



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 28, 2024
West Allis City Hall – Room 128
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

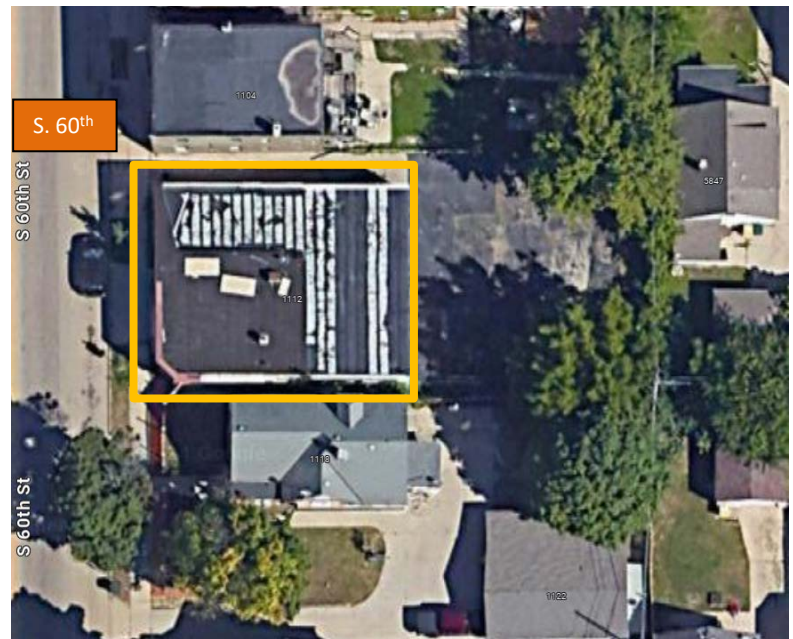
3A. Conditional Use Permit for Angela's Lil Angels, a proposed group childcare center, at 1112 S. 60th St.

3B. Site, Landscaping, and Architectural Design Review for Angela's Lil Angels, a proposed group childcare center, at 1112 S. 60th St. (Tax Kay No. 438-0252-000)

Overview and Zoning

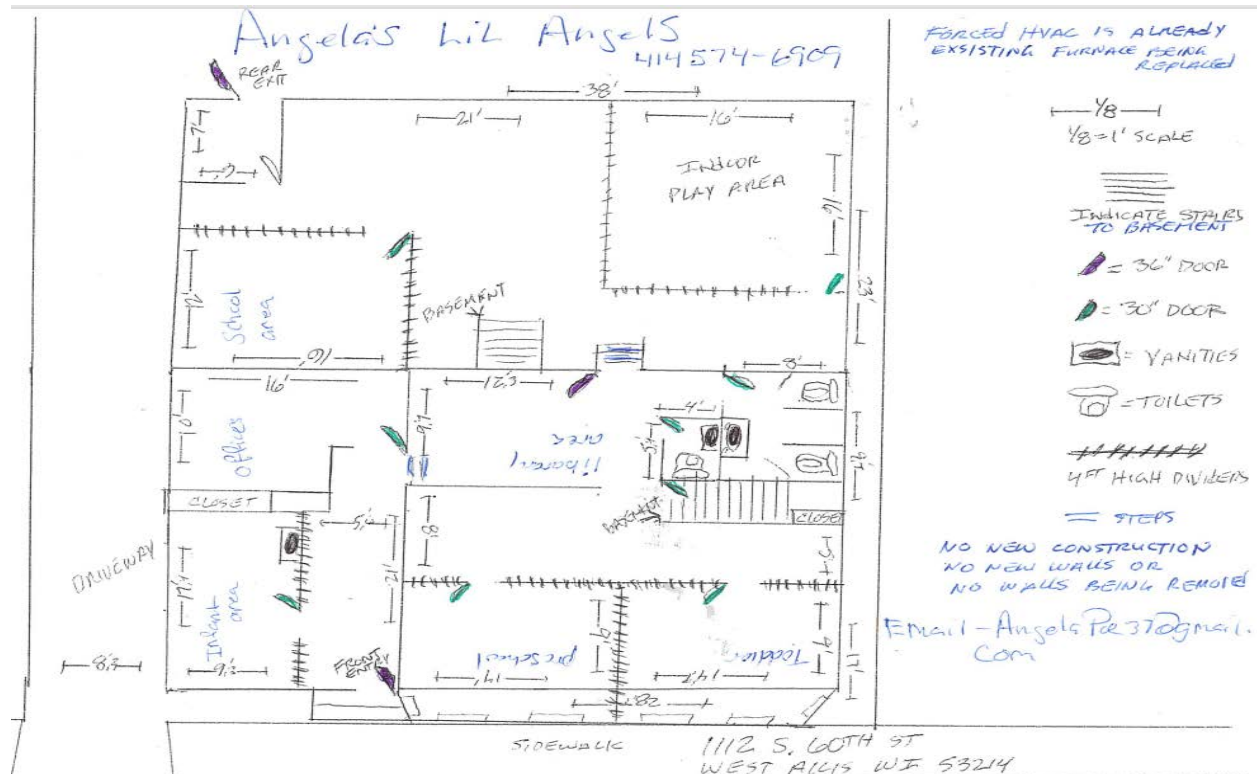
The property is zoned C-3, community commercial, and was previously occupied by Artistic Clay Products, a ceramics business. The applicant is proposing a group childcare center at this location and intends to occupy the entire building.

