

- 2A. Certified Survey Map to split the current lot located at 14\*\* S. Six Points Crossing (Tax Key No. 454-0651-000) into two lots, submitted by Ian Martin, d/b/a Mandel Group, Inc.
- 2B. Site, Landscaping and Architectural Plans for The Market at Six Points Medical Office Building, a proposed medical office building and clinic, to be located at 6609 W. Greenfield Ave., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Tax Key No. TBD via CSM)

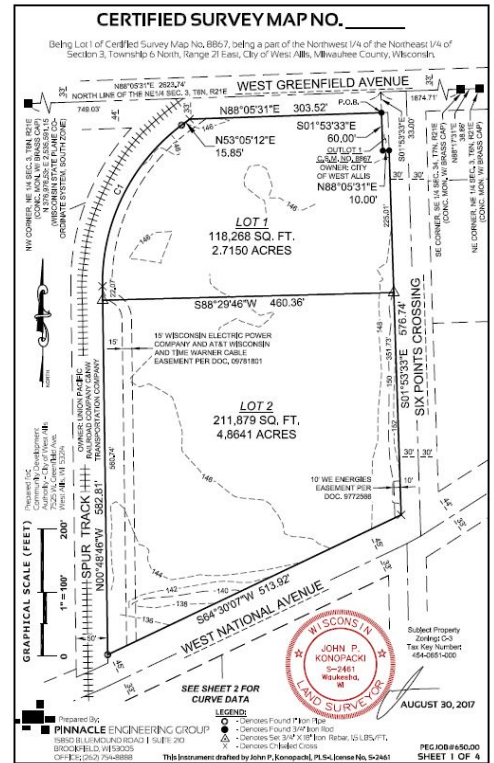


Items 2A and 2B may be considered together.

**Overview and Zoning**

Mandel Group, Inc., in conjunction with Aurora Health Care, the proposed tenant, has applied to construct a 30,000 sq. ft. medical office building on the NoNa parcel within The Market at Six Points redevelopment. The parcel, which is bounded by W. Greenfield Ave. on the north, W. National Ave. on the south, S. Six Points Crossing on the east and the C&NW Railroad spur track on the west, is zoned C-3 Community Commercial District, which permits medical clinics as a Permitted Use.

The \$9 million project will replace and expand the capacity of Aurora’s current 17,000 sq. ft. Firehouse Square Clinic at 7220 W. National Ave. The clinic will offer primary and secondary care, pharmacy, laboratory, medical imaging services and a dedicated urgent care space. The clinic will be the first in the service region to offer a collaborative care model, which allows multiple caregivers to offer a variety of services to patients within a single room.



The new clinic will allow for expanded hours of operation. The medical clinic will maintain weekday hours of operation from 7:00 am to 6:00 pm. The urgent care clinic will be open from 8:00 am to 8:00 pm, Monday thru Friday, and 8:00 am to 4:00 pm on the weekends. This relates to an additional 20 hours of service hours from the current facility.

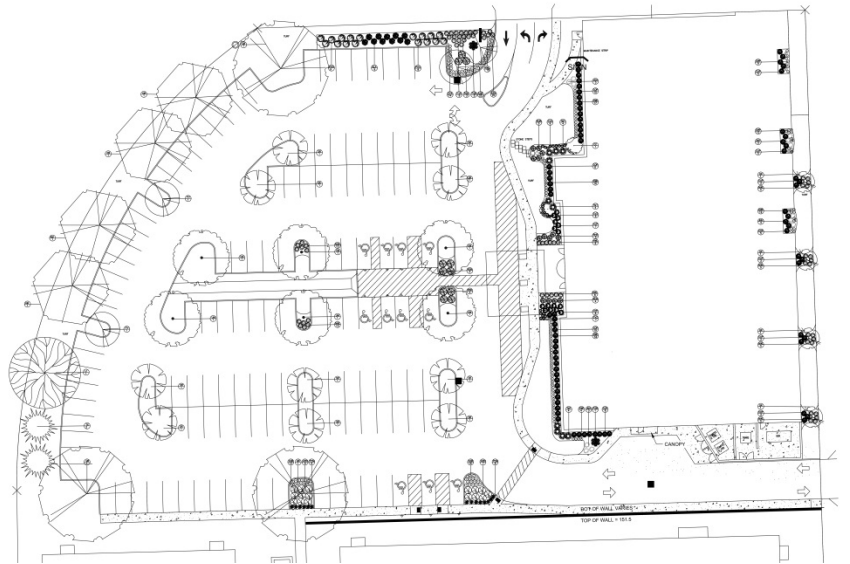
In total, approximately 90 individuals will be employed on site, which represents an increase of 20 employees and 15 new positions from the current clinic. Approximately 50 employees will be on site during daily operations. Employees typically will arrive to the site an hour before opening and leave an hour after closing.

