

**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JANUARY 27, 2016
6:00 PM**

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

1. Approval of the December 17, 2015 minutes.
- 2A. Special Use Permit to establish a radio antenna tower at 2241 S. 116 St.
- 2B. Site, Landscaping and Architectural Plans to establish a radio antenna tower at 2241 S. 116 St., submitted by James W Haas, property owner. (Tax Key No. 482-9999-024)

Items 2A and 2B may be considered together.

Project Overview and Zoning

James Haas recently purchased the property at 2241 S. 116 St. and has applied to install a radio antenna tower, with two radio antennas, on the rear portion of the lot, behind the building. The application details a 50 ft. to 60 ft. tower, but the applicant would like permission to erect a tower as tall as 80 ft.

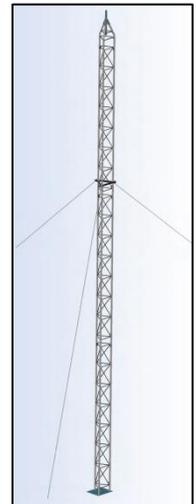


The property is zoned M-1 Manufacturing, which permits "Antenna towers for radio, TV and television and telephone transmission."

Site, Landscaping and Architectural

Minimal site plans have been provided, which show the proposed location of the tower to be centered at the building. The tower itself would be constructed of tubular galvanized sections joined by Zig-Zag sections that will be assembled on site and supported with guy wires. Color details of the proposed finished have not been provided, but are being requested as a condition of approval.

The site, which appears to generally be in good condition, has an approved landscaping plan from September 1994 and a refuse enclosure plan from 1995 that will be enforced. Based on a current site inspection, it appears that landscaping has been removed from the perimeter of the parking lot, which will need to be replaced and/or modified. Staff would also like to see landscaping placed around the existing monument sign, to align with current standards. A more detailed site inspection will take place in the spring, once the snow has melted and the growing season has begun.



Recommendation: Recommend Common Council approval of the Special Use Permit to establish a radio antenna tower at 2241 S. 116 St. and approval of the Site, Landscaping and Architectural Plans to establish a radio antenna tower at 2241 S. 116 St., submitted by James W Haas, property owner. (Tax Key No. 482-9999-024), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) plantings around the base of the monument sign; and, (b) finish color details of the proposed tower. Contact Bart Griepentrog, Planner II at 414-302-8469 with any questions.
2. An estimated cost of and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer at (414) 302-8466.
4. Common Council approval of the Special Use Permit, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for February 2, 2016.)

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

5. 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.
- 3A. Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002).

Overview and Zoning

Wilde Family Limited Partnership has submitted an Planning application with 3 requests as follows: (1) A Comprehensive Plan Land Use Map amendment, (2) Rezoning, (3) Special Use Permit, Site, Landscaping and Architectural amendment and Certified Survey Map as part of an overall plan to construct an employee parking lot on 3 lots it currently owns along S. Wollmer Rd. Their proposal also includes a service bay expansion on the north side of their main dealership building at 3225 S. 108 St.

First Request: A request to **amend the Future Land Use Map** within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use.

As part of the main three requests (referenced above) an amended Site, Landscaping and Architectural plan and Certified Survey Map have also been submitted for consideration.



Notice of their requests have been posted in the local paper three times. Once at least 30 days prior to the February 2 Common Council public hearing for a requested Land Use amendment in order to meet the Comprehensive Planning, State Statutes 66.1001(4)(d), and twice prior to the public hearing as a Class II notice for the rezoning request in order to meet State Statutes 62.23(7) and Chapter 985.

Background behind the overall bundle of requests. Wilde has indicated that the prompt for the above referenced requests was necessary given the structural damage to the 3225 S. 108 St. building caused by water leakage. Wilde has hired engineering consultants, who specified the necessary repairs including the removal of all rooftop material which tops the structural "T's." What this means is that Wilde needs to remove the entire poured concrete roof topping, water membrane, insulation, parapet walls and drainage system due to the engineering consultants findings. Wilde has been using the rooftop as the employee parking area. The repair work will be phased through much of 2016.

As part of this work the rooftop parking on the 3225 building will be displaced and there will be a need for additional surface parking. Wilde owns 3 residentially zoned properties along S. Wollmer Rd. and is proposing to convert said lots to an employee parking lot for its employees. As the structural repair work commences a proposed service bay addition on the north side of the building is proposed which will accommodate a fourth service write up bay (where customers enter in their vehicle to start initiate service requests). The rooftop parking area will be replaced and used for staging repair vehicles and some employees.

The changes necessitate the request for a land use map amendment, rezoning and special use.

The 3 subject properties owned by Wilde Family Partnership and are located along S. Wollmer Rd. and are currently designated as high density residential land use. The northern most property has a single family house on it which is rented to a Wilde Toyota employee.

Properties to the west are used and developed as low density and high density residential. Properties to the south and east are used and developed as commercial; properties to the north are used and developed as high density residential. No objections have been received to date. Wollmer Rd. serves as a buffer to the commercial development and the City has recommended that no access to Wollmer Rd. be proposed. As part of their proposal, Wilde will be closing off existing and former residential driveways and landscaping both the frontage, perimeter and internal portions of the proposed employee parking lot. All access to the lot from Hwy 100.

Recommendation: Recommend Common Council approval of an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from High Density Residential to Commercial Land Use submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002).

A request to amend the Future Land Use Map within the City of West Allis's Comprehensive Plan for 3312 S. Wollmer Rd. (523-9947-000) and two properties within the 3300 block of S. Wollmer Rd. (523-9948-001 and 523-9948-002) from High Density Residential to Commercial Land Use.



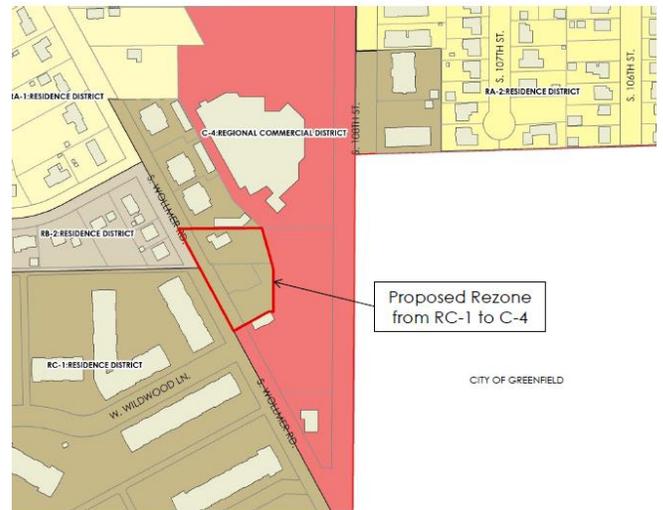
- 3B. Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 3312, 3300 Block S. Wollmer Rd. from a RC-1 to C-4, submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002).

Second Request: A request for an Ordinance to **amend the Official West Allis Zoning Map** by rezoning properties, owned by Wilde Family Limited Partnership, located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from RC-1/Residence District, to C-4/Regional Commercial District (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

The 3 subject properties owned by Wilde Family Partnership and are located along S. Wollmer Rd. and are currently zoned RC-1/multi-family residential. The northern most property has a single family house on it which is rented to a Wilde Toyota employee. The two other properties are undeveloped residential lots.

Ordinance to amend the Official West Allis Zoning Map by rezoning properties owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. from RC-1/Residence District, to C-4/Regional Commercial District (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Properties to the west are zoned as RA-1 and RC-1/ residence districts (both low density and high density residential uses). Properties to the south and east are zoned as C-4/Regional Commercial. Properties to the north are zoned RC-1/Residence District (multi-family/high density residential).



