



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2026
6:00 PM

2A. Conditional Use Permit for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue.

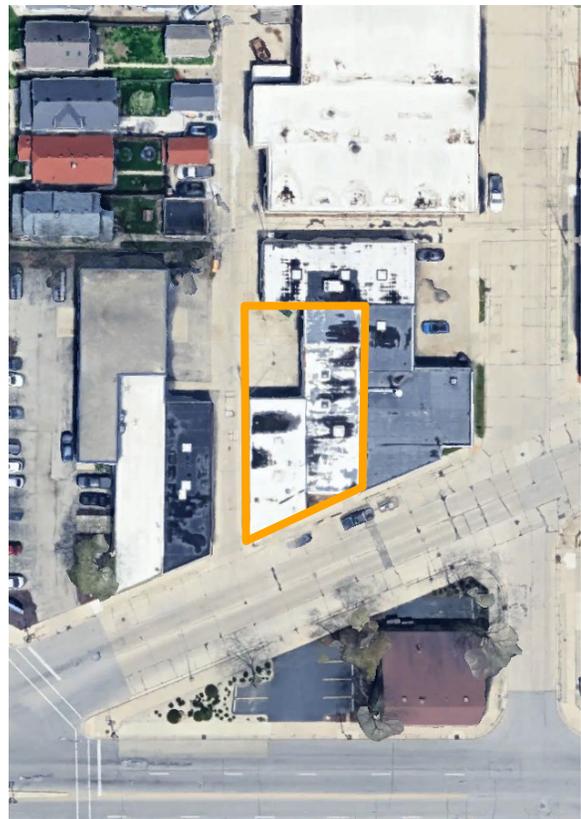
2B. Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue. (Tax Key No. 474-0513-005)

Overview and Zoning

Family One Child Development Center is a proposed Group Child Care Center to be located at 5408–5416 W. Electric Avenue within an existing warehouse building. The facility will serve up to 25 children ranging in age from infants (birth) through 12 years old. Programming will include infant, toddler, preschool, and school-age care, with services such as meals, rest areas, and age-appropriate developmental activities.

The center will operate seven days a week on a three-shift schedule to accommodate non-traditional work hours, with hours of operation proposed from 7:00 a.m. to 7:00 a.m. (24-hour operation). Peak drop-off times are anticipated in the early morning, late afternoon, and evening, with staggered scheduling to minimize traffic impacts.

- Days of Operation: Monday–Sunday
- Hours of Operation: 7:00AM–7:00AM
- Shifts: Three shifts daily (morning/day/evening)
- Drop-Off Windows (planned peak periods):
 - Morning Drop-Off: 6:00–7:00 AM
 - Afternoon Drop-Off: 4:00–5:00 PM
 - Evening Drop-Off: 8:00–9:00 PM

