



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 23, 2018
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

3. **Site, Landscaping and Architectural Plans for Mitchell Elementary School, an existing elementary school, located at 10125 W. Montana Ave., submitted by Thomas Williamson, of Ruekert Mielke, Inc. and Tim Williamson of the West Allis West Milwaukee School District (Tax Key No. 519-0044-000).**

Overview and Zoning

The West Allis West Milwaukee School District has proposed additional off-street parking and drop off facilities around the Mitchell Elementary School property. The District would like to complete these improvements in two phases. One phase consists of a car drop off lane and reconfigured existing 21-space parking lot at the northwest corner of the school property. The other phase includes a new 42-space employee parking lot at the southeast corner of the property.

The District desires to ease the on-street parking pressure during the school day by providing ample employee parking space within the bounds of the Mitchell Elementary School property. The District also hopes to improve the flow of traffic during drop-off and pick-up times by providing an off-street lane, with concrete sidewalk, chain link fence, and landscape buffer, along South 102nd Street.

To offset the proposed asphalt surfacing and improve existing storm water conditions, the School District would like to remove some of the existing asphalt and restore these areas to greenspace.

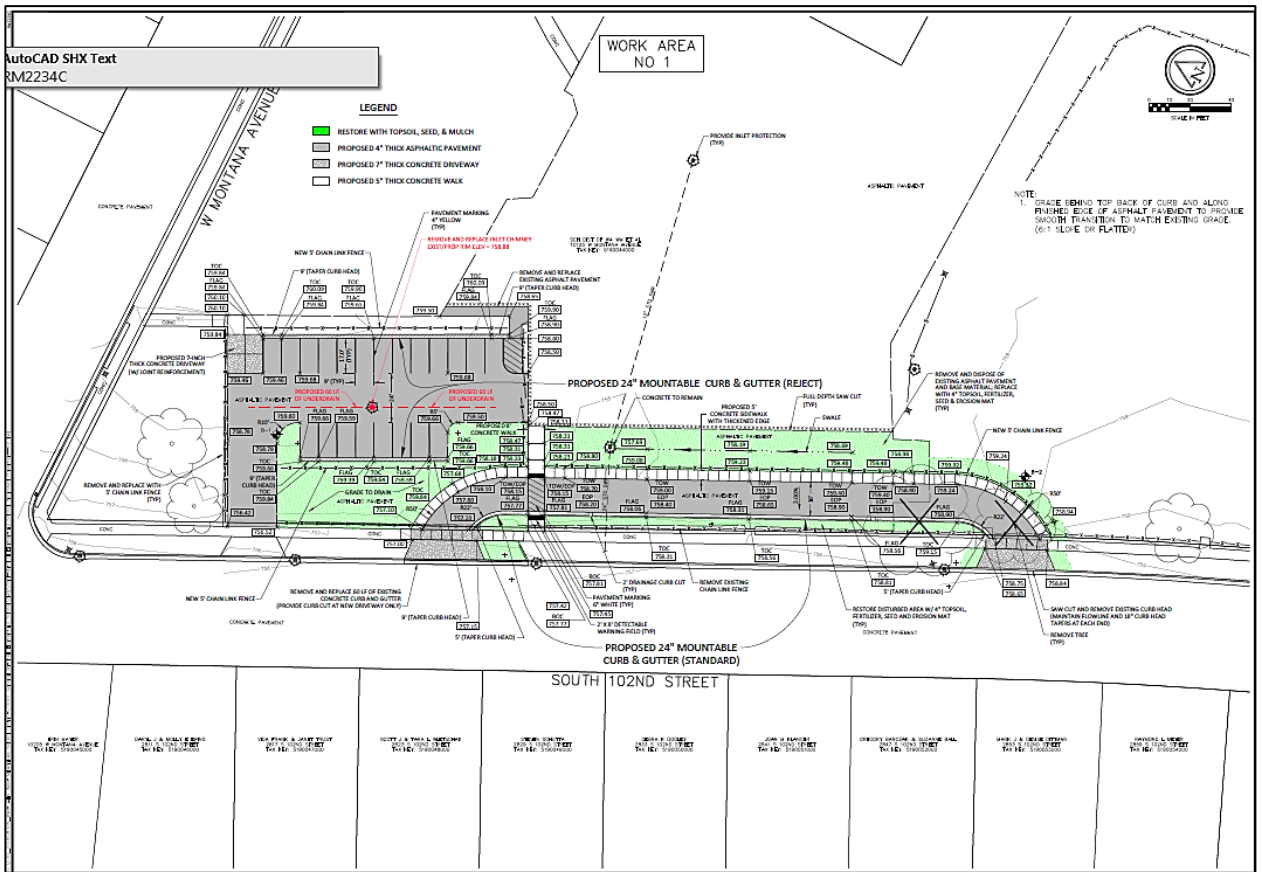
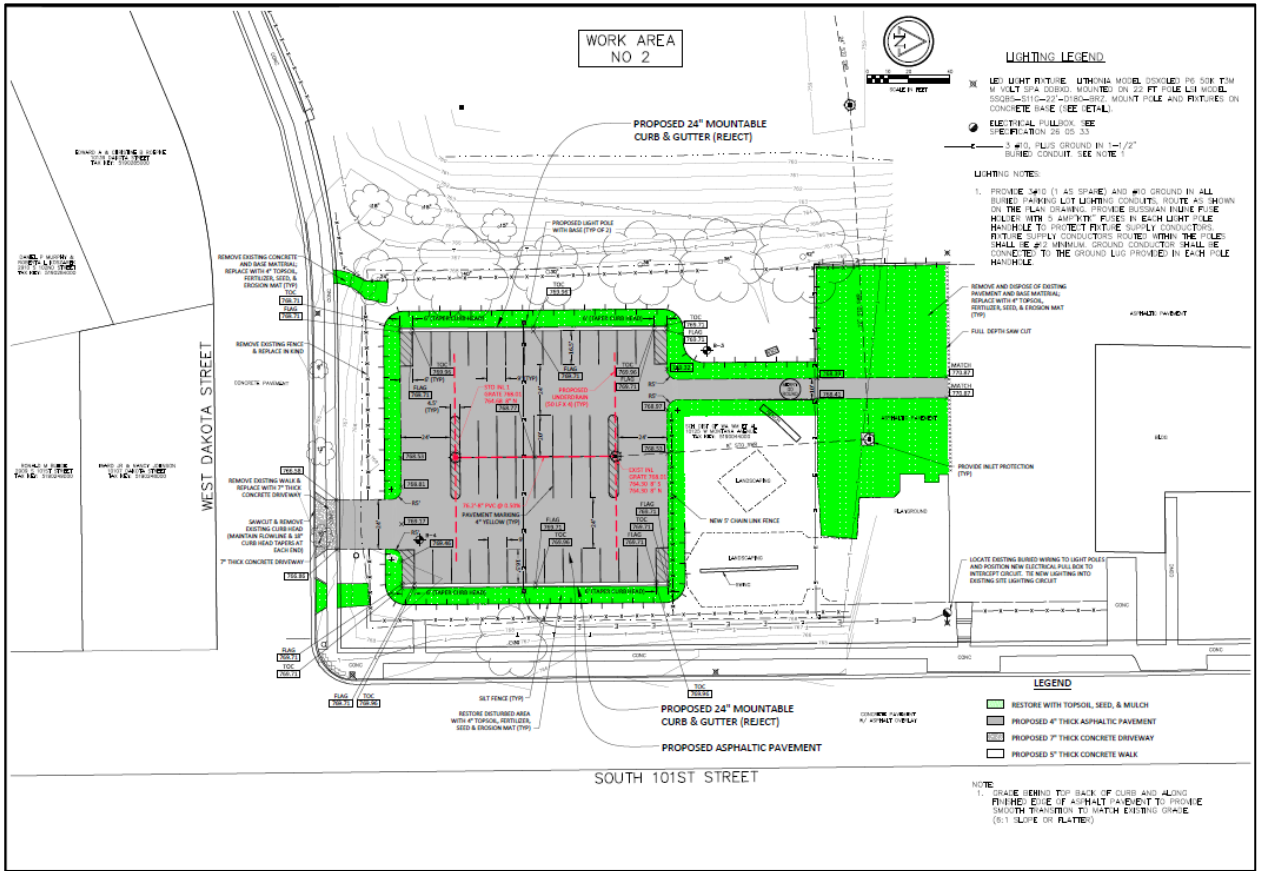
The District hopes to construct one of the phases over the summer of 2018, and the other phase within the following year. Which phase is constructed first is unknown at this time and will be determined after bids are received from contractors.

