



STAFF REPORT
WEST ALLIS PLAN COMMISSION
MONDAY, DECEMBER 12, 2016
6:00 PM
ART GALLERY (lower level)
CITY HALL – 7525 W. GREENFIELD AVE.

- 1. Approval of the minutes from the November 9, 2016 meeting.
- 2A. Special Use Permit for Crimson Way Church, a proposed religious institution to be located at 6125 W. National Ave.
- 2B. Site, Landscaping, and Architectural Plans for Crimson Way Church, a proposed religious institution to be located at 6125 W. National Ave., submitted by d/b/a Crimson Way Church. Tax Key No. 439-0369-001)

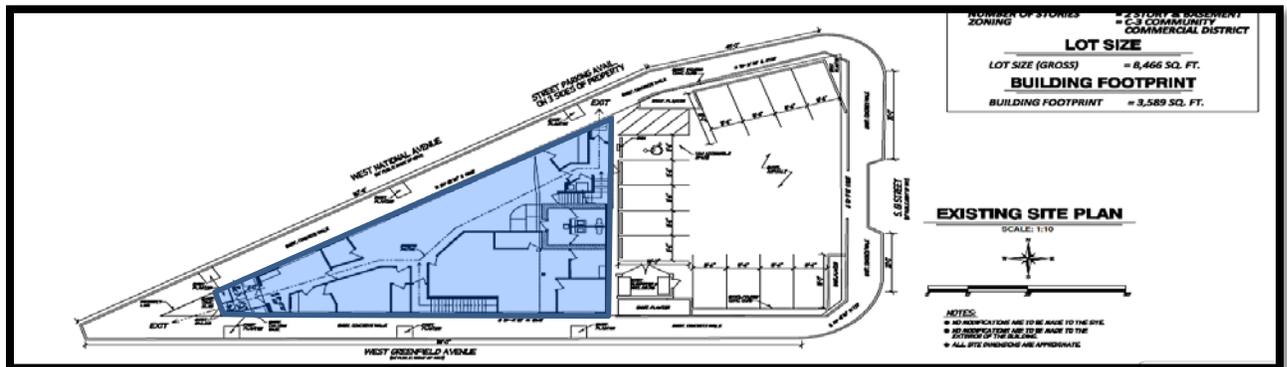
Items 2A and 2B may be considered together.

Project Overview and Zoning

Mark Garsombke, on behalf of Crimson Way Church has applied to establish a religious institution at 6125 W. National Ave., in the building that currently houses the Armed Forces Center. The site is zoned C-3, which allows religious institutions as Special Uses.



Regular church activities will include a Sunday morning service, Wednesday family night, adult Bible education (likely one night per week), community services throughout the week and from time-to-time other services and activities commonly associated with a church, like prayer and worship events. Initially, the applicant expects attendance on Sunday morning to be 50-100 people, attendance for Wednesday night family night to be 30-50 people, and attendance for the adult Bible education classes to be 10-20 people. Attendance for community services will vary based on events.



The church will likely have 2 full-time employees and 2-3 part-time employees, initially. The church will also have dozens of volunteers as needed for various church-related activities.

Planned hours of operation:

Sunday 8:00 a.m. – 2:00 p.m.

Monday thru Saturday 7:00 a.m. – 10:00 p.m.

Site and Landscaping

The applicant has resubmitted previously approved site and landscaping plans from the Plan Commission on January 31, 2008. Since that approval, the site has remained compliant to the approved plans, no updates are recommended by staff as part of this submittal.



Architectural

No architectural changes are proposed with this application. Some tuck-pointing and brick repair are likely to take place, however, so long as the look of the building remains the same, no permit or approvals from the Plan Commission would be required.

Parking

Required Parking is 23 spaces (Breakdown – church 10, offices 13 = 23)

There are 13 parking spaces provided on site. Parking requirements have been calculated using a parking ratio of 1 parking stall required for every 100 gross square feet of church space and 1 parking stall for every 300 gross square feet of commercial/office space in accordance with Sec. 12.19 of the Revised Municipal Code.

All of the off-street parking spaces required for the church may be supplied by so-called "daytime uses", such as banks, business offices, retail stores and manufacturing uses. See Secs. 12.19 (9)(b)(iii) and (iv) of the Revised Municipal Code.

