



# City of West Allis

## Meeting Agenda

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

Wednesday, May 28, 2025

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. [25-0178](#) April 23, 2025

Attachments: [April 23, 2025 \(draft minutes\)](#)

#### D. NEW AND PREVIOUS MATTERS

2. [25-0182](#) Demolition site plan review for St. Aloysius property at 1405-35-41 S. 92 St. & 1414 S. 93 St. (Tax Key No.450-0502-000).

Attachments: [\(Demo\) St Al's](#)

- 3A. [25-0183](#) Conditional Use Permit for N&S Towing, a light motor vehicle service at 11139 W. Becher St.

- 3B. [25-0184](#) Site, Landscaping, and Architectural Design Review for N&S Towing, a light motor vehicle service at 11139 W. Becher St. (Tax Key: 481-9992-017)

Attachments: [\(CUP-SLA\) N&S Towing](#)

4. [25-0185](#) Site, Landscaping, and Architectural Design Review for Antigua, an existing restaurant use, to install a patio at 6207 W National Ave. (Tax Key No. 454-9004-000)

Attachments: [\(SLA\) Antigua Patio](#)

5. [25-0186](#) Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 & S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000).

Attachments: [\(SLA\) Prestige Interior Contractors](#)

6. [25-0187](#) Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000)

Attachments: [\(SLA\) Double B's](#)

7. [25-0188](#) Sign Plan Appeal for Temptations at 9800 W. Greenfield Ave. (Tax Key No. 443-0429-003)  
**Attachments:** [\(SIGN\) Temptations](#)
8. [25-0189](#) Sign Plan Appeal for St. Barnabas, an existing Religious Institution use, at 2319 S. 61st St. (Tax Key No. 490-9002-000)  
**Attachments:** [\(SIGN\) St. Barnabas 2319 S 61st St](#)
9. [25-0190](#) Sign Plan Appeal for St. Barnabas, an existing Religious Institution use, at 6753 W. Rogers St. (Tax Key No. 475-0043-000)  
**Attachments:** [\(SIGN\) St. Barnabas 6753 W Rogers St](#)
10. [25-0191](#) 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

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Wednesday, April 23, 2025

6:00 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 6 - Wayne Clark, Brian Frank, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, Brandon Reinke

**Excused** 3 - Kathleen Dagenhardt, David Raschka, Lisa Coons

#### Others Attending

CJ Murray, Nick Boerke, David & Jennessa representing Dynamic Auto Glass and Tint  
David J. "Koz" Koscielniak, Dianne Eineichner; West Allis Business Improvement District

#### Staff

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

#### C. APPROVAL OF MINUTES

1. [25-0138](#) February 26, 2025

**Attachments:** [February 26, 2025 \(draft minutes\)](#)

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

#### D. NEW AND PREVIOUS MATTERS

- 2A. [25-0139](#) Conditional Use Permit for the Picklr, a proposed Instruction/Training (31 or more persons at one time), at 2550 S. 108th St.

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

- 2B. [25-0140](#) Site, Landscaping, and Architectural Conditional Use Permit for The Picklr, a proposed Instruction/Training (31 or more persons at one time), at 2550 S. 108th St.

**Attachments:** [\(CUP-SLA\) Picklr - 2550 S 108th St](#)

Jack Kovnesky presented.

Items 2A & 2B were taken together.

Staff is seeking approval for the Conditional Use Permit along with basic approval for the Site, Landscaping, and Architectural.

**Recommendation:** Approve the Site, Landscaping, and Architectural plans for The Picklr, a proposed Instruction/Training (31 or more persons at one time) use, at 2550 S.

108th St. (Tax Key Parcel: 485-9990-016).

*(Items 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. Common Council approval of the Conditional Use Permit (May 6, 2025)
2. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show: (a) a scope of work being prepared and submitted to the Planning and Zoning Office to identify required property site/landscaping maintenance and exterior updates to the building: provide exterior paint color details, pavement and walkway repair, identifying the refuse pick-up area and replacing the 4-sided enclosure fencing, replacing and adding landscaping (plants and trees) within pre-existing areas on site in accordance with the approved plan from 1994; (b) any proposed additional site alterations to be shown on a site/landscaping plan (c) bicycle parking in accordance with Chapter 19.44 of the Zoning Code (d) any lighting updates or improvements to ensure compliance with West Allis Municipal Code.

**Torkelson moved to approve this matter, Clark seconded, motion carried.**

3. [25-0141](#)

Site, Landscaping, and Architectural Design Review to convert a single-family home into a duplex, a proposed use, at 2001 S. 70th St (Tax Key No. 453-0926-000).

**Attachments:** [\(SLA\) 2001 S 70 St-SF to Duplex](#)

Jack Kovnesky presented.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review to convert a single-family home into a duplex, a proposed use, at 2001 S. 70th St (Tax Key No. 453-0926-000) subject to an application submitted to the Board of Appeals for an area variance to allow a side lot setback of 1'7" instead of the current standard of 3'.

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

4. [25-0142](#)

Site plan design review for proposed outdoor seating area for Aroma Cafe, an existing business located at 8100 W. National Ave. (Tax Key: 452-0341-001).

**Attachments:** [\(SLA\) Aroma Cafe - 8100 W. National Ave.](#)

Jack Kovnesky presented.

Wayne Clark asked what a grant of privilege is and was advised that it is a formal document that outlines obstructions into city right-of-way and gives liability to the property owner.

**Recommendation:** Approve the Site, Landscaping, and Architectural Amendment for a patio addition for Aroma Cafe, an existing Restaurant (limited), at 8100 W. National Ave. (Tax Key No. 452-0341-001) subject to a City Engineering determination of a grant of privilege if deemed to encroach into the city right-of-way.

**Clark moved to approve this matter, Torkelson seconded, motion carried.**



5. [25-0143](#) Request for a six-month extension for conditional use permit to commence SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) by Daniel Katt d/b/a Mandel Group, Inc.

**Attachments:** [\(EXT\) SoNa Lofts ext of time - 6600 W. Mitchell St.](#)

Steve Schaer presented.

**Recommendation:** Approve a nine-month extension for conditional use permit to commence SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) by Daniel Katt d/b/a Mandel Group, Inc.

Clark moved to approve this matter for a nine month extension, Frank seconded, motion carried.

6. [25-0144](#) Creative Sign Plan for a Business Improvement District led public art project to be installed at Cook Specialty, an existing business located at 7321 W. Greenfield Ave. (Tax Key No. 453-0117-000).

**Attachments:** [\(SIGN\) Creative Sign - Cooks - 7321 W Greenfield Ave.](#)

Jack Kovnesky presented.

**Recommendation:** Approve the Creative Sign Plan for a Business Improvement District led public art project to be installed at Cook Specialty, an existing business located at 7321 W. Greenfield Ave. (Tax Key No. 453-0117-000) subject to a signage permit being approved and issued by the Code Enforcement Department.

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

7. [25-0145](#) Ordinance to amend limited use criteria for automotive uses

**Attachments:** [\(ORD\) Automotive uses](#)

Steve Schaer presented.

**Recommendation:** Common Council approval of an ordinance to amend limited use criteria for automotive uses with ordinance amendment to include vinyl wrap services.

(Items 1-3 are required as part of the occupancy permit process):

1. Business operational plan indicating the type of business, hours, number of vehicles on site, customer drop off pick up procedure, how long vehicles stay on site, typical business operations on site or within the community.
2. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show: (a) removal of the trailer from the property, (b) a site and landscaping plan to show proposed site alterations (indicating removal of the trailer and bollards along W. Greenfield Ave., proposed landscaping improvements along the frontage of the site, parking lot striping, refuse location on site or within building, any exterior improvements to the building like exterior paint updates, window openings, lighting and signage). (c) a floor plan of the building and how it will function.
3. A signage and lighting plan permit requirement in compliance with West Allis

*Municipal Code.*

**Clark moved to approve this matter, Katzenmeyer seconded, motion carried.**

**8. [25-0146](#)**

Ordinance to rezone property in the 6900 block of W. Orchard St. from RC Residential to C-2 Commercial (Tax Key 453-0001-010).

**Attachments:** [\(Rezone\) Iron Pig - 6900 block of W. Orchard St.](#)

*Steve Schaer presented.*

***Recommendation:*** *Common Council approval ordinance to rezone property in the 6900 block of W. Orchard St. from RC Residential to C-2 Commercial (Tax Key 453-0001-010).*

*(Items 1-3 are required to be satisfied prior to making site alterations, commencing operations, or permits associated with the new use on site):*

- 1. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show: (a) proposed site alterations including but not limited to location of smoker, type of smoker unit (specifications, power source, exhaust/emission filter/scrubber, paving, fencing, lighting, electrical updates, refuse area improvements, parking modifications, landscaping and screening); (b) bicycle parking on the Tanner Paul site accordance with Chapter 19.44 of the Zoning Code; (c) any lighting updates or improvements to ensure compliance with West Allis Municipal Code.*
- 2. Details/specifications of the smoker unit (if a structure, if a trailer, or truck(s)), details should include size, exhaust emission filtration, fencing, lighting, power/electrical needs.*
- 3. Coordination with Health Department. Contact Amy Goettmann Environmentalist Coordinator, Southwest Suburban Health Department.*

**Clark moved to approve this matter, Torkelson seconded, motion carried.**

**E. ADJOURNMENT**

*There being no other business, a motion was made by Katzenmeyer, seconded by Torkelson to adjourn at 7:02 p.m.*



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**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28<sup>th</sup> 2025**  
**6:00 PM**

**2. Demolition site plan review for St. Aloysius property at 1405-35-41 S. 92 St. & 1414 S. 93 St. (Tax Key No. 450-0502-000).**



**Project Overview & Zoning**

Nick Jung, Director of Development for F Street, has coordinated with the West Allis Community Development Authority (CDA) to apply for demolition review at the former St. Aloysius Church located at 1405-35-41 S. 92<sup>nd</sup> St and 1414 S 93<sup>rd</sup> St. The demolition of several of the former church's buildings is a crucial first step to redeveloping this site to accommodate two phases of proposed residential development. In total, 100 midrise apartment units and 52 garden style units are proposed by the developer for this site. Demolition of the existing buildings is proposed to

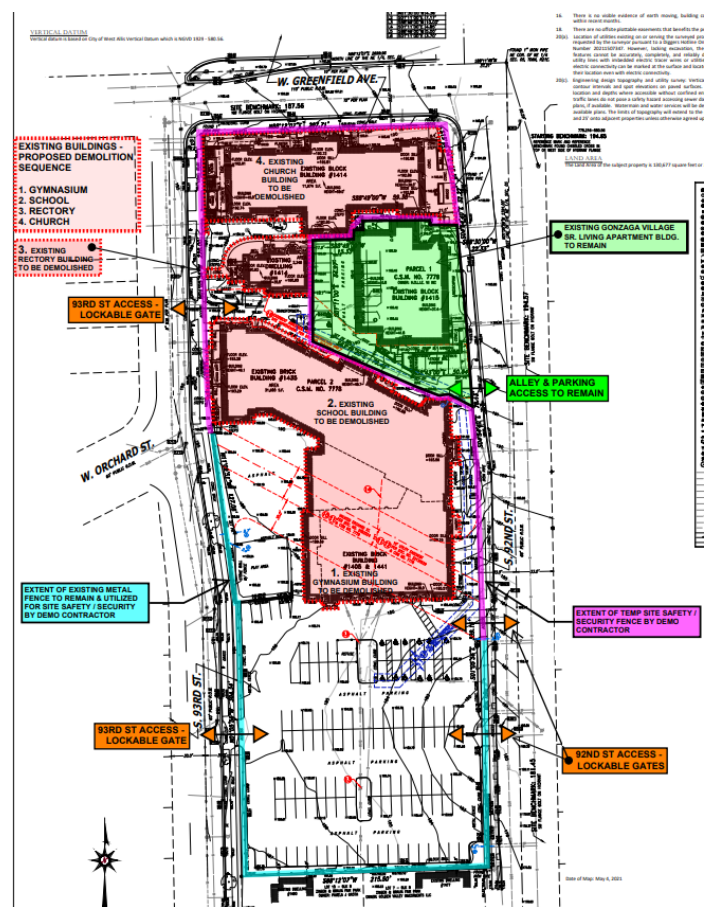
occur starting in June 2025, with demolition completion slated for September 2025.

The property is zoned RC – “intended for dense, multi-unit housing development in areas throughout the city”. The proposed use of the site as multi-family housing is appropriate within the context of the designated zoning use as well as within the neighborhood context. The scope of work proposed through the demolition proposal is substantial, totaling \$990,000. The hazardous materials abatement will cost \$295,000 and the building demolition itself will cost \$695,000. Complete mass structural demolition of the existing building will occur using mechanical means and methods (i.e., cranes, excavators, etc.) without the use of explosives. All foundations,

basements, and concrete slabs will be removed, with all concrete and masonry hauled away for recycling. Temporary fencing will be used to secure the work area along with erosion control measures during the demolition phasing. The scope of work proposed in the demolition plan excludes site-related demolition such as asphalt, curbing, trees, and site lighting as well as work within the City's right of way.

Neighborhood Outreach - F Street has distributed a neighborhood communication letter detailing the scope of proposed demolition work as well as Chimney Swift nesting considerations, rodent control operations, perimeter security measures, and lead and asbestos abatement activities with estimated timelines for each step of the demolition. Ongoing project status updates will be available by visiting <https://fstreet.com/> and clicking on the "News" tab.

## Demolition Plan



In total, four of the existing site buildings are proposed to be demolished through this project. The church, rectory, school, and gymnasium are slated for demolition. The only building on site that will not be demolished is the existing Gonzaga Village Senior Living Apartment Building. Alleyway access and parking surrounding this building off of 92<sup>nd</sup> St. will remain throughout this project. Four lockable gates in total will remain on the property – two off of 92<sup>nd</sup> St and two off of 93<sup>rd</sup> St. New temporary site safety and security fencing will be installed by the demolition contractor and will wrap around the north, east, and western demolition sites on the property. Existing metal fencing primarily

to the south and west of the site will remain for safety and security purposes also.



### The Rectory



The rectory is 4,768 sq. ft. in area and was constructed in 1949. This building is two stories in height and contains a half-finished basement

### The School



The school building totals roughly 32,800 sq. ft. in area. This building is also 2 stories tall and contains a finished basement. This building was constructed from 1926 to 1947.

### The Gymnasium



The gymnasium was constructed in 1964 and is attached to the school. This building totals 26,144 sq. ft. in area and does not have a basement.

### The Church



The church building is 12,600 sq. ft. in area and was constructed from 1955 – 1956.



## St. Aloysius Campus Redevelopment Project

### EXISTING BUILDINGS & SITE ELEMENTS TO BE DEMOLISHED (Cross-Hatched Area)

- **Church:** 12,600 Sq. Ft. Built in 1955-56
- **Rectory:** 4,768 Sq. Ft. Built in 1949.  
(2 story and 50% finished basement)
- **School:** 32,800 Sq. Ft. Built in 1926-1947  
(2-story & finished basement)
- **Gymnasium** (attached to School): 26,144 Sq. Ft.  
Built in 1964.
- **Parking Lots:** To Remain



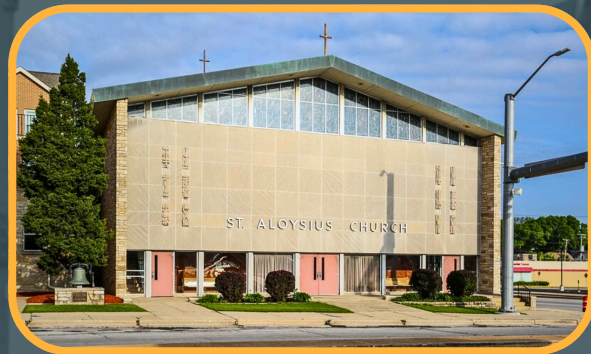
**Recommendation:** Approval of the Demolition site plan review for St. Aloysius property at 1405-35-41 S. 92 St. & 1414 S. 93 St. (Tax Key No. 450-0502-000), subject to necessary Code Enforcement permits in advance of work.



## REDEVELOPMENT PROJECT

# NOTICE OF SITE AND BUILDING DEMOLITION

We are pleased to announce that The Community Development Authority (CDA) of The City of West Allis, in partnership with F Street, will redevelop the former St. Aloysius Church and School Campus in West Allis.







## DEMOLITION SCHEDULE

The demolition of the existing buildings is underway. Please refer to the summary listed below.

### Chimney Swift (birds) Nesting Location(s)

The Rectory & School Building chimneys were inspected for birds and capped to prevent entry on March 21, 2025.

