



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 28, 2021
6:00 PM
City Hall – Room 128**

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

- 2. Site, Landscaping and Architectural plan for Rogers Behavioral Health, an existing hospital use, to construct a building addition on their facility at 11101 W. Lincoln Ave. submitted by Barbara Whitstone of Rogers Behavior Health and Matthew Edwards of Quorum Architects (Tax Key No. 484-9999-017).**

Overview and Zoning

Rogers Behavior Health has presented a small addition project for City Plan Commission review. The proposed scope of work includes a café and entry expansion project that will add 1,300-sf to the existing north entry of the hospital. This expansion will provide a family café for patient, visitor and staff use. The scale and setting of the space will be like a Starbucks, offering healthy food selections and premium coffee. The intent for the new area created will also open to the existing lobby and a new patio area. The entry will be expanded slightly to the north to create a new vestibule. In addition to these two functions a new family consult room will be integrated and offer visiting family members a less institutional area to speak with health care professionals and also offer a retreat. This expansion will provide for a new positive experience for all hospital visitors.

The property is zoned M-1, light manufacturing and a hospital has been in operation at this location since 1989. Rogers has been in operation here since 2000 and under an existing special use permit from 2007. The hospital functions as a conforming use within this zoning district. The addition does not prompt an amendment to the existing special use.

Zoning: M-1 Manufacturing District

Lot Size: 5.2 acres

Existing property use: Hospital

Proposed project area: one story 1,300-sf addition

Parking Provided: 173 spaces (includes 10 ADA) plus shared off-street parking with nearby Gordon Flesh business (20 spaces)

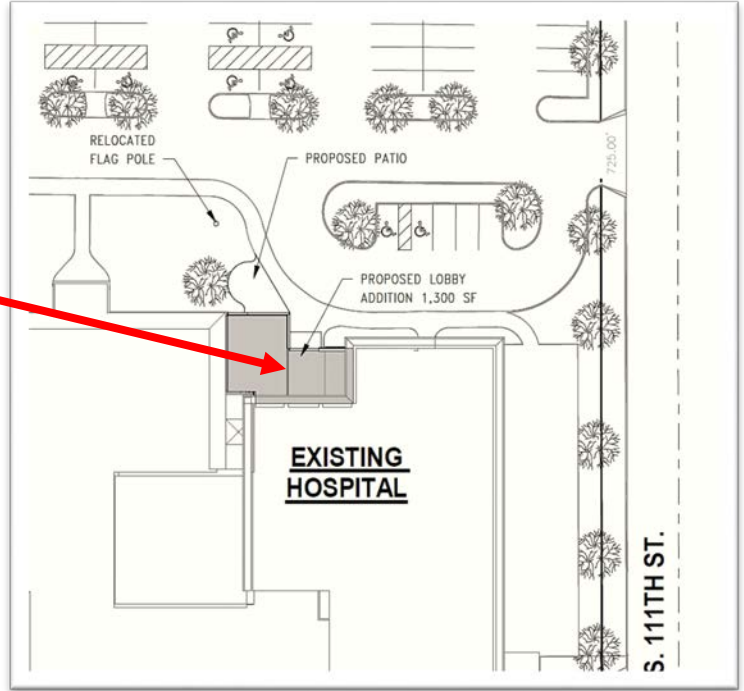
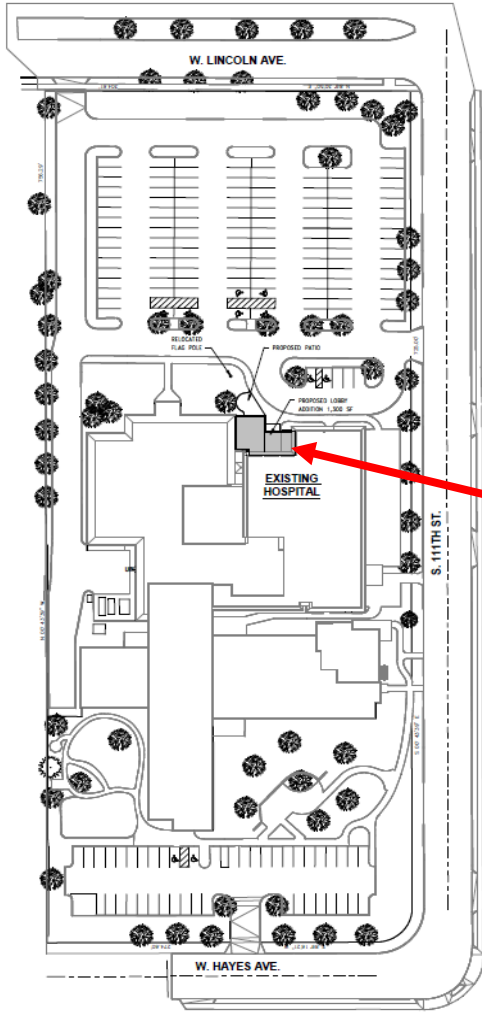
Staffing: about 140 employees during peak, varies dependent upon patient census