No objections have been received to date.

Wollmer Rd. serves as a buffer to the commercial development and the City has recommended that no access to Wollmer Rd. be proposed. As part of their proposal, Wilde will also be closing off existing and former residential driveways and landscaping both the frontage, perimeter and internal portions of the proposed employee parking lot. All access to the employee lot will be from Hwy 100.

Rezoning of the 3 Wilde owned properties is subject to the previously mentioned Land Use Map Amendment described in item 3A. Zoning decisions shall be consistent with the Official Land Use Map.

Recommendation: Recommend Common Council approval of an Ordinance to amend the Official West Allis Zoning Map by rezoning property located at 3312, 3300 Block S. Wollmer Rd. from a RC-1 to C-4, submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key No. 523-9947-000, 523-9948-001, 523-9948-002), subject to approval of the land use map amendment from High Density residential to Commercial land use.

- 3C. Special Use Permit for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

- 3D. Site, Landscaping and Architectural Plan Amendment for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).
- 3E. Certified Survey Map by Wilde Family Limited Partnership, property owner, to consolidate 3 properties located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd. into one lot of record submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002).

Third Request: Request for a **Special Use Permit** for Wilde Family Limited Partnership, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties Wilde currently owns located at 3312 S. Wollmer Rd. and two undeveloped properties in the 3300 Block of S. Wollmer Rd.

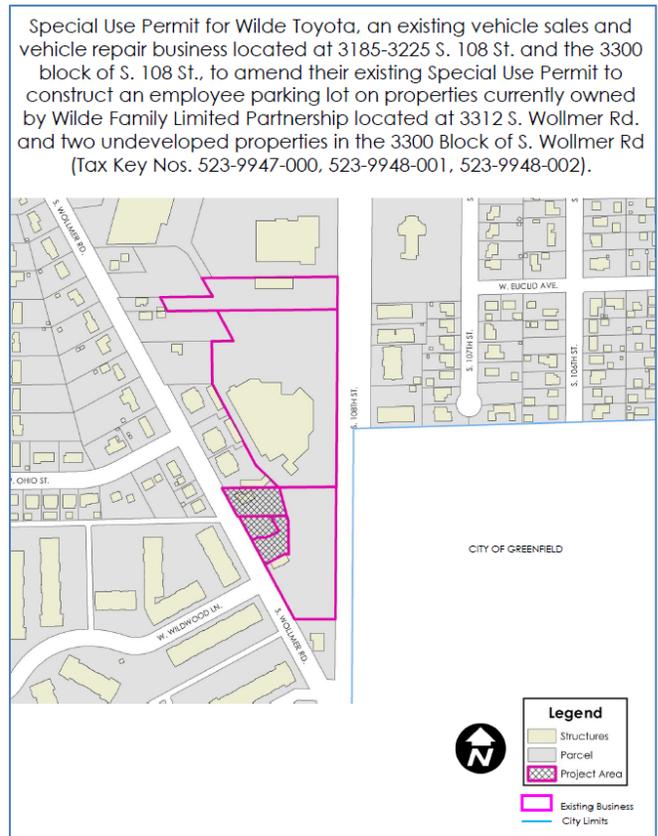
Wilde Toyota dealership has an existing special use for vehicle sales at their existing dealership which includes 3 properties (3185, 3225 and 33** S. 108 St.).

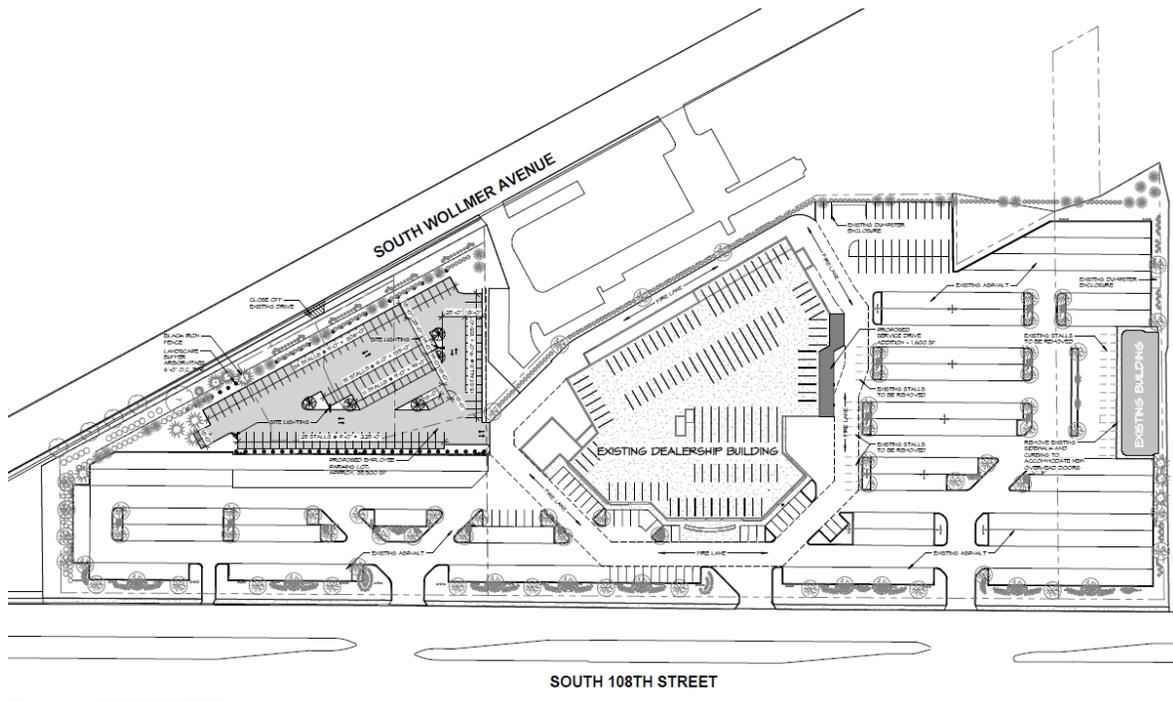
The focus of this special use amendment is to update the existing special use and include the employee parking lot as an allowable use within the rezoned area.

The employee lot will be used exclusively for employee vehicles and not inventory of parking of repair vehicles

Existing Business Hours Remain unchanged

The existing special use grants Wilde the retail hours of 9am to 9pm on weekdays, Saturday from 9am to 5pm and closed on Sundays. Internal service operations begin at 7am and run until 9pm on weekdays and 7am to 5pm on Saturdays. The updated special use will not change these hours.



