



STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JULY 27, 2016

6:00 pm

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

1. Approval of the June 22, 2016 minutes.
2. Ordinance to amend subsections 12.06, 12.41, 12.42, 12.43 and 12.45 of the Revised Municipal Code relative to defining and permitting Food Pantries.

Overview

In February 2016, the City received an application from an organization interested in operating a food pantry, in conjunction with a thrift store. Staff provided a determination that due to the thrift component of their operations, they would be required to locate in the C-4 Regional Commercial District. However, the applicant wanted to locate within the C-2 Neighborhood Commercial District and appealed to the Safety and Development Committee for consideration of an Ordinance Amendment. (That application ultimately did not move forward.)



During discussion, the Safety and Development Committee questioned how the applicant would be zoned if they only operated the food pantry portion of their operations. Staff suggested that the zoning code was unclear, but since the use still dealt with donated goods, they would potentially be treated similarly. However, based on that conversation, the City Attorney's Office and members of the Committee requested that staff research an Ordinance Amendment to remove the ambiguity.

Based on the missing classification of a use that "gives away" products, staff came up with the following definition, in conjunction with similar definitions in other zoning codes:

Food Pantries. An entity that distributes or facilitates the giving of goods. This use classification includes, but is not limited to, soup kitchens, and drop-off and distribution facilities for clothing and household goods.

As proposed, this use would be allowed as a Special Use in the C-2 thru M-1 Districts. The recommendation to classify them as a Special Use relates to the potential for donated goods and potential refuse accumulation, including food scraps.

Staff understands that there may ultimately be some discussion within the Safety and Development Committee as to where these uses should be located, particularly whether they should start in C-2 or C-3 contexts. Because the users of these facilities are more likely served on a community (C-3) vs. neighborhood (C-2) scale, staff believes that a modification to allowing them in C-3 thru M-1 could be warranted.

Recommendation: Recommend Common Council approval of the Ordinance to amend subsections 12.06, 12.41, 12.42, 12.43 and 12.45 of the Revised Municipal Code relative to defining and permitting

Food Pantries., subject to the following conditions: 1. Confirmation of beginning to allow the use in the C-2 or C-3 District; and, 2. The holding of a Public Hearing before the Common Council, which is scheduled for August 2, 2016. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.

3. **Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), for Wisconsin Storage Corp, an existing public self-storage use at 232 S. Curtis Rd., submitted by David R. Murray of Wisconsin Storage Corp. (Tax Key No. 413-9999-035)**

Overview and Zoning

The Plan Commission approved WI Self Storage's previous Phase 1 proposal in January to convert 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 is 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.

Phase 1 (approved in January) -

The existing warehouse building footprint is about 50,000-sf. Wisconsin Storage Corp's conversion to self-storage inserted a partial floor/mezzanine of an additional 26,000-sf for a total of 89,000-sf. A total of about 415 climate controlled storage units will be located within the main building. The main building will be open for business later this year.

Phase 2 (proposed) - WI Self Storage is proposing a phase 2 detached (14,000-sf) storage building with about 60 new non-climate controlled storage units ranging in size from 150 to 300 sf. Plan Commission site, landscaping and architectural review applies to the modifications and is a necessary step in acquiring a building permit for the improvements.

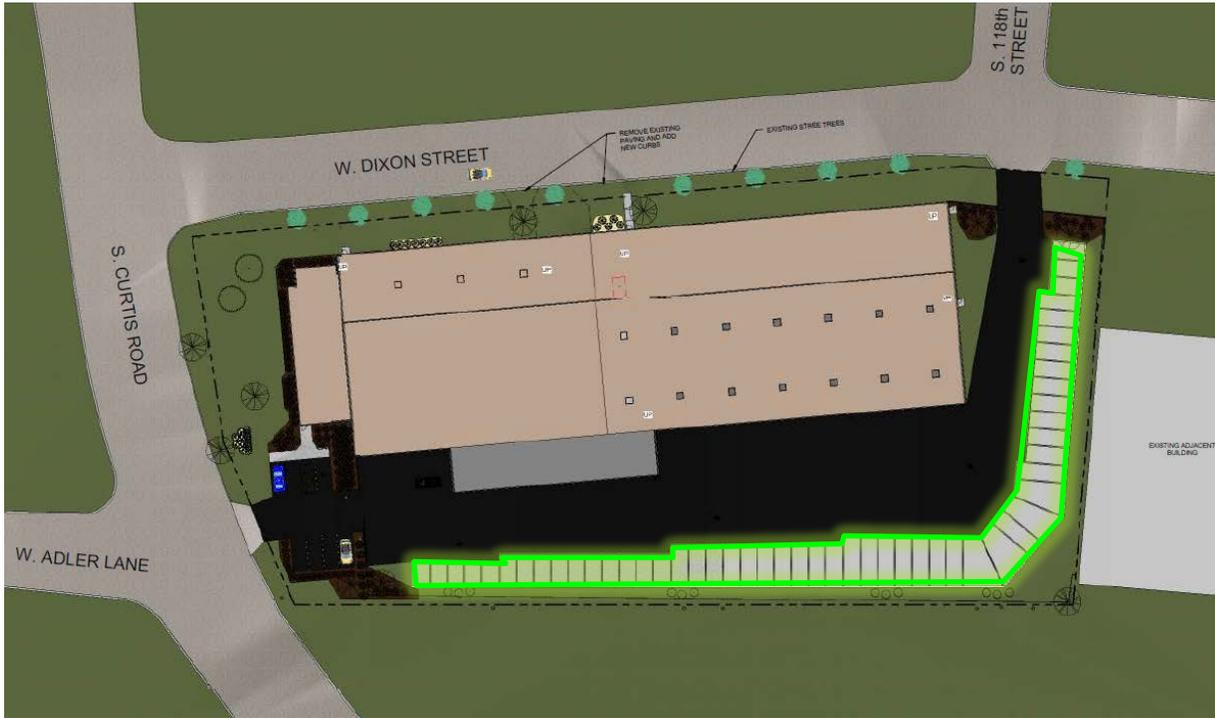
The property is accessible from both S. Curtis Rd. and W. Dixon Street. Wisconsin Storage intends for customers to enter from S. Curtis Rd. and exit onto W. Dixon St.