**Contractor:** [www.advancedwildlifecontrol.com](http://www.advancedwildlifecontrol.com)

### Rodent Control & Removal – All Existing Buildings

**Baited Traps Set:** May 03, 2025

**Contractor:** [www.advancedwildlifecontrol.com](http://www.advancedwildlifecontrol.com)

### Install Perimeter Site Security / Safety Fencing & Gates

**Target to Start:** Week of May 19, 2025

### Lead & Asbestos Abatement

**Target to Start:** Week of May 26, 2025

**Target to Complete:** Week of June 16, 2025

### Building Interior Demolition & Material Separation

**Target to Start:** Week of June 16, 2025

**Target to Complete:** Week of July 07, 2025

### Building / Site Demolition & Grading

**Target to Start:** Week of July 07, 2025

**Target to Complete:** Week of Oct. 06, 2025

## CONTACTS

### DEVELOPER

#### F Street

1134 N. 9th St, STE 200

Milwaukee, WI. 53233

Ph. 414.477.6314 | E: [ej@fstreet.com](mailto:ej@fstreet.com)

[www.fstreet.com](http://www.fstreet.com)

### ABATEMENT & DEMO CONTRACTOR

#### The MRD Group

4777 W Lincoln Ave.

Milwaukee, WI 53219

Ph. 414.882.3802 | E: [gozelski@themrdgroup.net](mailto:gozelski@themrdgroup.net)

[www.themrdgroup.com](http://www.themrdgroup.com)

### CITY OF WEST ALLIS

#### District Three Alderpersons

[www.WestAllisWI.gov/District3](http://www.WestAllisWI.gov/District3)

Suzzette Grisham

Ph. 414.841.2787

E: [sgrisham@westalliswi.gov](mailto:sgrisham@westalliswi.gov)

Danna Kuehn

Ph. 414.559.6830

E: [dkuehn@westalliswi.gov](mailto:dkuehn@westalliswi.gov)

#### Mayor

Dan Devine

Ph. 414.302.8290

E: [ddevine@westalliswi.gov](mailto:ddevine@westalliswi.gov)

[www.WestAllisWI.gov](http://www.WestAllisWI.gov)



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28, 2025**  
**City Hall, Room 128**  
**6:00 PM**

- 3A. Conditional Use Permit for N&S Towing, a light motor vehicle service at 11139 W. Becher St.**
- 3B. Site, Landscaping, and Architectural Design Review for N&S Towing, a light motor vehicle service at 11139 W. Becher St. (Tax Key: 481-9992-017).**



**Overview & Zoning**

The proposal for N&S Towing is to collocate as a tenant of the Milwaukee Truck Service property at [11139 W. Becher St.](#) (2.5-acre site with 19,000-sf building). N&S Towing will operate within a portion of the building and the property owner, James Stevenson, in the other half. The outdoor area behind the building will similarly be split between tenants.

The property is zoned I-1/ light industrial. N&S will operate a 24-hour towing service and is considered a use consistent with current and past uses on site (August Schmidt trucking, Badger Freight, Nesco, Milwaukee Truck Service). As “motor vehicle service,” with accessory outdoor storage and parking. Staffing 20-25 employees.

Given the proximity to residential and the uses proposed hours, Planning has processed the use via a conditional use review process, this requires a public hearing, and site and landscaping plan review to show the proposed arrangement of any outdoor storage areas on the property.

None of the operation will operate as a salvage yard. This will be a motor vehicle service for the maintenance, repair, or enhancement of motor vehicles for compensation. The towing service does bring vehicles back to this site to be recovered by their owners or insurance companies. To this end the site will function as a place where towed vehicles will be parked for up to two weeks before being transferred back to their owners, or an insurance company, or a salvage yard for longer term storage or parts salvage processing.

**Site, Landscaping, and Architectural Plan**

A business description, site plan, floor plan, and 2015 approved site/landscaping plan exhibit are included toward the end of this staff report.

- The property is accessible via two driveways off of W. Becher St. The 2.5-acre site will be improved with some new fencing and automatic sliding gate on the west side of the

property (on the east side of the shared access drive) with the fence tying back into the building. The 6-8-ft tall fence with privacy slats will offer a screened and secure area for the rear yard area.

- The employee parking area in front of the new fenced area will be sealed and restriped.
- Staff notes that the property is under an approved site and landscaping plan from 2015 and has recommended some site maintenance improvements in accordance with that plan. The property owner will be installing some replacement landscaping and continued maintenance of the property and landscaping areas.

There is a residential neighborhood to the east, and one of the primary concerns will be potential for noise/nuisance activity with vehicle activity (repair activity, engine starts, idling, loading/off-loading, back-up beepers) throughout a typical day.

Conditional use considerations relative to parking, staging, and outdoor storage:

1. Commercial vehicles shall not be parked or staged on the street, but instead on site in accordance with the approved site plan.
2. Outdoor storage areas shall be located behind the building.
3. Avoid backing up (audible back-up horn and flashing lights) between 10pm and 7am.
4. To this end the parking and storage areas behind the building will be organized with an area for operable and non-operable vehicles. Any drop off between 10pm-7am will be placed in an area away from the east property line to avoid nuisance.



#### **Floor/Architectural Plan**

N&S Towing will operate within a portion of the existing building and the owner of Milwaukee Truck Service out of the other. There are not any significant interior or exterior changes planned to the building. A floor plan has been included within this staff report.

- The property owner is in the process of prepping the building to be repainted. Anticipated paint color is light/darker gray exterior.

**Recommendation:** Common Council approval of the Conditional Use Permit for N&S Towing, a light motor vehicle service and approval of the Site, Landscaping, and Architectural plans for N&S Towing, at 11139 W. Becher St. (Tax Key: 481-9992-017).

(Items 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. Common Council approval of the Conditional Use Permit (June 10, 2025)
2. A updated Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show:  
(a) fence and gate location being added to the site plan; (b) pavement sealant and restriping being noted/added to scope of work in front parking areas; (c) note on plan that commercial vehicles shall not be parked or staged on the street; (d) after-hours drop off being spaced away from residential (show location on site); (e) refuse dumpster(s) being shown on site and screening method. If being kept indoors please indicate; (f) truck service bays being kept closed to avoid noise emission.
3. Any signage and/or lighting updates being submitted for permit and design review.

# Description of building improvements

-Power washing/blasting off old paint on inside and outside of building.

-Painting inside and outside of building.

-Replaced damaged plants from over winter.

# Scheduled timeline for work

\*Work should be completed by end or before July 2025.

# Description of all operations and services

N&S Towing inc started on September 5th 1987 in West Allis WI. N&S Towing inc has 20 full time employees. N&S Towing inc runs 25 pieces on equipment daily but not all equipment will run out of this location. We'll only be running equipment out of Becher st that can be stored inside as we don't want any equipment outside the building. N&S Towing inc operations consist of responding to stranded motorist and repairing vehicles to get them back on the road for commercial, municipalities and customer accounts. We're a premier emergency response towing company for clean up and towing for accident and disabled vehicles for 14 municipalities. Towing for hundreds of car and truck repair shops. N&S Towing inc donates cars for municipalities multiple times a month to fire and police departments to train at our facility or theirs to create real life situations to help proved our heroes with the must knowledge to keep our community members safe. If N&S Towing inc tows a vehicle back to our facility we hold vehicles at our location til the insurance, customer or lean holder figures out to fix the vehicle, remove it to another shop, picking up the vehicle or insurance holding facility. We send a nortized letter out to the registered vehicle owner/owners within seven to ten business days of being towed under Wisconsin state statute S779.415 letting them know we towed the vehicle. We would say the customers are usually 90% aware we towed the vehicle so the process of not holding the vehicles longer then two to three weeks before the vehicle is repaired or removed is the case by N&S.

N&S Towing inc does not salvage or dismantle vehicles!!!!!!!!!!

# Hours of operations

Office and shop hours

Monday 8am-5pm

Tuesday 8am-5pm  
Wednesday 8am-5pm  
Thursday 8am-5pm  
Friday 8am-5pm  
Saturday office 9am-3pm  
Saturday shop- closed  
Sunday closed

24 hours towing for municipalities emergency

# N&S TOWING AND REPAIR

11139 BECHER ST.  
WEST ALLIS, WI 53214

GENERAL NOTES:

- 1. NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- 2. DO NOT SCALE PLANS.
- 3. NO MODIFICATION TO STRUCTURAL MEMBERS OR ALTERATIONS TO THE STRUCTURE SHALL BE MEMBER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
- 4. THE MEANS AND METHODS OF CONSTRUCTION INCLUDING BUILDING SAFETY, CONSTRUCTION SEQUENCE, ERECTION SEQUENCE, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND OTHER PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- 6. NO STRUCTURAL MODIFICATIONS TO THE BUILDING OR THE BUILDING ENVELOPE.

DESIGN CRITERIA:

- APPLICABLE CODES:
- WISCONSIN COMMERCIAL BUILDING CODE
  - 2015 INTERNATIONAL EXISTING BUILDING CODE
  - 2015 INTERNATIONAL BUILDING CODE
  - 2015 INTERNATIONAL ENERGY CODE
  - ASCE 7-10

BUILDING CLASSIFICATION CATEGORY: \_\_\_\_\_ IIB

ZONING CLASSIFICATION \_\_\_\_\_ I-1 (MANUFACTURING)

C000	TITLE SHEET
C100	PROPOSED SITE PLAN
A100	PROPOSED BUILDING PLAN

DN SQUARED  
DESIGN LLC.  
N6748 SOUTH LANE  
JOHNSON CREEK, WI 53038  
PH: 608-574-6214

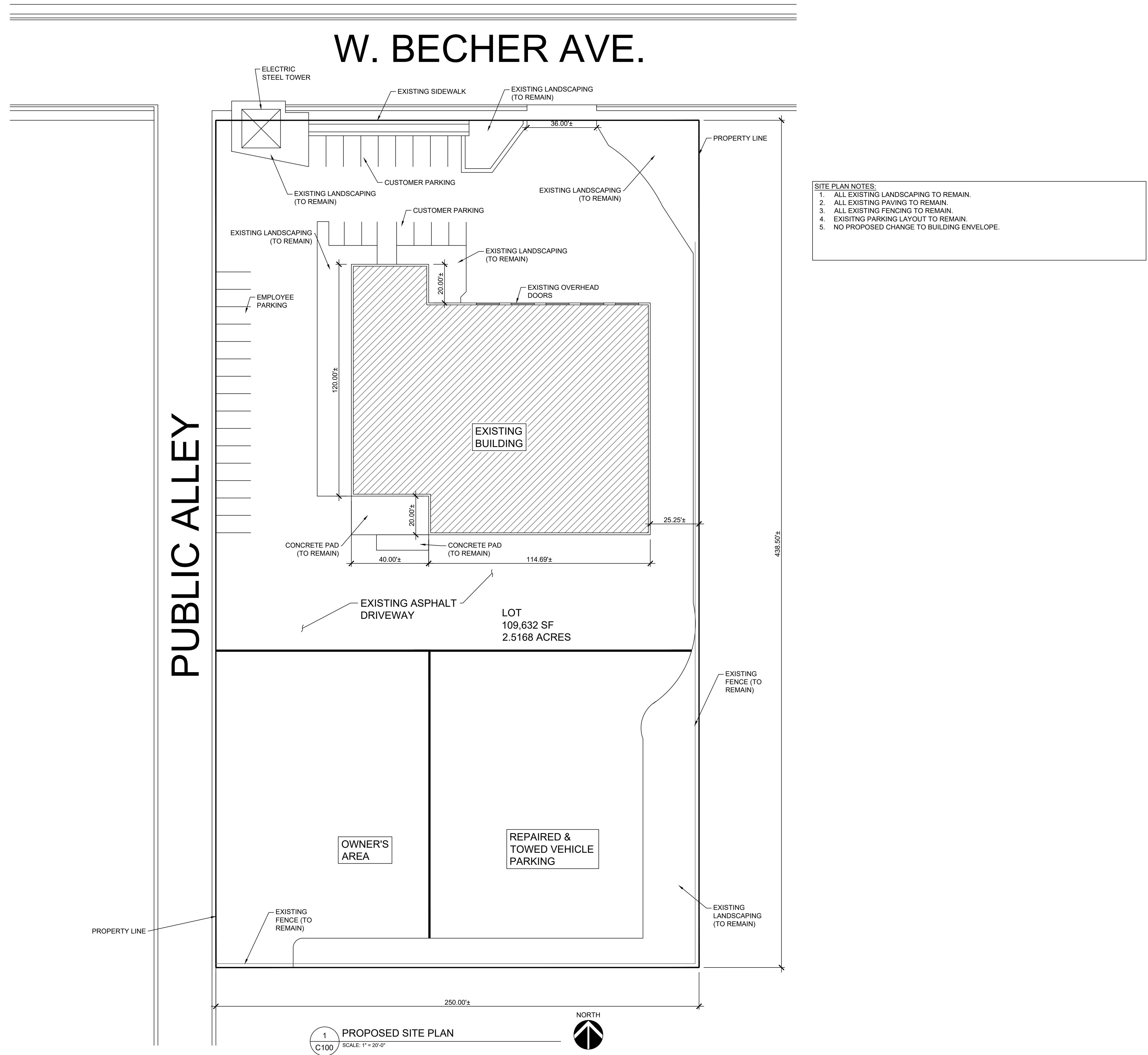
PROJECT: N&S TOWING AND REPAIR  
11139 W BECHER ST.  
WEST ALLIS, WI 53214

DATE: 5/1/2025  
DRAWN: BJN  
CHECKED: BJN  
PROJECT NO: 25054

TITLE SHEET

C000





**DN SQUARED  
DESIGN LLC.**  
N6748 SOUTH LANE  
JOHNSON CREEK, WI 53038  
PH: 608-574-6214

PROJECT: **N&S TOWING AND REPAIR**  
11139 W BECHER ST.  
WEST ALLIS, WI 53214

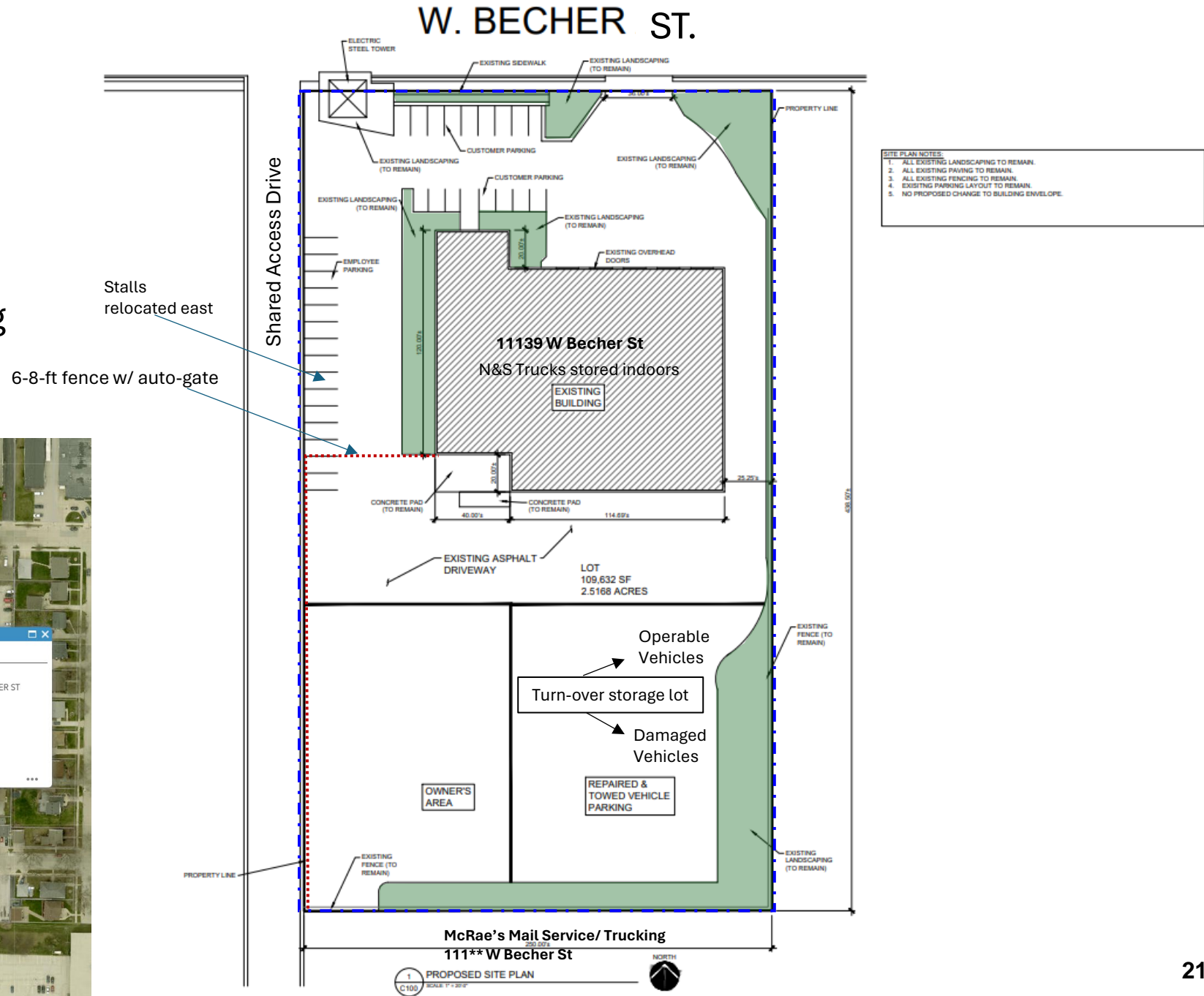
DATE:	5/1/2025
DRAWN:	BJN
CHECKED:	BJN
PROJECT NO:	25054