The proposed use will serve children ages 6 weeks to 12 years in age. This center will operate Monday through Friday from 6 am until 10 pm. Lunches and dinners will not be made on the premises, but rather catered through the SDC food program and supplemented by Michael Little, a licensed chef. The owner of Angela's Lil Angels has been a licensed childcare business owner for 11 years and currently operates a daycare center in Whitefish Bay. The proposed use will employ 3 full time staff. The proposed childcare center will have both an indoor and outdoor play area for the children to use 2-3 times daily. The outdoor play area will be located in the rear of the building and will be fully fenced in adjacent to the parking area. Children will be picked up and dropped off on the side of the building and will enter through the front entrance of the building.



Site Plan

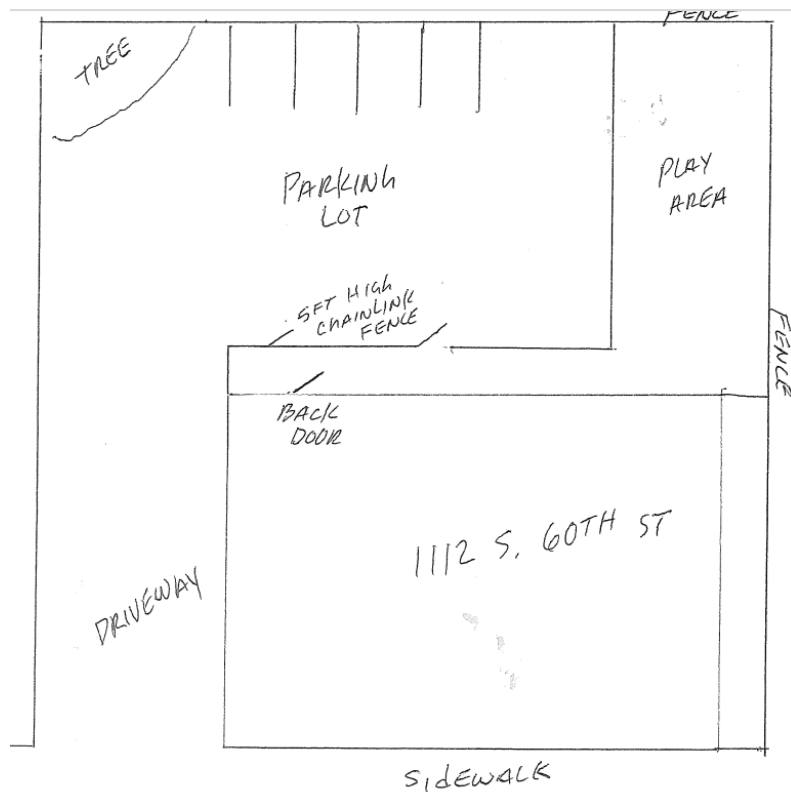
The submitted floor plans indicate that the first floor of the building will primarily be used for childcare purposes and is 3,700 sq ft in area. Because the building is less than 50,000 cubic feet, the applicant is not required to submit plans drawn by an architect or engineer. This floorplan shows the presence of a 256 sq ft. indoor play area, a library area, a learning room, and several rooms dedicated to toddler, infant, and preschool childcare. Offices and two restroom facilities will also be located on the first floor. The basement of the building contains a large open space for additional childcare programming, a storage room, a furnace room, and a kitchen area with sinks but sparse appliances as meals will not be made on the property.



Landscaping, and Architectural Plans

A landscaping plan was not submitted with the site plan, and staff will continue to work with the applicant on landscaping and screening for the site.





There is no landscaping plan associated with the previous occupant.

A plan is shown indicating the existing exterior features of the site, the applicant has not submitted plans that delineate planting, refuse containers/screening and other potential landscaping details. Fencing details are provided through the site plan. A 5 ft high chain link fence currently surrounds the backyard of the property and will be extended to enclose the parking lot to separate the outdoor play area from the parking area.

No renovations are proposed for the building's exterior. The exterior site plan details a driveway proposed as the drop off and pick up space and is indicated to be 8.3 ft in width. The

site plan shows a parking lot to the east behind the building for staff parking as well as an outdoor play area located adjacent to the staff parking lot. Façade details and exterior elevation elements have not been submitted by the applicant. A temporary signage plan has been submitted by the applicant, but no permanent signage or lighting plans have been submitted by the applicant for approval.

Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural amendment for Angela's Lil Angels, a proposed group childcare center, at 1112 S. 60th St. (Tax Kay No. 438-0252-000), subject to the following conditions:

1. A revised Site and Architectural Plan being submitted to the Planning and Zoning Office to show the following: (a) confirmation of existing and proposed landscaping and screening efforts through the submission of a detailed landscaping plan (b) refuse location and 4-sided screening details being shown on site plan.
2. Signage and lighting plans subject to Planning design review and permitting.
3. The applicant shall apply for a change of use submittal to be reviewed and approved by the Code Enforcement department prior to occupancy. Please contact Robert Woodard at 414-302-8408 for more information.