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.



Phase 1 Storage units 415	x .01 =	4 parking spaces
Phase 2 Storage units 60	x .01 =	1
Office (1,000-sf @ 1/300)	=	+3
Required	=	8 parking spaces
Provided (off-street)	=	7 striped spaces plus additional off-street parking



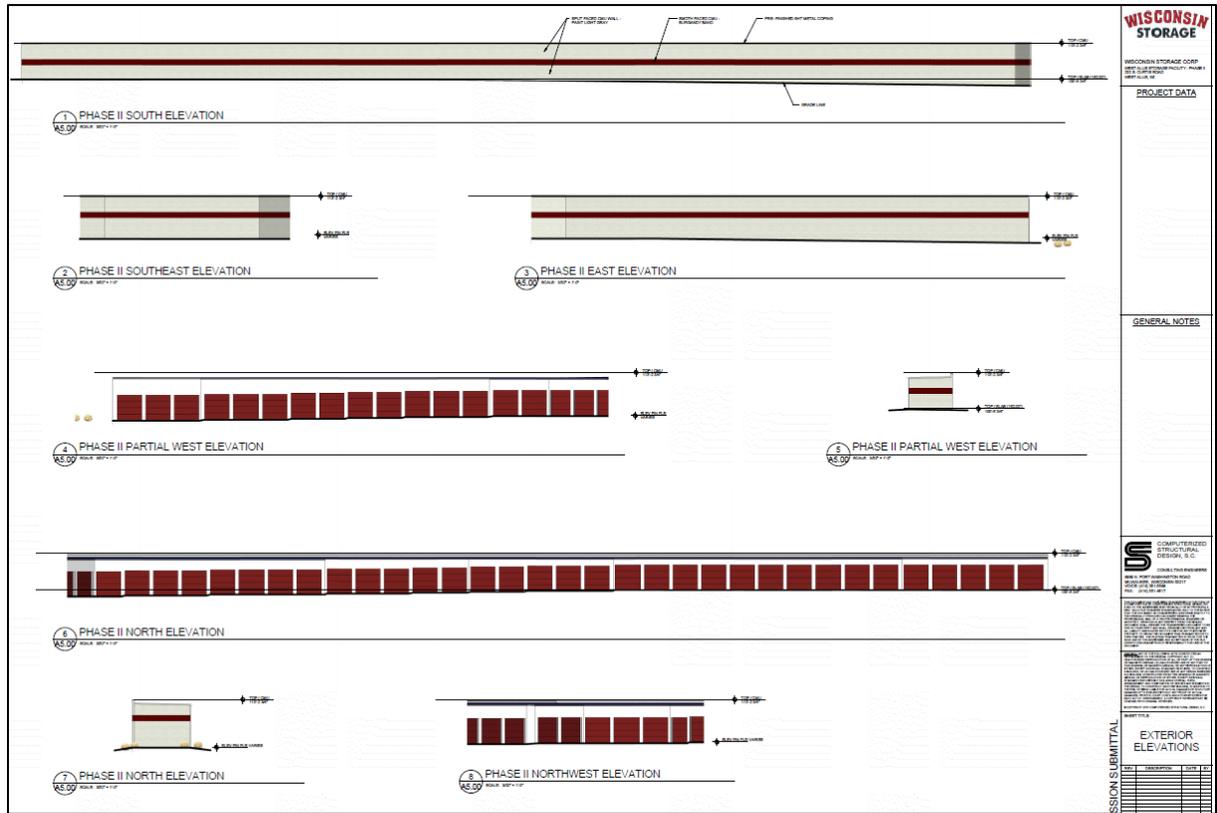
Architectural

The new storage building will be about 14,000-sf in area and feature 60 storage units.

Exterior materials

- North end cap, West end cap, South and East elevations (facing surrounding properties) - WI Storage Corp has agreed to construct the building of an integral color split-faced (or similar) block in a color that matches the main building. A horizontal (burgundy color) accent stripe is also proposed.
- North elevation (internal facing main building) – this elevation will provide access to the storage units. The overhead garage doors will be burgundy in color (steel doors and steel framing).

As approved by the Plan Commission in January, the main building is being updated with a new customer lobby and floor-to-ceiling windows. Overhead door openings will feature glass doors. With the exception of some new integral color block on the west elevation of the main building, the remainder of the building will be repainted.



Site & Landscaping Plans

The property consists of 2.7 acres. The site plan indicates that about 77% of the site will be impervious (building or pavement) and about 23% will be pervious area (green space and landscaping).

Site landscaping improvements as part of the Phase 2 work include:

1. Installation of an ornamental fence facing street frontages with gate access points around the new parking lot. The new ornamental fence will wrap around the corners of the site and end at the new storage building. The remainder of the south and east property line will not be fenced given the location of the new building.
2. Update landscaping areas (new foundation plantings on the south side of the new building).

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan amendment to construct an additional self-storage building (Phase II), for Wisconsin Storage Corp, an existing public self-storage use at 232 S. Curtis Rd., submitted by David R. Murray of Wisconsin Storage Corp. (Tax Key No. 413-9999-035), 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. A Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) note on the architectural plan to indicate integral color materials; (b) additional foundation landscaping along the south side foundation; (c) updated fence details being provided; and, (d) updated lighting details of fixtures and all locations of any exterior lighting on plan. Include photometric and lighting style (full cut-off fixtures recommended); 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.
4. A post construction storm water management plan submitted to the Engineering Department for approval; contact Joe Burtch/Engineering at (414) 302-8379 with questions.

4A. Special Use Permit for the Farmer's Wife, a new restaurant proposed to occupy the first floor of the existing mixed-use building, located at 6531-33 W. Mitchell St.

