



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2019
6:00 PM

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

- 7A. Application for Special Use Permit for WA Community Child Care, LLC, to expand an existing day care, located at 6682 W. Greenfield Ave.
- 7B. Site, Landscaping and Architectural Plans for WA Community Child Care, LLC, an existing day care, located at 6682 W. Greenfield Ave., submitted by Thomas Wachowicz on behalf of WA Community Child Care, LLC. (Tax Key: 439-0001-031)

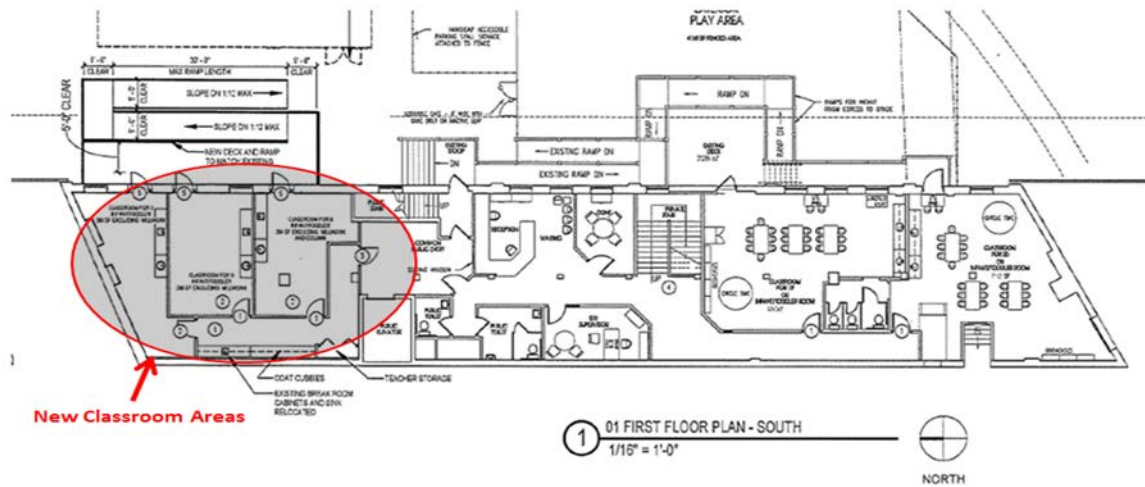
Items 7A and 7B may be considered together.

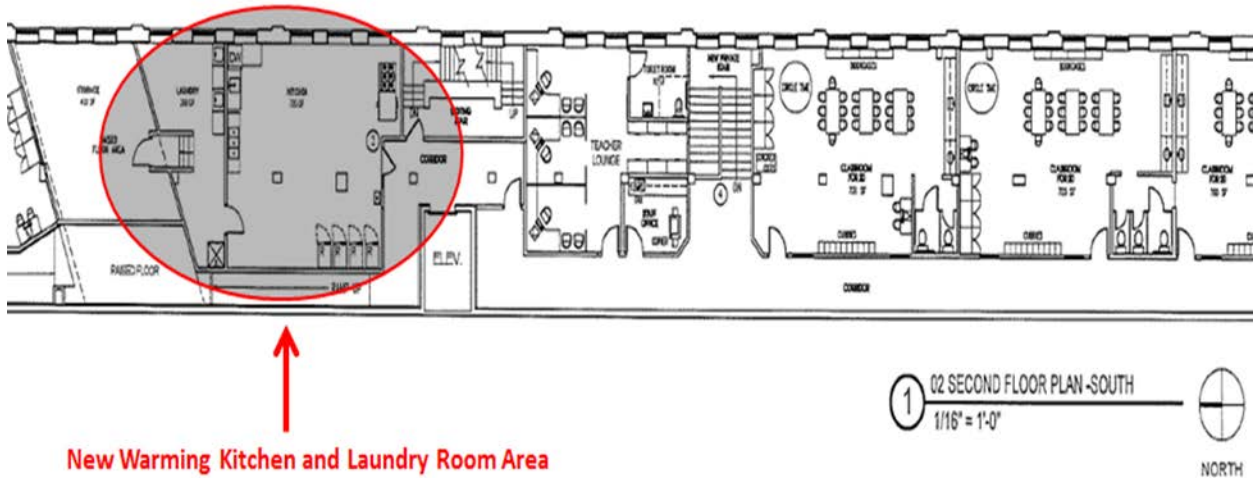
Overview and Zoning

WA Community Child Care LLC has been in operation since 2015 with the primary focus of providing educational childcare to children ages 6 weeks - 12 years old. The 2-story day care contains classroom spaces for approximately 177 children. The day care employs approximately 42 full-time and 4 part-time staff members. Current Hours of operation are 6:00am to 9:00pm Monday through Friday.

