



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 26, 2020
6:00 PM
Virtual Meeting

7. **Site, Landscaping and Architectural Plans for Curative Care Network, a proposed warehouse building, to be located at 1647 S. 101 St., submitted by Candace Hennessy (Tax Key No. 449-9999-010).**

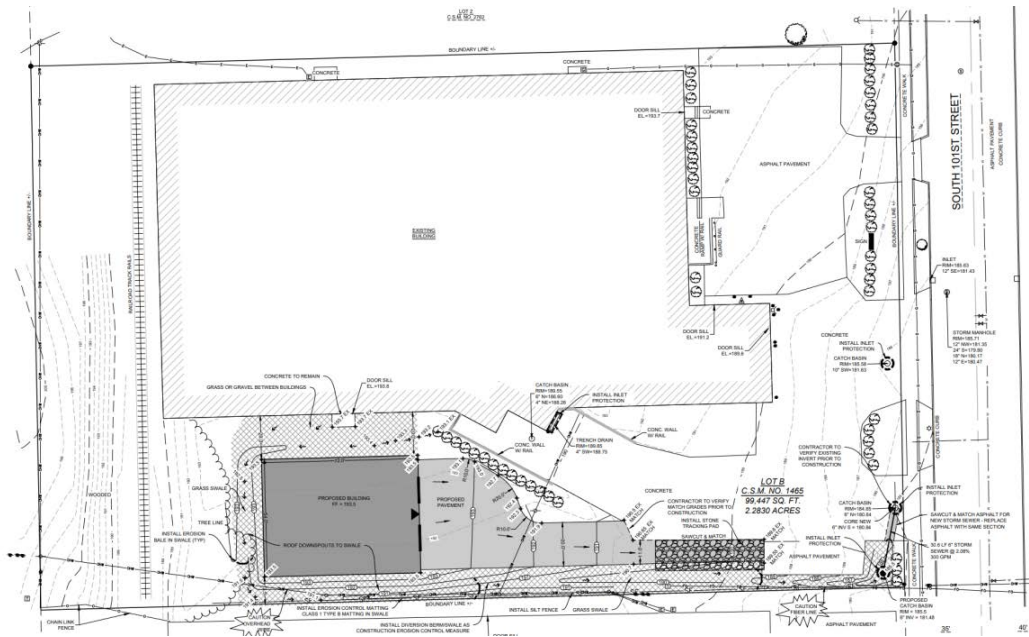
Overview and Zoning

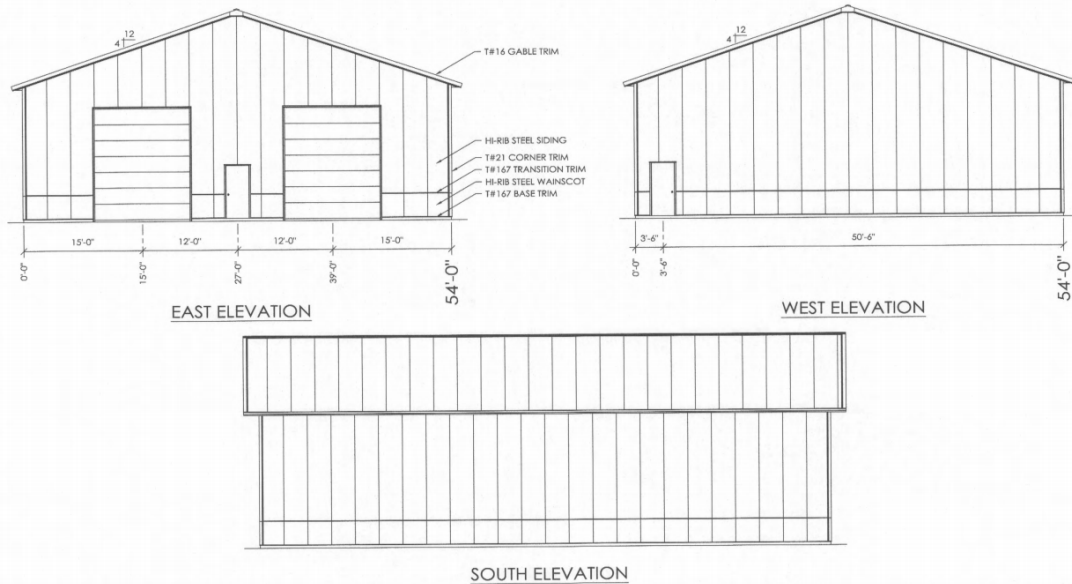
Curative Care Network is an existing light packaging and assembly business with an occupancy permit approved on October 1, 1996. The property is zoned M-1, Industrial District. The use is considered light industrial.



The proposal before Plan Commission is to add a second 3,888 sf building just south of the existing building. Construction materials include corrugated steel siding on the exterior of the new building. New pavement will extend from the existing concrete pad to the east entrance of the new building. Existing gravel surface between the existing building and the new storage building will be converted to greenspace.

The addition of the second building still keeps the property under the 1.5 Floor to Area Ratio required for M-1. The plans show that the applicant intends to install a catch basin on the southern boundary of the property. Staff would like to see an updated landscaping plan with vegetation around and within the catch basin.





The existing property offers 22 parking stalls. S. 101 St. offers some additional on street parking spaces if needed, but the zoning code states that manufacturing uses require one parking space per every 1,500 square feet of gross floor area. The combined total building area is about 41,100 square feet, which means that the property requires 27 parking spaces. Additional space for parking is available on site, but staff does not recommend implementing simply for the sake of meeting the code. Update plans will show the additional parking area as provisional area if needed.

Revised plans will be shared at the meeting to show windows being added on the east façade, color details/options, and an awning over the front door.

Recommendation: Approval of the Site, Landscaping and Architectural Plans for Curative Care Network, a proposed warehouse building, to be located at 1647 S. 101 St., submitted by Candace Hennessy (Tax Key No. 449-9999-010).

(Items 1 is 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. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) elevations that include color detail; (b) a reference to any exterior lighting; (c) provisional parking area being shown; (d) consideration of adding a rain garden within the proposed grass bio-swale area. Contact Tony Giron, Planner at (414) 302-8469 with further questions.

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

2. 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.