4B. Site, Landscaping and Architectural Plans for the Farmer's Wife, a new restaurant proposed to occupy the first floor of the existing mixed-use building, located at 6531-33 W. Mitchell St., submitted by Robin Mastera, d/b/a The Farmer's Wife. (Tax Key No. 454-0295-001)

Items 4A and 4B may be considered together.



Overview and Zoning

The Farmer's Wife is a proposed restaurant with outdoor dining at the site of the former PM Pub. The parcel is currently zoned C-2 Neighborhood Commercial District, which permits a restaurant with outdoor dining as a Special Use. The new business will be occupying the first floor of the building and a two-bedroom apartment occupies the second floor.

The Farmer's Wife proposed hours of operation are Monday – closed, Tuesday to Thursday - 10 am to 9pm, Friday and Saturday – 10 am to 10 pm, and Sunday – 10 am to 2 pm.

Site, Landscaping, and Architectural Plans

There are very little proposed changes to the building or site. The only significant alteration is the addition of a fence and outdoor patio space on the western side of the building. The space is already paved, but will now include a new fence and gate. All other changes to the building are proposed to take place on the interior (extended kitchen space, painting, wall coverings, etc.).



The new patio space on the western façade of the building is proposed to be 237 sq. ft. and surrounded by a 6 ft. tall privacy fence with lattice. There will be a 9' x 5' walkway between the rear door and the outdoor dining area for tenants and restaurant staff use. Planning Staff is requesting a more detailed site plan including the table layout, fence/gate details, and the pathway.

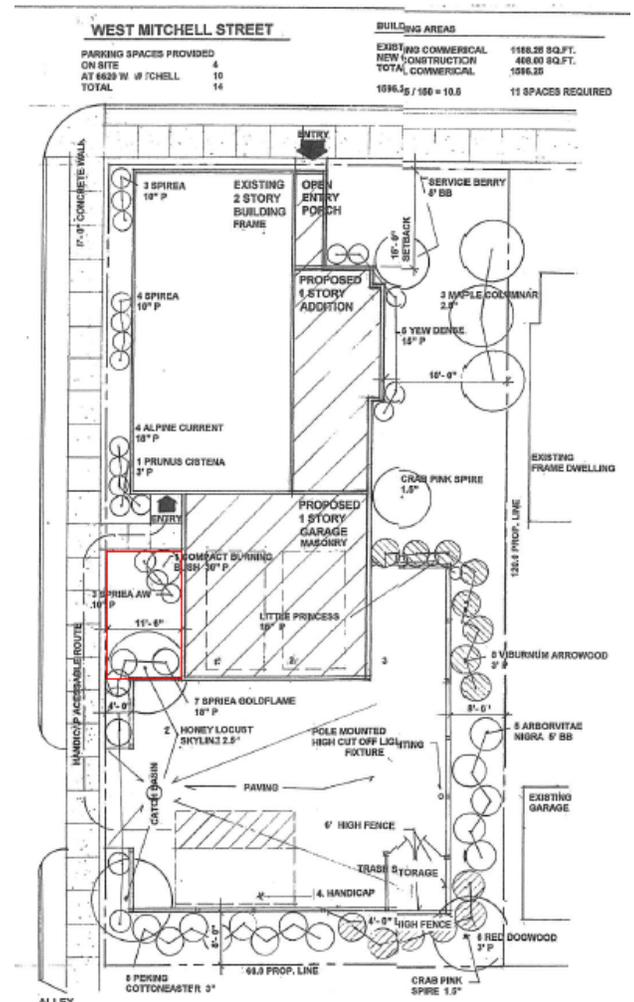
The existing façade, windows, and doorways are in decent condition. Some cleaning is necessary, but overall there is no visible blight other than the cellar door (west elevation) and rear door (south elevation) of the building. These doors need to be painted and/or replaced.

The landscaping and site plan that went with the PM Pub's Special Use Permit in 2005 was fully implemented. Overall, the plants look to be in good shape and the 2005 plan will be placed on file as The Farmer's Wife landscaping plan.

Dumpster screening is sufficient and is located in the northeast corner of the paved area behind (south) the building. There is a slatted chain-link fence with a gate that surrounds the dumpsters and it seems to be in good working order.

Parking

The combined uses equate to a parking requirement of 11 total spaces (9 for the restaurant and 2 for the apartment).



Currently, there are no stalls striped within the paved parking area behind the building (southern end), however at 2,500 sq. ft. there could potentially be 7 vehicles that fit there. Plus there are 2 existing garage parking spaces for tenants and if overflow parking is needed, there is plenty available along Mitchell St. As far as the ADA requirements are concerned, there is one signed space in the lot that satisfies the necessary requirements.

Recommendation: Recommend Common Council approval of the Special Use Permit for The Farmer's Wife, a new restaurant proposed to occupy the first floor of the existing mixed-use, located at 6531-33 W. Mitchell St., submitted by Robin Mastera, business owner, and to approve the Site, Landscaping and Architectural Plans for the Farmer's Wife, a new restaurant proposed to occupy the first floor of the existing mixed-use building, located at 6531-33 W. Mitchell St., submitted by Robin Mastera, d/b/a The Farmer's Wife. (Tax Key No. 454-0295-001), subject to the following conditions:

(Items 1-4 are 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 and Architectural Plans being submitted to the Department of Development to show the following: (a) painted parking stall lines on the paved area in the rear of the building; (b) identification of materials and more detailed plans related to the seating in the patio area, fence, and gate; and, (c) repainting or replacement of the cellar door (east elevation) and rear door (south elevation); Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.
2. Confirmation from the property owner and/or business owner that the exterior of the building (siding, windows, and doors) will be cleaned before the Occupancy Permit is obtained.
3. A detailed signage plan and permit application submitted to the Department of Development with attention to the replacement of the existing panels within the box signs with opaque infill panels.
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 August 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.