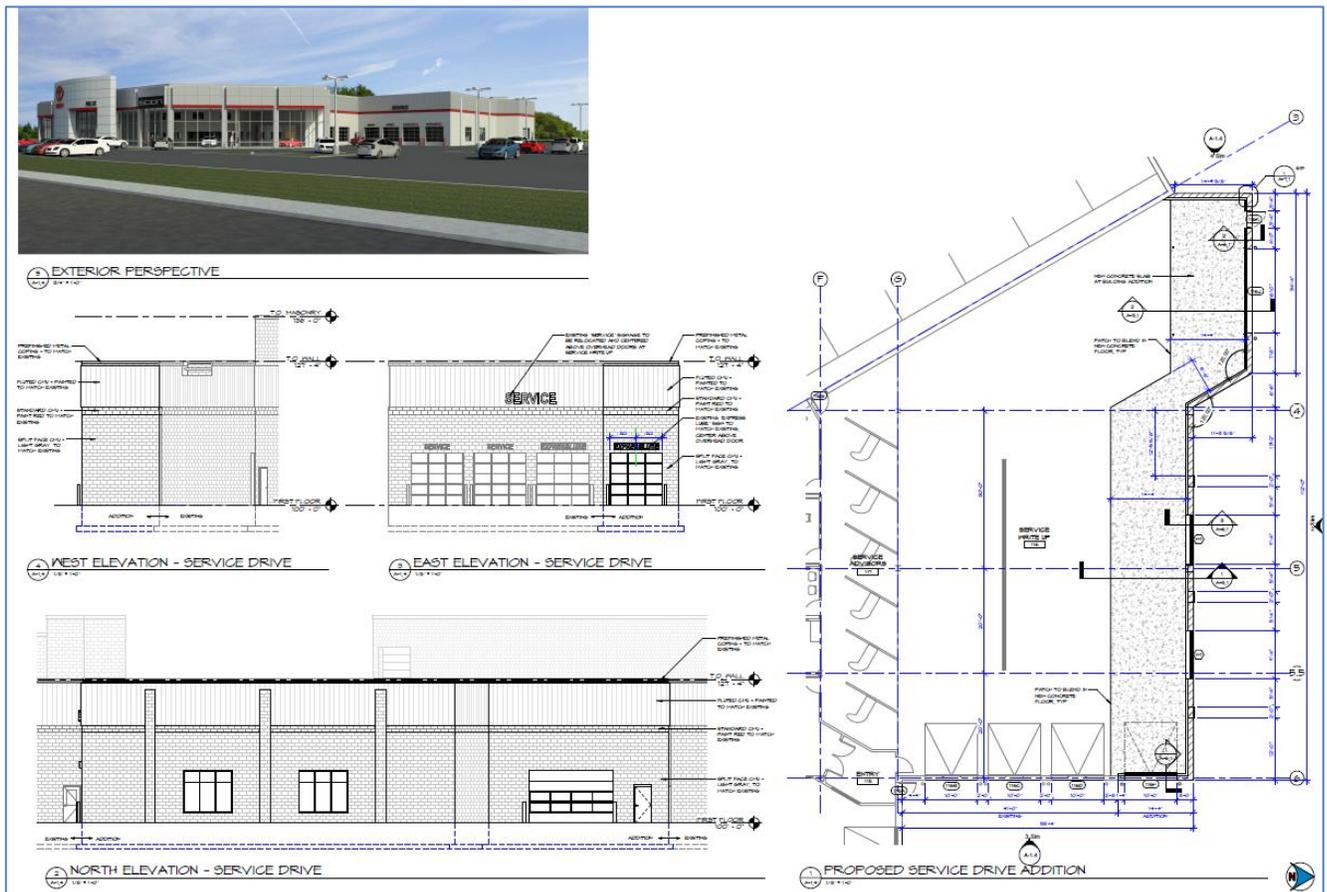


Architecture



5 EXTERIOR PERSPECTIVE
A-1.4 3/4" = 1'-0"

Architecturally, the 3225 building will be expanded with a fourth service bay addition, but the look will remain the same featuring split faced and fluted block exterior and matching color. New window openings and glass overhead doors will also be installed on the altered (north and east) elevations.



Signage and lighting

The property is currently in compliance with the signage ordinance. Any changes in exterior signage will require a signage permit.

New 25-ft tall light poles will be added within the parking lot. The fixtures have been selected to direct light directly downward with full cut-off fixtures. Wilde has agreed to turn off the employee parking lot lights at 10:00pm (just after end of business).

Recommendation: Recommend Common Council approval of the Special Use Permit for Wilde Toyota, an existing vehicle sales and vehicle repair business located at 3185-3225 S. 108 St. and the 3300 block of S. 108 St., to amend their existing Special Use Permit to construct an employee parking lot on properties currently owned by Wilde Family Limited Partnership and approval of the Site, Landscaping and Architectural Plan Amendment for Wilde Toyota, submitted by Brannin Gries, of the Gries Architectural Group and Pat Donahue of Wilde Family Limited Partnership, property owner (Tax Key Nos. 523-9947-000, 523-9948-001, 523-9948-002), 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. Common Council approval of the Land Use Map amendment, Rezoning, Special Use and Certified Survey Map.
2. A Revised Site, landscaping and Architectural plan being submitted to the Department of Development to show the following: (a) reference property lines on the landscaping plans. Hardwood mulch being specified. Species and placement of landscaping are subject to the City Foresters review; (b) percentage of landscaping being included on plans; (c) Fence details being provided; (d) Accurate notation of light poles on both site and photometric plans; (e)

identify any proposed curbing within the employee parking area; (f) parking areas for customer, service/repair, employee parking and inventory being designated on the plans. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.

3. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
4. 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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

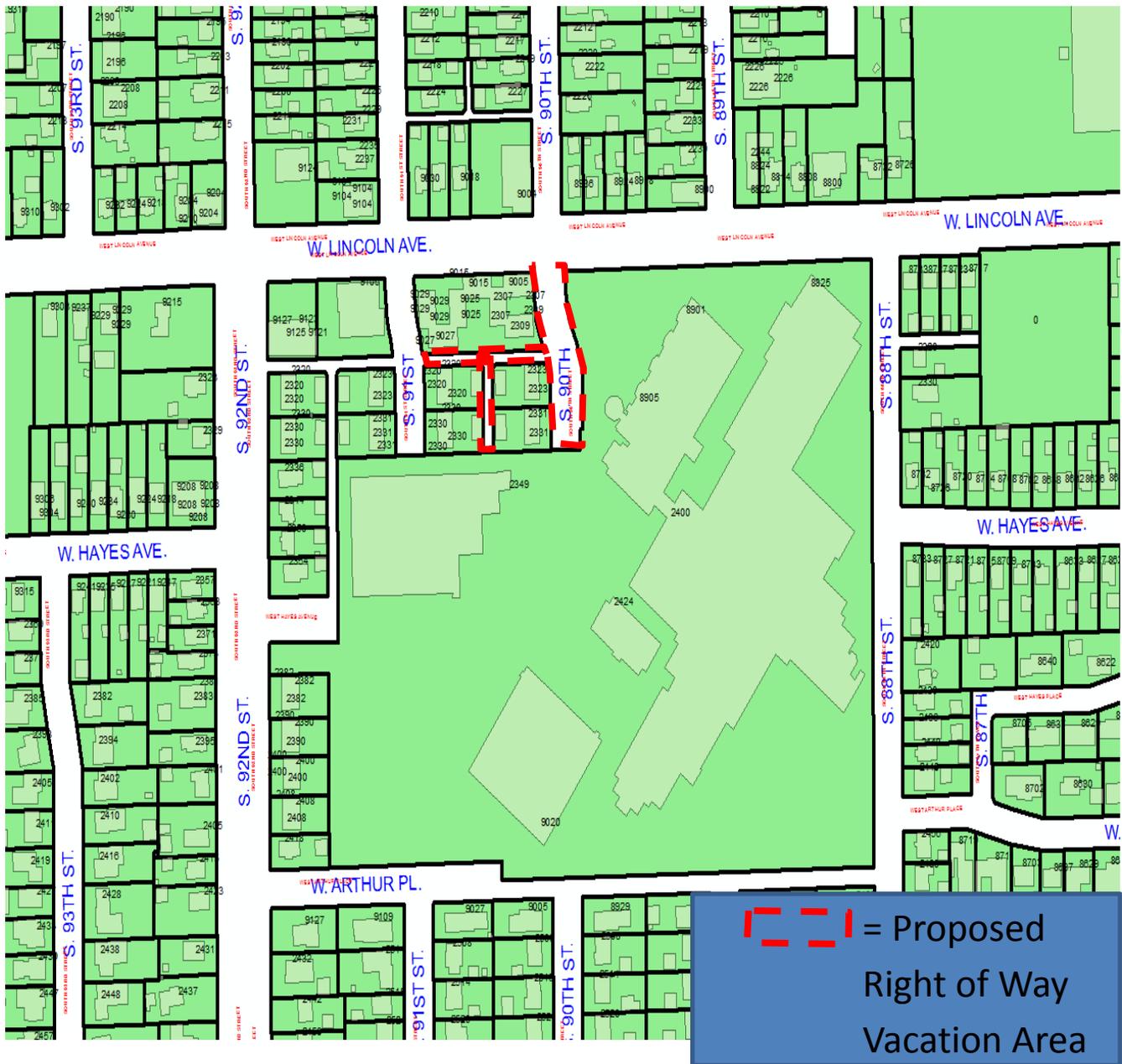
(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. 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.
4. Vacation and Discontinuance of a T-shaped alley between S. 90 St. and S 91 St. south of W. Lincoln Ave. as well as the remaining approximately 291' of S. 90 St. south of W. Lincoln Ave. which leads into the Aurora West Allis Medical Center.

