



City of West Allis

Legislation Text

File #: R-2009-0145, **Version:** 1

Resolution relative to determination of Special Use Permit for proposed day care facility d/b/a Community Relations-Social Development Commission Head Start of West Allis within a portion of the Whitnall Summit Place property located at 6682 W. Greenfield Ave. (Tax Key No. 439-0001-031)

WHEREAS, Lin Fischer of SC Management, for 6682, LLC, duly filed with the City Administrative Officer-Clerk/Treasurer an application for a special use permit, pursuant to Sec. 12.45(2) and Sec. 12.16 of the Revised Municipal Code, to establish a daycare facility and early childhood program for SDC Head Start within a portion of the existing Whitnall Summit Building located at 6682 W. Greenfield Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 2, 2009, at 7:00 p.m., in the Common Council Chambers to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Lin Fischer, Vice President of facilities and Real Estate, SC Management C. has an office at 6737 W. Washington St., Ste. 3105, West Allis, WI 53214.
2. CR-SDC-Head Start West Allis, has a valid offer to lease space at 6682 W. Greenfield Ave., West Allis, Milwaukee County, Wisconsin, more particularly described as follows:

All that land of the owner being located in the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of Section 34, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin describes as follows:

Parcel 1 of the Certified Survey Map No. 7256.

Said land being located at 6737 W. Washington St.

Tax Key No. 439-0001-031

3. The aforesaid premises underlying zoning is M-1 Manufacturing District with a PDD-2 Planned Development District - Commercial Industrial overlay zoning under the Zoning Ordinance of the City of West Allis, which permits daycare facilities and early childhood programs as special use, pursuant to Sec. 12.45(2), 12.61 and Sec. 12.16 of the Revised Municipal Code.
4. The subject property is part of a block adjacent to S. 70 St. and perpendicular to W. Washington St., which is zoned for commercial and manufacturing purposes. Properties to the north and east are developed as manufacturing; properties to the south and west are developed as commercial.
5. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.
6. The applicant proposes to establish a 15,000 sq. ft. early childhood program within Building 34 of Whitnall Summit and outdoor play area for SDC-Head Start. The primary focus of the SDC-Head Start program is to provide a comprehensive early childhood program to young children age 2-5. Additionally family supportive services are offered including social services, parent education, identification and special services for children with disabilities, mental health,

physical health and nutrition education. In addition to education children also receive physical examinations, vision and hearing screenings and dental exams. Significant emphasis is placed upon reading and math literacy and the involvement of parents as shared decision makers of the overall Head Start program. The 2-story build out contains 8 classrooms for about 160 students between ages 2-5. The facility would employ approximately 30 teachers and support staff. Head Start is licensed through the State.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application of Lin Fischer of SC Management, for 6682, LLC, to establish a daycare facility and early childhood program within a portion of the existing Whitnall Summit Building, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Secs. 12.16 of the Revised Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said special use permit is granted subject to the following conditions:

1. Site, Landscaping, Screening, Architectural Signage Plans. The grant of this special use permit is subject to and conditioned upon the site, landscape, screening, and architectural plans approved on May 27, 2009, by the City of West Allis Plan Commission as provided in Sec. 12.13 of the Revised Municipal Code of the City of West Allis. No alteration or modification of the approved plan shall be permitted without approval by the Plan Commission.

2. Hours of Operation. The hours of operation will be 7:30 a.m. to 6:30 p.m. Monday thru Friday. Small parent group classes are arranged on various weeknights and weekends throughout the year. This is a year round educational facility.

3. Off-Street Parking. The proposed 15,000 square foot SDC space requires 50 parking stalls. A total of approximately 363 parking stalls are provided on the east side of Building 34 and a total of 2,230 spaces are provided on the overall Whitnall Summit Property. With the redesign of the east parking lot (east of Building 34) and other proposed future parking spaces a total of 3,042 parking spaces are proposed as part of the Whitnall Summit master-parking plan.

Whitnall Summit Campus		
Parking Requirement (SDC)	50 spaces	
Parking Provided Bldg 34	363 spaces	
Parking Provided for entire Campus		2,230 spaces

4. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis. Refuse, recyclables, and other waste materials will be fully enclosed within a four-sided enclosure large enough to accommodate all outdoor storage of refuse and recyclable containers.

5. Window Signage. Any building window signage shall not exceed twenty (20) percent of each window's area.

6. Building Plans and Fire Codes. The grant of this special use is subject to building plans being submitted to and approved by the Department of Building Inspections and Zoning and by the Fire Department.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light spills from the property boundaries. Full-cut off fixtures and or house side shields utilized to minimize light spill.

9. Sidewalk Repair. The grant of this special use is subject to compliance with Policy No. 2806 of the Revised Municipal Code relative to the City's sidewalk improvement policy as it relates to damaged, (if any) abutting sidewalk.

10. Refuse Collection. To be provided by commercial hauler. (All refuse, recyclables and other waste material shall be screened from view within a four-sided enclosure to match the building.)

11. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

12. Expiration of Special Use Permit. The grant of this special use shall become null and void within one year of the date thereof, unless construction is under way or the current owner possesses a valid building permit under which construction is commenced, within sixty (60) days of the date thereof and which shall not be renewed unless construction has commenced and is being diligently pursued. An extension of these time limitations may be granted by the Common Council in accordance with the following criteria:

- A. applicant requesting extension to supply written explanation for extension of time;
- B. a timeline/schedule for obtaining necessary permits, state and municipal approvals and target date for construction start;
- C. the request for extension shall be submitted prior to expiration of the special use permit;
- D. the extension, if granted, shall be valid for a period of six months. If no building permit has been issued and construction has not commenced within six months from the date the extension has been granted, the special use shall become null and void.

13. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 12.16 of the Revised Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 12.16 of the Revised Municipal Code.

14. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Safety and Development Committee. Upon a finding and recommendation by the Committee to the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

15. Acknowledgement. That the applicant signs an acknowledgment that he/she has received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is

conditioned on meeting the terms and conditions of this resolution.

(Applicants Name)

Mailed to applicants on the
_____ day of _____, 2009

Assistant City Clerk

cc: Dept. of Development
Dept. of Building Inspections and Zoning
Div. of Planning

ZON-R-719-6-2-09