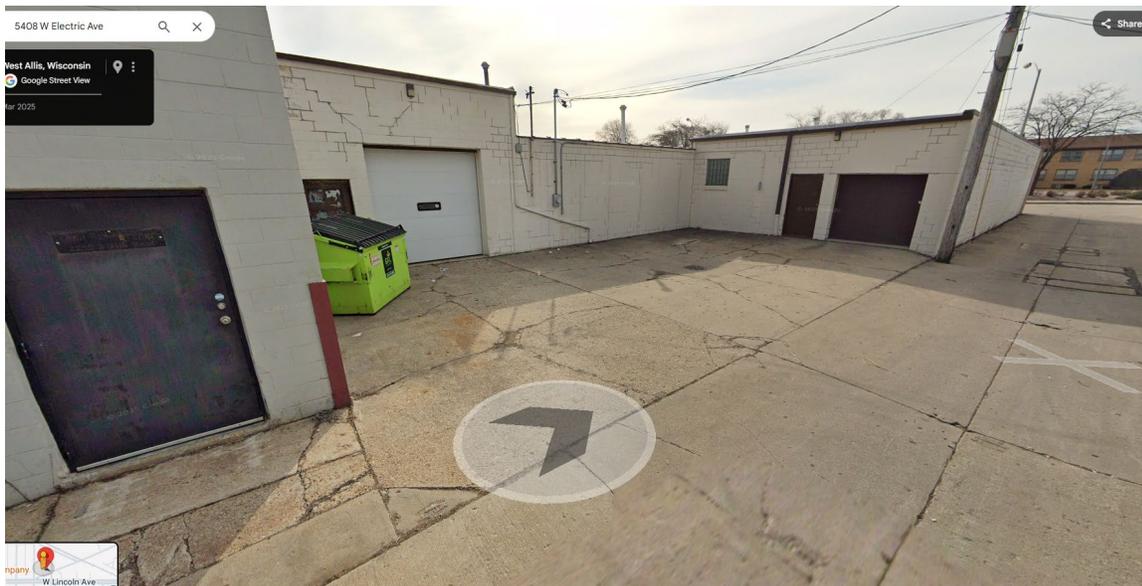


The property is zoned I-1 Light Industrial. Group Child Care Centers are considered Conditional Uses within the I-1 district. The applicant is requesting a Conditional Use Permit to allow this operation.

Site Plan

The overall site consists of an existing commercial/warehouse building of approximately 5,000 square feet. The applicant proposes utilizing the rear of the building for drop-off and pick-up activities to enhance child safety and reduce conflicts with street traffic. Operations will include staggered arrival and departure times, staff monitoring during peak periods, and designated loading procedures.

A dedicated outdoor play area of approximately 900 square feet is proposed. The play area will be enclosed with a 4-foot fence and secured with a gate. The space will include age-appropriate equipment, soft surfacing materials, and clear sightlines for supervision. Lighting may be provided for evening use, designed to minimize impacts on adjacent properties.

