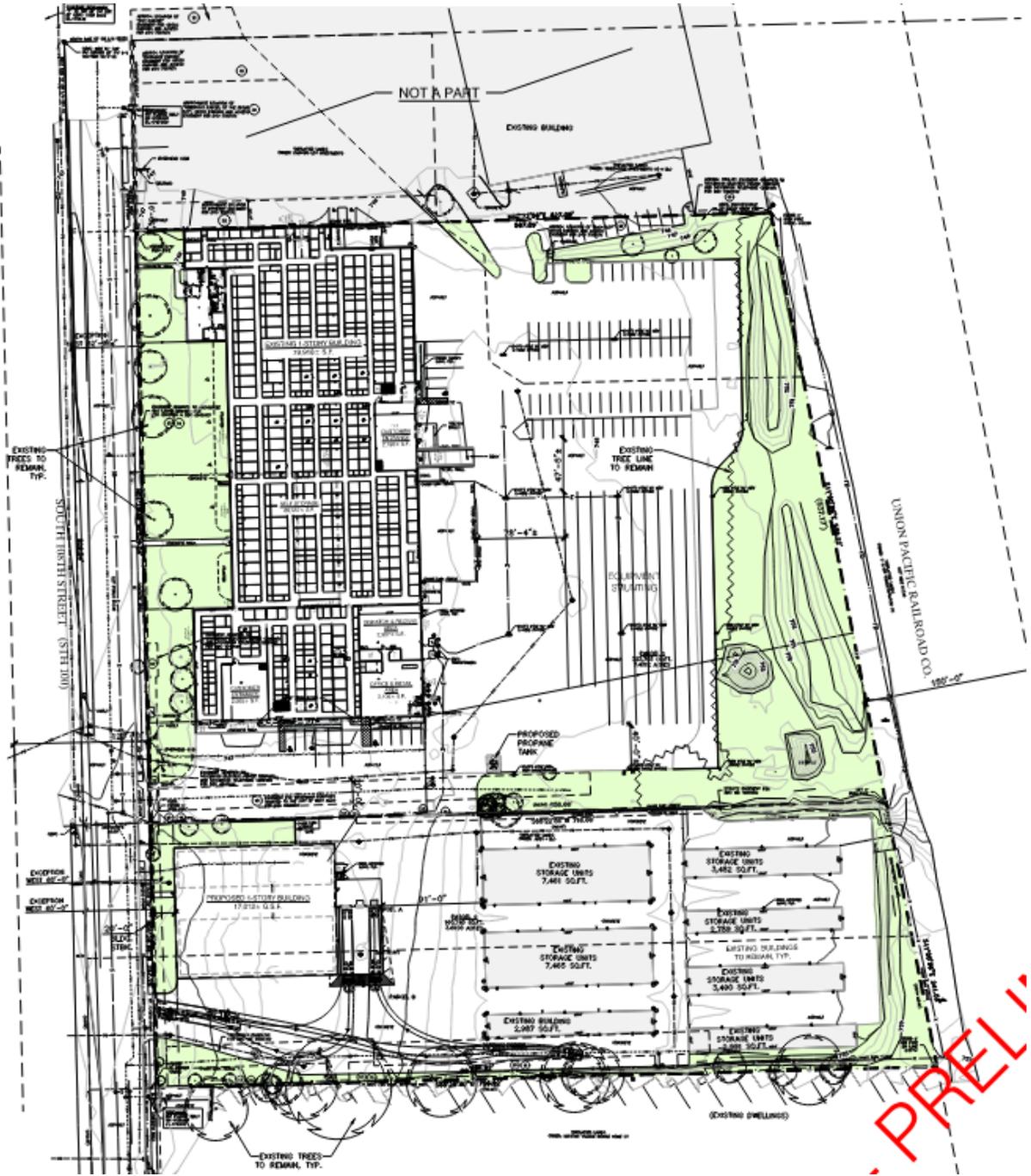


[Murfreesboro, Tennessee - Google Maps](#)



- Carrying the proposed design massing features from the front side of the building around to the rear portion of the building is recommended (4-sided design). Avoid blank unarticulated facades to offer more curb appeal for the new building.

The photo above is an example of a newer self-storage building in Murfreesboro, TN. It's a larger building than proposed in West Allis but offers a glimpse of the staff recommended design elements (brick, transparent windows, simplified signage, canopy features over windows, roofline articulation that could be integrated into the design details of both West Allis sites 800 and 924 S. 108 St.).



The following staff recommendations apply to each of the properties:

- a. Describe the extent of any new paving and drainage improvements on the site plan. Pavement in certain areas of site in poor condition, storm catch basins sunk below grade. Identify scope or repair work, and reference improvements on the site plan.

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

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

- c. Stormwater management - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer (compliance with Milwaukee Metro Sewerage District (MMSD) and or water quality requirements via WDNR).
- d. City Forester review/approval of the proposed landscaping plans. Site/landscaping plan to show: (a) confirm percentage greenspace (20% required) - to meet ordinance requirement for self-storage uses ([see sec 19.33](#)).
- e. Note on plan to indicate outdoor storage or rental display areas on each site.
- f. Lighting plan – full cut-off fixtures to ensure no splay across property lines.
- g. Signage permit. Proposed signage appears to exceed the number and area of signs exceeds per the sign ordinance. Freestanding and wall/building signage is allowed on each site but would need to be in conformance with the city sign code. [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#)

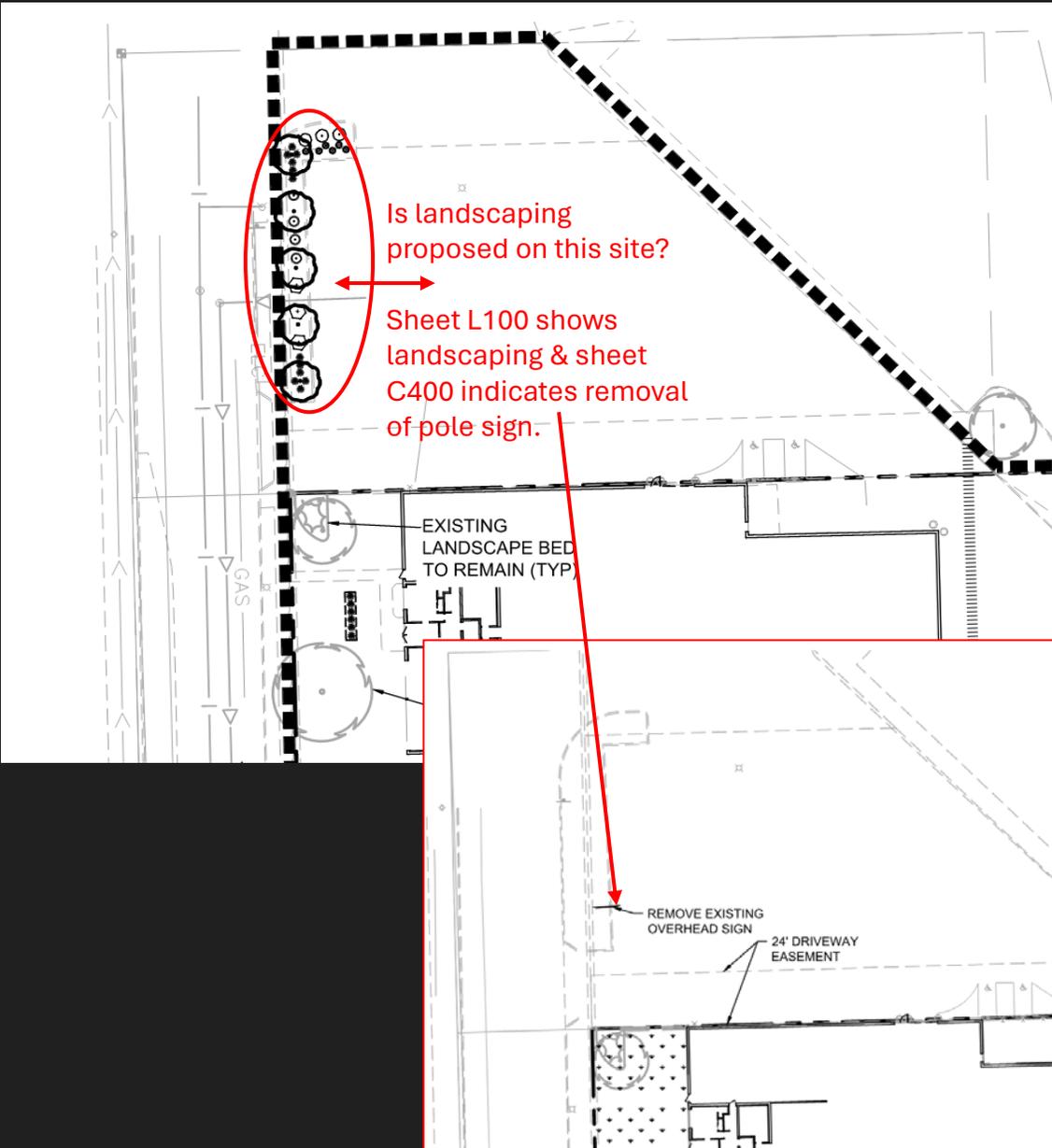
Recommendation: Approve the proposed Site, Landscaping, and Architectural Design Review for U-Haul, an existing business, at 924 S.108 St., and a proposed business at 800 S. 108 St. (Tax Key No's. 444-9993-001& 444-9995-002), subject to the following:

- 1) A revised Site, Landscaping, and Architectural plan being submitted to the Planning and Zoning Office to show the following: (a) confirm use and any site improvements to the 7** S. 108 St. property (under separate ownership); (b) City Forester review/approval of the proposed landscaping plans. Site/landscaping plan to show: (a) confirm percentage greenspace (20% required) - to meet ordinance requirement for self-storage uses; (c) on the north west side of the 800 S. 108 St. building punched window openings on the west elevation and the north elevation to replace proposed vinyl wall graphics; (d) the NW side of 800 S. 108 St. building offers an opportunity to add symmetry with the southern elevation: adding new (more modern) flat metal canopies being over the top of the recommended storefront windows on the northwest end of the building; (e) On the southwest end of the 800 S. 108 St. building remove existing/remnant canopies and add (more modern) flat metal canopies over the top of the proposed storefront windows on the south and west elevations; (e) At the 924 S. 108 St. property, additional brick and wood panels are recommended on the NE and SE corners of the building; (f) window details - transparent windows are recommended; (g) refuse and propane facilities being enclosed within a four sided enclosure (provide details on plan); (h) Note on plan to indicate outdoor storage or rental display areas on each site; (i) pedestrian connection from retail area to public sidewalk.

- 2) Describe the extent of any new paving and drainage improvements on the site plan. Pavement in certain areas of site in poor condition, storm catch basins sunk below grade. Identify scope or repair work, and reference improvements on the site plan.
- 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. Of note, WisDOT - Hwy 100 being a State of WI highway, Sue King will be part of the overall plan review process to help coordinate U-Hauls access along Hwy 100. We've shared the overall site plan you've submitted to them for initial review.
- 4) Stormwater management - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer (compliance with Milwaukee Metro Sewerage District (MMSD) and or water quality requirements via WDNR).
- 5) Lighting plan. Any proposed lighting on site or buildings shall include full cut-off fixtures and be directed downward to avoid splay across property lines. This is especially important along the south side of the site where abutting a residential community.
- 6) Submit signage plans for permit review. The proposed new signage shown for reference within the architectural submittal appears to exceed the number of and area of signage allowance per the city sign ordinance. Freestanding and wall/building signage is allowed on each site, but would need to be in conformance with the city sign code: [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#).

Staff Comments to U-Haul Plan submittal

7** S 108 St



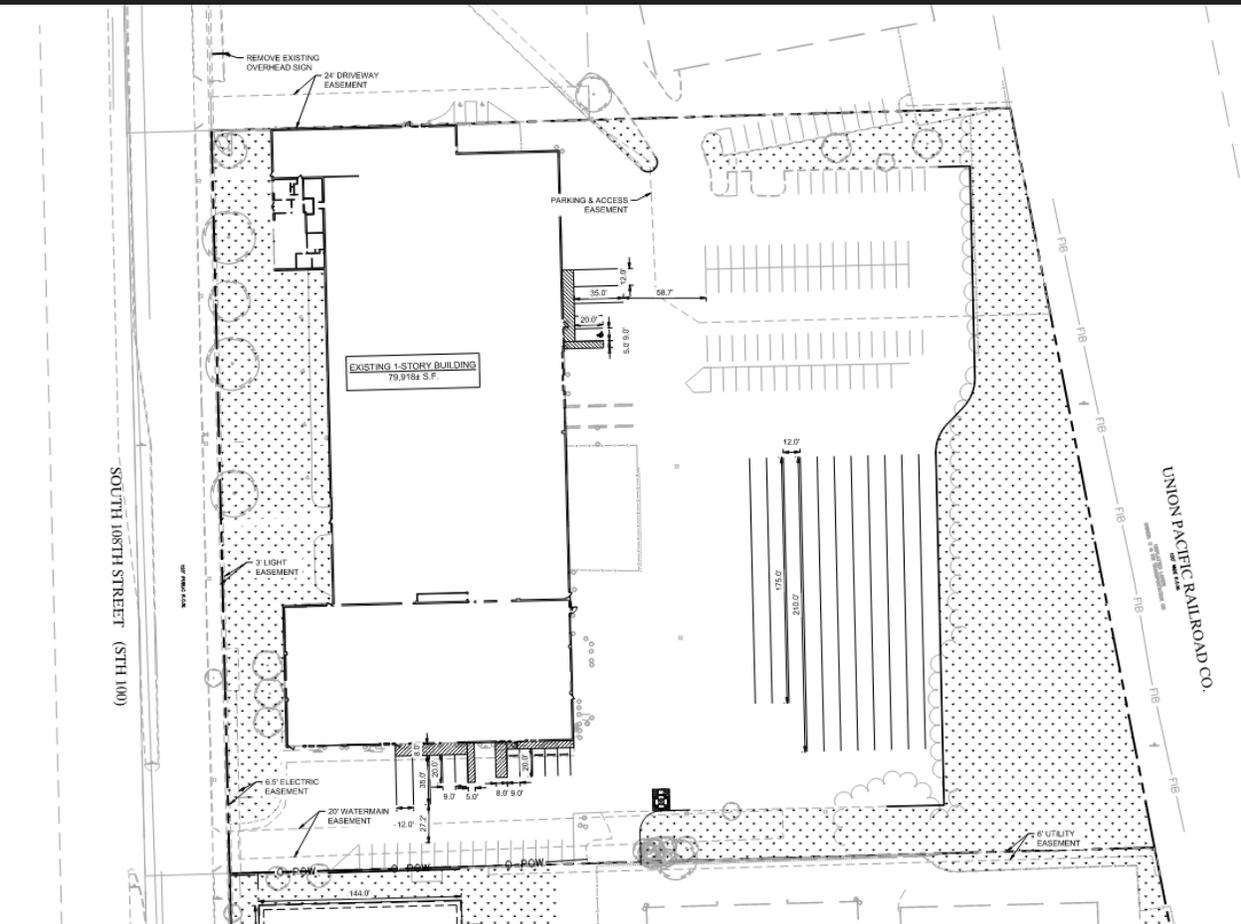
- 1.3-acre lot not owned by U-Haul. Zoned C-3.
- U-Haul will not use for their business operations (cross-access only)
- Landscaping site improvements proposed (L100)
- Removal of pole sign proposed (C400)
- Provides cross-access at two access points to Hwy 100.



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



800 S. 108 St

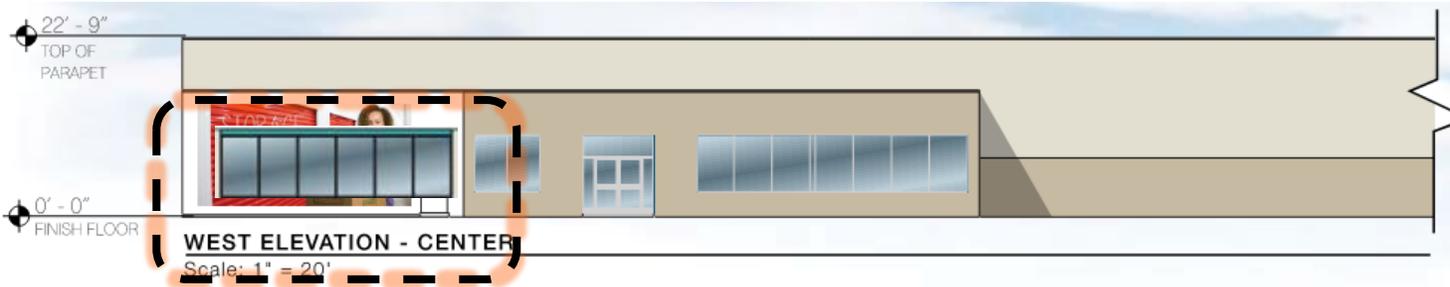


- 6.7 acre lot owned by U-Haul. Zoned C-3.
- U-Haul will relocate their retail & rental operation to this site/building and also use the building for public self-storage use and outdoor storage. for their business operations (cross-access only)
- Landscaping site improvements proposed
- Removal of pole signage
- Propane refill location behind building

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

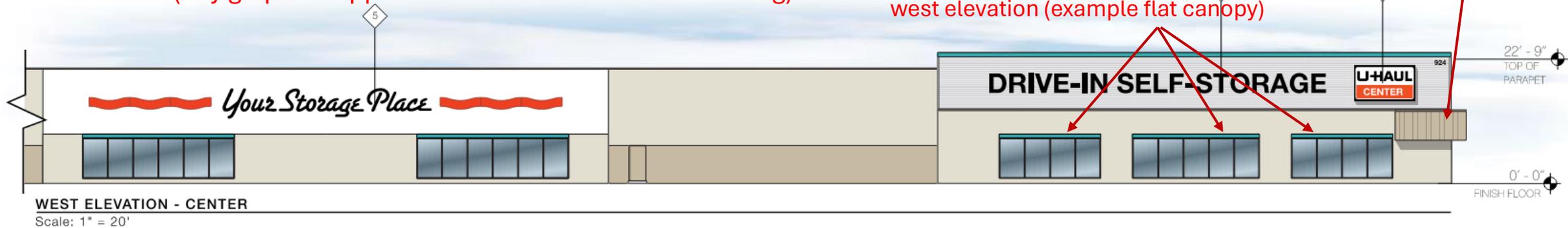


Proposed West elevation (w/ staff comments)



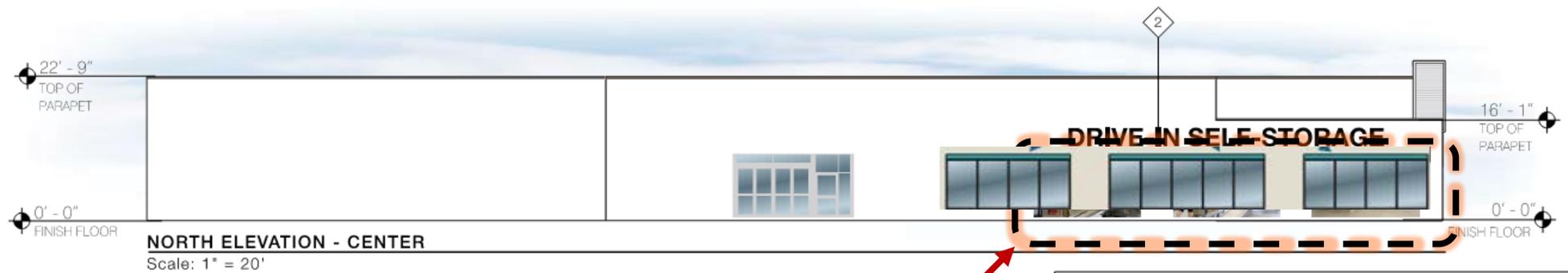
Add transparency/windows & flat canopy feature over new & existing windows (any graphics applied on internal wall inside building)

- Punched openings and exterior storefront window glazing being added.
- Internal building walls could instead be used to display branding
- Vinyl wall graphics, garage doors and/or faux overhead door features should not be primary façade features.



