



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 5A. Special Use Permit for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave.**
- 5B. Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002)**

Items 5A and 5B may be considered together.



Overview and Zoning

The existing building is a two-story vacant office building with a total building area of about 17,000 sq. ft. The existing building will be demolished for new Community Living Arrangement development.

The property is zoned neighborhood commercial and permits multi-family and care facilities as a special use. As part of the special use permit, Plan Commission zoning and site, landscaping and architectural review are standard. Furthermore, a Common Council public hearing is scheduled for June 4, 2019.

The 8410 W. Cleveland Ave. development proposes a 3-story 24,000-sf building whose footprint will occupy about 8,200-sf of the site area and will have a partial basement. The proposed building will replace the existing vacated, 2 story office building which is proposed to be razed as part of this project.

The owner of the property is Midwest Commercial Funding LLC (MCF).

Platinum Communities (PC) is proposed to operate a CBRF

The facility will be a licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill. This license class is consistent with the other facilities that Platinum Communities currently operate. This license class will allow Platinum Communities to serve a broad sector of the West Allis community. Platinum

Communities currently operates six assisted living communities with more than 250 beds in southeastern Wisconsin.

- The facility will be licensed for between 42 & 48 beds and employ approximately 30 shift staff providing resident care on a 24hr basis. The need for on-site parking is expected to be minimal, as residents will not require parking. It is anticipated that 8-10 staff stalls will be needed per shift which will allow for guest parking.
- The site amenities include (2) connected exterior, second floor, balconies, updated site lighting and landscaping, paving, (1) gated, exterior, grade level patio, (1) tiered, landscaped window/lightwell along the west facade of the building, (1) well defined, one-way, covered entry.
- Platinum Communities will also utilize best practice safeguards for senior and memory care living residents at risk of wandering or eloping.

