

**CITY OF SOUTH MILWAUKEE PLAN COMMISSION
MEETING AGENDA**

Tuesday May 26, 2026 6:30 PM

Common Council Chambers, 2424 15th Avenue, South Milwaukee, WI.

1. Call meeting to order/roll call.
2. Public Hearing Item #6: Proposed amendments to various sections of Chapter 15 Zoning Code: 15.16 building height regulations and accessory building setbacks; 15.21 business signage; 15.22 driveways and parking improvements; and various amendments to provide clarity and align with other preempting regulations; and 15.26 Construction Site Erosion and Sediment Control and 15.27 Post Construction Stormwater Management to Municipal.
3. Approval of the March 24, 2026 meeting minutes.
4. Consideration of Bucyrus Storefront Activation Grant for an interior renovation and ADA restroom at storefront space 1233 Milwaukee Avenue.
5. Consideration of Bucyrus Storefront Activation Grant for an ADA restroom at storefront space 910 Milwaukee Avenue.
6. Meeting 2, Discussion/possible consideration of municipal zoning code amendments for regulations pertaining to:
 - a. Driveways and parking slabs
 - b. Lot and building regulations for height and setbacks
 - c. Landscaping and Screening
 - d. Signage
 - e. Stormwater Management
7. Update on Scott Crawford Bucyrus Campus development project at 1100 Milwaukee Ave and 1022 Milwaukee Ave.
8. Schedule next meeting.
9. Adjourn.

Posted: 5/22/2026

PUBLIC NOTICE

PLEASE NOTE: There is the potential that a quorum of the Common Council may be present at this meeting. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the South Milwaukee City Clerk at 762-2222, (FAX) 762-3272, or write to the ADA Coordinator, City Hall, 2424 15th Avenue, South Milwaukee, Wisconsin 53172. The City of South Milwaukee is TDD equipped and can be accessed by calling 768-8060

NOTICE OF PUBLIC HEARING BEFORE THE SOUTH MILWAUKEE PLAN COMMISSION

Please take notice that a public hearing will be held by the Plan Commission of the City of South Milwaukee, Milwaukee County, Wisconsin, on Tuesday, May 26, 2026 at 6:30 p.m. in the Common Council Chambers at City Hall, 2424 15th Avenue, South Milwaukee, Wisconsin, and at which time the Plan Commission will consider a recommendation to Common Council related to a proposed ordinance to amend various sections of Chapter 15 (Zoning Code): 15.16 building height regulations and accessory building setbacks; 15.21 business signage; 15.22 driveways and parking improvements; and various amendments to provide clarity and align with other preempting regulations; and relocate 15.26 Construction Site Erosion and Sediment Control and 15.27 Post Construction Stormwater Management to Municipal Chapter 34 Storm Water.

Direct questions and comments, contact Ericka Lang, Economic Development Manager, at 414-762-2222 x135, or elang@smwi.org. All persons wishing to be heard regarding this matter are invited to attend. Submitted written comments will accepted during the public hearing.

Steven A. Braatz, Jr.
City Clerk

To be published: May 6 and 13, 2026

CITY OF SOUTH MILWAUKEE PLAN COMMISSION
MEETING MINUTES
Tuesday March 24, 2026

1. Call meeting to order/roll call.

The meeting was called to order at 6:30 p.m. by Ald. Brett Briesemeister, Acting Chair. Members present: Chris Haslam, Renee Lindner, Ald. David Bartoshevich, and George Becker. Absent and excused were Mayor Jim Shelenske and Nick Gates.

Also present: Interim City Administrator Jay Shambeau, City Engineer Genevieve Stollenwerk, and Economic Development Manager Ericka Lang.

2. Approval of the January 27, 2026 meeting minutes.

Bartoshevich motioned to approve the minutes, seconded by Haslam. All in favor.

3. Discussion of municipal zoning code amendments for regulations pertaining to:

a. Lot and building regulations for height and setbacks

Lang presented the commission with visual handouts explaining that current height rules rely on several calculations and layers of contextual language, making them hard for contractors and residents to interpret when determining the allowable height of new accessory buildings. If these standards are streamlined it would reduce the amount of staff time spent explaining the code prior to submittal and during project review. One example is where a property owner wanted to build storage over his garage and the garage height would then be higher than the primary structure on the parcel. Haslam stated he would not support a proposal or change allowing a garage to exceed the height of the primary residence while Lindner stated she would be in agreement of the allowance. Commissioners discussed several different scenarios and projects and agree with Lang's recommendation.

b. Driveways and parking slabs

Driveway language is located in the zoning chapter and in chapter 23 Public Peace and Safety. Most of section 23.15 should be relocated to the zoning chapter. It also contradicts some of the zoning code. Since 2008 sect 23.15 only permits driveways and no other improved parking areas except by administrative review. It also limits front or rear yards for parking and driveways to 40%. Commissioners agreed improved parking spaces should not be in the front yard and limited to a single space.

c. Signage

Lang opened up for discussion several updates regarding signage. Revising wall signs language for multi-tenant buildings/strip malls, standards for non-business signage for multiple building complexes and varying uses, limitations for freestanding sign heights, and flagpole heights.

Commissioners agreed height limits on flag poles and some noted the existing freestanding sign height limits are appropriate. Lang will provide code amendment suggestions.

d. Stormwater Management

Stollenwerk explained that the current zoning code includes pre-construction and post-construction stormwater management requirements. Floodplain regulations and

the stormwater utility are established under separate chapters. Illicit discharge provisions were previously included in the zoning code but are no longer part of the current code. Staff is proposing to reorganize stormwater-related regulations by creating a standalone Stormwater Management Chapter. This would include relocating existing erosion control and post-construction standards from the zoning code and reestablishing illicit discharge provisions within the new chapter.

Briesemeister and Haslam raised a few clarifying questions regarding the proposed code reorganization and indicated support for moving forward with the changes. All members were in favor of the reorganization.

4. Update on Scott Crawford Bucyrus Campus development projects at 1100 Milwaukee Ave.

Lang noted that the Planned Development District ordinance requires the plan commission to approve final project plans for landscaping, lighting, parking, building design, signage and site amenities. Building designs were previously fully completed and approved. The site plan, landscaping and lighting plans were not fully completed and signage has not been submitted to date.

Stollenwerk mentioned new site plans were submitted showing updated traffic circulation pertaining to the elementary school in response to the Traffic Impact Analysis. There is concern about the high amount of vehicle traffic from the school that is using the northern entrance on the adjacent manufacturing property that has a shared access easement.

5. Schedule next meeting (April 28, 2026 at 6:30 pm)

6. Adjourn.

Haslam motioned to adjourn the meeting at 7:37 p.m., seconded by Becker. All in favor.

Recorded by

Heidi Eichner
Recording Secretary



ECONOMIC DEVELOPMENT DEPARTMENT MEMO

Date: **March 20, 2026**

To: **Plan Commission**

From: **Economic Development Manager Ericka Lang, Building Inspector Steve Petery**

Meeting Date: **March 26, 2026**

Subject: **Bucyrus Storefront Activation Application for 1233 Milwaukee for interior renovation**

A. Background/Rationale

Obed Pena owns the two-story mixed-use building at 1233 Milwaukee Avenue and applied for a Storefront Activation Grant.

The storefront space has been vacant since July 2025 and the property owner wishes to relocate his business N.O.S. Healthcare to this space.

The interior grant offers a 50 percent match grant, up to \$20,000 for eligible interior improvements.

Project Description: Interior renovation, including ADA restroom

Project costs: \$110,649 preferred contractor

Grant request: \$20,000

B. Key Issues for Discussion

The state approved plans did not require ADA accessibility from the front or rear entries as the previous and proposed new use are the same categories. An ADA bathroom is part of the project.

C. Fiscal Impact

Expense of Bucyrus Foundation Grant 550-00000-53795 and staff time

D. Requested Action

Motion to approve the Bucyrus Storefront Activation Grant for an ADA compliant bathroom at 910 Milwaukee Avenue east storefront, up to \$12,500, 50% maximum of total eligible costs, and enter into an agreement.

E. Attachments

1. Staff review
2. Grant application
3. Pictures of interior
4. Two construction quotes
5. Business lease
6. Agreement

South Milwaukee Bucyrus Storefront Activation Grant Review

5/19/2026

Project Remodel eastside storefront space for office use: reception area, 3 rooms, ADA restroom and kitchenette

Address 1233 Milwaukee Ave

Business N.O.S. Healthcare, Inc., relocating from 1333 College

Applicant Obed Pena, property owner and business owner

Project Cost \$100,000

Grant Request \$20,000

Sqft 1308, east half

Quote 1 Innavik

Preferred contractor \$52,742.86 LABOR/CARPENTRY, FLOORING, DRYWALL: Frame and drywall
2 offices, 1 conference room, 1 bathroom; repair subfloor/joists;
flooring; drywall ceiling
Int doors BA, pantry, corridor, basement (2) exterior doors
Casing and base

\$19,142.86 ELETRICAL:
\$14,143 - (44) outlets, switches, can lights (1) BA exhaust fan w light
(1) vanity light

\$10,428.57 PLUMBING:
\$6429 1 ped sink, 1 toilet, 1 counter sink

\$24,578.63 Total materials

\$2,619.15 Tax

\$450.00 Delivery fee

\$687.50 Disposal fee

Total **\$110,649.57**

Not included HVAC, paint trim/walls, kitchenette cabinets/countertop, glass wall and doors for offices, leveling existing floor, painting ceiling

Quote 2 Authentic Homes

\$6,850 entry way subfloor

\$15,595 frame walls

\$15,745 electrical

\$13,345 plumbing

\$19,359 HVAC

\$18,480 insulate exterior walls

\$17,864 drywall

\$13,756 glass partitians

\$7,800 flooring

\$9,585 kitchenette

\$7,200 all doors

\$6,545 paint

\$152,124

1233 Milwaukee Interior Storefront Space, current conditions



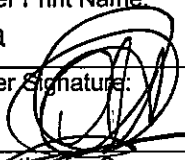


**City of South Milwaukee
Storefront Activation Grant
Application**

Application # _____

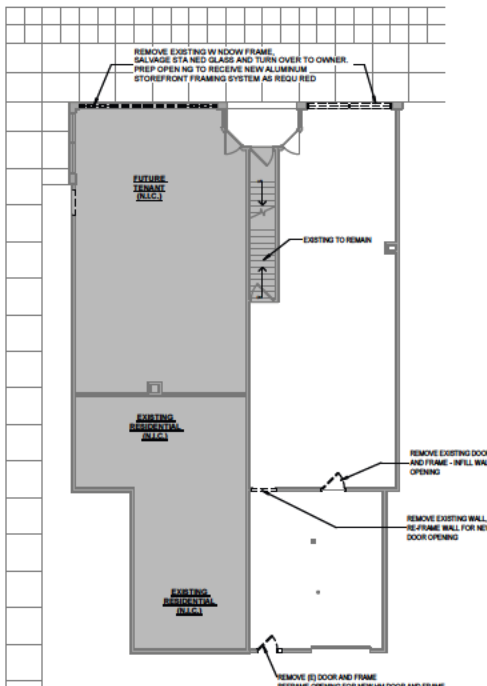
Date Received _____

Property Address: 1233 Milwaukee Ave. South Milwaukee, WI 53172		
SECTION 1: Property Owner Information		
Name (include Legal and Individual names) Oherd Pena		
Mailing Address (not business/no PO Box) 8041 Sheridan Rd	City/State/Zip Kenosha, WI 53143	
Email [REDACTED]		
SECTION 2: Business Information (If Applicable)		
Name of Business N.O.S Healthcare, Inc.	Contact Name Anthony Pena	
Legal Name (if different)		
Mailing Address (No PO Box) 1333 College Ave. South Milwaukee, WI 53172		
Email [REDACTED]		
SECTION 3: Project Information		
Total Project Cost Estimate: \$ 100,000	Grant request: \$ 20,000	Business Space Area Total Square Feet 1,300
Describe project This project consists of the interior demolition and build-out of the East commercial office space to create a functional and code-compliant layout for business operations.		
Estimated Start Date: 05/18/2026		Estimated Completion Date: 09/18/2026
SECTION 4: Submittal Requirements		
<ul style="list-style-type: none"> • Two qualified contractor bids and costs by category for eligible grant items • Digital photographs of project area • Drawings or modified photographs showing improvements (where applicable) • Copy of business lease (where applicable) • W-9 of applicant • A copy of the business owner Identification Card 		
SECTION 5: Property Owner Signature		
<input type="checkbox"/> I agree to lease the space to a business that is open to the public for a minimum of 25 hours per week.		
<input type="checkbox"/> I agree that as the property owner, I will enter into a Storefront Activation Agreement with the City of South Milwaukee that may include a business owner where a lease has been secured.		
<input type="checkbox"/> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of the permit application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation.		
<input type="checkbox"/> I acknowledge that the City reserves the right to require additional information if requested. I acknowledge that I have reviewed the Program Guidelines and agree to follow those guidelines and applicable governing standards. I acknowledge the City shall not be party to, nor accused of, nor be held liable for any legal or financial disputes that may result from any occurrence in connection with this grant.		

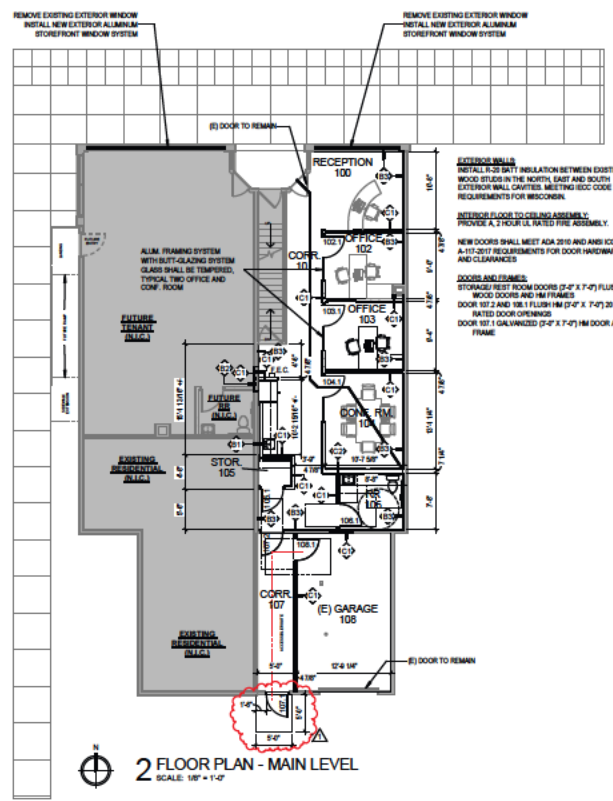
Property Owner Print Name: Obed Pena	Date: 04/23/2026
Property Owner Signature: 	
Contact Information for Owners Rep: penaobed@gmail.com / (773) 816-1466	
Submit application to: elang@smwi.org	OFFICE USE ONLY
Or Provide to: City of South Milwaukee Attn: Economic Development 2424 15 th Avenue South Milwaukee, WI 53172	

24"x36" 3/16" C:\Users\pna\Documents\2025-402-South\Main\level_1\02_C_Plan\10227.dwg

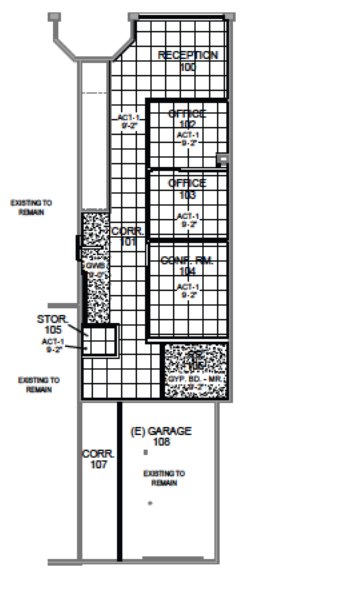
3/4/2025 10:21:24 AM



1 DEMOLITION PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"



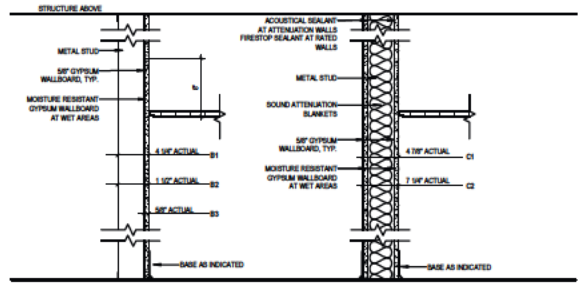
3 REFLECTED CEILING PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"

WALL AND PARTITION NOTES

- ALL WALL PARTITIONS ARE FULL HEIGHT U.N.O. SEE TYPICAL WALL TYPES.
- AT TOP AND BOTTOM OF WALL, PROVIDE ACOUSTIC SEALANT AT WALLS WITH SOUND INSULATION AND FIRE-RATED SEALANT AT FIRE RATED WALLS.
- HOLD GYPSUM BOARD 1/2" OFF ALL GLASS AND STRUCTURE.
- FIRE & SMOKE RATED PARTITIONS ARE SHOWN ON THE CODE PLANS AND/OR FLOOR PLANS. SEE TYPICAL WALL TYPES.
- PROVIDE SOLID BLOCKING BEHIND WALL MOUNTED GRAB BARS, RESTROOM ACCESSORIES, EQUIPMENT, CAB NETS, SHELVES AND SIMLAR ITEMS ON GYPSUM BOARD PARTITIONS.
- IN 1-HOUR RATED MASONRY WALLS, PROVIDE MINIMUM #4 SOLID MASONRY BEHIND RECESSED FIRE EXTINGUISHER CAB NETS AND/OR ELECTRICAL CAB NETS. IN RATED GYPSUM BOARD WALLS, PROVIDE RATED RECESSED FIRE EXTINGUISHER CABINETS.
- CONTROL JOINTS NOT TO EXCEED 30" SPACING IN ANY DIRECTION FOR GYPSUM BOARD WALLS. WHERE CONTROL JOINTS ARE NOT DIMENSIONED, LOCATE JOINTS AT INTERSECTIONS OF INTERIOR WALLS AND COORDINATE WITH ARCHITECT. IF CONTROL JOINTS ARE NOT INDICATED ON THE FLOOR PLANS, CEILING PLANS, EXTERIOR ELEVATIONS, OR INTERIOR ELEVATIONS, OBTAIN APPROVAL OF LOCATIONS FROM THE ARCHITECT PRIOR TO CONSTRUCTION. SEE TYPICAL CONTROL JOINT DETAILS.
- WALL BASES ARE NOT SHOWN. REFER TO ROOM FINISH SCHEDULE FOR WALL BASES.

FLOOR PLAN LEGEND

FIRE EXTINGUISHER CABINET (FEC)



TYPE 'W'	GYPSUM WALLBOARD WALLS	TYPE 'C' ATTENUATION WALLS
W1-	3 1/2" METAL STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (8 1/4")	C1 - 3 1/2" METAL STUD WITH 1 LAYER 5/8" GYPSUM TYPE X WALLBOARD ON EACH SIDE (8 1/4") (GLUE-LAP AT FIRE RATED WALL 100)
W2-	7/8" METAL FLOORING CHANNEL WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON ONE SIDE (1 1/2")	C2 - 7" METAL STUD WITH 1 LAYER 5/8" GYPSUM TYPE X WALLBOARD ON EACH SIDE (7 1/4") (SIMILAR TO UL-48 LABS AT FIRE RATED WALL 100)
W3-	1 LAYER 5/8" GYPSUM TYPE X WALL BOARD (5/8")	

NOTES FOR ALL TYPE 'W' WALLS

- USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.

NOTES FOR ALL TYPE 'C' WALLS

- USE MOISTURE RESISTANT GYPSUM WALLBOARD AT TOILETS AND OTHER WET AREAS.
- SEAL AROUND ALL OPENINGS WITH ACOUSTICAL SEALANT, ELECTRICAL BOXES & ETC.

