



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 26, 2023
6:30 PM**

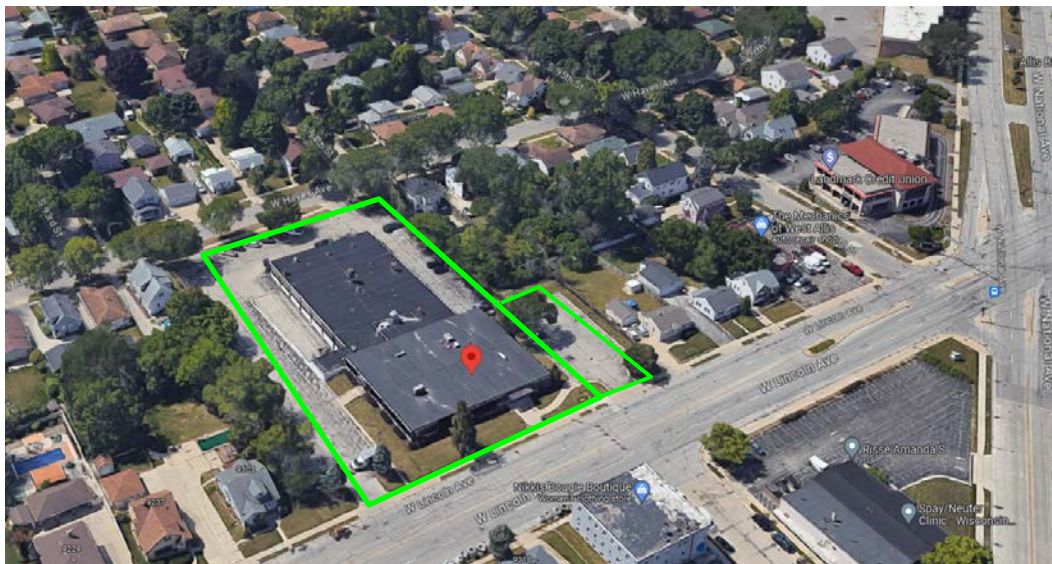
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 3. Site, Landscaping, and Architectural Design Review for the West Allis West Milwaukee School District, an existing office, at 9333 W. Lincoln Ave. (Tax Key No. 486-0012-001)**

Overview and Zoning

The project includes renovating the building for WAWM School District offices. As part of the effort a 3,000-sf office addition will be added above the lower level on the roof structure of the building. The addition will serve as additional office space, a classroom, conference room and work room. The district also runs their workforce wellness center out of this location and that function will remain. The rest of the building, aside from the workforce wellness space, will be renovated for school administration purposes. The district is planning to relocate from 1205 S. 70 St. to their former location on W. Lincoln Ave.