The church has secured an agreement to have access to 10 parking stalls at, "Father Gene's Help Center", located at 5919 W. National Ave., which is within 800 feet of the subject property.

Signage

A sign plan has not been submitted at this time, at such time the applicant applies for a sign permit, if the application meets the sign code requirements for size and design it can be approved at the staff level.

Recommendation: Approval of the Special Use Permit and the Site, Landscaping and Architectural plans for Crimson Way Church, a proposed religious institution to be located at 6125 W. National Ave., submitted by d/b/a Crimson Way Church (Tax Key No. 439-0369-001), subject to the following conditions;

(Item 1 is 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.)

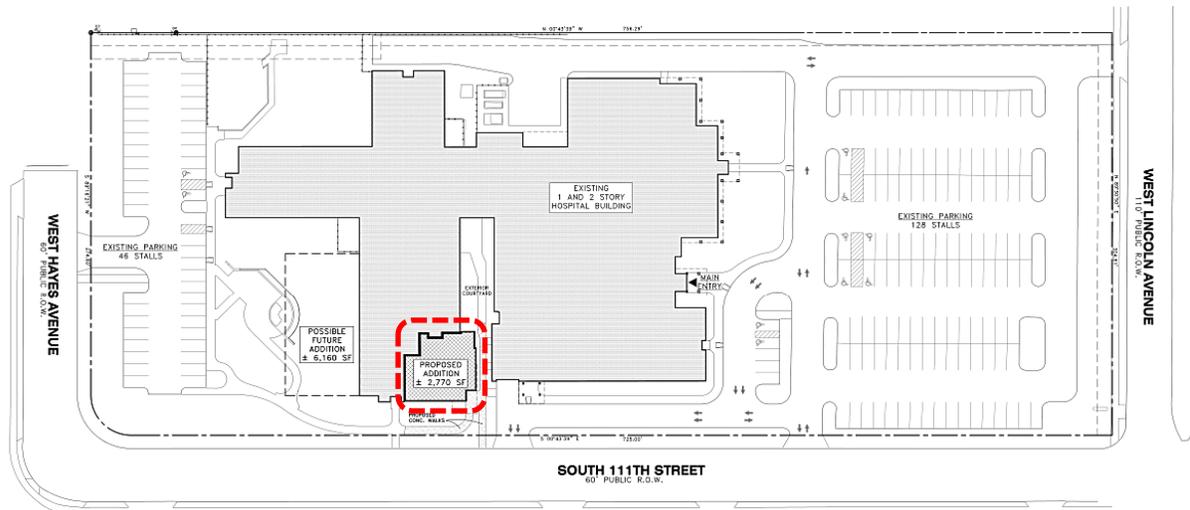
1. Common Council approval of the Special Use and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

(Conditions of approval 2 and 3 to be satisfied by the property owner within one year of Plan Commission approval)

2. A revised signage plan being submitted to and approved by the Department of Development, if signage changes are proposed.
3. 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. Special Use Permit for Rogers Memorial Hospital to construct a proposed addition to their current facility located at 11101 W. Lincoln Ave.
- 3B. Site, Landscaping, and Architectural Plans for Rogers Memorial Hospital to construct a proposed addition to their current facility located at 11101 W. Lincoln Ave, submitted by John Curran, d/b/a TWP Architecture. (Tax Key No. 484-9999-017)

Items 3A and 3B may be considered together.