WALL TYPES

SCALE: 1 1/2" = 1'-0" **NOTE:** REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION AT FIRE RATED WALLS

FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS

DES MOINES, IA (515) 286-2000
MILWAUKEE, WI (414) 200-8800
SOUX CITY, IA (712) 252-2889

PROFESSIONAL SEALS

WISCONSIN ARCHITECT

DEMOLITION MAIN LEVEL
FLOOR PLAN / NEW MAIN
LEVEL FLOOR PLANS / MAIN
LEVEL RCP

QUINT: OBED PENA
TENANT IMPROVEMENTS
1233 MILWAUKEE AVE,
MILWAUKEE, WI. 53172

DATE ISSUED: 2024-01-28
REV. NO. 1
DATE Revision 1 3/4/2025

PROJECT NUMBER
2025405

SHEET
A1.1

FEHDESIGN.COM

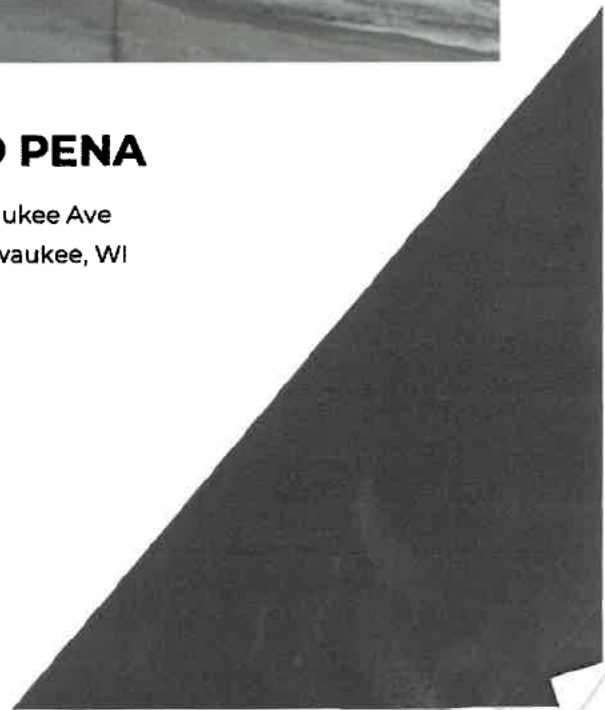
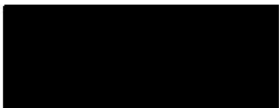


MAIN FLOOR BUILD-OUT

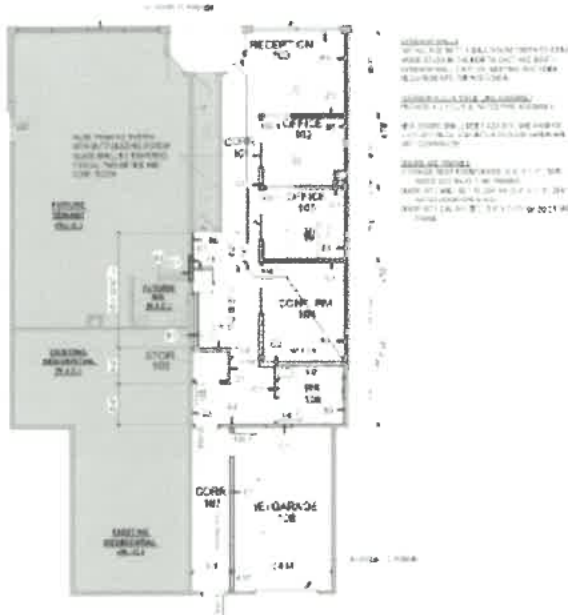
MAR 11, 2026

OBED PENA

1233 Milwaukee Ave
South Milwaukee, WI
53172



SCOPE OF WORK



- Demo and Build-out to plan as stated below



- Frame out (2) Offices, (1) Conference Room, (1) Bathroom with general construction specifications (2"x4" Common Framing, Drywall, R-13 Insulation on outside wall)
- Repair Subfloor and Joists on front of building
- Offices, Conference, & Bathroom to have finished drywall ceilings at 10'
- F&I 44 in total Outlets, Switches, Can Lights (1) Bathroom Exhaust Fan with Light, (1) Vanity Light (\$60) **Estimated Electrical \$14,142.86**
- F&I 1 Pedestal Sink, 1 Toilet, 1 Counter Sink **Estimated Plumbing \$6,428.57**
- Install provided flooring
- F&I (4) Solid Core Interior Doors Bathroom, Pantry, Corridor, and Basement and (2) Smooth Steel 20min Exterior Doors in Corridor and Rear Exit
- F&I All Casing and Base (Craftsman)



******Items not included in this estimate******

- Ceiling to be painted per code once it is known what the requirement is and pricing can be presented
- Painting of Trim/Walls
- HVAC
- Kitchenette Cabinets and Countertop
- Glass Wall and Doors for Offices
- Leveling Existing Floor

TOTAL

Description	Qty	Unit price	Line total
Estimate for Scope of work			
Total Material	1	\$24,578.63	\$24,578.63
Estimated Tax Estimated Tax	1	\$2,619.15	\$2,619.15
Delivery Fee Delivery Fee	1	\$450.00	\$450.00
Disposal Fee Disposal Fee	1	\$687.50	\$687.50
Labor Carpenter (Rough and Finish), Flooring, and Drywall	1	\$52,742.86	\$52,742.86
Electrical Estimate	1	\$19,142.86	\$19,142.86
Plumbing Estimate	1	\$10,428.57	\$10,428.57
		Estimate subtotal	\$110,649.57
		Total	\$110,649.57

Estimate



AUTHENTIC HOMES INC.
ENHANCING YOUR HOME'S VALUE AND BEAUTY

847-553-6509

Customer name: Obed Pena

Date: 1-Apr-26

Address: 1233 Milwaukee Ave. South Milwaukee, WI 53172

Product/Labor Lines	Total	Unit	Price
Correct Entry Way Sub-Floor 3'x12'	1	ea	\$6,850.00
Frame out walls per Plan	1	ea	\$15,595.00
Electrical Per Plan	1	ea	\$15,745.00
Plumbing Per Plan	1	ea	\$13,345.00
HVAC Per Plan	1	ea	\$19,359.00
Insulate Exterior Walls to Code	1	ea	\$18,480.00
Install Drywall Per Plan	1	ea	\$17,864.00
Install Glass Partitans Per Plan	1	ea	\$13,756.00
Install Provided Flooring	1	ea	\$7,800.00
Install Kitchenette Per Plan	1	ea	\$9,585.00
Install all Doors Per Pan	1	ea	\$7,200.00
Paint to selected colors	1	ea	\$6,545.00

50% Deposit Required Upon Acceptance.

Total \$152,124.00

Customer Signature: _____

Authentic Homes Signature: _____

Date: _____

**CITY OF SOUTH MILWAUKEE
Bucyrus Storefront Activation Agreement**

THIS AGREEMENT is made and entered into this ____th day of ____ 2026 by and between the City of South Milwaukee (CITY) and property owner Obed Pena (RECIPIENT) of the subject property located at 1233 Milwaukee Avenue, in the City of South Milwaukee, Wisconsin.

RECITALS

WHEREAS, the City has established a new Bucyrus Storefront Activation Grant Program funded through the Bucyrus Foundation and administered by the City for the purposes of controlling and preventing blight and deterioration in the commercial districts; and

WHEREAS, the program is designed to encourage the redevelopment of older commercial buildings as vibrant, commercial spaces within the traditional neighborhood downtown district; and

WHEREAS, the City is desirous of encouraging activities which enhance the attractiveness of the City's Downtown District which may effectuate an increase in the vitality of these districts and increase property values of the surrounding areas; and

WHEREAS, the Common Council have approved and adopted a STOREFRONT ACTIVATION PROGRAM to encourage property owners to upgrade commercial storefront spaces; and

WHEREAS, pursuant to the Bucyrus Storefront Activation Program, the Recipient has applied for a grant to assist in completing storefront interior improvements for a complete renovation of the space for a professional healthcare service business; and

WHEREAS, the Common Council has designated City Staff to be the acting agent on its behalf; and

WHEREAS, after reviewing the application submitted by Recipient, the Plan Commission and City Economic Development Manager have found and determined that it would be beneficial to and serve to implement the goals of the City's redevelopment effort in the Downtown District to support Recipient's interior improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

SECTION 1: CITY obligations and responsibilities

(A) After construction is completed, a business Certificate of Occupancy issued, and upon receipt of all documentation relating to the interior improvement project costs, the City shall reimburse Recipient for 50% of the construction related costs up to a

maximum matching grant of \$20,000. In the event that Recipient fails to complete the improvements within 6 months of signing this agreement, the City shall not be liable for reimbursement for any construction costs unless the Plan Commission and City Staff agree otherwise in writing. Recipient must submit to the City any request to approve extensions to that deadline at least 90 days prior to the project completion date if so needed. Extensions may be granted for extenuating circumstances within the 90-day period, provided in writing, describing the circumstances.

(B) The City shall not be liable for payments for services beyond the scope of the authorized improvements, nor shall the City be liable for improvements which are made after the project is completed or after the City has authorized reimbursement to the Recipient.

(C) The City shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

SECTION 2: RECIPIENT obligations and responsibilities

(A) Recipient agrees to accept grant funds in an amount not to exceed \$20,000, up to 50% of eligible costs. Such grant funds shall be given on a reimbursement basis and shall only be for the construction related costs for program eligible project improvements.

(B) Recipient acknowledges and agrees that the grant funds are to be used solely for permanent interior improvements related to interior renovations and an ADA restroom.

(C) Recipient agrees that new and future lease agreements shall require a business open to the public at least 25 hours per week.

(D) Recipient is the owner of the subject property on the grant application form which is attached hereto as Exhibit "A".

(E) Recipient has submitted two written proposals from qualified contractors, which are attached hereto as Exhibit "B".

(F) Recipient agrees that all program eligible interior improvements as set forth in Exhibit "B" for the chosen proposal and shall be completed on or before 6 months from the time this agreement is signed by both parties ("the completion date") and no grant fund reimbursement payments shall be made prior to completion.

(G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to commercial interior improvements, sufficiently and properly reflect all expenditures of funds provided by the City under this Agreement.

(H) Recipient shall make all books and records pertaining to the interior project available to the City for inspection, review and audit purposes at all reasonable times upon demand for the term of this Agreement and for three (3) years thereafter and the City of South Milwaukee is the official custodian for the Bucyrus Storefront Activation Program documentation.

(I) The Recipient shall submit to the City not more than sixty (60) days after the project is completed, all supporting documentation relating to the costs associated with the improvements on the subject property.

(J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00, the premium of which shall be paid prior to work commencing. Said insurance shall name the City of South Milwaukee as a Certificate Holder. Recipient shall furnish the City with Certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the City.

SECTION 3: Indemnification

The Recipient releases the City from, and covenants and agree that the City shall not be liable for, and covenants and agrees to indemnify and hold harmless the City and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses of every kind, character and nature that arises out of, resulting from or in any way connected with directly or indirectly with the interior improvements. The Recipient further covenants and agrees to pay for or reimburse the City and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvements.

SECTION 4: Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the scheduled project completion date. In the event that the Recipient fails to commence the project within ninety (90) days from the date of execution of this Agreement, the City reserves the right to terminate this Agreement upon ten (10) days notice to Recipient.

Grant approved date: _____

Project Address: 1233 Milwaukee Avenue

Project budget: \$ _____

Grant amount: \$ _____

Planned Commencement date: _____

Scheduled Project Completion date: _____

SECTION 4: Designated Representatives

The names and addresses of the Designated Agents/Representatives of the parties in connection with this Agreement are as follows:

RECIPIENT:

Signature:

Print Name:

Obed Pena
8041 Sheridan Rd
Kenosha, WI 53143

Date:

CITY OF SOUTH MILWAUKEE:

Signature:

Print Name:

Ericka Lang

Title:

Economic Development Manager

Date:



ECONOMIC DEVELOPMENT DEPARTMENT MEMO

Date: **March 20, 2026**

To: **Plan Commission**

From: **Economic Development Manager Ericka Lang**

Meeting Date: **March 26, 2026**

Subject: **Bucyrus Storefront Activation Application for 910 Milwaukee for ADA Bathroom**

A. Background/Rationale

Abdur Rahim Shahid owns the two-story mixed-use building at 910 Milwaukee Avenue and applied for a Storefront Activation Grant. The city approved a grant last May 2025 for the same project. Work never started and the previous business lease ended December 2025.

The storefront space has been vacant for many years and a new lease is signed for a lash and brow salon that started March 1, 2026.

The interior grant offers a 50 percent match grant, up to \$20,000 for eligible interior improvements.

Project Description: ADA bathroom

Project costs: Est \$34,650, preferred contractor
Grant request: \$12,500

B. Key Issues for Discussion

- Require a business operating prior to grant reimbursement. In the past four years, various businesses have signed leases and not opened.
- The existing lease requires an addendum stating the business must be open to the public 25 hours or greater a week. The city will not issue a business occupancy certificate until a lease addendum is provided.

C. Fiscal Impact

Expense of Bucyrus Foundation Grant 550-00000-53795 and staff time

D. Requested Action

Motion to approve the Bucyrus Storefront Activation Grant for an ADA compliant bathroom at 910 Milwaukee Avenue east storefront, up to \$12,500, 50% maximum of total eligible costs, and enter into an agreement.

E. Attachments

1. Staff review
2. Grant application
3. Pictures of interior
4. Two construction quotes
5. Business lease
6. Agreement

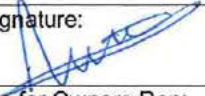




**City of South Milwaukee
Storefront Activation Grant
Application**

Application # _____

Date Received _____

Property Address: 910 Milwaukee Ave, South Milwaukee, WI 53172		
SECTION 1: Property Owner Information		
Name (include Legal and Individual names) Abdur Rahim Shahid		
Mailing Address (not business/no PO Box) 3851 S. Ashleaf Lane	City/State/Zip Beavercreek, OH 45440	
Email [REDACTED]		
SECTION 2: Business Information (If Applicable)		
Name of Business	Contact Name Keona Kennedy	
Legal Name (if different)		
Mailing Address (No PO Box) 910 Milwaukee Ave, South Milwaukee, WI 53172		
Email [REDACTED]		
SECTION 3: Project Information		
Total Project Cost Estimate: \$ 25,000	Grant request: \$ 12,500	Business Space Area Total Square Feet approximately 1000 sq. ft.
Describe project Bathroom Construction to create an ADA compliant bathroom		
Estimated Start Date: 05.19.2026		Estimated Completion Date: 06.19.2026
SECTION 4: Submittal Requirements		
<ul style="list-style-type: none"> • Two qualified contractor bids and costs by category for eligible grant items • Digital photographs of project area • Drawings or modified photographs showing improvements (where applicable) • Copy of business lease (where applicable) • W-9 of applicant • A copy of the business owner Identification Card 		
SECTION 5: Property Owner Signature		
<input type="checkbox"/> I agree to lease the space to a business that is open to the public for a minimum of 25 hours per week.		
<input type="checkbox"/> I agree that as the property owner, I will enter into a Storefront Activation Agreement with the City of South Milwaukee that may include a business owner where a lease has been secured.		
<input type="checkbox"/> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of the permit application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation.		
<input type="checkbox"/> I acknowledge that the City reserves the right to require additional information if requested. I acknowledge that I have reviewed the Program Guidelines and agree to follow those guidelines and applicable governing standards. I acknowledge the City shall not be party to, nor accused of, nor be held liable for any legal or financial disputes that may result from any occurrence in connection with this grant.		

Property Owner Print Name: Abdur R. Shahid	Date: 05.12.2026
Property Owner Signature: 	
Contact Information for Owners Rep: Nicole Bishop, 	
Submit application to: elang@smwi.org	OFFICE USE ONLY 
Or Provide to: City of South Milwaukee Attn: Economic Development 2424 15 th Avenue South Milwaukee, WI 53172	

910 Milwaukee, east storefront interior pictures

Bathroom located in rear of storefront



Front space with door to back area and bathroom



GRAVITI CONSTRUCTION

Commercial Bathroom Renovation Agreement (ADA Compliant)

Contractor Information

Company Name: Graviti Construction

Phone: (414) 436-9002

████████████████████

Client Information

Client Name: Atta

Project Address: 910 Milwaukee Ave, South Milwaukee

Project Description

This agreement outlines the scope of work for the renovation and expansion of an existing commercial restroom. The project includes full demolition and reconstruction to create a larger, **ADA-compliant bathroom**, including updated plumbing, electrical, and installation of commercial-grade (ADA compliant) fixtures and finishes.

Scope of Work

1. Demolition & Site Preparation

- Full demolition of existing restroom
 - Removal of all fixtures, walls, and materials
 - Debris removal and site preparation
-

2. Framing & Structural Expansion

- Expansion of restroom footprint to meet ADA requirements
 - Construction of new walls and door openings
 - Structural reinforcement as required
-

3. Plumbing Work

- Relocation and installation of plumbing lines
 - Installation of water supply and drainage systems
 - ADA-compliant toilet and sink rough-in and connections
-

4. Electrical Work

- Installation of commercial LED lighting
 - GFCI outlets per code
 - ADA-accessible switch placement
-

5. Drywall & Finishing

- Installation of moisture-resistant drywall
 - Taping, mudding, sanding
 - Painting with commercial-grade finishes
-

6. ADA Fixtures & Accessories (Mid-Grade Included)

- ADA-compliant toilet
 - ADA sink/vanity (accessible configuration)
 - Commercial-grade faucet
 - Grab bars (toilet and sink areas)
 - ADA-compliant mirror
 - Standard restroom accessories (paper towel holder, toilet paper holder)
-

7. Door & Hardware

- Installation of ADA-compliant door
 - Lever-style handle
 - Proper clearance and swing adjustments
-

8. Permits & Inspections

- Permit acquisition and coordination
 - Inspection scheduling
-

9. Final Completion

- Job site cleanup
 - Preparation for ADA compliance inspection
-

Project Cost

Description	Cost
Total Project Cost	\$34,650

Payment Terms

- **20% Deposit Due at Signing:** \$6,930
 - Final payment due upon project completion \$27,720
-

Exclusions

- Flooring (existing flooring to remain)
 - Unforeseen structural repairs
 - Hazardous material removal (if discovered)
 - Additional code requirements not visible at time of estimate
-

Change Orders

Any work outside the scope listed above will require a written change order and may result in additional costs and/or timeline adjustments.

Project Timeline

Estimated project duration: **4–6 weeks**, depending on site conditions, inspections, and material availability.

Acceptance of Agreement

By signing below, both parties agree to the terms and conditions outlined in this contract.

Client Signature: _____

Date: _____

Contractor Signature: _____

Date: _____



Prepared For

Atta
910 Milwaukee Avenue
South Milwaukee, Wisconsin 53172

Island Time Construction LLC

11856 West Ryan Road
Franklin, Wisconsin 53132
Phone: (414) 630-6976

Estimate # 260073
Date 05/15/2026
Expiration Date 06/16/2026

Description

Demolition

Demolition

Demo and remove existing restroom. Prepare area for renovation and expansion. All demolished material will be removed from site and disposed.

Renovation

Framing, Drywall, Finish

Framing: Walls and doorways. Interior. Install green board drywall. Tape and finish per industry standards. Prime and paint. Color per customer specifications. Supply and install an ADA compliant door with ADA compliant hardware.

Plumbing

Move all required utilities. Add new water and DWV plumbing. Supply and install ADA toilet and sink. Supply and install ADA compliant toilet, sink, grab rails, mirror(s), and restroom accessories.

Electrical

Install new lighting (commercial LED), GFCI outlets, and ADA switches.

Permit & Inspections

Permits

Obtain required permits.



Scan to Pay Online

Subtotal	\$35,981.17
<hr/>	
Total	\$35,981.17

**COMMERCIAL LEASE AGREEMENT FOR 910 MILWAUKEE AVE, SOUTH MILWAUKEE,
WISCONSIN 53172**

THIS INDENTURE, made this 13TH DAY OF JANUARY OF 2026, by and between ABDUR SHAHID and NASIRA SHAHID,(LESSOR), and KEONA R. KENNEDY, (LESSEE).

