



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 25, 2021
6:00 PM
City Hall – Room 128**

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

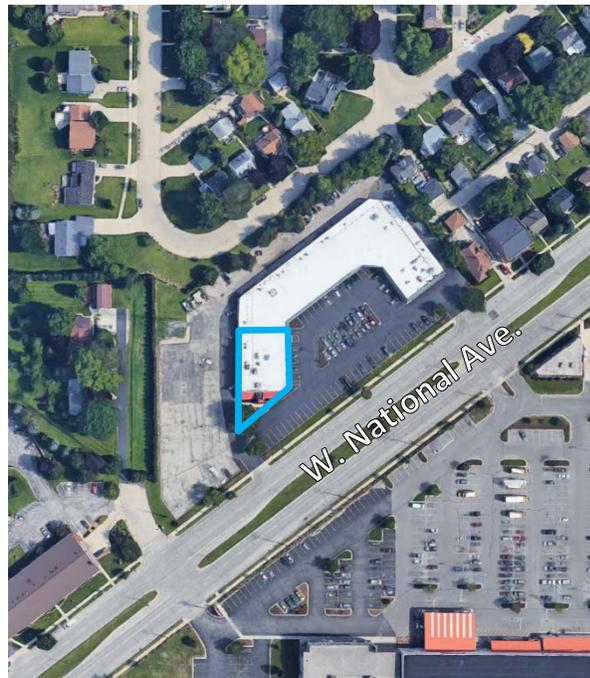
- 2A. Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003).**

Items 2A and 2B may be considered together.



Overview & Zoning

The applicant, Keisha Jefferson, is proposing to rent the property at 1436 S. 92 St. to establish a daycare facility. This site is the former home of Pho Cali. Keisha works for the West Allis Center for Early Education (WACEE). In partnership with the Next-Door Foundation Head Start program the facility will offer early childhood education programming and provide services to low-income to moderate-income children and families. The property at 11112 W. National Ave. is zoned C-4 Regional Commercial District. Under the City's Zoning Code, daycare facilities require a Special Use Permit. A public hearing regarding the Special Use Permit application for WACEE is scheduled for September 7, 2021.



WACEE will provide education for children ages six weeks through twelve years of age. The facility will provide meals and transportation to and from school. Its revenue will be generated by participating in the Wisconsin childcare shares subsidy program, the Early Head Start program, and private pay. They intend to begin operations on November 1st for the 2021-2022 school year. Their projected capacity is over 90 children and approximately 15 staff members.

Proposed Hours of operation
Monday - Friday: 6 am – 10:30 pm
Saturday & Sunday: 8 am – 4 pm

Architectural Plans

The applicant is proposing to remove the awnings under the overhanging roof and remove the neon lights that run along the top of the building. The EIFS façade panels will be repaired and repainted. The railings and façade will be painted a cookies n’ cream color to match the rest of the exterior.

Current



Proposed

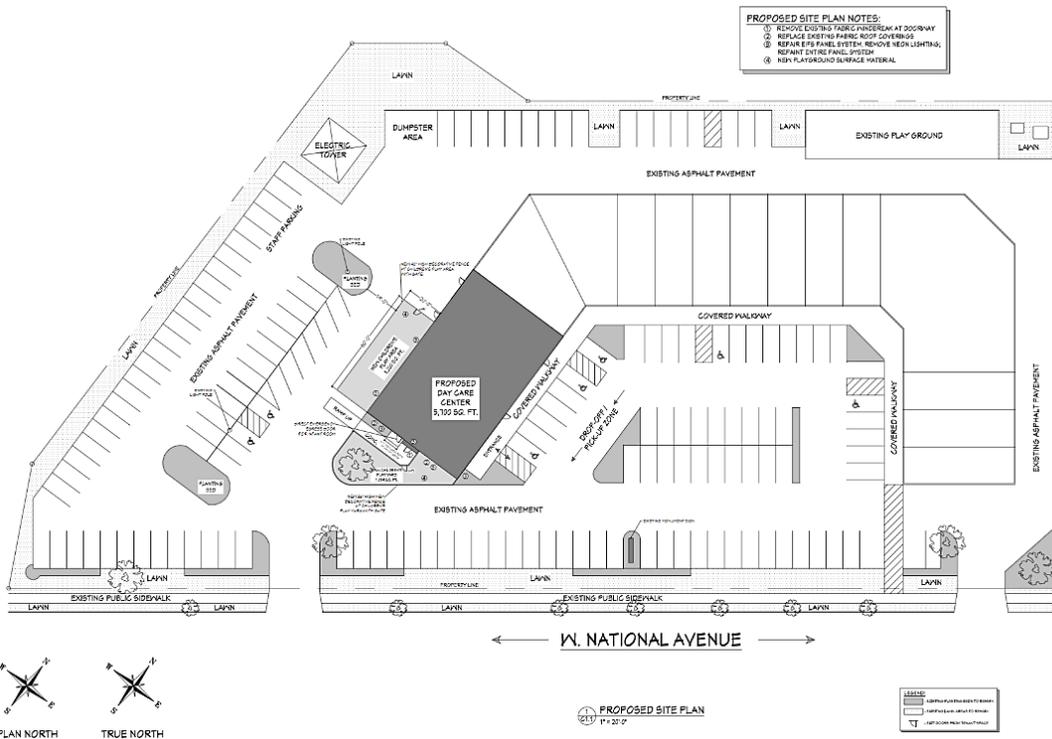


The applicant has shared their sign concept, which meets the City's sign code, and will require a sign permit.

