



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 27, 2021
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 7A. **Special Use Permit for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave.**
- 7B. **Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002)**

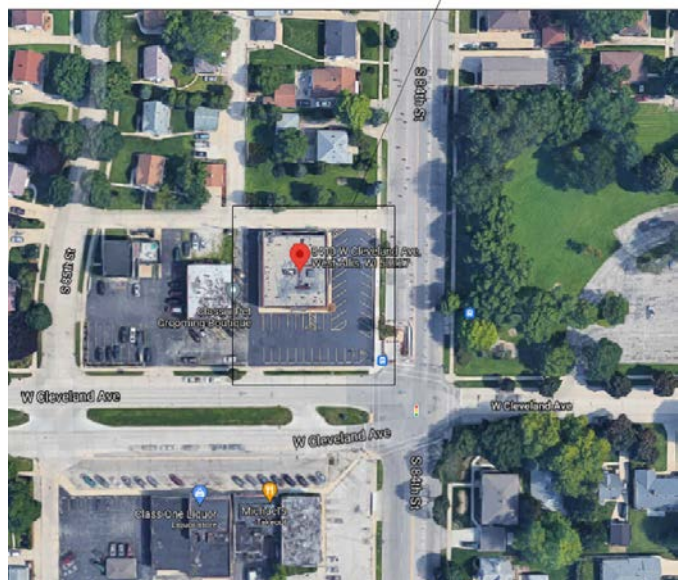
Items 7A and 7B may be considered together.



Overview and Zoning

The existing building is a two-story vacant office building with a total building area of about 17,220 sq. ft. (5,740-sf/floor including basement). The existing building will be renovated for new Community Living Arrangement development.

The property is zoned C-2, neighborhood commercial and permits multi-family and care facilities as a special use. As part of the special use permit, Plan Commission zoning and site, landscaping and architectural review are standard. Furthermore, a Common Council public hearing is scheduled for November 16, 2021.



Background & Comparison of proposals

This property and owner have come before the Plan Commission before in 2019.

In 2019, the same owner proposed a similar project that was approved by Plan Commission and Common Council:

- Demo existing building and rebuild a 3-story 24,000-sf building on the site.
- The proposed 2019 facility was to be licensed for between 42 & 48 beds and employ approximately 30 shift staff providing resident care on a 24hr basis
- Licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill.

2021 – Same owner, but another contractor, designer and pandemic later the proposal for your review includes:

- Adaptive reuse of the existing 2-story building
- The Cleveland Avenue facility will be licensed for 23 residential units with a residential capacity between 23 to 28 beds and will employ approximately 25 shift staff providing care on a 24-hour basis.
- A licensed facility as a CNA class CBRF which will serve the following resident groups: Advanced Age, Irreversible Dementia/Alzheimer's, and the terminally ill.

The owner of the property is Midwest Commercial Funding LLC (MCF). Health Dimensions Group (HDG) is proposed to operate the CBRF.

The proposed HDG facility will be a licensed as a CNA class CBRF and will serve the following resident groups: Advanced Aged, Irreversible Dementia/Alzheimer's, Terminally Ill. This license class is consistent with the other facilities that Platinum Communities currently operate. This license class is consistent with many of the facilities that HDG currently owns and/or operates. This license class will allow HDG to serve a broad sector of the community.

Health Dimensions Group currently owns and/or operates over 35 facilities in multiple states, with thousands of beds under management. They currently operate another facility in Mequon/Southeastern Wisconsin (Terova Senior Living) with nearly 100 beds.

- The Cleveland Avenue facility will be licensed for 23 residential units with a residential capacity between 23 to 28 beds and will employ approximately 25 shift staff providing care on a 24-hour basis.
- The need for on-site parking is expected to be minimal, as residents will not drive/require parking.
- The site amenities include new asphalt paving, covered entrances, new site lighting, landscaping, grade level patio and a tiered, landscaped window/lightwell along the west façade of the building. Building and site utilities will be upgraded as required to meet the requirements of the new facility.
- The facility will also utilize best practice safeguards for senior and memory care living residents at risk of wandering or eloping. HDG utilizes anti-wandering technology, as well as exterior doors being alarmed.

