



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 28, 2019  
6:00 PM**

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

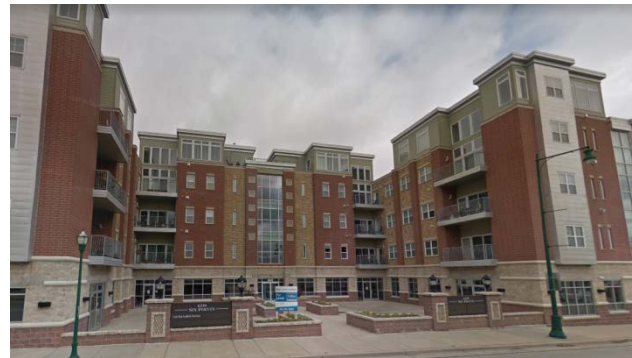
- 3A. Application for a Special Use Permit for WA Community Child Care, LLC, an existing daycare, to be re-located at 6330 W. Greenfield Ave.**
- 3B. Site, Landscape and Architectural Plans for WA Community Child Care, LLC, an existing daycare, to be re-located at 6330 W. Greenfield Ave., submitted by Thomas Wachowiacz. (Tax Key No. 439-0400-001)**

Items 3A and 3B may be considered together.

**Overview & Zoning**

WA Community Child Care, LLC has two licensed child care centers – one located at 6682 W. Greenfield and another at 1126 S. 70<sup>th</sup> St. The S. 70<sup>th</sup> St. location is housed within the former Allis-Chalmers office building, which is scheduled for demolition as part of the larger, mixed-use West Quarter redevelopment project. Current tenants, including WA Community Child Care, LLC, are in the process of relocating.

Thomas Wachowiacz, owner of WA Community Child Care, LLC has submitted an application to relocate the 1126 S. 70<sup>th</sup> St. daycare facility to the first floor of the Six Points East mixed-use condominium building located at 6330 W. Greenfield Ave.



WA Community Child Care, LLC provides educational child care to children ages 6 weeks to 12 years old. The current hours of operation are Monday through Friday, 6:00am to 9:00pm. Between the two centers, WA Community Child Care, LLC has a licensed capacity of 228 children, 42 full-time employees, and 4 part-time employees.

6330 W. Greenfield Ave. is zoned C-3 Community Commercial District. A day care center is considered a Special Use in the C-3 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for September 3, 2019.

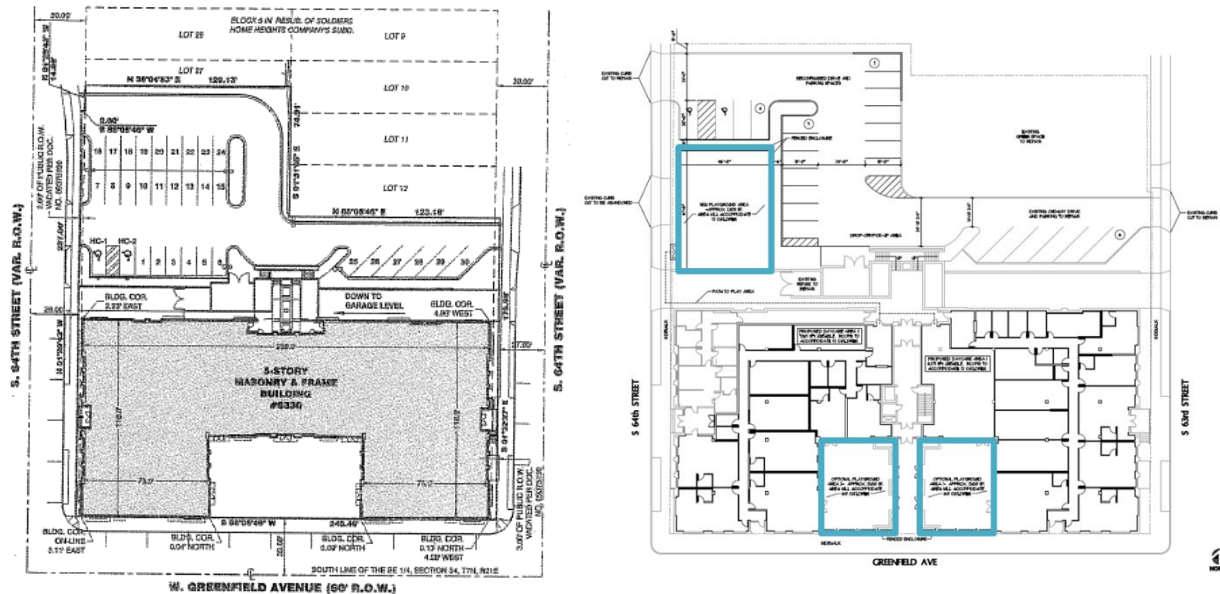
## Interior Plans

The applicant is proposing to occupy a majority of the 1<sup>st</sup> floor, excluding the area occupied by Lula Mae Aesthetic Boutique, which is planned to remain. Initially, the daycare will likely occupy only one side of the building. In the future, the applicant would like to consolidate their two locations and, at that time, move in to the other half of the facility. On the east side of the building, the proposed daycare area is 8,371 square feet, capable of accommodating 112 children. The proposed daycare area on the west side of building is 7,901 square feet, also capable of accommodating 112 children.