Carry features over proposed windows to west elevation (example flat canopy)

Modernize
Remove remnant canopy



Add transparency/windows (graphics added on internal wall behind glass)

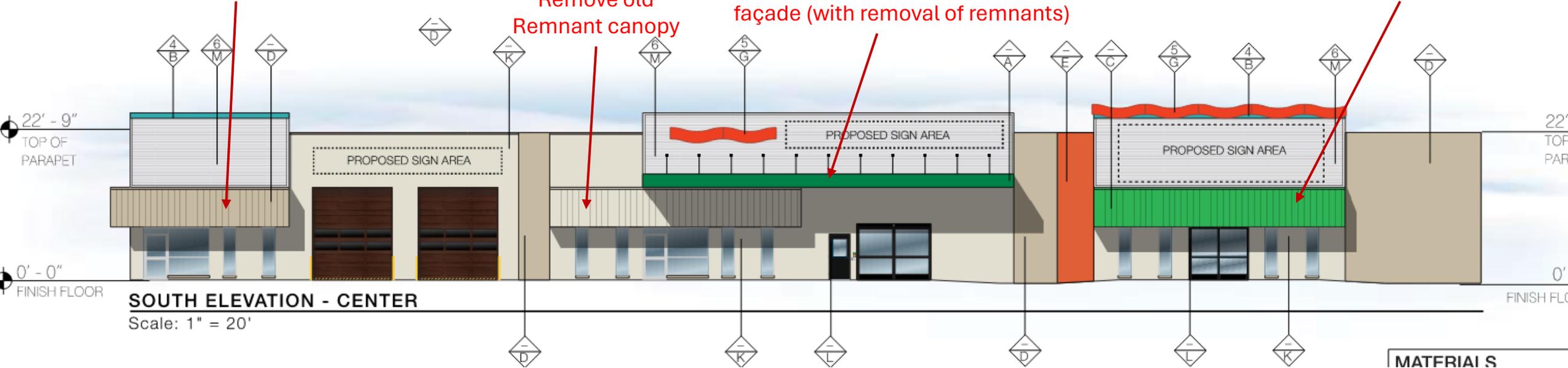
Proposed South elevation (w/ staff comments)

Remove remnant canopy. Modernize application – for example, add flat canopy feature over existing windows

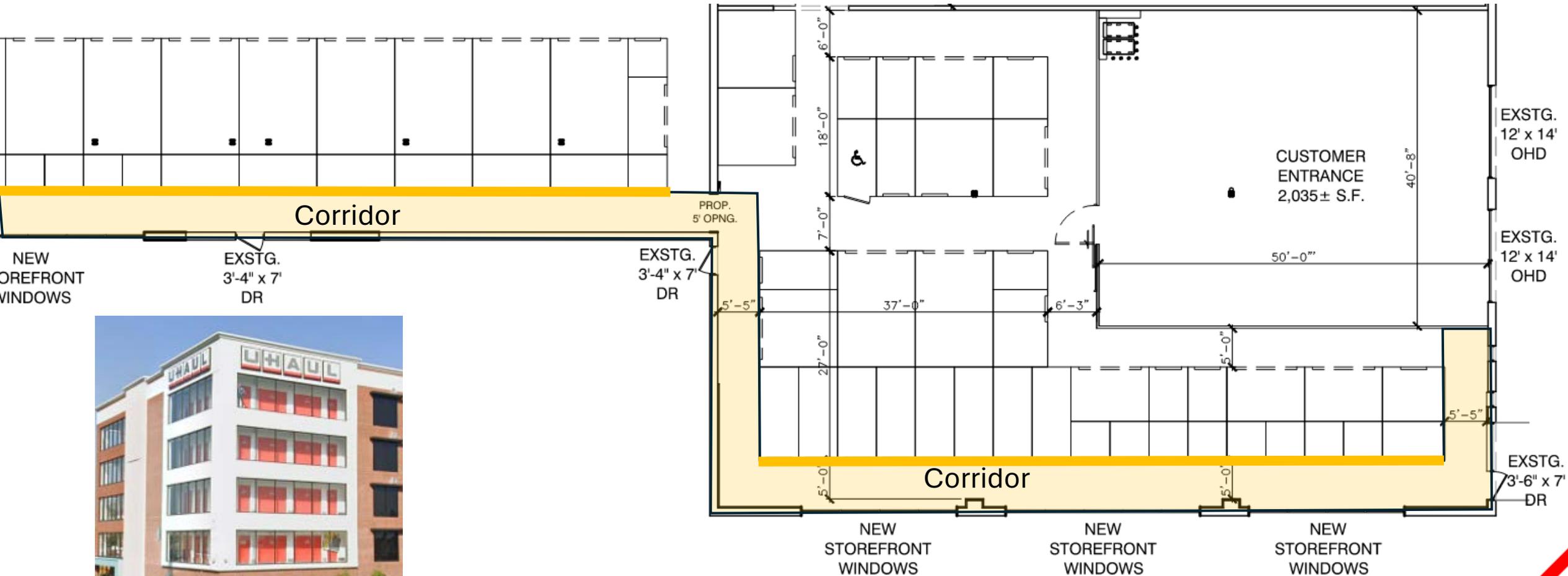
Remove old Remnant canopy

Adjust the proposed location of canopy on façade (with removal of remnants)

Remove remnant canopy. Modernize application – for example, add flat canopy feature over existing windows

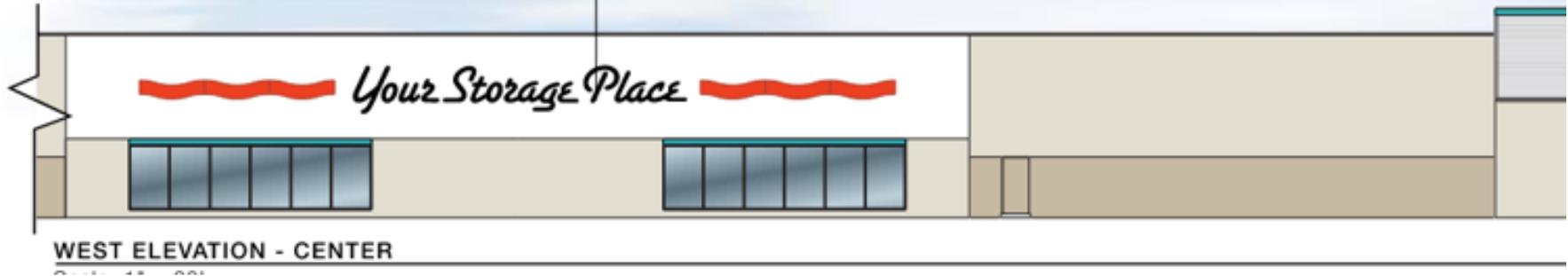
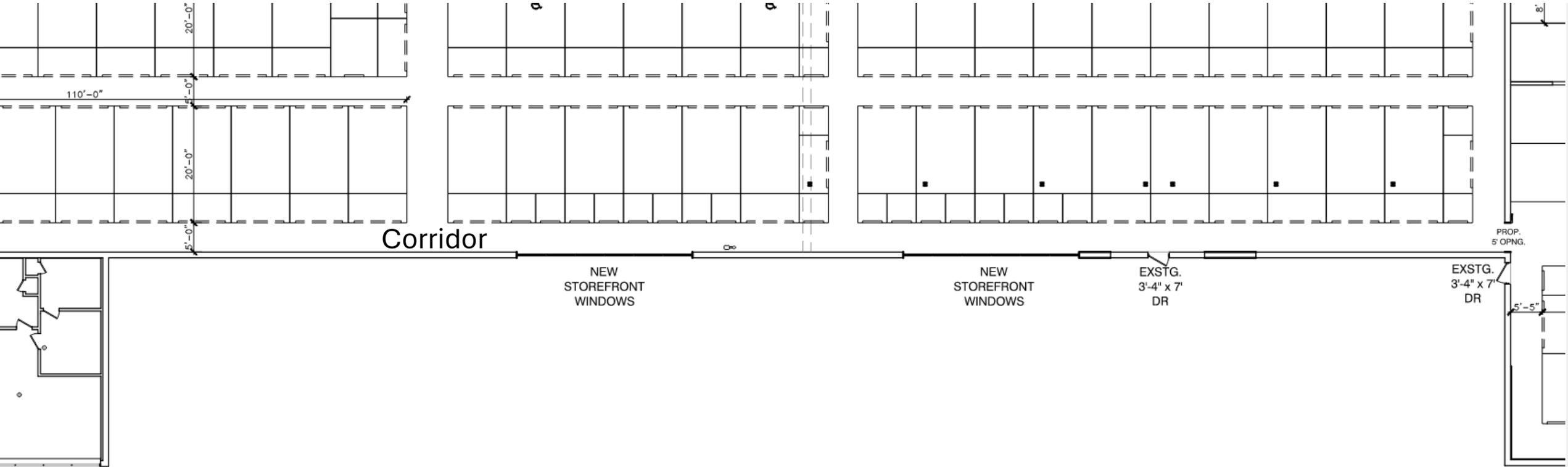


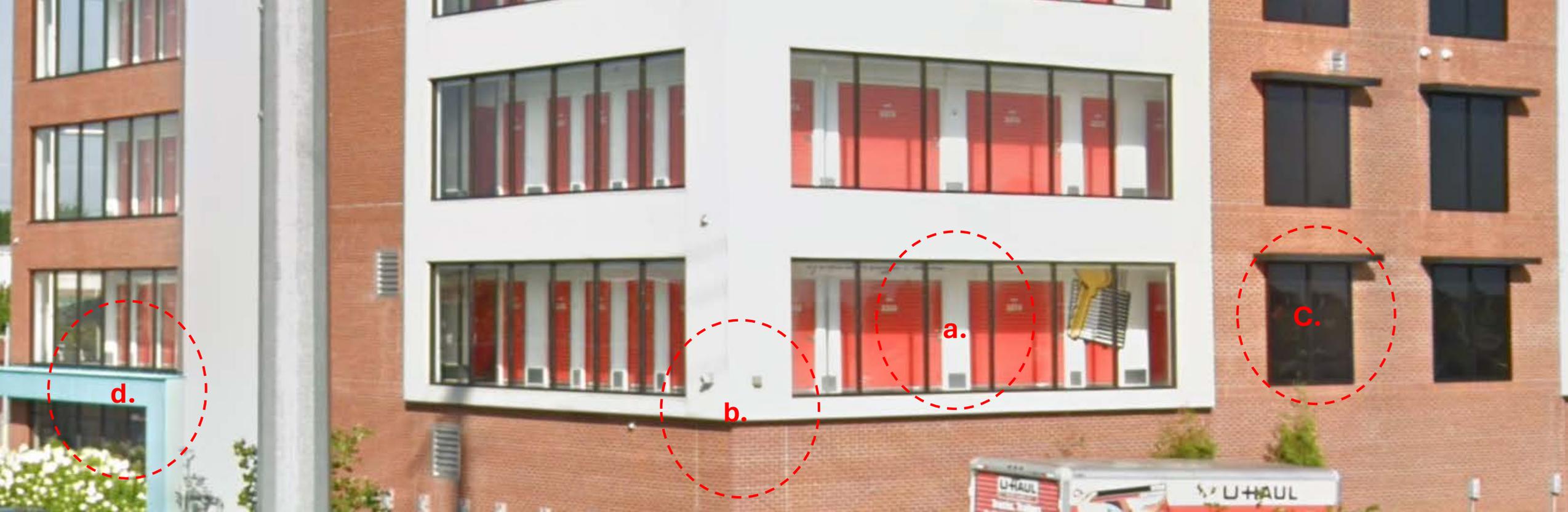
Floor Plan (focus area - west elevation)



Visible internal wall area through storefront windows

Floor Plan (focus area - west elevation)





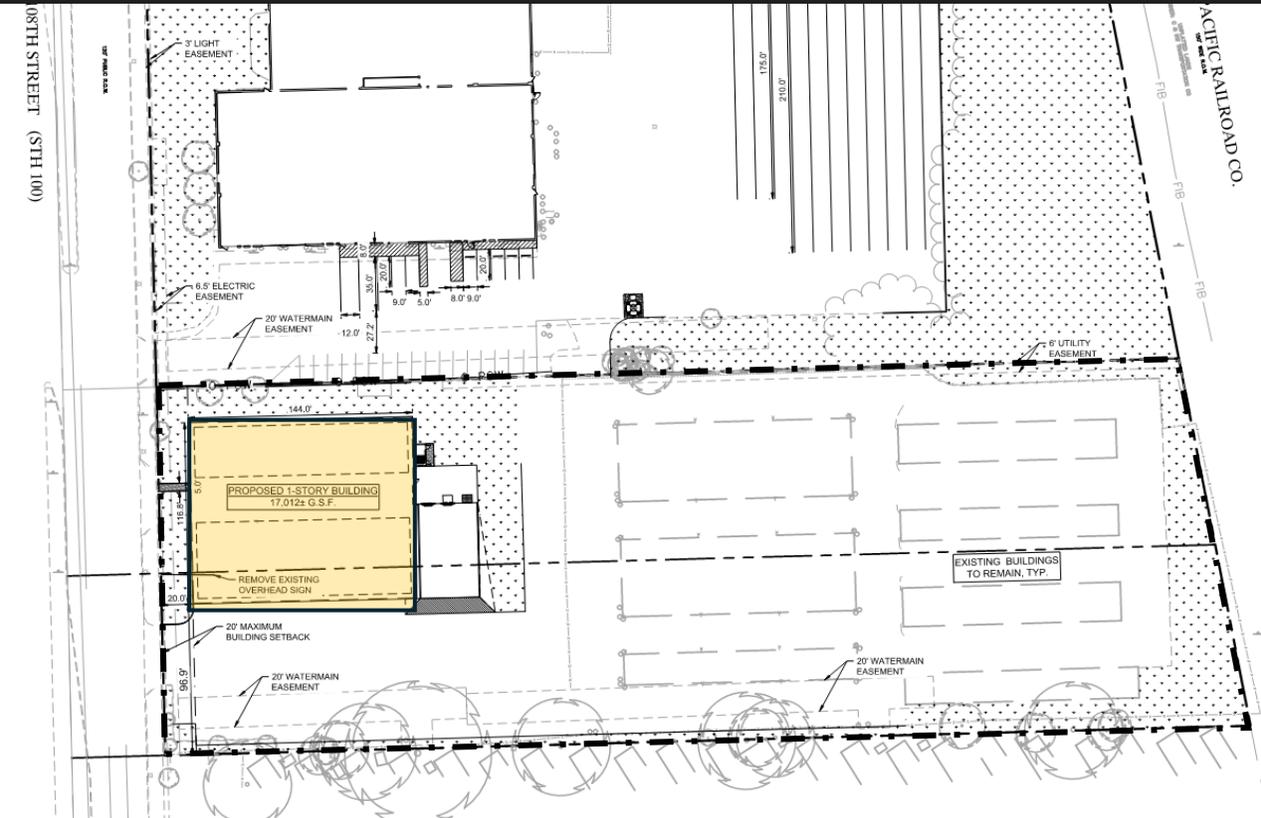
Murfreesboro,
Tennessee -
Google Maps

- **Corner feature:**
 - a. Transparent glass branding inside building (internally lit also offers nighttime interest)
 - b. Material is off-set from brick added articulation/shadow lines. Adds curb appeal.
- **No blank walls**
 - c. Windows with canopies overhead
- **Entry point**
 - d. to building highlighted with off-set trim work

924 S. 108 St

- 3.6 acre lot owned by U-Haul. Zoned C-3.
- U-Haul will relocate and demo their existing retail & rental operation to 800 S. 108 St. and construct a 17,012-sf single story storage building.
- Landscaping site improvements proposed
- Removal of pole signage
- Closure of driveways, and cross-access with 800 S. 108 St. site.