Overview

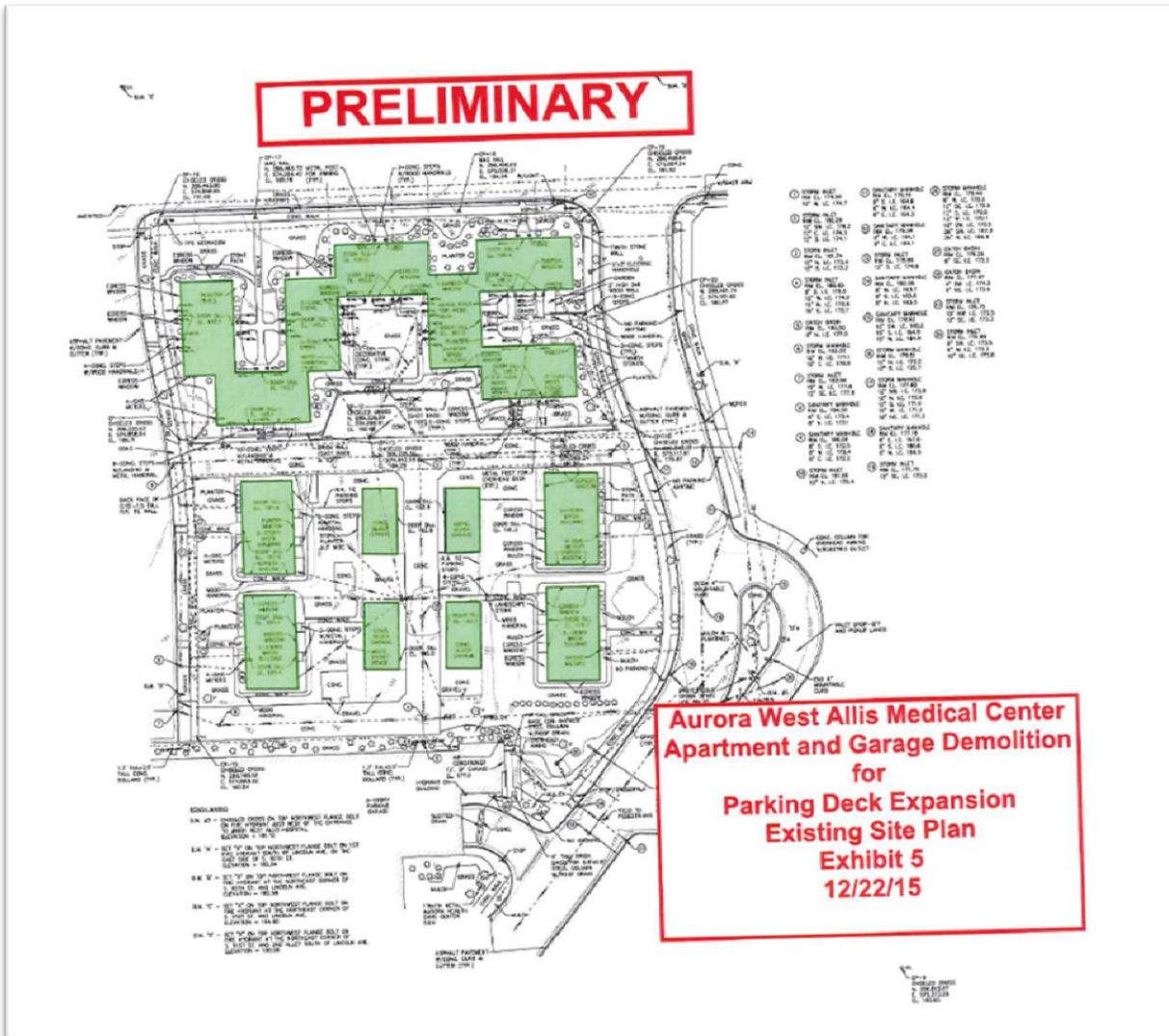
Aurora West Allis Medical Center is seeking to expand its current parking structure located at S. 90 St. and W. Lincoln Ave. The proposed structure, intended for hospital patients, visitors and employees will relieve the current parking deficiency and mitigate the need for both on-street parking and leased, off-campus parking. The proposed parking facility will be four levels high and will double the current capacity in the ramp. In order to facilitate this project the alleys underneath the proposed location of the expanded parking ramp will be vacated and discontinued. There should be no adverse impact on the surrounding property owners as Aurora owns all properties immediately adjacent to the alley. Those that live in connecting alleys west of S. 91 St. will still have many options to navigate their way to S. 92 St. or to W. Lincoln Ave.

On S. 90 St. there will be no physical change, the reason for the right of way vacation is that there is simply a remnant 291' ft. area of S. 90 St. immediately south of W. Lincoln Ave. that will be absorbed into what is the existing campus. The remainder of S. 90 St. to the south has already been vacated and is a part of the Aurora campus, this will just complete the private ownership of the private drive, S. 90 St., all the way to W. Lincoln Ave. There is a Public Hearing scheduled for March 1, 2016 for the proposed Right of Way Vacation.



Recommendation: Recommend Common Council approval of the Vacation and Discontinuance of a T-shaped alley between S. 90 St. and S 91 St. south of W. Lincoln Ave. as well as the remaining approximately 291' of S. 90 St. south of W. Lincoln Ave. which leads into the Aurora West Allis Medical Center.

5. Site, Landscaping and Architectural Plans for proposed demolition of multi-family residential properties located at 2307-09 S. 90 St., 9005-29 W. Lincoln Ave., 2323 S. 90 St., 2331 S. 90 St., 2320 S. 91 St., and 2330 S. 91 St. for a proposed parking structure expansion at 2349 S. 90 St., for Aurora West Allis Medical Center, located at 8901 W. Lincoln Ave. submitted by Richard Kellar, Aurora Health Care.



Overview

The property owner is requesting Plan Commission and City approval to demolish the buildings on the south side W. Lincoln Ave., from S. 90 St. – S. 91 St. This area consists of a 28 unit building and four different 4 unit buildings; all owned by Aurora’s holding company. There are currently no tenants in any of the buildings.

The reason for the demolition request is that Aurora West Allis Medical Center is seeking to expand its current parking structure located south of S. 91 St. The proposed structure intended for hospital patients, visitors and employees will relieve the current parking deficiency and mitigate the need for both on-street parking and leased, off campus parking. As stated earlier, the requested demolition of the apartment buildings and garages is in preparation for the proposed parking facility. The new deck will be four levels high and will double current capacity in the ramp.

