



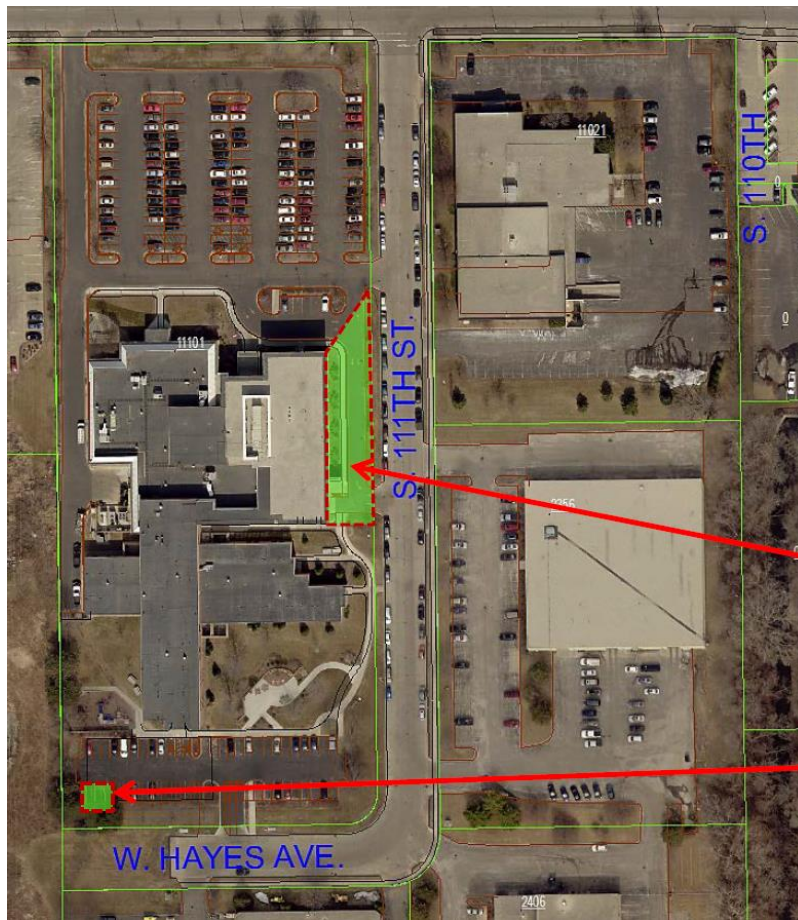
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 23, 2019
6:00 pm

City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 6. Site, Landscaping and Architectural Plans for site improvements and a new storage garage at Roger’s Hospital located at 11101 W. Lincoln Ave. submitted by John Curran of Quorum Architects on behalf of Jack Collier of Rogers Memorial Hospital (Tax Key No. 484-9999-017).

Overview and Zoning

Rogers Memorial Hospital is seeking Plan Commission approval for site improvements including modification of an existing drop off area on the east side of their property along S. 111 St. and a new storage garage on the south end of their property. Site changes require Plan Commission approval of the proposed amendments to the previously approved plan.



Rogers Hospital
Proposed Site
Change Areas on site

Proposed
Garden Area

Proposed
24x30 garage

The property is zoned M-1 Manufacturing District which permits hospitals as a special use. Rogers Hospital is situated upon a 5.2 acre lot.

Parking Provided:
On site 176 spaces (includes ADA)

Off-site 20 spaces (Gordon Flesh, a neighboring property to the east)
Required Parking: 190 spaces