## PROPOSED SITE LAYOUT

C100



## 2.5-acre site and 19,000-sf building







11139 W Becher St building

Operable vehicle parking

Non-operable vehicle parking

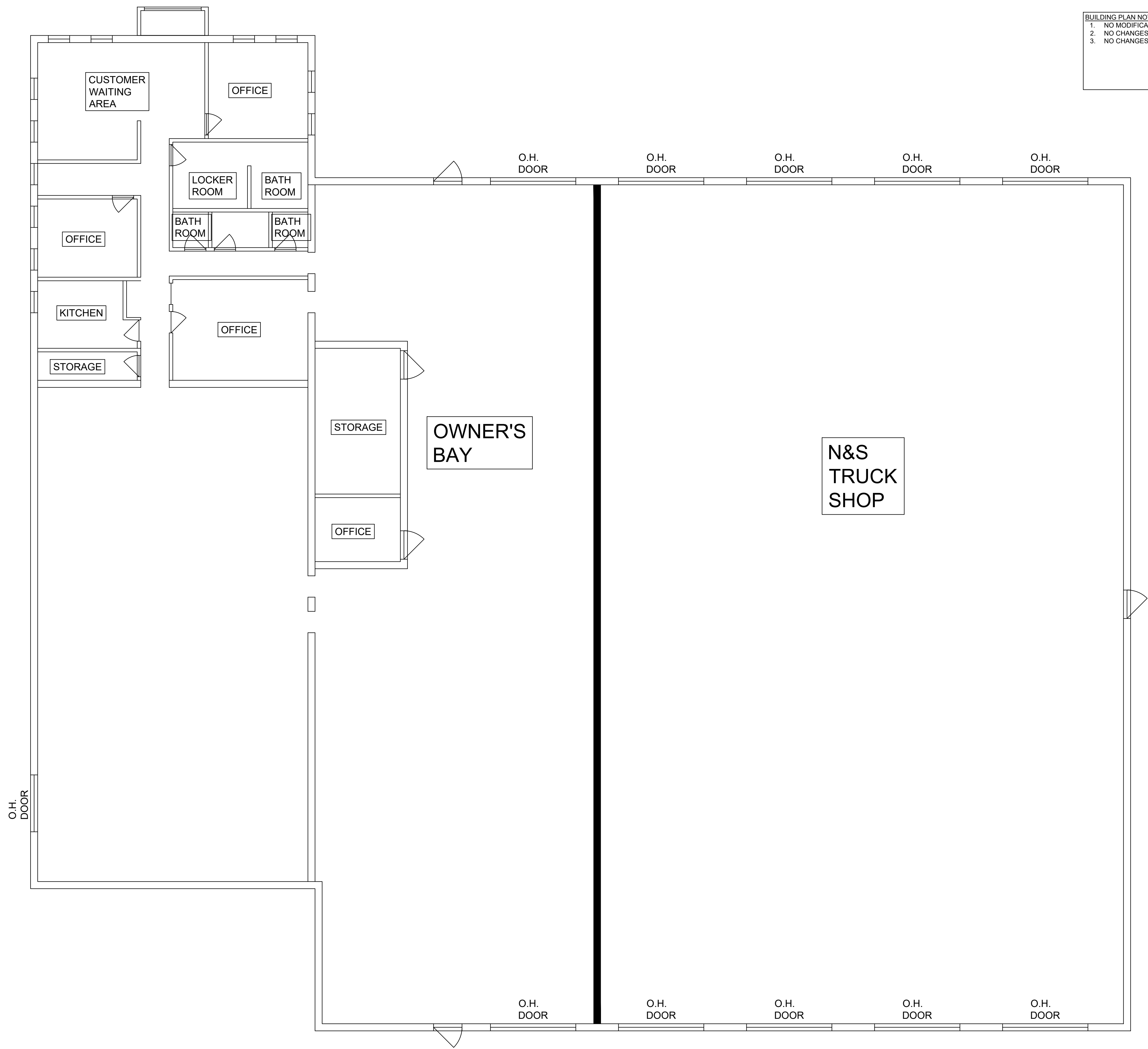
McRae's Mail Service/ Trucks

Shared Access Drive

New fence & sliding gate

New fence & sliding gate





BUILDING PLAN NOTES:  
1. NO MODIFICATIONS OR ALTERATIONS TO THE EXISTING BUILDING.  
2. NO CHANGES TO THE BUILDING ENVELOPE  
3. NO CHANGES TO BUILDING PROGRAMMING, EGRESS PLAN, OR FIRE SUPPRESSION SYSTEM.

1 PROPOSED BUILDING LAYOUT  
A100 SCALE: 3/16" = 1'-0"



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WEST ALLIS, WI 53214

DATE: 5/1/2025  
DRAWN: BJN  
CHECKED: BJN  
PROJECT NO: 25054

BUILDING  
LAYOUT

A100









DEPARTMENT OF DEVELOPMENT  
John F. Stibal

414/302-8460  
414/302-8401 (Fax)

City Hall  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214

[www.westalliswi.gov](http://www.westalliswi.gov)  
[jstibal@westalliswi.gov](mailto:jstibal@westalliswi.gov)

February 9, 2015

Stevenson Properties, LLC  
Mr. James Stevenson  
11139 W. Becher St.  
West Allis, WI 53227

RE: Site, Landscaping and Screening Plans for NESCO Rentals, a proposed repair facility for electrical transmission equipment and machinery to be located at 11139 W. Becher St. submitted by James Stevenson, property owner and NESCO Rental. (Tax Key No. 481-9992-017)

Dear Mr. Stevenson:

This letter is to inform you that the Plan Commission, at its meeting of January 28, 2015, approved the above-referenced item, subject to the following conditions:

(Items 1 through 3 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. Revised Site, Landscaping and Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) the east fence be placed closest to the pass through truck drive lane so that the new landscaping would be visible to the adjacent residential lots; (b) installation height of east property line skyrocket upright junipers being at least 6-ft tall; (c) confirmation that no barb wire will be utilized on site; (d) delineation of the refuse areas on site (indoors or outside). If placed outside, full screening of all refuse areas with a four-sided refuse enclosure with a personnel door, if refuse is being kept inside it should be stated so on the plans; and, (e) City Forester approval of the proposed landscaping; (f) a lighting plan being submitted to the Department of Development for review and approval. Contact Steven Schaer at 414-302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Secs. 12.13 of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The attached security form shall be submitted to and approved by the Building

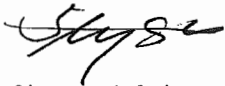
Inspections and Zoning Department, relative to the cost estimate as determined in Condition #2. Contact Steven Schaer at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Signage plans being submitted to the Department of Development for approval.
5. Compliance with Section 2314 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.

Please contact the Building Inspection and Neighborhood Services Department at 414-302-8400 for additional requirements for permit application information.

Sincerely,



Steven J. Schaer, AICP  
Manager, Planning and Zoning Division

cc: Jeff Hoffman, Boerke Company, 731 N. Jackson St., #700, Milwaukee, WI 53202  
John F. Stibal, Director, Department of Development  
Ed Lisinski, Interim Director, Department of Building Inspections and Zoning



W. BECHER ST.  
60' PUBLIC RIGHT-OF-WAY

SITE INFORMATION

EXISTING SITE	109,632 SQ. FT. (2.52 ACRES)
EXISTING SITE BUILDING AREA	18,593 SQ. FT.
EXISTING SITE GREEN SPACE	6,138 SQ. FT.
EXISTING IMPERVIOUS PAVING	84,901 SQ. FT.
EXISTING SITE GREENSPACE PERCENTAGE	APPROX. 5.60%
PROPOSED SITE GREEN SPACE	14,420 SQ. FT.
PROPOSED IMPERVIOUS PAVING	76,619 SQ. FT.
PROPOSED SITE GREENSPACE PERCENTAGE	APPROX. 13.2%

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE/SITE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF CURBS, SIDEWALKS AND HARDSCAPES. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ACCESS PANELS, WATER VALVES, SEWER STRUCTURES AND MECHANICAL EQUIPMENT WITH CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ACCESSIBILITY OF MECHANICAL AND ELECTRICAL ITEMS.
4. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION, WHETHER OR NOT NOTED ON DEMOLITION PLAN. (COORDINATE WITH CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS)
5. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION AREAS AS REQUIRED TO MAINTAIN REQUIRED BUILDING EXITS.
6. SALVAGED MATERIAL SHALL BE CLEANED UP AND RETURNED TO THE OWNER AS DIRECTED.
7. KEEP NOISE TO A LEVEL ACCEPTABLE TO OWNER.

EROSION CONTROL / SITE PREP MEASURES:

1. CONTRACTOR TO CONSTRUCT AND MAINTAIN ALL STORMWATER MANAGEMENT EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND THE CONSTRUCTION & POST CONSTRUCTION PERFORMANCE STANDARDS OF THE WISCONSIN ADMINISTRATIVE CODE (INCLUDING BUT NOT LIMITED TO CHAPTERS NR151 AND NR154.)
2. GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL AND STORMWATER MANAGEMENT MEASURES AS INDICATED ON THIS SHEET, OR AS REQUIRED. THE GRADING CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR PROPERLY MAINTAINING THE EROSION CONTROL AND STORMWATER MANAGEMENT MEASURES. ALL EROSION & SEDIMENT CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK THROUGHOUT THE DURATION OF THE PROJECT. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. GRADING CONTRACTOR TO INSTALL FILTER FABRIC FENCES (OR OTHER MEASURES OF EROSION CONTROL PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES. FENCES WILL BE ADJUSTED AND/OR RELOCATED BY THE GRADING CONTRACTOR AS REQUIRED BY THE CONSTRUCTION SEQUENCE.
4. CONTRACTOR TO INSTALL FILTER FABRIC BARRIERS PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES ON ALL CURB INLETS AND CATCH BASINS THAT MAY BE AFFECTED BY RUNOFF FROM THE CONSTRUCTION SITE.
5. CONTRACTOR TO INSTALL STRAW BALE BARRIERS PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES ON ALL DRAINAGE CHANNELS THAT MAY BE AFFECTED BY RUNOFF FROM THE SITE.
6. THE CONTROLLED ENTRIES/EXITS SHALL BE MAINTAINED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES.
7. ALL SEDIMENT REACHING THE PUBLIC ROADWAYS SHALL BE REMOVED BY STREET CLEANING (OTHER THAN FLUSHING), BY THE CONTRACTOR AT THE END OF EACH WORK DAY (PER BEST MANAGEMENT PRACTICES.)
8. IF DEWATERING OF THE SITE IS REQUIRED, WATER PUMPED FROM THE SITE SHALL BE TREATED AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORMWATER MANAGEMENT TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES
9. ALL WHOLE AND UNUSED BUILDING MATERIALS WILL BE PROPERLY DISPOSED OF SO AS NOT TO BE CARRIED BY RUNOFF INTO A STORM SEWER SYSTEM.
10. SILT FENCING MAY BE OMITTED WITH THE CONCURRENCE OF CITY OFFICIALS WHERE EXCAVATION EXTENDS TO AN UNDISTURBED SURFACE SUCH AS PAVEMENT OR GRASS, AND IT IS APPARENT THAT SILT FENCING WILL NOT CARRY SEDIMENT OFF THE CONSTRUCTION SITE
11. SITE SHALL BE GRADED TO MEET DRAWING INTENTS PRIOR TO PAVING
12. SEDIMENT MUST BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT .5 FOOT DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
14. ALL SEEDS AREAS SHALL BE FERTILIZED, RESEEDS AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
15. ALL TEMP. TOPSOIL STOCK PILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY AND SHALL BE PROTECTED WITH A SILT FENCE AROUND THE DOWN SLOPE AND SIDE SLOPES OF THE PILE.

EXISTING NOTES:

- 1) EXIST. PLANS AND STRUCT. INFORMATION FOR REF. ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONST. BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- 2) VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, WATER, ETC.) WITH LOCAL MUNICIPALITY, OWNER, & GENERAL CONT. PRIOR TO INSTALLATION. UTIL. SERVICE EXISTS AT CURRENT STRUCTURE, MODIFY AS NECESSARY.
- GENERAL DEMOLITION NOTES:
- 1) ALL HVAC EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO DUCT WORK) SHALL BE VERIFIED BY HVAC CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL OF SUCH ITEMS.
- 3) ALL ELECTRICAL EQUIPMENT & RELATED COMPONENTS (INCLUDING BUT NOT LIMITED TO PANELS, FIXTURES, OUTLETS, SWITCHES, ETC.) SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO ANY REMOVAL.
- 4) CARE SHOULD BE TAKEN DURING DEMOLITION TO LEAVE EXISTING STRUCTURE UNDISTURBED AND STILL ACCOMMODATE NEW WORK.
- 5) ALL DEMOLITION SHOULD BE EXECUTED TO THE MINIMUM EXTENTS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
- 6) SEE SECTIONS AND ELEVATIONS FOR ADDITIONAL DEMOLITION INFO - (TYP)
- 7) ITEMS TAGGED FOR DEMO SHOULD BE CONSIDERED FOR REFERENCE ONLY. ALL CONDITIONS SHOULD BE VERIFIED IN FIELD BEFORE WORK BEGINS.

EXISTING SITE INFORMATION:

- 1) EXISTING SITE PLAN BASED ON SURVEYOR'S INFORMATION, VERIFY WITH SURVEY FOR ALL EXISTING SITE CONDITIONS.
- 2) COORDINATE WITH GENERAL CONTRACTOR FOR EXISTING ITEMS TO BE REMOVED/ RELOCATED FOR NEW CONSTRUCTION

SITE PLAN NOTES:

- 1) DIMS TO THE PROPERTY LINE ARE TAKEN PERPENDICULAR AND PARALLEL UNLESS OTHERWISE NOTED.
- 2) BUILDING ALIGNED TO LOT BOUNDARY OF MAJOR STREET. SEE CIVIL DWGS. FOR DIMENSIONS.
- 2) VERIFY ALL PUBLIC & PRIVATE UTILITY LOCATIONS AND SIZE (ELECTRICAL, GAS METER, SANITARY LATERAL, WATER LATERAL, ETC.) WITH THE OWNER & GENERAL CONTRACTOR PRIOR TO INSTALLATION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PRESENCE OR LACK THERE OF ANY UTILITIES.
- 3) UTILITIES TO NEW STRUCTURE FROM EXISTING LATERALS IN PUBLIC RIGHT OF WAY, GENERAL CONTRACTOR TO VERIFY LOCATION AND SIZE OF EXISTING UTILITIES W/ LOCAL MUNICIPALITY.
- 4) ANY SEDIMENT REACHING THE STREET DURING CONSTRUCTION SHALL BE CLEANED-UP IMMEDIATELY.
- 4) ALL ROOF DRAINS AND DOWNSPOUTS DRAIN TO ONSITE STORM SEWER/WATER DETENTION AREA. SEE CIVIL DWGS.
- GENERAL PROJECT NOTES:
- 1) CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION W/ THE PERFORMANCE OF THIS CONTRACT, REFER TO IBC CH. 33 (SAFEGUARDS DURING CONSTRUCTION) FOR SPECIFIC CODE RELATED SAFETY REQUIREMENTS.
- 2) ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE, OR CONSTRUCTION ISSUES ARISING DO TO GENERAL CONTRACTOR'S/ OWNERS FAILURE TO DISTRIBUTE ALL DOCUMENTS TO EACH SUBCONTRACTOR OR MATERIAL SUPPLIER. SUBCONTRACTORS & MATERIAL SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCUMENTS BEFORE BIDDING, FABRICATING, OR INSTALLING WORK.
- 3) ALL CONTRACTORS SHALL BECOME FAMILIAR WITH SITE PRIOR TO BIDDING. GENERAL CONTRACTOR, SUBCONTRACTORS, AND MATERIAL SUPPLIERS MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING, OR INSTALLING WORK.
- 4) ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 5) MECH., ELEC., PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING W/ 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 ASSUME FULL RESPONSIBILITY FOR MAINTENANCE/ OPERATION AFTER OCCUPANCY.
- 7) THE INSTALLATION AND EXECUTION OF ALL PRODUCTS & MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS, INSTRUCTIONS AND SPECIFICATIONS.
- 8) ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM PREMISES DAILY.
- 9) DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WITH WORK.
- 10) ALL CONCRETE FLATWORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL DRAWINGS FOR CURING COMPOUND SPECIFICATIONS (SUBMIT CURING COMPOUND TECHNICAL DATA TO ARCHITECT FOR APPROVAL BEFORE PLACING CONCRETE). CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

Project:

STEVENSON  
PROPERTIES  
(NESCO)

11139 W. Beecher St.  
West Allis, WI

Issuance and Revisions:

Date	Number	Description
12/23/14		Preliminary Site Meeting
12/30/14		City Plan Commission Submittal
02/18/15		Revisions based on Commission & Staff Comments

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Sheet Title:

PROPOSED SITE DEVELOPMENT  
PLAN, GENERAL NOTES  
AND PLANT MATERIAL TABLE

Date of Drawing: 02/18/15  
Scale: 1" = 20'-0"  
Drawn By: MCD  
Job Number: L14-101  
Sheet Number:

SD1.1

1 PROPOSED MASTER LANDSCAPE PLAN

4 CONSTRUCTION OF SILT FENCE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOT LINE**

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511 / (262) 432-7910 (877) 300-5972  
www.diggershotline.com OR

**811**  
Know what's below.  
Call before you dig.



W. BECHER ST.

Project:

STEVENSON  
PROPERTIES  
(NESCO)

11139 W. Beecher St.  
West Allis, WI

Issuance and Revisions:

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INCLUDING ATTORNEY'S FEES AND COSTS OF  
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ALTERATIONS MADE BY ANYONE OTHER THAN  
THE LANDSCAPE ARCHITECT, OR FROM ANY  
REUSE OF THE DRAWINGS OR DATA WITHOUT  
THE PRIOR WRITTEN CONSENT OF THE  
LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED LANDSCAPE PLAN  
GENERAL NOTES  
AND PLANT MATERIAL TABLE

Date of Drawing: 02/18/15  
Scale: 1" = 20'-0"  
Drawn By: MCD  
Job Number: L14-101  
Sheet Number:

