



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

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

- 3A. Special Use Permit for a playground use to be located at 2320-34 S. 79 St.**
- 3B. Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000).**

Items 3A and 3B may be considered together.

Overview & Zoning

The applicant, Michael Barry, president of St. Paul's Lutheran Church and School is proposing to install a playground at 2320-34 S. 79 St. in place of three duplexes that they own. The properties at 2320-34 S. 79 St. are zoned RB-2 Residential District. Under the City's Zoning Code, a religious institution requires a Special Use Permit. A public hearing regarding the Special Use Permit application for St. Paul's Lutheran Church and School is scheduled for November 16, 2021.



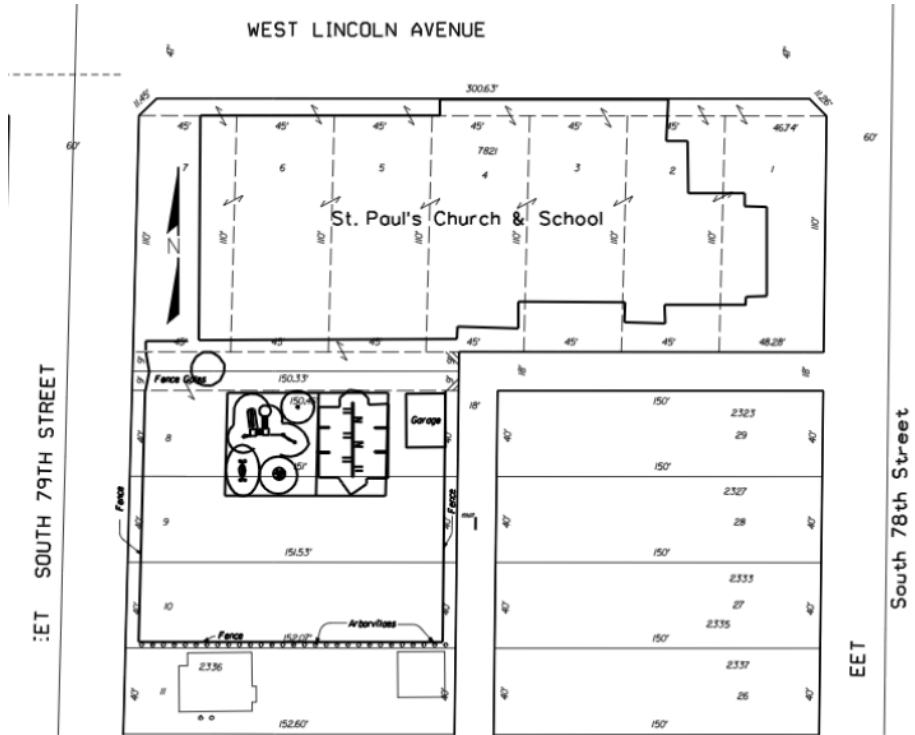
The playground will be in the northern portion of the 19,000 sq. ft. space closest to St. Paul's main building.

The playground equipment is suited for children ages 5-14 years. The surfaces of the playground will be blacktop in the alleyway, woodchips in the swing set area, under the play area will be a rubberized, cushioned surface like at McCarty Park. The remaining areas will be grass. The fence will be a 4-foot-tall decorative chain link fence with rubber coating. The fence will surround the entire playground with a 5-foot setback from the property boundaries. Tall shrubs will be installed on the south side of the property to reduce noise for the benefit of the neighbors to the south. The playground will be available for public use when it is not in use by St. Paul's school. Due to the age of the kids that this is intended for, the playground will not be open after dark. A sign will be posted at the entrance indicating when the park is closed.

Neighborhood Meeting

St. Paul's Lutheran School hosted a neighborhood meeting in August. The City then hosted another neighborhood meeting on October 20th. The City meeting was attended by a mix of 20 neighbors and parishioners. The property owner immediately to the south asked for a 5-foot buffer between his property and the fence as well as adequate landscaping. Several neighbors brought up property maintenance issues. Two neighbors

were concerned about noise from children playing. The Alders of that district asked for the taxable value of the homes that will come off the tax roll, and any police service calls to the existing homes owned by the church versus the homes further south.



Recommendation

Recommend Common Council approval of the Special Use Permit for a playground use to be located at 2320-34 S. 79 St., and approval of the Site, Landscaping, and Architectural Plans for a proposed playground to be located at 2320-34 S. 79 St. submitted by Michael Barry d/b/a St. Paul's Lutheran Church and School. (Tax Key Nos. 488-0125-001, 488-0126-000, 488-0127-000), subject to the following conditions:

(Item 1 is 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 (scheduled for November 16, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

2. 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.