



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
THURSDAY, APRIL 23, 2020
6:00 PM
REMOTE MEETING**

- 4A. Special Use Permit for Brainiac's Academy 2 LLC, a proposed education facility, to be located at 5806 W. National Ave.**
- 4B. Site, Landscaping and Architectural Plans for Brainiac's Academy 2 LLC, a proposed education facility, to be located at 5806 W. National Ave., submitted by Siabrian Turner Sr., d/b/a Brainiac's Academy LLC. (Tax Key No. 438-0298-000)**

Items 4A and 4B may be considered together.

Overview & Zoning

The owner of Brainiac's Academy 2 LLC has one licensed child care center located at 2321 N. 60th St. in Wauwatosa by the name Brainiac's Academy. The proposed location for Brainiac's Academy 2 is in the first floor of eastern most of two buildings of the parcel at 5806-5900 W. National Ave.

Siabrian Turner, owner of Brainiac's Academy 2 LLC has submitted an application to build out a daycare facility at 5806 W. National Ave.



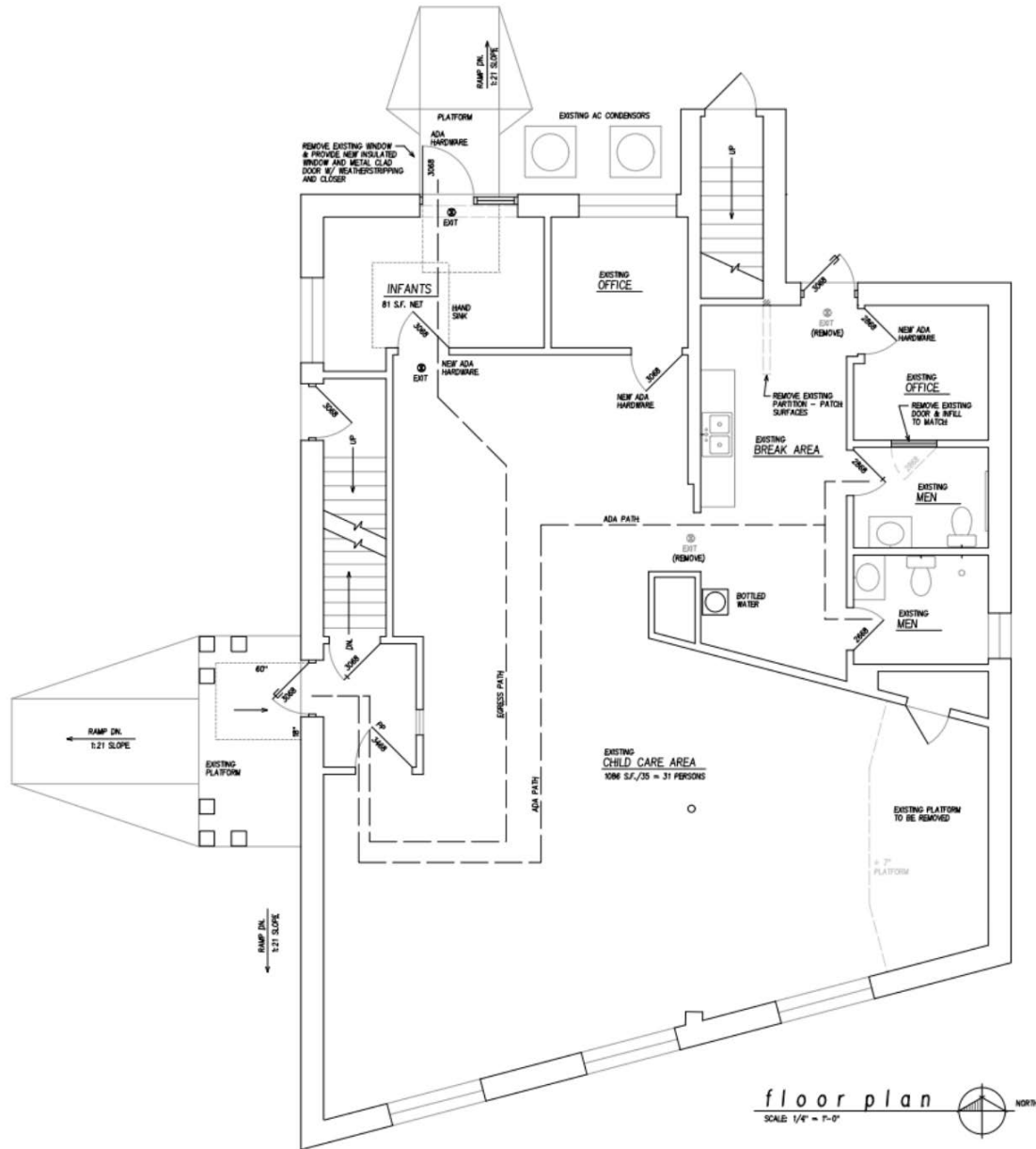
Brainiac's Academy 2 LLC provides educational child care to infants and children. The proposed hours of operation are Monday through Friday, 6:00am to 10:00pm. While the business description calls for no more than 45 children in the space at a time, the building has a maximum capacity of 31 children.