WITNESSETH, that the Lessor does hereby lease, demise and let unto Lessee the following described premises situated in the City of South Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as: the open business space on the premises at 910 Milwaukee Avenue, South Milwaukee, WI 53172-East Commercial Unit.

The term of this lease shall start on 15 MAR 26 and will be a month-to-month arrangement.

Lessee shall pay [REDACTED] month for every month of occupancy, set aside the first month.

The Lessee shall pay to Lessor a Security Deposit in the amount of [REDACTED] to secure the faithful performance by Lessee of all of the terms, covenants, and conditions of this Commercial Lease.

The Lessee shall not take occupancy of the premises until the Lessor has received the sum of \$1,000.00 for the security deposit and rent for \$0 for the first month of occupancy. The Lessee shall also provide proof of insurance coverage as set forth below, as well as proof that the utilities have been transferred into the Lessee's name prior to taking occupancy of the premises.

Lessee must give at least **30 days written notice** to vacate if/when the time arises that lessee wishes to terminate the lease.

IT IS MUTUALLY AGREED AND UNDERSTOOD BETWEEN THE PARTIES HEREIN:

It is understood that the premises shall be used only as a Lash Salon, specializing in eyelashes, brows, hair and press on nails. No portion of the premises leased herein shall be used for residential purposes.

LESSEE RESPONSIBILITIES

That Lessee shall pay said rent at the time, place and in the manner aforesaid, promptly and without delay during said term to the Lessor, Abdur Shahid and Nasira Shahid by depositing rent in Landlord's designated account at Educator's Credit union or other financial institution as Landlord may direct to Tenant.

That Lessee shall be liable for any and all damages incurred by the persons, customers, agents or servants or Lessee in or upon said premises, and to that end Lessee further agrees

to carry public liability insurance in the sum of not less than \$1,000,000.00 to protect Lessor from any liability claims arising out of said persons, customers, agents or servants of Lessee suffering injuries in or upon said premises. Said insurance shall name Lessor as an additional insured. It is the responsibility of the Lessee to provide insurance coverage for its own personal property.

The Lessee shall not permit the premises herein leased to be used for any immoral or unlawful purposes, or purpose that will injure the reputation of the same or the building of which they are a part, and will not use or keep in or about said premises any article or thing which would in any way affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin.

The Lessee shall keep in full force an insurance policy covering fire and extended coverage insurance on the entire building, as well as a policy covering all equipment, facilities and glass on the premises from loss or damage in a sum not less than the value of said items, including Lessor as an insured party.

That the Lessee shall make no alterations or repairs in or to said premises without the consent of the Lessor first had and obtained in writing, under penalty or forfeiture of this Lease and damages. All alterations or repairs to said premises shall remain for the benefit of the Lessor unless otherwise provided in such consent. All alterations or repairs requested by the Lessee shall be performed by licensed contractors with proper permits acquired by Lessee or Lessee's contractors. Any repairs or alterations permitted on the premises shall be done in a good and workmanlike manner. Lessee shall keep the premises and the building free from any liens arising out of work performed, materials furnished or obligations incurred by Lessee. Lessee agrees that if Lessee shall make any alterations or repairs of the premises, Lessee will not take such action until 5 days after receipt by Lessee of the written consent of Lessor, in order that Lessor may post appropriate notices to avoid any possible liability with respect to mechanic's liens or other such claims. Lessee shall at all times permit such notices to be posted and remain posted until the completion of such work,

That Lessee shall keep said premises in as good repair as the same are at the commencement of this term. Lessee's responsibility to keep the premises in good repair including the heating, air conditioning, electricity and plumbing systems. Maintenance of these systems shall include but not be limited to replacing filters and having these items serviced at the regular intervals as set forth in the owners' manuals therefore.

Lessee shall maintain the sidewalks of leased premises and keep the same free of ice, snow and other refuse.

That the Lessee shall keep the glass in windows and storm sash clean and in good repair and whole. In the event any glass windows are broken during the Lessee's tenancy, the Lessee shall replace the broken window with glass of equal value and quality and size as that broken.

Lessor shall not be required to perform or pay for work of any type or nature unless specifically set forth herein or unless a special agreement to that effect is expressed in a rider attached to and forming a part of this lease and then only to the extent such work is set forth in the rider. This rider to be effective shall be signed by both Lessor and Lessee, and shall

Lessee shall be responsible for the cost of all repairs, maintenance and alterations of the interior of the leased premises, unless as specifically set forth herein.

That during said term, Lessee shall pay all gas and electric bills at the time such bills become due and payable for the leased premises.

Lessee shall be responsible for all personal property taxes assessed on its use of personal property in connection with the operation of its business.

Lessee shall be responsible for all water, sewer and any other municipal charges made by the City of South Milwaukee.

During said term, Lessee shall pay 100% of all telephone/internet/cable charges assessed and levied against the premises when such rates become due and payable. Lessee shall be responsible for obtaining its own service provider for telephone/internet/cable services.

That during said term, the Lessee shall maintain a reasonable amount of heat in cold weather to prevent damage to the premises, and if damage results from Lessee's failure to maintain a reasonable amount of heat, Lessee shall then be liable for such damage.

The Lessee shall keep the premises in a clean and tenable condition. Lessee shall be responsible to comply with all federal, state and municipal regulations. In the event that any work orders are issued by any governmental authorities, the Lessee shall be responsible and pay the cost to bring the premises into compliance.

That Lessee shall hire a commercial waste disposal and recycling company and shall pay 100% of the cost therefore. Lessee to maintain all venting systems and cover the cost of said maintenance.

LESSOR RETAINMENT OF SPECIFIC RIGHTS

That Lessor may, with proper notice and at reasonable and proper times during the daytime, enter and show said premises to persons wishing to rent or purchase the same.

That Lessor may, place the usual notice of "To Let" or "For Rent" upon the walls, doors or windows of said premises, and said notices shall remain thereon without hindrance or molestation.

BANKRUPTCY: That if, at any time said Lessee is adjudged bankrupt or assigns their assets or interest for the benefit of creditors, this shall constitute a breach of this lease and this lease shall be deemed to be null and void.

NO SUBLET: That Lessee shall not sublet the leased premises or assign this lease without the consent of the Lessor. Regardless of any assignment under this paragraph, Lessee shall remain liable and responsible for the provisions in this lease.

PERMITS AND LICENSES: That Lessee agrees to seek approval from the City of South Milwaukee to obtain all necessary permits and licenses to operate the Lash Salon.

REMEDIES FOR DEFAULT: Lessor shall have the following remedies if Lessee commits a default. These remedies are not exclusive but are in addition to any remedies now or later allowed by law.

A. Lessor shall have the right either to terminate Lessee's right to possession of the premises and thereby terminate this lease or to have this lease continue in full force and effect with lessee at all times having the right to possession of the premises.

B. Should Lessor, following any breach or default of this lease by Lessee, elect to keep this lease in full force and effect, for so long as lessor does not terminate lessee's right to possession of the premises (notwithstanding the fact that lessee may have abandoned the premises), the Lessor, in addition to all other rights and remedies which lessor may have at law or in equity, shall have the right to enforce all of Lessor's rights and remedies under this lease. Notwithstanding any such election to have this lease remain in full force and effect, lessor may at any time thereafter elect to terminate lessee's right to possession of the premises and thereby terminate this lease for any previous breach or default, which remains uncured, or for any subsequent breach or default. For the purposes of Lessor's right to continue this lease in effect upon Lessee's breach or default, any act of maintenance or preservation, or efforts of Lessor to re-let the property, or the appointment of a receiver on initiative of lessor to protect its interest under this lease, do not constitute a termination of Lessee's right to possession.

C. If Lessee shall be in default in the performance of any covenant to be performed by it under this lease, then, after notice and without waiving or releasing lessee from the performance of such covenant, lessor may, but shall not be obligated to, perform any such covenant, and in exercising any such right pay necessary and incidental costs and expenses in connection with it. All sums so paid by Lessor, together with interest on it at the maximum rate of interest per year allowed by law, shall be deemed additional rental and shall be payable to lessor on the next rent-paying day.

ABANDONMENT OF PROPERTY: If Lessee is absent from the Premises for three successive weeks without notifying Lessor in writing of the absence, Lessor may deem the Premises abandoned and proceed to re-rent the Premises, unless rent has been paid for the full period of the absence. Unless otherwise agreed to in writing, if Lessee removes from the Premises and leaves personal property, Lessor will not store the personal property. Lessor may presume the personal property owned by Lessee or by others is abandoned and may dispose of the abandoned personal property in any manner deemed appropriate by Lessor. If the personal property is prescription medication or prescription medical equipment, Lessor shall hold the property for 7 days from the date on which the Lessor discovers the property. After that time, Lessor may dispose of this property in the manner that Lessor determines is appropriate, but shall promptly return the property to Lessee if Lessor receives a request for its return before disposing of it [per Wis. Stat. §704.05(5)(am)]. If the abandoned property is a manufactured home, mobile home or titled vehicle (includes automobiles), Lessor must give notice, personally or by regular or certified mail, to Lessee and any secured party known to Lessor of Lessor's intent to dispose of the property by sale or other appropriate means [per Wis. Stat. §704.05(5)(b)]

COVENANT OF QUIET ENJOYMENT: DEFINE: Lessee shall not make excessive noises, cause disturbances or vibrations or operate electrical or mechanical devices that emit excessive sound or other waves or disturbances or create obnoxious odors any of which may be offensive to the other tenants or neighbors. Lessee shall keep music at a level that does not disturb other tenants or neighbors.

Lessee shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and shall not directly or indirectly make use of **the** Premises which may be prohibited by any of the foregoing or which may be dangerous to persons or property or may increase the cost of insurance or may require additional insurance coverage.

PROVIDED ALWAYS AND THESE PRESENTS ARE UPON THE EXPRESS CONDITION that if Lessee does or shall neglect or fail to perform and observe any or either of the covenants or conditions hereinbefore contained, which on its part are to be performed, Lessor may, as permitted by law, take any action necessary to enforce the terms of the lease, including but not limited to terminating the tenancy, bringing an action for eviction, pursuing a money judgment for amounts due and owing to the plaintiff, and any other action deemed necessary that may legally be taken by the Lessor. The parties hereby acknowledge that, in the event the tenancy is at any point terminated prior to expiration of the Lease and the Lessee removes from the premises, whether voluntary or through the medium of legal proceedings, that such expulsion or removal shall not affect the liability of Lessee or their agents, assigns or representatives for the past rent due and further rent to accrue under the Lease but the same shall continue as if such removal or expulsion had not taken place, so long as Lessor makes reasonable efforts to mitigate its damages.

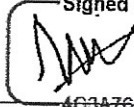
LEGAL FEES: That, in the event either party institutes legal proceedings to enforce the terms of this lease, the non-prevailing party agrees to pay all reasonable costs, attorney fees and expenses that shall be paid or incurred by prevailing party in enforcing this lease.

SEVERABILITY: Pursuant to Wis. Stat. §704.02, *if* any provision of this agreement is rendered void or unenforceable by reason of any statute, rule, regulation or judicial order, the invalidity or unenforceability of that provision does not affect other provisions of the rental agreement that can be given effect without the invalid provision.

THAT the terms Lessor and Lessee when used herein, shall be taken to mean either singular or plural, masculine or feminine, as the case may be, and the provisions of this instrument shall bind the parties mutually and their respective heirs, executors, administrators, legal representatives, successors and assigns.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and year first above written.

Signed by:



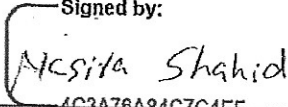
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ABDUR SHAHID, LESSOR

2/1/2026

DATE

Signed by:



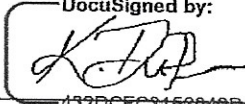
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NASIRA SHAHID, LESSOR

2/1/2026

DATE

DocuSigned by:



432DCFC3153040D...

KEONA R. KENNEDY, LESSEE

2/1/2026

DATE

**CITY OF SOUTH MILWAUKEE
Bucyrus Storefront Activation Agreement**

THIS AGREEMENT is made and entered into this ____th day of ____ 2026 by and between the City of South Milwaukee (CITY) and property owner Abdur Rahim Shahid (RECIPIENT) of the subject property located at 910 Milwaukee Avenue, in the City of South Milwaukee, Wisconsin.

RECITALS

WHEREAS, the City has established a new Bucyrus Storefront Activation Grant Program funded through the Bucyrus Foundation and administered by the City for the purposes of controlling and preventing blight and deterioration in the commercial districts; and

WHEREAS, the program is designed to encourage the redevelopment of older commercial buildings as vibrant, commercial spaces within the traditional neighborhood downtown district; and

WHEREAS, the City is desirous of encouraging activities which enhance the attractiveness of the City's Downtown District which may effectuate an increase in the vitality of these districts and increase property values of the surrounding areas; and

WHEREAS, the Common Council have approved and adopted a STOREFRONT ACTIVATION PROGRAM to encourage property owners to upgrade commercial storefront spaces; and

WHEREAS, pursuant to the Bucyrus Storefront Activation Program, the Recipient has applied for a grant to assist in completing storefront interior improvements for an ADA-compliant restroom for a planned lash and brow salon business; and

WHEREAS, the Common Council has designated City Staff to be the acting agent on its behalf; and

WHEREAS, after reviewing the application submitted by Recipient, the Plan Commission and City Economic Development Manager have found and determined that it would be beneficial to and serve to implement the goals of the City's redevelopment effort in the Downtown District to support Recipient's interior improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

SECTION 1: CITY obligations and responsibilities

(A) After construction is completed and after a business has received a Certificate of Business Occupancy and began operations, and upon receipt of all documentation relating to the interior improvement project costs, the City shall reimburse Recipient for

50% of the construction related costs up to a maximum matching grant of \$12,500. In the event that Recipient fails to complete the improvements within 4 months of signing this agreement, the City shall not be liable for reimbursement for any construction costs unless the Plan Commission and City Staff agree otherwise in writing. Recipient must submit to the City any request to approve extensions to that deadline at least 90 days prior to the project completion date if so needed. Extensions may be granted for extenuating circumstances within the 90-day period, provided in writing, describing the circumstances.

(B) The City shall not be liable for payments for services beyond the scope of the authorized improvements, nor shall the City be liable for improvements which are made after the project is completed or after the City has authorized reimbursement to the Recipient.

(C) The City shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

SECTION 2: RECIPIENT obligations and responsibilities

(A) Recipient agrees to accept grant funds in an amount not to exceed \$12,500, up to 50% of eligible costs. Such grant funds shall be given on a reimbursement basis and shall only be for the construction related costs for program eligible project improvements.

(B) Recipient acknowledges and agrees that the grant funds are to be used solely for permanent interior improvements related to the installation of an ADA restroom.

(C) Recipient agrees that new and future lease agreements shall require a business open to the public at least 25 hours per week.

(D) Recipient is the owner of the subject property on the grant application form which is attached hereto as Exhibit "A".

(E) Recipient has submitted two written proposals from qualified contractors, which are attached hereto as Exhibit "B".

(F) Recipient agrees that all program eligible interior improvements as set forth in Exhibit "B" for the chosen proposal and shall be completed on or before 4 months from the time this agreement is signed by both parties ("the completion date") and no grant fund reimbursement payments shall be made prior to completion.

(G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to commercial interior improvements, sufficiently and properly reflect all expenditures of funds provided by the City under this Agreement.

(H) Recipient shall make all books and records pertaining to the interior project available to the City for inspection, review and audit purposes at all reasonable times upon demand for the term of this Agreement and for three (3) years thereafter and the City of South Milwaukee is the official custodian for the Bucyrus Storefront Activation Program documentation.

(I) The Recipient shall submit to the City not more than sixty (60) days after the project is completed, all supporting documentation relating to the costs associated with the improvements on the subject property.

(J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00, the premium of which shall be paid prior to work commencing. Said insurance shall name the City of South Milwaukee as a Certificate Holder. Recipient shall furnish the City with Certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the City.

SECTION 3: Indemnification

The Recipient releases the City from, and covenants and agree that the City shall not be liable for, and covenants and agrees to indemnify and hold harmless the City and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses of every kind, character and nature that arises out of, resulting from or in any way connected with directly or indirectly with the interior improvements. The Recipient further covenants and agrees to pay for or reimburse the City and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvements.

SECTION 4: Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the scheduled project completion date. In the event that the Recipient fails to commence the project within ninety (90) days from the date of execution of this Agreement, the City reserves the right to terminate this Agreement upon ten (10) days notice to Recipient.

Grant approved date: _____

Project Address: 910 Milwaukee Avenue

Project budget: \$34,650

Grant amount: \$12,500

Planned Commencement date: _____

Scheduled Project Completion date: _____

SECTION 4: Designated Representatives

The names and addresses of the Designated Agents/Representatives of the parties in connection with this Agreement are as follows:

RECIPIENT:

Signature: _____

Print Name: Abdur Rahim Shahid

 3851 s. Ashleaf Lane
 Beavercreek, OH 45440

Date:

CITY OF SOUTH MILWAUKEE:

Signature: _____

Print Name: Ericka Lang

Title: Economic Development Manager

Date:



ECONOMIC DEVELOPMENT DEPARTMENT MEMO

Date: **May 22, 2026**

To: **Plan Commission**

From: Economic Development Manager Ericka Lang, City Engineer Genevieve Stollenwerk and Building Inspector Steve Petery

Meeting Date: **May 26, 2026**

Subject: **Proposed Zoning Chapter Amendments, Meeting 2**

A. Background/Rationale

Last year the zoning code was completely rewritten. During the rewrite process, many items were thoroughly discussed and evaluated and others were reviewed at a higher level. As staff utilizes the code, some areas require further review.

There are various code sections that staff is seeking input before providing comprehensive recommendations.

B. Key Issues for Discussion

1. Building heights

The current height regulations rely on multiple calculations and layers of contextual language, making them difficult for contractors and residents to interpret when determining the allowable height of a new building. The code blends factors such as right-of-way type and width, the height of adjacent buildings, and average minimum setbacks. It also allows additional height when a building is set farther back from a property line.

Streamlining these standards would reduce the amount of staff time spent explaining the code to applicants before submittal and during project review.

2. Accessory structure setbacks and heights

The setbacks for accessory structures on corner lots is not easily understood. The code identifies street setbacks and side and rear setbacks. It does not differentiate front or street side for accessory structures. And, the contextual setback language applies only to primary structures.

In the Z-2 and Z-3 zones, accessory structures must be “20-feet + principal building setback”. For corner properties, this is restrictive for street side yard setbacks.

The code does not allow accessory structures in front yards or in front of adjacent primary structures. Refer to further staff comments in a draft markup.

3. Driveways and parking slabs

Driveway language is located in the zoning chapter and in chapter 23 Public Peace and Safety. Most of section 23.15 should be relocated to the zoning chapter. It also contradicts some of the zoning code.

Plan commissioners agreed improved parking pads should not be in front yards and restricted to allow one additional vehicle.

4. Signage

The wall sign size and location code does not factor in multi-tenant buildings/strip malls, currently factoring the entire building façade width for maximum combined signage square footage of all tenants. As written, it would be a long-term administrative issue and restrict future sign sizes.

Flagpoles did not have a maximum height. Commissioners commented 35-foot height appropriate.

5. Pre- and Post Construction Stormwater

The engineer introduced changes at the previous meeting. Thereafter, an ordinance was approved amending Municipal Chapter 34 Storm Water, relocating zoning sections 15.26, 15.27 and related definitions in 15.28 to that chapter. The ordinance did not repeal the zoning section language.

C. Fiscal Impact

Staff is editing the zoning chapter changes at no additional cost.

D. Requested Action

Motion to recommend approval to the common council amending zoning regulations for lot and building setbacks and heights, driveways and improved parking spaces, landscaping and screening, signage, storm water management, and other miscellaneous text amendments for code clarifications.