- 5A. Special Use Permit for Scott's Automotive, LLC, a proposed automotive repair business, to be located within a portion of the existing multi-tenant industrial building located at 2042 S. 114 St.
- 5B. Site, Landscaping and Architectural Plans for Scott's Automotive, LLC, a proposed automotive repair business, to be located within a portion of the existing multi-tenant industrial building located at 2042 S. 114 St., submitted by Scott Emanuele, d/b/a Scott's Automotive, LLC. (Tax Key No. 481-9994-003)

Items 5A and 5B may be considered together.

Overview and Zoning

The existing 36,000-sf building is situated on a 1.32 acre site measuring 175-ft. wide x 330-ft. deep.

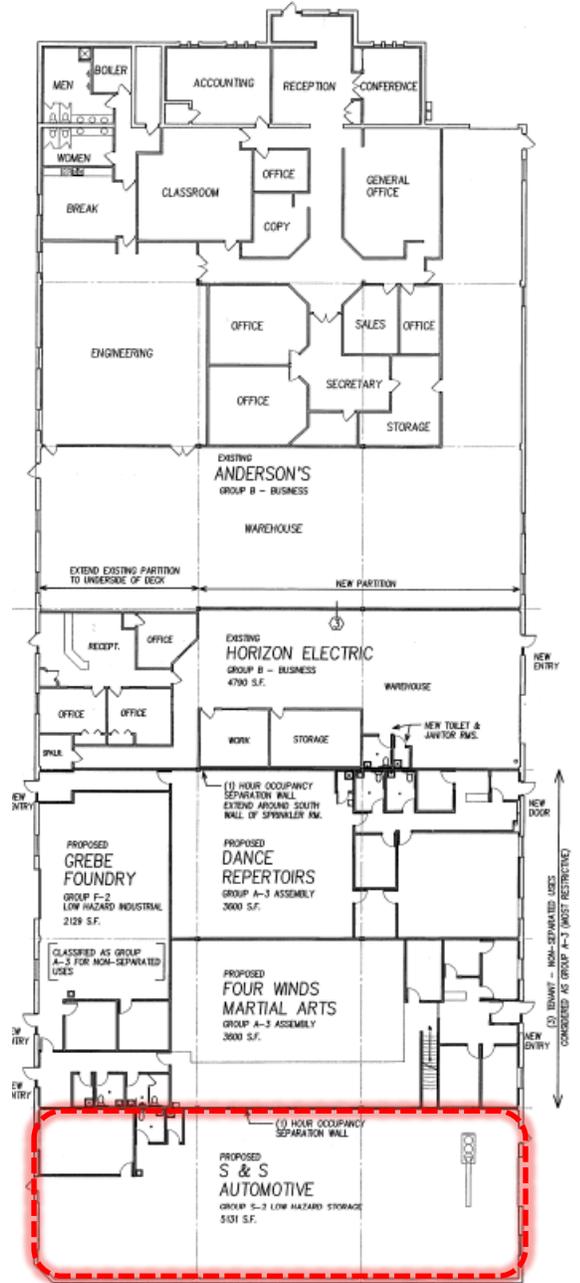
Surrounding uses include ABF trucking, Ferguson Pipe & Electric, Country Hearth Bakery Distribution center, and other related industrial uses.



Scott's Automotive is proposing to occupy a 5,100 sf. tenant space on the south end of the multi-tenant commercial building on S. 114 St. and W. Rogers St. The former tenant (S&S Auto) was also an automotive use, but their Special Use Permit was specifically written to allow business operations between the hours of 8am and 5pm Monday to Friday.

Scott's Automotive proposes different operating hours and will be open to the public. For these reasons, a new Special Use Permit is required to allow these terms of the use moving forward.

The property is zoned M-1/Manufacturing and vehicle repair services are considered special uses. The current property owner is Ridgestone Bank, who is currently marketing the property for lease and sale. Other tenants within the property include BPI, Horizon Electric and Four Winds martial arts.



floor plan
SCALE 1/8" = 1'-0"
NORTH

Scott's Automotive Operations

The hours of operation will be from 7:00 am – 6:00 pm, Monday thru Saturday. Business services include general automotive repair of domestic and foreign vehicles. In addition to service, parts sales and installations will also be conducted. Four employees will be on staff. The business will be open to the general public.

No commercial vehicles will be associated with the proposed use and there will not be any outdoor storage. All repair vehicles will be kept on site. No repair will be conducted within City right-of-way.

The tenant space was formerly utilized as auto repair and the floor plan is essentially open space with a small office area. Overhead garage doors are located on both the east and west sides of the floor area.

Parking required for overall building 88 spaces
(32 spaces for Scott's Automotive)

Parking provided on site 32 spaces
(including 2 ADA)

Common Council has the ability to waive parking requirements, as part of the approval of the Special Use Permit.

