



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 23, 2021
6:30PM
City Hall – Room 128**

- 2A. Special Use Permit for Cobalt Partners parking lot, a proposed parking lot, to be located at 23** S. 102 St.**

- 2B. Site, Landscaping, and Architectural Plans for Cobalt Partners parking lot, a proposed parking lot, to be located at 23** S. 102 St., submitted by Bill Ohm, d/b/a Cobalt Partners. (Tax Key No. 485-9996-014).**

Overview and Zoning

The 1-acre undeveloped property is zoned C-4, Regional Commercial District and parking lots are considered special uses. The lands are located south of the Holiday Inn and Suites and a new surgery center under construction. The subject parking lot is also located just north of an existing office building. The property owner is developing the parking lot with the intent for surrounding medical and office uses to utilize it for additional parking. A site, landscaping and stormwater management plan has been submitted to the City for review.

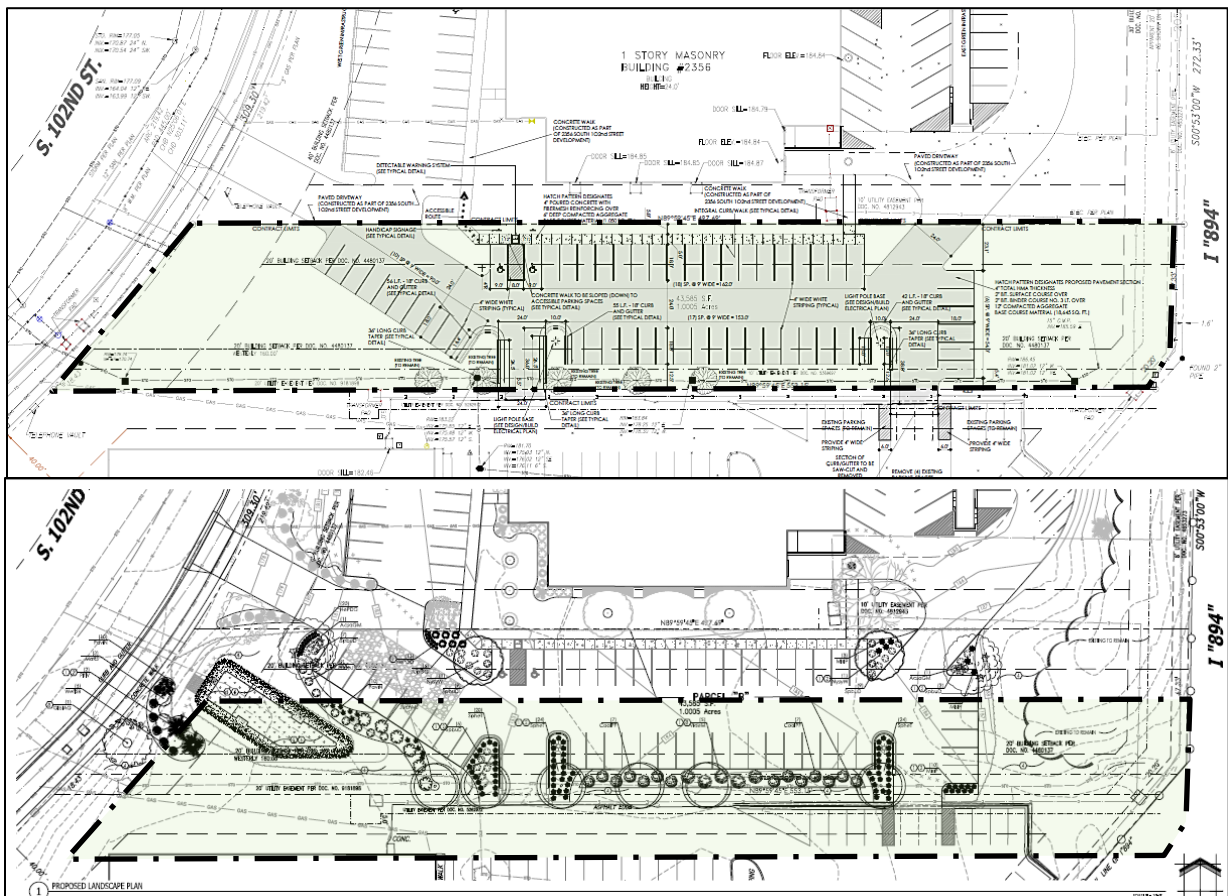


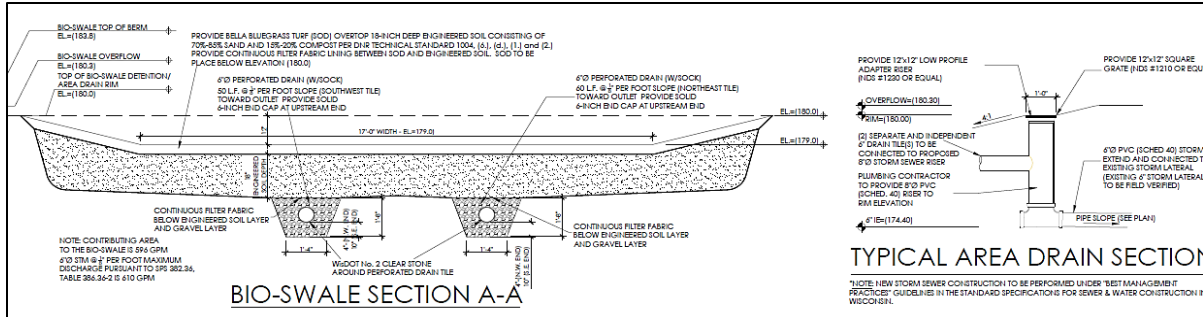
Site and Landscaping Plan

The stand-alone parking lot will feature fifty-one (53) stalls and include 2 handicap accessible stalls. Two (2) drive connections to the south to the existing lot at 2400 South 102nd Street office building and two (2) drive connections to the north to the proposed lot at 2356 South 102nd Street (medical/surgery clinic). A pedestrian walkway is included along the north side of the parking lot. The owner of 2400 South 102nd Street and the owner of 2356 South 102nd Street have entered into an agreement to share use of this new parking lot, including parking stalls and driveway access. The existing lot is not intended to be combined with adjacent lots at this time, but will offer cross-access between the properties north and south.

Since about 19,000-sf of the site will be impervious with new pavement area, a Milwaukee Metropolitan Sewerage District (MMSD) Green Infrastructure stormwater control plan has been included with the site plan.

- The new pavement surface will drain east to west into a new bio-swale. The bio-swale's purpose is to capture surface water run-off suspend/filter the water thereby suspending solids within the swale. Water runoff will naturally attenuate on site within the local watershed area - this helps reduce flooding.
- In the event of a large storm event, the bio-swale system is designed to allow water to collect and then enter an overflow drain which is tied into the City stormwater system.





Recommendation: Common Council approval of Special Use Permit for Cobalt Partners parking lot, a proposed parking lot, to be located at 23** S. 102 St. and approval of the site, landscaping and architectural for Cobalt Partners proposed parking lot, to be located at 23** S. 102 St., submitted by Bill Ohm, d/b/a Cobalt Partners. (Tax Key No. 485-9996-014). Subject to the following conditions:

(Items 1 thru 3 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. Common Council approval of the special use permit (public hearing scheduled for July 13, 2021).
2. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to City Forester approval of the landscaping species type and quantity; Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
3. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, per Building Inspections and Neighborhood Services Department. Contact Mike Romans, Plumbing Inspector at 414-302-8413.