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



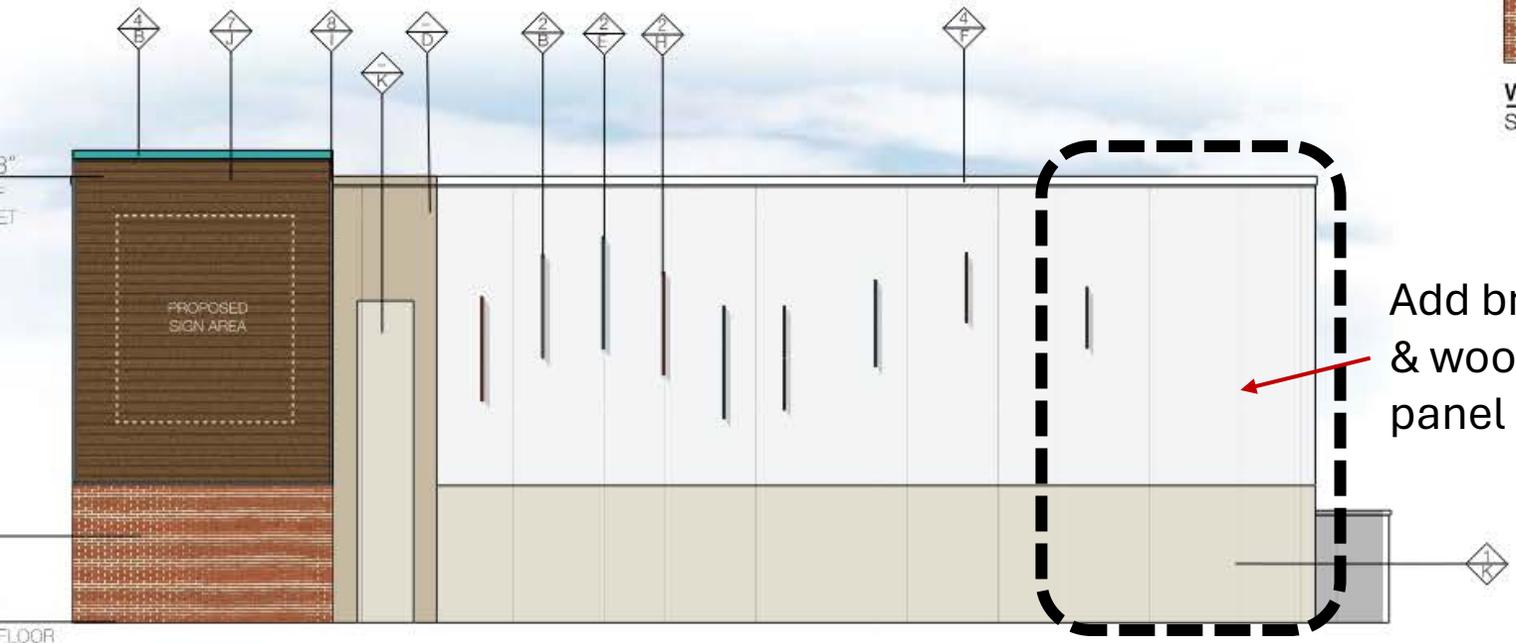
COLOR CHART

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F	REGAL WHITE III	O	FAUX RED BRICK
G	SIERRA SUNSET		
H	SW 6451 NURTURE GREEN		
I	GALVALUME		

MATERIALS

1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	RIDGID WALL II HORIZONTAL PANELS
7	HORIZONTAL FAUX WOOD PANELS
8	2"W TRIM ON SIDES OF DARK OAK PANELS
9	LIFESTYLE BANNERS
10	FAUX RED BRICK w/ LIGHT MORTAR TYP.
11	FLAT METAL TRIM

U-HAUL | Colors & Materials



SOUTH ELEVATION - U-BOX
Scale: 1" = 20'



WEST ELEVATION - U-BOX
Scale: 1" = 20'

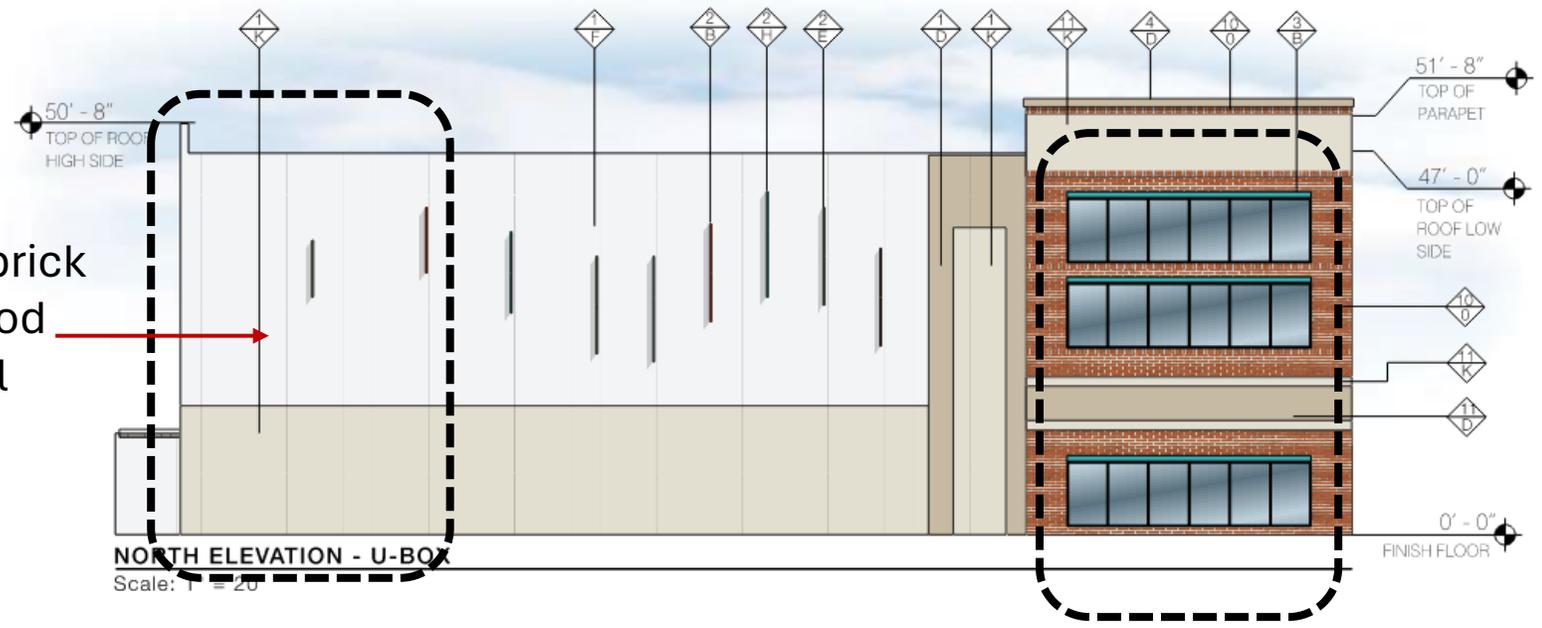
Include transparent glass

Add brick & wood panel

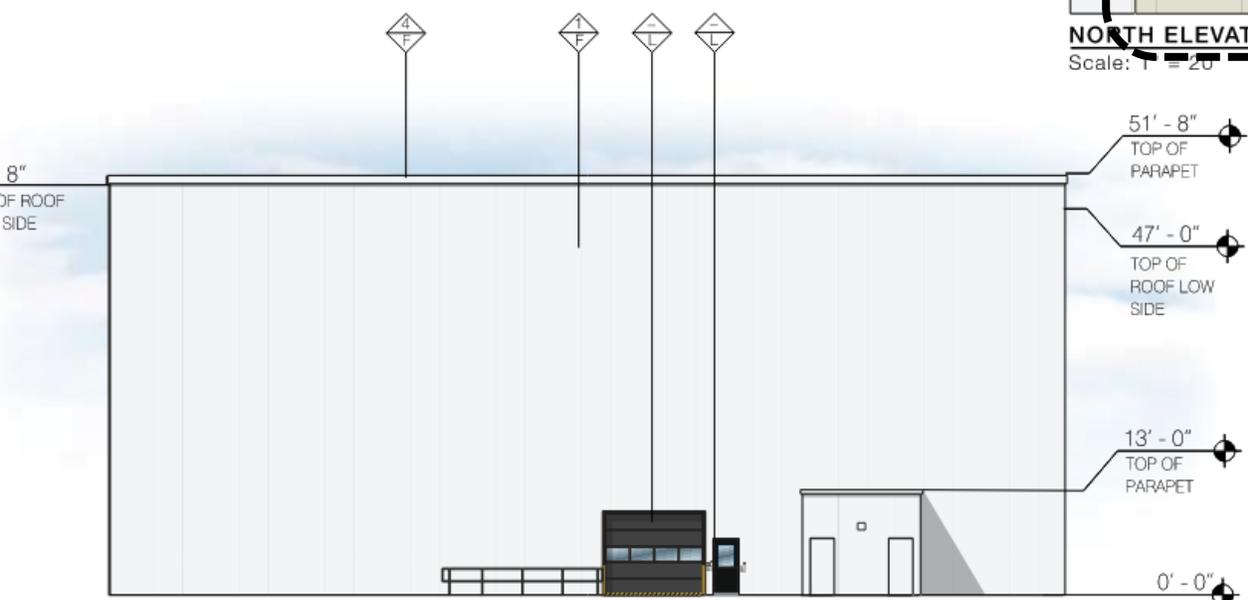
MATERIALS

1	42"W STUCCO EMBOSSED VERTICAL IMP
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Add brick & wood panel



NORTH ELEVATION - U-BOX
Scale: 1" = 20'



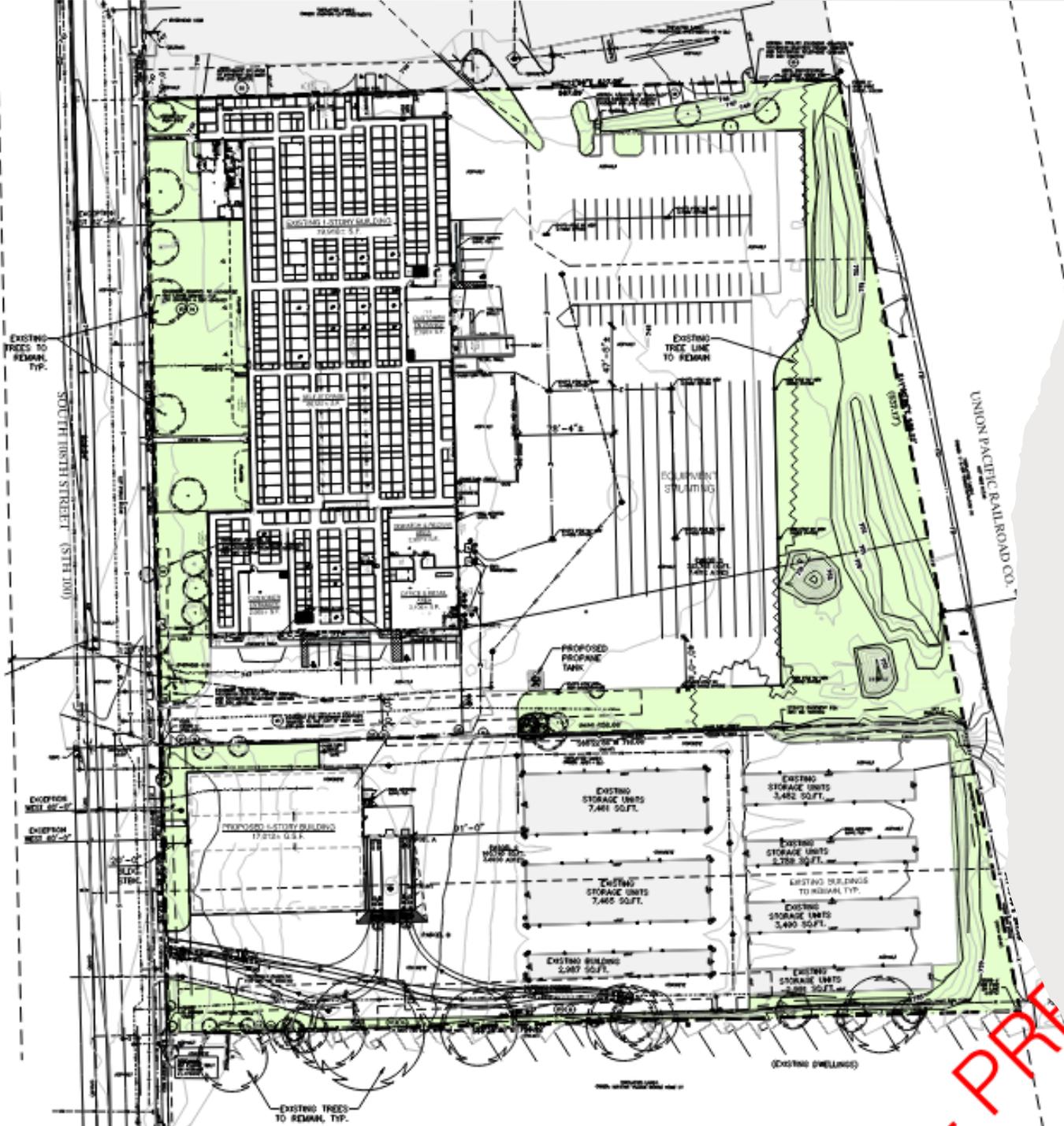
EAST ELEVATION - U-BOX
Scale: 1" = 20'

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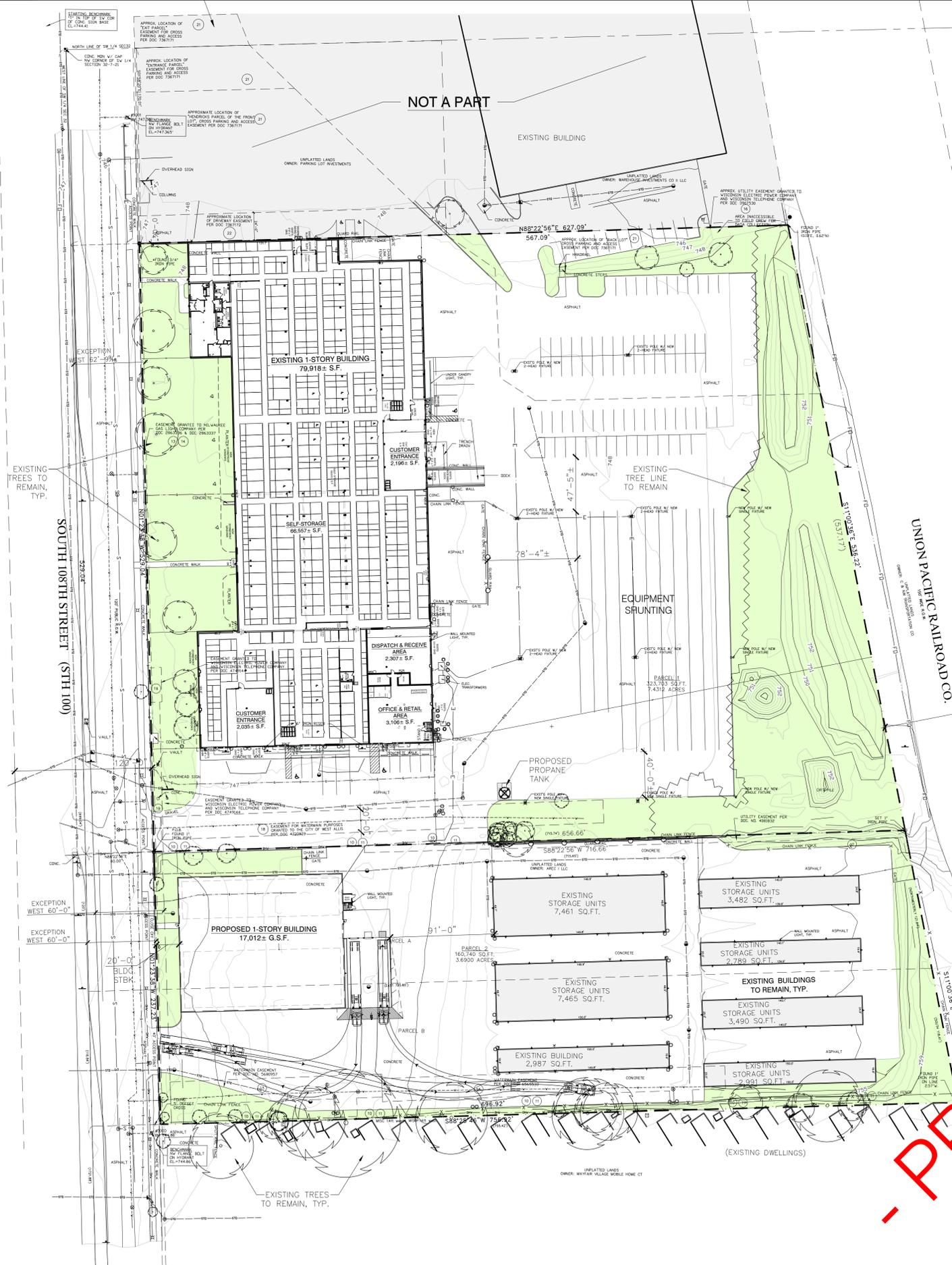
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11	FLAT METAL TRIM

Overall Site

- Confirm 20% landscaping on each property.
- Describe the extent of any new paving and drainage improvements on the site plan.
- Pavement in certain areas of site in poor condition, storm catch basins sunk below grade. Identify scope or repair work, and reference improvements on the site plan.
- Of note, WisDOT - Hwy 100 being a State of WI highway, Sue King will be part of the overall plan review process to help coordinate U-Hauls access along Hwy 100. We've shared the overall site plan you've submitted to them for initial review.
- Stormwater management - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer (compliance with Milwaukee Metro Sewerage District (MMSD) and or water quality requirements via WDNR).
- Lighting plan – full cut-off fixtures to ensure no splay across property lines.
- Signage permit. Proposed signage appears to exceed the number and area of signs exceeds per the sign ordinance. Freestanding and wall/building signage is allowed on each site but would need to be in conformance with the city sign code.



June 28, 2024 Submittal by U-Haul follows...



SITE AERIAL

SCALE: N.T.S.

Zoning Information
 Project Name: Project # 750080
 U-Haul Moving & Storage of West Allis
 Municipality: City of West Allis
 Project Address: 924 S 108th Street,
 West Allis, WI 53214
 Lot Area: 444-9995-002 = 323,703 sf
 444-9993-001 = 160,740 sf
 Total = 484,443 sf
 Zone: C-3
 Uses: Vehicle rental
 Equipment rental
 Self-Storage
 Mini-storage
 Warehousing
 Retail
 Bulk Requirements
 Setbacks:
 Front yard: 20' max
 Side yard: N/A
 Rear yard: N/A
 FAR: N/A
 Lot Coverage: N/A
 Height Limit: 85' max
 Parking:
 General Retail = 3 sp/1,000 sf
 Mini-warehouse = 4 sp/1,000 sf open to the public
 Landscaping: Will be reviewed and approved by Planning Commission
 115,103 sf or 24% provided for entire site
 Note: All signage to be submitted under separate permit.