Site, Landscaping and Architectural

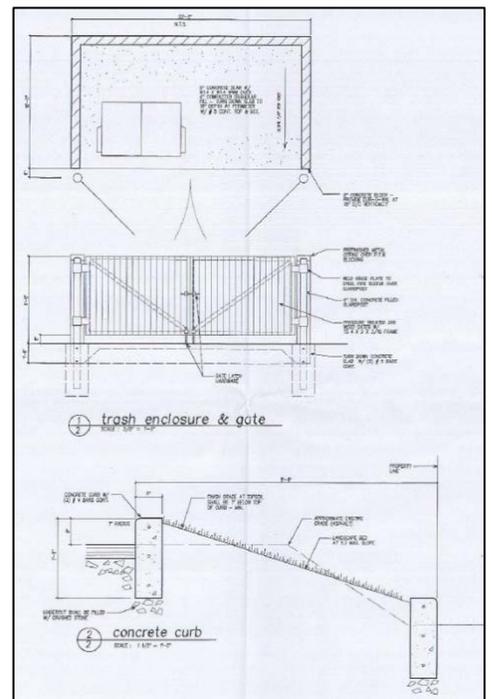
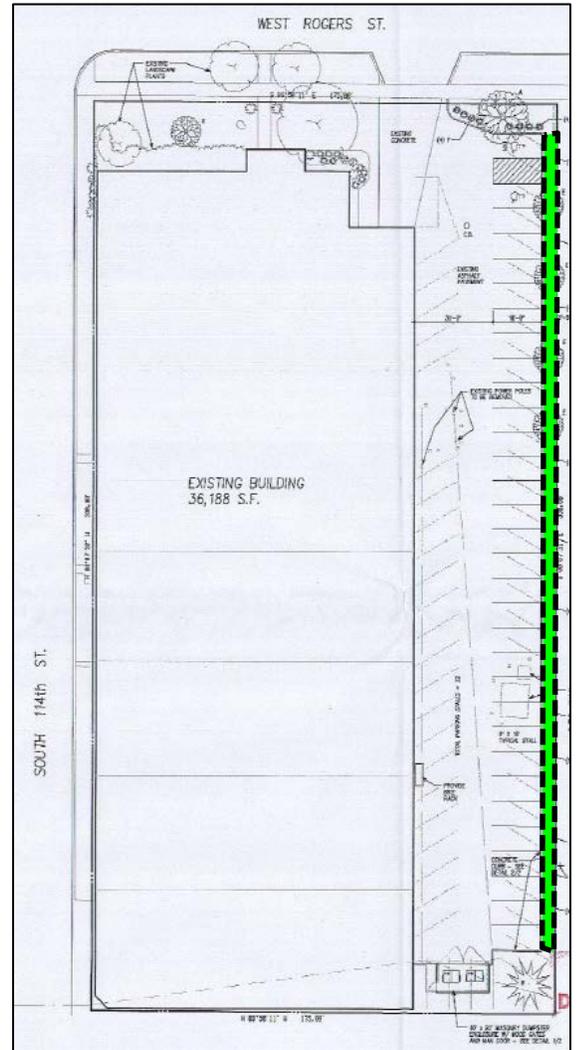
The property is under an approved site and landscaping plan from 2007 and is in good condition, but staff notes that the owner intends to modify the approved site plan by removing existing wheel stops and installing a new poured concrete curb and green space along the east property line. Additional landscaping will also be installed along the west side of the building foundation.

The east side of the property features an existing paved surface parking lot for approximately 32 vehicles.

The exterior of the building was recently repainted and is in good condition.

Two new exterior glass overhead doors are proposed as part of the new occupancy.

There is an existing 3-sided refuse enclosure on the south end of the property. Gates will need to be added as a condition of approval.



Signage

No signage has been proposed with this application yet. When signage is requested by Scott's, approval from the Department of Development of a signage plan in conformance with the Signage Code will be required.

Recommendation: Recommend Common Council approval of the Special Use Permit for Scott's Automotive, LLC, a proposed automotive repair business, to be located within a portion of the existing multi-tenant industrial building located at 2042 S. 114 St. and approval of the Site, Landscaping and Architectural Plans for Scott's Automotive, LLC, a proposed automotive repair business, to be located within a portion of the existing multi-tenant industrial building located at 2042 S. 114 St., submitted by Scott Emanuele, d/b/a Scott's Automotive, LLC. (Tax Key No. 481-9994-003), subject to the following conditions:

(Items 1-4 are 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. A revised site, landscaping and architectural plan being submitted to the Department of Development to show the following: (a) parking requirements and hours of operation table schedule for all uses; (b) an updated landscaping plan and details to show poured curb and green space along the east side of the site, and additional landscaping being added along the west foundation wall of the building; (c) gates being added to the existing refuse enclosure on site; and, (d) lighting/photometric plan, if any new outdoor lighting on site being submitted for review to the Department of Development. Contact Steven Schaer at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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 Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager 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.

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

6. A signage plan being submitted to and approved by the Department of Development.
7. 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.

- 6A. Special Use Permit for CrossFit West Allis/Stallis Strong Fitness, a new athletic/fitness health club business, proposing to occupy a portion of the existing multi-tenant industrial building located at 2028 S. 114 St.
- 6B. Site, Landscaping and Architectural Plans for CrossFit West Allis/Stallis Strong Fitness, a new athletic/fitness health club business, proposing to occupy a portion of the existing multi-tenant industrial building located at 2028 S. 114 St. submitted by Kyle Courtier, d/b/a CrossFit West Allis/Stallis Strong Fitness. (Tax Key No. 481-9994-003)

Items 6A and 6B may be considered together.

Overview and Zoning

The building is situated on a 1.32 acre site measuring 175-ft. wide x 330-ft. deep.

Surrounding uses include ABF trucking, Ferguson Pipe & Electric, Country Hearth Bakery Distribution center, and other related industrial uses.