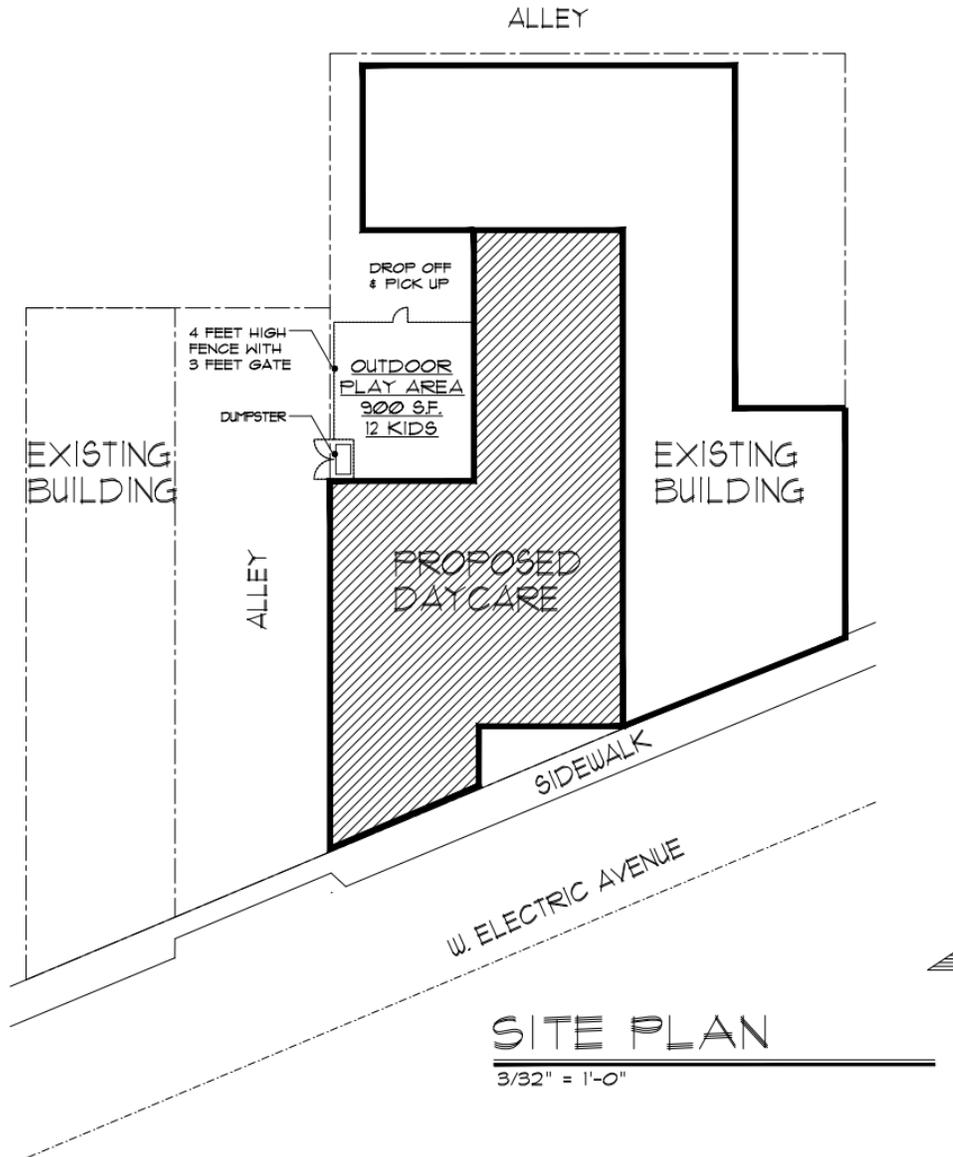


The City Engineering Department has reviewed the proposal and identified several concerns that must be addressed. The submitted site plan incorrectly depicts an east-west alley connection that was vacated in 2024 and is no longer available for through traffic, and this must be corrected on all plans. The north-south alley connecting W. Mobil Street to W. Electric Avenue varies in width from approximately 14 feet to 20 feet, which raises concerns regarding its ability to safely accommodate two-way traffic, particularly given the presence of nearby industrial uses that regularly utilize larger vehicles such as box trucks. As a result, the proposed use of the alley for drop-off and pick-up operations may create conflicts and circulation challenges.

In addition, the proposed drop-off/pick-up area is approximately 28 feet in depth, which would require most vehicle maneuvering, including backing movements, to occur within the alley itself. The site plan should clearly indicate the number of designated spaces and

demonstrate how vehicles will safely maneuver within this constrained area. Further, the applicant must provide details on protective measures for the adjacent outdoor play area to ensure that vehicles cannot encroach upon or damage the fenced play space. Engineering has also suggested that consideration be given to relocating drop-off and pick-up operations to W. Electric Avenue, where the City could establish a designated loading zone accommodating approximately two vehicles, while the alley could instead be utilized for employee parking.

Additional site-related concerns include the presence of a storm sewer catch basin located within the proposed outdoor play area, which must be addressed. Any proposed removal or modification of this infrastructure must be shown on the plans and reviewed by the Engineering and Code Enforcement Departments. Existing roof drainage infrastructure must also be clarified, as one roof drain appears to discharge overland to the catch basin while another may discharge underground. The plans must identify any proposed relocation of these systems, and the underground connection must be verified through televising to confirm that it is active and in good condition. Finally, the doors to the garbage enclosure must remain closed at all times except during active use, as open doors would obstruct alley access.



Architectural Plan

An architectural plan was not submitted by the applicant as there are no plans to alter the existing façade. Signage and lighting details will need to be submitted if there are proposals.