LOCKER SIZE	PROPOSED MIX		
	QTY	SQ. FT.	%
5 x 5	84	2,100	5%
5 x 7	5	175	0%
5 x 8	12	480	1%
5 x 10	205	10,250	23%
5 x 12	8	480	1%
7 x 8	5	280	1%
7 x 10	12	840	2%
10 x 8	34	2,720	6%
10 x 10	178	17,800	40%
10 x 12	6	720	2%
10 x 15	57	8,550	19%
TOTAL	606	44,395	100%

SHEET NOTES:

NO.	DATE	INITIALS	NOTES
9	04/01/24	B/C	SECURITY REVS PER R.B.
10	06/26/24	B/C	REVS PER CITY COMMENTS
11			
12			
13			
14			
15			
16			

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/23	KMB	REV. SITE PLAN
2	03/16/23	KMB	REV. FLR. PLAN, PER E/P & ADMP REVIEW (031423)
3	04/12/23	KMB	REV. STOR. FLR. PLAN
4	05/11/23	B/C	EXSTG SIGN TO REMAIN, ADJ BLDG LOCATION
5	12/14/23	B/C	SITE LIGHTING
6	01/31/24	NH	STG LAYOUT: ADA ROOMS; DOOR REVS PER R.B.
7	02/06/24	B/C	REMOVE MINIS, KEEP TENANT PARKING
8	03/27/24	B/C	REMOVE EXTC SIGN, MOVE NEW BLDG FORWARD PER ADMP

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-Haul M & S of West Allis
 924 S. 108th St.
 West Allis, WI 53214

SHEET CONTENTS:
 Preliminary
 Site Plan

750080
 DRAWN: KMB
 CHECKED: NH
 DATE: 02/15/23
 SP1
 750080A1S.dwg

PRELIMINARY SITE PLAN

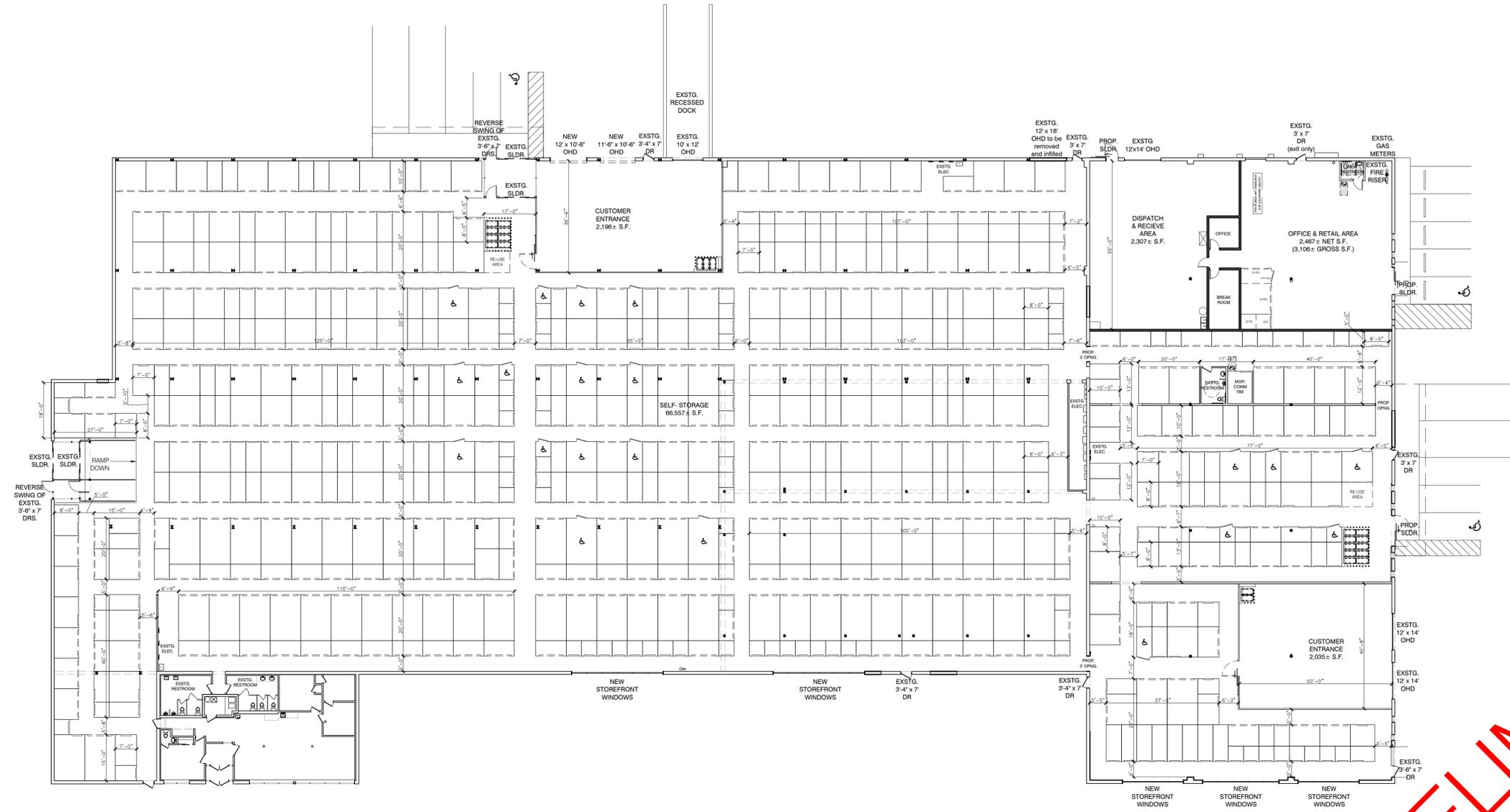
SCALE: 1" = 50' - 0"

SITE DATA

PRELIMINARY

© 2024 AMERCO REAL ESTATE COMPANY

LOCKER SIZE	PROPOSED MIX		
	QTY	SQ. FT.	%
5 x 5	84	2,100	5%
5 x 7	5	175	0%
5 x 8	12	480	1%
5 x 10	205	10,250	23%
5 x 12	8	480	1%
7 x 8	5	280	1%
7 x 10	12	840	2%
10 x 8	34	2,720	6%
10 x 10	178	17,800	40%
10 x 12	6	720	2%
10 x 15	57	8,550	19%
TOTAL	606	44,395	100%



REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/23	KMB	REV. SITE PLAN
2	03/16/23	KMB	REV. FLR. PLAN. PER EIP & ADIP. REVIEW (031423)
3	04/12/23	KMB	REV. STOR. FLR. PLAN.
4	01/12/24	NH	FLOOR PLAN REV'S
5	01/31/24	NH	STG LAYOUT; ADA ROOMS; DOOR REV'S PER R.B.
6	03/15/24	BLC	ADDED WINDOWS WEST ELEV PER ART IMAGING
7	03/21/24	BLC	SECURITY REV PER R.B.
8	03/25/24	BLC	WINDOW REV'S PER ART IMAGING

PROFESSIONAL SEAL:

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ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

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2727 NORTH CENTRAL AVENUE
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SITE ADDRESS:
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924 S. 108th St.
West Allis, WI 53214

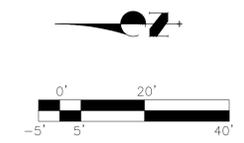
SHEET CONTENTS:
Preliminary
Floor Plan
Building 'A'

750080

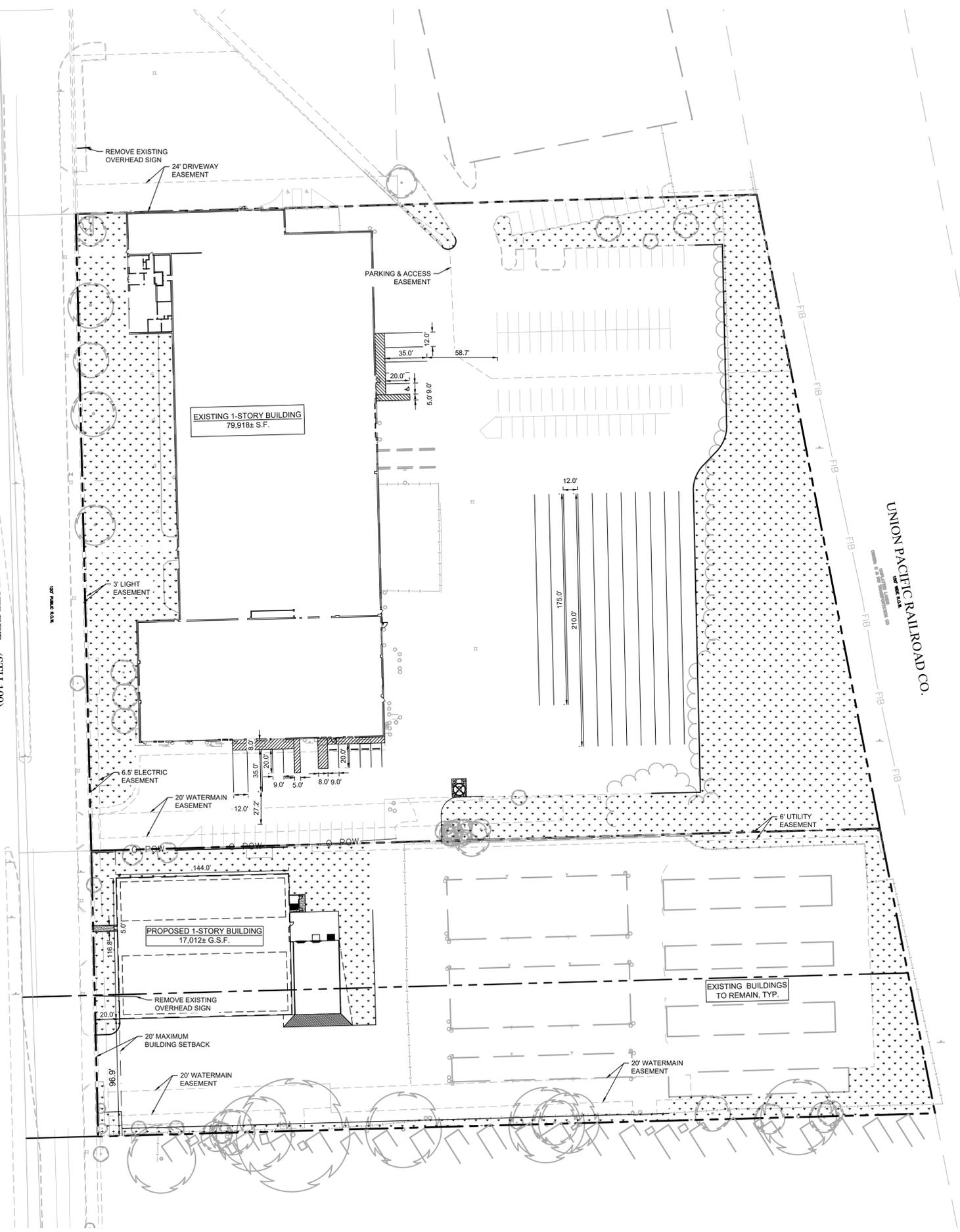
DRAWN: KMB
CHECKED: NH
DATE: 02/15/23

750080A1S.dwg

PRELIMINARY



SOUTH 108TH STREET (STH 100)



LEGEND

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

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

PROPERTY SUMMARY

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

SITE DATA

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

BUILDING DATA

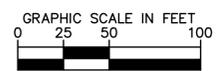
TOTAL BUILDING AREA	124,608 SF
PERCENT OF TOTAL PROPERTY AREA	25.72%
MAXIMUM BUILDING HEIGHT	85 FT

PARKING SUMMARY

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



Know what's below.
Call before you dig.



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WEST ALLIS WI

SITE DIMENSION PLAN

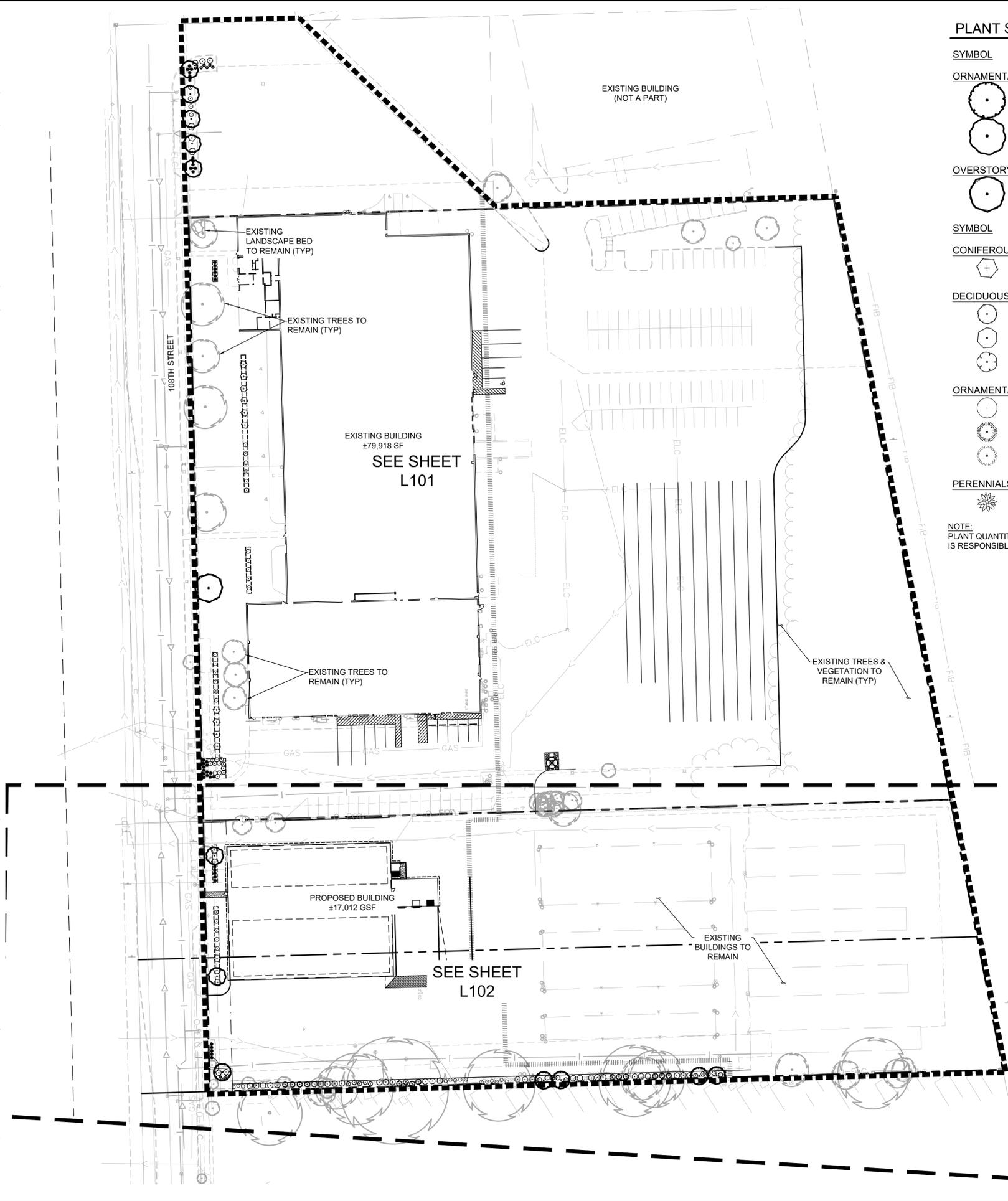
KHA PROJECT	16007003
DATE	04/11/2024
SCALE	AS SHOWN
DESIGNED BY	JTL
DRAWN BY	JTL
CHECKED BY	MJS

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PHONE: 651-454-1197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
C400

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL.
ORNAMENTAL TREE						
	PRC	5	MALUS IOENSIS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	B & B	1.5" CAL.
	SSC	7	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.
OVERSTORY TREE						
	SWO	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
CONIFEROUS SHRUBS						
	MNY	18	JUNIPERUS CHINENSIS 'MANEY'	MANEY JUNIPER	#5 CONT.	6" O.C.
DECIDUOUS SHRUBS						
	FRD	5	CORNUS SERICEA 'BAILADELINE'	FIRE DANCE RED TWIG DOGWOOD	#5 CONT.	5" O.C.
	AFD	30	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5 CONT.	5" O.C.
	ANH	10	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4" O.C.
ORNAMENTAL GRASSES						
	HMS	14	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#1 CONT.	3" O.C.
	KFG	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	30" O.C.
	MIS	35	SINENSIS 'PURPURASCENS'	MISCANTHUS	#1 CONT.	48" O.C.
PERENNIALS						
	WLC	41	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	18" O.C.

NOTE:
PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

SEEDING KEYNOTES

- #40 SEED WITH WisDOT #40 RESIDENTIAL / COMMERCIAL TURF (TYP.)
- #75 SEED WITH WisDOT #75 NATIVE GENERAL (TYP.)