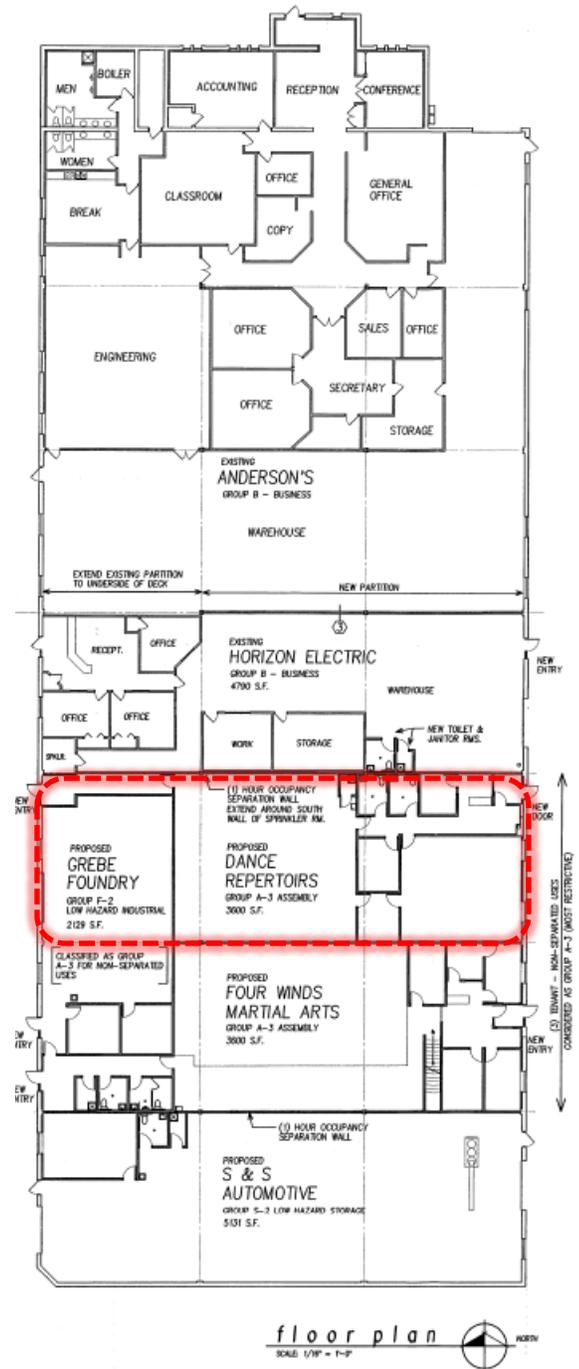
CrossFit is proposing to occupy about 5,700 sf of tenant space (formerly the Dance Repertoire space and the Grede tenant space which is located centrally within the building at S. 114 St. and W. Rogers St.). The former dance studio use lapsed and a new special use is required for CrossFit.

The property is zoned M-1/Manufacturing and fitness uses are considered special uses. The current property owner is Ridgestone Bank, who is currently marketing the property for lease and sale. Other tenants within the property include BPI, Horizon Electric and Four Winds martial arts.

Kyle Courtier is the proposed operator of the athletic training facility. The proposed CrossFit gym will offer classes from qualified instructors. The sessions will include up to 15 clients led by one instructor. The gym would not have open hours, but rather will offer classes at pre-determined hours. The proposed classes will take place 6:00 am, 7:00 pm and 8:00 pm Monday – Friday, and Saturday at 9:00 am and 10:00 am.

Parking

Based on a ratio of 1 parking space for 150 sq. ft. of occupancy, this tenant space is required to have 38 parking spaces. Parking is available within the existing off-street parking lot and additional on-street parking is available in front of the building along W. Rogers St. and along St. 114 St.



Based on the existing tenants and proposed use morning and evening/night time use, staff does not feel that parking will be an issue. Common Council has the ability to waive parking requirements, as part of the approval of the Special Use Permit.

Site, Landscaping and Architectural

This is the same property as covered in item 5B (previous item). The property owner will be submitting a revised plan in accordance with the staff recommendation.

The property is under an approved site and landscaping plan from 2007 and is in good condition, but staff notes that the owner intends to modify the approved site plan by removing existing wheel stops and installing a new poured concrete curb and green space along the east property line. Additional landscaping will also be installed along the west side of the building foundation.

The east side of the property features an existing paved surface parking lot for approximately 32 vehicles.

The exterior of the building was recently repainted and is in good condition. No exterior changes for CrossFit have been indicated with the writing of this staff report.

There is an existing 3-sided refuse enclosure on the south end of the property. Gates will need to be added as a condition of approval.

Signage

No signage has been proposed with this application yet. When signage is requested by CrossFit, approval from the Department of Development of a signage plan in conformance with the Signage Code will be required.

Recommendation: Recommend Common Council approval of the Special Use Permit for CrossFit West Allis/Stallis Strong Fitness, a new athletic/fitness health club business, proposing to occupy a portion of the existing multi-tenant industrial building located at 2028 S. 114 St. and approval of the Site, Landscaping and Architectural Plans for CrossFit West Allis/Stallis Strong Fitness, a new athletic/fitness health club business, proposing to occupy a portion of the existing multi-tenant industrial building located at 2028 S. 114 St. submitted by Kyle Courtier, d/b/a CrossFit West Allis/Stallis Strong Fitness. (Tax Key No. 481-9994-003), subject to the following conditions:

(Items 1-4 are 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. A Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) parking requirements and hours of operation table schedule for all uses; (b) an updated landscaping plan and details to show poured curb and green space along the east side of the site, and additional landscaping being added along the west foundation wall of the building; (c) gates being added to the existing refuse enclosure on site; and, (d) lighting/photometric plan if any new outdoor lighting on site being submitted for review to the Department of Development. Contact Steven Schaer at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.

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 Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager 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.

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

5. A signage plan being submitted to and approved by the Department of Development.
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.

7. Site, Landscaping and Architectural Plan for Express Mart, an existing business, proposing improvements to their property located at 8526-30 W. Greenfield Ave. submitted by Gerry Ramos, Architect and Pravinkumar R. Patel, property owner. (Tax Key No. 442-0664-001)

Overview and Zoning

The property owner is in the process of requesting a transfer of liquor license (from Town Beer and Liquor to the Express Pantry property). As a condition of license transfer, the City has recommended the property owner improve the property to bring it in line with minimum construction standards for site, landscaping and design.



The property is zoned C-2 Neighborhood Commercial and retail stores are a permitted use.

Eleven parking stalls are present on site and nine parking stalls will be provided post construction. ADA parking will be provided.