Staff comment - The application indicates that there isn't certainty yet as to which option would be implemented first. Cost estimates range between \$250,000 to 300,000, but budget authority has not been obtained from the School District. From the City Planning perspective staff is recommending that this item be held until more information on phasing, cost and budget authority is provided.

From the planning perspective staff questions the actual need for a 42 stall parking lot in the SE portion of the campus vs. maintaining all or at least more of the existing greenspace which offers recreational opportunity for the school children and the neighborhood.

A discussion with Mitchell School and the School District will help gain a better understanding of operational and any neighborhood issues.





Staff comments from Technical Review Committee meeting:

SE Parking lot – The general perspective on the elimination of a playfield for parking lot is in question.

1. Not understanding the full need for this additional parking lot.
2. How many staff/employee are there at Mitchell, and of that number how many drive?
3. Please explain the history behind the need for more parking.
4. Have any other alternatives have been considered up to this point?

Drop Off lane and NW parking lot

5. Tree plantings within the new grass area between playground drop off lane.

General topics

Lighting

6. Lighting photometric plan will be needed.

Storm water

7. Compliance with the City stormwater management ordinance including necessary WDNR and MMSD water quality and quantity measures.

Fencing

8. Consideration of fencing upgrades from 5-ft chain link to a variety more decorative.
9. A refuse enclosure is recommended for the dumpsters on site (lower) west playground.

Recommendation: Hold the proposed Site, Landscaping and Architectural Plans for Mitchell Elementary School, an existing elementary school, located at 10125 W. Montana Ave., submitted by Thomas Williamson, of Ruckert Mielke, Inc. and Tim Williamson of the West Allis West Milwaukee School District (Tax Key No. 519-0044-000).