Site, landscaping and Architectural Plans, the Special Use Permit and proposed rezoning will come to the Plan Commission at the February 24, 2016 meeting.

Recommendation: Recommend approval of the site, landscaping and architectural plans for proposed demolition of multi-family residential properties located at 2307-09 S. 90 St., 9005-29 W. Lincoln Ave., 2323

S. 90 St., 2331 S. 90 St., 2320 S. 91 St., and 2330 S. 91 St. for a proposed parking structure expansion at 2349 S. 90 St., for Aurora West Allis Medical Center, located at 8901 W. Lincoln Ave.

- 6. Signage Plan Appeal for West Allis Blue, an existing business located at 2063 S. 116 St., submitted by Mark Naber, d/b/a West Allis Blue. (Tax Key No. 482-9999-1422)

Project Overview

West Allis Blue recently changed their name from West Allis Blueprint and has sought to change their signage accordingly. The initial application was not in conformance with the sign code, so in order to get new compliant signage on their building as quick as possible, they scaled down their application. That application was approved on December 3, 2015.

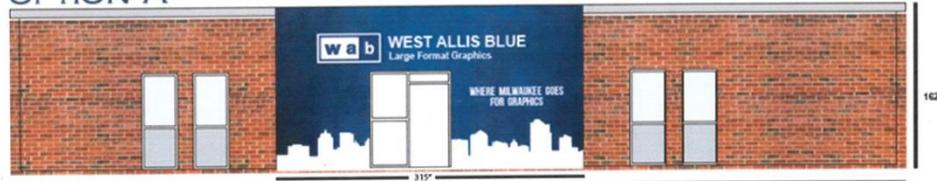
Current Signage:



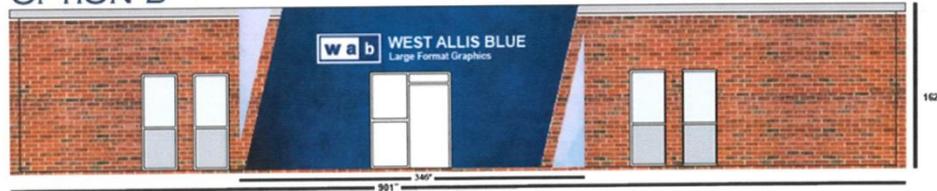
Following that approval and installation, they are now seeking a Signage Plan Appeal to allow for signage larger than permitted and of a new/unique material. The property is permitted wall signage up to 82.7 sq. ft., and the two appeal options proposed signage up to 354 sq. ft. and 389.25 sq. ft. Additionally, the proposed material is a MacTac Roughrap vinyl material that is conformable when heated and pressed with a foam roller application.

Staff's initial response was that the proposed signage was too large and that the material was not permanent/durable enough for consideration of application. The applicant has sought the appeal to the Plan Commission, despite those conversations.

OPTION A



OPTION B



Appeal

Each of the proposed appeals would involve installing a blue vinyl wrap onto the building to surround the entrance. Option A also includes a white skyline image. In total, Option A represents a sign area of approximately 354 sq. ft. and Option B represents approximately 389 sq. ft. (As previously stated, the allowable square footage for wall signage on this parcel is 82.7 sq. ft. and no justification was provided to detail a hardship of permitted area.)

Per the applicant appeal: "MacTac Roughrap is a vinyl material that is highly conformable when heated and pressed with foam roller application. The product is designed to be applied to brick walls. When laminated with a highly conformable laminate – the outdoor durability of the product is 5 years.

The Philadelphia Phillies have a MacTac outdoor wall at their stadium that has been installed for over 5 years.”

The appeal further state that “This product is being used outdoors all over the country on brick walls in ALL CLIMATES. We appeal to the Plan Commission to overturn this thinking and allow us to invest in our building and our growth with this small – tasteful expression of our outfit's ability on the front of our building.”

In general, staff notes that vinyl is not a preferred/approved material for signage, unless of a temporary nature. A “durable” material is called for within the City's Sign Code, and the product specifications for this particular application only detail a 5 year life span. Further, the provided product specifications indicate that: “The outdoor durability of the printed graphic is 18 months. Color fading is mainly dependent up on the quality of the inks.” The “reversibility” of the product (i.e. what does this do to the brick underneath after removal?) has also not been shown.

Recommendation: Recommend **denial** of the Signage Plan Appeal for West Allis Blue, an existing business located at 2063 S. 116 St., submitted by Mark Naber, d/b/a West Allis Blue. (Tax Key No. 482-9999-1422) due to the following reasons: (1) the proposed size is too large and no hardship has been shown as to why a larger sign is needed on this property; and, (2) the proposed product is designed for temporary application.

- 7A. Ordinance to amend the Official West Allis Zoning Map by rezoning a portion of the properties located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St. (future outlot for Chick-fil-A) from M-1 Manufacturing District to C-4 Regional Commercial District (Tax Key Nos. 484-9986-012 and 484-9986-005).
- 7B. Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St.
- 7C. Site, Landscaping and Architectural Plan for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St., submitted by Joe Vavrina, d/b/a HR Green, Inc.
- 7D. Signage Plan Appeal for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located at 2677 S. 108 St., submitted by Joe Vavrina, d/b/a HR Green, Inc
- 7E. Certified Survey Map to create an outlot from portions of two existing lots located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St., in order to develop a Chick-fil-A restaurant, submitted by HR Green, Inc. (Tax Key Nos. 484-9986-012 and 484-9986-005).

Items 7A, 7B, 7C and 7D and 7E may be considered together.

