



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, April 25, 2018**  
**6:00 PM**  
**ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.**

- 6A. **Special Use Permit for All About Learning, to establish a daycare facility at 11575 W. Theo Trecker Way.**
- 6B. **Site, Landscaping and Architectural Plans for All About Learning, a proposed day care facility located at 11575 W. Theodore Trecker Way, submitted by Corinne Thiesen and Tracy Aslin, d/b/a All About Learning. (Tax Key No. 445-0756-001)**

Items 6A and 6B may be considered together.

**Overview and Zoning**

All About Learning, a regional day care provider, is proposing to convert the building at 11575 W. Theodore Trecker Way to a day care. The building was most recently used as office space for multiple tenants.

The subject property is zoned M-1 Manufacturing District, which permits Day care centers as Special Uses. The parcel is 1.1 acres and the building is 12,000 sq. ft.

All About Learning currently operates six facilities in the Milwaukee area, with one located in West Allis at 2360 S. 106 St. The main and lower levels of the building would be renovated to accommodate up to 110 children from infancy to five years old. In addition, two new place surfaces would be added to the site. There are expected to be roughly 20 employees, and the hours of operation would be Monday through Friday from 5:30 am – 7:00 pm.

Total project costs are estimated at \$150,000.

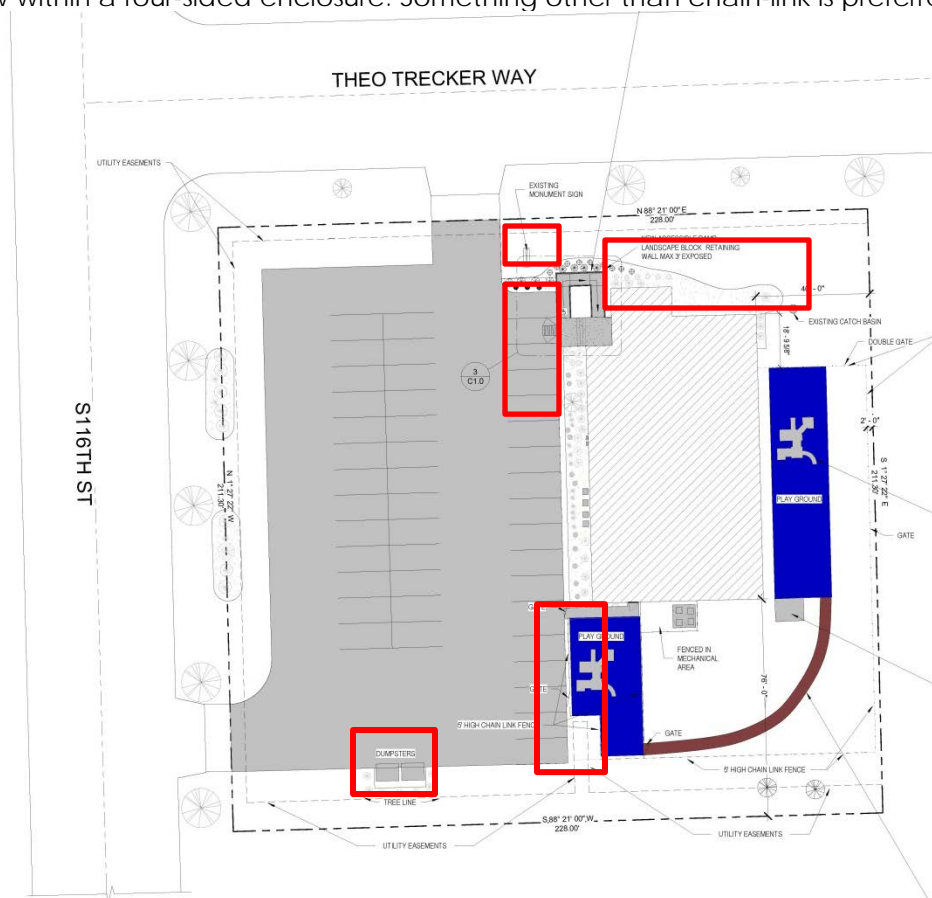
**Site and Landscaping Plan**

No exterior changes to the building are proposed at this time, improvements will strictly happen on the site and to the interior of the building. Since the use will change from an office to a more intense day care use, the building’s functionality will significantly change. Though, the change from an office to a day care use is not problematic in staff’s opinion. Traffic will not be a concern at this location. The proposed outdoor play area is away from higher speed traffic and is well screened from neighboring properties and streets.