Hours: daily 24/7 operations

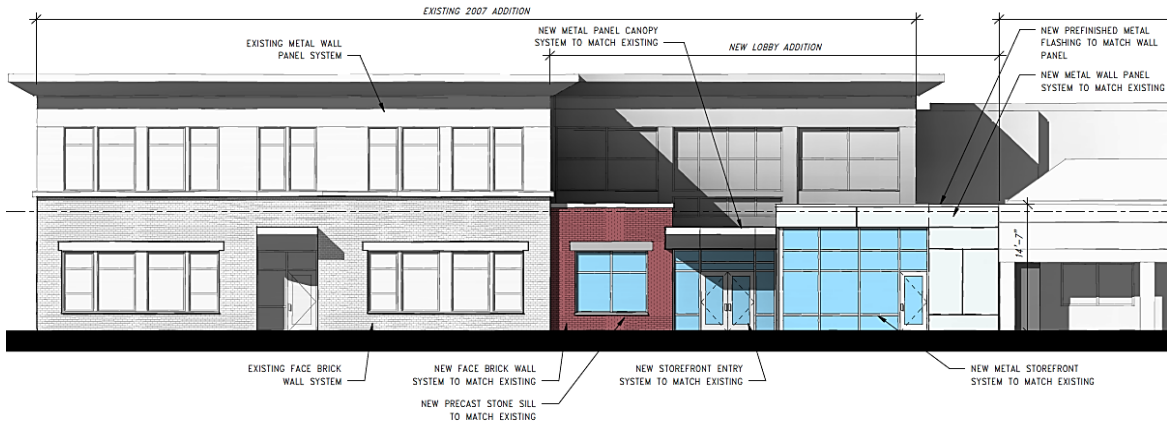
Site, Landscaping and Architectural

With the 2019 approved changes and implementation of a new healing garden on the east side of the building and a new storage garage on the south parking lot area, the property is in compliance with the Plan Commission approved site and landscaping plans.

With the proposed addition, a new patio area will be created near the new entrance vestibule and will pair nicely with the café experience.



1 PROPOSED SITE PLAN



1 PROPOSED NORTH ELEVATION



Architecturally, the exterior appearance of the proposed addition will be in keeping with the previous 2007 addition that was constructed. The new addition will consist of the following:

- a. a new metal storefront and entry system to match the existing
- b. new face brick wall system with precast sill to match existing
- c. a new metal panel canopy system to match existing
- d. prefinished flashing to match metal wall panels

The composition of textures will also feature some depth with the café portion of the building addition projecting north to align with the plane of the west side of the building and the entrance vestibule and family area aligning with the plane of the 2007 addition so as to be considerate of the existing building. The proposed addition will be 1 story high and generally the same height as the first floor of the existing hospital.

Recommendation: Staff recommends approval of the Site, Landscaping and Architectural plan for Rogers Behavioral Health, an existing hospital use, to construct a building addition on their facility at 11101 W. Lincoln Ave. submitted by Barbara Whitstone of Rogers Behavior Health and Matthew Edwards of Quorum Architects (Tax Key No. 484-9999-017).