Zoning: C-2 Neighborhood Commercial District

Site Area: 0.522 Acres

Project Cost Estimate: \$4.5 m

Architecture

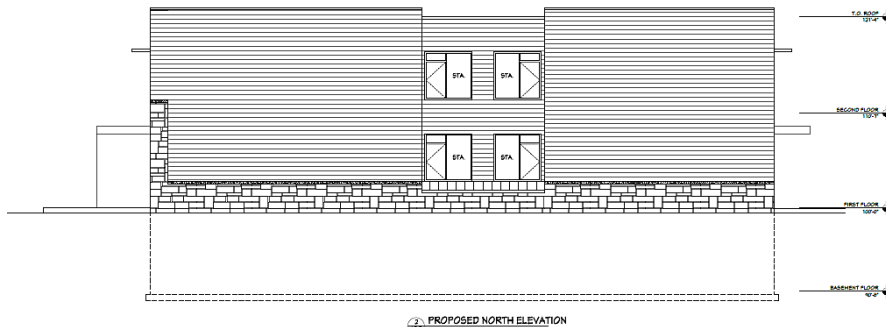
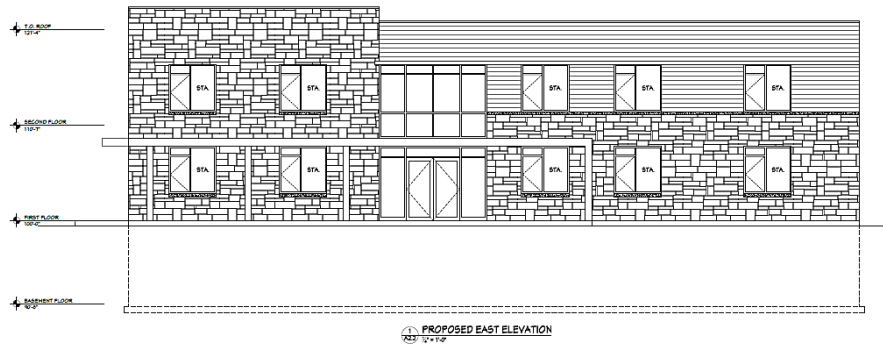
Plans for the renovated building have been submitted and include the following exterior materials: Stone, manufactured wood siding and dark bronze anodized framed windows. A portion of the windows will be operable and there will also be a canopy over the east and south entry to the building.