Site, Landscaping and Architectural

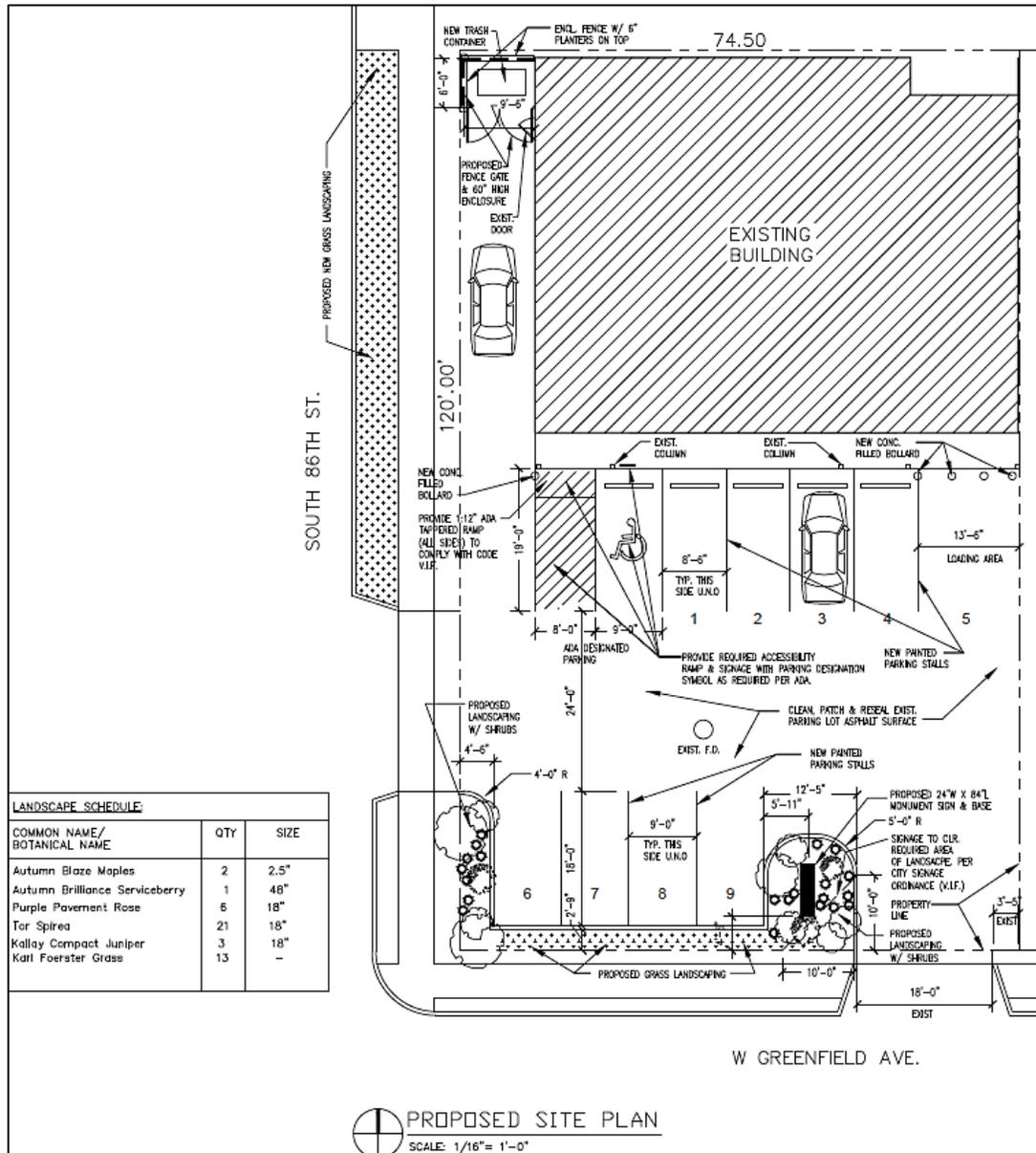
The existing site is currently not landscaped and consists of a 3,200-sf building on a 9,000-sf lot. The entire site is impervious consisting of building and parking lot.

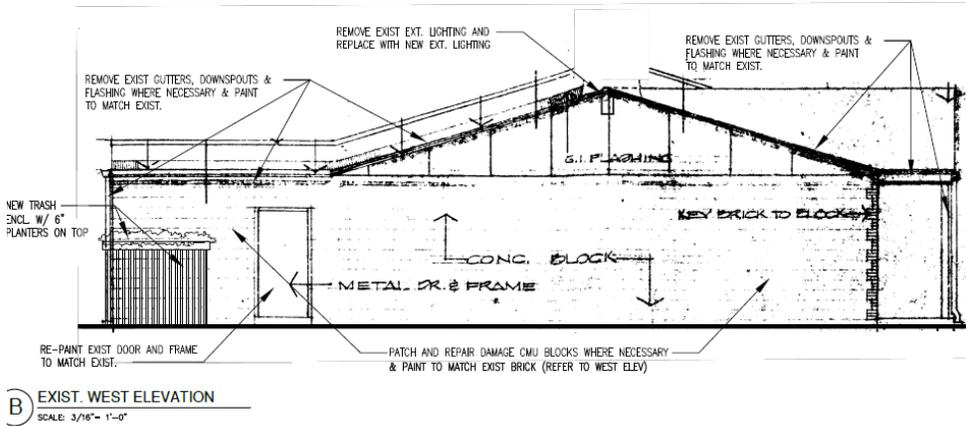
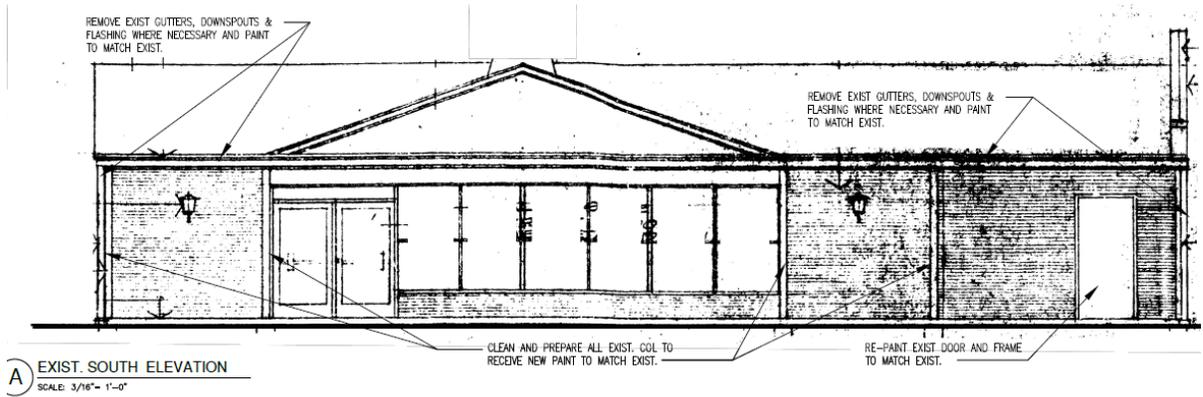
The property owner has submitted a site and landscaping plan showing the following improvements:

- A new landscaping area along W. Greenfield Ave.