E. Attachments

- LOT AND BUILDING
 - Code markup Lot and Building Regulations Sect 15.16 with staff comments
 - Example illustration of proposed height changes
- DRIVEWAYS
 - Code markup of driveways and parking with staff comments
 - Aerials of 6 existing homes and driveways in the city
- LANDSCAPING SCREENING
 - Code markup with staff comments
- SIGNAGE
 - Code markup with staff comments

Driveway and Parking Slabs Summary Comments & Changes V5

1. Plan Commission 3/24/26 comments

- a. Keep 40% max front yard impervious
- b. Allow one side yard slab tapered from driveway
- c. No front yard improved parking space
- d. Allow one parking slab along alley aside detached garages.
- e. Add diagrams

2. Summary changes

- a. Limit parking slab sizes and add taper limits
- b. If parking pad along street, require screening. Not allowed front yards.
- c. New detached garages 8-foot distance requirement from rear alley
- d. Revise and relocate language in 23.15

MARKUP V5 Codes for Residential Driveways and Motor Vehicle Parking Areas Zoning Sec 15.22 & 28 and Public Peace & Safety 23-15 Vehicular parking and junk automobiles

15.22 Parking and Loading Areas

G. Use of motor vehicle parking areas. Property owners may only park licensed, operable motor vehicles in outdoor off-street motor vehicle parking spaces, with the exception of typical vehicle maintenance, not to exceed 24 hours. They may not work on any motor in any outdoor motor vehicle parking space. They may not use any motor vehicle parking spaces for storing, displaying, or selling any goods or materials unless specifically approved by the Zoning Administrator

H. Parking area ratios

- (1) R-Uses requires one parking space per unit

I. Parking area layout and design. Property owners shall design and lay out all off-street motor vehicle parking areas and drive aisles per this subsection.

- (1) Location. Property owners shall place all off-street motor vehicle parking areas behind buildings where possible. The City prohibits parking lots larger than 12 spaces between buildings and the street. Where alley access is impossible, property owners may place parking lots to the side of the primary structure.

- (2) Ingress and egress. Property owners must design all areas serving all uses, except R-1 uses on a local street, to allow vehicles to enter and exit streets and cross public sidewalks in a forward motion.

(3) Alley access. Property owners shall access all parking areas from an alley if the lot has legal access to an alley. Where alley access is impossible, property owners shall prioritize vehicular access to sites from local streets.

(4) Parking dimensions. Property owners shall design all parking spaces to the following dimensions.

Table IV-4 Parking Stall Dimensions

Stall Angle	Stall Width	Stall Length	Aisle Width
0° Off Street	9.0	20.0	12.0
45°	9.0	17.0	11.0
60°	9.0	17.0	15.0
75°	9.0	17.0	20.0
90°	9.0	17.0	22.0

(5) Oversized and compact spaces. Property owners may provide oversized or compact spaces with modified sizes as approved by the Zoning Administrator so long as the total number of spaces is not greater than 20% of the total number of off-street motor vehicle parking spaces.

(6) Driveways

(a) Driveway width. The maximum width of driveways at the point of connection to the street right of way is 24 feet for two-way travel and 12 feet for one-way travel. A three-foot taper is permitted on either side of the driveway approach in the public way.

i. For R-1 uses, driveways shall not exceed 24 feet in width at the property line.

ii. Driveways shall be the width of the garage, as measured from the garage door(s) plus an additional three (3) feet on either side of the garage door(s).

iii. Driveways may exceed 24 feet in width only for the minimum distance necessary to align with the width of the garage door opening(s), approved by the City Engineer.

A. The maximum length of a driveway width extension shall be 20 feet from the garage doors.

B. The driveway width extension shall taper, within 10 feet, back to the maximum driveway width.

Figure XX. INSERT GRAPHIC

(b) Driveways and improved parking areas shall be a minimum of two feet from the property line.

(7) Improved parking spaces.(a) In addition to an allowable driveway of one- or two-family dwellings:

i. One (1) uncovered parking space is permitted alongside an attached or detached garage and not located between the building and front lot line. For a corner lot, an uncovered parking space located in any yard area that abuts a street requires screening.

ii. The size of an uncovered parking space alongside a garage shall not be less than eight (8) feet or exceed 12 feet in width and 18 feet in depth.

The portion of the parking pad adjacent to the driveway extension shall have a maximum length of 20 feet, as measured from the front façade line of the garage. A minimum seven (7) foot taper shall be included in the 20-foot maximum.

Figure XX. INSERT GRAPHIC

(7) Number of access points. The City restricts each property to one vehicular access point except where, in the written opinion of a licensed traffic engineer or the Fire Chief, life safety requires separate ingress and egress.

(8) Vertical clearance. Property owners shall provide at least 92 inches ~~seven feet~~ of vertical clearance above all parking spaces.

(9) Surfacing. Property owners shall surface all areas with asphalt, concrete, or other hard, dust-free surfaces approved by the Zoning Administrator.

(10) Tandem and stacked parking. Property owners may utilize tandem or stacked parking areas when they assign those spaces to the same dwelling unit.

(11) Curbs and barriers. Property owners must provide six-inch curbs and gutters, wheel stops, or other physical barriers for all areas abutting setbacks, landscaped areas, and adjoining property lines. They shall locate all barriers parallel to the protected area and perpendicular to the angle of parking at least two feet from the edge of the protected area.

J. R use heavy vehicle parking limitations. Property owners may only park vehicles over 14,000 pounds gross vehicle weight rating on lots occupied by R-1 and R-2 uses in a completely enclosed building.

15.28 Terms defined

DRIVEWAY — A private road or paved area giving access from a public way leading to a house, garage or building.

IMPROVED PARKING AREA -- That portion of a front or side yard which is paved with asphalt, concrete or stone and devoted to a driveway, and that portion of a rear yard which has been improved for parking purposes by paving with stone, asphalt or concrete.

PARKING SPACE — An unobstructed area exclusively for the temporary storage of one automobile.

PATIO — An accessory paved area less than six inches in height which may go to the property boundary.

STORAGE USES — Storage uses include, among others, the use of a building or structure, or a portion thereof, for storage not classified as an H use. A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

VEHICULAR USE AREA — A vehicular use area is an outdoor area on a lot used for the storage and operation of motor vehicles, including parking lots, vehicle storage areas, vehicle display areas, loading areas, driveways, and drive-through lanes.

Chapter 23 Public Peace and Safety

23-15 Vehicular parking and junk automobiles

A. IMPROVED PARKING AREA

That portion of a front or side yard which is paved with asphalt, concrete or stone and devoted to a driveway, and that portion of a rear yard which has been improved for parking purposes by paving with stone, asphalt or concrete.

F. Prohibited parking areas.

(1) It shall be unlawful to park any vehicle, trailer, or equipment, as defined herein on any lawn or grass, or other yard that is not an improved parking area as defined in Subsection A(3) on any residentially zoned property or property however zoned if it is used for residential purposes.

(a) Vehicles or equipment shall include house trailers (campers); utility trailers, mobile homes, motor vehicles, trucks, passenger vehicles, motor homes, motorcycles, other trailers, boats, construction equipment, machinery, or any parts of the above.

(2) Limits of improved parking areas shall be as defined ~~herein or~~ under Chapter 15 (Zoning Code).

~~(a) Front, side, and rear yards of the primary structure shall not be used as an improved parking area except for a driveway extending from the public street or alley to a garage. The front yard of the primary dwelling shall be lawn or landscaping area, except for walkways connecting from sidewalks, roads or driveways to front of dwellings.~~

~~(b) The total area of yard used for parking and driveway purposes shall not exceed 40 [%] of the larger of the required minimum or actual front or rear yard setback area, and shall not exceed 24 feet in width.~~

~~(c) Driveways and improved parking areas shall be a minimum of two feet from a side (or rear) property line, except as noted herein.~~

~~(d)~~

~~[1] Where a property has frontage and access to a public alley, a driveway or improved parking shall only be from the alley to the rear yard.~~

~~[2] On a corner lot, improved parking shall only be from one side.~~

~~(3) Exceptions.~~

~~(a) Single family or two family dwellings that have side entry garages in front of a dwelling may exceed coverage by administrative review.~~

~~(b) The City may approve an increase in front yard driveway coverage by administrative review when the increase would meet the intent of the code or where ordinance standards cannot be reasonably applied to the lot or create an unreasonable hardship based on the characteristics of the premises and/or land. A hardship cannot be based on the number or type of vehicles owned by the occupants or owners. As part of such review, the owner or applicant may be required to add screening around the driveway to help hide the parking area and vehicles from view of adjacent properties or from the street. The property owner or applicant may use a privacy fence, landscaping, or other means to meet the requirements.~~

~~(c) Properties that exceed the maximum coverage as of the date of this ordinance shall not expand the improved parking area. Property owners exceeding the maximum shall not be required to remove permanently paved improved areas and may use such areas for parking.~~

~~(34) Responsibility. The owner or lessee of any vehicle or equipment defined under Subsection F(1)(a) and the owner, agent or tenant of any premises within any residential zoning district upon which such vehicle or equipment are parked, stored or maintained, shall be individually responsible for complying with the provisions of § 23.15F.~~

~~(45) Penalties and enforcement.~~

~~(a) Any person, firm or corporation who violates the provisions of § 23.15F(1) shall, upon written notice from the Police Department, remove the vehicle or equipment within 10 days of the date of the notice or shall pay a forfeiture of not less than \$10 nor more than \$200 for each offense, and each day that such violation continues shall be considered as a separate offense.~~

~~(b) The City engineer and/or the Building Inspector shall be primarily responsible for reviewing compliance with § 23.15F(2) and enforcement of provisions as it pertains to limits of improved parking for new construction or expansion of improved parking for previously developed properties.~~

~~[Added 12-2-2008 by Ord. No. 1983]~~

Accessory Structure Setbacks & Height Calculations V3

1. Plan Commission 3/24/26 comments:

- a. HEIGHT. Most agreed accessory structures should not be taller than home
- b. Suggested review City of Milwaukee codes
- c. SETBACK. May need setback Exception language
- d. Accessory building previous markup language wasn't clear – differentiate required Setback vs actual building setback.

2. Staff comments

- a. HEIGHT. Added that accessory structure heights can't be taller than principal structures, but allow higher if grade changes. Current code takes average, but applies to principal only
- b. HEIGHT. Modified contextual height and right-of-way calculations
- c. Added 40% front yard max impervious coverage relocated from §23.15
- d. Differentiated accessory structure street setbacks
- e. Revised ACCESSORY STRUCTURE SETBACK from alleys. Comps:

Milwaukee

- From alley: 4-ft, or 1.5-ft if no alley
Side street: Same as principal building, but not closer to side street than any existing principal building.

Cudahy

General 3-ft setback from rear yard lot lines

St. Francis

- Corner lots: Must be setback same as principal building or 15-ft, whichever less.
If rear lot line abuts side lot line of adjacent lot. Must be setback not less than the front setback of any building on adjacent lot and not less than that side yard setback of the principal building on the lot which the accessory building is on, whichever is greater.
- From alley: 5-ft when doors face alley, or 3 ft if not.

Greenfield

- From alley: 5-ft
Corner lot: no part of an accessory structure shall be closer than the minimum corner lot side yard setback within that applicable zoning district

Hales Corners

- From alley: 5-ft from side or rear lot line
Corner lot: Not in front setback or side street setback

Ankeny

From alley: 7-ft

Pittsburgh

From alley: 2-ft

Tampa

From alley: 3-ft

MARKUP V3 ACCESSORY SETBACKS & HEIGHT

Purple = changes since last PC meeting

Red = previous markup

§ 15.16. Lot and building regulations.

A. Lot and building regulations

Table II-2: Lot and Building Regulations						
	Z-1	Z-2	Z-3	Z-4	M-1	PDD
Lot Occupation						
Lot Width (feet)	Not applicable	60 min. 110 max.	30 min. 90 max.	180 max.	900 max.	Established during district adoption
Maximum Impervious Coverage (%)	Not applicable	50	60	90	90	
<u>40% Maximum front yard impervious coverage for 1- and 2-family residential dwellings</u>						
Setbacks — Principal Building						
Street Setback (Principal) (feet)	Regulations of most restrictive abutting district	24 min.	6 min. 18 max.	2 min. 12 max.	24 min.	Established during district adoption
Street Setback (Secondary) (feet)		8 min.	6 min. 18 max.	2 min. 12 max.	12 min.	
Side Setback (feet)		8 min.	3 min. Arterial streets: 0	0 min. 24 max.	12 min.	
Rear Setback (feet)		8 min.	3 min.	3 min.	12 min.	
Minimum Frontage Buildout (%)		40	60	80	40	
Setbacks — Accessory Building						
Street Setback (principal)(feet)	Regulations of most restrictive abutting district	20 min. + principal building setback	20 min. + principal building setback	40 max. from rear property line	20 min. + principal building setback	Established during district adoption
Street Setback (Secondary) (feet)	Regulations of most restrictive abutting district	6	3	3	6	
<u>Same as principal building, but not closer to side street than any existing principal building</u>						

Side Setback (feet)	Regulations of most restrictive abutting district	6	3	3	6
Rear Setback (feet)	Regulations of most restrictive abutting district	6	3	3	6

B. Contextual street-yard building setbacks. If a primary structure exists on any immediately adjacent parcel, not including parcels separated by a public right-of-way, the street-yard setback for the subject parcel shall be the average of the minimum street-yard setback of the subject zone and the setback of the adjacent primary structure(s). In no circumstance shall the street-yard setback exceed the maximum street-yard setback of the subject zone.

C. Accessory buildings.

~~a. No accessory building on a corner lot may be located within the area that would constitute the front yard of the adjacent property located around the corner not separated by public right of way, as determined by the zoning district of that adjacent property.~~

(1) Accessory buildings must be separated by a minimum distance of 10 feet from the principal building on the lot, and may be reduced with fire-rated construction.

(2) Accessory building setbacks from the rear lot shall not be less than 40 8 feet when adjacent to an alley that have an opening directly on an alley.

D. C-Setback encroachments. Open or enclosed fire escapes, terraces, and unenclosed stairways may project into a side or rear yard not more than four feet; provided that they are not closer than three feet to any lot line.

E. D. Height regulations. ~~When multiple ratios apply to a property, the City shall limit the building height to the lowest height at any given point on the property for the given ratios. All buildings may increase in height by one foot for every foot into the property perpendicular to the property line. The City limits building heights to the maximum principal building height listed in Table II-3 based on the right-of-way type adjacent to the subject property. When the subject property abuts multiple different right-of-way types, the greatest maximum principal building height shall control.~~

Table II-3: Height Regulations				
Right-of-Way Type	Principal Building Height	Accessory Building Height	Right-of-Way Width	Example Maximum Principal Building Height (feet)
Major Arterial	4	0.3	4	120-foot height allowance at property line: 120-foot right-of-way
Minor Arterial	0.7	0.3	4	84-foot height allowance at property line: 120-foot right-of-way
Collector	0.5	0.25	4	40-foot height allowance at property line: 80-foot right-of-way
Local	0.33	0.15	4	22-foot height allowance at property line: 66-foot right-of-way
Alleys, pedestrian connections, and multi-use pathways	4	4	4	20-foot height allowance at property line: 20-foot right-of-way ²⁴

- (1) Accessory building height limitations. No property owner may build an accessory building that exceeds the height of the existing principal building taller than the primary structure, or 24 feet, or the accessory building height ratio contained within Table II-3: Height Regulations, whichever is less. A detached accessory structures may exceed the measured height of the principal structure where the accessory structure is located at a lower elevation, provided the highest roof point of the accessory structure does not exceed the highest roof point of the principal building.
- (2) Contextual building heights. If a ~~primary structure exists~~ principal building abuts the subject property on any immediately adjacent ~~parcel~~ property, not including ~~parcels~~ properties separated by a ~~public~~ right-of-way, the maximum principal building height shall not exceed the ~~following~~ multipliers within Table II-4.
- (3) Calculating building heights. Suppose a subject property lies along a minor arterial street, and a principal building exists on an adjacent property within a Z-4 district that is 24 feet tall.
- (a) Example 1: Basic Calculation. The maximum principal building height for the subject property is 96 feet (24 x 4.0 = 96 feet), because the Z-4 contextual building height multiplier from Table II-4 reduces the subject property's allowable principal building height to a value less than the Right-of-Way Type limits from Table II-3.
- (b) Example 2: Different Adjacent Zone. If the same 24-foot principal building exists on an adjacent property within a Z-2 district, the maximum principal building height for the subject property is 36 feet (24 x 1.5 = 36 feet), because the Z-2 contextual building height multiplier from Table II-4 reduces the subject property's allowable principal building height to a value less than the Right-of-Way Type limits from Table II-3.
- (c) Example 3: Different Right-of-Way Type. If the subject property lies along a collector street, the maximum principal building height is 80 feet, because the Right-of-Way Type from Table II-3 limits the maximum principal building height to a value less than the Contextual Building Height Limit in Table II-4.

Adjacent Zone	Increase in Stories Above Structure on Adjacent Parcel
Z-1	No limit
Z-2	1.50x
Z-3	2.0x
Z-4	4.0x
M-1	No limit

- (4)-(3) Measuring Height. The City measures height as the vertical distance from the average ground elevation along the structure's base to the highest point of the subject structure. The average ground elevation is the midpoint between the highest and lowest ground elevations along the exterior building wall.
- (a) Exceptions. Chimneys, cooling towers, elevators, necessary mechanical appurtenances, and public utility structures not intended for human occupancy may exceed the limitations of this chapter.