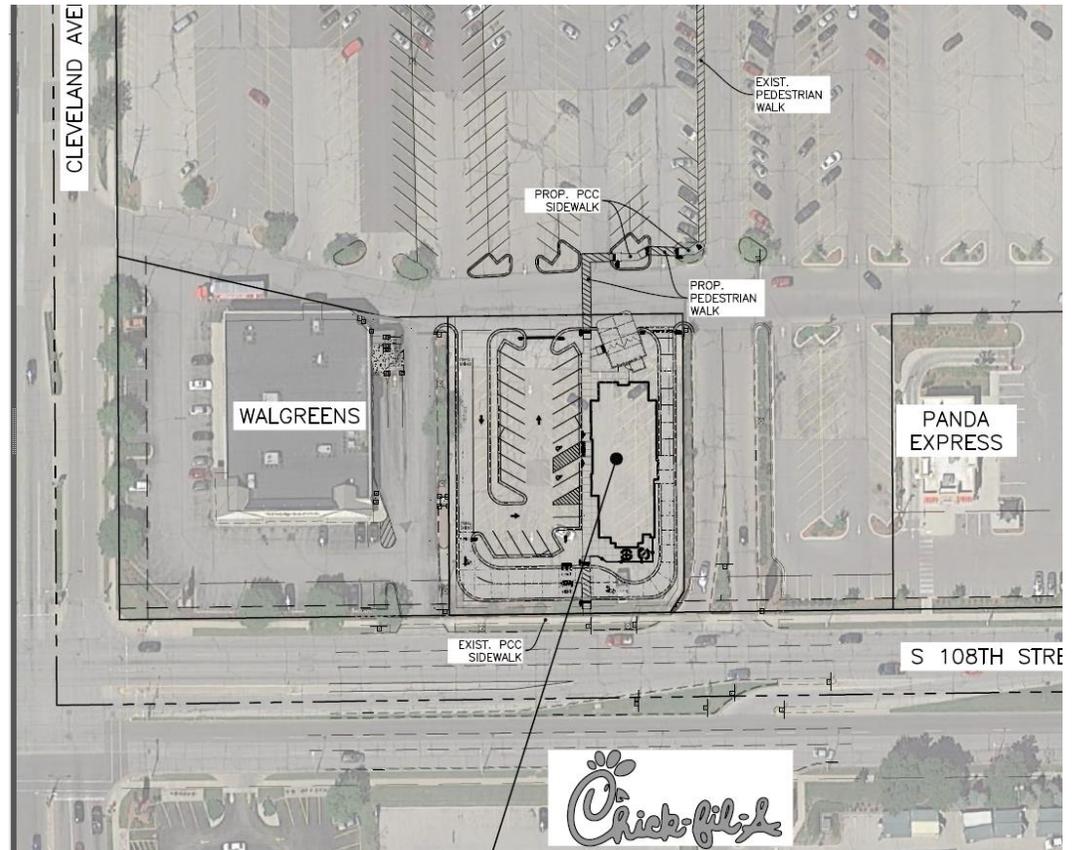
Overview and Zoning

This application involves the creation of a new 1.23 acre outlot, carved out of the existing Kohl's and Pick 'n Save shopping center and the north portion of the Walgreen's lot, north of the existing drive thru area. Generally this area located on the west side of Hwy. 100, north of W. Cleveland Ave. The proposed new outlot would be created via CSM (7E) and a subsequent rezoning (7A). The rezoned parcel is proposed to be fully within the C-4: Regional Commercial District. This rezone is in conformance with the City's current Future Land Use Plan and the City's DRAFT 2030 Future Land Use Plan. This district permits restaurants, outdoor dining and drive-thru facilities as Special Uses (7B).

Site and Landscaping

Vehicular access to the proposed restaurant will be provided via the existing internal access drive that rings the West Allis Shopping Center parking lot. This internal access drive routes traffic to S. 108th Street, Cleveland Avenue, and W. Arthur Avenue. Existing access to S. 108th Street is provided on the north and south sides of the subject property and both access points are restricted to right-in/right-out movements. There are two access points on both Cleveland Avenue and W. Arthur Avenue which are all non-signalized. Having multiple access points will help minimize impacts to the overall operation of the existing parking lot/public roadway network.

A drive-thru service facility is proposed which will feature two stacking lanes up to the order points that will merge into one lane leading up to the pickup window. Chick-fil-A has found that this drive-thru configuration increases efficiency and minimizes vehicle overflow into the parking lot and adjoining internal ring road/entry magazines. Chick-fil-A has also found that they need enough space for nine vehicles to stack between the pickup window



and order points which provides them the optimum spacing to maximize operations of the drive thru facility. To minimize backups into the access drives that service the site, Chick-fil-A tries to maintain a seventeen to nineteen car stack from the order points to entry of the drive-thru lane. The proposed site plan meets the aforementioned design criteria.

The site has been oriented in a way to provide for the most efficient points of access to the site in order to minimize traffic backups onto the shopping center internal access road, adjacent entry magazines and S. 108th Street. Additionally, this layout allows the drive-thru area to be isolated from the dine-in traffic to eliminate the need for customers accessing the building to cross over multiple drive-thru lanes. The drive-thru lanes have been laid out to provide for ample stacking both before the order boards and between the order boards and pick-up window to minimize overflow into the shopping center access road and adjacent entry magazines. The main parking field that is situated south of the building has been laid out with 60 degree parking stalls to create a one-way traffic flow scenario. Pedestrian access to the site has been provided by extending a sidewalk to the public walk along S. 108th Street. The aforementioned pedestrian route has also been extended west of the site and tied into an existing striped path to provide a pedestrian connection to the main group of inline retail buildings.

Architectural

The proposed 4,876 sf building is proposed to be a mixture of brick, prefinished metal/aluminum, and glass. Brick colors currently proposed to be a combination of Red Velour and Silverstone. Mechanical units for heating/cooling will be located on the roof and will be screened via a parapet wall. Accent light via wall sconces are proposed around the building to provide nighttime interest.



Staff recommends a metal canopy on the front (east) elevation to match the canopies proposed on the north and south elevations.

Signage

Building signage is being proposed on all four sides of the building. A freestanding monument sign is proposed to be provided on the east side of the drive-thru along S. 108th Street. This monument sign has been designed with an illuminated logo sign and a reader board display.



The total amount of signage proposed is 155.26 sf, the total sign area allowed for the site is 94.2 sf allowed. In order to remain consistent with past Plan Commission decisions, staff recommends allowing more than the allowable number of wall signs, 2 permitted and 4 proposed, however, the applicant must get the total sign area at or below 94.2 sf, as there is no rationale to allow for more than the allow sign area for this property.

Since the time of the Plan Commission's recommendations, the applicant has been able to propose improvements to the requested area. These improvements now include:

Recommendation: Recommend Common Council approval to amend the Official West Allis Zoning Map by rezoning a portion of the properties located at 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St. (future outlot for Chick-fil-A) from M-1 Manufacturing District to C-4 Regional Commercial District; recommend Common Council approval of the Special Use Permit for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located on portions of 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St.; and, to approve the site, landscaping, architectural plan, the signage plan appeal and the Certified Survey Map for Chick-fil-A, Inc., a proposed restaurant with drive-thru facilities, to be located on portions of 2563-2601-25-65-73-75 S. 108 St. and 2677 S 108 St.

(Items 1 through 7 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 and approved by the Department of Development to show the following: (a) full landscape details to be confirmed by the City Forester, confirmation in regards to what can be planted over the existing easements, if trees are allowed, then trees should be planted, in a similar pattern to the Panda Express development to the north; (b) a sidewalk along the drive immediately to the north of the site which would connect pedestrians from S. 108 St. and connect them to the existing pedestrian connection to Pick n' Save; (c) revisions to the outdoor dining area to feature a pergola with neutral tones; and, (d) confirmation of parking provision for entire shopping center. Contact Shaun Mueller, Senior Planner at (414) 302-8470 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Secs. 12.58(6) and 12.55(2) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Zoning Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner, (414) 302-8466.
4. A paving and drainage plan being submitted for approval. For off-site drainage to the City's right-of-way or street, please submit the plan to the Engineering Department for review. Contact Michael Lewis, Director of Public Works/City Engineer at (414) 302-8372. For on-site drainage, please submit the plan to the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski Director at (414) 302-8414.
5. Developer's submission of Easement agreements for ingress/egress, storm water and cross traffic being provided to the Building Inspection and Neighborhood Services Department for review and approval.
6. Common Council approval of the Special Use, CSM and Rezoning. (A Public Hearing is scheduled for February 2, 2016.)
7. The total signage area proposed being reduced to no more than 94.2 sf.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

8. A lighting plan being submitted to the Department of Development for review and approval.

9. Compliance with Section 2314 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.
8. Site, Landscaping and Architectural Plans to establish a self-storage business within an existing building located at 232 S. Curtis, submitted by David R. Murray, d/b/a Wisconsin Storage Corp. (Tax Key No. 413-9999-035)

Overview and Zoning

The intent of the developer is to acquire, adapt and reuse the existing industrial building (formerly Maintenance Service Corporation) as a self-storage use. The property is 2.7 acres in area, features an existing building of about 50,000-sf and zoned M-1/Manufacturing.