Overview and Zoning

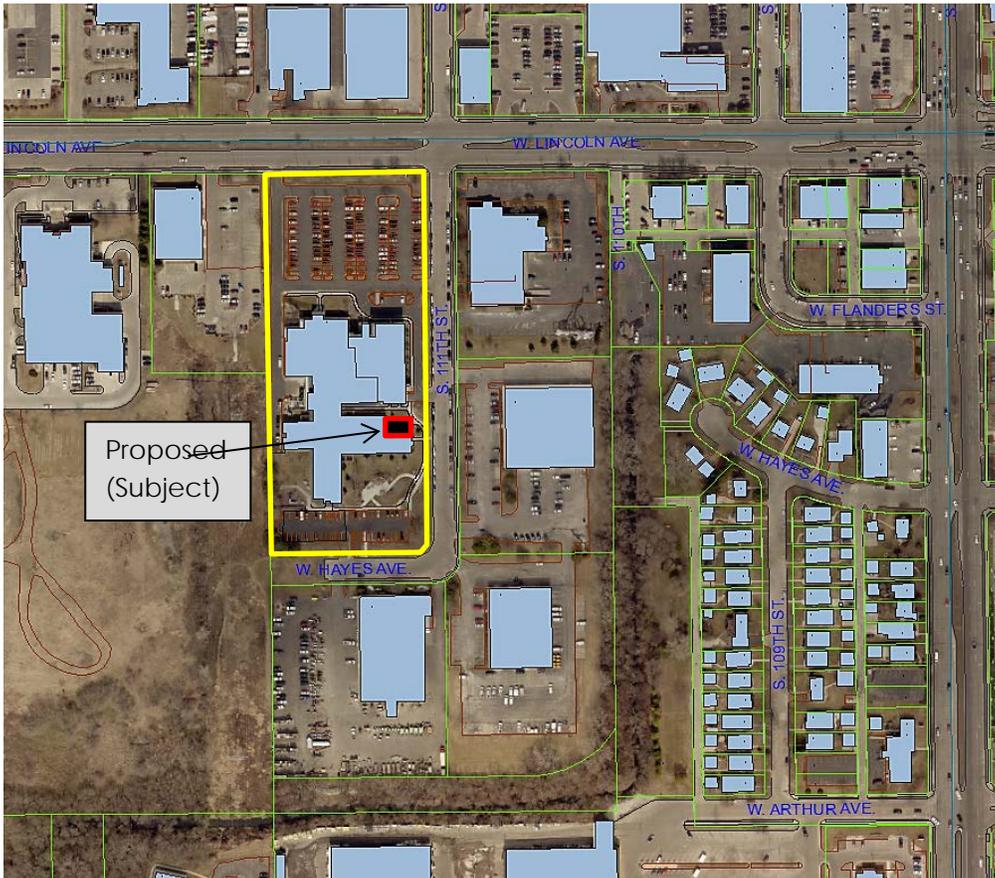
Zoning: M-1 Manufacturing District
Lot Size: 5.2 acres
Existing property use: Hospital
Proposed Use: one story 2,720 sq. ft. hospital addition
Parking Provided: 174 spaces (includes 10 ADA)

This project consists of a small, 1-story infill addition and renovation of existing interior space to accommodate a children's residential care center (RCC) within the hospital. The current hospital space associated with this project contains (4) double sleeping rooms (2 beds each). The proposed addition will be approximately 2,770 SF and will contain (1) double sleeping room (2 beds) along with a Day Room, Group Room, and other miscellaneous support spaces. The renovation of the existing interior hospital space will add (1) double sleeping room (2 beds) as well.

Bed Count

Current configuration 8 beds (Existing)
Addition & Renovation 4 beds (New)
Proposed Configuration 12 beds

The expansion triggers the need for an amended Special use as it increases the amount of off-street parking by 9 spaces. Required from 224 parking spaces to 233 spaces.