Zoning: C-2 Neighborhood Commercial District

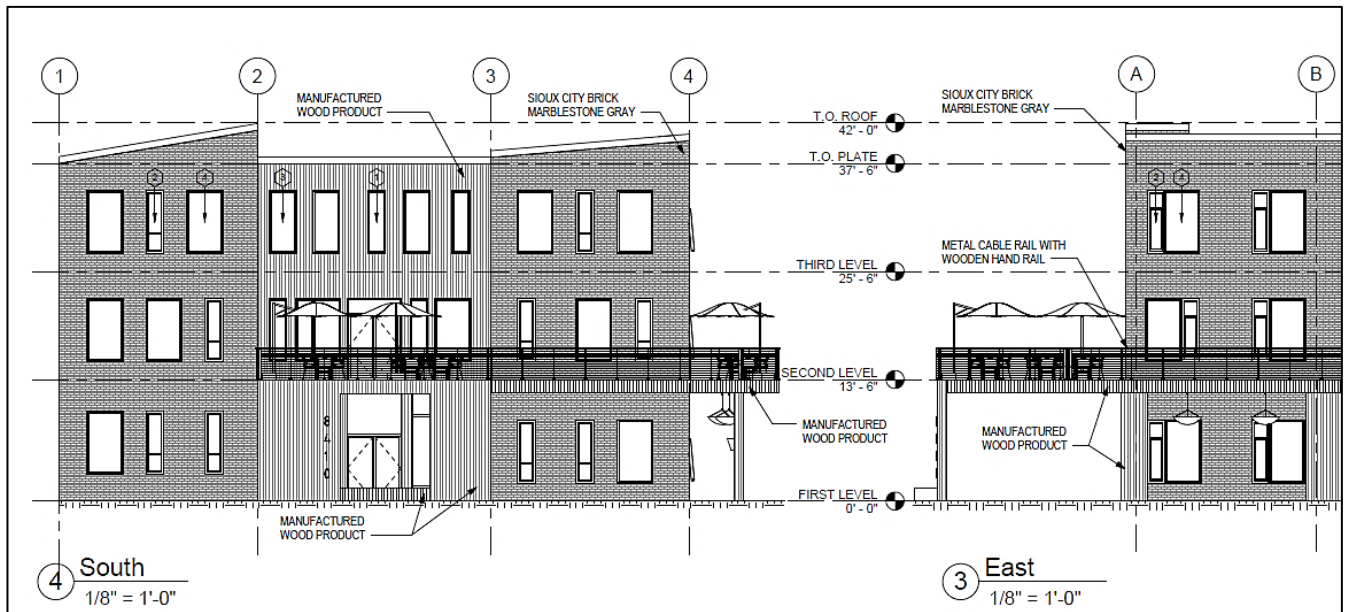
Site Area: 0.522 Acres

Project Cost Estimate: \$4.2 – 4.5 m

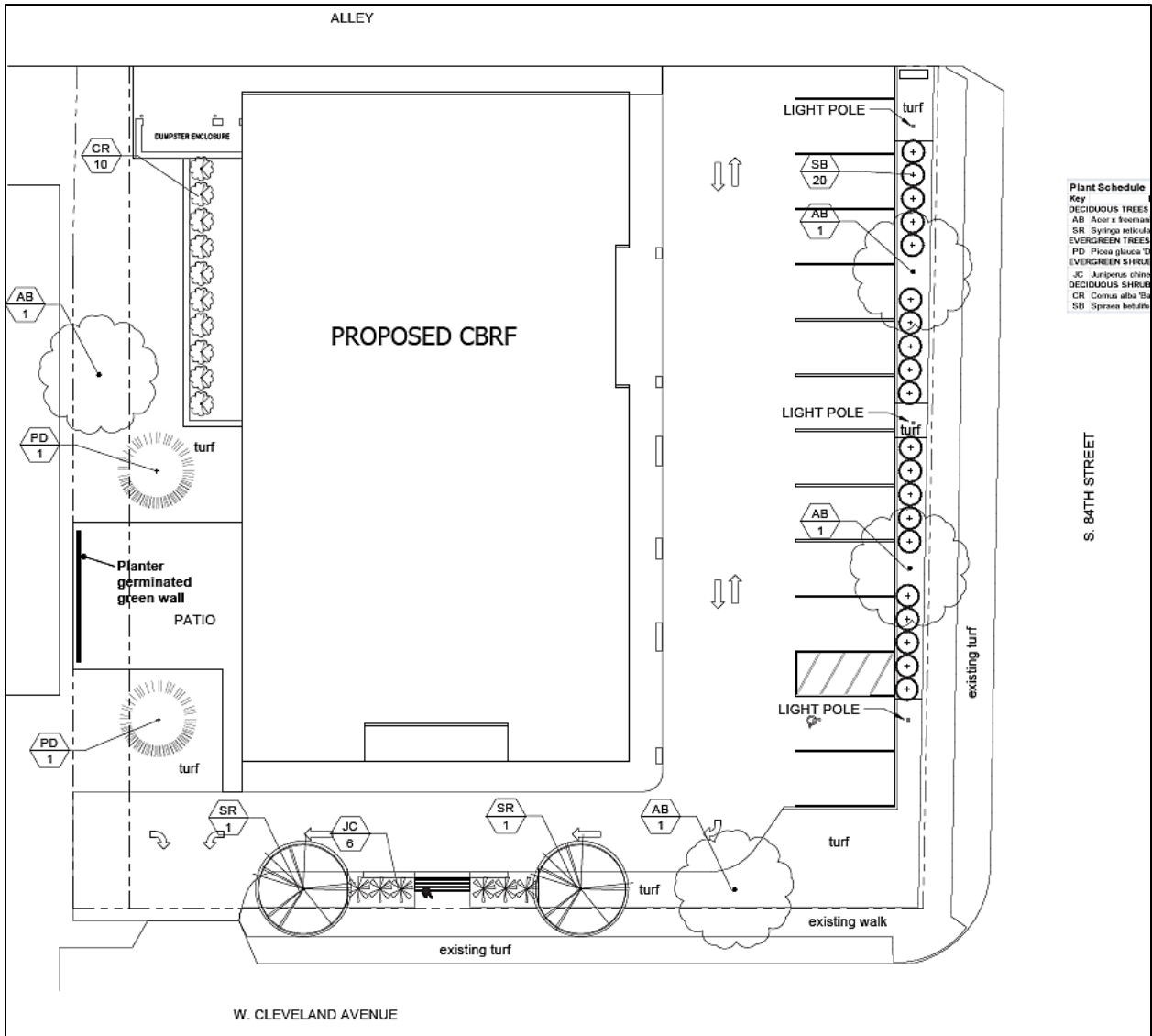


Architecture

Proposed plans for the new building is a three story, 24,000-sf square foot masonry building with a partial basement. Exterior materials will include modular brick, manufactured wood siding and dark bronze anodized framed windows. A portion of the windows will be operable and there will also be a wrap around patio deck incorporated into the architecture of the new building for residents to enjoy.







Site and Landscaping

More greenspace coming soon: Currently the entire site is paved from sidewalk to sidewalk and there is no landscaping. With the new development, the plan is to place a new landscape area along the S. 84 St. and W. Cleveland Ave. perimeter of the parking lot. The site would be graded to reduce the slope along W. Cleveland Ave. on the south side of the site. In addition, the west side of the property will feature a resident patio area and additional greenspace.

Refuse area: The proposed refuse area is shown along the northwest corner of the building. The dumpster area will be screened from view within a 4-sided masonry enclosure to match the new building.

