



DEPARTMENT OF DEVELOPMENT

John F. Stibal
Director

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December 10, 2007

Mr. Gary Mandli
CHR. Hansen
9015 W. Maple St.
West Allis, WI 53214

RE: Site, Landscaping and Architectural Plans for proposed warehousing/loading dock building addition to the existing CHR. Hansen campus, located at 9015 W. Maple St. (Tax Key Nos. 451-0393-005, 451-0395-000, 451-0257-000, 451-1001-000, 451-0272-000, 451-0274-000, 451-0271-000, 451-0270-000, 451-0269-000, 451-0268-000, 451-0267-000, 451-0266-000, 451-0273-000, 451-0401-002, 451-0400-001, 451-0396-001, 451-0403-002, 451-0403-005, 451-0403-003, 451-0404-001, 451-0407-001, 451-0406-000, 451-0405-000, 451-0453-001, 451-0454-000, 451-0264-001)

Dear Mr. Mandli:

This letter is to inform you that the Plan Commission, at its meeting of November 28, 2007, approved the above-referenced plan subject to the following conditions:

(Items 1 through 7 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: (1) the metal paneling above the Kalwall on the west elevation being painted a color to match the split face block; (2) color details of split face block; (3) removal of three windows from north elevation; (4) poured concrete walls being only 11 feet in height; (5) parking schedule for entire CHR. Hansen campus, including ADA stalls; (6) ADA stalls being located near the addition and a handicap accessible route from the parking to the building entry; (7) all refuse enclosure locations and being properly screened within a four-sided enclosure with personnel door or opening; (8) delineation that the W. Mitchell St. parking lot gate is being removed; and, (9) landscape key showing species and quantities of new landscaping, and additional landscaping and/or landscaping changes at the recommendation of the City Forester. Contact Kristi Johnson at 414-302-8463 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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. The attached security form shall be submitted to and approved by the Building Inspections and Zoning Department,

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relative to the cost estimate as determined in Condition #2. Contact Terry Tauschmann, Zoning Inspector at 414-302-8409.

4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
5. Common Council approval of the Planned Development Agreement.
6. A Certified Survey Map being submitted to the Department of Development for Plan Commission and Common Council review and approval.
7. A plat of survey being provided to the Department of Building Inspections and Zoning for review and approval.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

8. Street vacation of the right of way to CHR. Hansen in the areas defined by the Engineering Department. Contact Pete Daniels, Assistant City Engineer, at 414-302-8374.

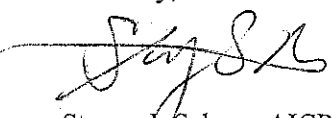
Accompanying this letter you will find a performance bond form and a letter of credit for your reference.

Any modification to the approved plan shall be submitted to the Department of Development for review.

Please contact the Building Inspections and Zoning Department at 414-302-8400 for additional requirements for permit application information, to include, but not limited to, plan submittal, plat of survey submittal, etc.

Please contact Martin King, Assistant Fire Chief, Fire Department at 414-302-8904 for fire code requirements.

Sincerely,



Steven J. Schaer, AICP
Manager, Planning and Zoning Division

SJS:dlm

enc.

cc: John F. Stibal, Director, Department of Development
Ted Atkinson, Director, Department of Building Inspections and Zoning
Michael Lewis, City Engineer
Terry Tauschmann, Zoning Inspector
Ms. Christa Hamann-Paul, Torke Wirth Pujara Architecture