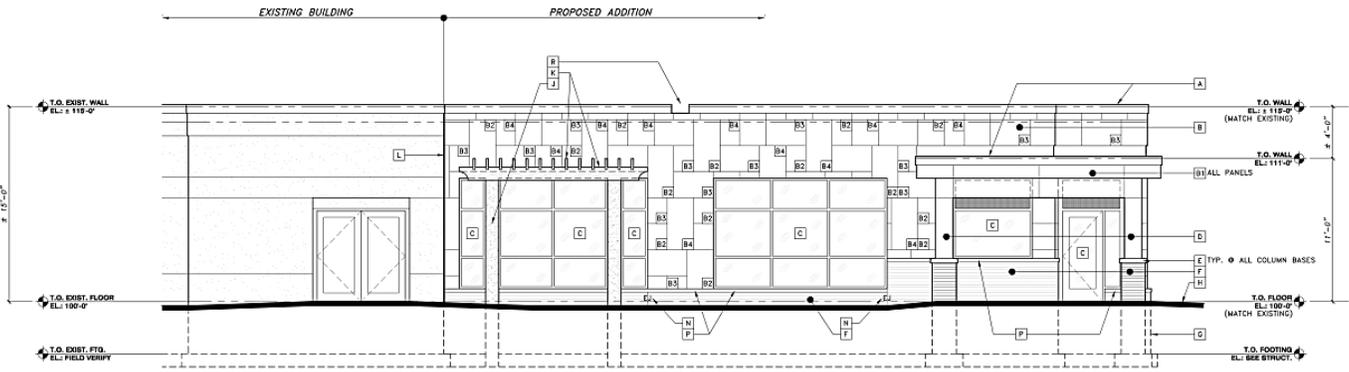
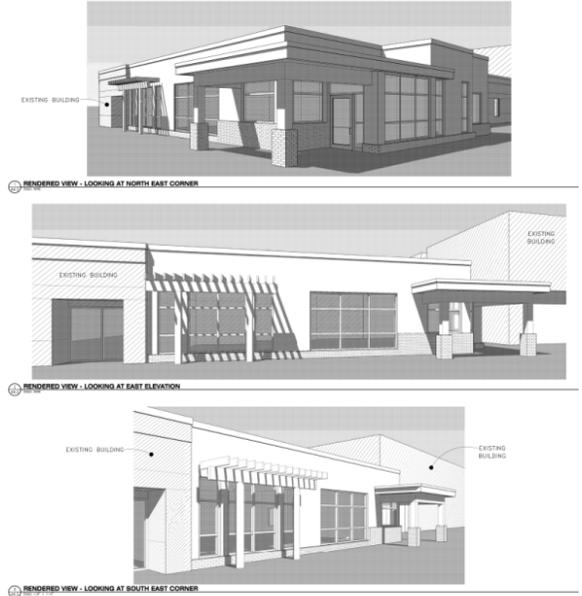
The property is zoned M-1/Manufacturing and our City's long term/future land use plan for this site is commercial. As a condition of the expansion, staff is recommending a rezoning to commercial,

and may be implemented over the next year in order to commence the addition, and line the property up with our long range land use plan.

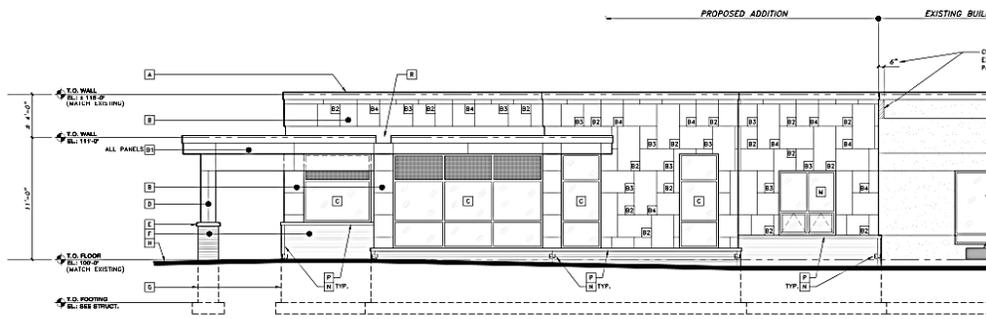
Rezoning to commercial won't create a problem for the existing hospital or future expansions as hospitals are considered special uses with the C-3 and C-4 Commercial Districts.

Architecture

The exterior appearance of the proposed addition will be in keeping with the previous 2007-2008 addition that was constructed along S. 111 St. The addition will consist of a low belt course of face brick to match the brick on the existing building. Above the brick will be "white" metal panels, similar to the panels on the existing building, of various sizes and depths to create a textured surface but still considerate of the existing building. The proposed addition will be 1 story high and generally the same height as the existing hospital in this area.