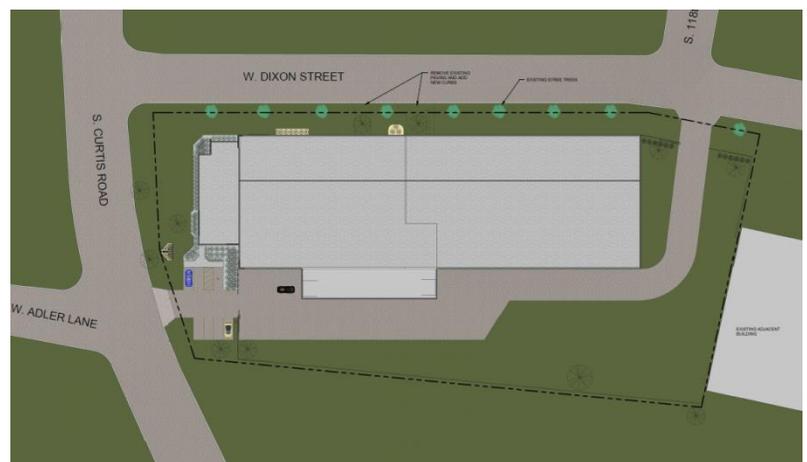
Self-storage uses are permitted in M-1/Manufacturing with the requirement that they be situated upon at least 2 acres. Plan Commission site, landscaping and architectural review will apply as this is a change in use and there are also significant internal and external changes to the building including installation of a mezzanine, new windows, doors and site/landscaping improvements.

The existing warehouse building footprint is about 50,000-sf.

Wisconsin Storage Corp's conversion will add a partial insert floor/mezzanine of an additional 14,000-sf for a total of 64,000 –sf. A total of about 415 storage units will be located within the building.

The internal areas will be heated and customers may access and stage their personal vehicles within an existing one story annex on the southern side of the building. Glass overhead doors will be installed on both east and west sides of the annex. Vehicles will not enter the main portion of the building. The building will be full sprinklered and an elevator and stairs will access the mezzanine level.

The property is accessible from both S. Curtis Rd. and W. Dixon Street. Wisconsin storage intends for customers to enter from S. Curtis Rd. and exit onto W. Dixon St. There are currently three driveways along W. Dixon St. Two of the three access existing overhead doors on the north elevation of the building and will be removed, curbed and planted with grass. The main office and lobby is located on the front/west side of the building. The overall building will be transformed from its current look with new glazing and window openings as discussed in the architectural section below.



Parking

Sec. 12.19 of the Revised Municipal Code indicates the following criteria to calculate parking requirements for public self-storage uses: Spaces equal in number to one percent (1%) of the number of enclosed storage units plus additional spaces for office uses.

Storage units 415 x .01 = 4 parking spaces
Office 1,000-sf @ 1/300 = +3
Required = 7 parking spaces

Provided (off-street) = 7



Architectural

The existing building was constructed in 1963 with a subsequent 25,000-sf (approx.) addition built in 1966. The entire structure consists of one story with varied ceiling heights. The front/west side of the building features an existing field stone façade with punched windows. The existing building also features windows punched into the cement block. The majority of the entire building is smooth faced cement block with the exception of the west façade which is field stone and also textured brick veneer.

As part of the change in use, exterior changes are proposed as follows:

1. West elevation - new storefront (office and lobby) windows featuring 1" insulated clear glazing within aluminum framing (replacing the 1960's field stone). An overhead door opening (for new glass overhead door) will also be installed on the west side of the drive entrance to the annex.
2. South Elevation – Two new storefront windows featuring 1" insulated clear glazing will be installed on the southwest portion of the building (cutting in openings into existing cement block). Cleanup of existing windows.
3. North Elevation-Closure of 2 existing overhead doors. Staff is working with the developer on a larger window openings on the north elevation. Cleanup of existing windows.
4. East Elevation- Cleanup of existing windows. An overhead door opening (for new glass overhead door) will also be installed on the east side of the drive exit from the annex.



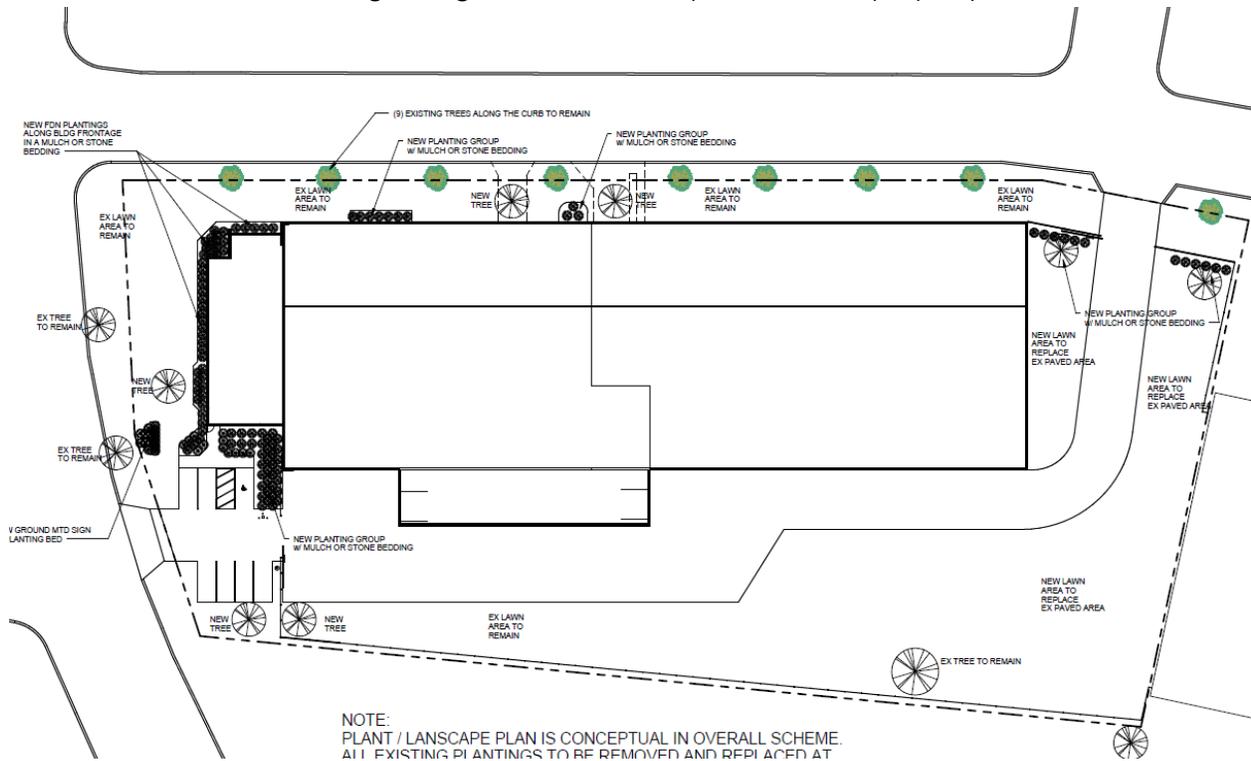
NW Street View
SCALE: 1/4"=1'-0"

Site & Landscaping Plans

The property consists of 2.7 acres of which the building occupies about 50,000-sf. Existing paved areas consist of about 35,000-sf. Improvements include:

1. Reduction in paved surface area. The parking lot area will be reduced in area from approximately 35,000-sf to

2. Install an ornamental fence facing street frontages with gate access points around the new parking lot. The new ornamental fence will wrap around approximately 30-ft each of the corners. The remainder of yard fencing will be a black chain-link fence which will be added along the south and east property lines.
3. Update landscaping areas (new foundation plantings on west and north sides of building, and new plantings at north entry to the site.)
4. Close existing drive ways on W. Dixon St. and install curbing.
5. Demolish the existing storage shed on the SE portion of the property.