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

LANDSCAPE SUMMARY

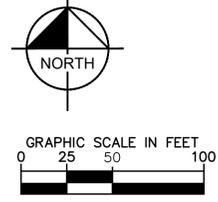
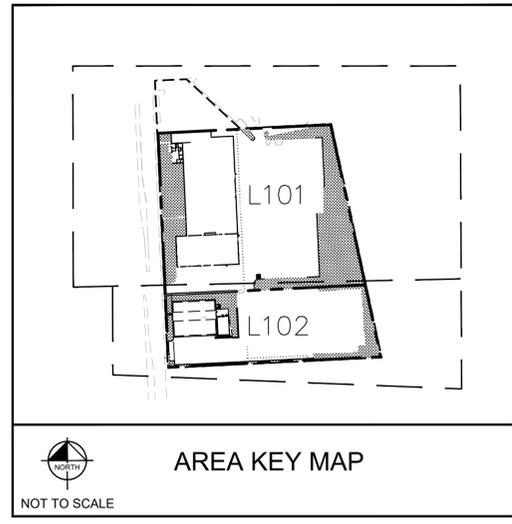
REQUIRED LANDSCAPING - PARCEL 1=	64,741 S.F. / 20% OF LOT= (323,703 SF)*0.2
PROVIDED LANDSCAPING - PARCEL 1=	89,815 S.F. / 28%
REQUIRED LANDSCAPING - PARCEL 2=	32,148 S.F. / 20% OF LOT= (160,740 SF)*0.2
PROVIDED LANDSCAPING - PARCEL 2=	32,093 S.F. / 20%

LANDSCAPE KEYNOTES

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

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)



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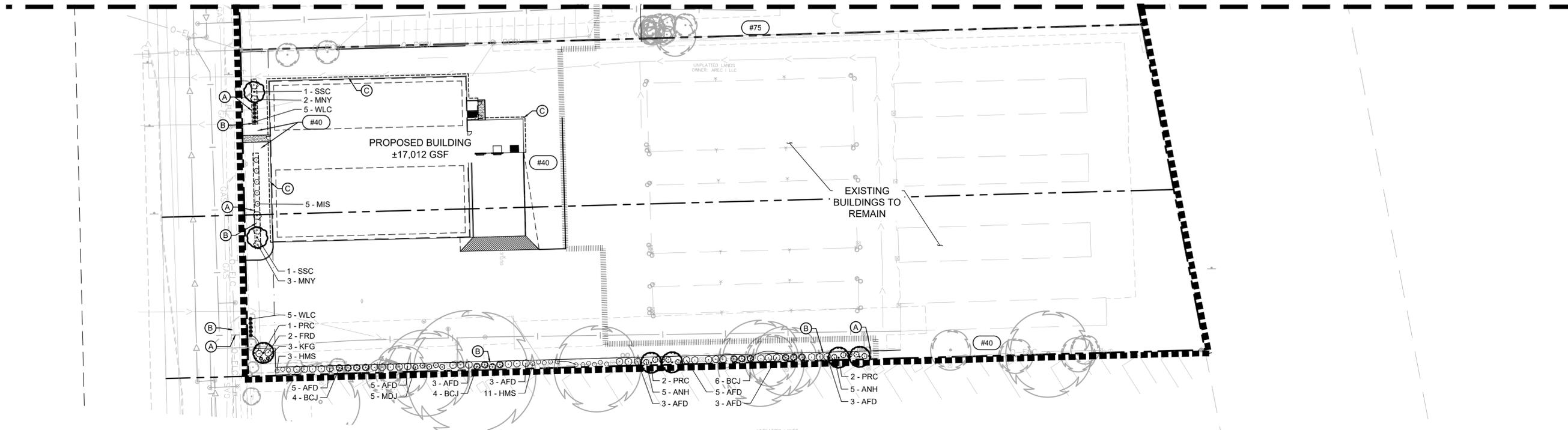
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 PHONE: 651-452-4197
 WWW.KIMLEY-HORN.COM

NO.	DATE	REVISIONS

KHA PROJECT: 16007003
 DATE: 04/11/2024
 SCALE: AS SHOWN
 DESIGNED BY: RAH / EPP
 DRAWN BY: EPP
 CHECKED BY: RAH

OVERALL LANDSCAPE PLAN
 SHEET NUMBER
L100

SEE SHEET
L101



LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)

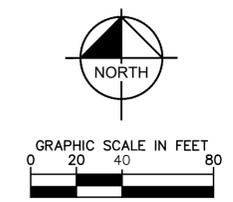
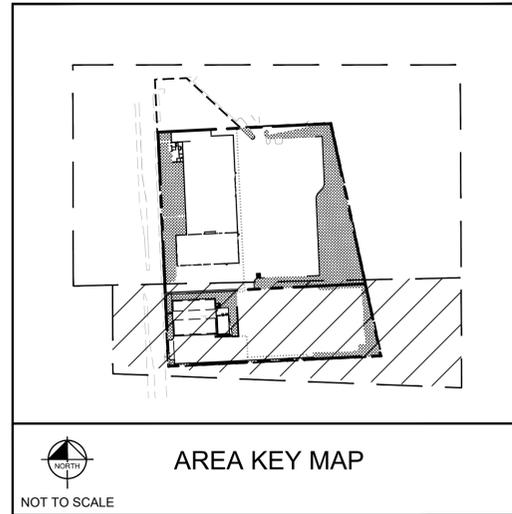
LANDSCAPE KEYNOTES

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

SEEDING KEYNOTES

- (#40) SEED WITH WisDOT #40 RESIDENTIAL / COMMERCIAL TURF (TYP.)
- (#75) SEED WITH WisDOT #75 NATIVE GENERAL (TYP.)

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



PRELIMINARY - NOT FOR CONSTRUCTION

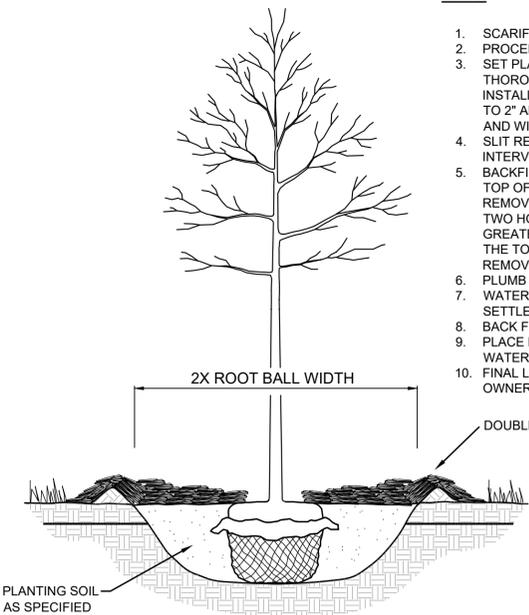
U-HAUL WEST
ALLIS
PREPARED FOR
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WI & THE UP
WEST ALLIS WI

LANDSCAPE PLAN

KHA PROJECT	#6007003
DATE	04/11/2024
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

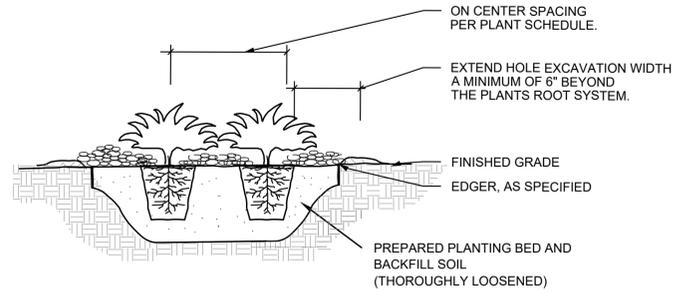
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No.	REVISIONS	DATE	BY



NOTES:

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

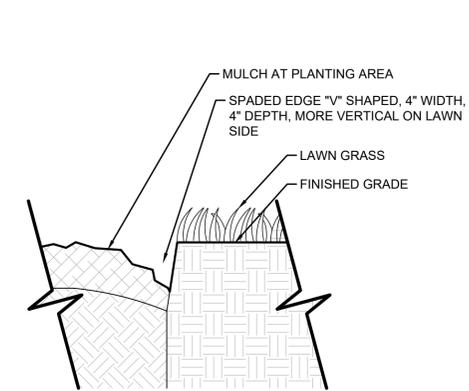


NOTES:

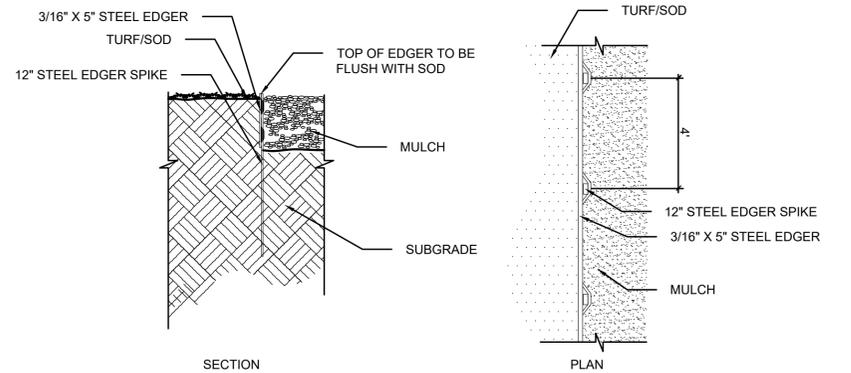
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS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

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

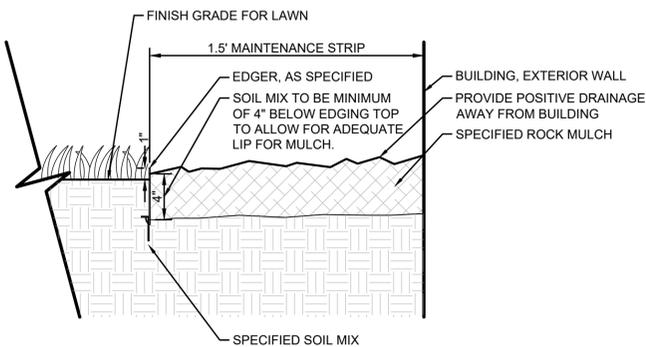
2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L103



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



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



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

LANDSCAPE NOTES

PLANTING

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

SOIL

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

MULCH

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

EDGER

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

SEED/SOD

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

IRRIGATION

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

ESTABLISHMENT

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

WARRANTY

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

NO.	REVISIONS	DATE	BY

Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-454-1877
 WWW.KIMLEY-HORN.COM

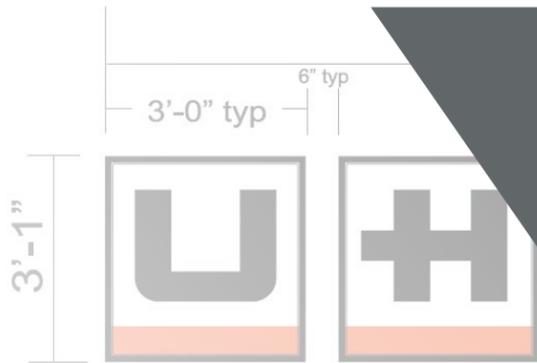
KHA PROJECT	160007003
DATE	04/11/2024
SCALE	#####
DESIGNED BY	RAH/EPP
DRAWN BY	EPP
CHECKED BY	RAH

LANDSCAPE DETAILS

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

SHEET NUMBER
L103

PRELIMINARY - NOT FOR CONSTRUCTION



- Cabinet side view**
- 2" X 2" X 1/4" Aluminum Angle (Inside Cabinet)
 - 10-118R Filler
 - RT 200 Retainer
 - 2' X 3' Service Door
 - Formed Face
 - 4" x 4" x .250" Clip Top Of Cabinet
 - Electrical Raceway

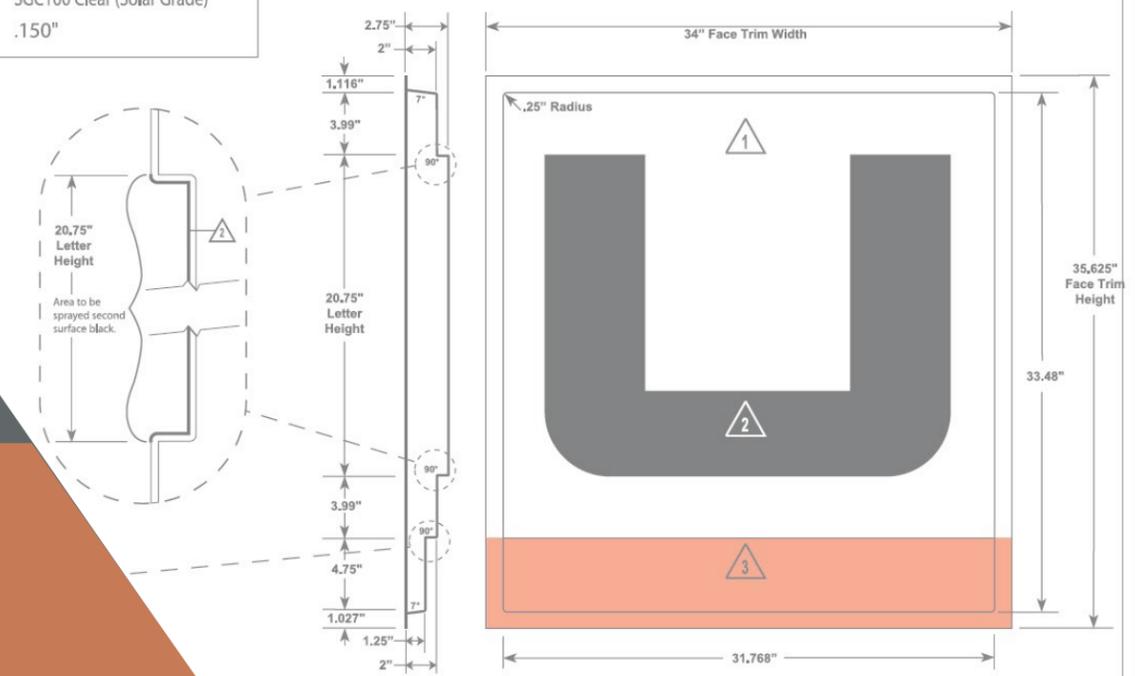
Face Detail n.t.s.

<p>1 "Background"</p> <p>Color: Spray second surface L-403 White Lacryl, by Spraylat.</p> <p>Translucent White</p>	<p>2 "Letter"</p> <p>Color: Spray second surface L-480 Black Lacryl by Spraylat.</p> <p>Black</p>	<p>3 "Orange Bar"</p> <p>Color: Spray second surface L-422 Poppy Orange Lacryl by Spraylat.</p> <p>Translucent Orange</p>
--	---	---

Material(s) Specifications - Sign Face

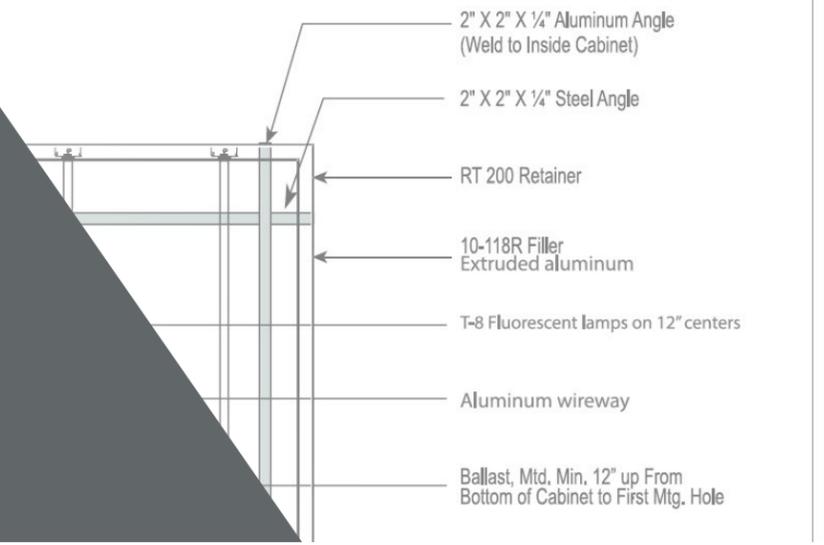
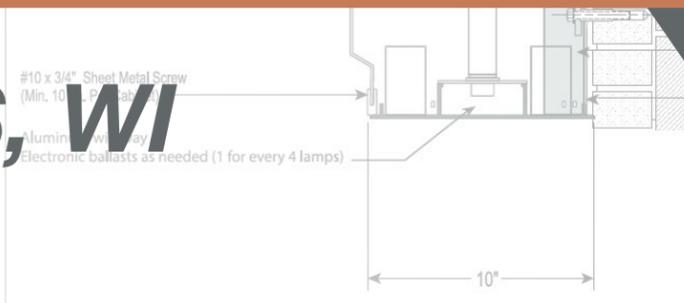
Material: G.E. Lexan® SGC100 Clear (Solar Grade)

Typ. Trade: .150"

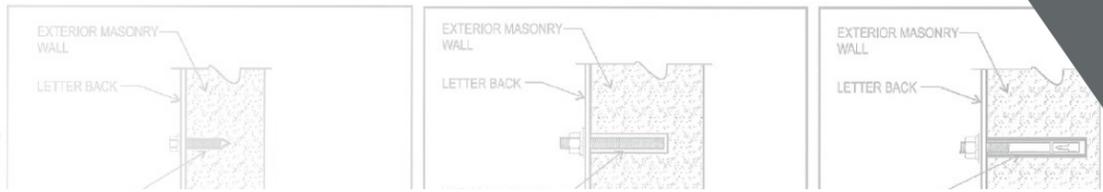


SIGNAGE PROPOSAL

WEST ALLIS, WI



Injection Details n.t.s.



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Signage Proposal
SHEET 01



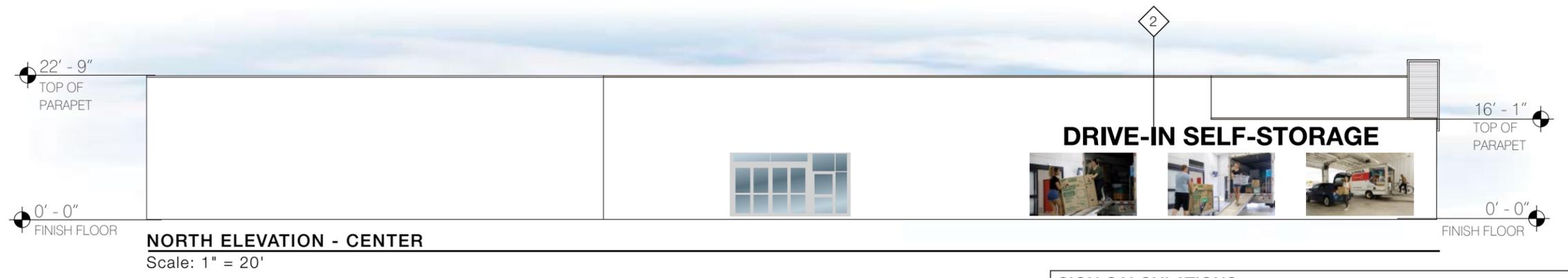
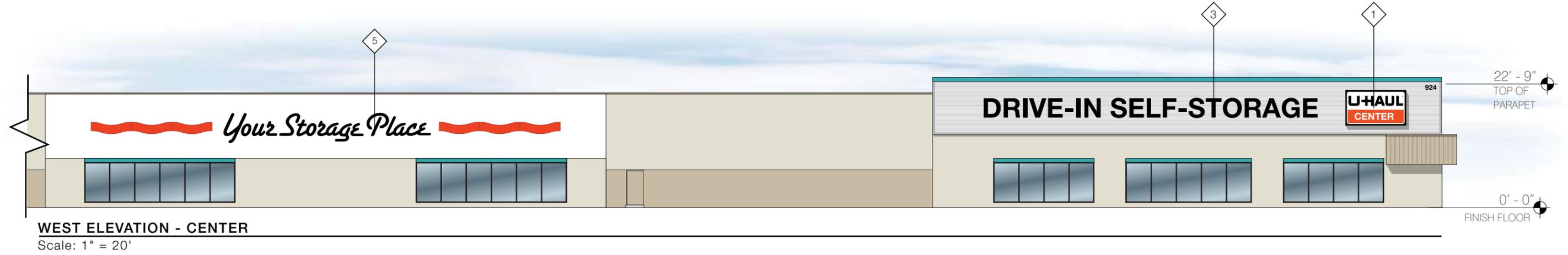
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 PHOENIX, ARIZONA 85004
 P: 602.263.6841



West Elevation
 Composite Rendering

SHEET 02

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SIGN CALCULATIONS	
1	LIT CABINET SIGN 12'W X 7'H (84 SQFT)
2	DIMENSIONAL LETTERS 49.69'W X 3'H (149.07 SQFT)
3	DIMENSIONAL LETTERS 66.26'W X 4'H (265.04 SQFT)
4	11GA STEEL POWDER COATED BLACK SIGN 41.15'W X 6'H (246.90 SQFT)