### **Certified Survey Map**

The current parcel is being proposed to be split via a Certified Survey Map into two lots. Lot 1 would comprise of 2.715 acres and be located on the north portion of the parcel, and will be redeveloped with the medical clinic. Lot 2 would comprise of 4.8641 acres on the southern portion of the lot, and will be proposed for redevelopment with a 177-unit apartment building at next month's Plan Commission. Staff is recommending approval of the proposed CSM, as submitted.

### **Site and Landscaping**

The site is generally laid out with the 30,000 sq. ft. building at the northeast corner, with the parking field located on the western half of the lot. A landscape buffer, which will double as snow storage, abuts the existing railroad spur. Two new driveways will be provided; one on W. Greenfield Ave. and the other just south of the building on S. Six Points Crossing. Pedestrian access is also provided at each of these driveways.



With the corner of the building sited to the edge of the property line, no room was left for landscaping to buffer or beautify the base of the building. Staff had initially recommended that the building be pushed back 3-5 ft. to allow for base landscaping, similar to the recent hotel redevelopment along W. Greenfield Ave., but was informed that there was no room on the site to accommodate that request. In exchange, the applicant offered to consider some sort of planter box along the step back of the building on W. Greenfield Ave. to help soften this edge. Details of that area are still outstanding and are being requested as a condition of approval.

As proposed, the driveway along W. Greenfield Ave. features a one lane entrance and a two lane exit. The entrance has been designed to encourage/require drivers to turn right into the parking lot and either park or circle to drop off patients at the doorway. Staff has worked with the applicants to make this directive clear, and believes that it can be adequately designed to do so. In relation to exit lanes, the City's Engineering Department has confirmed that one lane should be enough to handle the exiting capacity, and staff is recommending that the driveway be shrunk to do so, in an effort to keep pedestrian traffic safe along the corridor. Excess lanes/width at an uncontrolled intersection/driveway encourages faster driving behavior and does not match the desired neighborhood scale or redevelopment sought within the Six Points area.

Pedestrian access has been provided via sidewalks to the main entrance at each of the new driveways. That pedestrian access is also carried along the southern edge of the property to connect with a sidewalk path through the proposed apartment redevelopment. To most effectively define pedestrian cross access, staff has recommended that this connection be somehow carried up to W. Greenfield Ave. (as initially conceptualized) either through the parking lot via a dedicated path or within the landscaping along the western edge of the property.

Of the total 118,868 sq. ft. site area, 25.4% will be occupied by the building, 51.85% will be covered in pavement, and 22.68% will be landscaped. Perimeter landscaping is planned around the site, with internal landscape islands edged with curb and gutter to break up the parking lot.

With the exception of one substitution, the City Forester reviewed and approved the proposed landscaping for species diversity, quantity and placements, as initially proposed. Slight modifications to that plan have since been received, and staff is simply asking that as a condition of approval the City Forester reconfirm his approval. Staff would also like to work with the applicant and City Forester on confirming right-of-way conditions, including any proposed street tree replacement/removal and terrace treatments. (A meeting to discuss the full NoNa block with the developer, City Forester and Engineering Department will hopefully be convened.)

Refuse and utilities (a generator and transformer) are contained within an integral masonry enclosure on the building's south elevation. Three sets of service doors are included, to provide internal access. Walls to the enclosure are nine feet in height. Due to the proximity of residential units overlooking this area, staff has recommended pergola or screen feature of some sort over the top of this area, and is recommending details as a condition of approval.