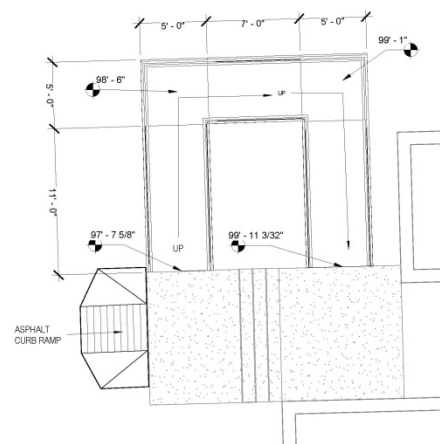
Staff has worked with the applicant to clarify a few details on the submitted plans. Since the initial submittal and subsequent staff comments, the applicant has provided updated floor plans to address staff concerns. However, there are still a few clarifications staff will need to see on updated plans, including:



1. Detail ADA parking on plan.
2. Show additional separation between the outdoor play area.
3. Catawampus wheel stops shown to be adjusted on plan.
4. Increased landscaping on the north and west side of the play area and surrounding the monument sign is recommended; a combination of perennial landscaping and decorative grasses would suffice.
5. The photo of the five foot chain link fence appears to be vinyl coated chain fence. Please confirm the details of fencing.
6. The existing dumpsters and/or future dumpster location will need to be screened from view within a four-sided enclosure. Something other than chain-link is preferred.