*Lit sign option is available upon request

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U-HAUL
 of West Allis
 West Allis, WI
 (750080)

Sign Calculations

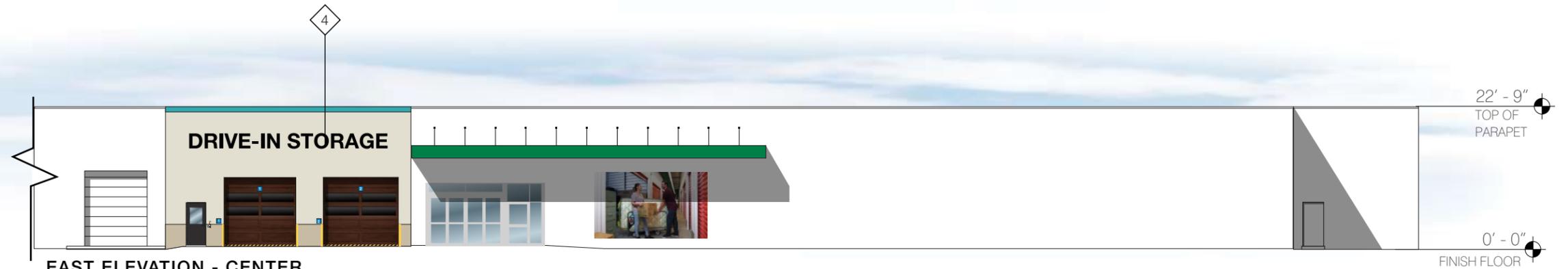
SHEET 03

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EAST ELEVATION - CENTER

Scale: 1" = 20'



EAST ELEVATION - CENTER

Scale: 1" = 20'



SOUTH ELEVATION - CENTER

Scale: 1" = 20'

SIGN CALCULATIONS	
1	LIT CABINET SIGN 9'W X 5'H (45 SQFT)
2	DIMENSIONAL LETTERS 6.72'W X 1.5'H (10.08 SQFT)
3	DIMENSIONAL LETTERS 18.45'W X 1.5'H (27.67 SQFT)
4	DIRECTIONAL DIMENSIONAL LETTERS 25.40'W X 2'H (50.80 SQFT)
5	11GA STEEL POWDER COATED BLACK SIGN 30.86'W X 4.5'H (138.87 SQFT)
6	DIMENSIONAL LETTERS 18.18'W X 1.5'H (27.27 SQFT)

*Lit sign option is available upon request

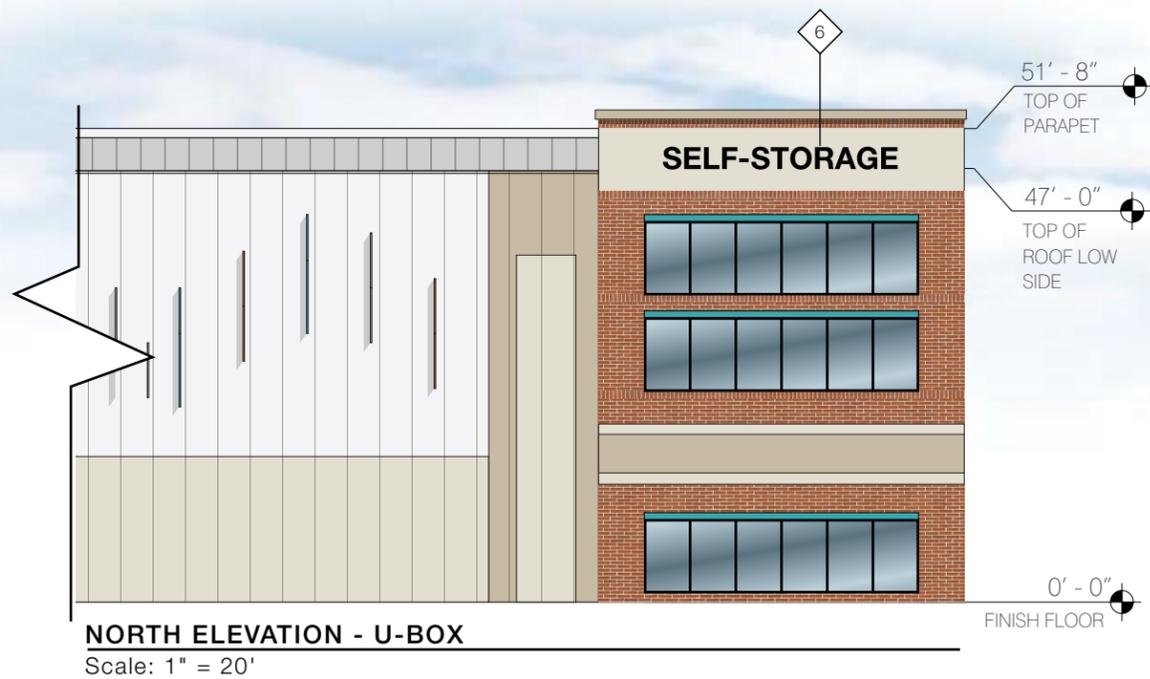
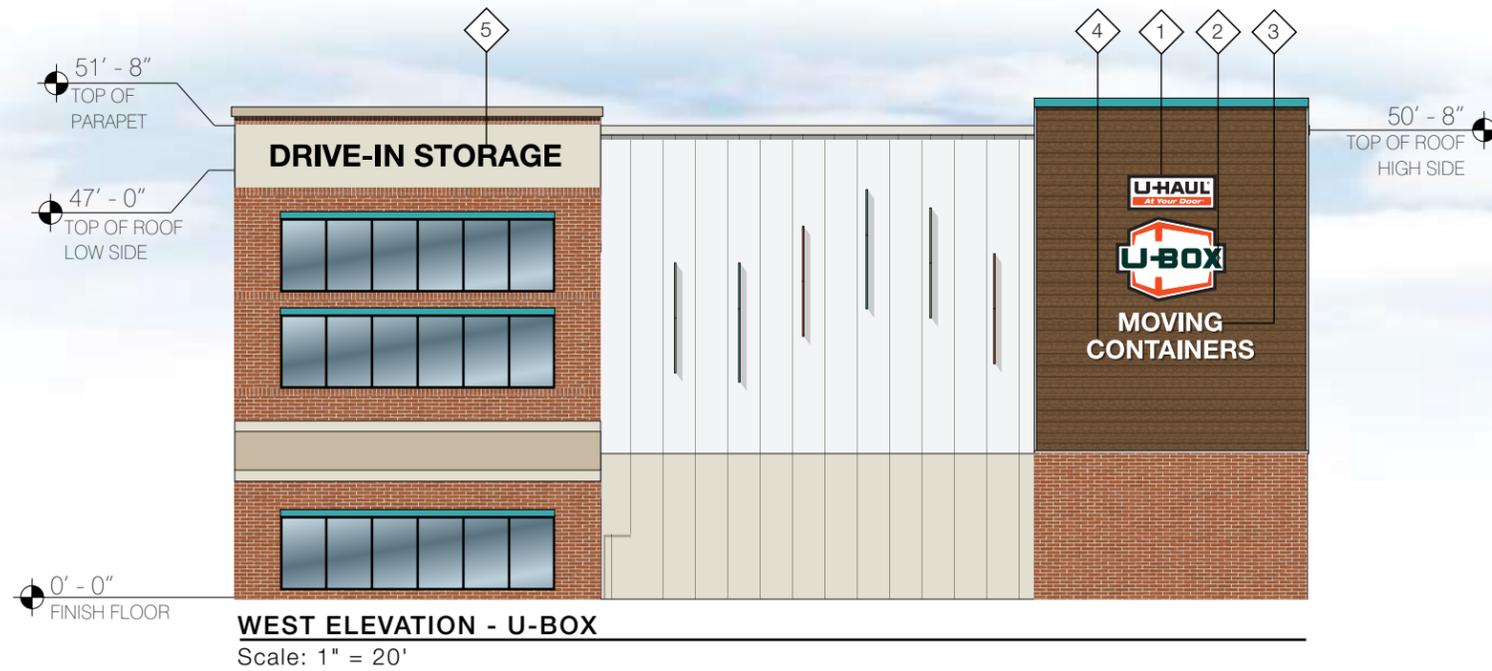


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Sign Calculations

SHEET 04



SIGN CALCULATIONS	
1	NON-LIT SIGN 9.66'W X 3.8'H (36.71 SQFT)
2	NON-LIT SIGN 11.95'W X 9.19'H (109.82 SQFT)
3	DIMENSIONAL LETTERS 11.23'W X 2'H (22.46 SQFT)
4	DIMENSIONAL LETTERS 18.26'W X 2'H (36.52 SQFT)
5	DIRECTIONAL DIMENSIONAL LETTERS 33.27'W X 2.5'H (83.17 SQFT)*
6	DIMENSIONAL LETTERS 26.9'W X 2.5'H (53.8 SQFT)*

*Lit sign option is available upon request



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Sign Calculations

SHEET 05

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Preliminary Proposal

SHEET 01

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IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY

ARTISTIC USE OF MATERIAL CREATES AN EXTRUDED LYRICAL ARTICULATED DESIGN ELEMENT

CHANGE IN MATERIAL AND COLORS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

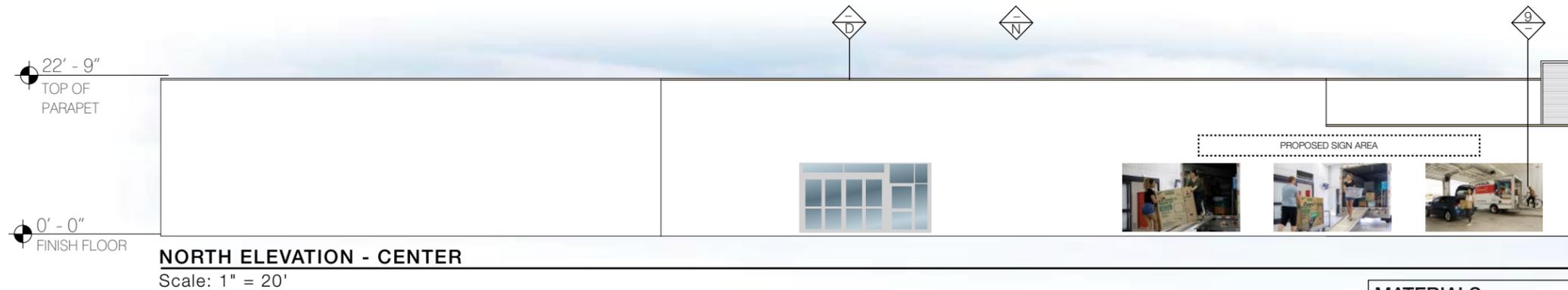
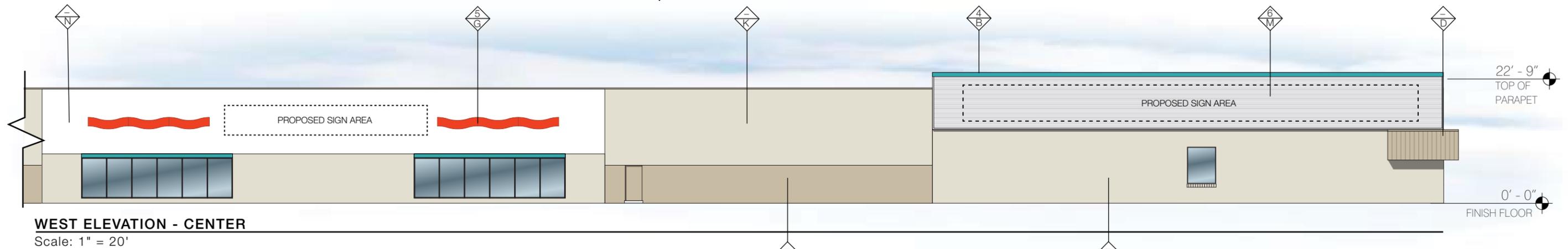
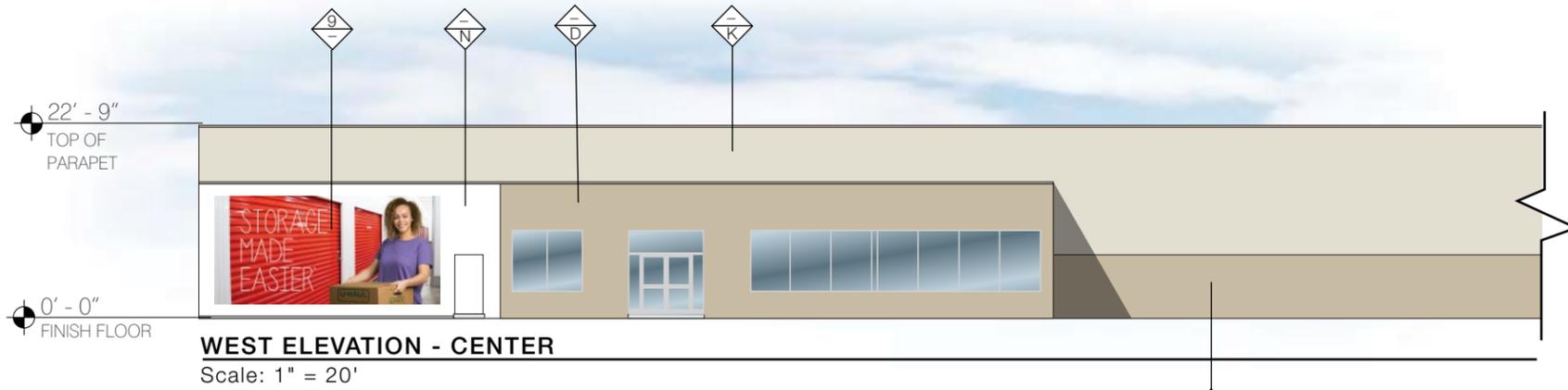


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West Elevation
Composite Rendering

SHEET 02



COLOR CHART			
A	FOREST GREEN	H	SW 6451 NURTURE GREEN
B	SW 6767 AQUARIUM	I	GALVALUME
C	U-HAUL PROMO GREEN	J	DARK OAK
D	SW 6182 RELAXED KHAKI	K	SW 7011 NATURAL CHOICE
E	SW 6884 OBSTINATE ORANGE	L	SW EGGHELL BLACK
F	REGAL WHITE III	M	CLEAR SATIN ANODIZED
G	SIERRA SUNSET	N	ULTRA HIGH GLOSS WHITE

MATERIALS	
1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	RIDGID WALL II HORIZONTAL PANELS
7	HORIZONTAL FAUX WOOD PANELS
8	2"W TRIM ON SIDES OF DARK OAK PANELS
9	LIFESTYLE BANNERS



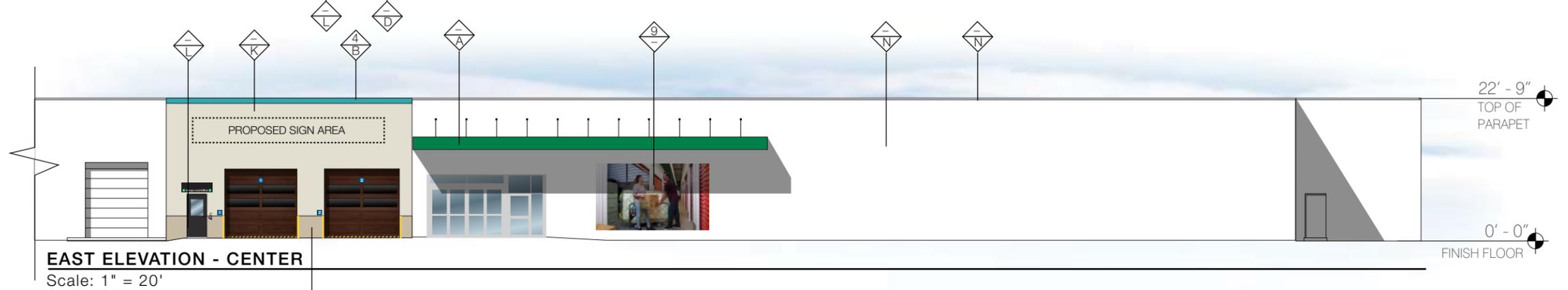
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PHOENIX, ARIZONA 85004
P: 602.263.6841



Colors & Materials

SHEET 03

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COLOR CHART

A	FOREST GREEN	H	SW 6451 NURTURE GREEN
B	SW 6767 AQUARIUM	I	GALVALUME
C	U-HAUL PROMO GREEN	J	DARK OAK
D	SW 6182 RELAXED KHAKI	K	SW 7011 NATURAL CHOICE
E	SW 6884 OBSTINATE ORANGE	L	SW EGGHELL BLACK
F	REGAL WHITE III	M	CLEAR SATIN ANODIZED
G	SIERRA SUNSET	N	ULTRA HIGH GLOSS WHITE

MATERIALS

1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
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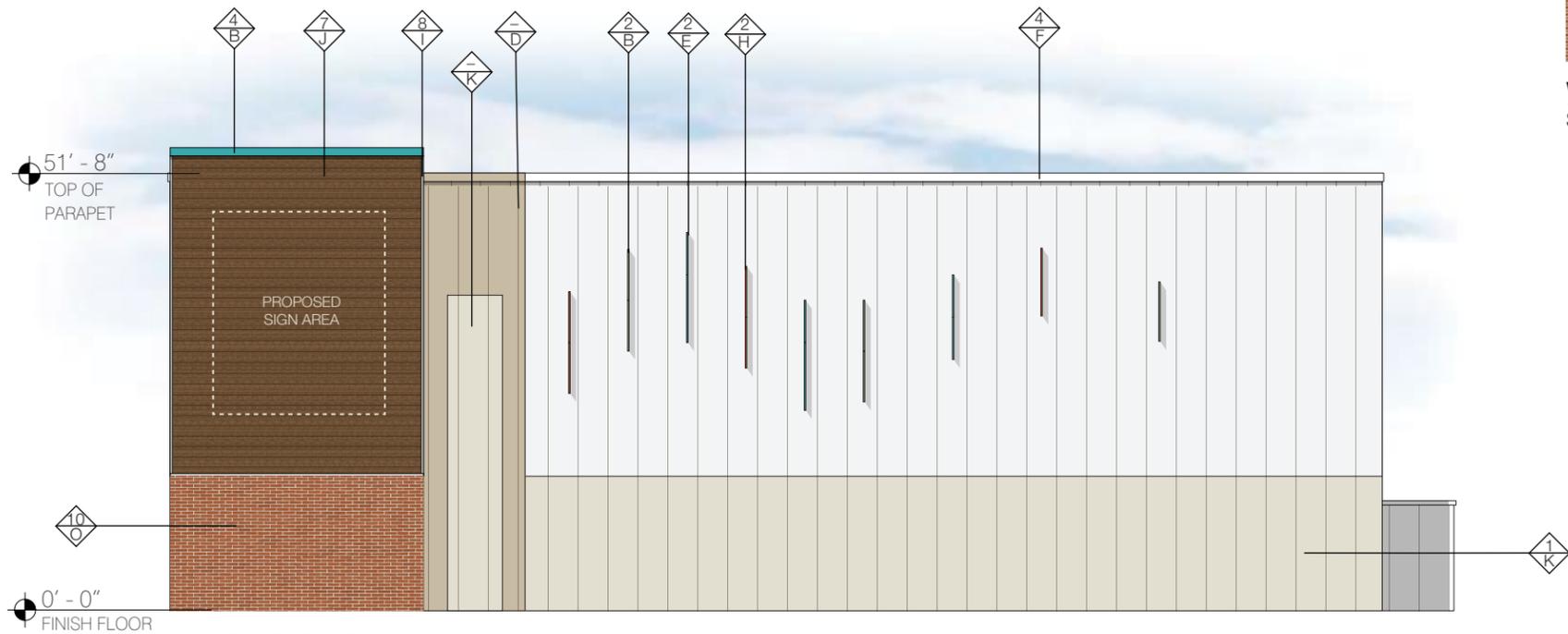