- Poured concrete curbs (framing the landscaping areas)
- Removing the asphalt terrace (between walk and curb) with grass and repairing the cracked sidewalk area.
- Resurfacing and restriping of the parking area (new ADA stall and transition from parking lot to the storefront)
- A four-sided refuse enclosure (west side of the site)
- Repainting the masonry block on the west and north elevations in a similar color to the storefront brick
- Lighting upgrades

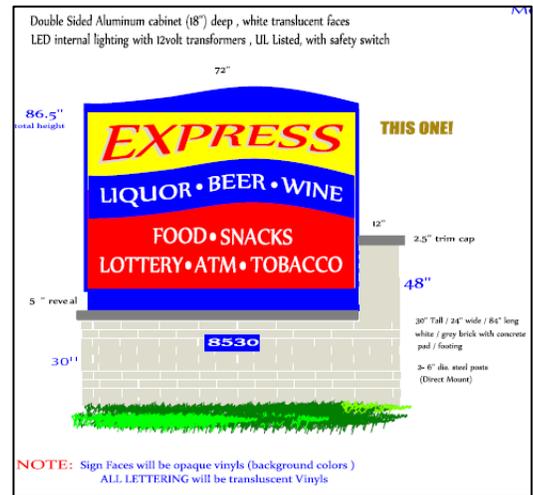




Signage

The existing pole sign on site will be removed and replaced with a new 9-ft tall monument sign. The sign cabinet is 42sf in area (7'x6') and will rest upon a 2.5' high masonry brick base. On the south side of the sign, the base will extend vertically 4' above grade around part of the sign cabinet. Masonry sills will be added as a cap feature on top of the masonry base. The sign cabinet will feature a unique wave shape. Sign faces to be opaque with translucent copy.

The new monument sign will be placed in a new landscaping island as shown on the site/landscaping plan. The plan shows the new sign being located outside of the 10x10' vision angle.



A new oval wall sign is also proposed to be located on the south elevation of the building. The sign will be located within a flat section of the roof gable. Sign face to be opaque with translucent copy.

Specific sign base material colors are recommended.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan for Express Mart, an existing business, proposing improvements to their property located at 8526-30 W. Greenfield Ave. submitted by Gerry Ramos, Architect and Pravinkumar R. Patel, property owner. (Tax Key No. 442-0664-001), subject to the following conditions:

(Items 1-3 are 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 and Architectural Plans being submitted to the Department of Development to show the following: (a) relocate the proposed refuse area/enclosure south of the existing service door; (b) repaint the gable areas in a neutral color; (c) exterior building paint color details being provided; (d) material and color details of the monument base being provided; (e) lighting/photometric plan being submitted if new light poles or fixtures are proposed; and, (f) window signage not to exceed 20% of the window area per ordinance. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
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 Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8460.

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

4. 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. Master Sign Plan for Aurora West Allis, 8901 W. Lincoln Ave, submitted by Poblocki Sign Company.

Aurora West Allis Medical Center is applying to place new signage on and along the proposed parking structure addition which is currently under construction. The hospital buildings on campus along with the parking structures over double the 300,000 sq. ft. area in which there is a formula for signage in the code and thus a Master Sign Plan which requires Plan Commission approval is in order for the proposed signage at the parking structure.

Aurora is proposing to place six (6) signs on and around the parking structure addition which will be located immediately south of W. Lincoln Ave. and east of S. 91 St.

The Sign Plans details include the following:

- A main wall sign 80 sq. ft. in area, individual letters mounted on a raceway and placed



on the northeast corner of the building on the east elevation at the 3rd story level, labeled as "Aurora West Allis Medical Center"

- A 23 sq. ft. wall sign over the elevator lobby on the east side of the parking structure to be labeled as, "West Parking Structure"
- An 88 sq. ft. wall sign on the east parking structure, labeled, "East Parking Structure" to help differentiate between the 2 parking structures on campus
- A 13.75 sq. ft., 5' high directional sign placed on the east side of the structure addition. Staff recommends a minimum 2' masonry base to match all other signs on the campus.

The 3 signs below are exclusively flat wall signs, the code does not allow for exclusively flat wall signs, staff recommends that applicant consider individual letters in order to get the code required depth on the signs.

- A 42 sq. ft. aluminum wall sign over the eastern vehicular entrance as, "West Parking Structure Entrance Only"
- A. 7.91 sq. ft. aluminum wall sign over the western vehicular employee only entrance, on the west elevation of the parking structure addition which states, "West Parking Structure Restricted Access"
- A 42 sq. ft. aluminum wall sign on the east elevation of the parking structure over the vehicular exit which states, "West Parking Structure Exit Only"

The size of all the signs appear to be proportional to the areas for which they are being located on, staff has no issue with the proposed size of the signage. The recommendation is for the aluminum wall signs to utilize individual letters and for the directional sign to add a minimum 2' high masonry base.

Recommendation: Approve the Master Sign Plan for Aurora West Allis Medical Center, located at 8901 W. Lincoln Ave., subject to a minimum 2' high masonry base on the freestanding directional sign and subject to mountable individual letters being placed on the 3 aluminum wall signs.