

Exhibit C Special Conditions

1. General Provisions

Anything not addressed in the Planned Development Agreement should be addressed as per the underlying zoning district.

2. Hours of Operation

8:00 a.m. – 12:00 a.m. (midnight)

3. Setbacks

Building setbacks will be flexible, any encroachments into the M-1 Manufacturing District setbacks can be approved by the Development and Building and Zoning Departments without the requirement for Board of Appeals approval.

4. Permitted and Special Uses

Uses permitted within the Planned Development District shall be in accordance with Permitted and Special Uses in the M-1 Manufacturing Zoning District of the Revised Municipal Code for the City of West Allis (unless listed below as a Permitted Use).

The following will be permitted uses not requiring a special use permit. The following uses will be subject to Plan Commission approval in accordance with Section 12.13 of the Revised Municipal Code (Site, Landscaping, Architectural, Signage review):

1. Restaurants
2. Outdoor Dining
3. Dry Cleaners
4. Medical Clinics
5. Bakeries
6. Physical health and culture, including fitness centers, day spas, beauty salons, tanning beds and nail technicians.
7. Any combination of the above-listed uses.

5. Prohibited Uses

The following uses are specifically not permitted within the Planned Development District:

1. Outdoor storage and display (including sidewalk sales)
2. Vehicle service and repair shops
3. Vehicle sales, display or storage
4. Public self-storage or warehousing
5. Telecommunication and radio towers
6. Adult-oriented establishments, including Adult Video Sales, under the provisions of Sec. 9.28 of the Revised Municipal Code.
7. Tobacco stores
8. Variety stores, thrift/consignment stores, pawn brokers, check-cashing

6. Site, Landscaping and Architectural

All Site, Landscaping and Architectural improvements shall be in accordance with the approved set of plans (Exhibit B) approved by the Plan Commission on December 8, 2004. Any significant modification to the approved set of plans will require resubmission and approval by the West Allis Plan Commission.

7. Site and Rooftop Screening

A solid screen fence and landscaping shall be installed in areas abutting residential zoning districts or land uses. Refuse enclosures shall be four sided with personnel doors and shall be large enough to contain all refuse and other waste materials. The construction of said enclosures shall be designed of masonry materials to match the principal building.

Rooftop equipment shall be screened or located so as to be not visible from street grade. Rooftop equipment includes, but shall not be limited to, satellite dishes, telecommunication equipment, heating, ventilating and air conditioning units.

8. Required Conditions for Crestwood Commons

1. Unique architectural lighting will be used throughout the site.
2. The use of pennants, special lighting, flags, streamers or other signage and marketing displays, whether permanent or temporary, hanging, floating, freestanding or attached to a vehicle or structure shall require plan commission approval.
3. Refuse enclosures shall be four sided with personnel doors and large enough to contain all refuse and other waste materials. The construction of said enclosures shall be designed of masonry materials to match the principal building.
4. Visible pedestrian linkages will be placed from the public sidewalk to the main entrances of each building and internally throughout the site.
5. A Traffic Impact Analysis (TIA), any required safety modifications as a result of this development required by the Traffic Impact Analysis shall be paid for by the developer.

9. Directional Signage

Directional signage will not exceed 6 square feet in size and will be designed to match the principal signage.

10. Amendments

Any modification to this Special Conditions exhibit will require resubmission and approval by the City of West Allis Plan Commission and Common Council.

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