LSP1.1

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	AcruOG		Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2'-Cal - 8.8.8	
2	CocaJN		Carpinus caroliniana 'J.N. Strain'	Firespire Muscadine	1 1/2'-Cal - 8.8.8	
3	ComaGG		Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	2'-Cal - 8.8.8	
4	MaAk		Malus 'Adirondack'	Adirondack Flowering Crab	2'-Cal - 8.8.8	
3	MaS		Malus x 'Snowdrift'	Snowdrift Crabapple	2 1/2'-Cal - 8.8.8	
2	PycaCS		Pyrus catterana 'Cleveland Select'	Cleveland Select Calery Pear	2 1/2'-Cal - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	JucGM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	6'-7' - 8.8.8	
17	JucGS		Juniperus scopulorum 'Skyrocket'	Skyrocket upright Juniper	6'-7' - 8.8.8	
3	PiceB		Picea densata 'Bailey'	Black Hills Spruce	6'-7' - 8.8.8	
5	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	6'-7' - 8.8.8	
12	ThocN		Thuja occidentalis 'Nigra'	Dark American Arborvitae	6'-7' - 8.8.8	
-	Exstg		Existing	Existing	Existing	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	CocaE		Cornus alba 'Elegantissima'	Variegated red twig dogwood	2'-3' - 8.8.8	
18	CocaC		Cornus sanguinea 'Cala'	Arctic Sun Red Twig Dogwood	18' - Cont	
3	EuallUF		Euonymus alatus 'Uniflorgettable Fire'	Uniflorgettable Fire Burning Bush	24'-30' - 8.8.8	
9	RakO		Rosa 'Knockout'	Knock Out Rose	18' - Cont	
23	SprP		Spiraea fritchiana 'J.N. Select A'	Pink-alcious Spiraea	18' - Cont	
10	Vica		Viburnum carlesii	Korean Spice Viburnum	24'-30' - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
28	JupISG		Juniperus x pfitzeriana 'MonSari'	Sea of Gold Juniper	18' - 24' - 8.8.8	
17	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3'-4' - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	CarAY		Campsis radicans 'Flava'	Yellow Trumpet Creeper	3'-4' - 8.8.8	
5	CarAM		Campsis radicans 'Monbal'	Balboa Sunset Trumpet Creeper	3'-4' - 8.8.8	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	Cabr		Calamagrostis brachytricha	Korean Feather Reed Grass	1'-Gal - Cont	
1E	Re-IN		Reynoldsia virginiana 'Northwind'	Northwind Switch Grass	1'-Gal - Cont	

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
26	HeCA		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2' Pot	
20	HeHR		Hemerocallis x 'Happy Returns'	Happy Returns Dwarf Daylily	4 1/2' Pot	

LANDSCAPE PLAN GENERAL NOTES

\*\* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \*\*

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S 'MARK SETS' OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER. ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 1996.
- DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SOILED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DESIGNATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE TOPPING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:  
-ONE (1) 2-CUBIC FOOT BALE OF PEAT MOSS,  
-2 POUNDS OF 5-10-5 GARDEN FERTILIZER,  
-1/4 CUBIC YARD OF COMPOSTED MANURE,  
PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOT LINE**

WISCONSIN STATUTE 182.075 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

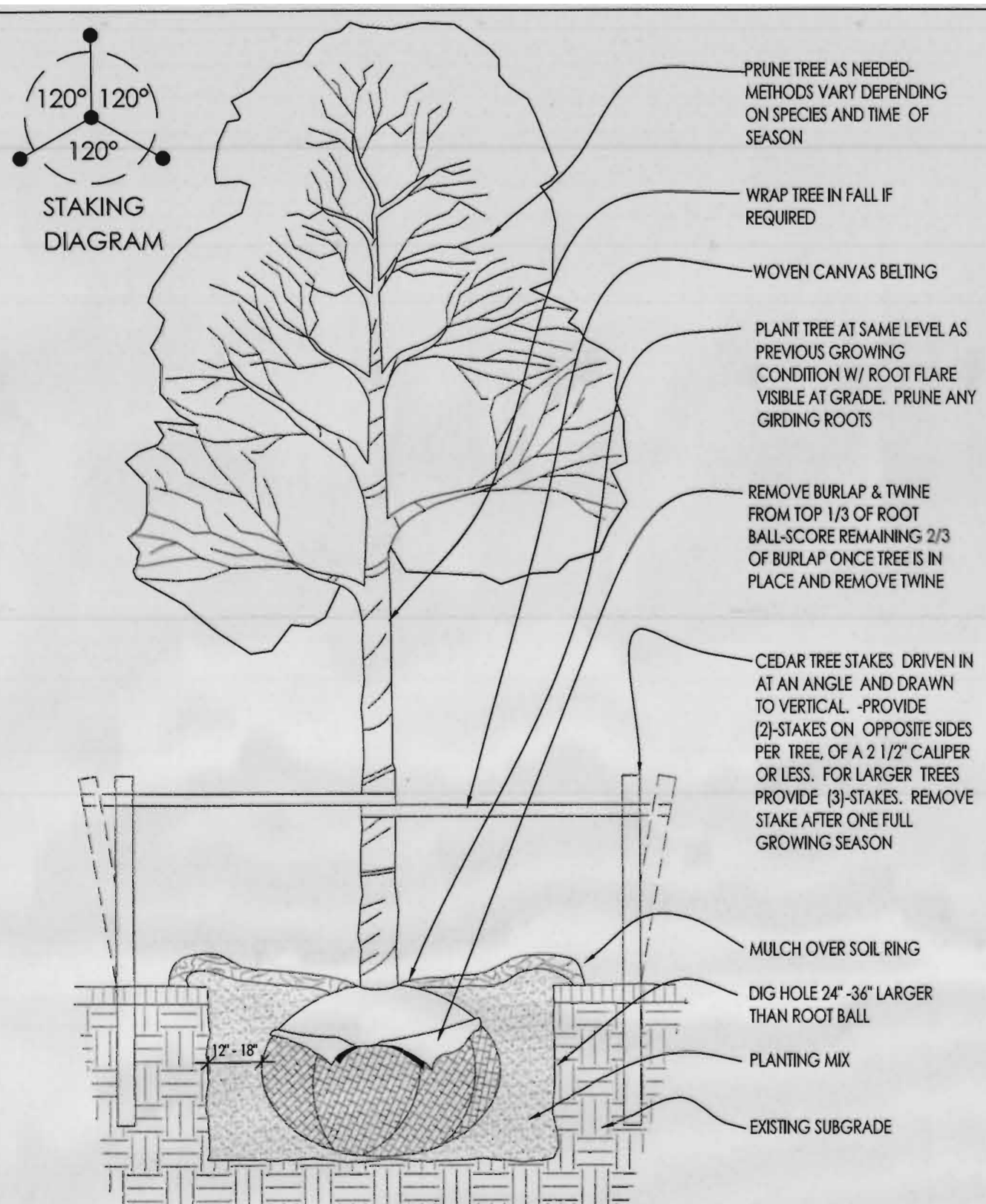
UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

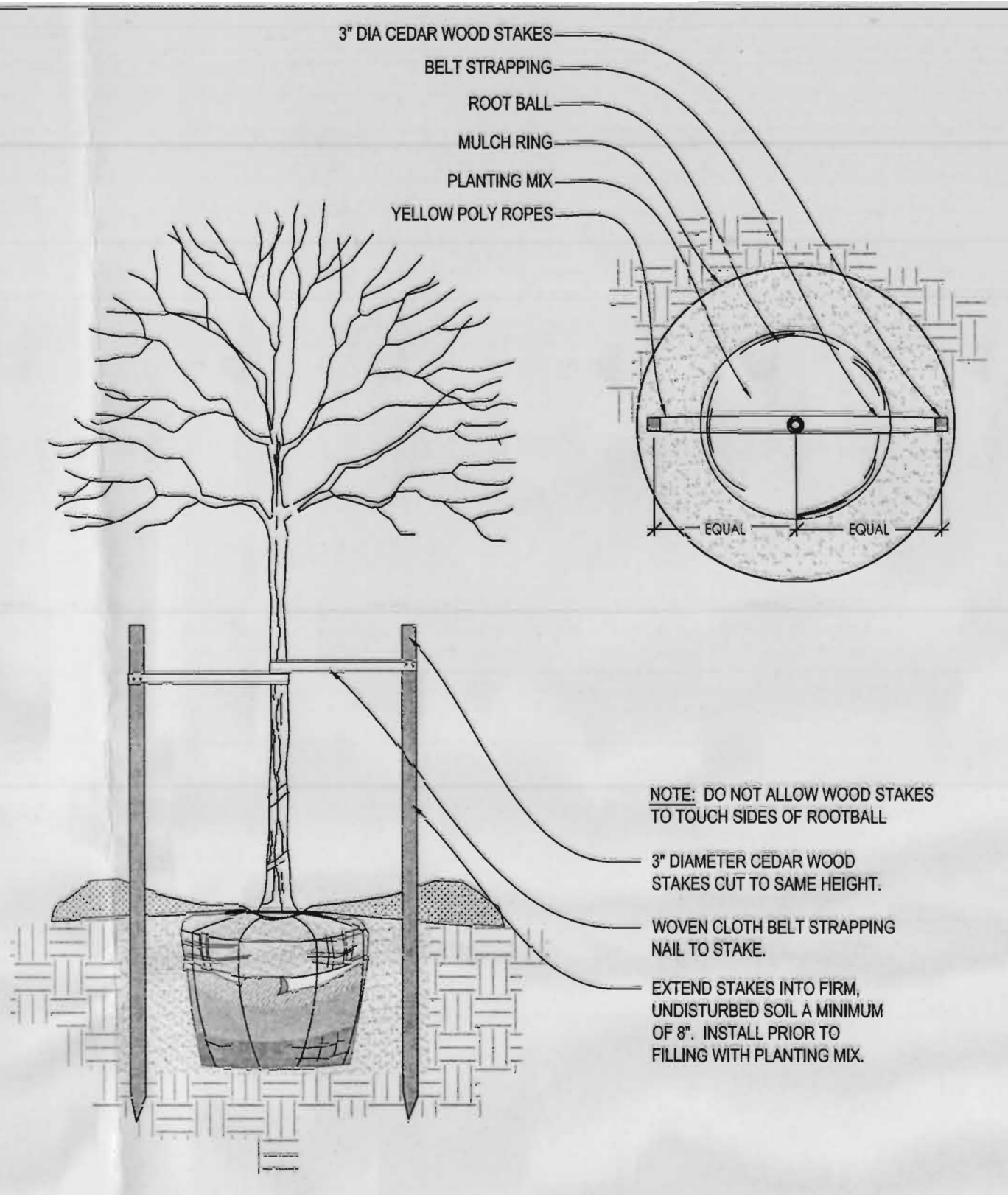
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8811, (262) 432-7910 (877) 500-9592 www.DiggerHotline.com

**811**  
Know what's below.  
Call before you dig.

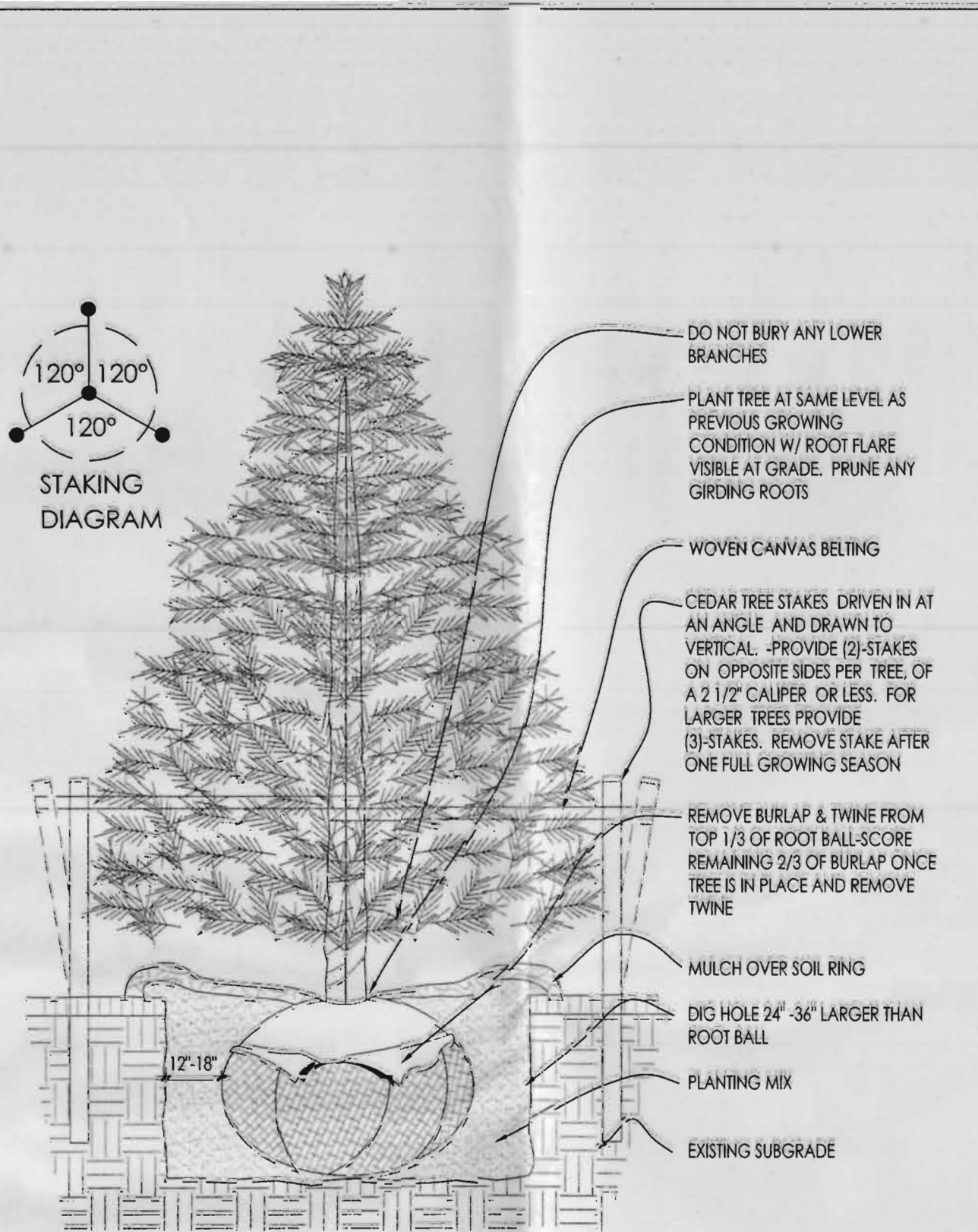




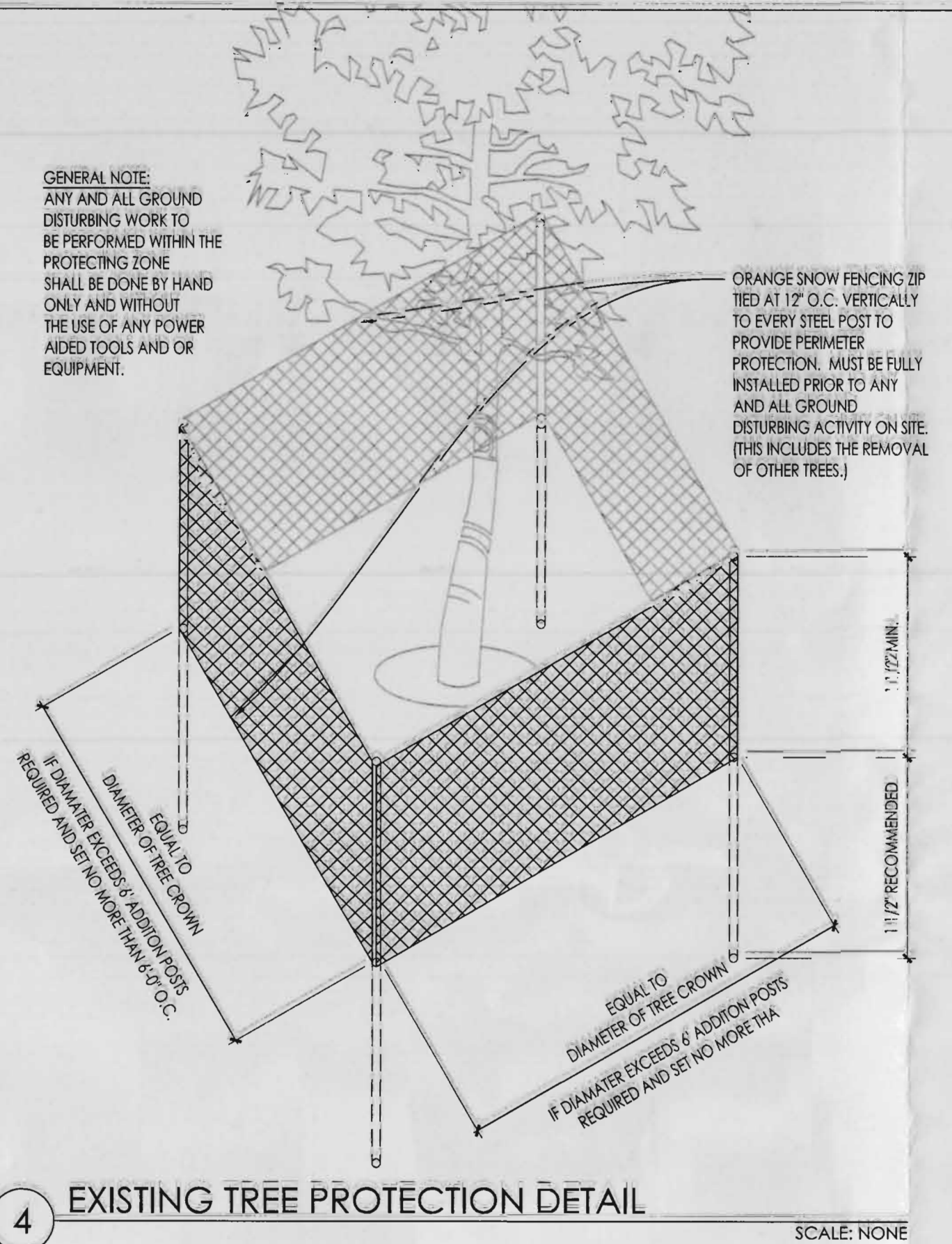
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



