



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, AUGUST 26, 2020
6:00 PM
VIRTUAL MEETING**

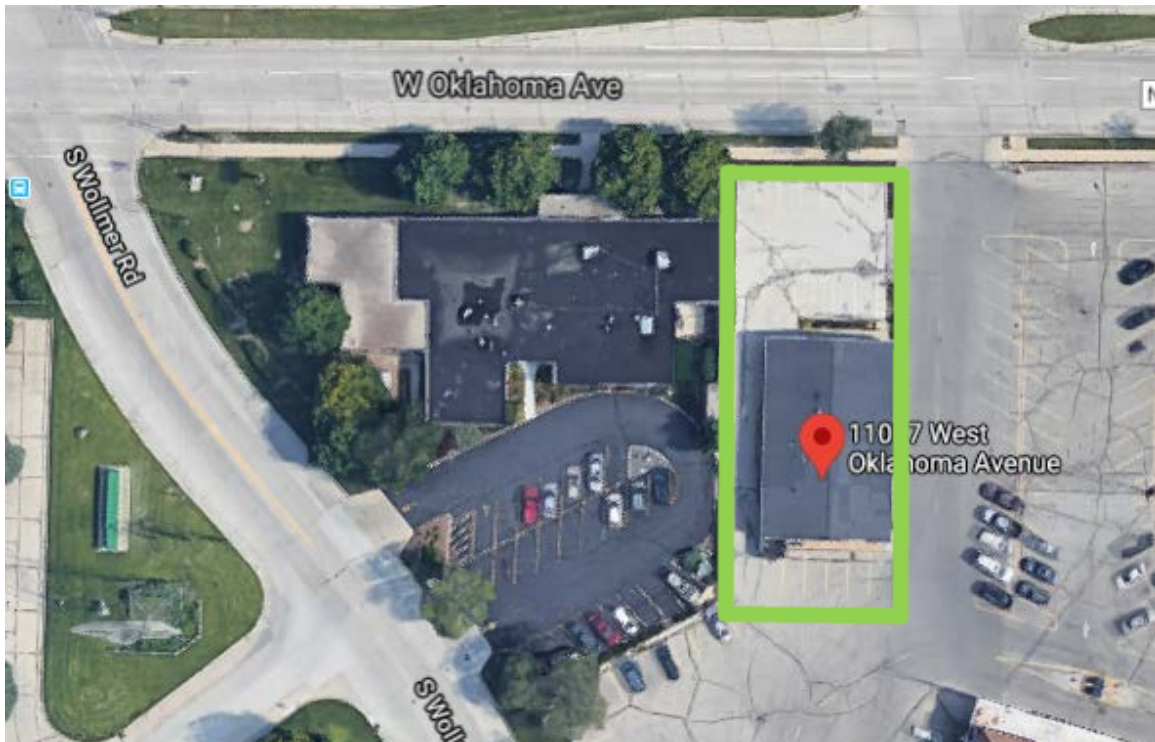
- 6A. Special Use Permit for West Allis Masonic Lodge, a proposed place of assembly, to be located at 11037 W. Oklahoma Ave.**
- 6B. Site, Landscaping and Architectural Plans for a proposed place of assembly, to be located at 11037 W. Oklahoma Ave., submitted by David Secor (Tax Key No. 523-9986-004).**

Items 6A and 6B may be considered together.

Overview & Zoning

West Allis Masonic Lodge is an assembly space proposing to occupy the former Coins & Quilts building at 11037 W. Oklahoma Ave.

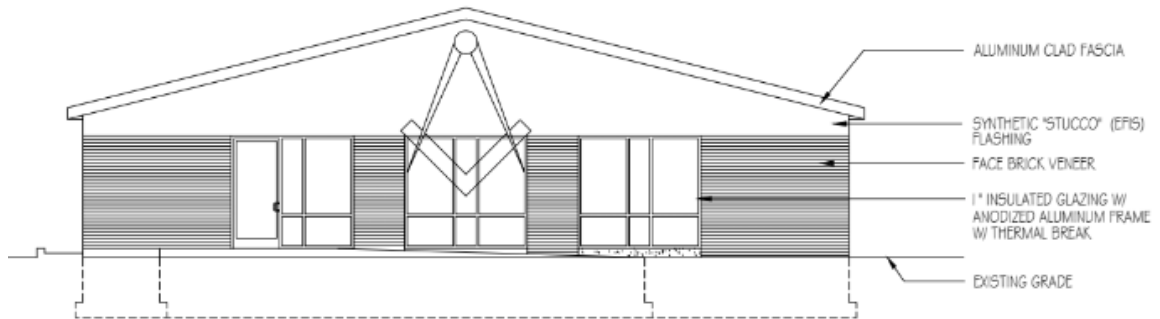
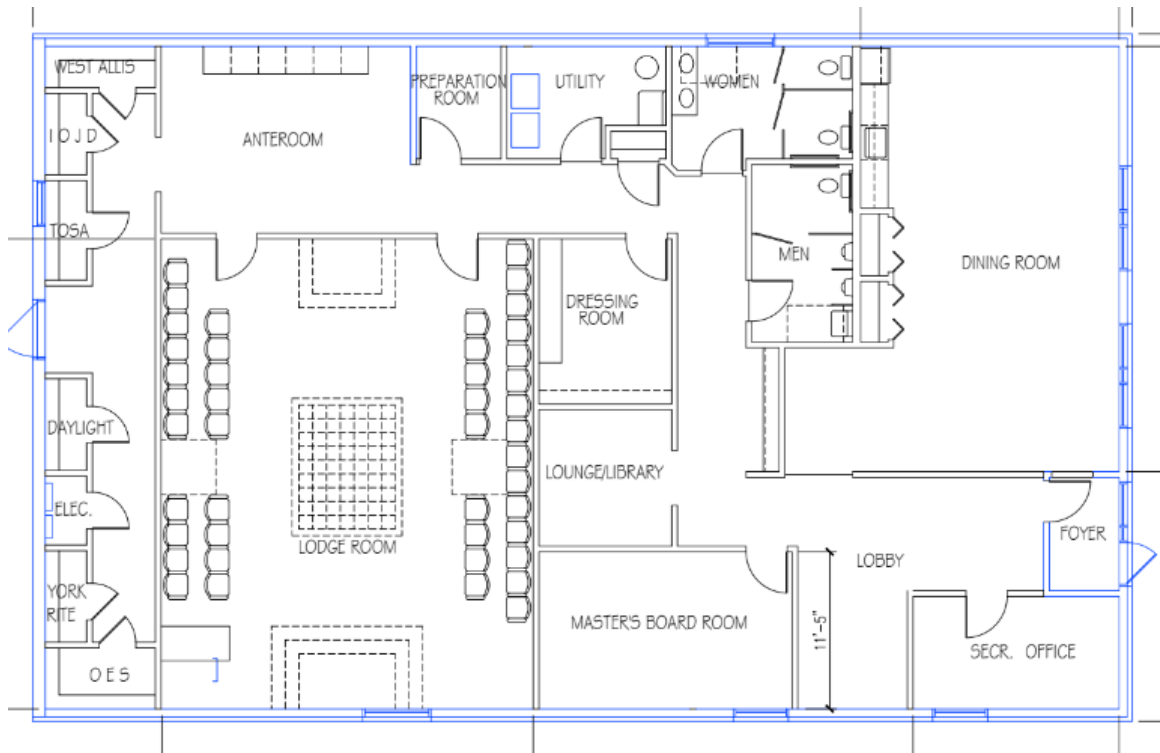
11037 W. Oklahoma Ave. is zoned C-4 Regional Commercial District. Assembly spaces are considered a Special Use in the C-4 district and require a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for September 1, 2020.