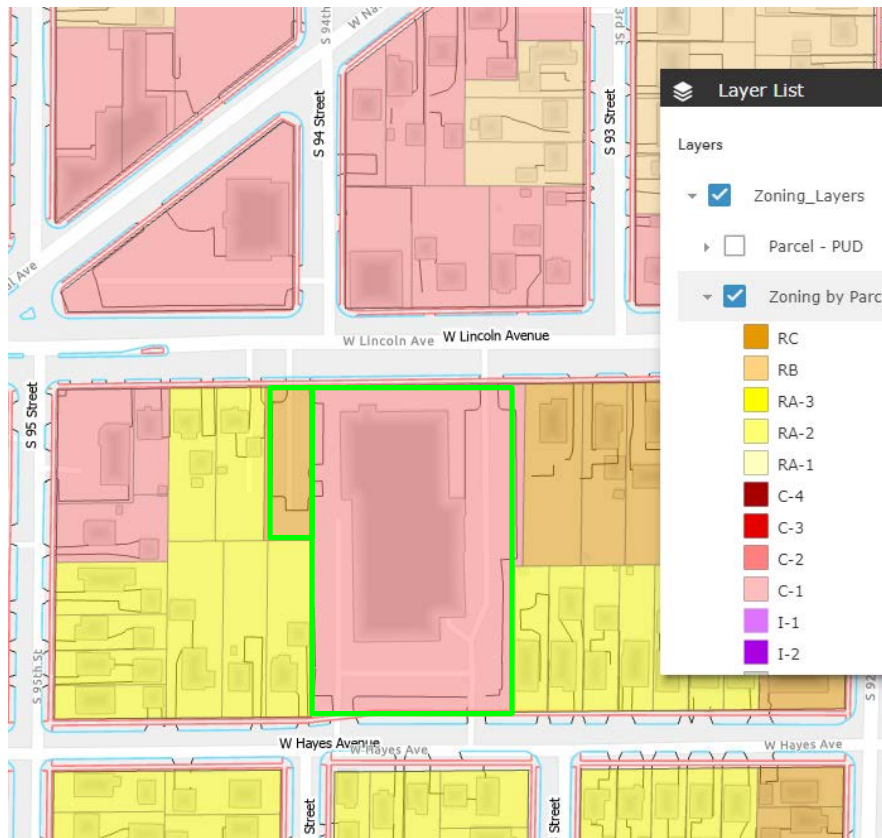
The zoning of this 1.9-acre property is C-2, neighborhood commercial district which permits office uses. There is a separate ¼-acre lot, used for off-street parking, to the west of the office building that is zoned RC, multi-unit dwelling. As part of the staff's recommendation a combination of the two properties via CSM is recommended as well as a rezoning to C-2 for consistency.



A project description follows as submitted by Bray Architects on behalf of the School District.

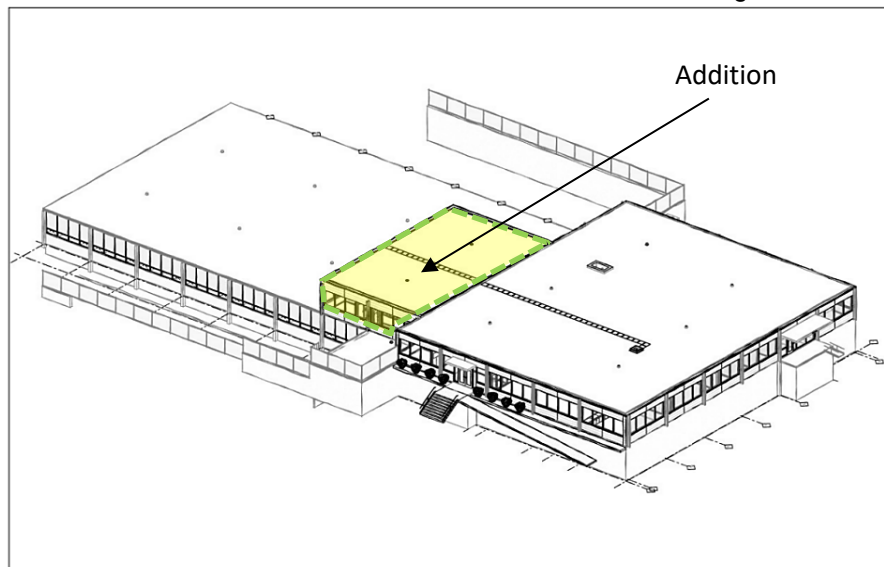
Plan Commission's role will include Site, Landscaping and Architectural design review consideration of the proposed plans to renovate the existing building for school district offices.

Existing zoning map



Site, Landscaping and Architectural Plans

The location of the proposed addition is shown below. The overall exterior design of the new addition will be consistent with that of the rest of the building.



EXTERIOR RENDERING

The existing building's first floor will also be updated with a new curtain wall system (window replacements and adding new exterior metal wall panels).