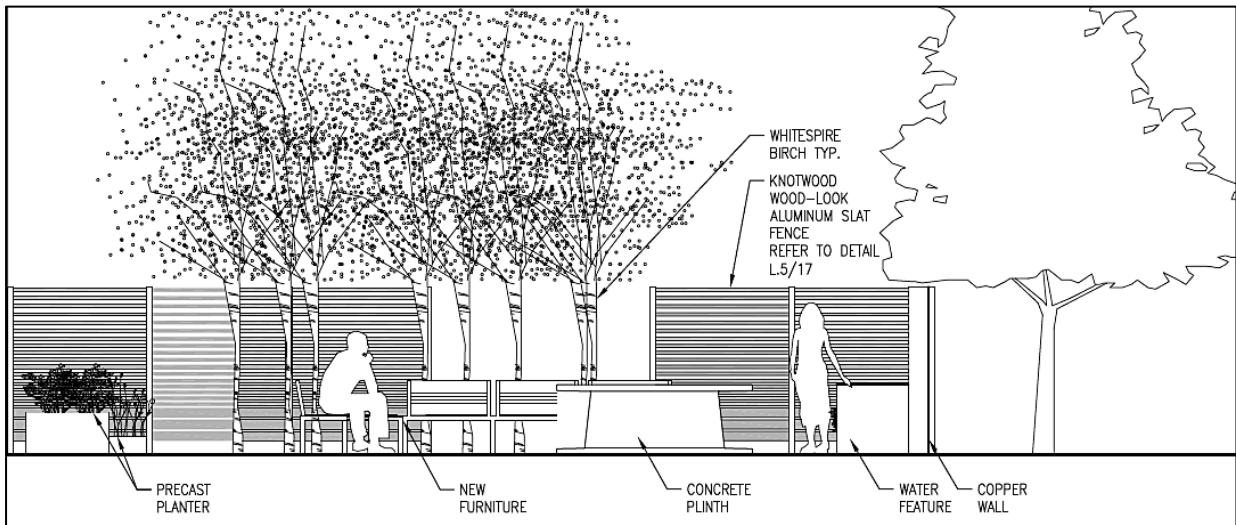
A total of 115 beds are provided within Rogers Hospital. Staffing for the hospital varies, but the peak is about 140 persons.

In follow up to a 2016 special use approval for a Rogers Hospital expansion, for a children's residential care center, Rogers has implemented the following measures to increase off-street parking supply (and reduce the on-street parking at their current location) as follows: relocated staff and day programs into a 12,000-sf lease of medical office space in the 2400 block of S. 102 St. and also secured additional off-street parking near their existing S. 111 St. hospital facility on a nearby commercial property (Gordon Flesh) at 11021 W. Lincoln Ave.

Site, Landscaping and Architectural Plans

A summary of the proposed site/landscaping and architectural changes to Rogers Hospital campus follows:

East Garden Area – conversion of an existing paved patient drop off drive on the east side yard of the building will be changed to a patient outdoor garden area. A new 6-ft tall “[knotwood](#)-look” aluminum slat privacy fence is proposed around the majority of the new garden area. It will feature openings on the north and south end of the garden area. Existing street trees along S. 111 St. will remain and new landscaping features will also be incorporated both within and around the outside of the garden area perimeter.