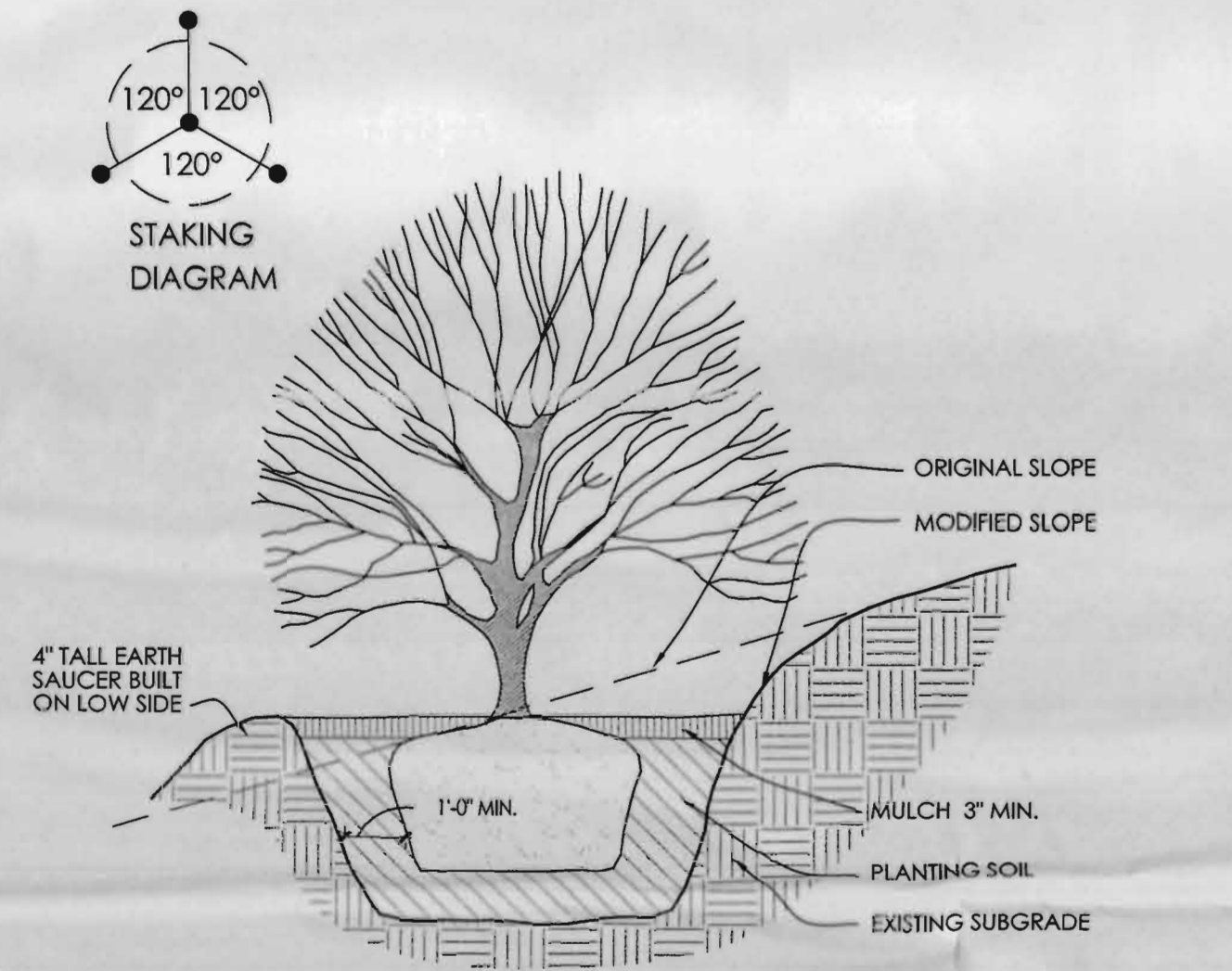
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



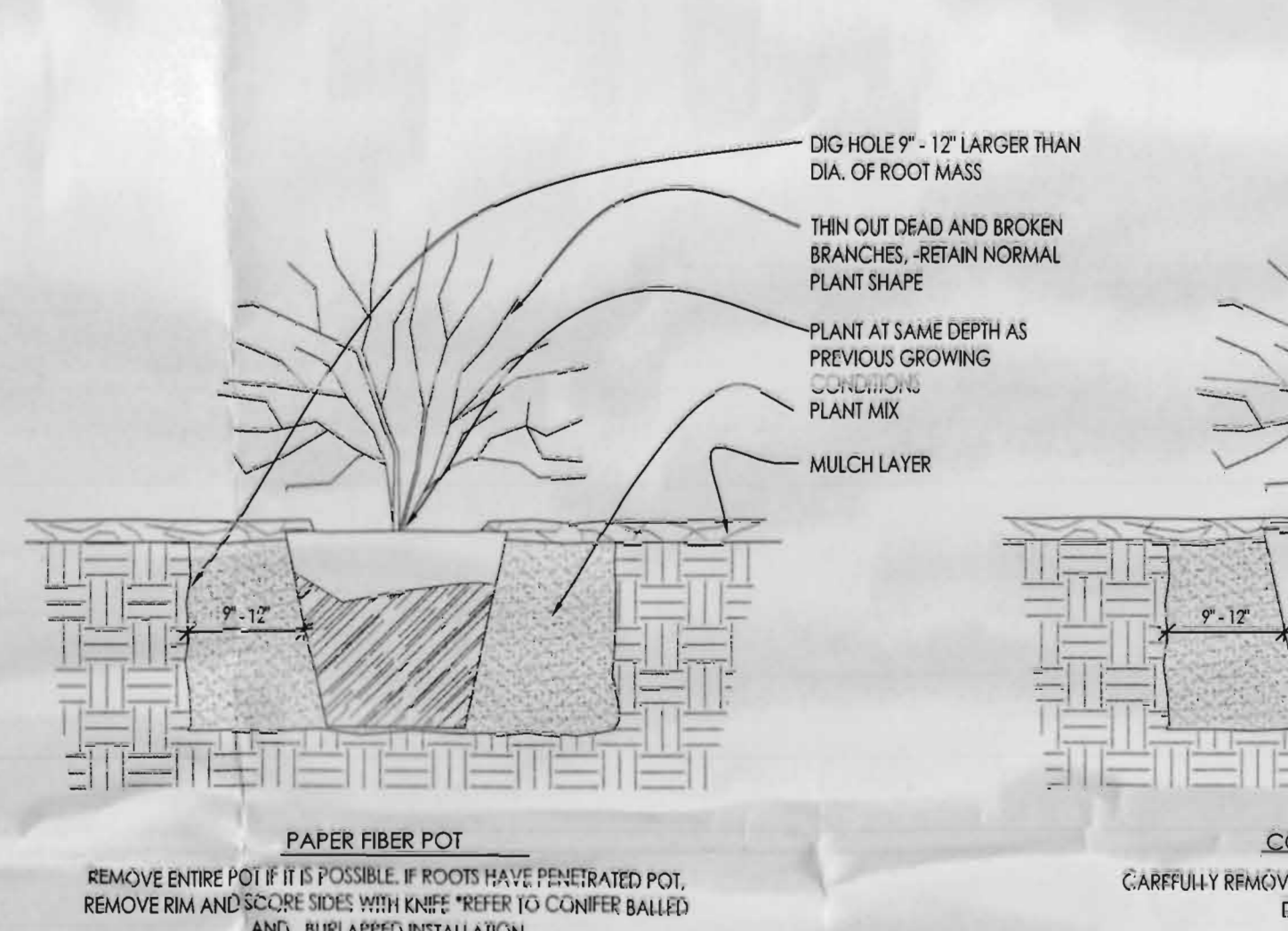
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



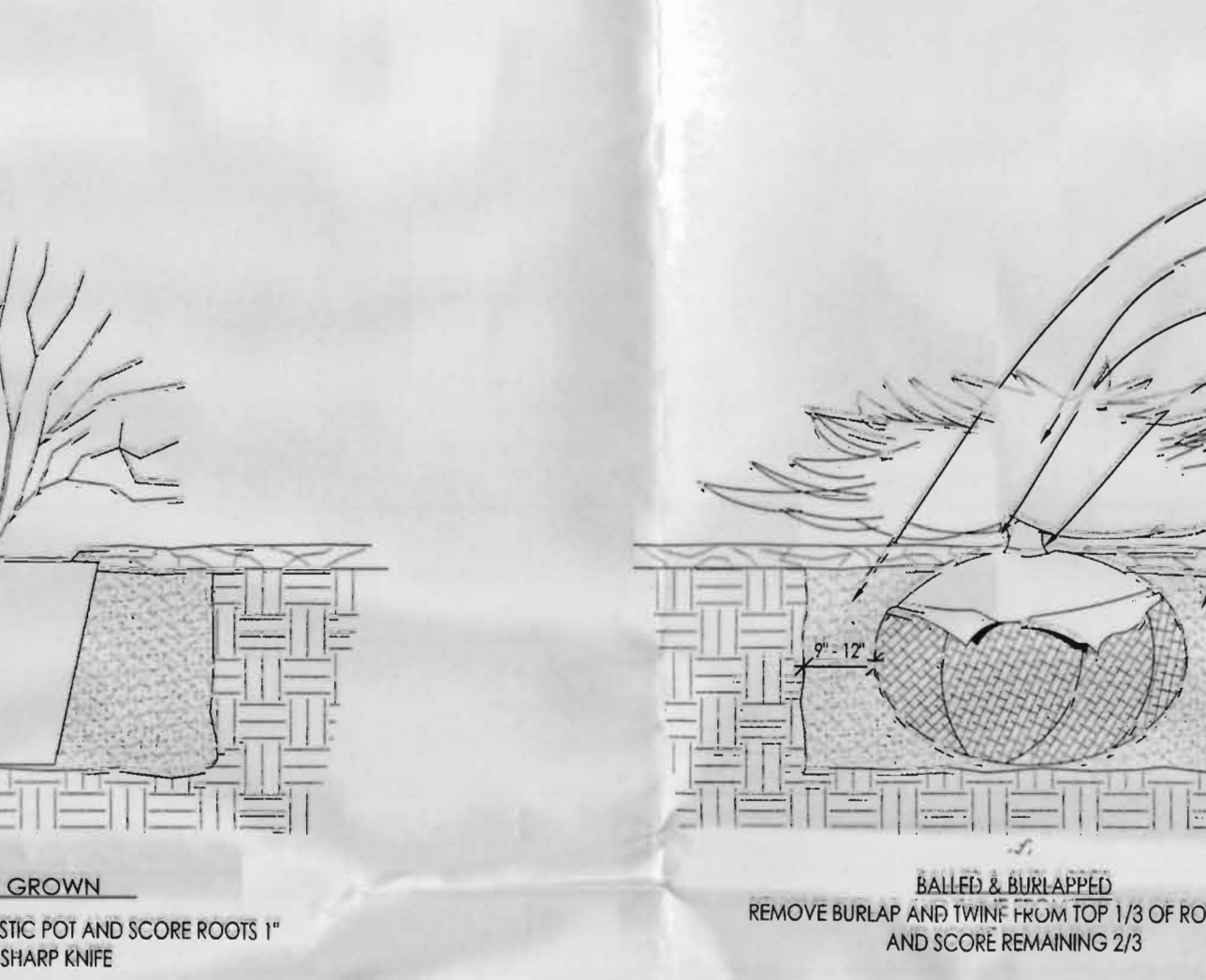
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



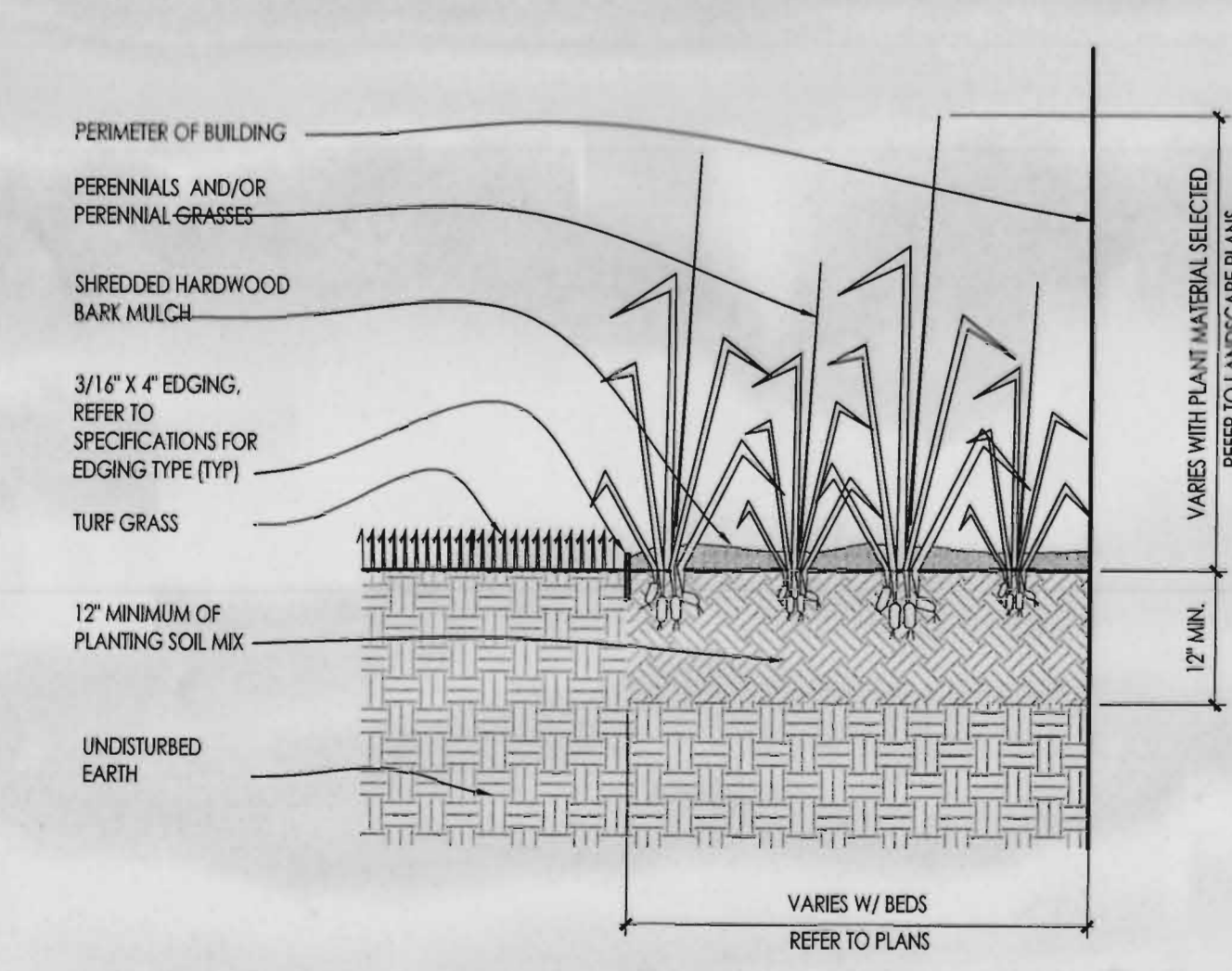
5 SLOPE PLANTING DETAIL SCALE: NONE



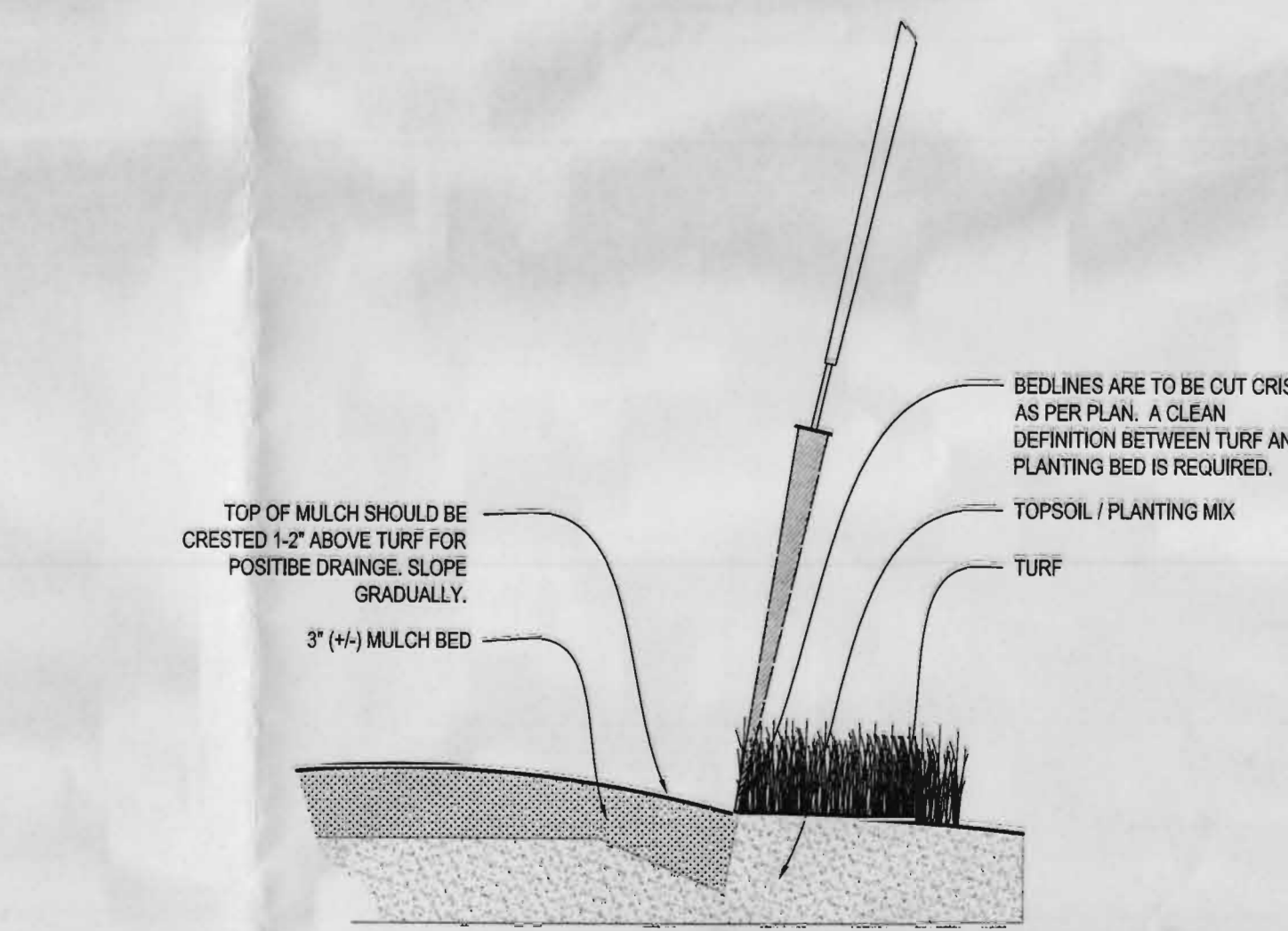
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