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY	
A	PREFINISHED SHEET METAL ROOF EDGE FASCIA (8" FACE DIMENSION - MATCH EXISTING)
B	PREFINISHED ALUMINUM PANEL SYSTEM W/ REVEALS/JOINTS & VARIOUS DEPTH PANELS AS NOTED
B1	8" 1 1/4" DEEP PANEL (MANUFACTURERS STANDARD/BASIC DEPTH) - TYPICAL U.I.O.
B2	2" DEEP PANEL
B3	3" DEEP PANEL
B4	4" DEEP PANEL
C	PREFINISHED ALUMINUM STOREFRONT FRAMING ("WHITE") W/ 1" CLEAR INSULATED GLAZING U-VALUE = 0.29, SHGC = 0.35 (INSULATED SPANDREL GLAZING WHERE INDICATED BY [Symbol])
D	PREFIN. ALUM. COLUMN COVER SYSTEM W/ REVEALS/JOINTS - SAME MANUF. & SYSTEM AS [B]
E	PRECAST CONCRETE OR CUP STONE MASONRY SILL/CAP
F	FACE BRICK VENEER (MATCH EXISTING)
G	FOOTING & FOUNDATION SYSTEM - SEE STRUCTURAL DRAWINGS
H	FINISH GRADE - SEE CIVIL DRAWINGS
P	POURED CONCRETE COLUMN (NO FINISH) - SEE STRUCTURAL DRAWINGS
W	WOOD BEAM & BATTERS (CLEAR FINISH) - SEE WALL SECTIONS FOR SIZE(S)
L	1" EXPANSION JOINT BETWEEN PROPOSED ADDITION & EXISTING BUILDING - SEE DETAIL X/AX.X
M	EXTERIOR WINDOW W/ INSULATED SAFETY GLAZING (OPERABLE) - WINDOW IS EXISTING BUT INSTALLED DURING THIS PHASE OF THE WORK
N	MASONRY VENEER EXPANSION JOINT - 1/8" WIDE & FILLED W/ ROD & SEALANT
P	PREFINISHED CONTINUOUS SHEET METAL SILL FLASHING BY SHEET METAL CONTRACTOR
Q	OVERFLOW SCUPPER

Lighting

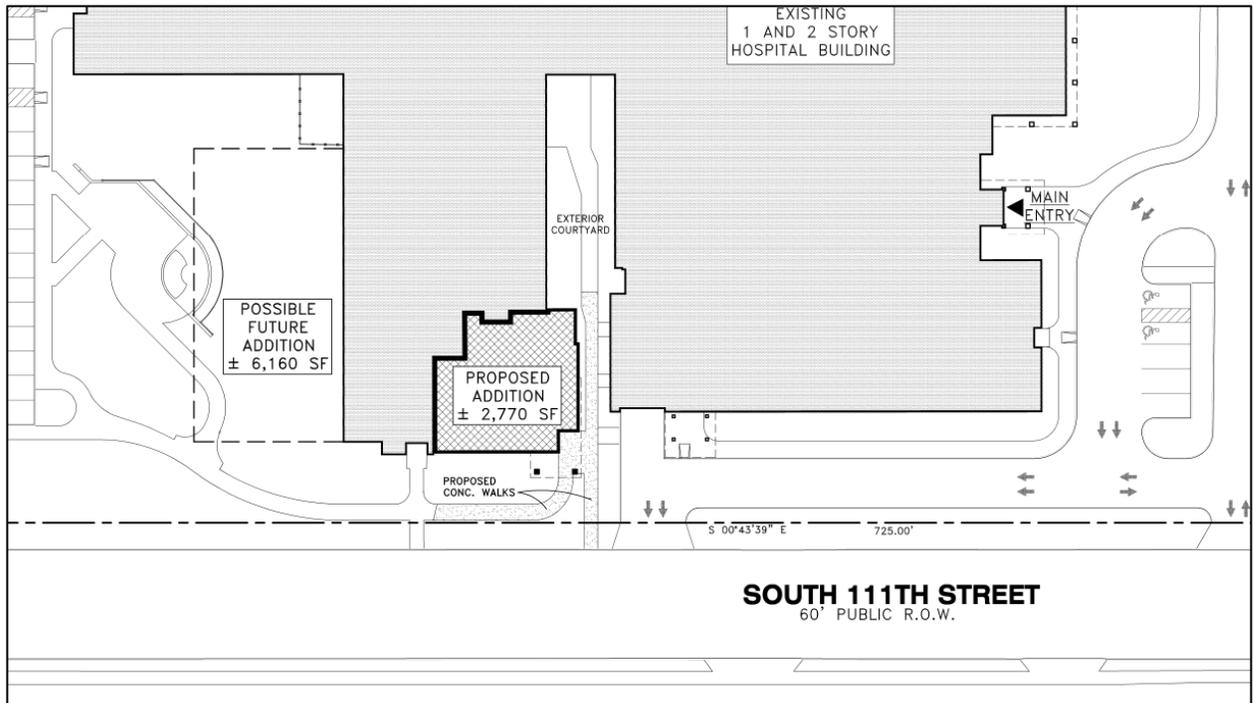
Lighting plans have not been submitted by the applicant for consideration. Any proposed fixtures should be indicated on a lighting plan and shall be full cut off and directed downward.