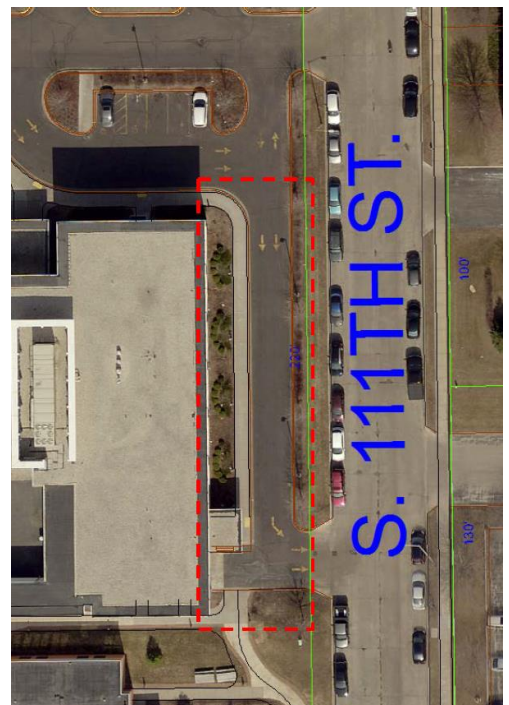
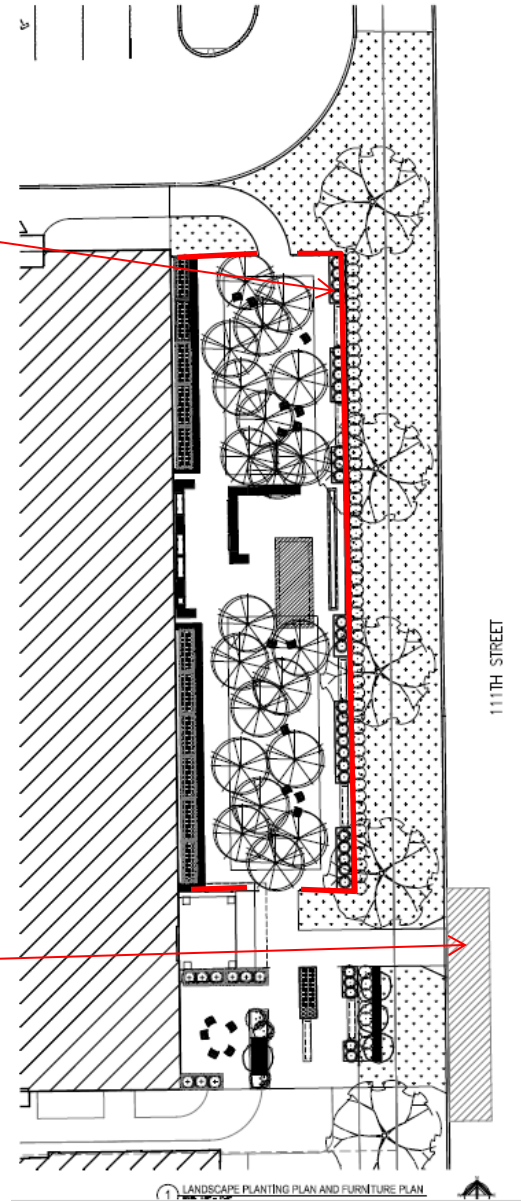


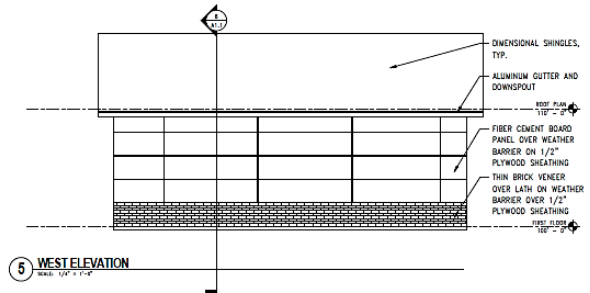
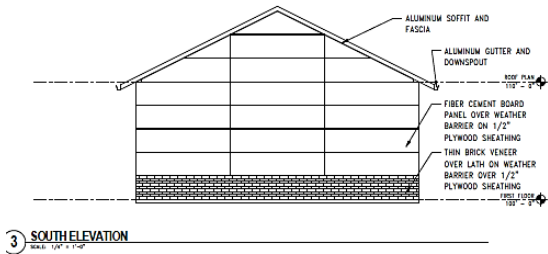
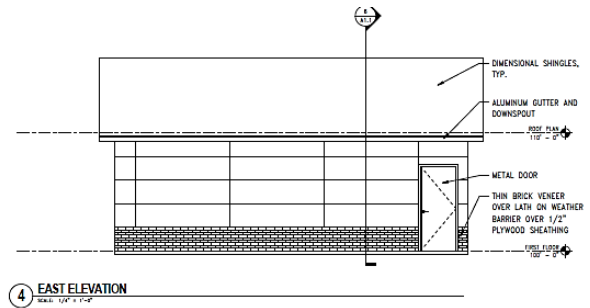
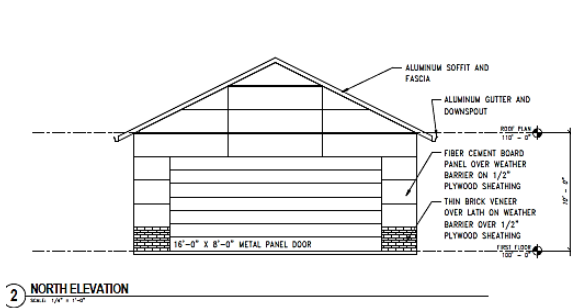
Existing driveways will be closed in the area of work. Both within the Rogers drive-through area and at the opening on S. 111 St. New curbing will be installed.