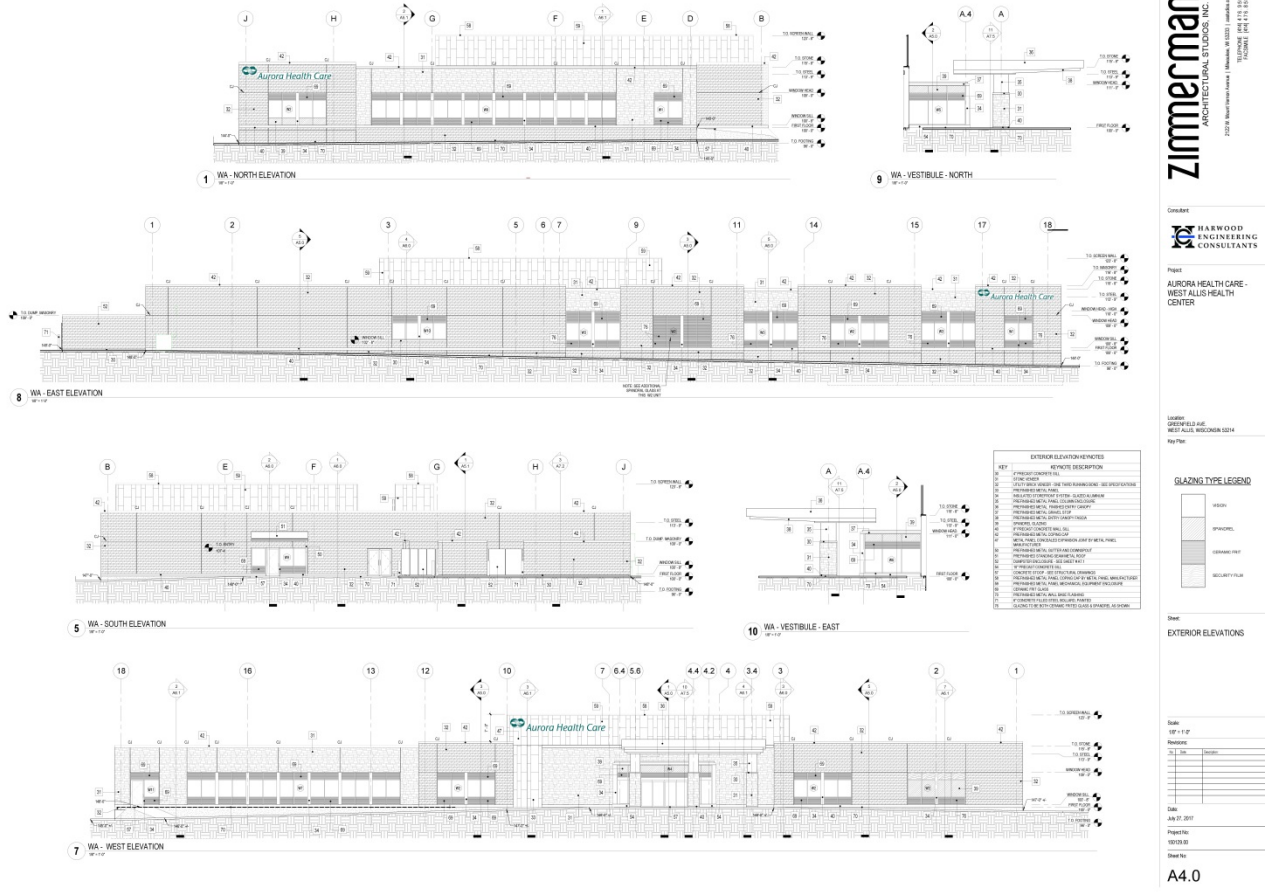
### Architecture

The exterior of the building will generally be clad in three primary materials, and two types of fenestration. Utility brick, stone veneer and greenish-gray metal panels will be used in various locations to help accentuate the contemporary design of the building. Transparent vision glass and "ceramic frit" glazing will also be featured throughout the design.

The western façade of the building fronts the parking lot and features the primary entrance. A drive-thru portico will allow patients to be dropped-off and picked-up under a covered canopy element. The northern half of this façade will be clad in stone veneer, as will the area surrounding the main doors. Brick veneer will comprise the remaining portion of the building pertaining to the lobby and pharmacy, which is dimensionally offset from the clinic portion. And, a pre-finished metal panel equipment enclosure will add height and a pop of color to the central area of the building.



Along the W. Greenfield Ave. street frontage, the stone veneer will be carried around the corner above the horizontal band that acts as a base window sill. For consistency, staff has requested that this stone veneer visually clad the entire area, similar to the corresponding western façade. The applicant has indicated a willingness to work on the concept, possibly by incorporating a landscape box feature. Satisfactory details are being requested as a condition of approval.



The northeast corner of the building is a visually prominent feature of the design, and the applicant has acknowledged this by conceptually placing signage at this location. Staff has asked for greater architectural thought here, possibly through the inclusion of greater height, a roof element, increased materials or expanded windows. The applicant is currently working with their architect to provide an updated concept, which will hopefully be ready by the time of the Plan Commission meeting.