Interior spaces are planned to include: separate rooms for various age groups, restrooms, changing stations, nursing rooms, a kitchen, office space, a reception area, a staff room with lockers, and storage areas.

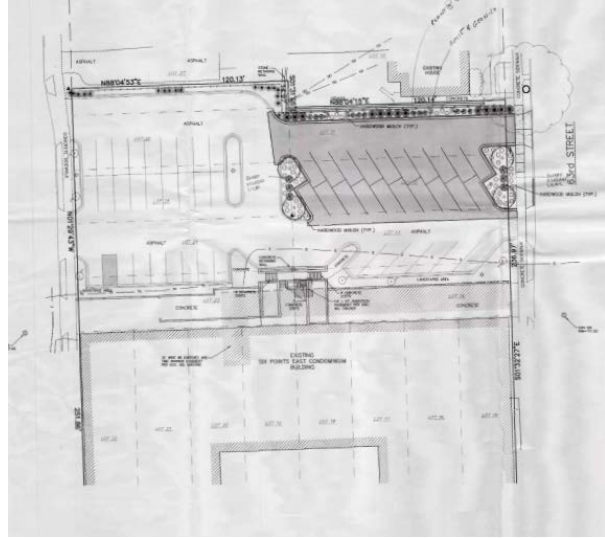
## Site, Landscaping and Architectural Plans

In general, the site is well maintained and in good condition. The most notable proposed exterior change is the inclusion of a playground area on site. The applicant has identified two potential options for a playground location: 1) utilizing the front courtyard area; or 2) replacing a section of the rear parking area with a new playground, which includes closing one existing curb cut and a reconfiguration of the west side of the parking lot. Staff is recommending the second option, to have the playground located behind the existing building, rather than in the front courtyard. Additionally, staff has requested more detailed information related to the fencing, screening, and equipment to be installed for the playground area.

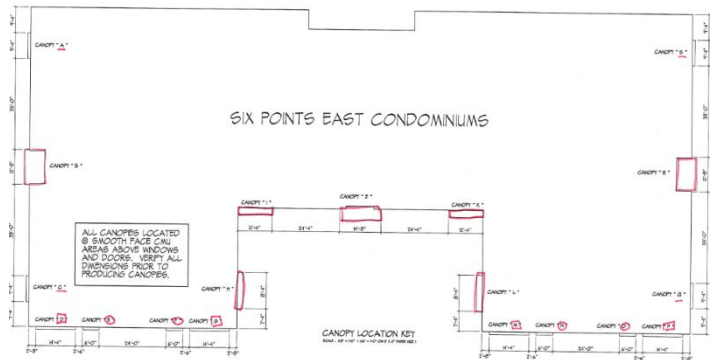


Further, there are additional site changes, which the owner of the property previously agreed to, which have not been completed to date. Staff recommends that these changes be included on the proposed daycare Site, Landscape, and Architectural plans as a condition of approval. These changes include:

- 1) Developing the greenspace in the northeast corner of the lot into additional parking, which was included as part of the First Amendment to Declaration of Condominium of Six Points East Condominium. This change was to be executed upon retaining a commercial tenant in the building (Lula Mae Aesthetic Boutique), but has not been completed.



- 2) In February 2017, Plan Commission approved revised architectural plans, which included the installation of canopies/awnings, to be completed within 6 months. These features have not been added to date.



For off-street parking, the Code calls for a total of 60 spaces for the existing commercial and proposed daycare uses. However, parking for Six Points East was negotiated as part of the Development Agreement, in which 32 parking spots are required to be made available to the public. With the current daycare's proposed playground area in the rear of the building, parking will be reduced to 24 stalls. However, with staff's recommendation of developing the northeast corner to parking, as previously agreed, approximately 20 parking stalls would be added, for a total of approximately 44 parking stalls in total.

**Recommendation:** Recommend Common Council approval of the Application for a Special Use Permit for WA Community Child Care, LLC, an existing daycare, to be re-located at 6330 W. Greenfield Ave., and approval of the Site, Landscape and Architectural Plans for WA Community Child Care, LLC, an existing daycare, to be re-located at 6330 W. Greenfield Ave., submitted by Thomas Wachowiacz. (Tax Key No. 439-0400-001), subject to the following conditions:

(Items 1 through 5 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, and Architectural Plans being submitted to the Department of Development to show the following: (a) removal of the front courtyard playground option; (b) fencing and equipment details for the playground area; (c) parking area in the northeast corner of the lot; (d) note that awnings will be installed prior to the daycare occupying the building. Contact Katie Bennett, Lead Planner at 414-302-8463.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Katie Bennett, Lead Planner at 414-302-8463.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Lead Planner at 414-302-8463.
4. A written description of efforts made to engage condominium residents in the process, any concerns identified, and any efforts made to address those concerns.
5. Common Council approval of the Special Use Permit (scheduled for September 3, 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)

6. Signage plan being provided for staff review and approval.
7. 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.