Site and Landscaping Plan

The 2,770-sf addition will be located on the east side of the building (facing S. 111 St.). While the main entrance to Rogers Hospital is on the north side of the building, a new secure entry and exit vestibule with covered canopy will be added on the east elevation of the addition and extend out toward S. 111 St. No parking will be eliminated with the proposed additional building footprint. A new walk path will link the north and south parking lots and make a connection to both the new entry and public sidewalk.

A new ornamental fence with gated egress will also span the area between the new addition and the main building. The fence will be setback from the building frontages and located within the existing courtyard.

The existing site is under an approved landscape plan, and the overall site has been reviewed as part of the expansion. The landscaping on site is maintained and in good condition. Existing landscape islands in the parking lot feature ground plantings and trees. A landscaping plan showing overall as built site conditions and infill landscaping along the east yard near the proposed addition is included as part of the staff recommendation and will complement the building expansion.



Signage

No signage changes are proposed. The site is currently under an approved signage plan and features a monument sign at the corner of S. 111 St. and W. Lincoln Ave.

Recommendation: Recommend Common Council approval of the Special Use Permit for Rogers Memorial Hospital to construct a proposed addition to their current facility located at 11101 W. Lincoln Ave. and approval of the Site, Landscaping, and Architectural Plans for Rogers

Memorial Hospital to construct a proposed addition to their current facility located at 11101 W. Lincoln Ave, submitted by John Curran, d/b/a TWP Architecture (Tax Key No. 484-9999-017), subject to the following conditions.

(Items 1 through 5 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) a landscaping plan showing overall as built site conditions and infill landscaping along the east yard near the proposed addition; (b) material and color samples being provided; and, (c) courtyard egress fence and gate details; (d) a bicycle rack near the main entrance of the hospital. 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. Contact Steven Schaer, Manager of Planning and Zoning 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. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
5. Common Council approval of the Special Use and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

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

6. Rezoning of the property to C-4/Regional Commercial District in conformance with the City's 2030 Land Use Plan.
 7. Signage and lighting plan (if proposed) being submitted to the Department of Development for review and consideration.
 8. 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. **Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000)**

On February 24, 2016 the Plan Commission approved this Certified Survey Map to consolidate land purchased by Aurora for a parking structure expansion with the existing Aurora campus. With that approval, there is a six month time period from the date of approval for the Certified Survey Map to be recorded. That six month time frame has lapsed and thus the Certified Survey Map must come back for Plan Commission and Common Council approval.

The Certified Survey Map could not be recorded within that required six month period because all of the property has to be under single ownership prior to recording. The ownership transfer is scheduled to take place in mid-December, which will allow the recording of the Certified Survey Map to take place and the City-owned hospital campus will expand by approximately 1.6 acres (includes right of way), subject to the re-approval by the Plan Commission and the Safety and Development Committee of the Common Council.

The area for the parking garage addition was approximately 248,850 square feet. Aurora purchased the properties that contained apartment buildings and detached garages north of their existing parking garage. These properties are located between S. 91st St. and S. 90th St. and south of Lincoln Avenue. In the early part of December, the City has already gone through the process of vacating S. 90th St. (south of W. Lincoln Ave.) and the T-shaped alleys that separate the southern apartment properties. The apartment buildings to the north of the alley were previously zoned C-2 Neighborhood Commercial District and the four 4-unit apartments and detached garages to the south of the east west alley and north of the existing parking structure were zoned RB-2 Residence District. Aurora had the properties rezoned in February to RC-1 Residence District to match the zoning of the rest of the Aurora healthcare campus. Hospitals are considered special uses within this zoning district, Aurora obtained Special use approval in March of 2016.

Recommendation: Recommend Common Council approval of the Certified Survey Map by Aurora West Allis Medical Center, to consolidate 5 parcels located at 9005-9029 W. Lincoln Ave. and 2307-2331 S. 90th St. and 2320-2330 S. 91 St., into one lot of record submitted by Richard Kellar, of Aurora Health Care. (Tax Key Nos. 487-0096-000, 487-0100-000, 487-0099-000, 487-0098-000, and 487-0097-000).

