



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 7, 2022
6:00 PM

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

- 3A. Conditional Use Permit for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St.**
- 3B. Site, Landscaping, and Architectural Plans for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000)**

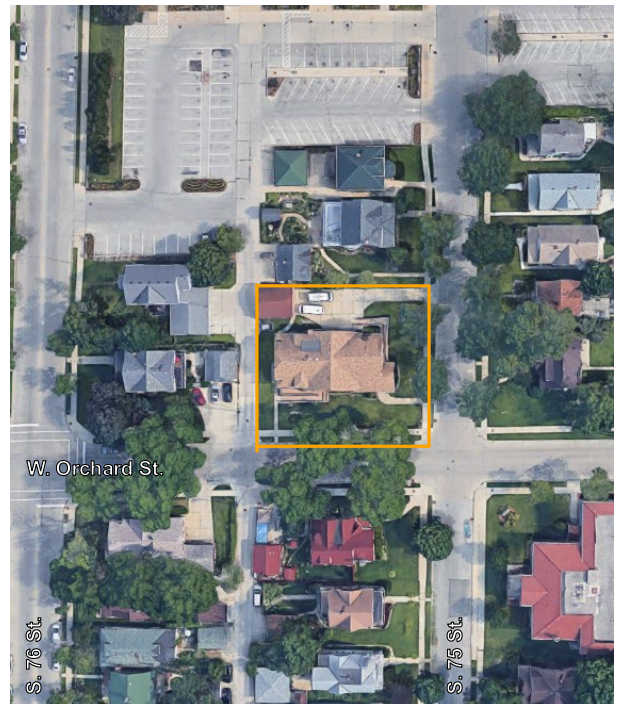
Items 3A and 3B may be considered together.

Overview and Zoning

Lowe Properties LLC. operates an existing Community Living Arrangement at 1467 S. 75 St. The company plans to expand, increasing the number of beds in the facility from 8 to 16. The facility serves people who are developmentally delayed, of advanced age, emotionally disturbed, and have irreversible dementia or traumatic brain injuries.

Proposed hours of operations:
24 hours, 7 days a week

1467 S. 75 St. is zoned RB. Community Living Arrangements (9 or more persons) are a Conditional Use in the RB district. A public hearing before the Common Council will be held following the Plan Commission's review.



Design Guidelines

The proposed project does not include site alterations. Staff considers this to be a minor project which does not require conformance to the City's design guidelines.

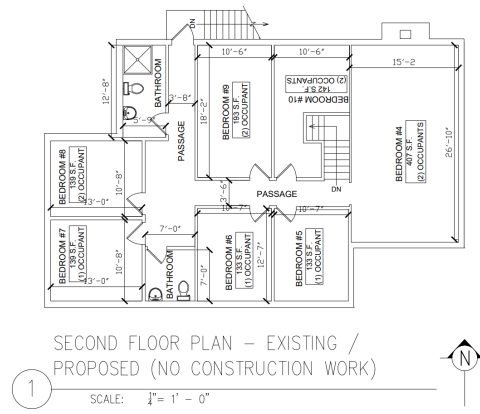
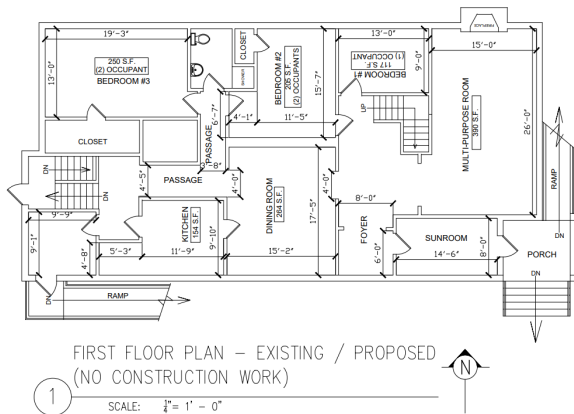
Site Plan

No site alterations are proposed. The site has a partial refuse enclosure. The existing fence is also in need of repair. Staff recommends building a 4-sided, properly sized refuse enclosure and repairing the fencing.



Floor Plan

The existing building complies with IBC requirements for assisted living facilities with 16 persons so no construction work is required to achieve the occupancy capacity increase. The increase will be achieved by increasing the number of beds in selected bedrooms from 1 to 2.



Recommendation: Approve the Site, Landscaping, and Architectural Plans for Low Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000) subject to the following conditions:

(Item 1-2 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. Common Council approval of the Conditional Use permit.
2. Site improvements including: a) fence repairs; b) 4-sided refuse enclosure