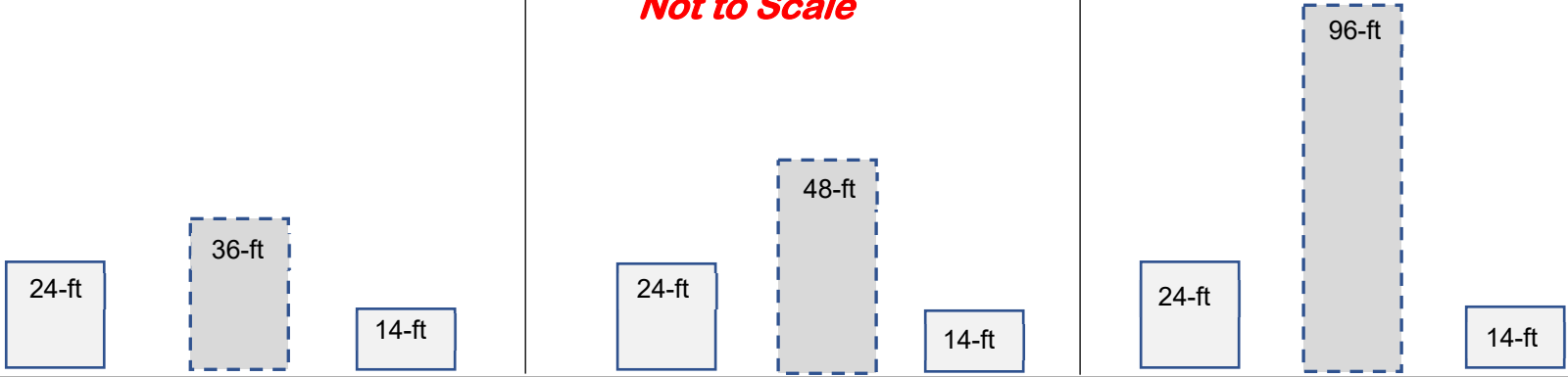
NEW CODE: EXAMPLE ILLUSTRATIONS OF PROPOSED ZONING HEIGHT CHANGES

Zone	Z-2	Z-3	Z-4
Multiplier	1.5	2	4

if adjacent **principal building**

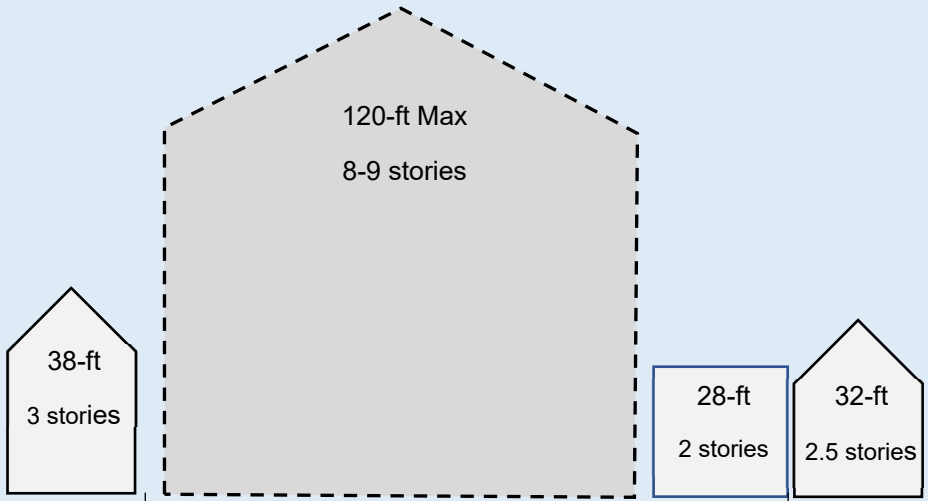
Max Principal Building Heights

Arterial streets: 120-ft
 Collector streets: 80-ft
 Local streets: 66 ft



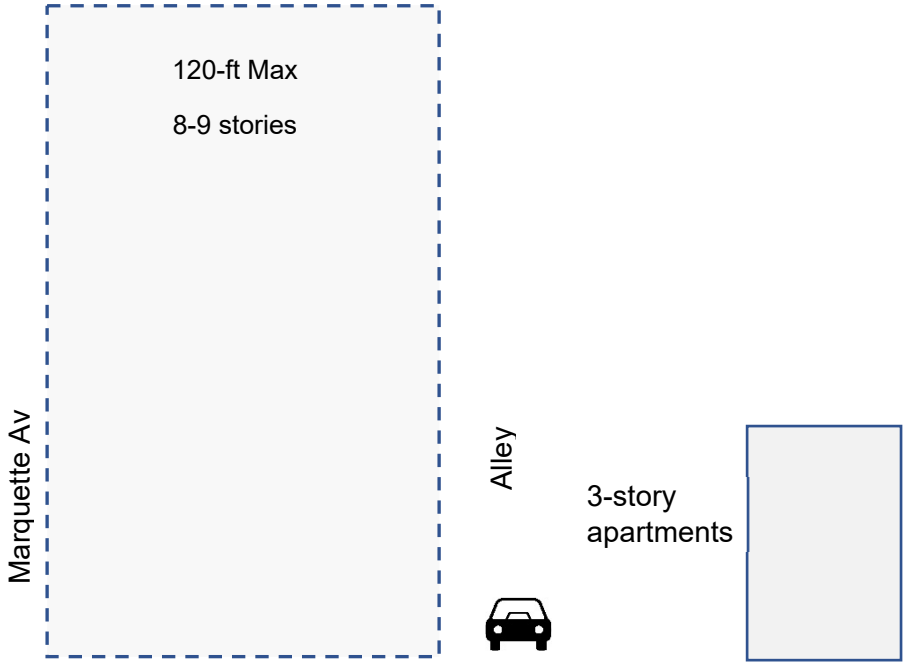
Existing Parcels Examples

1200 – 1218 Milwaukee Z-4, Arterial Street
Multiplier 4x 38-ft = 154-ft. MAX HEIGHT 120-Ft



Milwaukee Av

2318 10th Z-4, Arterial Street
MAX HEIGHT 120-Ft, Multiplier not used b/c ROW



10th Av

EXAMPLES OF GENTLE DENSITY – INCREMENTAL INCREASES



Townhouses

Fourplex

Duplex

Accessory Dwelling

10-Plex Walk-up Apartment

Before 1-story home



5 Overl #

4 Overl #

4 Overl #

After 3-story home



5 Overl #

6 Overl #

4 Overl #

MARKUP V1 Zoning Amendments Landscaping and Screening

Staff comments

- Staff recommends revising residential fence materials. The code restricts vinyl, composite and chain link fence materials in rear yards only for all residential uses.
 - R-1 is 1-2 Family and care facilities and lodging under 5 guest rooms included
 - R-2 is 3 or more dwelling units
 - R-3 is hotels/transient uses with 5 or more guest rooms
- Staff recommends reducing the percentage of required native species for new landscaping from 100% to 50%. 50% is what shows for trees. One-two-family uses are exempt from this requirement per 15.23A(3)(a)

15.23 Landscaping and screening

B. Screening

(3) Materials

(a) Required materials. Property owners may construct screening structures of masonry, stone, metal, wood, or gabions filled with stone material.

~~Additionally, R uses may use vinyl and composite material or chain-link in rear yards only.~~

- R-1 uses may use vinyl and composite material. Chain-link material allowed in rear yards only.
- R-2 and R-3 uses may use vinyl, composite and chain-link in rear yards only.

(b) The Zoning Administrator may approve the use of alternative materials provided that the materials are equivalent in suitability, strength, and durability.

(8) Landscape and screening elements.

- (a) Landscaped areas. Property owners must plant 50% of landscaped areas only with the plants listed under Subsection A(8)(m).
[\[Native Species List. See Appendix 1\]](#)
- (b) Mulch and rock. Property owners may not fill landscaped areas with more than 25% mulch or decorative rock.
- (c) Lawns. No mandatory landscaped area may contain short growing, non-native lawn grasses.
- (d) Seed mixes. Property owners may utilize seed mixes containing species listed under Subsection A(8)(m); however, those mixes may not contain species not listed.
- (e) Native hybrids. The Zoning Administrator may approve hybrids of native species listed below; but may not approve hybrids of native and non-native species except in circumstances of hybrids to provide disease resistance and only with documentation from a licensed landscape architect or arborist.
- (f) Mandatory trees. The trees listed as mandatory were the predominant species within the City under pre-settlement conditions. Property owners must utilize the species listed as mandatory under Subsection A(8)(m) for at least 50% of all trees and shrubs required by this section.

MARK UP v2 Sign Code Proposed Amendments

Plan Commission Comments 3/26/26

1. Agree to add max flagpole height
2. POLE SIGN HEIGHTS. a comment that the current height limits appropriate- the further the sign back from the property boundary, the higher it may be.

Staff eval/comments

1. Flag poles: As currently written, there is no maximum pole height, but the code limits height by the size of the hoist: a 4-ft hoist is a 24-ft max pole. Other codes: St. Frances – max 35 ft; Cudahy – can't exceed height max of district; Wauwatosa-may exceed building heights.
2. Wall signs for multi-tenant/strip malls: The current code doesn't address these types of buildings. Specifying total sign area by tenant façade reduces staff review time and eliminates the potential for a variance if some tenant signage exceeds the maximum and a new tenant sign size is restricted.
 - a. Staff recommends increasing 1 SF/1 LF of façade to 1.5 SF/1LF. See below table.
3. Remove sign size calculations as it is not necessary or applicable given sign area maximums in Table IV-1.

EXAMPLE Grant Park Plaza Multi-Tenant Sign Review

Current Code Maximum all wall signs 1 SF/1LF entire façade

Tenants/Spaces	Front Storefront Façade Width- FT	Existing sign SQFT	1 SF/1LF street facing tenant width	1.5 SF/1LF street facing tenant width
Brew City Insurance	13	28	13	19.5
San Fong	24	12	24	36
VACANT Planet Fitness	152	183	152	228
VACANT flag space	50		50	75
Glamour Threading	15	13	15	22.5
Nail Express	15	12	15	22.5
Great Clips	15	52	15	22.5
Total Wireless	11	24	11	16.5
Cousins Sub	15	42	15	22.5
H&R Block	18	12	18	27
Toppers Pizza	30	34	30	45
CSL Plasma	80	72	80	120
Walgreens (corner)	102	300	244	366
Total	540	784	682	1023

§ 15.21. Signs.

- C. Exemptions. The City exempts the following signs from the regulations contained in this chapter.

- (8) Flags, up to a maximum of three per lot or parcel. The length of the hoist side of any flag shall not exceed 20% of the vertical height of the pole. **Maximum height 35 feet.** Property owners must fly U.S. flags in accordance with protocol established by the U.S. Congress. The City considers any flag that does not meet these requirements a sign subject to the requirements of this chapter.

H. Signs permitted with a permit.

Table IV-1 Sign Regulations				
Sign Type	Number Allowed	Sign Area (Maximum)	Sign Height (Maximum, feet)	Where Allowed
Ground	1 per street yard	1 square foot per linear foot of lot frontage	10	Street yard
Wall	No maximum so long as the total square feet of signage per tenant facade does not exceed 1.5 square foot per linear foot of tenant building facade		N/A	Street-facing building facade
Projecting	1 per business	12 square feet	N/A	Within 6 feet of entrance
Wayfinding	No limit	6 square feet	5	No limit

- (1) Ground signs.
 - (a) Setbacks. Property owners must set ground signs back from the right-of-way a distance equal to their height.
 - (b) Grouping of uses. Property owners may group multiple uses within a single property on a single sign.
- (2) Wall signs.
 - (a) Projections above roof line. Wall signs may not project above the roof line or eaves of a building.
 - (b) Parking area. A facade which faces a customer parking area counts as street-facing building facade.
- (3) Projecting signs.
 - (a) Extension distance. Projecting signs may project no more than six feet into the public right-of-way and shall be at least 24 inches from the face of the street curb.

B. Sign measurements.

- (1) Signable area. The signable area of a building is designated as the area of the facade of the building up to the roof line which is free of windows and doors or major architectural detail on which signs may be displayed. ~~In computing signable area, any facade which faces or abuts a public right-of-way may be utilized. Calculations may include parapet walls, but shall exclude door and window openings.~~
- (2) Measuring sign face.
 - (a) Area of copy. In calculating the area of a sign to determine whether it meets the requirement of this chapter, the Zoning Administrator shall include the sign copy and any border or frame surrounding that copy, but shall exclude supporting posts or foundations from the area calculation.
 - (b) Irregular shapes. The Zoning Administrator shall determine the area of irregularly shaped signs or signs containing two or more detached elements by measuring the area of the smallest regular polygon that will encompass all elements of the sign.
 - (c) Multi-sided signs. The Zoning Administrator shall use the area of only one side of a multi-sided sign if the sides are less than or equal to 30° from parallel of each other. If the sides are greater than 30° from parallel of each other, the Zoning Administrator shall count all sign faces towards the total sign area.

MARKUP ZONING AMENDMENTS RELATED TO STORM WATER MANAGEMENT

An ordinance was previously approved amending Municipal Chapter 34 Storm Water, relocating zoning sections 15.26, 15.27 and related definitions in 15.28 to that chapter. The ordinance did not repeal the zoning section language.

§ 15.26. Construction site erosion and sediment control. Repeal the entire section

§ 15.27. Post-construction stormwater management. Repeal the entire section

§ 15.28. Terms defined. Amend Vehicle Use Area term:

V. Terms beginning with "V."

VEHICULAR USE AREA — A vehicular use area is an outdoor area on a lot used for the storage and operation of motor vehicles, including parking lots, vehicle storage areas, vehicle display areas, loading areas, driveways, and drive-through lanes. ~~Includes those portions of Lake Michigan and~~

§ 15.28. Terms defined. Repeal the following terms:

A. Terms beginning with "A."

~~ADEQUATE SOD or SELF-SUSTAINING VEGETATIVE COVER — Maintenance of sufficient vegetation types and densities such that the physical integrity of the streambank or lakeshore is preserved. Self-sustaining vegetative cover includes grasses, forbs, sedges and duff layers of fallen leaves and woody debris.~~

~~ADMINISTERING AUTHORITY — A governmental employee, or a regional planning commission empowered under § 62.234, Wis. Stats., that is designated by the Common Council to administer this chapter.~~

~~AGRICULTURAL FACILITIES AND PRACTICES — Has the meaning given in § 281.16(1), Wis. Stats.~~

~~ATLAS 14 — The National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 8 (Midwestern States), published in 2013.~~

~~AVERAGE ANNUAL RAINFALL — A typical calendar year of precipitation as determined by the Wisconsin Department of Natural Resources for users of models such as WinSLAMM, P8 or equivalent methodology. The average annual rainfall is chosen from a department publication for the location closest to the municipality.~~

B. Terms beginning with "B."

~~BMP (BEST MANAGEMENT PRACTICE) — Structural or nonstructural measures, practices, techniques or devices employed to avoid or minimize sediment or pollutants carried in runoff to waters of the state.~~

C. Terms beginning with "C."

~~CEASE AND DESIST ORDER — A court-issued order to halt land-disturbing construction activity that is being conducted without the required permit or in violation of a permit.~~

~~COMBINED SEWER SYSTEM — A system for conveying both sanitary sewage and stormwater runoff.~~

~~CONNECTED IMPERVIOUSNESS — An impervious surface connected to the waters of the state via a separate storm sewer, an impervious flow path, or a minimally pervious flow path.~~

~~CONSTRUCTION SITE — An area upon which one or more land-disturbing construction activities occur, including areas that are part of a larger common plan of development or sale where multiple separate and distinct land-disturbing construction activities may be taking place at different times — on different schedules but under one plan. A long-range planning document that describes separate construction projects, such as a 20-year transportation improvement plan, is not a common plan of development.~~

~~DESIGN STORM — A hypothetical discrete rainstorm characterized by a specific duration, temporal distribution, rainfall intensity, return frequency and total depth of rainfall.~~

~~DIRECT CONDUITS TO GROUNDWATER — Wells, sinkholes, swallets, fractured bedrock at the surface, mine shafts, non-metallic mines, tile inlets discharging to groundwater, quarries, or depressional groundwater recharge areas over shallow fractured bedrock.~~

~~DRAINAGE SYSTEM — One or more artificial ditches, tile drains or similar devices which collect surface runoff or groundwater and convey it to a point of discharge.~~

E. Terms beginning with "E."

~~EFFECTIVE INFILTRATION AREA — The area of the infiltration system that is used to infiltrate runoff and does not include the area used for site access, berms, or pretreatment.~~

~~EROSION — The process by which the land's surface is worn away by the action of wind, water, ice, or gravity.~~

~~EROSION AND SEDIMENT CONTROL PLAN — A comprehensive plan developed to address pollution caused by erosion and sedimentation of soil particles or rock fragments during construction.~~

~~EXCEPTIONAL RESOURCE WATERS — Waters listed in § NR 102.11, Wis. Adm. Code.~~

F. Terms beginning with "F."

~~FILTERING LAYER — Soil that has at least a three-foot deep layer with at least 20% fines; or at least a five-foot deep layer with at least 10% fines; or an engineered soil with an equivalent level of protection as determined by the regulatory authority for the site.~~

~~FINAL STABILIZATION — That all land-disturbing construction activities at the construction site have been completed and that a uniform perennial vegetative cover has been established with a density of at least 70% of the cover for the unpaved areas and areas not covered by permanent structures or that employ equivalent permanent stabilization measures.~~

~~FINANCIAL GUARANTEE — A performance bond, maintenance bond, surety bond, irrevocable letter of credit, or similar guarantees submitted to the City Engineer by the responsible party to assure that requirements of the ordinance are carried out in compliance with the stormwater management plan.~~

I. Terms beginning with "I."

~~INFILTRATION — The entry of precipitation or runoff into or through the soil.~~

~~INFILTRATION SYSTEM — A device or practice such as a basin, trench, rain garden or swale designed specifically to encourage infiltration, but does not include natural infiltration in pervious surfaces such as lawns, redirecting of rooftop downspouts onto lawns or minimal infiltration from practices, such as swales or road side channels designed for conveyance and~~

~~pollutant removal only.~~

L. Terms beginning with "L."

~~LAND-DISTURBING CONSTRUCTION ACTIVITY~~— Any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of sediment into waters of the state. Land-disturbing construction activity includes clearing and grubbing, demolition, excavating, pit trench dewatering, filling and grading activities.

~~LANDOWNER~~— Any person holding fee title, an easement or other interest in property, which allows the person to undertake cropping, livestock management, land-disturbing construction activity or maintenance of stormwater BMPs on the property.

M. Terms beginning with "M."

~~MAXIMUM EXTENT PRACTICABLE~~— The highest level of performance that is achievable but is not equivalent to a performance standard identified in this chapter as determined in accordance with of this chapter.

N. Terms beginning with "N."

~~NRCS MSE3 OR MSE4 DISTRIBUTION~~— A specific precipitation distribution developed by the United States Department of Agriculture, Natural Resources Conservation Service, using precipitation data from Atlas 14.

P. Terms beginning with "P."

~~POLLUTANT~~— Has the meaning given in § 283.01(13), Wis. Stats.

~~POLLUTION~~— Has the meaning given in § 281.01(10), Wis. Stats.

~~PREVENTIVE ACTION LIMIT~~— Has the meaning given in § NR 140.05(17), Wis. Adm. Code.

R. Terms beginning with "R."

~~RUNOFF~~— Stormwater or precipitation including rain, snow or ice melt or similar water that moves on the land surface via sheet or channelized flow.

S. Terms beginning with "S."

~~SEDIMENT~~— Settleable solid material that is transported by runoff, suspended within runoff or deposited by runoff away from its original location.

~~SEPARATE STORM SEWER~~— A conveyance or system of conveyances including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, constructed channels or storm drains, which meets all of the following criteria:

a. ~~Is designed or used for collecting water or conveying runoff.~~

b. ~~Is not part of a combined sewer system.~~

c. ~~Is not part of a publicly owned wastewater treatment works that provides secondary or more stringent treatment.~~

d. ~~Discharges directly or indirectly to waters of the state.~~

~~STORMWATER MANAGEMENT PLAN~~— A comprehensive plan designed to reduce the discharge of pollutants from stormwater, after the site has undergone final stabilization, following completion of the construction activity.