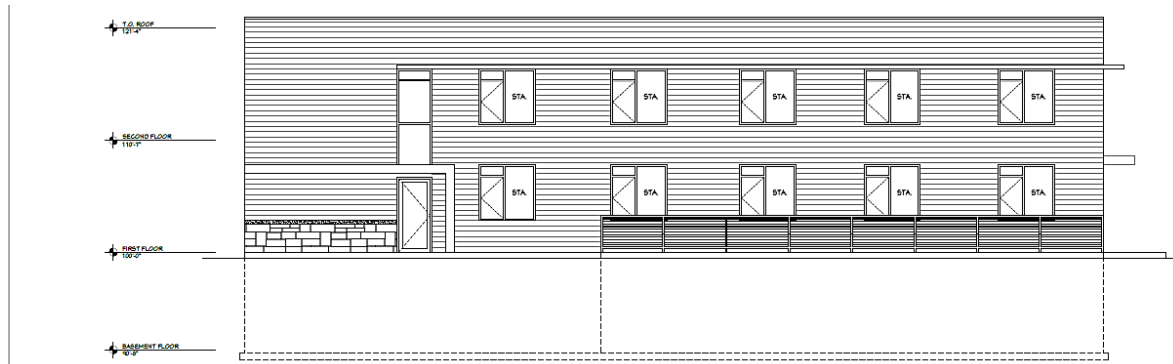


VIEW FROM 34th STREET & CLEVELAND AVENUE

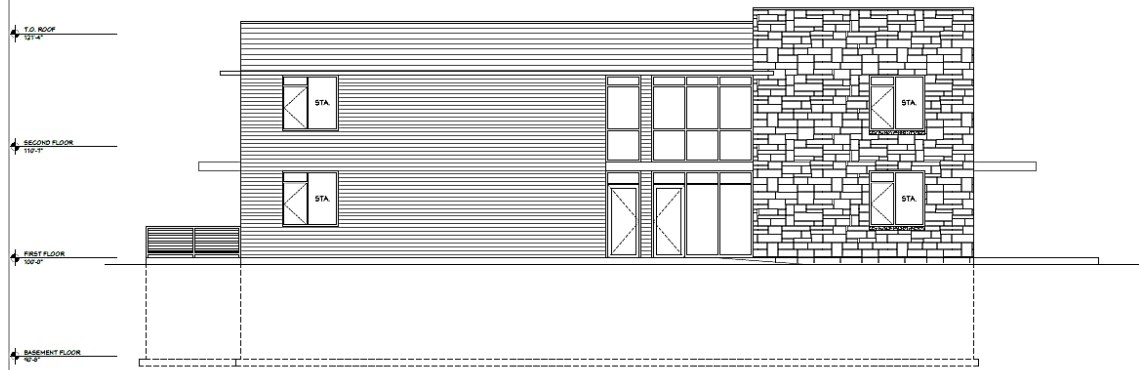


VIEW FROM SOUTHEAST CORNER



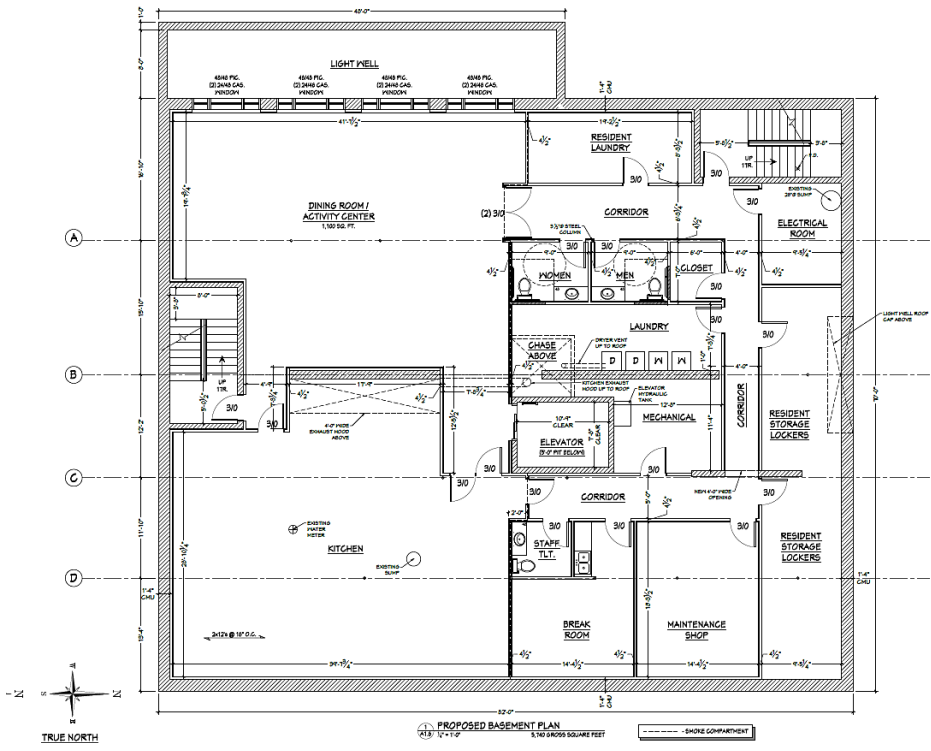


PROPOSED WEST ELEVATION
2/3 1/4" = 1'-0"