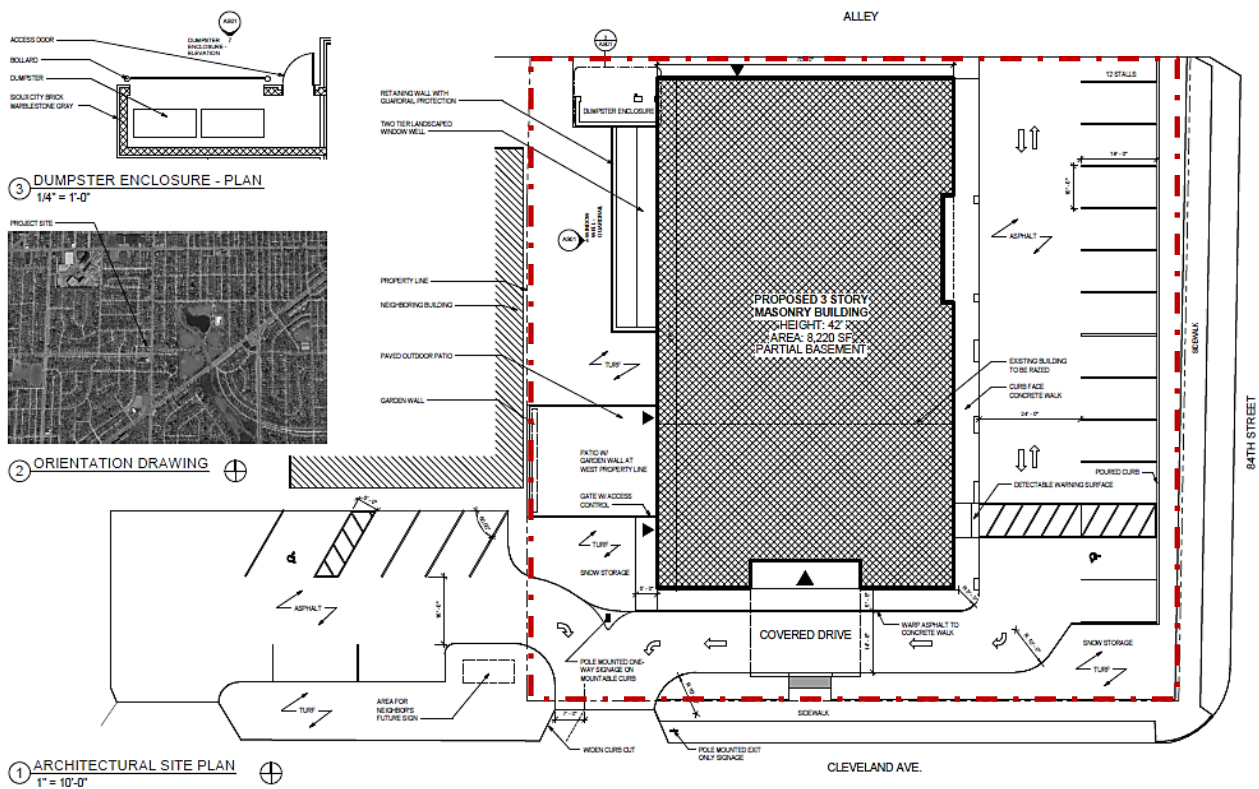
Access and parking: Access to the property will be maintained at two points (S. 84 St. alleyway drive and W. Cleveland Ave. private drive).

With the construction of a new building on the west side of the site, a new parking area is planned on the east side of the building (along S. 84 St.) Twelve (12) parking stalls will be provided for the new use. The current angled parking configuration will be replaced with 90 degree stalls that will be perpendicular to S. 84 St.

In addition, a drop off and pick-up area is planned on the south end of the building and will feature a covered access with rooftop resident patio deck at the main entrance to the building (planned on the south end of the building).

Cross-access between properties will be maintained and staff is working with the developer to determine if a cross-access document currently exists. If not, an agreement will be sought to maintain cross access to the property just west of the 8410 W. Cleveland Ave.

While the site doesn't meet the parking standard of section 12.19 of our zoning ordinance (48 parking stalls required). The former office building was also deficient parking (required 56). Of note, none of the residents will drive and the purpose of the parking area is primarily intended to be supportive of staff, visitors and for access to the front door of the facility.



Storm Water Management

The current site doesn't have a storm water catch basin system and relies upon sheet drainage to existing catch basins in the alley and/or street.

A new storm water management system will be installed as part of this development. New catch basins will be added within the new parking lot area on the east side of the building and also on the west side of the building.



Signage & Lighting

A signage plan has not been submitted, but if signage is proposed staff may approve administratively if the sign package meets the sign ordinance.

A lighting plan has been submitted and will include two new 15-ft tall pole mounted LED lights on the east side of the parking lot. Light fixtures will be full cut-off by design to eliminate nuisance light splay off-site.

Similarly, on the building, lighting will consist of cut-off down lighting.

Recommendation: Common Council approval of the Special Use Permit for a proposed Community Based Residential Facility, and to approve the Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002), subject to the following conditions:

(Items 1 thru 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) additional landscaping and species updates as recommended by the City Forester; (b) color details of the proposed exterior materials; (c) schedule for demolition and construction through completion being provided; (d) cross access agreement considerations being submitted; (e) a bike rack (inverted U or post and loop) being installed. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with 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 414-302-8460 with questions.
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) 302-8460.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement of the special use resolution (Public Hearing scheduled for June 4, 2019).

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

5. Signage plan being provided to the Department of Development for review and approval.
6. 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.