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West Allis, WI
(750080)

Colors & Materials

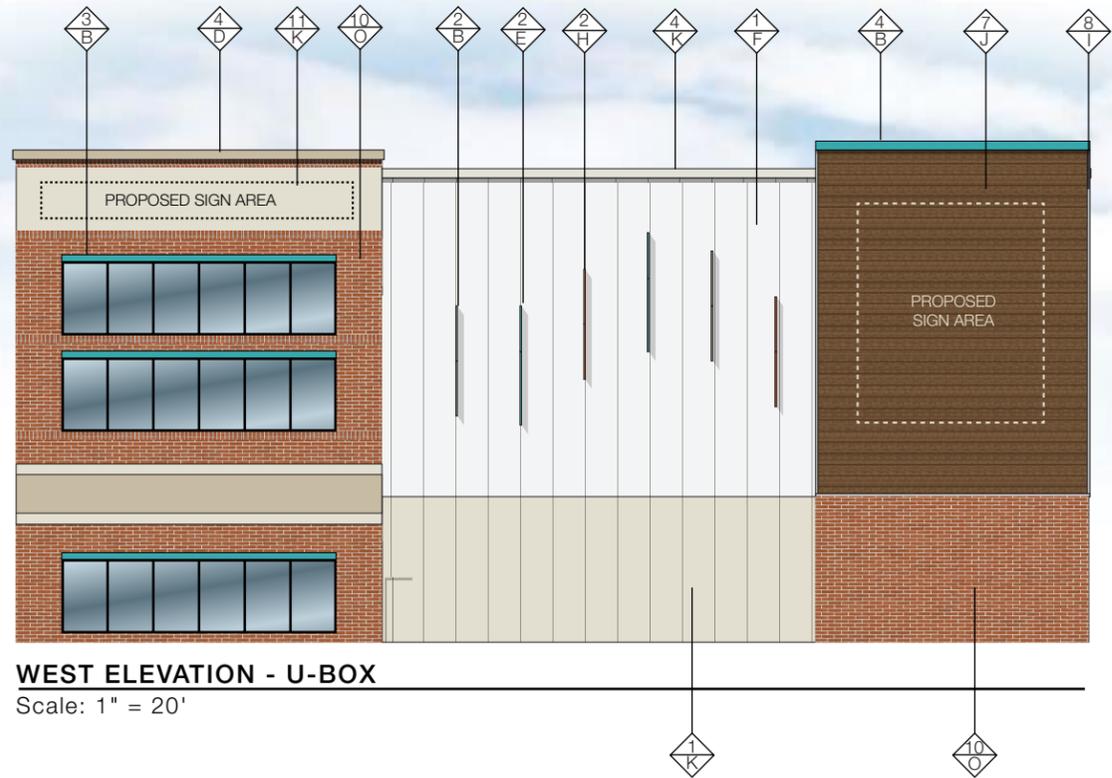
SHEET 04

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SOUTH ELEVATION - U-BOX

Scale: 1" = 20'



WEST ELEVATION - U-BOX

Scale: 1" = 20'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A	FOREST GREEN	J	DARK OAK
B	SW 6767 AQUARIUM	K	SW 7011 NATURAL CHOICE
C	U-HAUL PROMO GREEN	L	SW EGGSHELL BLACK
D	SW 6182 RELAXED KHAKI	M	CLEAR SATIN ANODIZED
E	SW 6884 OBSTINATE ORANGE	N	ULTRA HIGH GLOSS WHITE
F	REGAL WHITE III	O	FAUX RED BRICK
G	SIERRA SUNSET		
H	SW 6451 NURTURE GREEN		
I	GALVALUME		

MATERIALS

1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	RIDGID WALL II HORIZONTAL PANELS
7	HORIZONTAL FAUX WOOD PANELS
8	2"W TRIM ON SIDES OF DARK OAK PANELS
9	LIFESTYLE BANNERS
10	FAUX RED BRICK w/ LIGHT MORTAR TYP.
11	FLAT METAL TRIM



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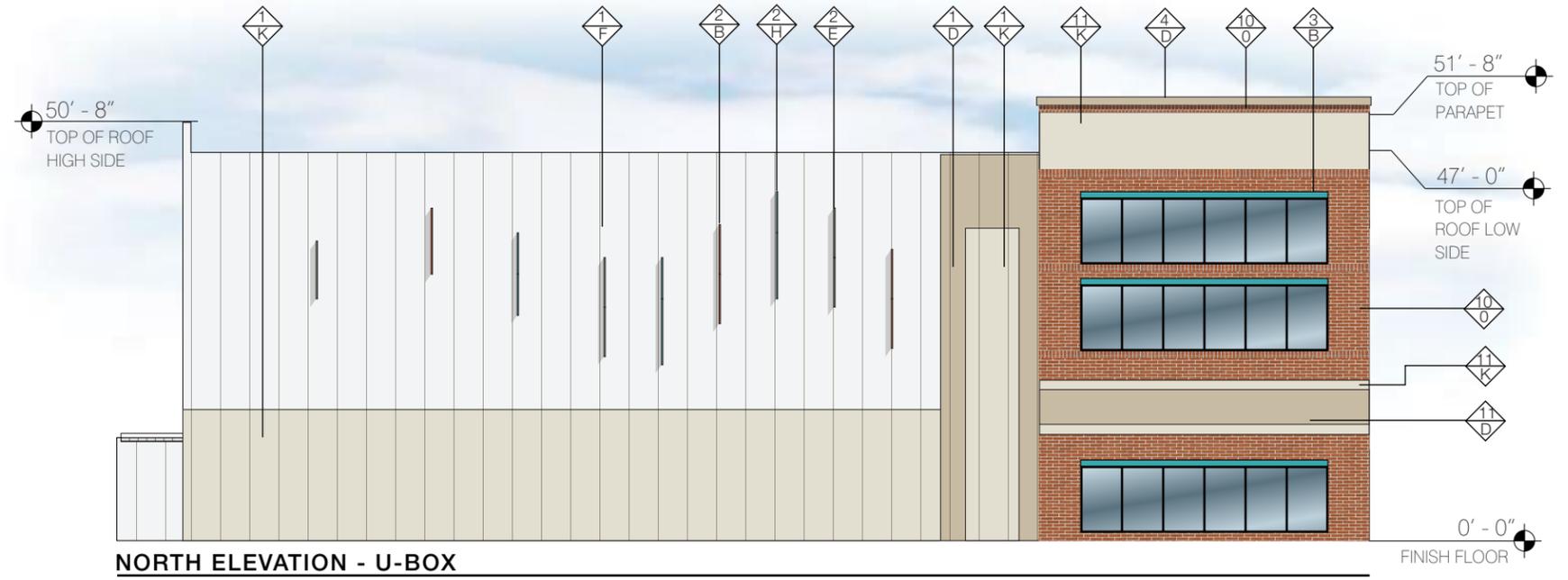


of West Allis
 West Allis, WI
 (750080)

Colors & Materials

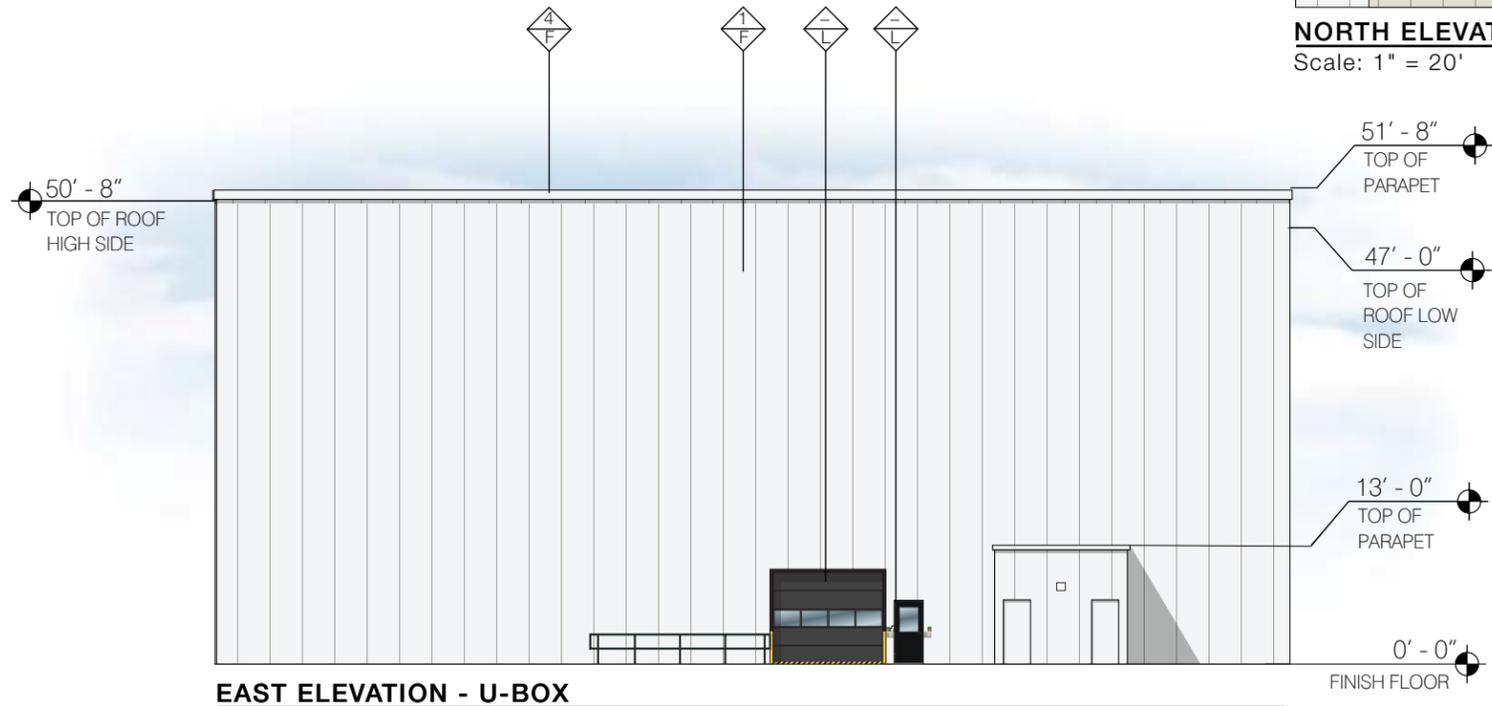
SHEET 05

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NORTH ELEVATION - U-BOX

Scale: 1" = 20'



EAST ELEVATION - U-BOX

Scale: 1" = 20'



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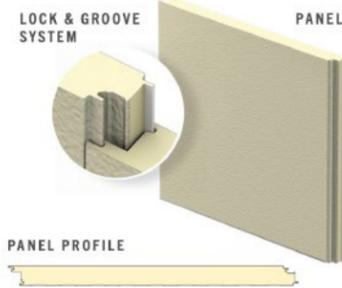


Colors & Materials

SHEET 06

METL-SPAN CF Santa Fe IMP (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24", 30", 36", 42"

THICKNESS • 2", 2½", 2¾", 3", 4"

LENGTH 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal ¼" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

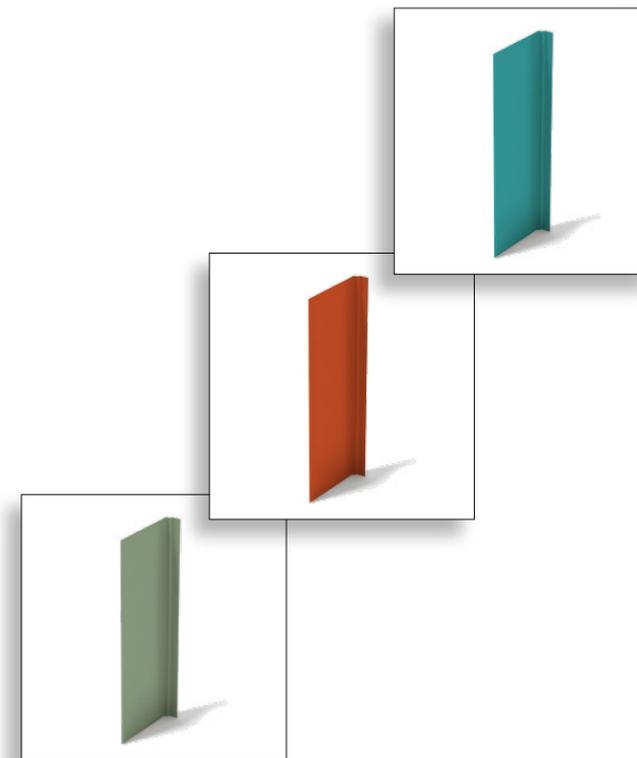
JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

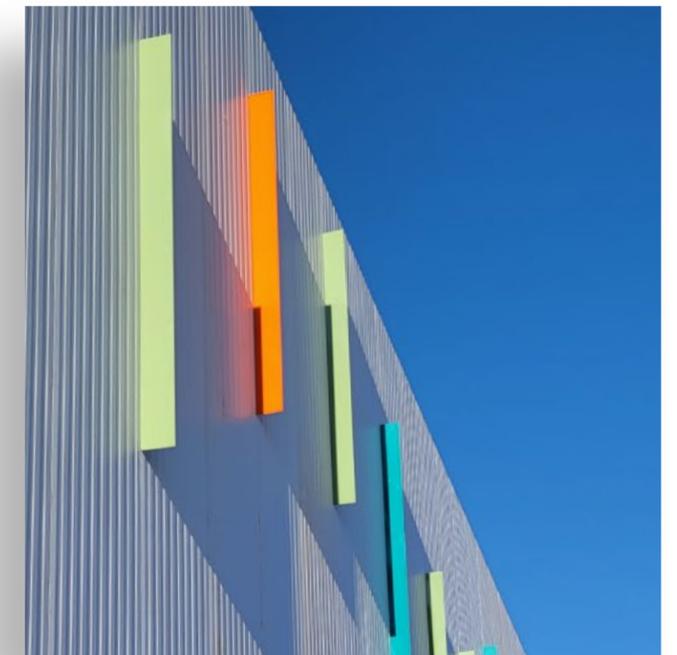
U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h-ft ² -°F)		R-VALUE (h-ft ² -°F/BTU)	
PANEL WIDTH: 42"		PANEL WIDTH: 42"	
	35"		35"
2"	0.059	2"	17.5
2.5"	0.046	2.5"	21.9
3"	0.038	3"	26.2
4"	0.028	4"	35.0

*Available only from Nevada plant
**Based on ASTM C518, ASTM C1363 and thermal modeling



9"D Lyrical Articulated Design Element



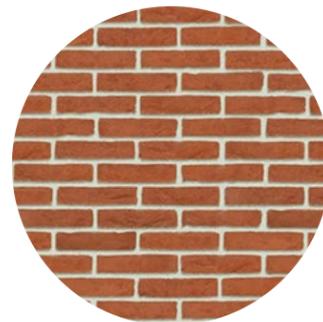
MASTERLINE 16 (or Equivalent)



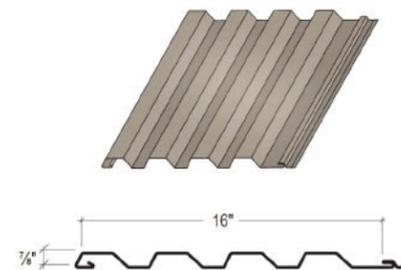
Dark Oak Horizontal Panels
EXAMPLE



Stucco Embossed IMP
EXAMPLE



Red Brick
EXAMPLE



MasterLine 16 is a concealed-fastened metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16-inch coverage and are available with factory-applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 20, 18 (optional)
- **Finishes:** Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



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Color & Materials

SHEET 07

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**Staff Comments
March 18, 2024**

The review of [PLAN-23-82](#) consists of three parts described below and corresponding with the three properties where use, site, and/or building alterations are planned by U-Haul. Staff comments leading up to Plan Commission are shared below for each site:

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



- a. Specify intended use of the north lot – who typically will park here and why are so many parking spaces? Parking diet recommended. What is the relationship between Graybar and U-Haul? Perhaps the lot configuration will need to change. Only minor site improvements are shown along the street frontage, but no further info provided.
U-Haul does not own the North lot. We have an agreement with Graybar that allows them to use part of our parking lot & we can use this north lot for access to the building.
- b. Common Council approval of a Certified Survey Map. This parking lot will need to be combined with 800 S. 108 St. Please prepare a [Certified Survey Map](#) to combine with 800 S. 108 St. – parking lots are not allowed as a principal use per [sec. 19.32](#).
U-Haul does not own the north lot. Yes, we removed the parking lot from the north lot. Also, we can remove the north lot from our plans.
- c. Revised site/landscaping plan to show: (a) additional greenspace (an approx. 40-FT X 135-FT area) by reduction of paved surface area along the frontage of S. 108 St./STH 100. When combined with 800 S. 108 St lot, this would essentially extend the front yard area of 800 S. 108 St. into the 7** S. 108 St. lot.
We do not own this lot that is why cannot tear out pavement to add more greenspace. But we can try to add more trees in existing landscape area.

(b) show/reference landscaping and tree plantings areas on plan and landscaping key,

Agree to add the note. Please refer to the revised site plan.

(c) removal of the existing freestanding sign,

We do not own the lot so we cannot remove the existing freestanding sign.



(d) close driveway to S. 108 St./STH 100 at SW corner of lot,
We do not own this lot, so we cannot close the driveway.

