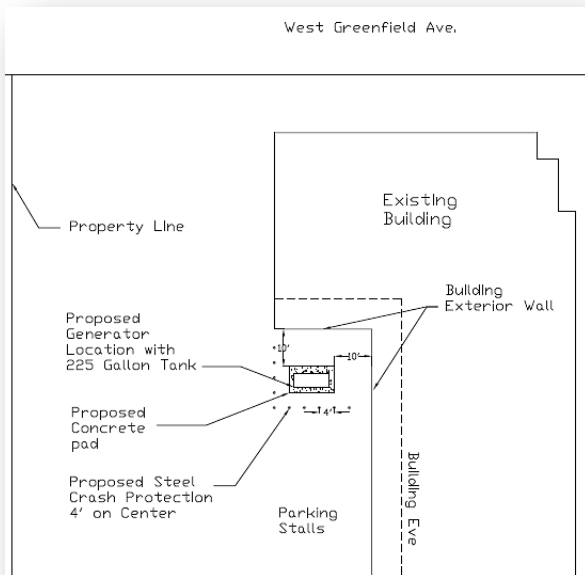




STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 25, 2018
6:00 pm
City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 5. Site, Landscaping and Architectural Plans for an on-site generator at the Allis Care Center-Exceptional Living Centers, an existing nursing home/assisted living facility located at 9047 W. Greenfield Ave., submitted by Michael P. Spitzer, d/b/a Allis Care Center-Exceptional Living Centers. (Tax Key No. 451-0220-003)

Allis Care Center is proposing a backup generator on site and is proposed to be located just west of their building. Staff has been working with the applicant on an updated site/landscaping plan around the new generator and the applicant is in the process of updating their plans.



The City Hall generator has been used as a general guide/example for Allis Care center's project. Allis Care center will install a concrete pad upon which the new generator will be placed. A new pvc or comparable decorative screen fence will hide the generator and in addition a curbed landscaping island will further protect and screen the perimeter of the new feature.



The Allis Care Center is working with staff and agrees to the recommended updates.

Recommendation: Approve the Site, Landscaping and Architectural Plans for an on-site generator at the Allis Care Center-Exceptional Living Centers, an existing nursing home/assisted living facility located at 9047 W. Greenfield Ave., submitted by Michael P. Spitzer, d/b/a Allis Care Center-Exceptional Living Centers. (Tax Key No. 451-0220-003), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) incorporate a raised curb with landscaping area along at least the parking lot sides of the proposed generator location; (b) incorporate a 4-sided fence enclosure around the perimeter of the new generator area; (c) reduce number or eliminate proposed bollards; (d) provide specifics on the type of landscaping, curbing, fence type and height relative to the proposed height of the generator.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8460.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.