~~STORMWATER MANAGEMENT SYSTEM PLAN~~— Is a comprehensive plan designed to

~~reduce the discharge of runoff and pollutants from hydrologic units on a regional or municipal scale.~~

T. Terms beginning with "T."

~~TOP OF THE CHANNEL—An edge, or point on the landscape landward from the ordinary high-water mark of a surface water of the state, where the slope of the land begins to be less than 12% continually for at least 50 feet. If the slope of the land is 12% or less continually for the initial 50 feet landward from the ordinary high-water mark, the top of the channel is the ordinary high-water mark.~~

~~TOTAL MAXIMUM DAILY LOAD or TMDL—The amount of pollutants, specified as a function of one or more water quality parameters, that can be discharged per day into a water quality limited segment and still ensure attainment of the applicable water quality standard.~~

~~TP 40—Technical Paper No. 40, Rainfall Frequency Atlas of the United States, published in 1961.~~

~~TR 55—The United States Department of Agriculture, Natural Resources Conservation Service (previously Soil Conservation Service), Urban Hydrology for Small Watersheds, Second Edition, Technical Release 55, June 1986, which is incorporated by reference for this chapter.~~

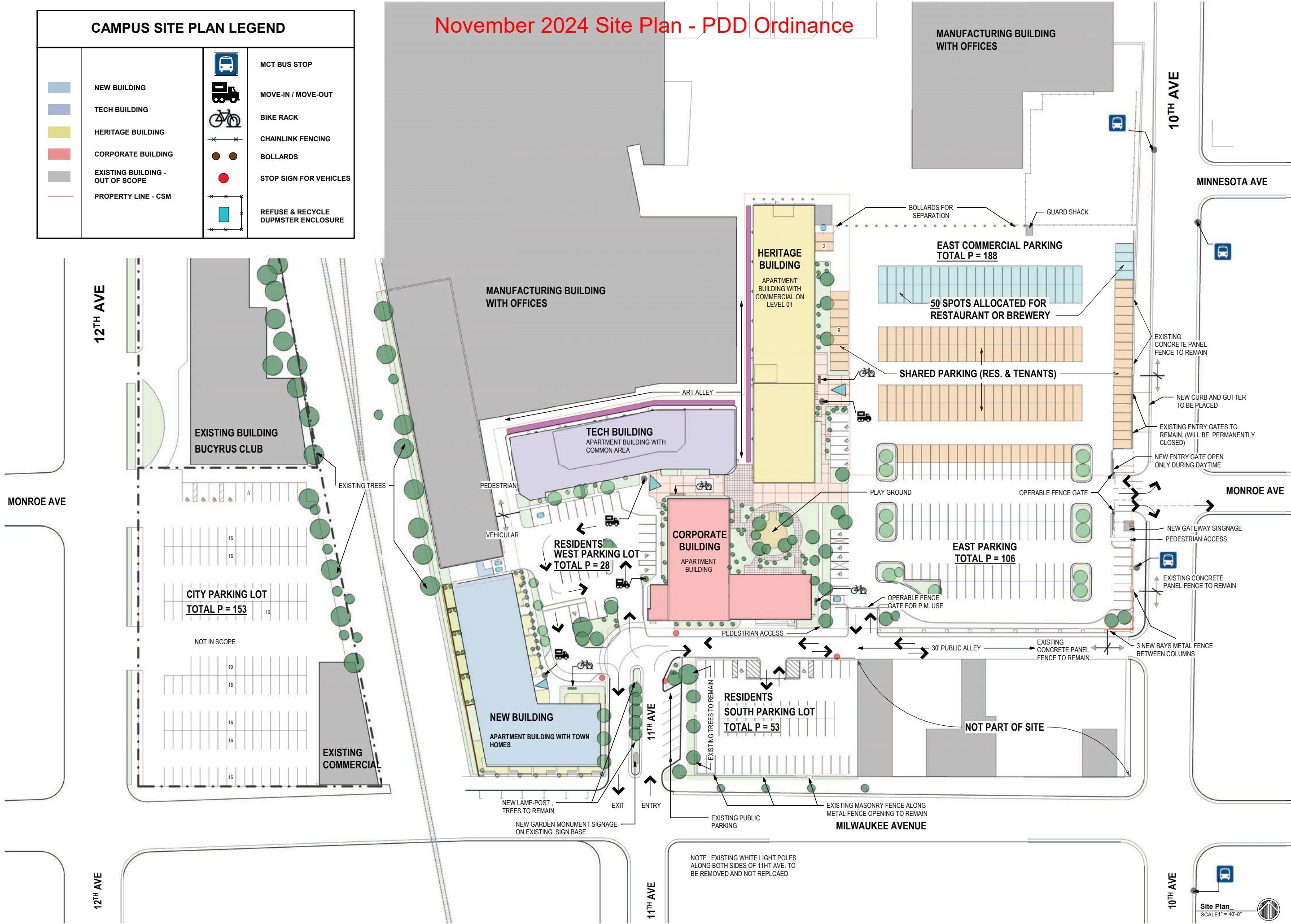
~~TSS—Total suspended solids.~~

~~TYPE II DISTRIBUTION—A rainfall type curve as established in the "United States Department of Agriculture, Soil Conservation Service, Technical Paper 149, published in 1973."~~

November 2024 Site Plan - PDD Ordinance

CAMPUS SITE PLAN LEGEND

	NEW BUILDING		MCT BUS STOP
	TECH BUILDING		MOVE-IN / MOVE-OUT
	HERITAGE BUILDING		BIKE RACK
	CORPORATE BUILDING		CHAINLINK FENCING
	EXISTING BUILDING - OUT OF SCOPE		BOLLARDS
	PROPERTY LINE - CSM		STOP SIGN FOR VEHICLES
			REFUSE & RECYCLE DUMPSTER ENCLOSURE



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Suite 300
Milwaukee, WI 53203

T 414.259.1500

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Milwaukee, WI 53203

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BUCYRUS CAMPUS
 1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI 53172
 SHEET TITLE:
 CAMPUS SITE PLAN

REVISIONS:

SCALE	VARIABLE
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A01

NOTE : EXISTING WHITE LIGHT POLES ALONG BOTH SIDES OF 11TH AVE. TO BE REMOVED AND NOT REPLACED

Site Plan
SCALE 1" = 40'-0"

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May 2025 Amended PDD



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751 N Jefferson St.
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CONSULTANTS:



SITE MAP
NOT TO SCALE

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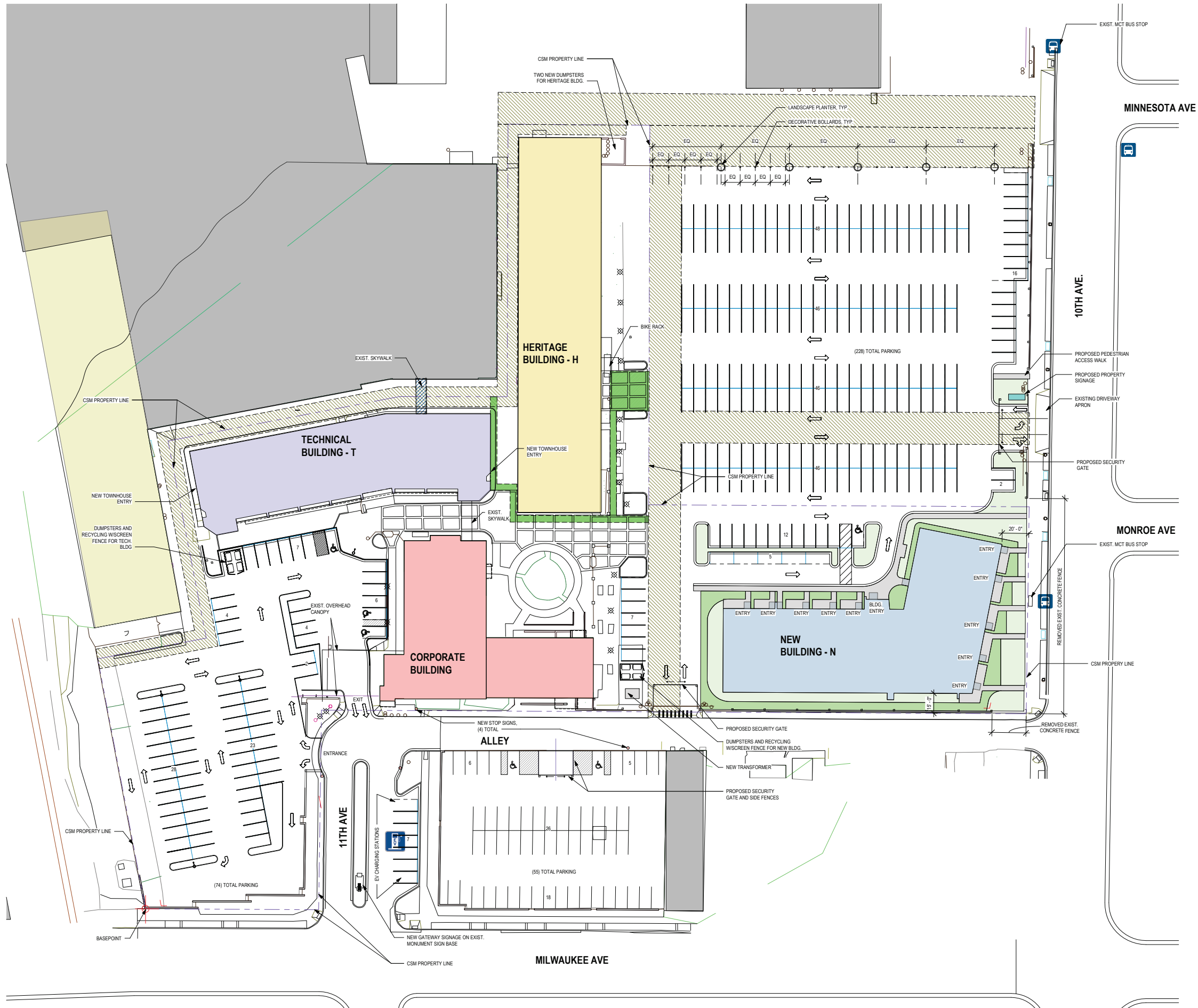
BUCYRUS CAMPUS - SITE PLAN

MILWAUKEE AVE & 10TH AVE
SOUTH MILWAUKEE, WI

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS:

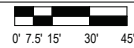
SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	-
DATE ISSUED	02/04/2025
SHEET NUMBER	A020



MASTER SITE PLAN LEGEND

	EASEMENT - GENERAL
	EASEMENT - PEDESTIAN
	EASEMENT - OVERHEAD SKYWALK
	CSM PROPERTY LINE

1 00-SITE PLAN
Scale: 1" = 30'-0"



BUCYRUS CAMPUS - SITE

May 19, 2026 updated site, landscaping, lighting plans

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI 53172

05/26/2026

PLAN COMMISSION



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

CAP PROJECT #: 210701

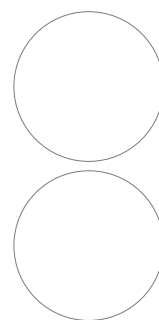
OWNER:
QUE EL-AMIN
PRESIDENT, SCOTT CRAWFORD, INC
MILWAUKEE, WISCONSIN
TEL. (414) 678-1723 | (414) -736-9036

CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS
751 N JEFFERSON ST - SUITE 200
MILWAUKEE, WI 53202
TEL. (414) 220-9640

CONSULTING CIVIL ENGINEER:
GRaEF
275 W WISCONSIN AVE, SUITE 300
MILWAUKEE, WI 53203
TEL. (414) 259-1500

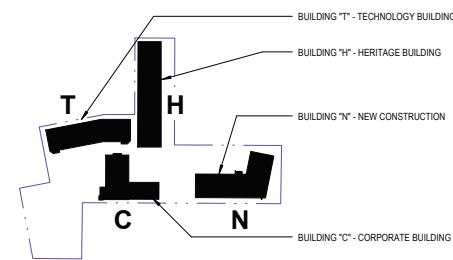
SHEET INDEX:

T000	TITLE SHEET
ARCHITECTURAL - SITE	
A020	ARCHITECTURAL SITE PLAN
A024	SITE PARKING ALLOCATION
A030	SITE AMENITIES
CIVIL	
C301	SITE LAYOUT PLAN
C302	SITE LAYOUT PLAN



continuum
ARCHITECTS + PLANNERS

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management



SITE MAP
NOT TO SCALE



SITE LOCATOR MAP
NO SCALE



CAMPUS LOCATOR MAP
NO SCALE

BUCYRUS CAMPUS - SITE

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI 53172

SHEET TITLE
TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	PLAN COMMISSION
DATE ISSUED	05/26/2026
SHEET NUMBER	T000

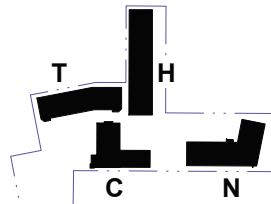
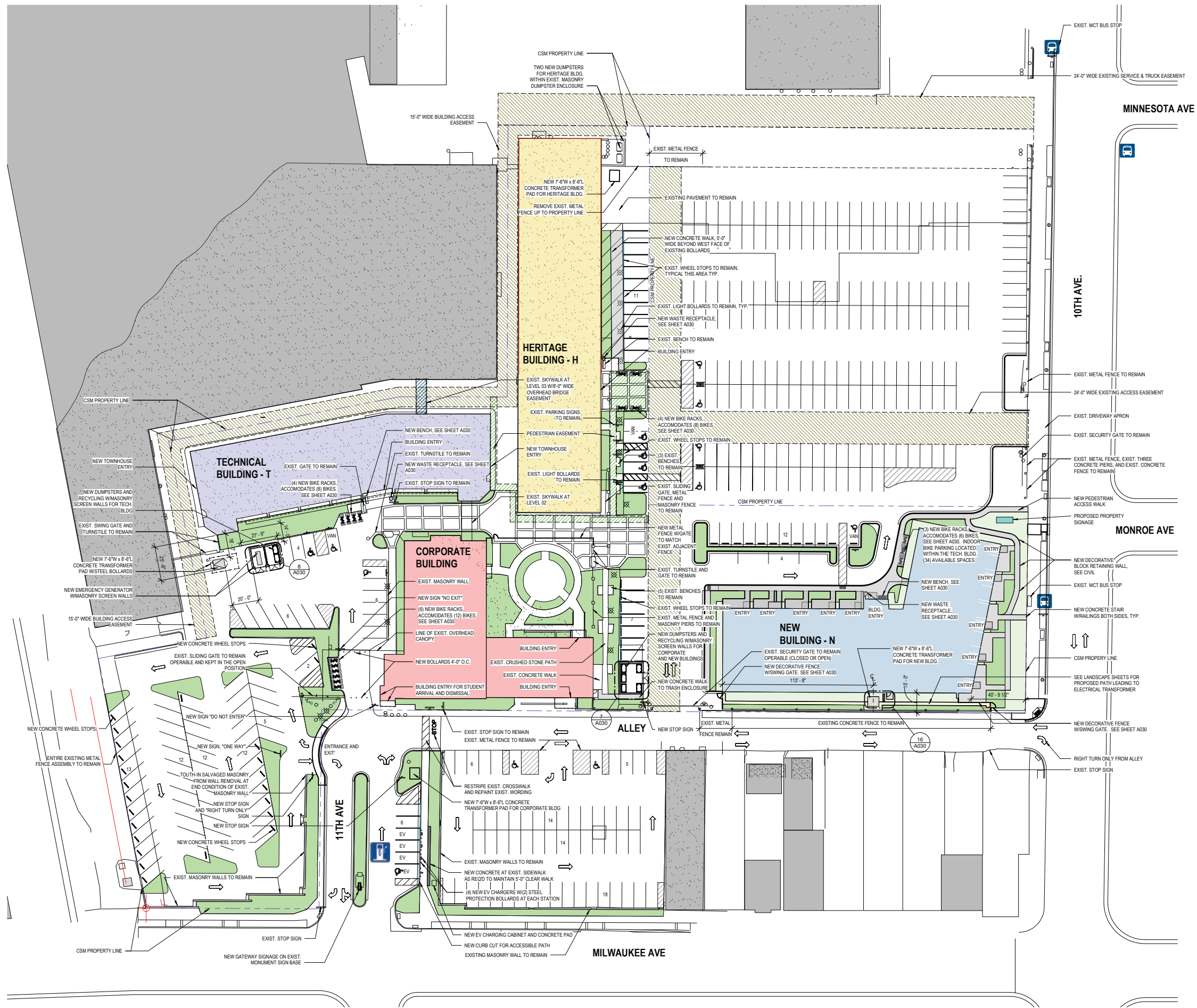


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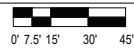
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SITE MAP
NOT TO SCALE

MASTER SITE PLAN LEGEND	
	EASEMENT - PARKING
	EASEMENT - PEDESTRIAN
	EASEMENT - OVERHEAD SKYWALK
	LANDSCAPING
	DEDICATED AREA FOR FUTURE BUILDING TENANT
	CSM PROPERTY LINE

1 SITE PLAN
Scale: 1" = 30'-0"



BUCYRUS CAMPUS - SITE

1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI 53172

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS:

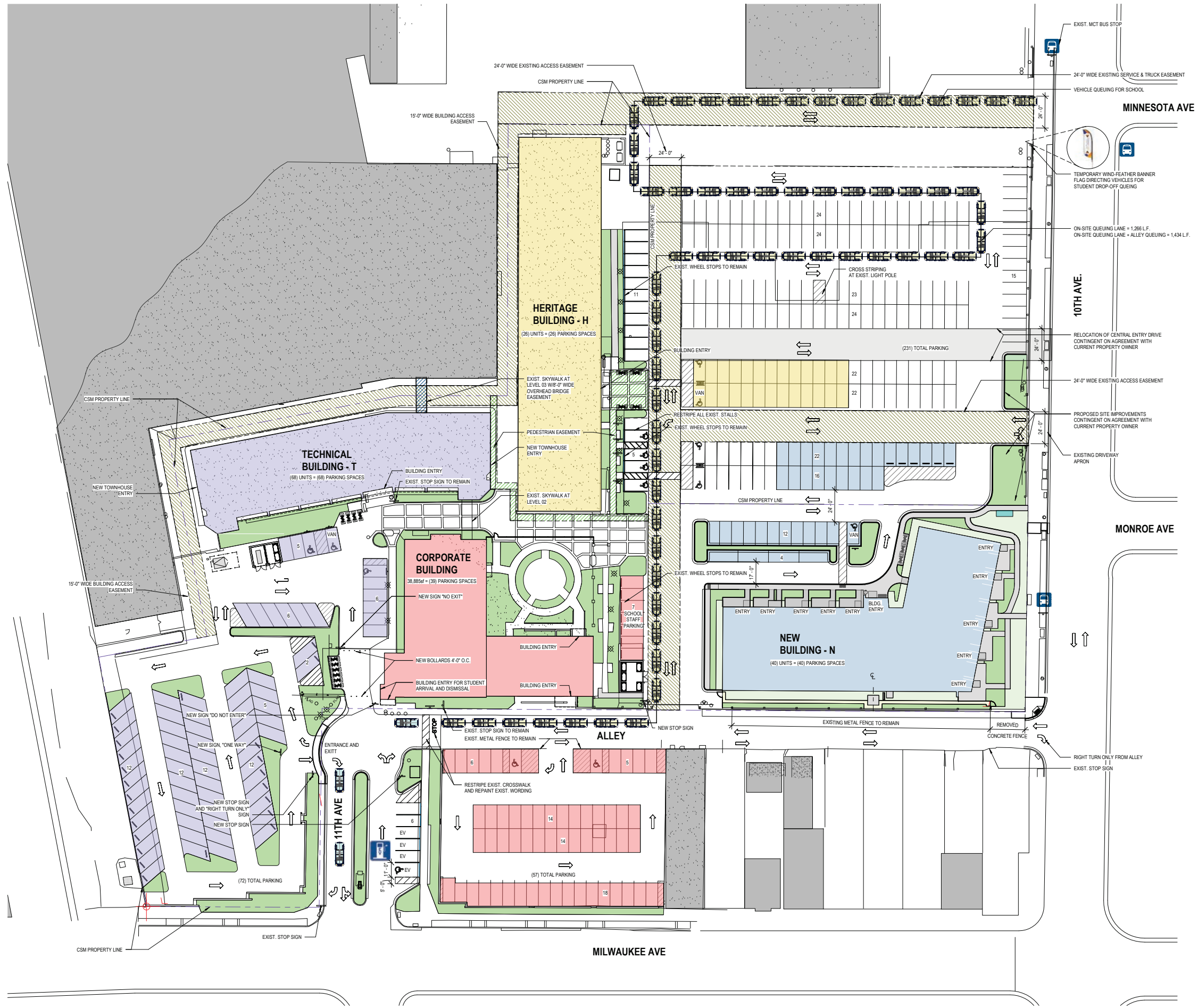
SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	PLAN COMMISSION
DATE ISSUED	05/26/2026
SHEET NUMBER	A020



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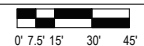


SITE PARKING LEGEND

NOTE: IDENTIFIED COLORED PARKING SPACES REPRESENT MINIMUM REQUIRED PARKING SPACES PER BUILDING USE PER ZONING CHAPTER 15, SECTION 4.24

- NEW BUILDING ALLOCATION
- TECHNICAL BUILDING ALLOCATION
- HERITAGE BUILDING ALLOCATION
- CORPORATE BUILDING ALLOCATION
- OVERFLOW PARKING SPACES NOT ALLOCATED TO SPECIFIC BUILDING USES. THESE PARKING SPACES ARE ABOVE AND BEYOND MINIMUM ZONING REQUIREMENTS FOR PARKING SPACE COUNTS
- LANDSCAPING
- EASEMENT PARKING
- CSM PROPERTY LINE
- STUDENT DROP-OFF AND PICK-UP VEHICLES
- EXITING VEHICLES AFTER STUDENT DROP-OFF