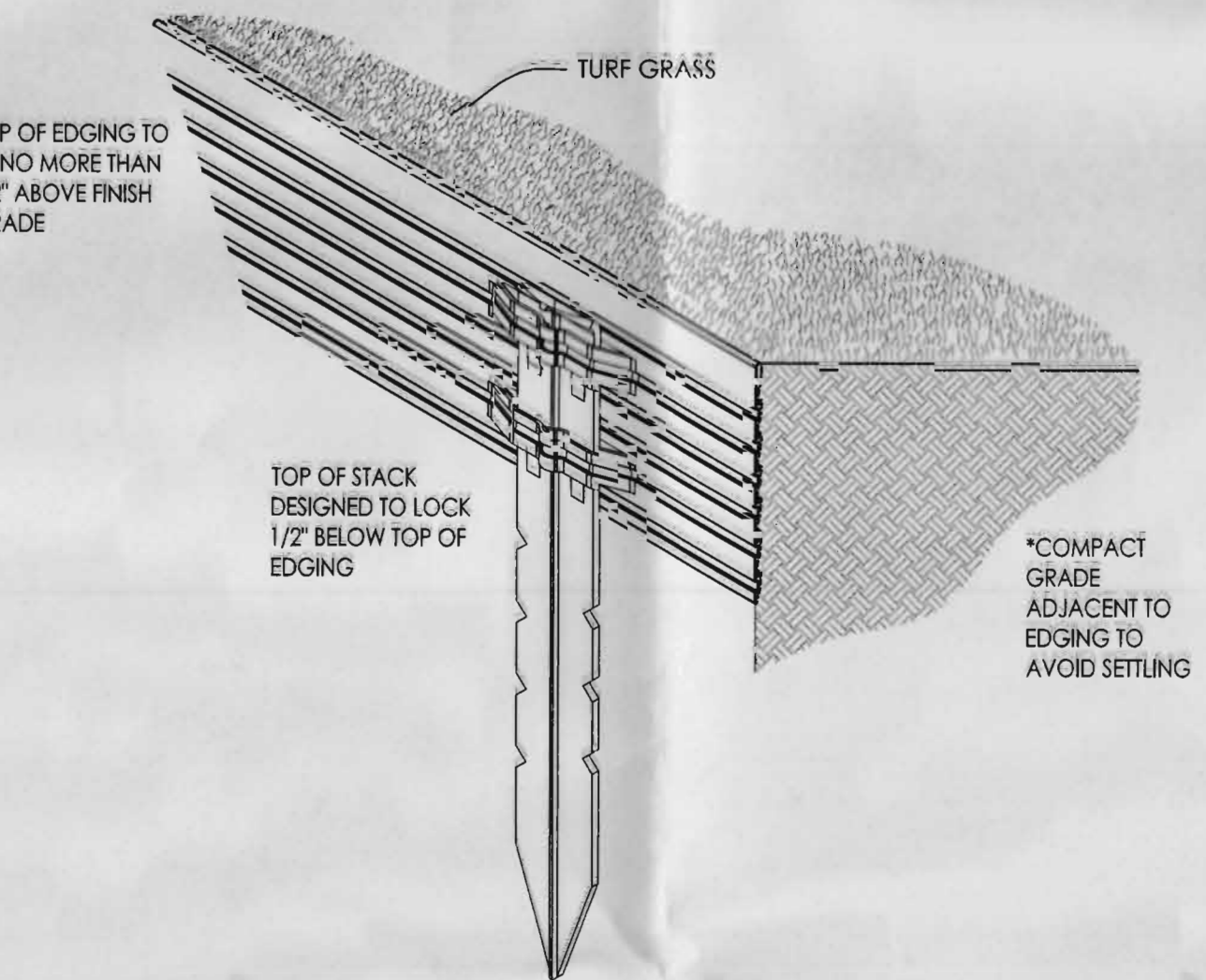
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



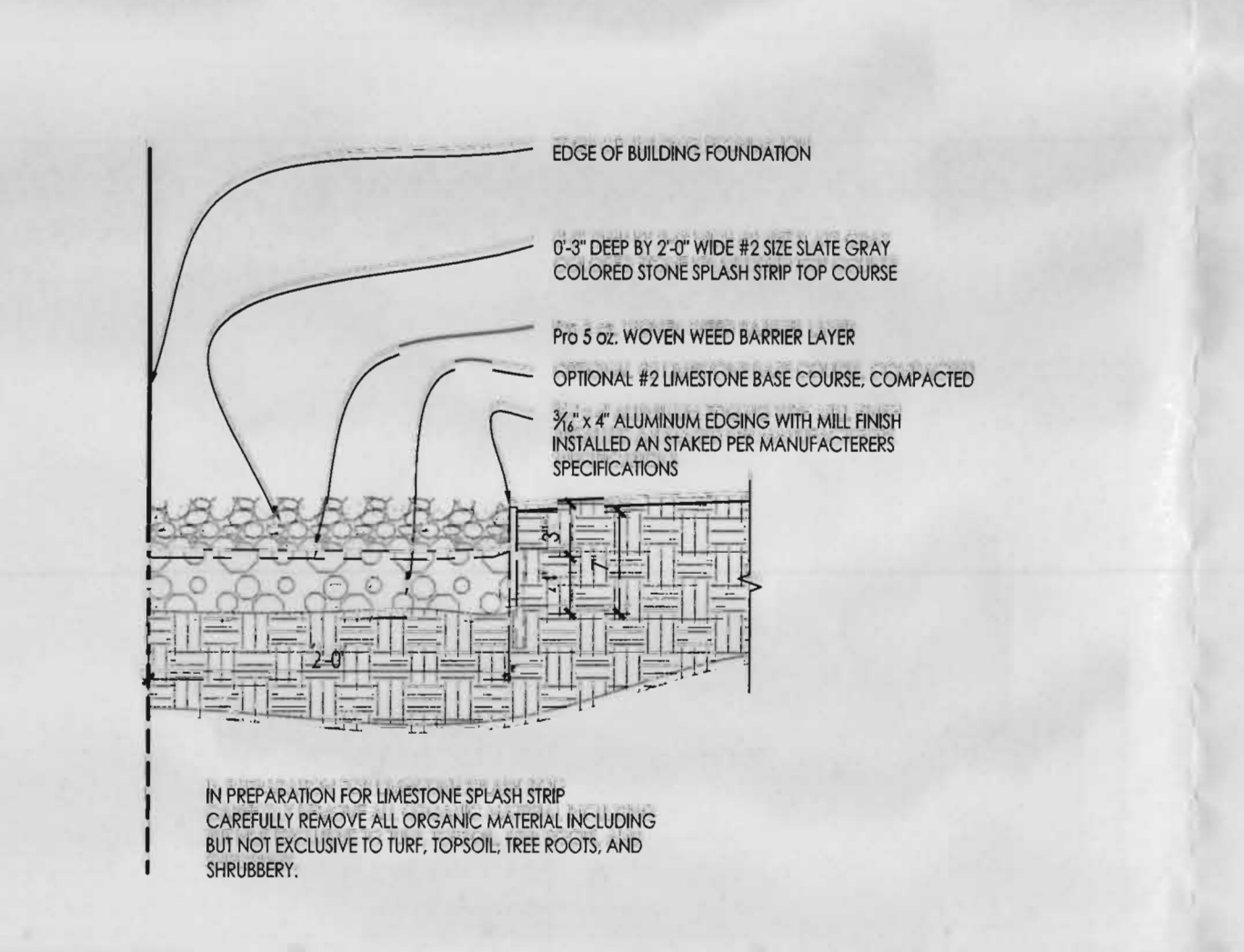
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



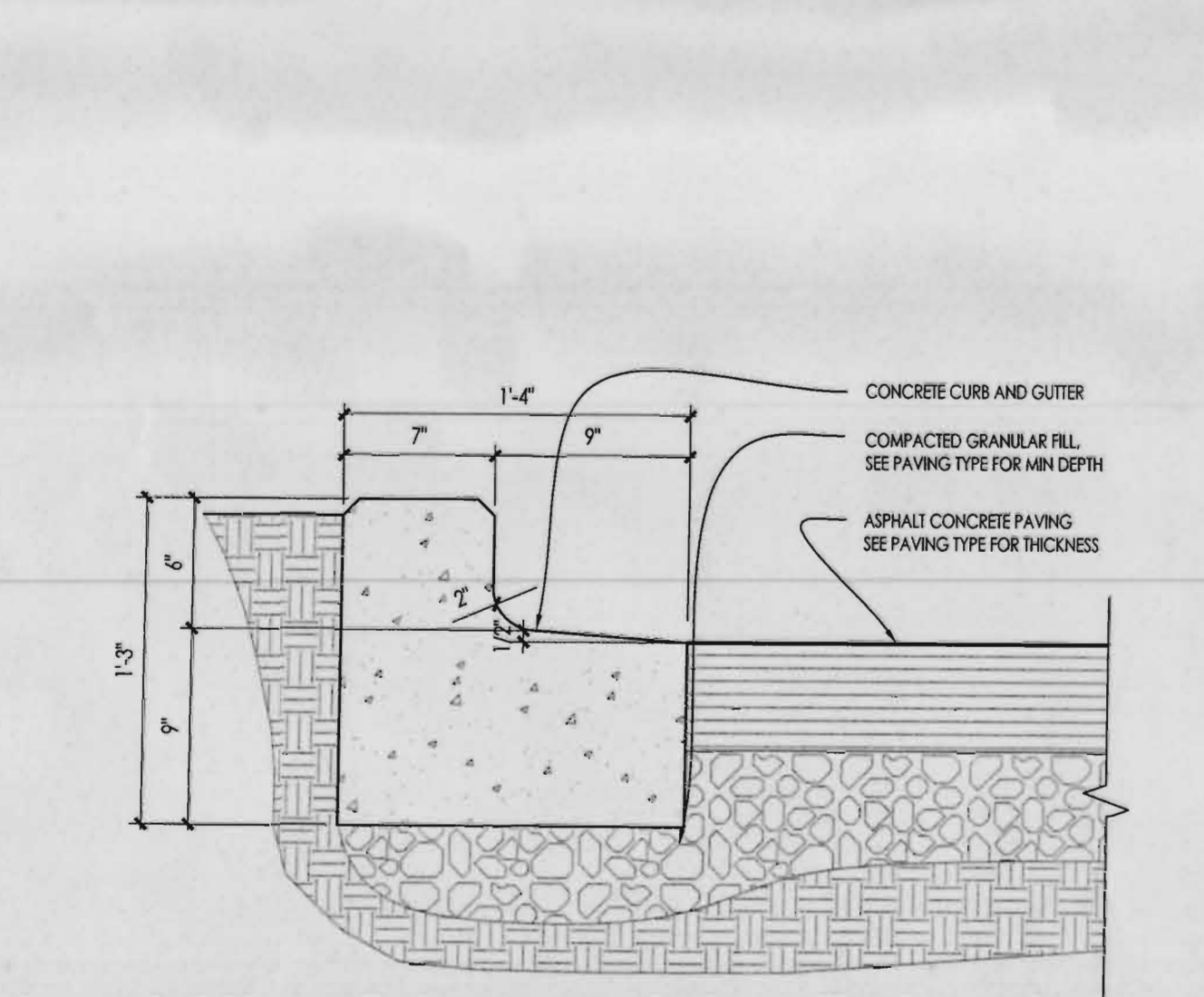
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



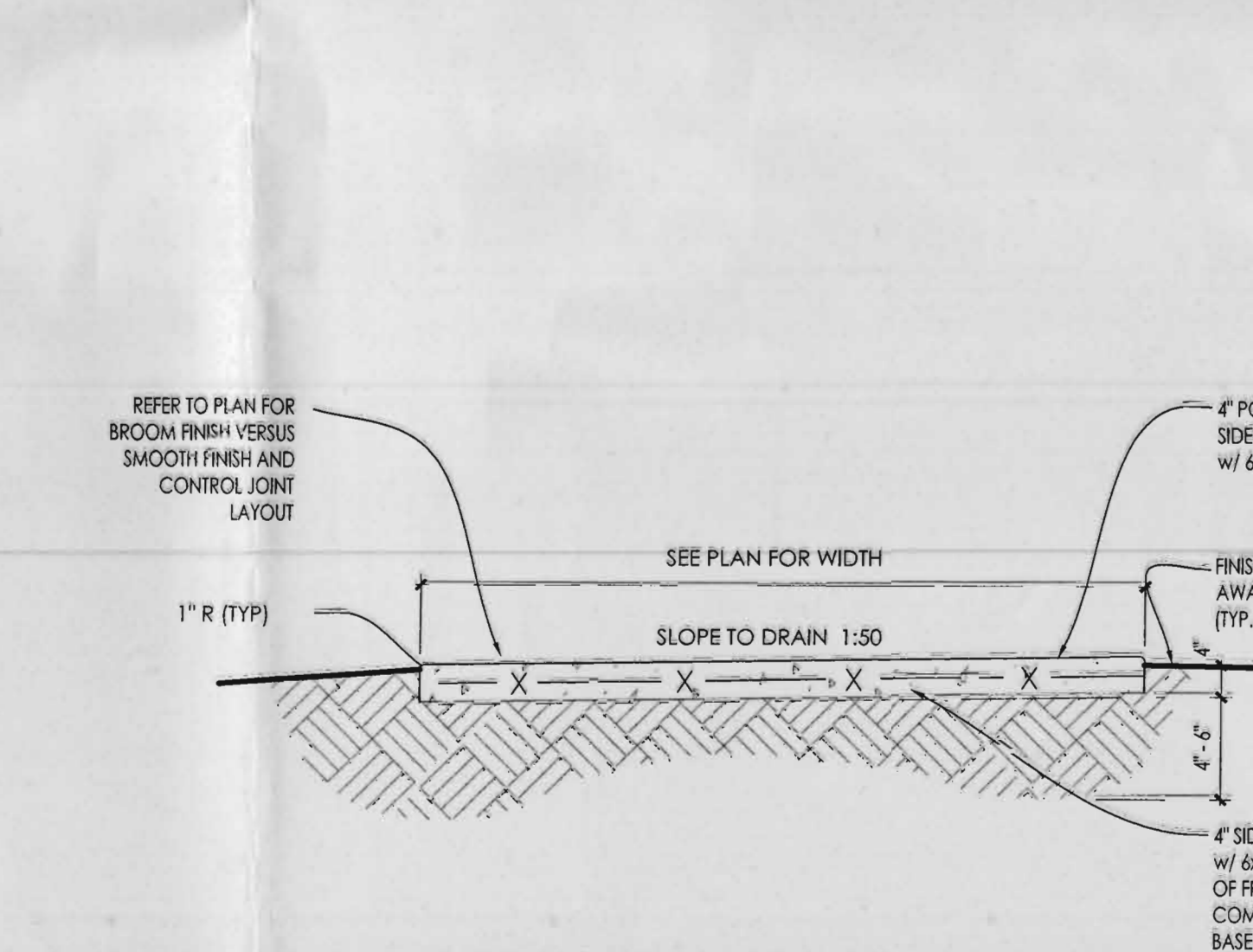
10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



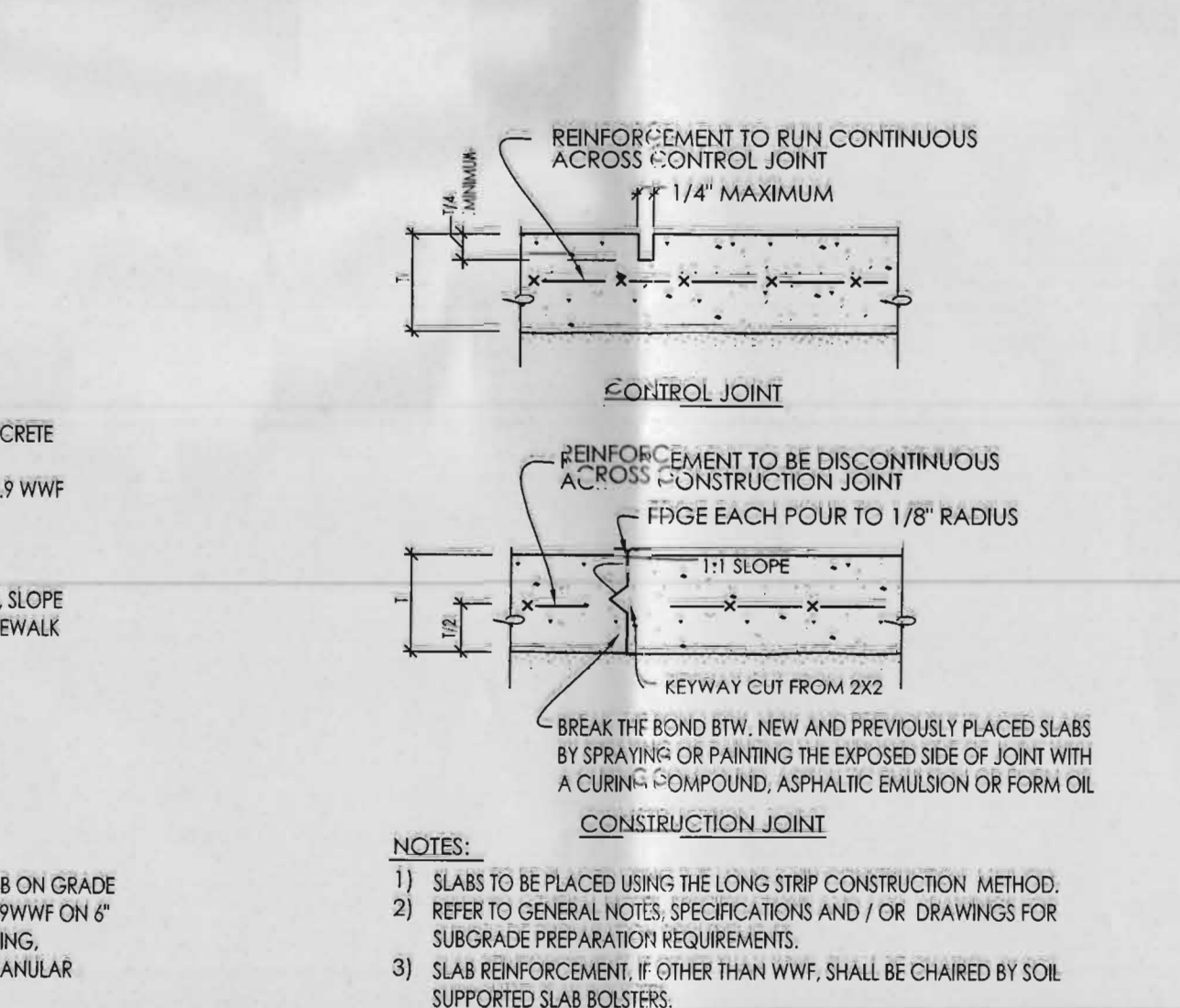
11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>



