

Revised/September Site plan - The revised plan provides 24 parking spaces in the new parking area and maintains a grade separation between east and west sides of the site. A retaining wall proposed to support the grade difference between east and west parking areas and along the north side abutting residential. The site being graded to slope/drain from north to south to an existing catch basin.



New decorative fencing with masonry 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. And some additional planter areas within the parking lot. A pedestrian accessway between the new parking area and the public sidewalk along W. National Ave.

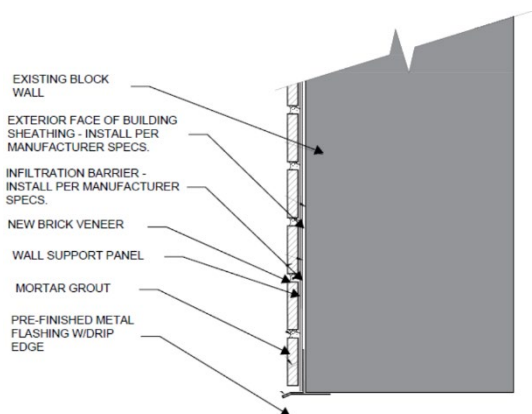
Along the north side of the property a new board on board wood fence would be installed to match the height of existing north fence (blending existing with new along the north side of the site). A similar fence and concrete wheel stops would help provide a visual and physical barrier between upper and lower parking areas on site.

On the east side of the site a new board on board wood fence would be installed and taper/end nearing W. National Ave. maintaining vision angles for traffic exiting from the new parking area.

Access to and from the new parking area will be right turn in and out. Signage is also shown on the plan to help reinforce the desired traffic flow.

Architectural

The east wall of the Heartbreakers building will be repaired to add brick veneer to refurbish areas left behind post demo of the former commercial building (9422 W. National Ave.). The brick type and color will best match or compliment the existing brick on the exterior of the Heartbreakers building.



7 NEW BRICK VENEER ON THE WALL

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 & Tax Key Parcel: 479-0676-004), 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) exterior building wall detail of brick veneer type/color (Heartbreakers bldg); (b) better define the new fence line locations on the site plan and along the east property line show the end point of the fence being about 20-ft setback from W. National Ave. to promote visibility; (c) Please provide the correct details and reference their location on the site plan with the correct reference detail number/sheet number. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Exterior lighting plan (location and fixture type).
3. A [Street excavation permit](#) and sidewalk permit being applied for 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.