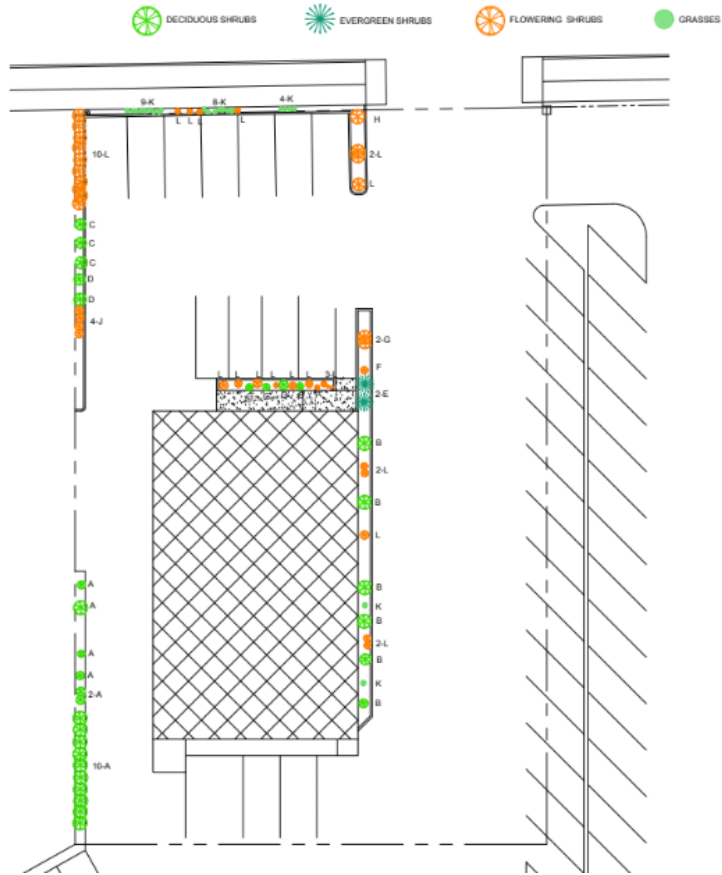
The West Allis Masonic Lodge will serve as an assembly space for Freemasons as well as a space for them to conduct fundraising for a variety of groups including: Children's Hospital, MAC Fund, and local homeless shelters. The Masonic Lodge's hours of operation will be: first and third Fridays 6pm to 10pm; second and fourth Mondays 6pm to 10pm; first and third Saturdays 10am to 4pm; and second and fourth Tuesdays 6pm to 10pm. They expect to have between 10 and 15 lodge members at meetings.

Site, Landscaping and Architectural Plans

The applicant is proposing to occupy the former Coins & Quilts space at 11037 W. Oklahoma Ave. Improvements to the building will include all HVAC systems, a new roof, an additional restroom, all new plumbing, electrical, and flooring, as well as repaving the parking lot. Renovation costs will amount to about \$245,000.



Off-street parking code requires private clubs and lodges to have 1 space for every three hundred (300) square feet of gross floor area. The proposed space has 4,100 square feet, which requires 13 off-street parking spaces. The existing lot as currently striped has 14 parking spaces available and thus meets demand of the off-street parking requirement. The applicant is proposing to add various shrubs and grasses around the property. Staff believes that the landscaping plan is adequate.



Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for West Allis Masonic Lodge, a proposed place of assembly, to be located at 11037 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for a proposed place of assembly, to be located at 11037 W. Oklahoma Ave., submitted by David Secor (Tax Key No. 523-9986-004), subject to the following conditions:

(Items 1 through 2 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. Removal of the existing “drive thru” sign in front of the building.

2. Common Council approval of the Special Use Permit (scheduled for September 1, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

3. Signage plan being provided for staff review and approval.
4. 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.