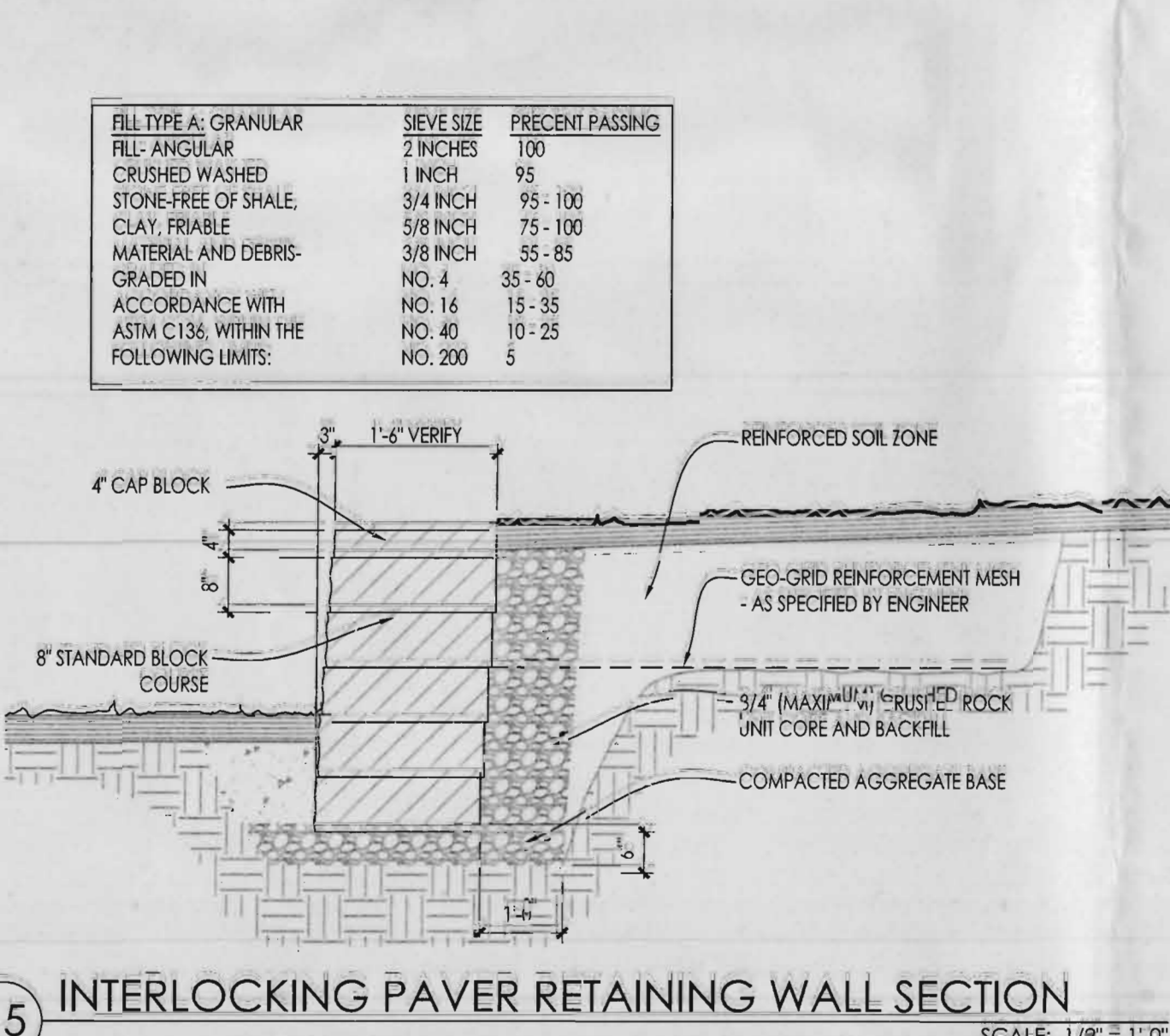
12 CONCRETE INTERLOCKING PAVER DETAIL SCALE: 1 1/2\"/>



13 CONCRETE SIDEWALK SCALE: 1/2\"/>



14 SLAB-ON-GRADE JOINT DETAILS SCALE: NONE



15 INTERLOCKING PAVER RETAINING WALL SECTION SCALE: 1/2\"/>

Issuance and Revisions:		
Date	Number	Description
12/23/14		Preliminary Site Meeting
12/30/14		City Plan Commission Submittal
02/18/15		Revisions based on Commission & Staff Comments

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Sheet Title:  
PROPOSED LANDSCAPE PLAN  
PLANTING AND SITE CONSTRUCTION  
DETAILS

Date of Drawing: 02/18/15  
Scale: As Noted  
Drawn By: MCD  
Job Number: L14-101  
Sheet Number:





**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28, 2025**  
**Room 128 City Hall**  
**6:00 PM**

**4. Site, Landscaping, and Architectural Design Review for Antigua, an existing restaurant use, to install a patio at 6207 W National Ave. (Tax Key No. 454-9004-000)**

**Overview and Zoning**

[Antigua Restaurant](#) at 6207 W. National Ave. has submitted a proposal for the construction of a new outdoor patio. This improvement includes a phased approach to enhance the part of land that was formerly a small piece of city parking lot (a landscaping island) west of their restaurant. Phase 1 of the patio construction includes pouring of the concrete slab, installation of footings, installing bollards, outdoor seating, and initial landscaping. Phase 2 includes the construction of a pergola along with final lighting and landscaping elements. The phase approached is expected to commence with Phase 1 in spring/early summer. Phase 2 is expected in late summer/fall.

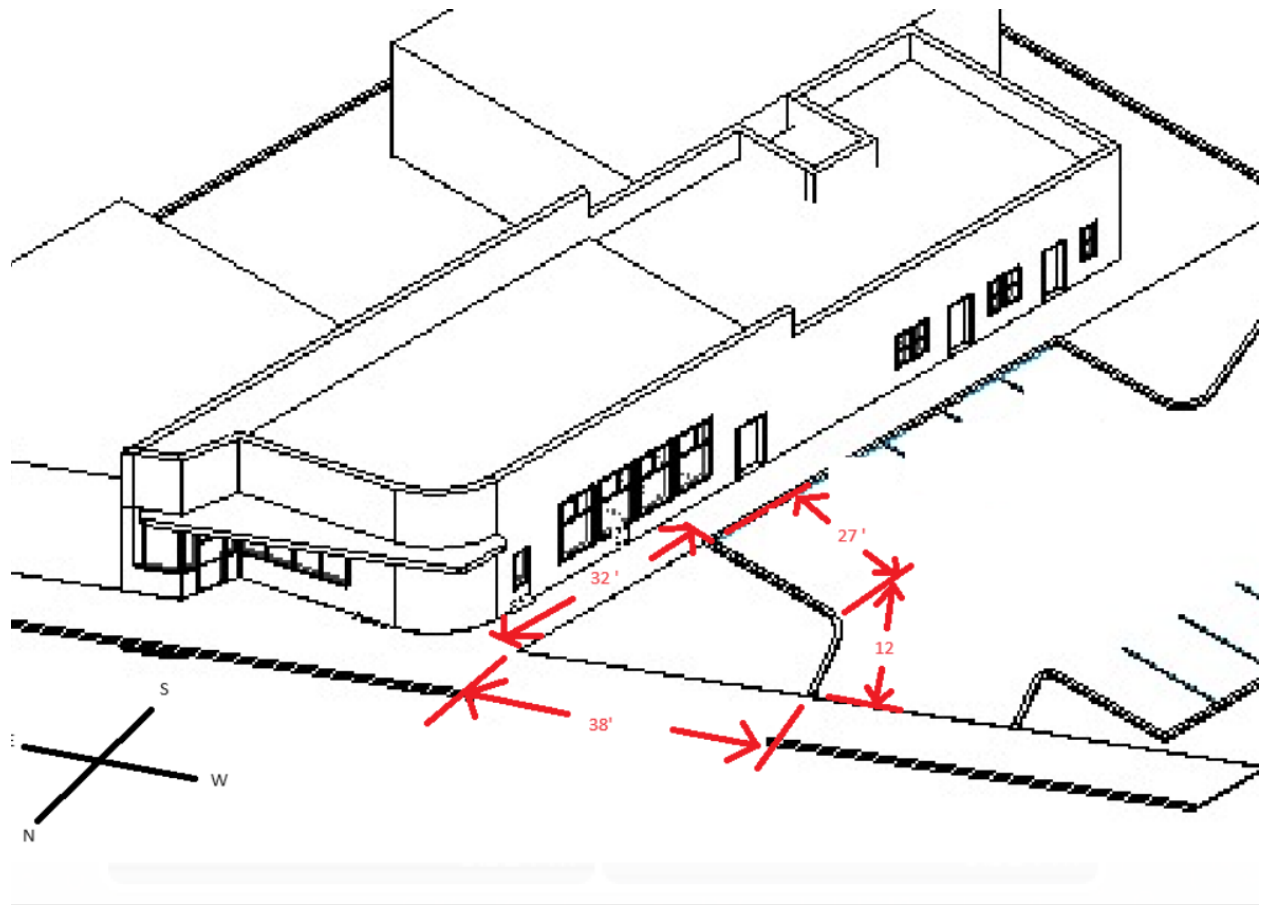
The property is zoned C-3. Restaurants are a Conditional Use in the C-2 zoning district. There are no other changes to the site, architecture, or operation of the business beyond expanded seasonal dining options.

**Site Plan**

The site plan provided by the applicant shows the intended space for the patio area. The area is bounded by an irregular shape that is roughly 32' by 38' feet wide (≈604 sq. ft.). This area was formerly owned by the City but was sold in 2024 as part of a land-sale agreement. Antigua's use of the space aligns with City goals for the overall [National Avenue Corridor](#). The inclusion of lighting, landscaping, and outdoor seating contributes to vibrancy along W. National Ave.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for Antigua, an existing restaurant use, to install a patio at 6207 W National Ave. (Tax Key No. 454-9004-000) subject to building permits being submitted with the Code Enforcement Department.







**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28<sup>th</sup> 2025**  
**6:00 PM**

5. **Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000).**

**Overview & Zoning**



Juan Arvizu is applying on behalf of Prestige Interior Contractors to conduct improvements to the buildings and landscaping at 1519-21 S. 84<sup>th</sup> St. The site was previously used for asbestos abatement and inspections by DJK Environmental, who has since relocated. Prestige Interior Contractors operates as a home improvement business, meeting at job sites throughout southeastern Wisconsin. The use of this site will primarily be for the storage of construction materials and the operation of a small office within the commercial building.

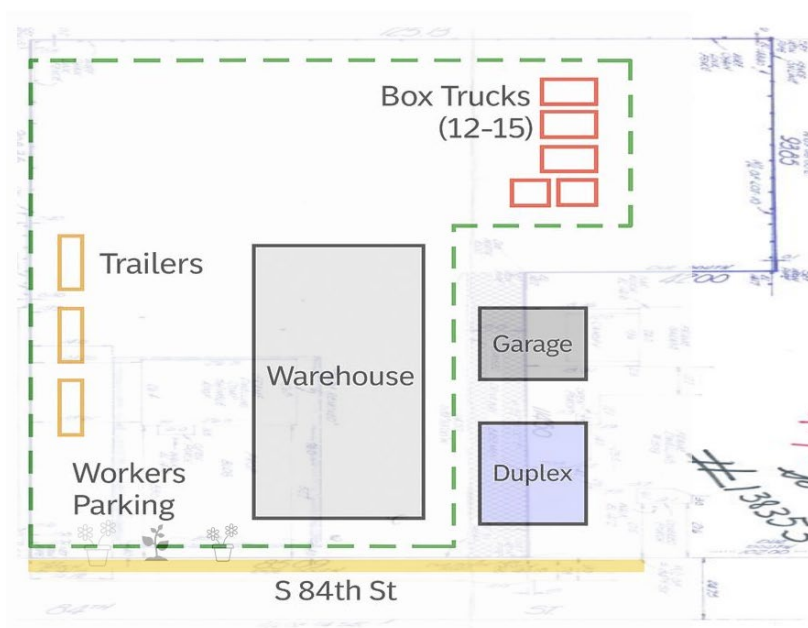


The property consists of three (3) properties all zoned C-2, “intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale”. The proposed use of the site is classified as Neighborhood Service, as the commercial building is roughly 2,660 sq. ft. in size, under the 8,000 sq. ft. maximum requirement for Neighborhood Service uses.

Prestige Interior Contractors will be operating Monday through Friday from 8 am until 6 pm each day. The company currently plans to have 12 full-time employees. The business proposes maintaining outdoor storage of 4 trailers and 12 to 15 box trucks.

### Site Plan

The applicant has submitted a site plan indicating the location of existing structures and proposed uses within this site. The southern half of the site will primarily be used for employee parking and trailer storage adjacent to the warehouse and office building. Toward the northern half of the site,



We would do grass and possible hanging plants where the illustration is.

-Green dotted lines would be fence location





12 to 15 box trucks will be stored when not in use for the business. A garage and duplex are located on site just north of the warehouse and office.

Proposed changes to the warehouse building are minor in nature and do not alter the interior or exterior structure of the building. The applicant proposes painting the exterior of the building Blue

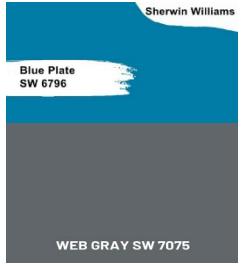


Plate SW 6796. Roof repairs will be made to the warehouse as well as updated interior finishes such as enhanced lighting, refreshed paint, and updated flooring inside. The duplex is also expected to receive a few updates. The roof of the duplex and garage roof are planned to receive repairs. The interior of the duplex will receive refreshed paint, and the exterior will be repainted Web Gray SW 7075.



*Existing Warehouse Condition*



*Existing Duplex Condition*

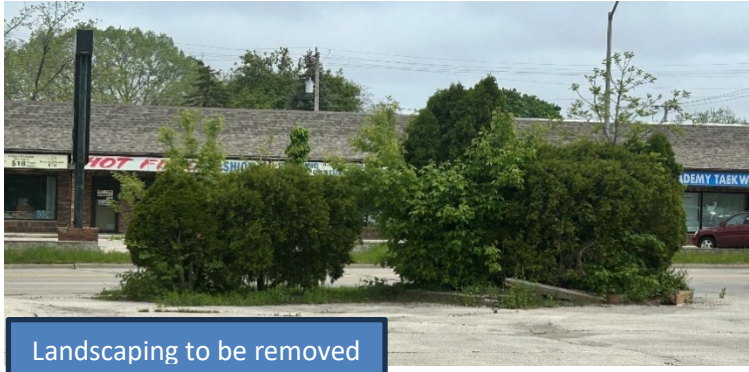
## Landscaping Plan



*Existing Fence Condition*

The most notable proposed landscaping feature will be the replacement and relocation of the site's existing fence. Currently, a mix of different fencing types surrounds three sides of the Prestige lots and are in varying condition. The

proposed fencing will differ from the present location and style of fencing. The applicant wishes to enclose the entirety of the commercial component of the property with the new fence, leaving the



duplex and garage structures unfenced. Although the site currently features both chain link and wooden fencing, the proposed plans would like to alter the style of fencing on the properties. The applicant would like to install 6 ft. decorative fencing along the front of

the site facing S. 84 St. (eastern property line). For the interior of the site, 6 ft. chain link fencing with privacy slats are proposed along the southern, western, and northern property lines.

To install the fencing along 84<sup>th</sup> St., the existing tree and bush landscaping features will have to be removed. The applicant will maintain landscaping where these features will be removed and throughout their property facing 84<sup>th</sup> St. through planting grasses and maintaining hanging planter baskets. Because these details are not fully included in these plans, staff recommend the submission of a more detailed fencing and site/landscaping plan (fencing type, location, and color as well as the indication of plant species and location on the property facing 84<sup>th</sup> St.). Of note, the new fence along S. 84 St. should be setback from the front property line. The front fence is recommended to be setback from the front property line (perhaps at least a vehicle length (truck) – both for aesthetic reasons and traffic safety. Functionally it would also allow vehicles to pull into or out of the site and stage without waiting in the road or across the sidewalk awaiting a gate to open or close.

The fence setback would also be an opportunity to improve the curb appeal with some new greenspace areas along the frontage of S. 84 St.



Upon conducting a site visit, staff note that the existing condition of the parking lot's asphalt is poor and in need of substantial repair. Code enforcement staff have noted this issue as well and have stated that they will not approve the business' occupancy permit unless the asphalt condition is remedied. Planning and zoning staff also believe that the repair of the site's asphalt should remain

a condition for approval for this planning application in coordination contingent with the applicant's occupancy approval.