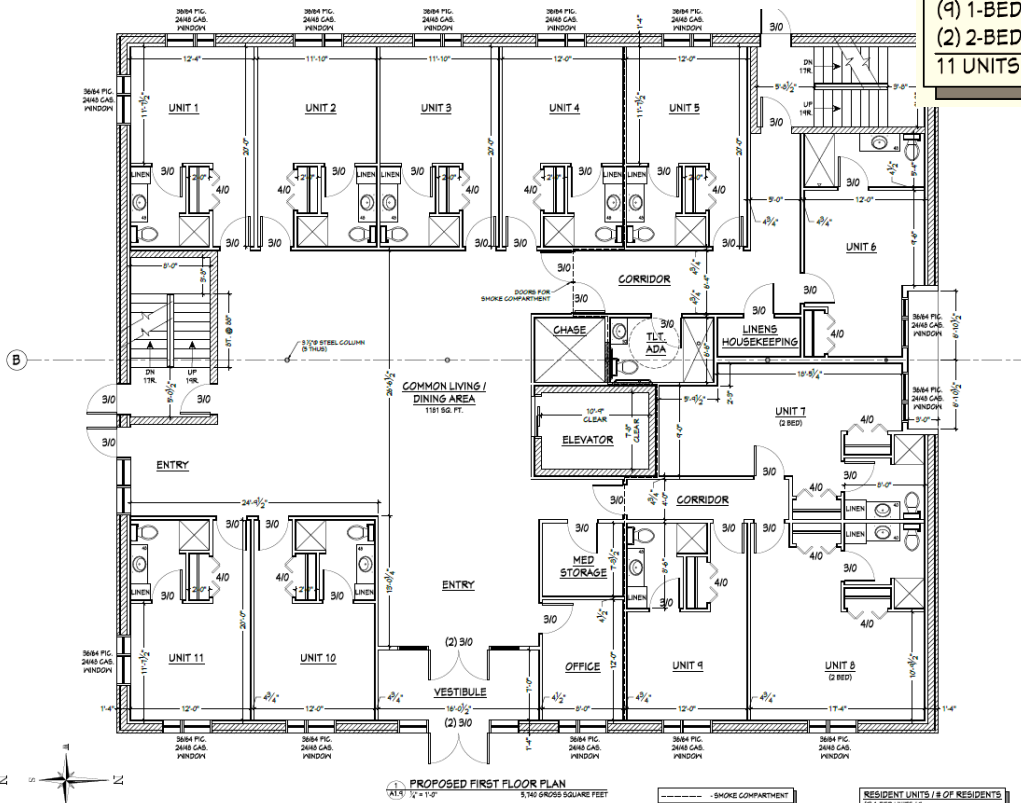


PROPOSED SOUTH ELEVATION

Basement Plan



First Floor Plan



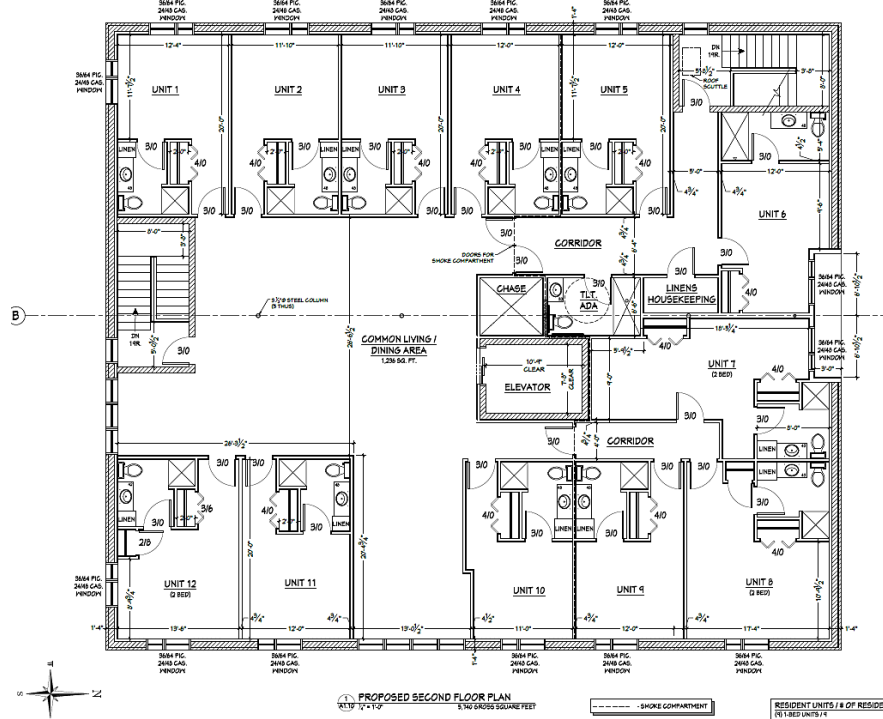
RESIDENT UNITS / # OF RESIDENTS
 (9) 1-BED UNITS / 9
 (2) 2-BED UNITS / 4
 11 UNITS / 13 RESIDENTS