2



3 ACCESSIBLE RAMP  
3/16" = 1'-0"

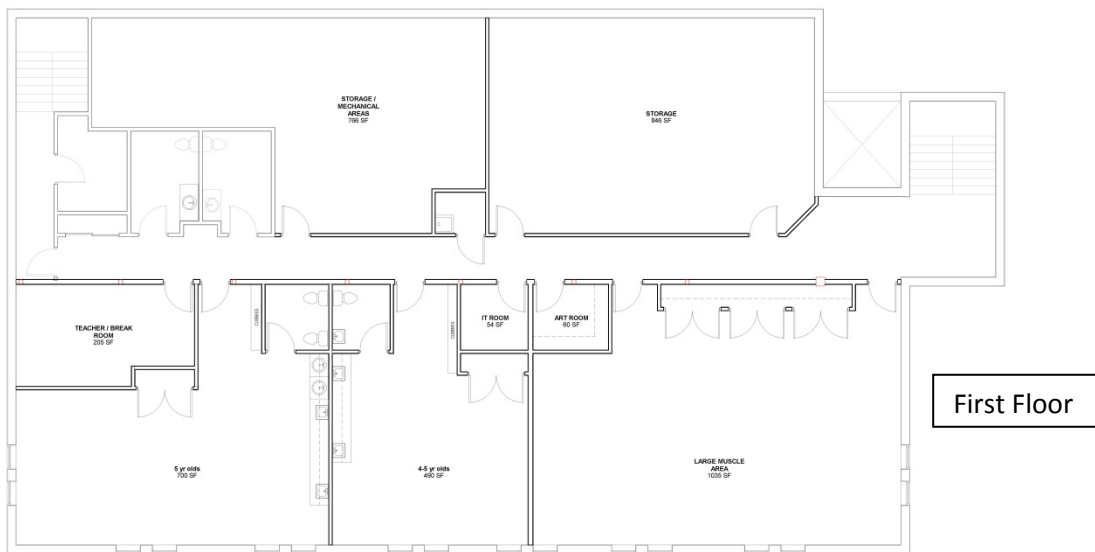


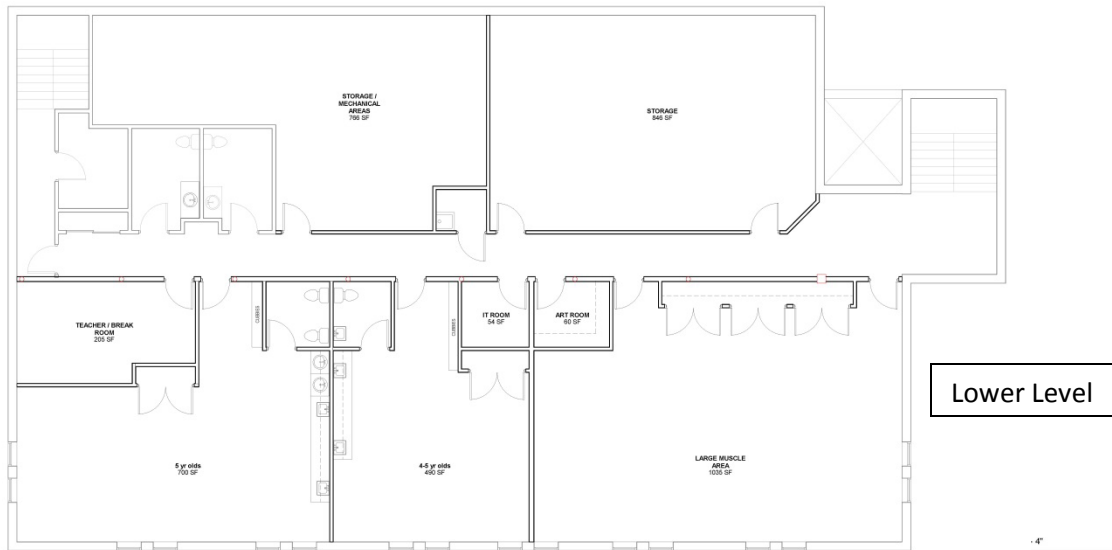
### Parking

There are currently 42 parking stalls on site and the same number of proposed stalls. The proposed amount of parking stalls meets the requirement of 40 parking stalls. The number of ADA stalls is proposed to decrease from four to two. However, the proposed amount of ADA stalls meets State requirements, and there would be an ADA accessible ramp leading to the front entrance.

### Floor Plan

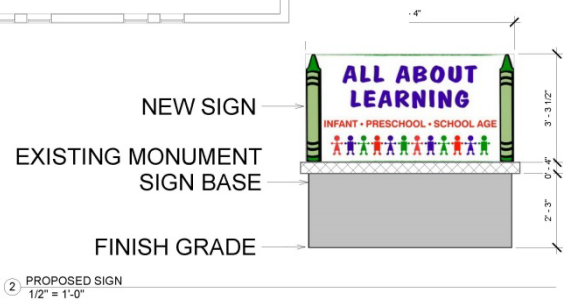
After the initial plan submittal to staff, the applicant has provided updated floor plans to show both the main and lower floor layouts. The updated floor plans provide staff more clarification for the significant interior remodel of the building.





**Signage**

The applicant has included a proposed sign as part of their submission. As of now they are seeking to reuse the base of current monument sign. Any proposed signage would require a Sign Permit Application submitted to the Development Department, to be approved by staff.



**Recommendation:** Common Council approval of the Special Use Permit for All About Learning, to establish a daycare facility at 11575 W. Theo Trecker Way and approval of the Site, Landscaping and Architectural Plans for All About Learning, a proposed day care facility located at 11575 W. Theodore Trecker Way, submitted by Corinne Thiesen and Tracy Aslin, d/b/a All About Learning (Tax Key No. 445-0756-001), 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show; (a) ADA parking on plan; (b) additional separation between the outdoor play area; (c) adjusted wheel stops; (d) increased landscaping on the north and west side of the play area and surrounding the monument sign; (e) fencing details; (f) four-sided dumpster enclosure. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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. Contact Steve Schaer, City Planner at 414-302-8466.

4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department, at (414) 302-8414.
5. Common Council approval of the Special Use Permit. The Public Hearing is scheduled for May 1, 2018. Applicant's acknowledgement signature on the Special Use Permit Resolution.