



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 24, 2019
6:00 PM

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

- 4A. Application for a Special Use Permit for a proposed daycare, to be located at 7601 W. Becher St.
- 4B. Site, Landscape and Architectural Plans for a proposed daycare, to be located at 7601 W. Becher St, submitted by Samuel Stair. (Tax Key No. 477-0736-001)

Items 4A and 4B may be considered together.



Overview & Zoning

The applicant is proposing to open a day care center, named Future Scholar Christian Academy LLC, to be located at 7601 W. Becher St.

The site is zoned C-2 Neighborhood Commercial District, which allows for day care centers as a Special Use. Day care centers have previously operated within this building, the last of which was reviewed in 2012.

Day care use - Future Scholar Christian Academy LLC, a licensed childcare provider, will administer educational childcare activities to approximately 60-70 children per shift,



ranging in ages 4 weeks – 13 years old.

Hours - The proposed day care center will operate 24 hours a day, 7 days a week and be closed on all major holidays and one week for annual training.

Staffing – 10 full time and 3 part time employees per shift.

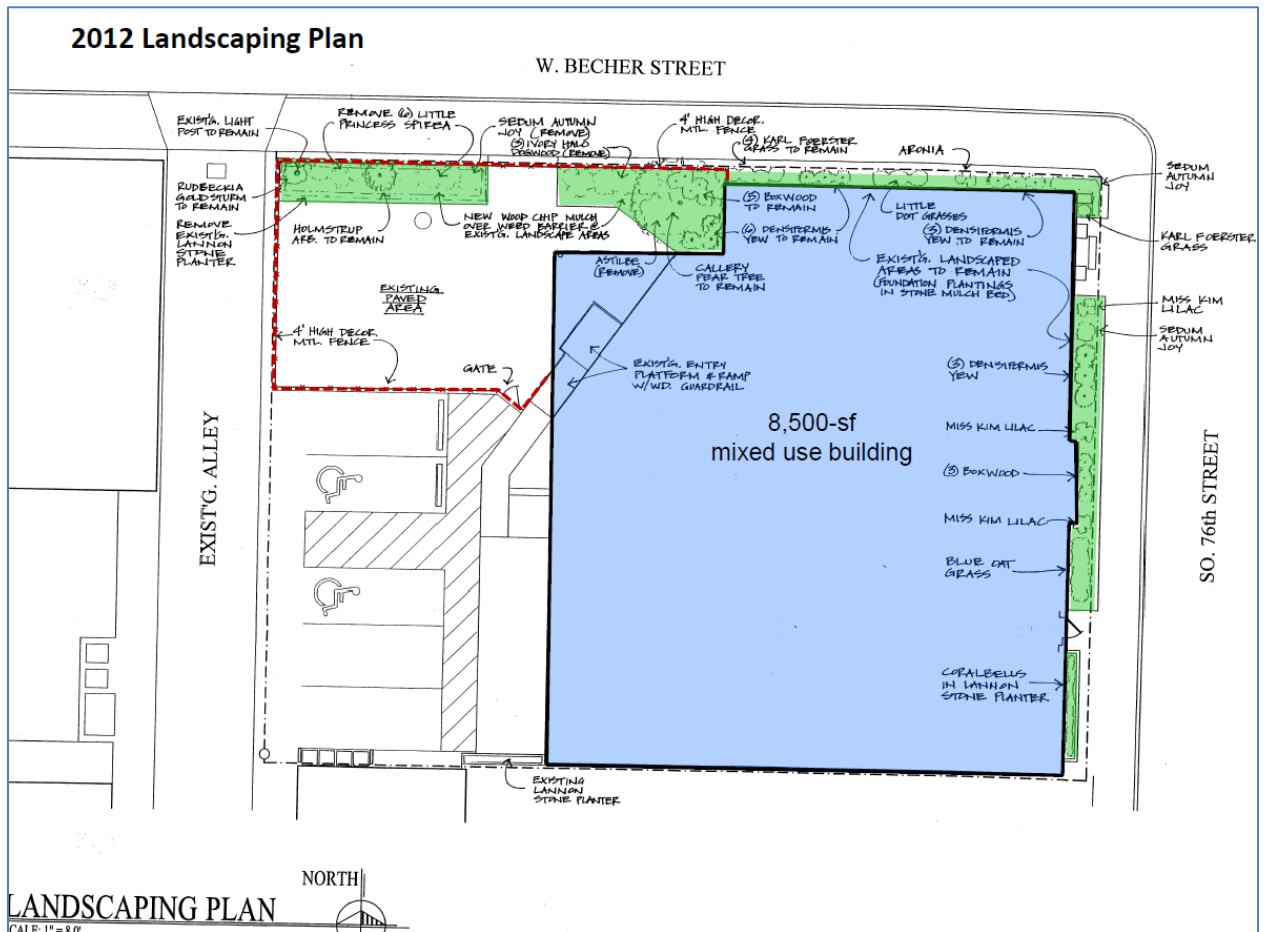
Transport mode – The application indicates the following information relative to anticipated mode of transport to the day care facility:

By Parent	40%
By Transport service	30%
Walk	20%
Other mode	10%

Mixed Use building - The building includes three upstairs apartment units, which are currently vacant. The property owner has indicated that the residential units will be leased.

Site, Landscaping and Architecture

The property owner has not proposed any site, landscaping or architectural updates with their planning submittal. The property is regulated by an approved site and landscaping plan from January 2012.



Existing conditions - property maintenance issues exist including missing sections of decorative playground fencing, dilapidated exterior doors and railings, weeds, overgrown or missing landscaping, mulch, water/dirt stains on exterior façades, damaged stone foundation planters (east side), damaged retaining wall (south side near garage parking) and chipping paint on exterior facias.

Based on the existing conditions staff's recommendation include:

- Revised plans being provided to detail the scope of required repair work to the site and building. Furthermore, any new site, landscaping or playground elements should be indicated on the revised plans.
- A schedule for implementation of the recommended site, landscaping and architectural improvements be submitted and approved by the Department of Development.
- Site maintenance to conform to the approved site and landscaping plan recommended.



Drop off and Pick up

The application indicates that children will be dropped off on the north side of the building (W. Becher St.) or, from one of the off-street parking spaces to enter the facility. The main entrance door is on the rear of the building (northwest side).

- Staff's recommendation indicates that at least one off-street parking space be reserved for the loading and unloading of children, so as to not block the alley, which will need to remain open at all times to traffic.

Parking - Based on staff's calculations, 18 spaces would be required for this use (5 spaces for the three upstairs apartment units and 13 for the day care). There are 8 spaces provided on-site, three of which are in an attached garage and two of which are handicapped accessible. As noted with previous reviews, the Common Council has the ability to modify parking requirements. If this facility should ever keep a van on site for the transportation of vehicles, it will need to be noted on the site plans.



Refuse - The site currently features a 3-sided refuse enclosure. A 4-sided/fully screened and updated plans indicating full screening, with a gate to be submitted. A commercial refuse hauler will need to be contracted for refuse pickup.

Lighting - The building currently has a series of flood lights attached to it. These lights are not cut-off or shielded, so they more than likely splay light onto neighboring properties. It is being recommended that new exterior lighting fixtures with shields be installed.

Signage

The site currently has no signage, and any plans for signage will need to be submitted to the Department of Development for review and approval, prior to installation.

Recommendation: Recommend Common Council approval for the Application of a Special Use Permit for a proposed day care, to be located at 7601 W. Becher St. and Plan Commission approval of the revised Site, Landscaping and Architectural Plans for a proposed day care to be located at 7601 W. Becher St., submitted by Samuel Stair subject to the following conditions being satisfied:

(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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) updated plans to be submitted to detail the scope of required repair work to the site and building; (b) any new site, landscaping or playground elements should be indicated on the revised plans; (c) a schedule for implementation of the recommended site, landscaping and architectural improvements be submitted and approved by the Department of Development; (d) indication of proposed drop-off and pick-up areas within the existing parking area, one off-street space being designated as a child drop off and pick up area and a note on plan that the alley should not be blocked; (e) details being provided on plan to show a 4-sided refuse enclosure with personnel door; (f) updated lighting details be provided. A contract with a commercial hauler being confirmed; (f) parking schedule. Contact Steve Schaer, Planning Manager at 414-302-8460 with questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, Planning Manager at 414-302-8460.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8460.
4. Common Council approval of the Special Use (scheduled for August 6, 2019) 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)

5. Updated lighting plan being submitted to the Department of Development.
6. 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.