PROPOSED FIRST FLOOR PLAN
 5,113 GROSS SQUARE FEET

--- SMOKE COMPARTMENT

RESIDENT UNITS / # OF RESIDENTS
 (9) 1-BED UNITS / 9

Second Floor Plan



RESIDENT UNITS / # OF RESIDENTS
 (9) 1-BED UNITS / 9
 (3) 2-BED UNITS / 6
 12 UNITS / 15 RESIDENTS

PROPOSED SECOND FLOOR PLAN
 5,113 GROSS SQUARE FEET

--- SMOKE COMPARTMENT

RESIDENT UNITS / # OF RESIDENTS
 (9) 1-BED UNITS / 9
 (3) 2-BED UNITS / 6

Site and Landscaping

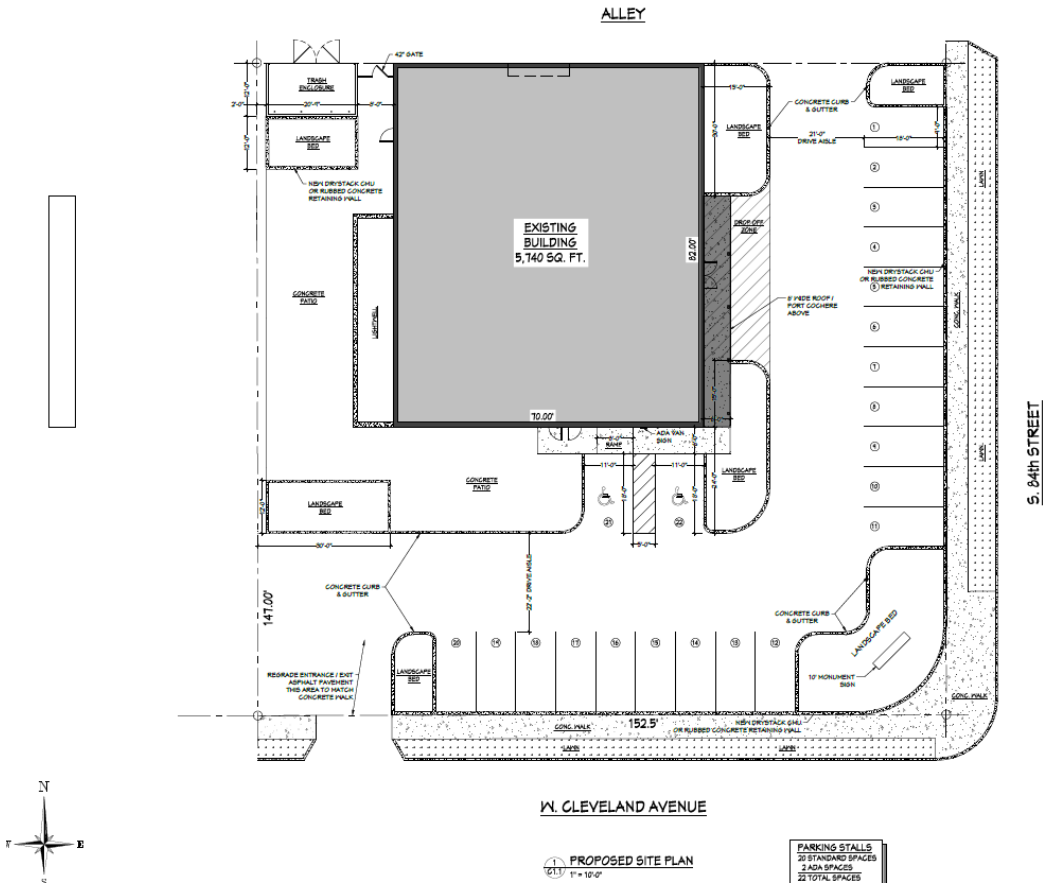
More greenspace coming soon: Currently the entire site is paved from sidewalk to sidewalk and there is no landscaping. With the new development, the plan is to place a new landscape area along the S. 84 St. and W. Cleveland Ave. perimeter of the parking lot. The site would be graded to reduce the slope along W. Cleveland Ave. on the south side of the site. In addition, the west side of the property will feature a resident patio area and additional greenspace.