A new 6-ft tall “[knotwood](#)-look” aluminum slat privacy fence is proposed around the majority of the new garden area. The new garden area will be accessible via new walkway.

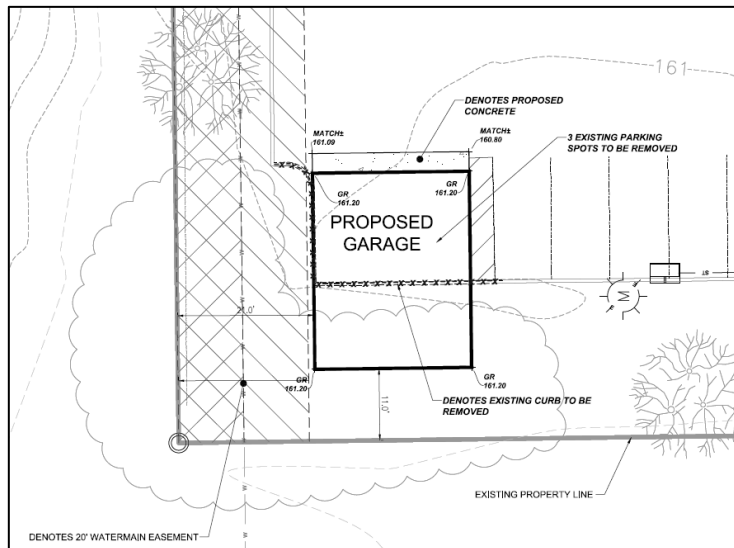


A new designated Police / Ambulance curb side drop off and pick-up area is proposed along S. 111 St. via a curbside parking stall. This will be adjacent to the current east canopy. The existing driveway will be closed at S. 111 St. and While the main entrance to the facility is located on the north side of the hospital, a loading/unloading zone will be provided within S. 111 St. for more critical care patient drop off and pick-ups.





New Storage Garage - An auxiliary freestanding storage/garage building (24-ft x 30-ft) will be located in the south parking lot. Three parking spaces will be eliminated for the new structure. The new structure will be constructed of brick and cement board paneling to resemble the exterior of the main hospital building. Dimensional asphalt shingles on a gabled roof and overhead garage door are also shown on the exterior architectural plans. The building will be setback 11-ft from the south property line. Setback requirement is 10-ft.



Recommendation: Approval of the Site, Landscaping and Architectural Plans for site improvements and a new storage garage at Roger's Hospital located at 11101 W. Lincoln Ave. submitted by John Curran of Quorum Architects on behalf of Jack Collier of Rogers Memorial Hospital (Tax Key No. 484-9999-017), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping plan showing overall as built site conditions and infill landscaping along

the east yard near the proposed addition; (b) material and color samples being provided; and, (c) courtyard egress fence and gate details; (d) a bicycle rack near the main entrance of the hospital. Contact Steven Schaer at 414-302-8466 with any questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Driveway permit being applied for requested driveway closure and necessary permissions for establishing a loading/unloading zone along the west side of S. 111 St.

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

5. Signage and lighting plan (if proposed) being submitted to the Department of Development for review and consideration.