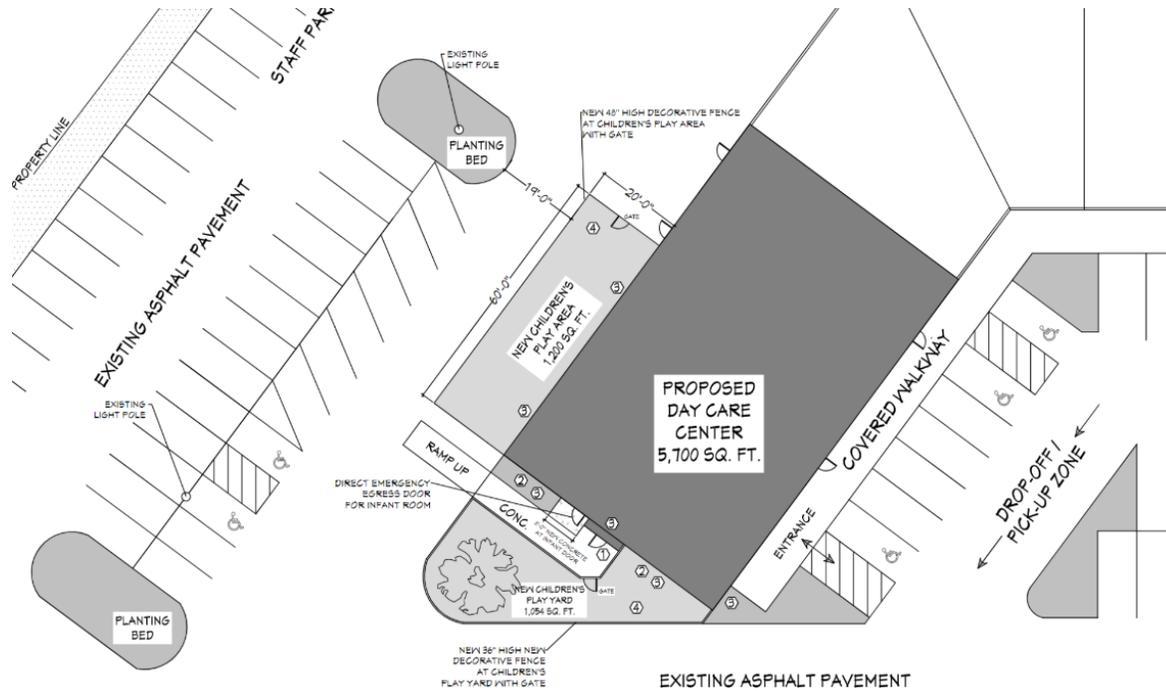


Site Plan

The applicant is proposing to occupy two tenant spaces for a combined 5,700 square feet of floor area. To the south of the building, they will enclose a 1,054 square foot children's play yard with a 3-foot-high decorative vinyl fence. The yard will include an ADA ramp leading to the infant door. They will also be enclosing a 1,200 square foot children's play area to the west or back side of the building with a 4-foot-high decorative vinyl fence. They have agreed to include boulders outside of



the perimeter of the play area to help shield the space from any vehicles in the parking lot. Planning has also recommended removing most of the row of parking behind the play area, to which they have agreed. The site has an existing enclosed refuse area, but the fence needs repair.



Landscaping Plan

The applicant is proposing to remove some landscaping to the south of the building to make space for the children's play yard. The property is adequately landscaped along W. National Ave. and within the parking lot. Existing trees and shrubs will continue to screen the use from the residential neighbors to the west.





Recommendation

Recommend Common Council approval of the Special Use Permit for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., and approval of the Site, Landscaping, and Architectural Plans for Daycare Center, a proposed education facility, to be located at 11112 W. National Ave., submitted by Keisha Jefferson, d/b/a West Allis Center for Early Education. (Tax Key No. 520-9999-003), subject to the following conditions:

(Items 1 through 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Planning & Zoning program to show the following: (a) removal of the angled parking stall west/behind the children's play area; (b) landscaped barrier being added around the new outdoor children's play area; (c) reevaluate quantity of ADA stalls needed for entire property; (d) color details of the repaint; and (d) indication that the fencing on the refuse enclosures will be repaired or replaced. Contact Tony Giron, Planner at 414-302-8469.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.

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

3. Sign permit being applied for with Planning and Zoning for compliance review in accordance with the signage ordinance.
4. 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.