Refuse area: The proposed refuse area is shown along the northwest corner of the building. The dumpster area will be screened from view within a 4-sided masonry enclosure to match the new building.

Access and parking: Access to the property will be maintained at two points (S. 84 St. alleyway drive and W. Cleveland Ave. private drive).

A drop off and pick-up area is planned on the east side of the building. Cross-access between properties will be maintained to the property just west of the 8410 W. Cleveland Ave.

Twenty-two (22) parking stalls will be provided for the new use. The current angled parking configuration will be replaced with 90 degree stalls that will be perpendicular to S. 84 St. and W. Cleveland Ave. The parking standard of section 12.19 of our zoning ordinance requires 23 parking spaces (one for every bedroom). The former office building was also deficient parking (required 56). Of note, none of the residents will drive and the purpose of the parking area is primarily intended to be supportive of staff, visitors and for access to the front door of the facility.



Storm Water Management

The current site doesn't have a storm water catch basin system and relies upon sheet drainage to existing catch basins in the alley and/or street.

A new storm water management system will be installed as part of this development. New catch basins will be added within the new parking lot on the northeast and southeast side of the site and also on the west side of the building.



Signage & Lighting

A signage plan has not been submitted, but if signage is proposed staff may approve administratively if the sign package meets the sign ordinance.

A lighting plan will be required as a condition of approval. As a general best practice, light fixtures will be full cut-off by design to eliminate nuisance light splay off-site.

Similarly, on the building, lighting will consist of cut-off down lighting.

Recommendation: Common Council approval of the Special Use Permit for a proposed Community Based Residential Facility, and to approve the Site, Landscaping and Architectural Plans for a proposed Community Based Residential Facility to replace the existing office building located at 8410 W. Cleveland Ave., submitted by Steven Hribar and Robert Chandler of Midwest Commercial Funding. (Tax Key No. 487-0250-002), subject to the following conditions:

(Items 1 thru 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) a landscaping and species plan as recommended by the City Forester; (b) material and color details of the proposed exterior materials and window transparency; (c) schedule for construction through completion being provided; (e) updated stormwater utility plans to allow for catchment of water within the proposed SE landscaping area. Ideally the new landscape area at the SE corner could be adapted to catch water where it could be naturally attenuated in the soil. For heavier rain events the proposed inlets would function as overflow measures. City Planning recommends adaptations to this end. (d) confirmation of cross access agreement considerations being submitted; (f) shifted the refuse area slightly south to prevent the door swing from encroaching into the alleyway; g) fence details (types for refuse area and around light well areas). Contact Steven Schaefer, Manager of Planning and Zoning at 414-302-8460 with questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8460 with questions.
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 Steven Schaer, Manager of Planning and Zoning at (414) 302-8460.
4. Common Council approval of the Special Use Permit and applicant's acknowledgement of the special use resolution (Public Hearing scheduled for November 16, 2021).

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

5. Signage plan being provided to the Department of Development for review and approval.
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.