



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 26, 2020
6:00 PM
Virtual Meeting**

9. **Site and Landscaping plan for the proposed reconstruction of the existing Nathan Hale Parking lot on property located at 11601 W. Lincoln Ave. submitted by Steve Eichman, West Allis West Milwaukee School District (Tax Key No. 483-9999-002).**

Overview and Zoning

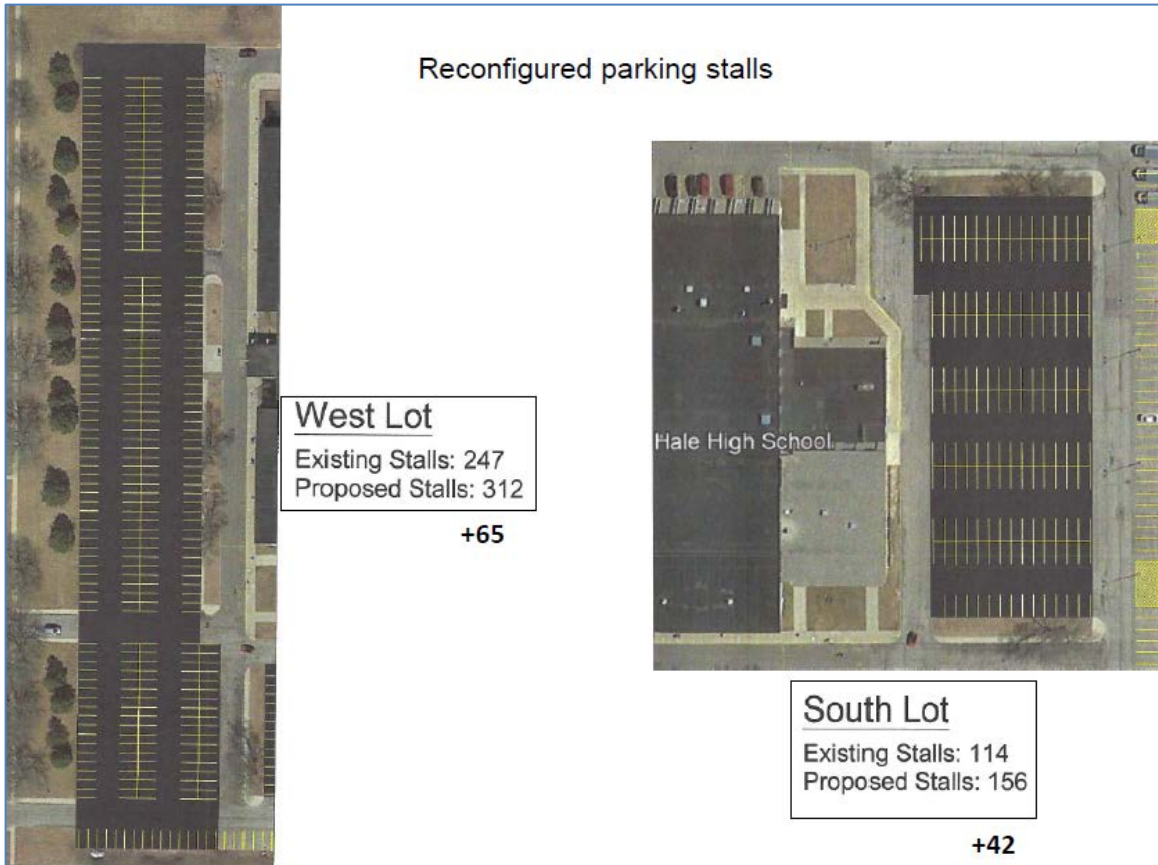
Paving permits and site changes trigger site and landscaping review.

The school district is removing and replacing 195,137-sf of existing paved area and replacing it. As part of the scope of work the angled parking configuration is changing to a 90 degree or perpendicular pattern, new curb and gutter, catch basins and drain tile. The existing landscaping islands along the west side of the building (drop off lane area) and within the south parking lot area will remain.



Site, landscaping and stormwater

Reconfiguring the parking lot layout from an angle stalls to a 90 degree perpendicular



configuration results in some additional parking stalls without increasing the footprint of the paved area. As part of the reconfiguration, staff has worked with the school district to install some additional landscaping within the parking lot and on the perimeter of the parking lot. Details will be shared at the meeting, but options include landscaping at the end caps of the south end of the west parking lot, or a larger island located within the center/double row of parking. Additionally 3 new evergreen trees along the north end perimeter of the west parking lot (fronts W. Lincoln Ave.).

Stormwater Management. A stormwater management plan is required given the disturbance of over 2 acres of land (MMSD requirement) and drainage areas of over 1 acre (DSPA Requirement). Disturbance of land is considered to be removal of topsoil down to or below the subsoil level. (1-acre equals 43,560 square feet)

The school district has hired a civil engineer to designed per the requirements of the agencies listed above and submitted the plan to the City of West Allis for local approval and forwarding to MMSD for their final approval as soon as possible.

Recommendation: Approval of the Site and Landscaping plan for the proposed reconstruction of the existing Nathan Hale Parking lot on property located at 11601 W. Lincoln Ave. submitted by Steve Eichman, West Allis West Milwaukee School District (Tax Key No. 483-9999-002), subject to the following conditions:

1. Revised site and landscaping plan being submitted to the Department of Development to show the following: (a) additional 3 evergreens trees along the north end of the west parking lot; (b) add landscaping islands on south endcaps of the reconfigured west lot, or add one large landscaping island on the south end of the west lot; (c) key being provided to delineate species, quantities and sizes; (d) Lighting plans to show parking lot lighting photometric plan, light fixture and pole details, full cut off light fixtures to limit splay beyond property lines. Contact Steve Schaer, Manager of Planning and Zoning with questions (414) 302-8466.
2. Storm water management plan to satisfy: Requirements from the Milwaukee Metropolitan Sewage District (Chapter 13), State of Wisconsin DNR (NR51), State of Wisconsin Uniform Plumbing Code (DSPA Chapters SPS381- 387), and the City of West Allis Ordinances. Contact Mike Romens, City Plumber, with further questions (414) 302-8413.