



PLAN COMMISSION AGENDA  
Wednesday, September 23, 2020  
6:00 P.M.

Virtual Meeting

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

6. **Site, Landscaping and Architectural Plans to for proposed parking lot site improvements to Walker School located at 900 S. 119 St. submitted by Steven J. Eichman of the West Allis West Milwaukee School District (Tax Key No. 446-0007-003).**



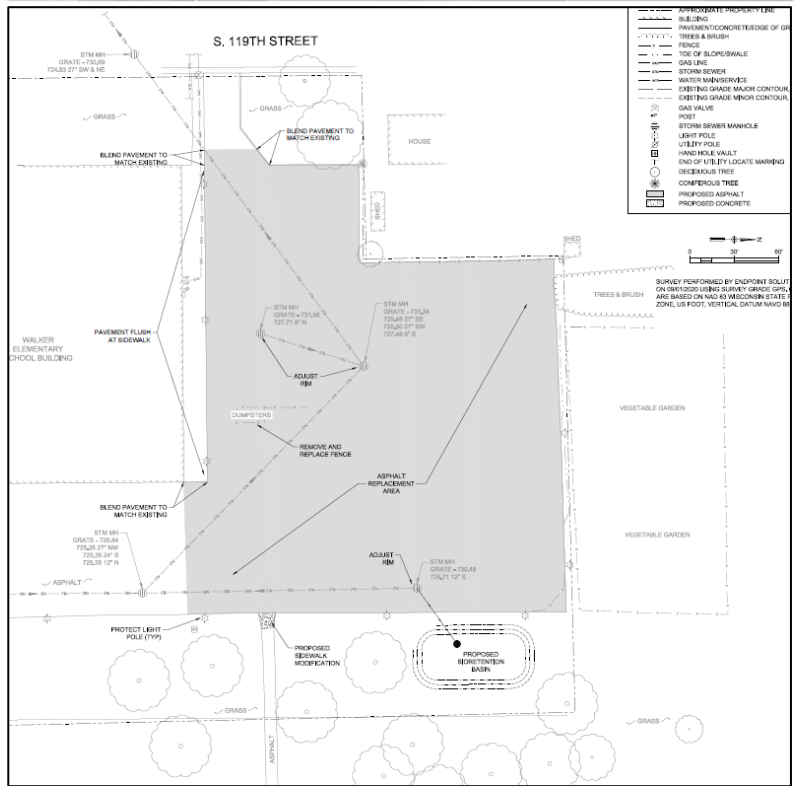
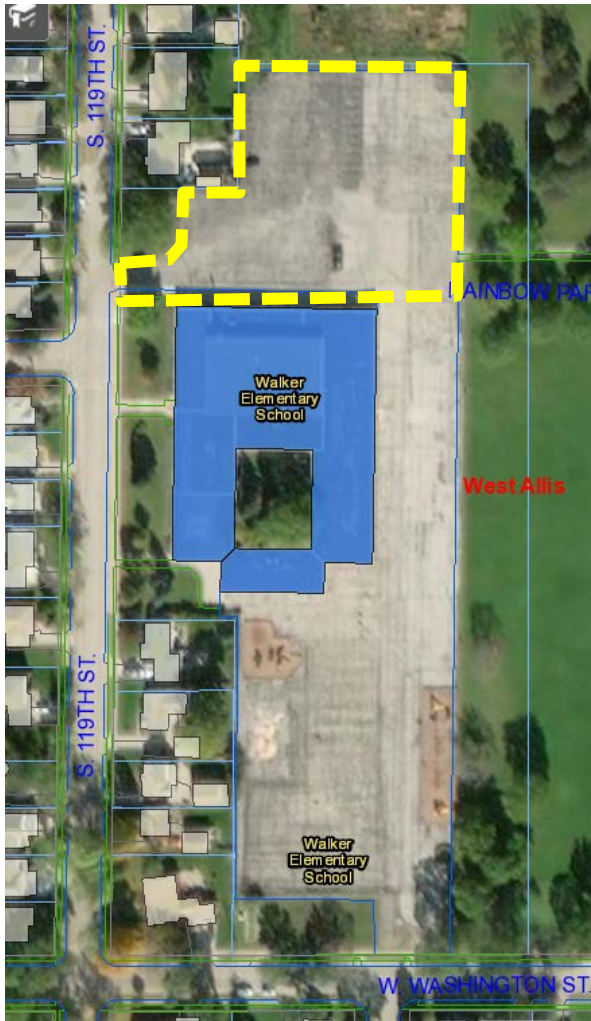
### **Overview and Zoning**

Paving permits and site changes trigger site and landscaping review. The WAWM School District's Walker Elementary School is proposing to rehabilitating/mill the surface of about 61,000-sf of existing paved area and resurfacing the top coat with asphalt. The project is not one that would not typically trigger WDNR rules enforcement, as it will not disturb over 1 acre of material below the existing parking lot. The School District has agreed to provide mitigation on this site to satisfy Total Suspended Solid (TSS) levels. Furthermore, a storm water management report will be completed for the Walker Elementary School, providing the specific details and shared with the City's storm water consultant AECOM.

### **Site and landscaping**

As part of the scope of work staff is recommending that a parking lot and student drop off area layout be provided as a condition of the Plan Commission approval. In 2014, Walker received approval for a new student drop off area on the north side of their building. Staff wants to confirm if the same layout/plan is being implemented again, or if an alternate layout is contemplated. The district is coordinating with the school's principal for more information.

Walker Elementary - Striping Layout from old Aerial Image



**Recommendation:** Approval of the Site, Landscaping and Architectural Plans for proposed parking lot site improvements to Walker School located at 900 S. 119 St. submitted by Steven J. Eichman of the West Allis West Milwaukee School District (Tax Key No. 446-0007-003), subject to the following conditions:

1. Revised site and landscaping plan being submitted to the Department of Development to show the following: (a) landscaping plan to show existing landscaping being maintained along the west perimeter of the parking lot area; (b) site plan to show parking lot striping layout and student drop off area layout (c) storm water runoff area being shown in accordance with the storm water management requirements; (d) lighting plans (if applicable) to show parking lot lighting photometric

plan, light fixture and pole details, full cut off light fixtures to limit splay beyond property lines. Contact Steve Schaer, Manager of Planning and Zoning with questions (414) 302-8466.

2. Storm water management plan to satisfy: Requirements from the Milwaukee Metropolitan Sewage District (Chapter 13), State of Wisconsin DNR (NR51), State of Wisconsin Uniform Plumbing Code (DSPS Chapters SPS381- 387), and the City of West Allis Ordinances. Contact Mike Romens, City Plumber, with further questions (414) 302-8413.