### **Architectural Plans**

Because the nature of the proposed changes to the buildings and site are cosmetic in nature, an architectural plan is not required as part of this application. No considerable changes will be made to the interior or exterior of the building's structure.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review for Prestige Interior Contractors, a proposed home improvement business at 1519-21 & S. 84 St. (Tax Key No. 451-0665-002 & 451-0519-000) subject to the following conditions:

1. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a scope of work being prepared and submitted to the Planning and Zoning Office to identify required property site/landscaping maintenance: (a) site plan to reference closure of one of the driveways on S. 84 St.; (b) show the location, style, height of fencing and privacy slat color details; (c) a landscaping plan being submitted to show planting details and reference locations on site (d) Indicate scope of asphalt repair plan (e) indicate the refuse container location as well as the required 4-sided fencing enclosure details on the site plan (f) Indicate any lighting updates or improvements to ensure compliance with West Allis Municipal Code.
2. Driveway Permits being applied for with the Engineering Department for closure of one of the driveways along S. 84 St. Contact Greg Bartleme at (414) 302-8367.





**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28, 2025**  
**City Hall, Room 128**  
**6:00 PM**

**6. Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000)**

**Overview & Zoning**

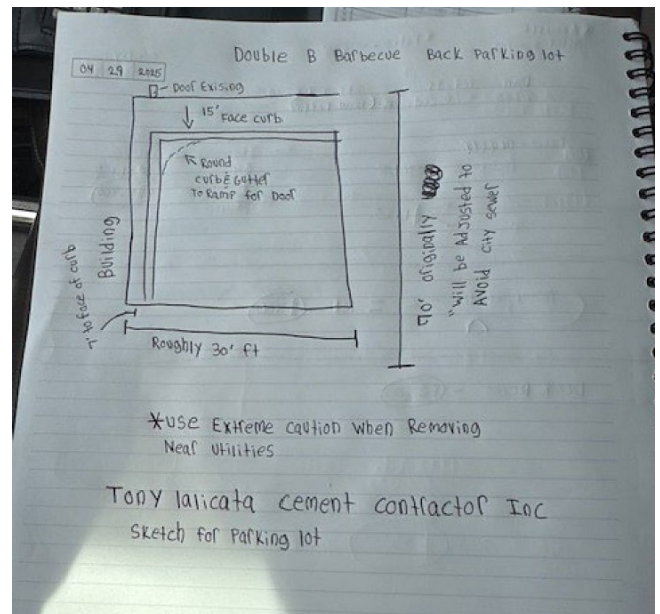
The owner of Double B's BBQ is proposing to repave the area behind the existing restaurant building. Plan Commissioners may recall that a portion of public Right of Way was vacated in 2023, with a subsequent Certified Survey Map delineating the property boundaries.

The property is zoned C-1. There are no other proposed changes to the architecture of the building or operations of the existing restaurant use.

**Site Plan**

A basic site plan was provided by the applicant, however, additional details will be needed before submitting building (paving) permits. Staff is requesting that an updated site plan is submitted that shows property lines, parking stall layout, utility upgrades, fixture placements including smokers & wood, and site improvements including a four-sided refuse area and screening. Staff will continue to work with the applicant on submitting the building permit according to these recommendations. Plan Commission has discretion to provide any other recommendations.

**Recommendation:** Approve the Site, Landscaping, and Architectural Design Review for Double B's BBQ, an existing restaurant use, at 7412 W. Greenfield Ave. (Tax Key No. 440-9003-000) subject to the following conditions:



1. Submittal of building permit for the paving project
2. An updated Site Plan being submitted to Planning & Zoning to show: (a) property lines relative to the scope of the paving project; (b) parking stall layout and location of any food trucks; (c) utility upgrades; (d) placement of fixtures including smokers and wood; (e) site improvements including but not limited to a 4-sided refuse enclosure, screening, and landscaping.

ISRAEL RAMON  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00  
CSM NUMBER: 9539

# CERTIFIED SURVEY MAP NO. 9539

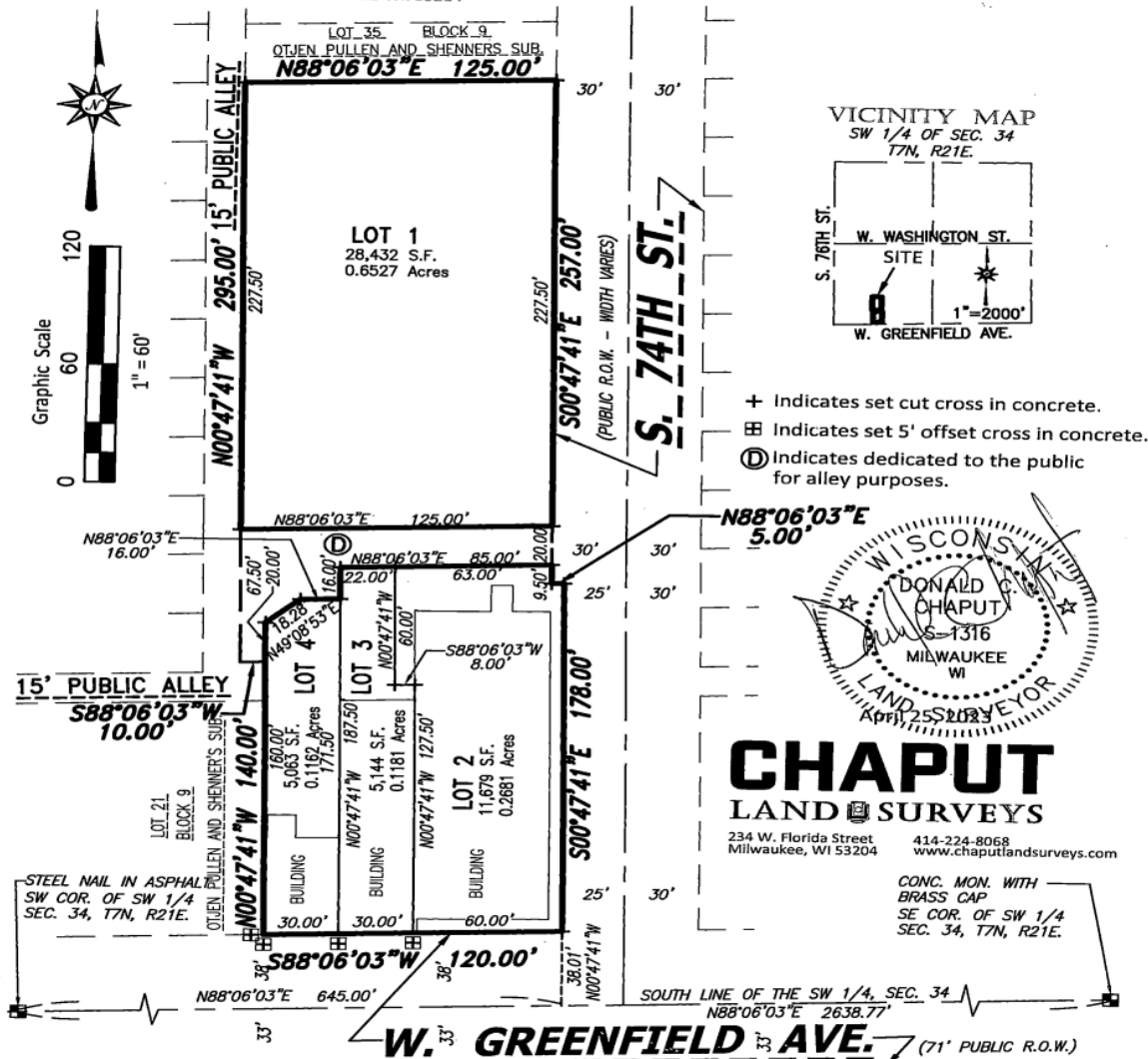
A division of Lots 22 through 34 inclusive in Block 9 of Otjen, Pullen and Shenner's Subdivision, part of a vacated alley and part of vacated South 74th Street, all in the Southwest 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Owner/Subdivider:  
City of West Allis  
7525 W. Greenfield Ave.  
West Allis WI. 53214

Owner/Subdivider:  
TIMBER HOLDINGS LLC  
8930 S. Parkside Dr.  
Oak Creek WI. 53154

Owner/Subdivider:  
CTR PARTNERSHIP LP  
905 Calle Amanecer ste 300  
San Clemente CA. 92673

Owner/Subdivider:  
RMSB PROPERTIES LLC  
1709 S. 80 ST.  
West Allis WI. 53214



Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 bears N88°06'03"E.

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 4248-grb  
SHEET 1 OF 7 SHEETS

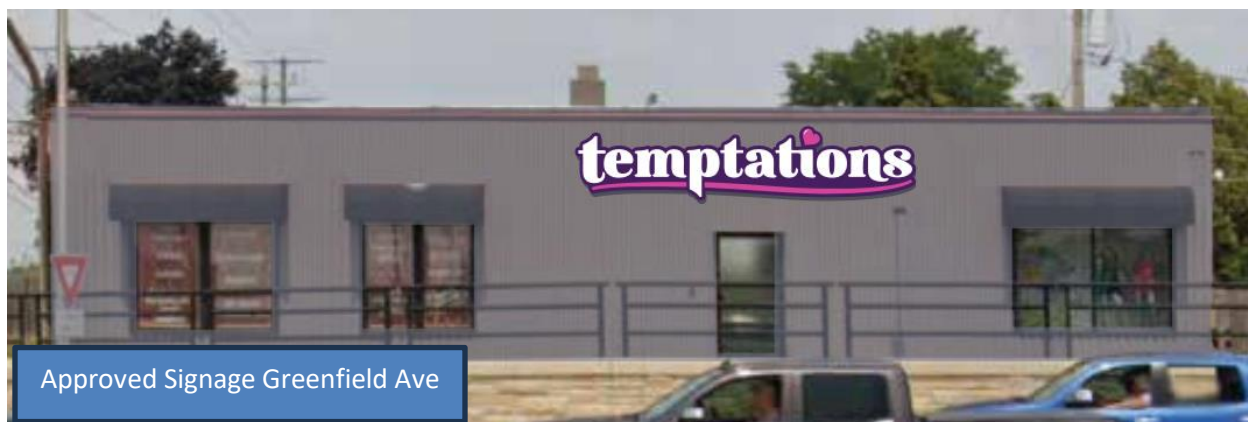


**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28, 2025**  
**6:00 PM**

**7. Sign Plan for Temptations, an existing adult-oriented entertainment business, at 9800 W Greenfield Ave. (Tax Key No. 443-0429-003)**

**Overview**

Skip Deback, on behalf of Temptations, is seeking Plan Commission approval for a total allowable signage that exceeds what is outlined in the City's signage regulations. In early May, two updated wall signs were approved for the business via [SIGN-25-32](#). One 54 sq. ft. sign was approved along the southern elevation of the building facing Greenfield Avenue and the second 39 sq. ft. sign was approved along the building's western elevation facing S. 98<sup>th</sup> St.



Sec. 13.21 (15) of the West Allis Municipal Code regulates both signage area maximums as well as maximum signage quantity. Under these regulations, "Two wall signs are permitted, or one wall sign per street frontage, whichever is greater" and wall signage maximums are capped at a total of one hundred twenty-five sq. ft. The additional signage requested may exceed these regulations, requiring Plan Commission approval.

The additional signs are planned along the building's western elevation facing S. 98<sup>th</sup> St.

One of the signs proposed is a flat aluminum wall sign of a heart motif, equaling 30 sq. ft. The other

sign is an opaque vinyl decal to be attached to the door of the entrance to Temptations, displaying the heart motif and business name. The second sign will equal roughly 5 sq. ft. In total, the two approved signs and the two proposed signs will equal just over 128 sq. ft. and would exceed the one sign per street frontage regulation.

The decal door sign, if under 20% of the door area, may not require official approval and consideration within this report. If this sign is compliant with the 20% regulation, then Temptations would technically be within their total allowable signage maximum. However, at three signs Temptations would still be over the two-sign maximum, necessitating Plan Commission approval. Staff believe that the proposed non-compliant signage faces the quieter of the two street frontages and should not substantially impact the character of the adjacent commercial area and neighborhood. Additionally, the proposed extra signage appears to be more decorative in nature and may not be perceived outright as extra signage within the surrounding area.



**Recommendation:** Recommend approval of the Sign Plan for Temptations, an existing adult-oriented entertainment business, at 9800 W Greenfield Ave. (Tax Key No. 443-0429-003)





**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28, 2025**  
**6:00 PM**

**8. Sign Plan Appeal for St. Barnabas, an existing Religious Institution use, at 2318 S. 61st St. (Tax Key No. 490-9002-000)**

**Overview**

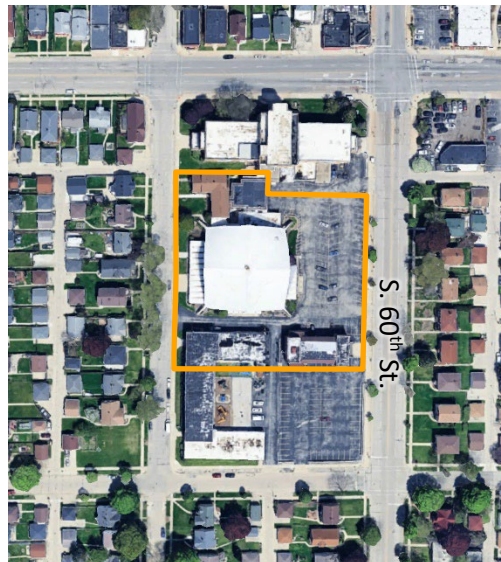
[St. Barnabas](#) congregation is seeking an extension to the duration of proposed temporary signage on the property. The need for signage comes due to the consolidation of three Catholic parishes in West Allis: St. Rita's, Holy Assumption, & St. Augustine. Until full consolidation, St. Barnabas is operating as three separate churches. Due to the temporal state of these church services, St. Barnabas is seeking to utilize temporary signage on their properties. This specific location, formerly St. Rita's, is requesting two temporary signs until a permanent sign can be installed once St. Barnabas fully consolidates.

A sign plan has been provided by the applicant. Shown on the sign plan is a wall sign and freestanding sign.

The wall sign sign is 35" x 119.5" (28.9 sq. ft.) and is proposed for the eastern entrance of the church. A 60" x 40" (16.67 sq. ft.) monument sign has been proposed also near the eastern entrance of the church. Temporary sign code limits signage to a maximum square footage of 32 sq. ft. Both signs comply with this regulation.

The maximum duration of temporary sign permits is 30 days. However, the applicant is requesting an appeal to utilize the signage until consolidation of St. Barnabas occurs. Upon consolidation, permanent signage will be applied for.

**Recommendation:** Recommend approval of the Signage Plan for St. Barnabas, an existing Religious Institution use, at 2318 S. 61st St. (Tax Key No. 490-9002-000) subject to the following condition removal of all temporary signage upon consolidation of the congregation.









**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 28, 2025**  
**6:00 PM**

**9. Sign Plan Appeal for St. Barnabas, an existing Religious Institution use, at 6753 W. Rogers St. (Tax Key No. 475-0043-000)**

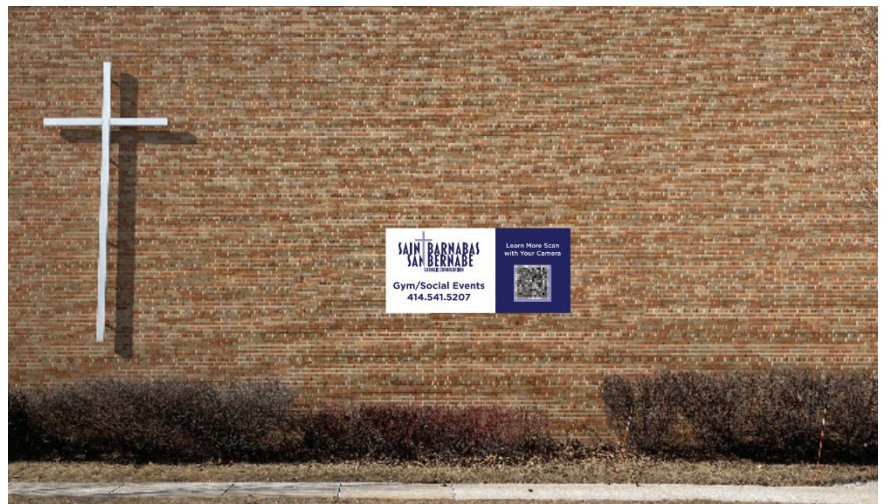
**Overview**

[St. Barnabas](#) congregation is seeking an extension to the duration of proposed temporary signage on the property. The need for signage comes due to the consolidation of three Catholic parishes in West Allis: St. Rita's, Holy Assumption, & St. Augustine. Until full consolidation, St. Barnabas is operating as three separate churches. Due to the temporal state of these church services, St. Barnabas is seeking to utilize temporary signage on their properties. This specific location, formerly St. Augustine, is requesting one temporary sign until a permanent sign can be installed once St. Barnabas fully consolidates.

A sign plan has been provided by the applicant. Shown on the sign plan is a wall sign.

The wall sign sign is 55" x 120" (45.8 sq. ft.) and is proposed for the eastern entrance of the gymnasium. Temporary sign code limits signage to a maximum square footage of 32 sq. ft. The applicant will work with staff to reduce the total square footage of the signage.

The maximum duration of temporary sign permits is 30 days. However, the applicant is requesting an appeal to utilize the signage until consolidation of St. Barnabas occurs. Upon consolidation, permanent signage will be applied for.



**Recommendation:** Recommend approval of the Signage Plan for St. Barnabas, an existing Religious Institution use, at 6753 W. Rogers St. (Tax Key No. 475-0043-000) subject to the following conditions:

1. Revised sign plan being submitted to the Planning & Zoning office to show a reduction in square footage of the proposed sign to 32 sq. ft. or under
2. Removal of all temporary signage upon consolidation of the congregation