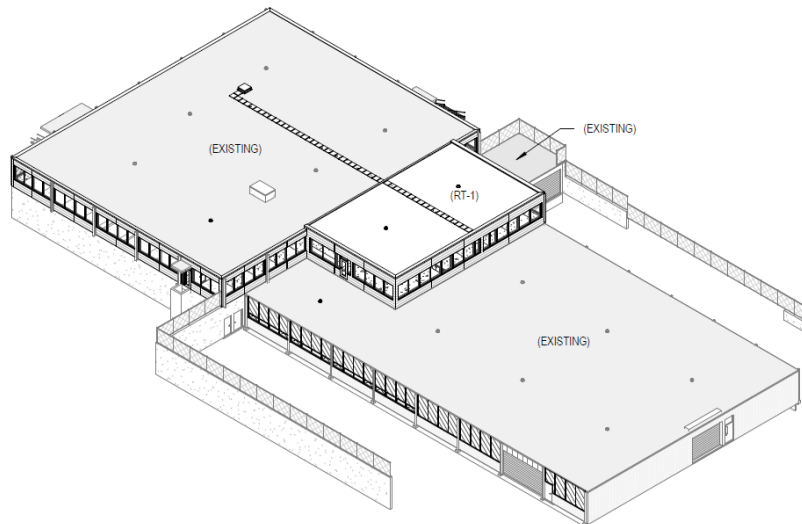
6E DEMOLITION PICTURES - FIRST FLOOR

The existing buildings lower-level area translucent panel windows will also be updated with a new variety. The general locations of the scope are shown below.



6E DEMOLITION PICTURES - LOWER LEVEL / ROOF

A0.1 Scale: 3" = 1'-0"



5D 3D AXONOMETRIC ROOF (LOOKING NE)



STOREFRONT FRAME EXISTING ROOF EDGE FASICA

RFS-2 ROOF EDGE FASICA
COLOR TO MATCH EXISTING

NEW STOREFRONT FRAME(S)
COLOR AND FINISH TO MATCH EXISTING DARK BRONZE ANODIZED STOREFRONT



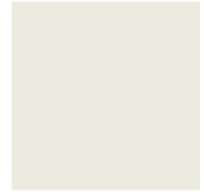
MWP-1 MORIN CORPORATION MATRIX MX-6 (OR SIMILAR) PROFILE PANEL
BASIS OF DESIGN

ZINC GRAY (1 1/2" + 1/2" REVEAL = 12" OVERALL HEIGHT)



PT-5 SW 7048 URBANE BRONZE

EXTERIOR STEEL COLUMNS (COLOR TO MATCH EXISTING ROOF EDGE FASICA)