The application for a special use permit requests the expansion of the existing day care, to accommodate more children under the age of two years old, bringing the total capacity to approximately 201 children.

Part of the proposed expansion requires that the first floor warming kitchen and laundry room be relocated to the second floor of the building. The vacated first floor space will be turned into classroom areas for infants and toddlers.





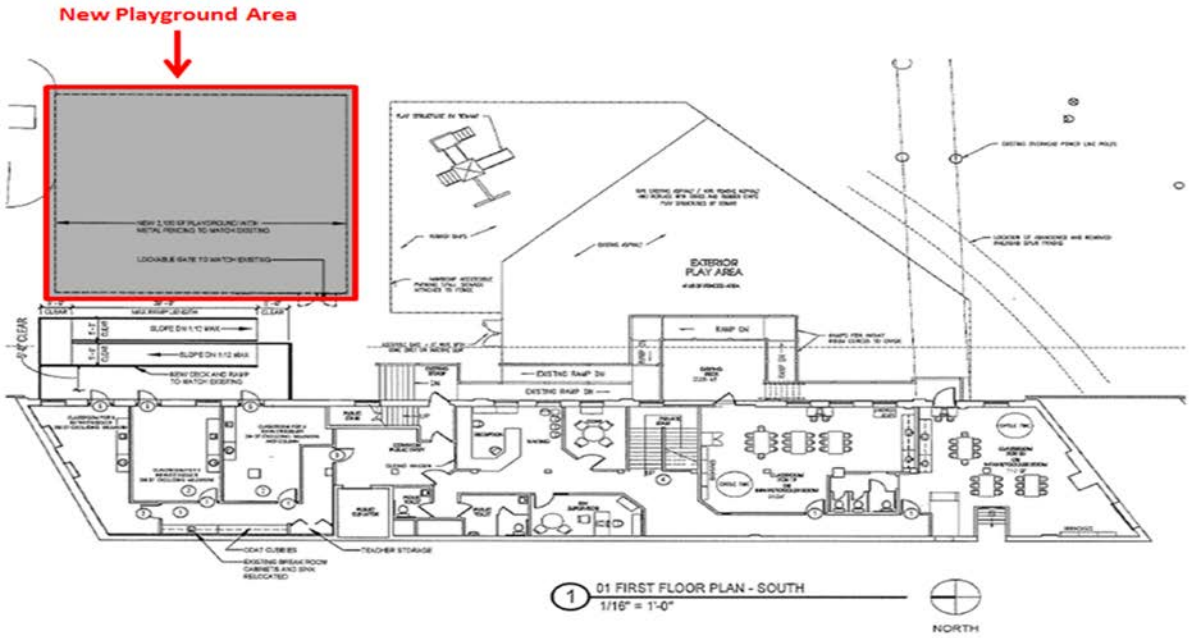
The day care center is also proposing to create six to eight additional parking stalls. There are currently four parking stalls dedicated to parents and child care buses. The proposed parking stalls increases the total number to 10-12. An existing pedestrian walkway area will serve as a connector for the playground area to the parking stalls.



Site, Landscaping and Architectural

The most obvious change as part of this proposed expansion will be the installation of a new 2,500 square foot outdoor playground area that will be located along the east side of building. The area will be fenced in and asphalt replaced with grass and rubber playground chips. Play structures will also be installed within the fenced in area.

Redesigning the site does have its challenges. In addition to accommodating vehicle parking, drive aisles and pedestrians, the site also must accommodate industrial functions for rail and trucking. The proposed playground area has been located to allow for existing rail and trucking movements to occur.



Recommendation: Recommend Common Council approval of the Application for Special Use Permit for WA Community Child Care, LLC, to expand an existing day care, located at 6682 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for WA Community Child Care, LLC, an existing day care, located at 6682 W. Greenfield Ave., submitted by Thomas Wachowiacz on behalf of WA Community Child Care, LLC. (Tax Key: 439-0001-031), subject to the following conditions:

(Items 1 through 3 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 and approved by the Department of Development to show the following: (a) a detailed site plan to show the existing parking lot areas on the 6682 property (between W. Greenfield Ave and along the east side of the site), number of parking stalls used by the day care and pedestrian walkways; (b) revised floor plan to note/highlight the areas within building that are changing; (c) fence and play surface details for the new playground area. Contact Steve Schaer at 414-302-8466 with further 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 414-302-8466.
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 Steven Schaer, Manager of Planning and Zoning at 414-302-8466.