2 SITE PLAN - PARKING ALLOCATION AND CIRCULATION
 Scale: 1" = 30'-0"



BUCYRUS CAMPUS - SITE
 1100 MILWAUKEE AVE
 SOUTH MILWAUKEE, WI 53172
 SHEET TITLE: SITE PARKING ALLOCATION

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	PLAN COMMISSION
DATE ISSUED	05/26/2026
SHEET NUMBER	A024

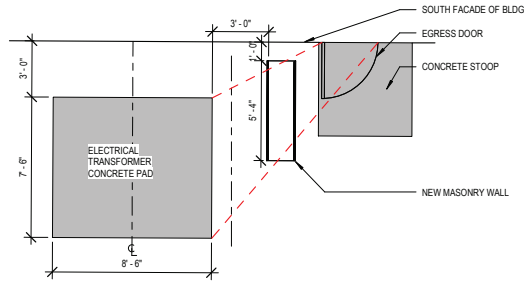


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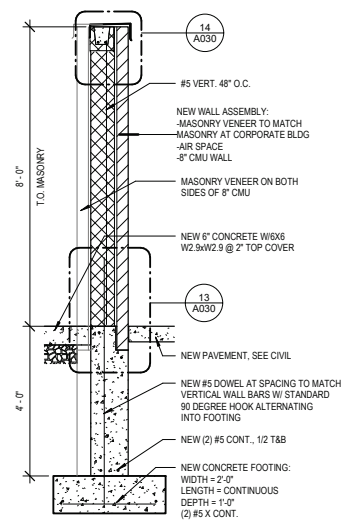
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Suite 200
Milwaukee, WI 53202

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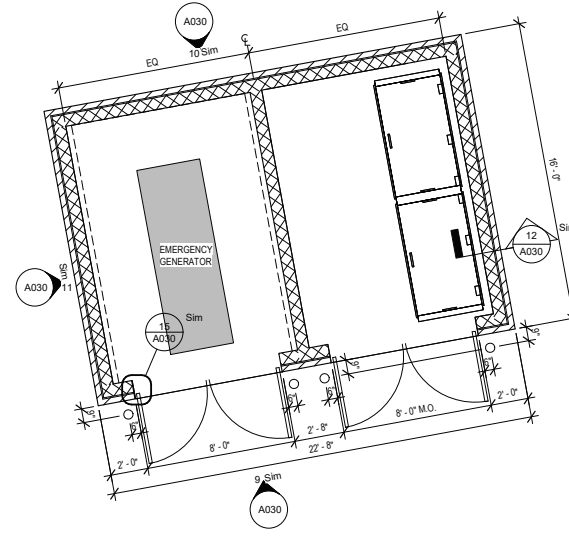
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16 TRANSFORMER PAD - NEW BLDG
Scale: 1/4" = 1'-0"



12 TRASH ENCLOSURE - WALL SECTION
Scale: 1/2" = 1'-0"

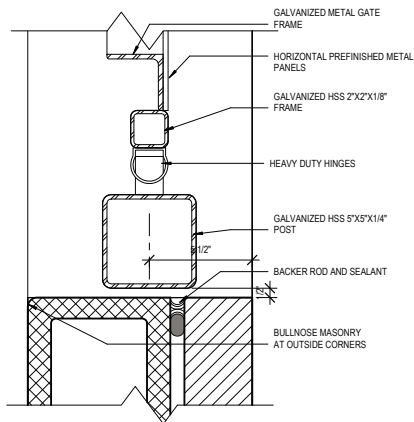


8 TRASH/GENERATOR ENCLOSURES - TECH BLDG
Scale: 1/4" = 1'-0"



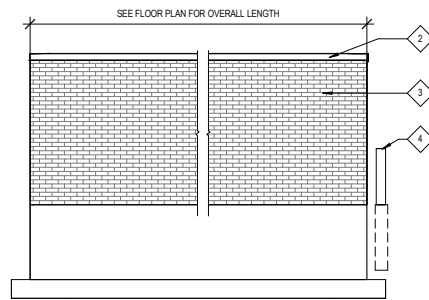
BASIS-OF-DESIGN MANUFACTURER: THOMAS STEEL
MODEL: ASHTON RECEPTACLE
LID OPTION: COVERED SQUARE LID
SIZE: 32 GALLON SQUARE PLASTER LINER
COLOR: BLACK POWDER COATED

4 WASTE RECEPTACLES
NOT TO SCALE

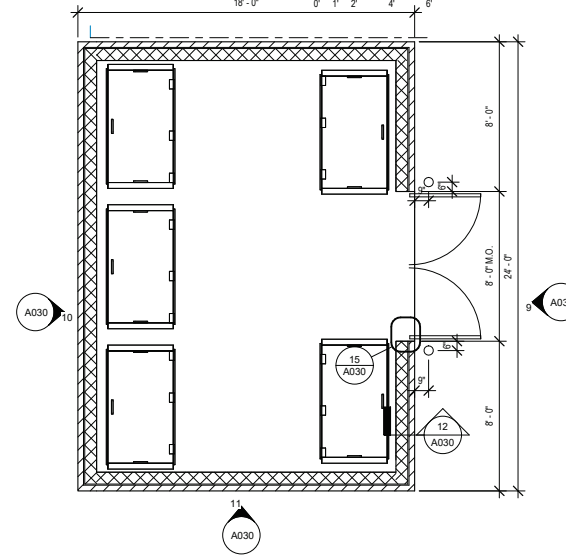


15 TRASH ENCLOSURE - GATE JAMB
Scale: 3/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES	
NOT ALL ELEVATION KEYNOTES MAY BE USED ON EVERY SHEET	
1	STEEL FRAMED SWING GATES WITH HEAVY DUTY SELF-CLOSING HINGES, LATCH, HANDLE-PULLS, AND DROP BOLTS
2	PREFINISHED METAL COPING
3	BRICK MASONRY TO MATCH CORPORATE OR TECHNICAL BUILDINGS
4	PAINTED METAL CONCRETE-FILLED REINLARS, #1/2" WITH CONCRETE FOOTING
5	PREFINISHED HORIZONTAL METAL PANELS AT TRASH ENCLOSURE GATES



11 TRASH ENCLOSURE - SIDE ELEVATION
Scale: 1/4" = 1'-0"

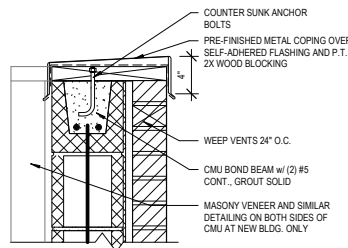


7 TRASH ENCLOSURE - CORP & NEW BLDG
Scale: 1/4" = 1'-0"

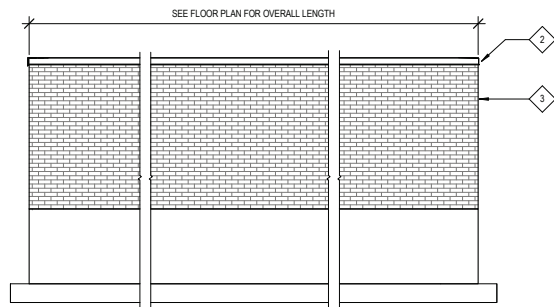


BASIS-OF-DESIGN MANUFACTURER: MADRAX
MODEL: LX190 BIKE RACK
TUBE SIZE: 1.78"
STYLE: FLAT TOP
MOUNTING: IN-GROUND
COLOR: BLACK POWDER COAT

3 BIKE RACKS
NOT TO SCALE



14 TRASH ENCLOSURE - COPING
Scale: 1 1/2" = 1'-0"



10 TRASH ENCLOSURE - REAR ELEVATION
Scale: 1/4" = 1'-0"



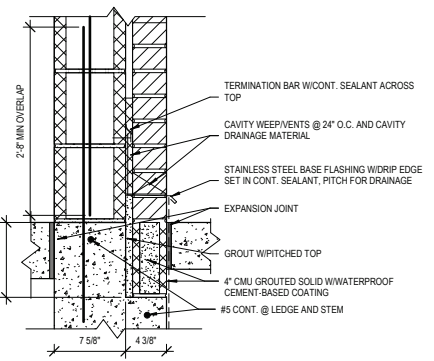
LOCATION: SOUTH FACADE OF NEW BUILDING
BASIS-OF-DESIGN MANUFACTURER: PERMITEC
SIZE: 6'-0" H. PANEL LENGTH AS RECOMMENDED BY MANUFACTURER
MATERIAL: GALVANIZED METAL FRAME, POSTS, POST CAPS, AND RAILS
COLOR: MATTE BLACK POWDER COAT FINISH (STANDARD OPTION)
FENCE PANEL INFILL: COMPOSITE, STANDARD COLOR
GATES: SINGLE SWING, EXTRUDED ALUMINUM, MATTE BLACK POWDER COAT FINISH
LATCHES, HINGES, AND DROP BOLTS: HEAVY DUTY, COMMERCIAL-GRADE

6 DECORATIVE FENCING AND ASSOCIATED GATES
NOT TO SCALE

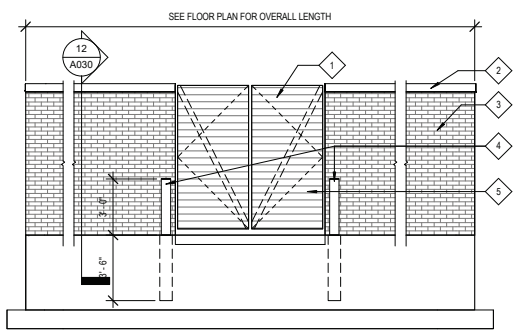


BASIS-OF-DESIGN MANUFACTURER: TOURNESOL
MODEL: B-4 (B-40220-40-4208)
SIZE: 6" DIA. X 42" H
THICKNESS: SCHEDULE 40 PIPE
STYLE: FLAT TOP WITH DECORATIVE REVEALS
MOUNTING: PERMANENT EMBED W/CONCRETE FILL
COLOR: BLACK

2 DECORATIVE BOLLARDS
NOT TO SCALE



13 TRASH ENCLOSURE - BASE DETAIL
Scale: 1 1/2" = 1'-0"



9 TRASH ENCLOSURE - FRONT/GATE ELEVATION
Scale: 1/4" = 1'-0"



BASIS-OF-DESIGN MANUFACTURER: THOMAS STEEL
MODEL: ASHTON BENCH (ASB-6)
SEAT BACK OPTION: BACKED
LENGTH: 6'-0"
MOUNTING: SURFACE MOUNTED
MATERIAL: IPE
COLOR: BLACK POWDER COATED

5 BENCHES
NOT TO SCALE



BASIS-OF-DESIGN MANUFACTURER: TOURNESOL
MODEL: WILSHIRE SQUARE (WCR720F)
SIZE: 72" X 72" X 42" H
MATERIAL: GFRG (LIGHTWEIGHT CONCRETE) WITH DRAIN HOLES
COLOR AND TEXTURE: AS SELECTED BY ARCHITECT

1 PLANTER BOXES
NOT TO SCALE

BUCYRUS CAMPUS - SITE

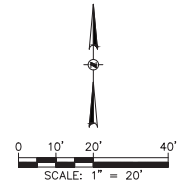
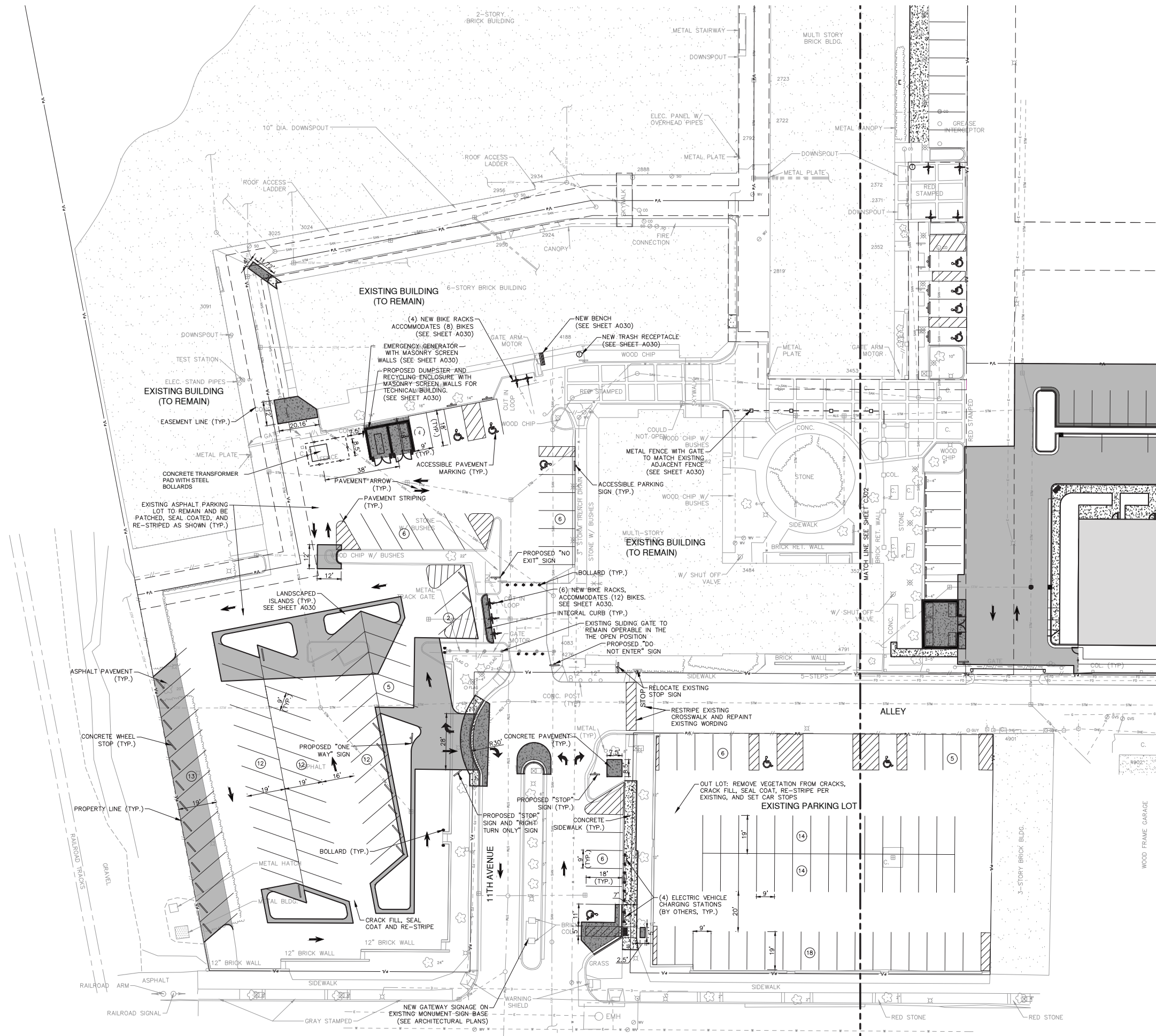
1100 MILWAUKEE AVE
SOUTH MILWAUKEE, WI 53172

SHEET TITLE
SITE AMENITIES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	PLAN COMMISSION
DATE ISSUED	05/26/2026
SHEET NUMBER	A030

SILL	671.87'
SILL	671.40'
SILL	671.35'
SILL	671.81'
SILL	671.45'
SILL	671.82'
SILL	672.37'
SILL	671.93'
SILL	672.42'
SILL	671.57'
SILL	671.88'
SILL	671.83'
SILL	672.08'
SILL	671.30'
SILL	671.58'
SILL	673.91'
SILL	671.68'
SILL	673.01'
SILL	672.42'
SILL	672.96'
SILL	673.89'
SILL	670.95'
CNC	670.00'



LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- VERTICAL CURB
- CONCRETE CURB & GUTTER
- HIGH SIDE CONCRETE CURB & GUTTER
- FLUSH HIGH SIDE CONCRETE CURB & GUTTER
- FLUSH CONCRETE CURB & GUTTER
- ADA RAMP WITH TRUNCATED DOMES
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERE TO.
2. REFER TO SHEET C101 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 2.5' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.
9. SITE LIGHTING IMPROVEMENTS TO BE COORDINATED BY GENERAL CONTRACTOR WITH SITE CONTRACTOR TO ENSURE COORDINATED INSTALLATION EFFORTS AND PLACEMENTS.
10. SITE HANDRAILS SHALL BE PAINTED TUBE STEEL AS A BASELINE, BUT SHALL BE SUPERSEDED BY ARCHITECTURAL SPECIFICATIONS AND DETAILS FOR HANDRAIL MATERIALS AND DESIGN.

SITE DATA TABLE

PARKING DATA		
PROPOSED		
WEST LOT		
STANDARD STALLS	69	
ACCESSIBLE STALLS	3	
SOUTH LOT		
STANDARD STALLS	55	
ACCESSIBLE STALLS	2	
EAST LOT		
STANDARD STALLS	33 + 50 (EASEMENT)	
ACCESSIBLE STALLS	5 + 4 (EASEMENT)	
LAND USE DATA		
EXISTING		
IMPERVIOUS	66,159 SQFT	96.2%
PERVIOUS	2,514 SQFT	3.80%
PROPOSED		
IMPERVIOUS	55,731 SQFT	81.0%
PERVIOUS	12,942 SQFT	19.0%
TOTAL DISTURBANCE	68,673 SQFT	1.6 AC

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

SCALE	AS SHOWN
PROJECT NUMBER	210701
SET TYPE	PLAN COMMISSION
DATE ISSUED	05/26/2026
SHEET NUMBER	C301

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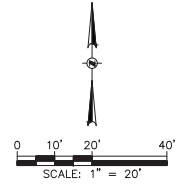
MILWAUKEE AVE.