Outdoor storage

No outdoor storage is indicated on the site plan other than customer parking. All refuse and dumpster areas will also be contained within the building.

Signage

A formal signage plan will be submitted for staff review. The applicant anticipates installing one freestanding/monument sign in the front yard along S. Curtis Rd. and up one to two wall signs. This format is generally consistent with the City's Signage Ordinance, and staff will seek compliance with the sign ordinance's technical and design requirements.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans to establish a self-storage business within an existing building located at 232 S. Curtis, submitted by David R. Murray, d/b/a Wisconsin Storage Corp. (Tax Key No. 413-9999-035), subject to the following conditions:

(Items 1 through 3 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. A Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) additional landscaping along the west (near drive entry from S. Curtis Rd. and NW corner of site). Also additional landscaping along the south property line (within side yard); (b) fence details being provided; (c) lighting details of fixtures and all locations of any exterior lighting on plan. Include photometric and lighting style (full cut-off

fixtures recommended); (d) any outdoor storage should be delineated on the site plan. Include the type, area and height and method of screening. Contact Steve Schaer, City Planner at (414) 302-8466.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

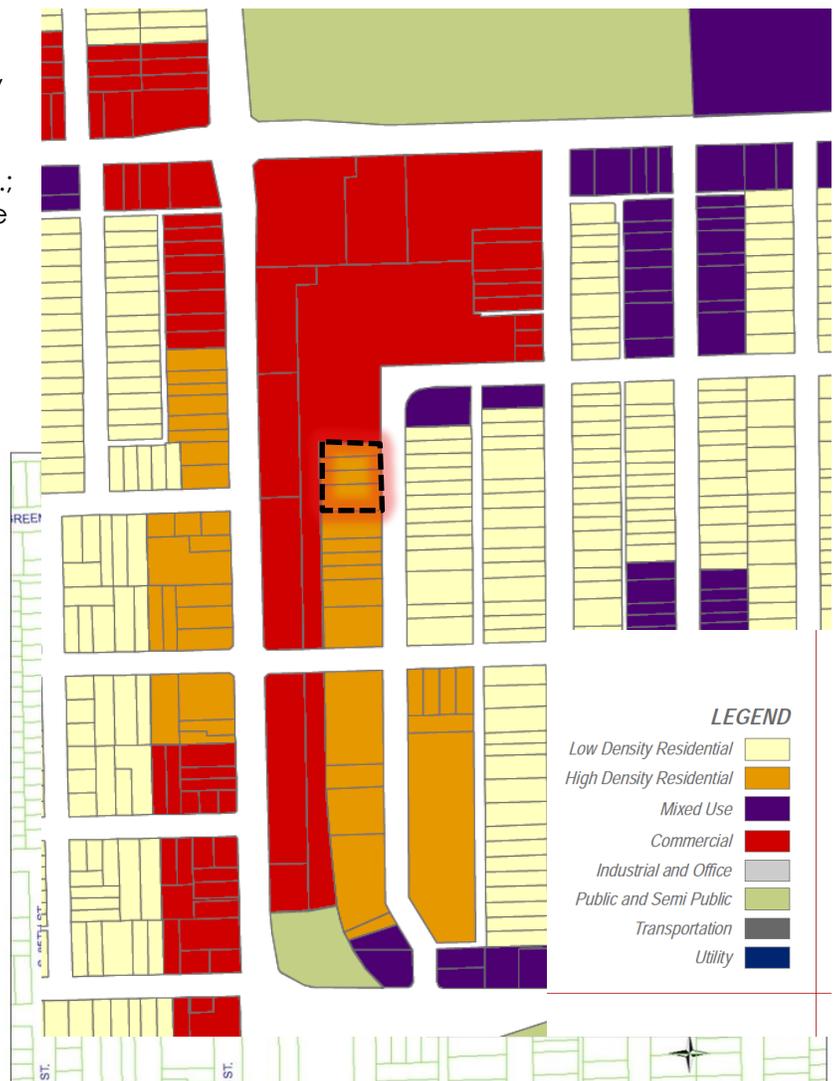
4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.
9. Review of proposed Amendment to the project plan for Tax Incremental District (TID) Number Eleven, City of West Allis, Wisconsin (84th & Greenfield), as to conformance with the general plan of the City.

Overview

Tax Incremental District Number Eleven is currently comprised of approximately 18.8-acres and generally bounded on the east by S. 82 St., on the north by W. Greenfield Ave., on the west by S. 84 St.; and on the south by W. Lapham St. The proposed amendment would increase the acreage to approximately 20.3 acres, with the same general boundaries as the current Tax Incremental District Number Eleven, as shown on the map below:

The purpose of the proposed Amendment to the Project Plan is to amend the Project Plan boundary, and also to allocate approximately \$7,300,000 in Tax Incremental Financing for the project. Project expenses may include, but are not limited to: environmental expenses, developer financing, economic and rehabilitation program expenses, administrative expenses, capitalized interest, and/or additional project costs for onsite and/or off-site improvements. The proposed costs include projects within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District.

A Public Hearing will be conducted



February 9th relative to the amendment of the Project Plan of Tax Incremental District Number Eleven, City of West Allis, Wisconsin.

Land Use and Zoning

Existing TID area land use - The West Allis 2030 Land Use Plan shows the existing TID 11 area as a commercial land use designation, which corresponds to the existing zoning and expected re-use.

Proposed added TID area land use - The new land to be added to the existing TID 11 area is shown as high density residential land use and is compatible with the expected reuse.

While the existing land use of the added area is compatible with the expected reuse, a land use map amendment from high density residential to Commercial land use will be conducted as will a rezoning to from RB-2/Residence District to C-3/Community Commercial District to offer consistency in land use and zoning flexibility within the TID area.

The rationale behind this approach is best understood by a comparison of the C-3 and RB-2 Zoning Districts as explained below:

Existing TID area Zoning (C-3/Community Commercial) - The existing TID area is zoned C-3 Community Commercial District, which does not have minimum area or frontage requirements, but does have side and rear setbacks of 10 ft. from residentially zoned or conforming residential properties. The district also has a maximum Floor Area Ratio (FAR) of 1.5. Future development would need to conform to these standards or seek a variance from the Board of Appeals.

Existing Zoning of proposed added TID area - The existing zoning of the 4 parcels being added to TID 11 are zoned RB-2 Residence District. This district has different setback, lot coverage and bulk requirements than the C-3/Community Commercial District. For example, minimum bulk requirements of 1,500-sf of land area are required for each one bedroom unit, 2,000-sf of land area are required for each 2 bedroom unit and a maximum lot coverage of 40% for interior lots. Furthermore the front, side and rear building setbacks are as follows: 20 ft. (front), 3-ft (south side yard), 7-ft (north side yard) and not less than 15% of lot depth (rear yard). The height of buildings is limited to 35-ft.

Given the differences in setbacks, height, bulk requirements and lot coverages between the RB-2 and C-3 Districts, staff is recommending a consistent zoning of all lands within the TID. Staff also doesn't recommend the property be split zoned.

The Plan Commission's role in this project is to review the proposed amendment as to conformance with the general plan of the City. While the current land use of high density residential is consistent with the expected reuse, staff will conduct a land use map amendment and rezoning for consistently with the rest of the TID area (Commercial land use and C-3/Community Commercial).

Recommendation: Recommend Common Council approval of the proposed Amendment to the project plan for Tax Incremental District (TID) Number Eleven, City of West Allis, Wisconsin (84th & Greenfield), as to conformance with the general plan of the City.

Non-Discrimination Statement

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability, or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

Americans with Disabilities Act Notice

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

Limited English Proficiency Statement

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.