5806 W. National 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 May 19, 2020.

Interior Plans

The applicant is proposing to occupy the entire first floor. The proposed daycare area is 1,086 square feet, capable of accommodating 31 children and the infant room is 81 square feet, capable of accommodating 2 infants.

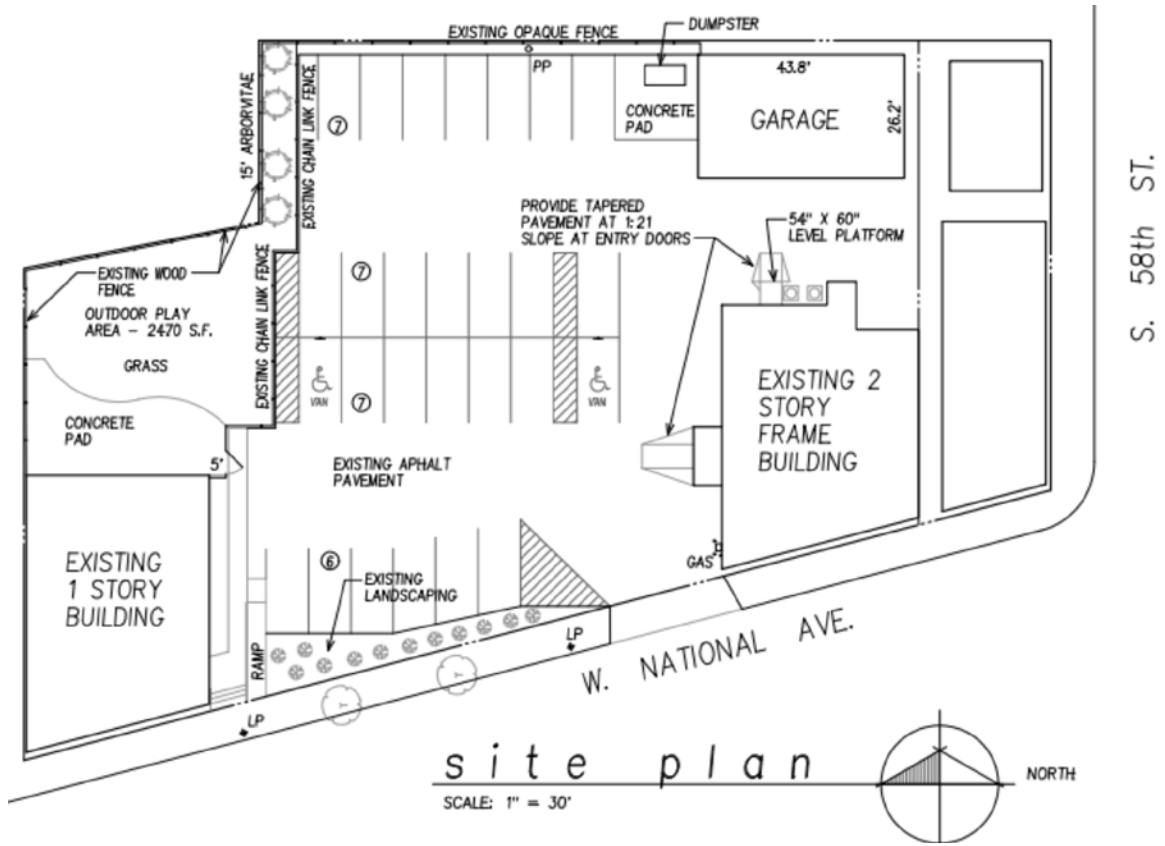
Interior spaces are planned to include: two separate rooms for children and infants, two restrooms, and two offices.



Site, Landscaping and Architectural Plans

In general, the site is well maintained and in good condition. The most notable proposed exterior change is the addition of a doorway connected to the infants room and ramps at

both points of egress. Children will have access to the fenced in 2,740 square foot play lot on the other side of the parking lot.



Off-street parking code requires day care centers to have 1 space for every three hundred (300) square feet of gross floor area. The proposed day care space has 1,400 square feet, which requires 4 off-street parking spaces. The office building that shares the same parking lot on the same property requires 5 parking spaces. The property has a parking lot with 27 spaces; more than enough for the requirement.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Brainiac's Academy 2 LLC, a proposed education facility, to be located at 5806 W. National Ave., and approval of the Site, Landscape and Architectural Plans for Brainiac's Academy 2 LLC, a proposed daycare, to be located at 5806 W. National Ave., submitted by Siabrian Turner. (Tax Key No. 438-0298-000), subject to the following conditions:

(Items 1 through 4 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) fencing details for the playground area; (b) striped walkway in the parking lot connecting the day care to the playground. Contact Tony Giron, Planner at 414-302-8469.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, Planner at 414-302-8469.
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 Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use Permit (scheduled for May 19, 2020) 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)

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