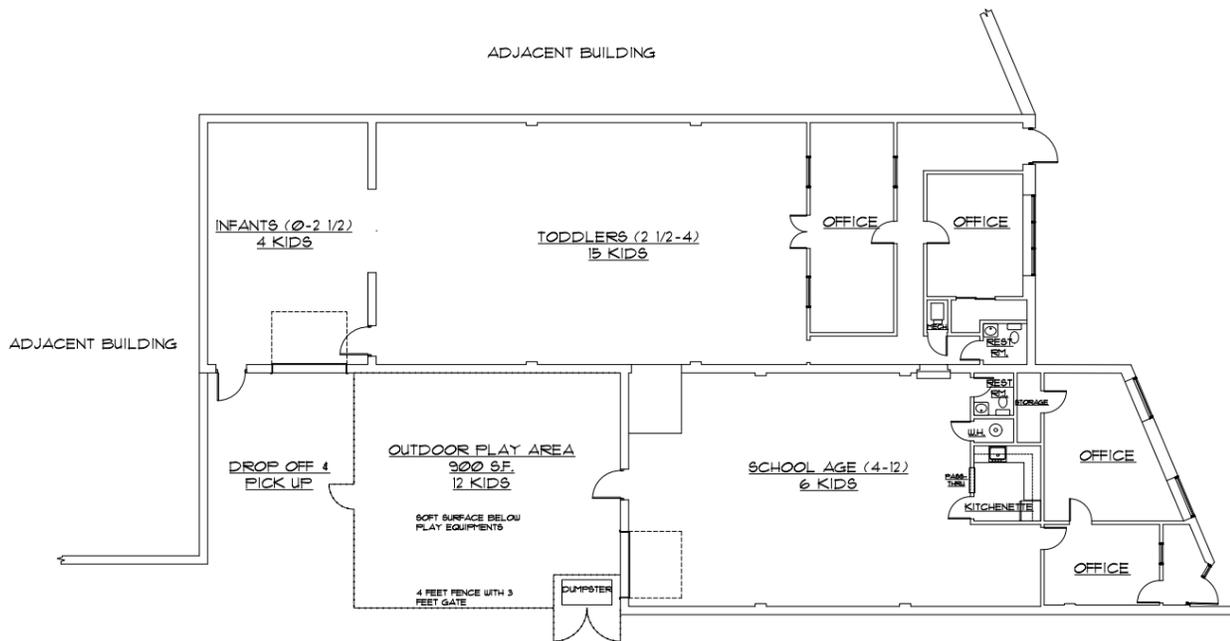
Floor Plan

A floor plan was submitted illustrating the proposed layout of the childcare center within the existing building. The layout is organized to separate children by age group while maintaining clear internal circulation and supervision.

On the northern portion of the building, an infant room is provided for up to four children ages 0 to 2 ½ years old. Adjacent to this space is a larger toddler room designed to accommodate up to 15 children ages 2 ½ to 4 years old. These rooms are connected internally and positioned near the outdoor play area to allow convenient access.

The central portion of the building includes a 900 square foot outdoor play area designed for up to 12 children at a time. This space is enclosed by a 4-foot fence with a gated entrance and includes soft surface materials beneath play equipment. Directly adjacent to the play area is a designated drop-off and pick-up area, providing access into the building from the rear. A dumpster enclosure is also located near this area.

To the south of the play area is a school-age room serving up to six children ages 4 to 12. This area connects to supporting facilities including restrooms, a kitchenette, storage, and multiple office spaces for staff. The offices are located along the southern side of the building and near the main internal circulation paths, allowing for oversight of the daycare.



 NORTH **FLOOR PLAN**
3/16" = 1'-0"

Design Guidelines

This project involves the reuse of an existing building with no significant exterior alterations proposed. The scope of work is primarily limited to interior buildout and minor site improvements associated with the childcare use. There are no proposed changes to the building façade, overall massing, or site layout that would alter the visual character of the property as viewed from the public right-of-way. Since the proposed improvements do not include major exterior modifications that would trigger compliance with adopted design standards, the project does not require formal application of design review guidelines.

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Avenue. (Tax Key No. 474-0513-005) subject to the following conditions:

(Items 1-4 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 Conditional Use Permit (Scheduled for April 10, 2026)
2. A revised site, landscaping, and architectural plan being submitted to show the following: A revised site, landscaping, and architectural plan being submitted for staff review and approval, showing the following: A) The site plan should replace the word “alley” for what is shown on the site plan as an east-west alley just north of the subject property (between S. 54 St. and a north south alleyway). The site plan should indicate “vacated alley – private property” as this is now considered private property and not a public right-of-way. B) A revised drop-off and pick-up plan, including number of spaces, circulation, and maneuvering, or consideration of relocation to W. Electric Avenue. C) Protective measures between the drop-off area and outdoor play area (e.g., bollards, reinforced fencing, or similar). D) Details of the outdoor play area, including fencing, surfacing, and equipment. E) Landscaping elements to soften the site, where feasible specifically along W. Electric Ave. and around the play area. F) Refuse screening and enclosure details including material G) Identification and resolution of the storm sewer catch basin within the play area. H) Location and status of roof drains, including any proposed relocation and verification of underground connections, I) Exterior repainting of wall surfaces along the alley (west elevation).
3. Building permits being completed for with the Code Enforcement Department
4. Scope of work being indicated on signage and lighting. A signage permit will be required with the Planning & Zoning Department.

5. Any alterations or concrete work done in the City Right of Way will require a [Permit](#) from Engineering. Additionally, any contractors will need to be licensed and bonded in the City.