5. **Request by the City of West Allis Engineering Department for a right-of-way vacation for a 6-ft x 300.53-ft portion of right-of-way along the north side of the existing alley, east of S. 60 St., north of W. Mineral St. for purpose of relocating an existing electrical transformer line, removing an existing retaining wall abutting the Cardinal Capital property located at 932 S. 60 St.**

Overview

As part of the redevelopment work at the Cardinal Capital/Whole Health Clinic site at 932 S. 60 St., the City is recommending the vacation of an unused portion of right of way along the north side of the existing alley in the 900 block of S. 60 St.

The subject land area currently consists of an existing City retaining wall and fence which would be removed, regrading and replaced with a gradual grass slope by Cardinal Capital.

The vacated area would become part of the 932 S. 60 St. property who would also install a ornamental fence and landscaping per the approved site and landscaping plan from 2015.

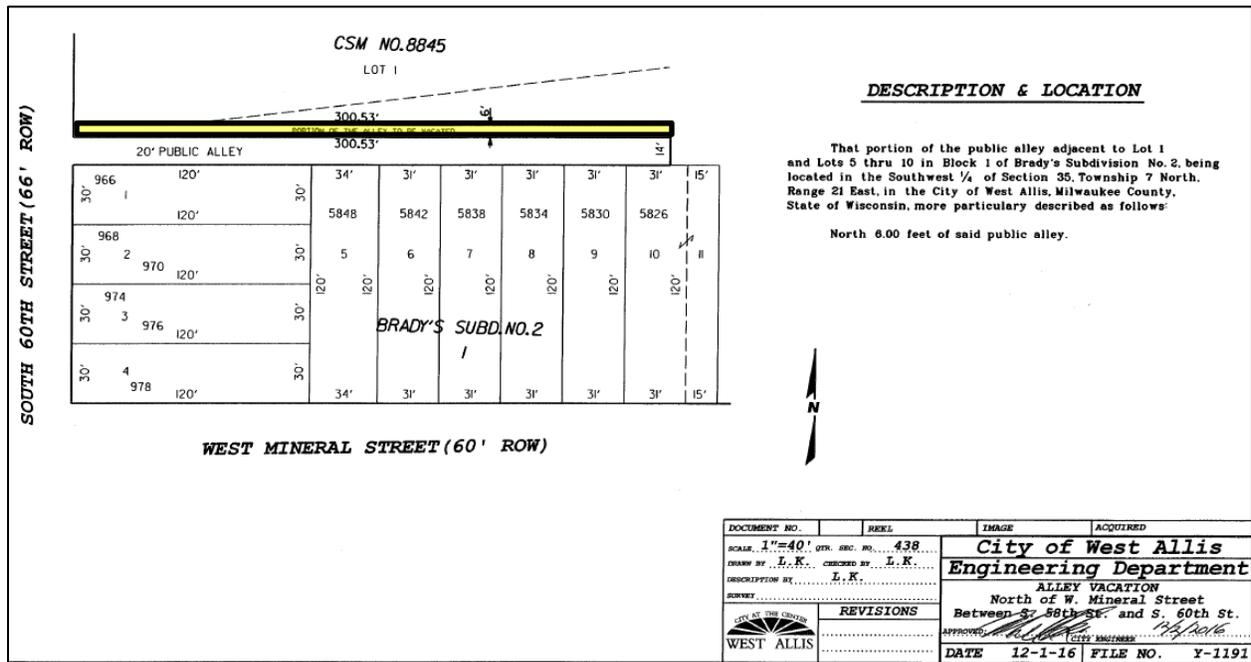
Access to residential properties via the existing alley will be maintained. Residents would not be assessed for the work.

As part of the proposed improvements, an existing City underground electrical transformer line, located within 7-ft of the alley, will be relocated downward. The City currently has and will maintain an electrical access easement for this utility line.

Abutting property owners along the south side of the alley will be notified of the pending vacation procedure which requires a Plan Commission meeting, public notice and a Common Council public hearing.



Area Map



Recommendation: Recommend Common Council approval of the request by the City of West Allis Engineering Department to vacate a 6-ft x 300.53-ft portion of right-of-way along the north side of the existing alley right-of-way in the 900 block of S. 60 St., east of S. 60 St., between W. Mineral St. and W. Walker St. for purpose of relocating an existing electrical transformer line, regrading, and removing an existing retaining wall abutting the Cardinal Capital property located at 932 S. 60 St.

- 6. American Planning Conference, New York City: May 6-9, 2017.