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Client: **HAERWOOD ENGINEERING CONSULTANTS**

Project: **AURORA HEALTH CARE - WEST ALLIS HEALTH CENTER**

Scale: **GREENFIELD AVE. WEST ALLIS, WISCONSIN 53214**  
Key Plan:

Sheet: **EXTERIOR ELEVATIONS**

Date: **July 27, 2017**  
Project No: **161018-01**  
Sheet No: **A4.0**





The eastern façade facing S. Six Points Crossing features alternating projections of brick and stone veneer along the front half of the building. Staff has once again recommended that the stone veneer be carried to the base of the building, to offer a more cohesive visual break in the façade. The rear portion of this façade, whose floor plan corresponds to trash, maintenance and mechanical areas, is currently proposed as a large expanse of brick. Staff has asked the applicant to work with their developer to provide greater interest or definition to the area, and has requested an update as a condition of approval.

Moving along to the rear, south side of the building, brick is wrapped around the corner and also featured along the integral refuse/utility enclosure. A set of service doors is located centrally on this façade, aside a more formal entrance to the clinic's pharmacy. This pharmacy door features an aluminum canopy to signify its public entrance. While appreciative of the material quality proposed in this area, staff has suggested that some additional material variation could be added, to help break up the expanse and provide visual interest to the adjacent residential tenants.

Windows throughout the building are a prominent component of the design. The central component of each window unit generally features vision glass, while the upper and lower portions contain a mixture of ceramic frit and limited spandrel glazing. The "ceramic frit" glazing features horizontal white banding to help provide privacy/screening into the building, and spandrel is utilized only in the sensitive areas.

\*\*Staff provided the applicant initial comments after review upon application, and has been working with the developer, architect and client to finalize the design. It is expected that revised plans, particularly for the north and east elevations, will be received prior to the meeting, and will be updated for presentation.

### **Parking**

Per code, the 30,000 sq. ft. facility requires 100 parking stalls (1:300), including at least four (4) ADA-compliant spaces. In total, 134 stalls have been provided with seven (7) ADA stalls included, four (4) of which are van accessible.

Bike parking was not shown on the initial plans, but has been requested and confirmed by the applicant. Details are to be provided on revised plans.

### **Lighting**

The site is proposed to be lit with approximately 20 pole-mounted lights with full cutoff fixtures to limit light splay. Based on the provided photometric plan, foot candle readings

at the property line are minimal. Additional wall-mounted fixtures will illuminate entrances and architectural spot light fixtures will accentuate the building.

### **Signage**

Although signage has been shown on the architectural elevations and site plan, no sign plan applications have been submitted for review. Accordingly, no formal comments on the proposed signage have been given. When ready, the applicant may apply for signage directly to the Department of Development for administrative review and approval, unless a variance is requested.

**Recommendation:** Recommend Common Council approval of the Certified Survey Map to split the current lot located at 14\*\* S. Six Points Crossing (Tax Key No. 454-0651-000) into two lots, submitted by Ian Martin, d/b/a Mandel Group, Inc. and approval of the Site, Landscaping and Architectural Plans for The Market at Six Points Medical Office Building, a proposed medical office building and clinic, to be located at 6609 W. Greenfield Ave., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Tax Key No. TBD via CSM), subject to the following conditions:

(Items 1-8 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) base landscaping along the north elevation of the building; (b) landscaping infill within all parking lot island/peninsulas; (c) the addition of "roof-like" screening atop the refuse area; (d) reduction of the exit along W. Greenfield Ave. to feature one exit lane; (e) details of pedestrian cross access from the south of the development to W. Greenfield Ave.; (f) stone veneer, or similar material/coloring applied to the base of the façade to help offset/accentuate the corner; (g) greater architectural expression of the northeast corner; (h) stone veneer to be carried to the base on proposed building insets; (i) greater material articulation along the south portion of the east façade; (j) greater material variation along the south elevation; (k) consideration of window headers or sun-screens, as architecturally compatible; (l) any other landscaping species/quantities recommendations as provided by the City Forester; and (m) bike parking facilities. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 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. A meeting between Developer, City Forester and Engineering Department to discuss final right-of-way conditions for the entire NoNa block redevelopment.
5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections

and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Ed Lisinski, Building Inspector, at 414-302-8414.

6. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works (and the Wisconsin Department of Transportation if applicable). Contact Greg Bartelme, Engineering Department at 414-302-8367.
7. A grading plan, to include existing and proposed grades, being submitted to and approved by the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department at 414-302-8415.
8. A paving and drainage plan being submitted for approval. For off-site drainage to the City's right of way or street, please submit the plan to the Engineering Department for review. Contact Michael Lewis, City Engineer at 414-302-8372. For on-site drainage, please submit the plan to the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director at 414-302-8415.

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

9. 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.
10. A signage plan being submitted for permit review and approved by the Department of Development.