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T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- VERTICAL CURB
- CONCRETE CURB & GUTTER
- HIGH SIDE CONCRETE CURB & GUTTER
- FLUSH HIGH SIDE CONCRETE CURB & GUTTER
- FLUSH CONCRETE CURB & GUTTER
- ADA RAMP WITH TRUNCATED DOMES
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

GENERAL NOTES

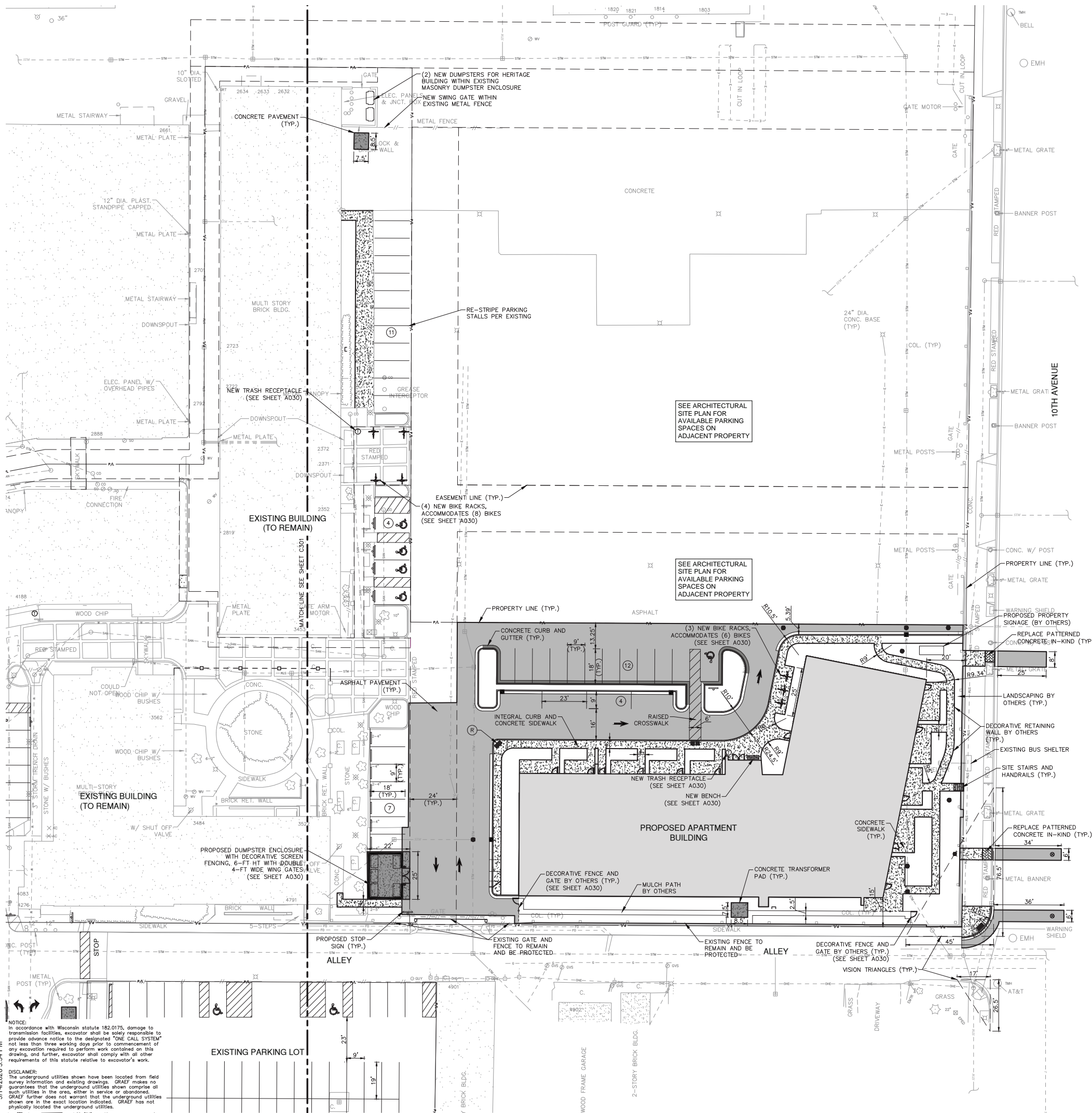
1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2024. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C101 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 2.5' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
8. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: FOUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.
9. SITE LIGHTING IMPROVEMENTS TO BE COORDINATED BY GENERAL CONTRACTOR WITH SITE CONTRACTOR TO ENSURE COORDINATED INSTALLATION EFFORTS AND PLACEMENTS.
10. SITE HANDRAILS SHALL BE PAINTED TUBE STEEL AS A BASELINE, BUT SHALL BE SUPERSEDED BY ARCHITECTURAL SPECIFICATIONS AND DETAILS FOR HANDRAIL MATERIALS AND DESIGN.

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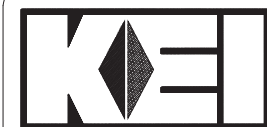
BUCYRUS CAMPUS - SITE

1100 MILWAUKEE AVENUE
SOUTH MILWAUKEE, WI 53172

SHEET TITLE: **SITE LAYOUT PLAN**

REVISIONS:

SCALE	AS SHOWN
PROJECT NUMBER	210701
SET TYPE	PLAN COMMISSION
DATE ISSUED	05/26/2026
SHEET NUMBER	C302



KUJAWA ENTERPRISES, INC.

824 EAST RAWSON AVE.
OAK CREEK, WI 53154
PH: (414) 766-1900

WWW.KEIORANGE.COM

LEGAL NOTICE:

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REVISIONS:

NO	DATE	DESCRIPTION
1	7/8/25	REV 1
2	7/24/25	REV 2
3	8/12/25	REV 3
4	10/1/25	REV 4
5	1/15/26	REV 5
6	5/11/26	REV 6

CLIENT NAME:

Bucyrus Campus - Site

PROJECT NAME:

Landscape Plan

PROJECT ADDRESS:

1100 Milwaukee Ave
South Milwaukee, WI



DRAWN BY:

Travis Bischoff

CHECKED BY:

Chris Kujawa

DATE:

5/11/2026

SHEET:

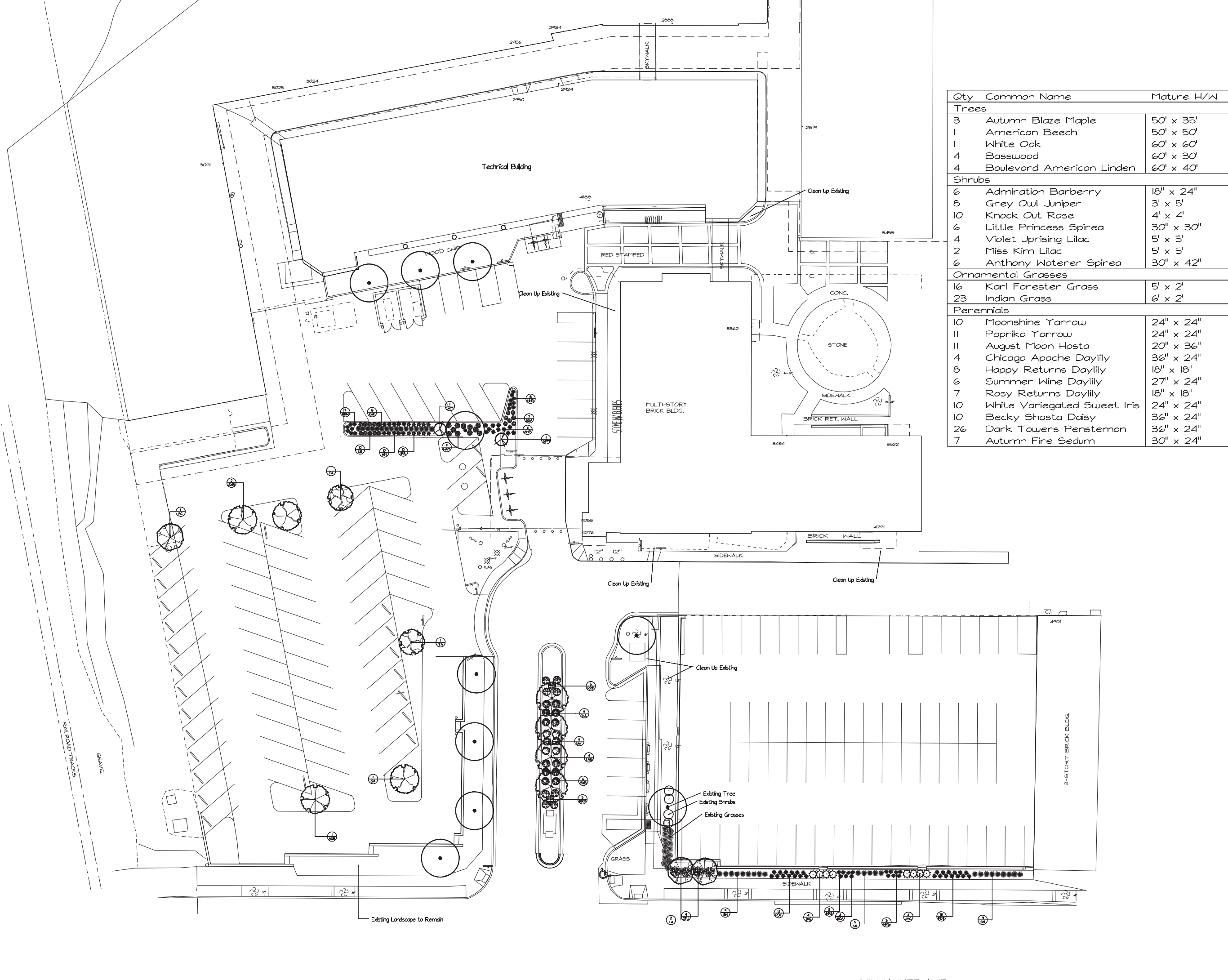
1 of 2

SCALE:

1" = 16'

SHEET NUMBER

L-101



Qty	Common Name	Mature H/W
Trees		
3	Autumn Blaze Maple	50' x 35'
1	American Beech	50' x 50'
1	White Oak	60' x 60'
4	Basswood	60' x 30'
4	Boulevard American Linden	60' x 40'
Shrubs		
6	Admiration Barberry	18" x 24"
8	Grey Owl Juniper	3' x 5'
10	Knock Out Rose	4' x 4'
6	Little Princess Spirea	30" x 30"
4	Violet Uprising Lilac	5' x 5'
2	Miss Kim Lilac	5' x 5'
6	Anthony Waterer Spirea	30" x 42"
Ornamental Grasses		
16	Karl Forester Grass	5' x 2'
23	Indian Grass	6' x 2'
Perennials		
10	Moonshine Yarrow	24" x 24"
11	Paprika Yarrow	24" x 24"
11	August Moon Hosta	20" x 36"
4	Chicago Apache Daylily	36" x 24"
8	Happy Returns Daylily	18" x 18"
6	Summer Wine Daylily	27" x 24"
7	Rosy Returns Daylily	18" x 18"
10	White Variegated Sweet Iris	24" x 24"
10	Becky Shasta Daisy	36" x 24"
26	Dark Towers Penstemon	36" x 24"
7	Autumn Fire Sedum	30" x 24"

MILWAUKEE AVE.



KUJAWA ENTERPRISES, INC.

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3	8/12/25	REV 3
4	10/1/25	REV 4
5	1/15/26	REV 5
6	5/14/26	REV 6

CLIENT NAME:

Bucyrus Campus - Site

PROJECT NAME:

Landscape Plan

PROJECT ADDRESS:

1100 Milwaukee Ave
South Milwaukee, WI



DRAWN BY:

Travis Bischoff

CHECKED BY:

Chris Kujawa

DATE:

5/14/2026

SHEET:

2 of 2

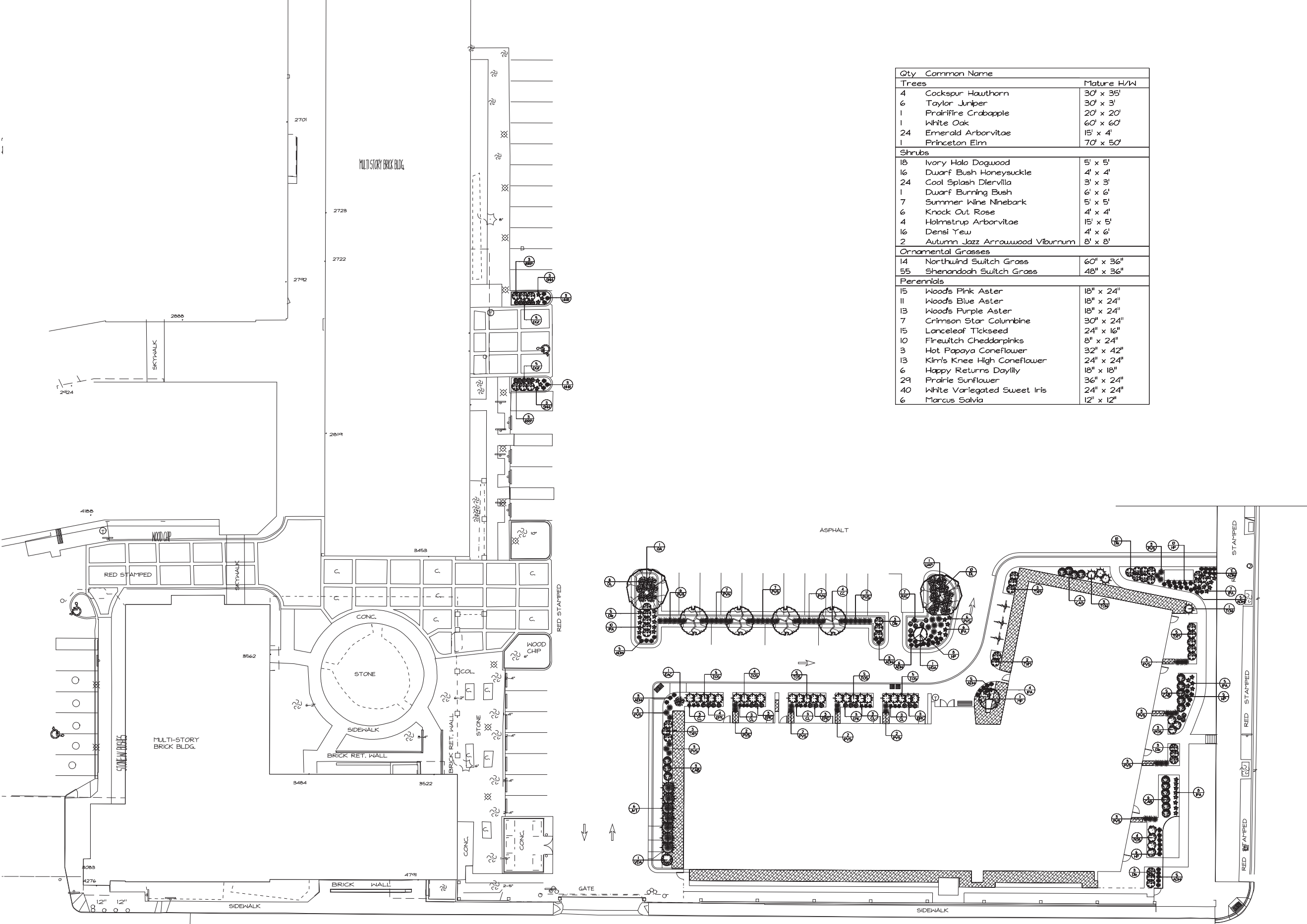
SCALE:

1" = 16'

SHEET NUMBER

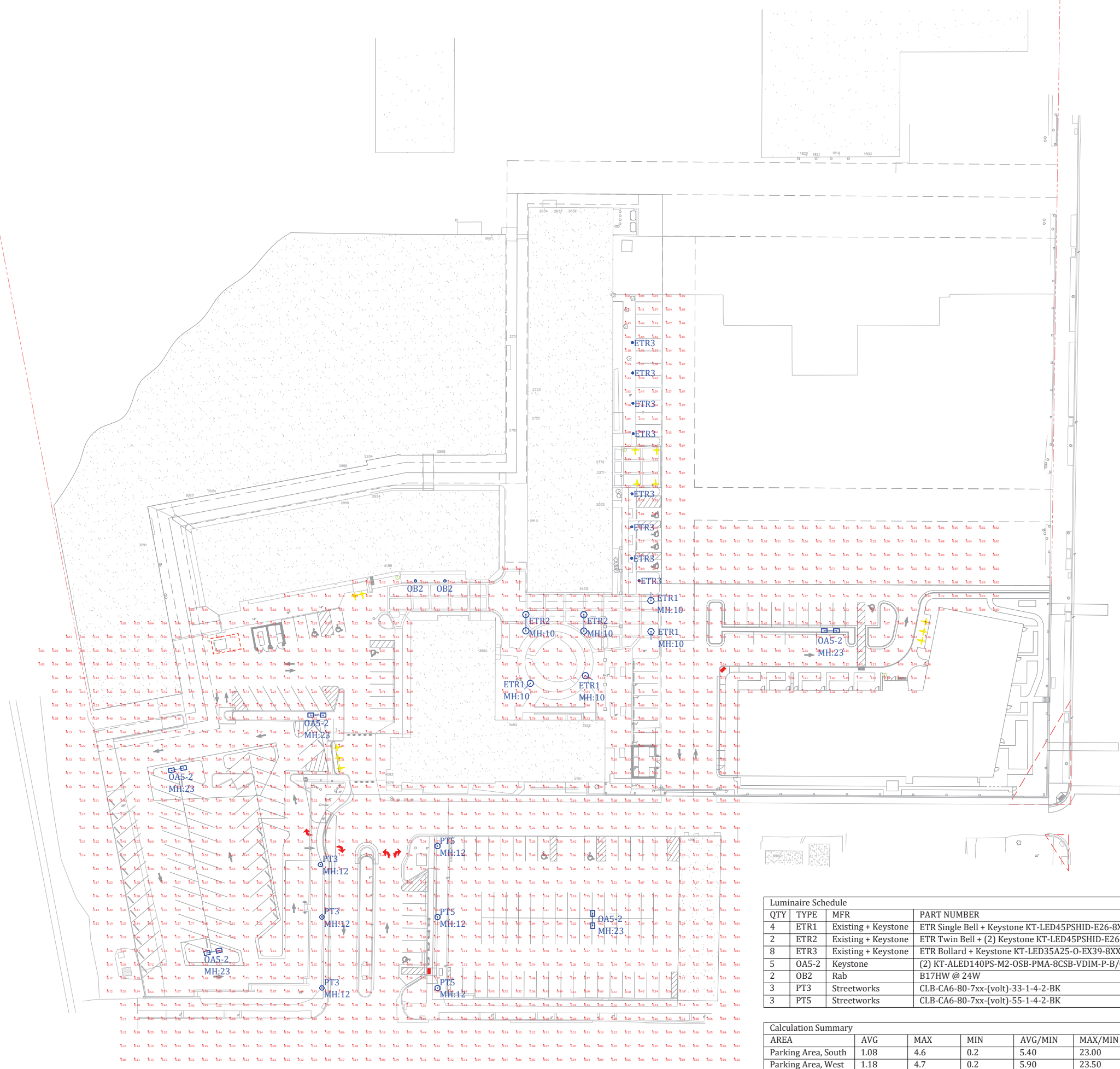
L-102

Qty	Common Name	Mature H/W
Trees		
4	Cockspur Hawthorn	30' x 35'
6	Taylor Juniper	30' x 3'
1	Prairie Fire Crabapple	20' x 20'
1	White Oak	60' x 60'
24	Emerald Arborvitae	15' x 4'
1	Princeton Elm	70' x 50'
Shrubs		
18	Ivory Halo Dogwood	5' x 5'
16	Dwarf Bush Honeysuckle	4' x 4'
24	Cool Splash Diervilla	3' x 3'
1	Dwarf Burning Bush	6' x 6'
7	Summer Wine Ninebark	5' x 5'
6	Knock Out Rose	4' x 4'
4	Holmstrup Arborvitae	15' x 5'
16	Densi Yew	4' x 6'
2	Autumn Jazz Arrowwood Viburnum	8' x 8'
Ornamental Grasses		
14	Northwind Switch Grass	60" x 36"
55	Shenandoah Switch Grass	48" x 36"
Perennials		
15	Woods Pink Aster	18" x 24"
11	Woods Blue Aster	18" x 24"
13	Woods Purple Aster	18" x 24"
7	Crimson Star Columbine	30" x 24"
15	Lanceleaf Tickseed	24" x 16"
10	Firewitch Cheddarpinks	8" x 24"
3	Hot Papaya Coneflower	32" x 42"
13	Kim's Knee High Coneflower	24" x 24"
6	Happy Returns Daylily	18" x 18"
29	Prairie Sunflower	36" x 24"
40	White Variegated Sweet Iris	24" x 24"
6	Marcus Salvia	12" x 12"



5' Plant Buffer from Principal Structures

Bucyrus SOUTH MILWAUKEE, WI ENTRY STREET LIGHTING CALCULATIONS



QTY	TYPE	MFR	PART NUMBER	LLF
4	ETR1	Existing + Keystone	ETR Single Bell + Keystone KT-LED45PSHID-E26-8XX-D/G4	0.950
2	ETR2	Existing + Keystone	ETR Twin Bell + (2) Keystone KT-LED45PSHID-E26-8XX-D/G4	0.950
8	ETR3	Existing + Keystone	ETR Bollard + Keystone KT-LED35A25-O-EX39-8XX-DIM/G2	0.950
5	OA5-2	Keystone	(2) KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P-B/G2 @ 70W, T5 + 20' POLE + 3' BASE	0.950
2	OB2	Rab	B17HW @ 24W	0.950
3	PT3	Streetworks	CLB-CA6-80-7xx-(volt)-33-1-4-2-BK	0.950
3	PT5	Streetworks	CLB-CA6-80-7xx-(volt)-55-1-4-2-BK	0.950

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Area, South	1.08	4.6	0.2	5.40	23.00
Parking Area, West	1.18	4.7	0.2	5.90	23.50

project info

scale

1" = 30'-0"

date

5/14/2026

designer



JS

sheet name