(e) note on plan to indicate no outdoor storage or rental display from north lot).
Agree to add the note. (see the revised site plan)

2. **800 S 108 St., Tax key Parcel: 444-9995-002**



- a. **Removal of freestanding signage** from site - Master sign plan required for overall site.
We will remove the freestanding signage.
- b. Clarify floor area usage on floor plans - needed to specify types of usage within building (storage, office, restrooms, shop...)
Agree to add the note (Please refer to site plan)
- c. Add storefront windows along west elevation – faux garage doors (orange metal squares) replaced with transparent storefront window system.
Faux garage doors (orange metal squares) are removed (see revised renderings)
- d. Glass overhead garage doors being added.
- e. Propane refill location on site. Recommend it being behind building and not along street frontage.
Propane refill has been relocated (See the revised site plan)
- f. Signage - there is existing non-conforming pole signage on each property that staff will recommend be removed. The number of and area of signage exceeds the ordinance. Freestanding and wall/building signage is allowed on each site, but would need to be in conformance with the city sign code: [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#).
We will remove the free standing signages.

3. [924 S 108 St., Tax key Parcel: 444-9993-001](#)



- a. The new self-storage building height is 51-ft tall and setback about 49-ft from the west property line. The city zoning ordinance establishes a front setback maximum of 20-ft per [sec 19.42](#). Staff recommends the building be relocated west in accordance with the zoning ordinance.

The building is relocated 20-ft as per the code.

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

Highway 100 is a major entrance to the city and the building needs to feature a [more impressive exterior](#) and 4-sided design interest. Eliminate blank wall areas, adding curtain glass massing, strong overhang, structural elements to offer more curb appeal for the new building. Example below - Similar exterior design cues being offered on a smaller scale for the 924 S. 108 St. site are recommended.

Please refer to the revised elevations.



c. Revised site/landscaping plan to show:

(a) confirm percentage greenspace - additional greenspace to meet ordinance requirement for self-storage uses ([see sec 19.33](#)).

Please see the revised landscape plan.

(b) Add landscaping/greenspace at the SW corner of the property and along the south property line. Landscaping species being added for screening. Reduction of paved surface area

Please see the revised landscape plan.

(c) show/reference landscaping and tree plantings areas on plan and landscaping key,

Please see the revised landscape plan.

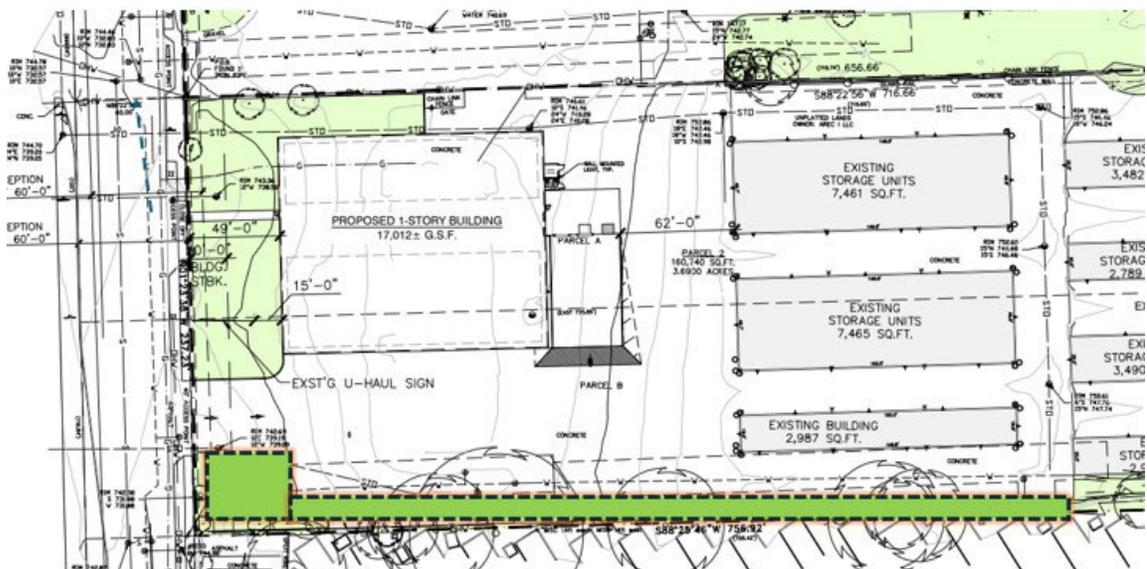
(d) removal of the existing freestanding sign,

We will remove the existing freestanding sign.

(e) note on plan to indicate no outdoor storage or rental display on southwest side of lot.

Added landscaping per the diagram below.

924 S. 108 St.



Recommend additional greenspace along south lot line

Please see the revised landscape plan

The following items apply to each property:

- d. Describe extent of any paving and drainage improvements on the site plan. Pavement in certain areas of site in poor condition, storm catch basins sunk below grade.
-Engineer to respond
- e. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367. Of note, WisDOT - Hwy 100 being a State of WI highway, Sue King will be part of the overall plan review process to help coordinate U-Hauls access along Hwy 100. We've shared the overall site plan you've submitted to them for initial review.
- Engineer to respond
- f. Stormwater management - Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer (compliance with Milwaukee Metro Sewerage District (MMSD) and or water quality requirements via WDNR).
- Engineer to respond
- g. Lighting plan – full cut-off fixtures to ensure no splay across property lines.
- EFG
- h. Signage - there are existing non-conforming pole signs on each property that staff will recommend be removed. The number of and area of signs exceeds the sign ordinance. Freestanding and wall/building signage is allowed on each site, but would need to be in conformance with the city sign code. [Sign Review & Approval | West Allis, WI - Official Website \(westalliswi.gov\)](#)
- EFG

Some great design ideas

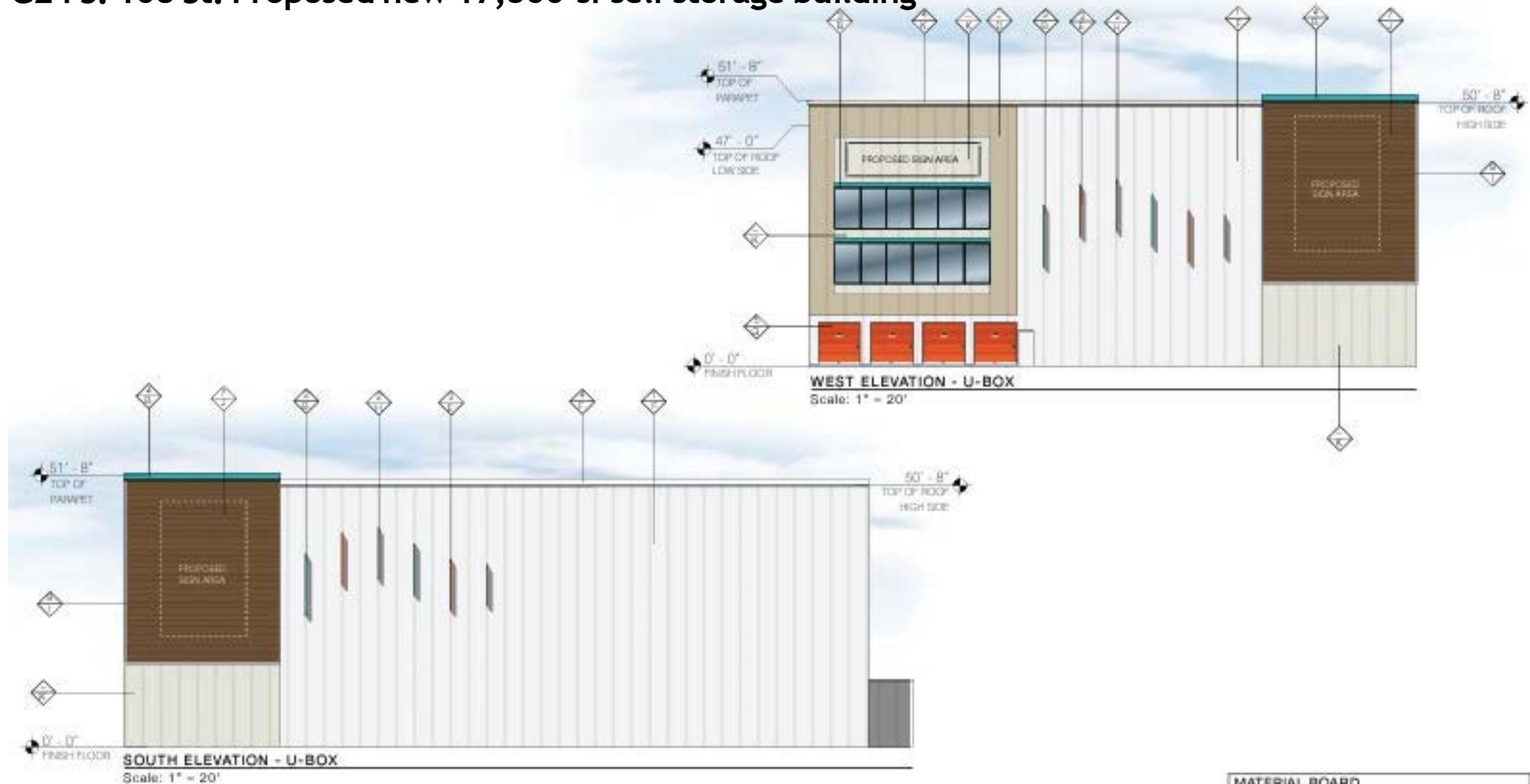


Recommended:

- Glass
- Strong overhang
- Articulated roofline
- Vertical structural elements
- Stucco foam not allowed (alternate required) masonry brick/block
- 4-sided design -eliminate blank walls



G24 S. 108 St. Proposed new 17,500-sf self storage building

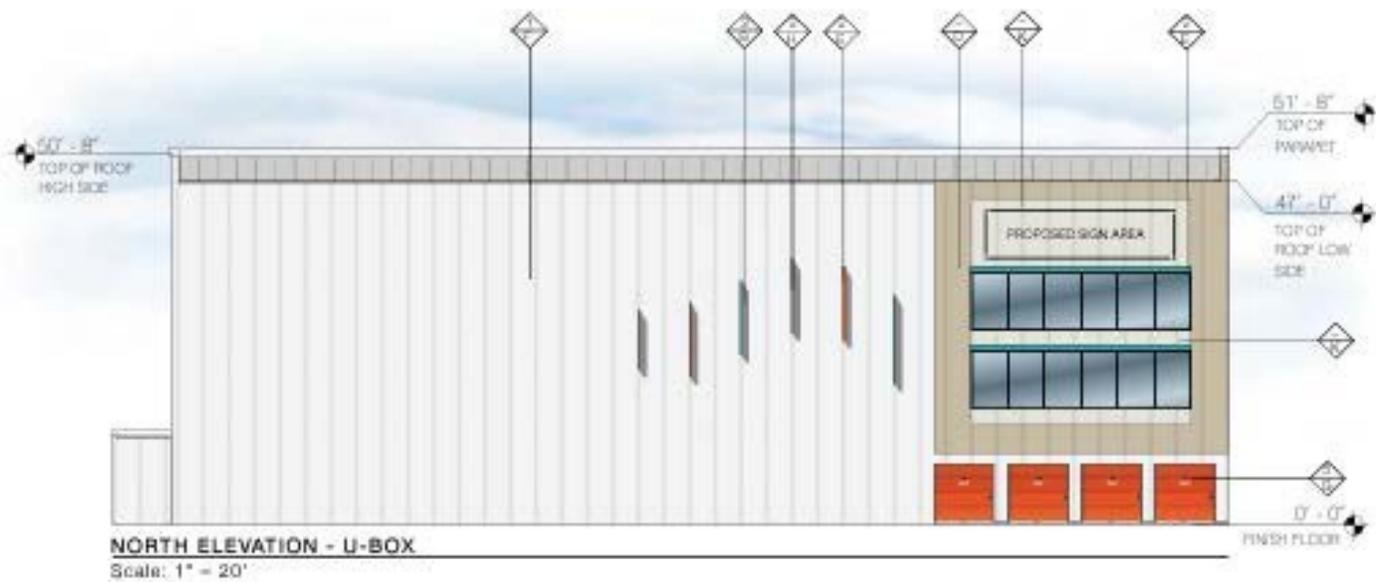


GENERAL NOTES:
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR ARM ASSOCIATES BEFORE CUTTING IMP.
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR ARM ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

COLOR BOARD			
A	FOREST GREEN	H	SW 6461 NURTURE GREEN
B	SW 6787 AQUALUM	I	CALVALUME
C	U-HALL PROMO GREEN	J	DARK OAK
D	SW 6182 RELAXED KHAKI	K	SW 7011 NATURAL CHOICE
E	SW 8884 DESTINATE ORANGE	L	SW EGGSHELL BLACK
F	REGAL WHITE II	M	CLEAR SATIN ANODIZED
G	SIERRA SUNSET	N	ULTRA HIGH GLOSS WHITE

MATERIAL BOARD	
1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D TYPICAL ARTICULATED DESIGN ELEMENT
3	9 1/4" x 3 1/2" ARCHITECTURAL DETAILS
4	12 1/4" ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	RIGID WALL & HORIZONTAL PANELS
7	HORIZONTAL FAUX WOOD PANELS
8	2"W TRIM ON SIDES OF DARK OAK PANELS

G24 S. 108 St.

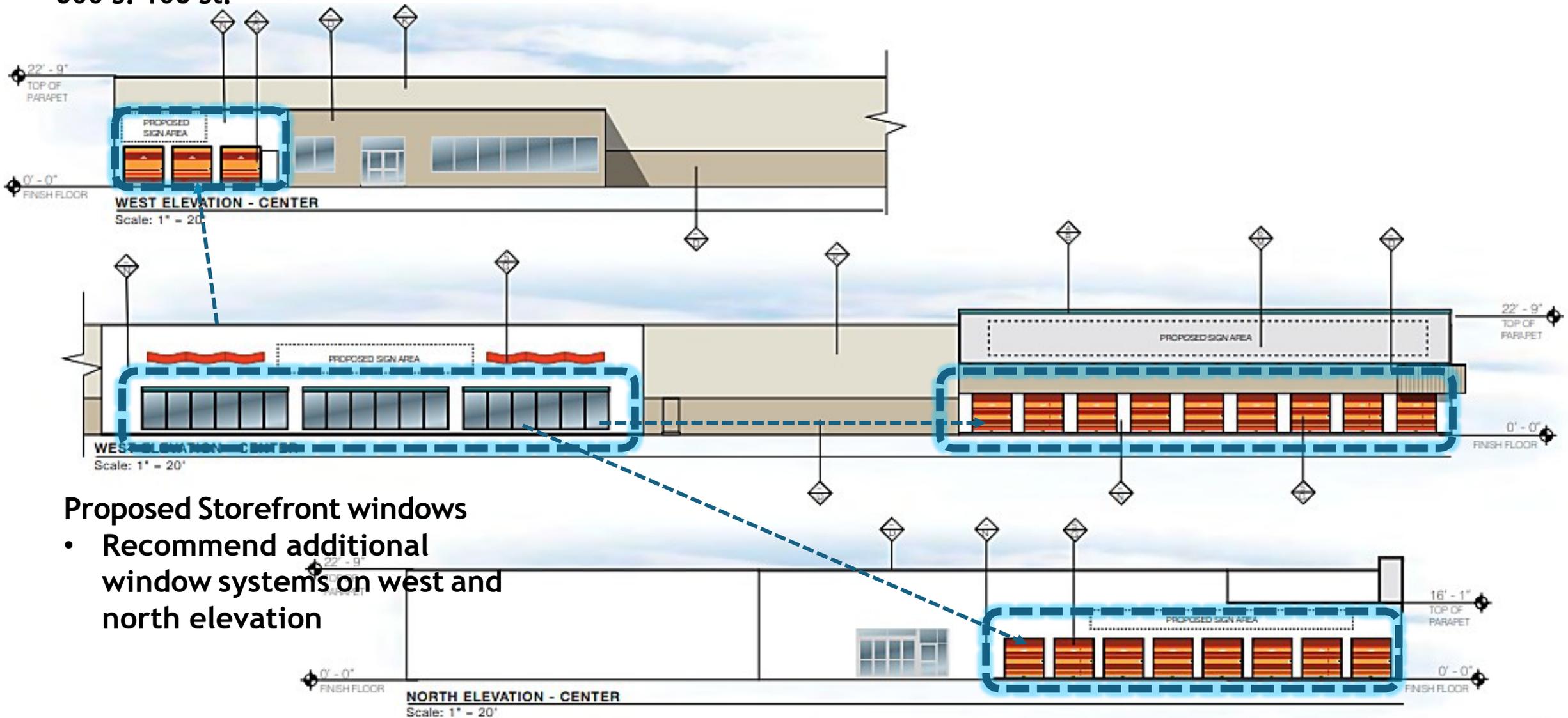


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COLOR BOARD			
A	FOREST GREEN	H	SW 9851 NURTURE GREEN
B	SW 6187 AQUARIUM	I	GALVALLUME
C	U-HALL PROMO GREEN	J	DARK OAK
D	SW 6182 RELAXED KHAKI	K	SW 7011 NATURAL CHOICE
E	SW 9884 OBSTINATE ORANGE	L	SW EGGHELL BLACK
F	REGAL WHITE II	M	CLEAR SATIN ANODIZED
G	SERRA SUNSET	N	ULTRA HIGH GLOSS WHITE

MATERIAL BOARD	
1	42"W STUCCO EMBOSSED VERTICAL IMP
2	5"D LYRICAL ARTICULATED DESIGN ELEMENT
3	8"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	RIGID WALL II HORIZONTAL PANELS
7	HORIZONTAL FRUK WOOD PANELS
8	2"W TRIM ON SIDES OF DARK OAK PANELS

800 S. 108 St.



Proposed Storefront windows

- Recommend additional window systems on west and north elevation

GENERAL NOTES:
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UH CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL

COLOR BOARD

A	FOREST GREEN	H	SW 6451 NURTURE GREEN
B	SW 6767 AQUARIUM	I	GALVALLUME
C	U-HAUL PROMO GREEN	J	DARK OAK
D	SW 6182 RELAXED KHAKI	K	SW 7011 NATURAL CHOICE
E	SW 6884 OBSTINATE ORANGE	L	SW EGGHELL BLACK

MATERIAL BOARD

1	42"W STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
4	12"H ROOF TRIMS TYP.
5	ARCHITECTURAL DETAILS
6	RIGID WALL II HORIZONTAL PANELS

Glass Overhead Doors to Drive-thru storage

- Similar to Wauwatosa location