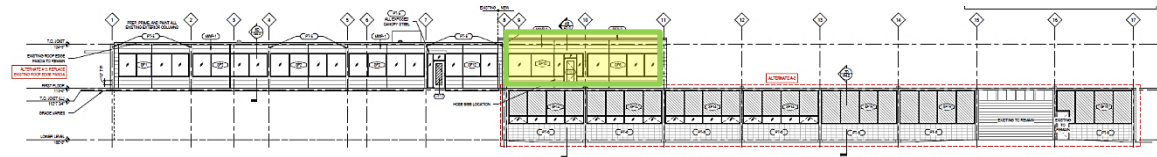
PT-6 SW7008 ALABASTER

EXTERIOR MASONRY WALLS

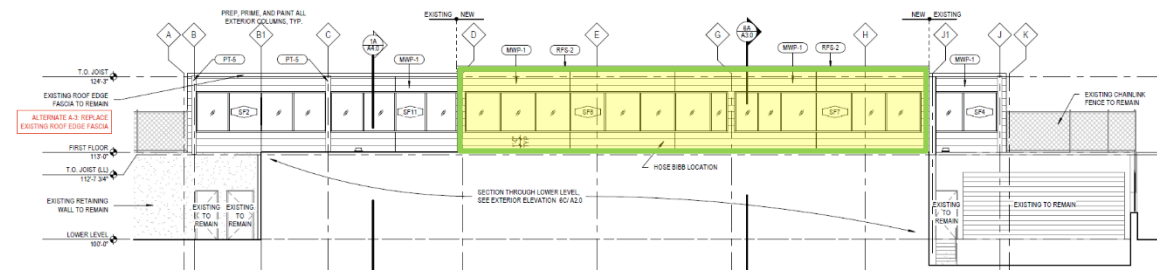
EXTERIOR MATERIAL PALETTE



88 EXTERIOR ELEVATION E
AZ 0 Scale: 1/8" = 1'-0"



90 EXTERIOR ELEVATION W
AZ 0 Scale: 1/8" = 1'-0"



4C EXTERIOR ELEVATION S
AZ 0 Scale: 1/8" = 1'-0"

Site/Landscaping

The overall site is built into grade with the W. Lincoln Ave. side being higher and the grade falling off as you go south toward W. Hayes Ave. The property is double fronting, with access available via two driveways on W. Lincoln Ave. and two on W. Hayes Ave. (one of the two W. Lincoln Ave. driveways is dedicated to an upper parking lot on the west side of the building). The plans proposed to shift the SE Hayes Ave. driveway to the west for improved access for deliveries and backup alignment. Staff has recommended that the school district consider eliminating one of the two W. Hayes Ave. driveways.

The overall parking area will be improved by milling, resurfaced, and striped. A new landscaped island will be installed at one of the parking row endcaps on the east side of the building. A new accessible walkway will be added on the east side of the building. Three automated chain-link gates are proposed to restrict access into or through the site from W. Lincoln Ave. and W. Hayes Ave.

Staff is also recommending some additional landscaping being added on site, and for any gates to be ornamental fence instead of chain-link. The property abuts residential properties to the east and west, and a residential neighborhood to the south.

Storm water Management

A storm water management plan does not apply for this project as there is minimal disturbance to the existing surface. The new addition is being constructed above/within the existing building footprint and the pavement will be milled rather than completely removed and replaced. As noted in the landscaping plan, there is some reduction in impervious area on the south end of the site with the addition of a new landscaping island.

Off-street Parking

Existing buildings area: 40,897-sf

Existing building with addition: 43,897-sf

Parking = 89 stalls

W. Lincoln Ave. reconstruction

The City and WisDOT are in the process of designing an updated W. Lincoln Ave. between S. 93 St and S. 97 St.. The driveway design has been shared with our design consultant, GRAEF. The project will replace the underground water and sewer facilities along Lincoln as well as the concrete pavement, sidewalk and lighting. Engineering has been in contact with WAWM Schools to obtain a 7' strip of temporary easement along the front of this property. For information on the project you can go to the city website: [Lincoln Avenue Reconstruction Project | West Allis, WI - Official Website \(westalliswi.gov\)](http://www.westalliswi.gov/lincoln-avenue-reconstruction)

Design Guidelines

The proposed project is considered a minor redevelopment. Compliance with the design guidelines is not mandatory, but the guidelines serve as a framework for review

See attached Plan Commission checklist.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for the West Allis West Milwaukee School District, an existing office, at 9333 W. Lincoln Ave. (Tax Key No. 486-0012-001), subject to the following conditions:

(Items 1 through 2 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) W. Lincoln Ave. driveways add perennial landscaping areas and show replacement tree variety at the entry points to the site; (b) W. Hayes St. yard consider consolidating to one driveway; (c) along W. Hayes Ave. additional tree and perennial landscaping is recommended between the off-street parking area and the sidewalk; (d) an alternate to chain-link entrance gates being provided in the revised plans. A more decorative/ornamental style is encouraged via [design review guidelines \(2cii\) & technical standards \(p18\)](#); (e) refuse screening location and 4-sided screening details – consider relocation of dumpsters to an area

either within or on west side of the building (f) window transparency details; (g) provide rooftop screening plan for the building (chiller and any other rtu's).

2. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the street right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis.

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

3. A CSM and related rezoning of the NW parking lot property (rezoning from RC to C-2) staff will work with WAWM School District on a timeline for submittal.
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.