



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, MAY 25, 2016
6:00 pm**

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

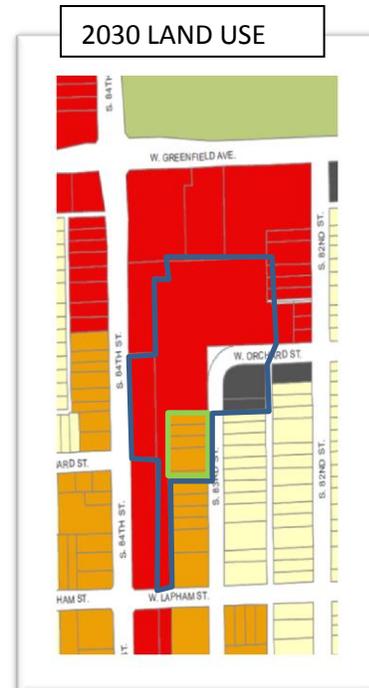
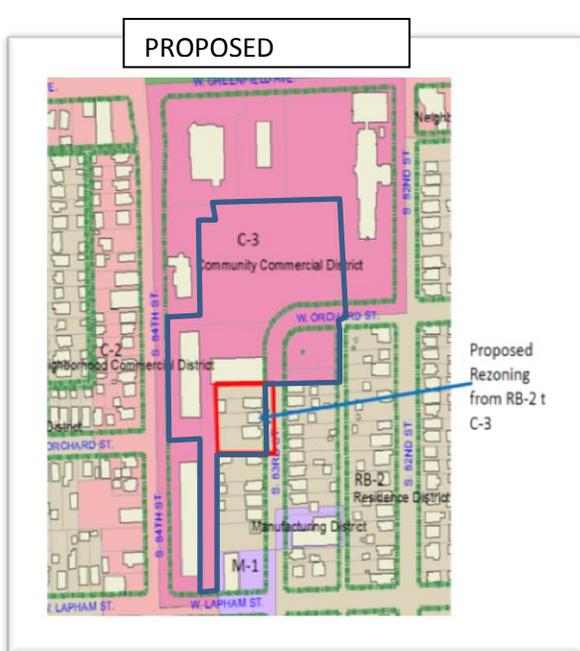
1. **Approval of the April 27, 2016 minutes.**
2. **Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000)**

Overview

The proposal is to rezone the 4 residentially used (single and two-family) and zoned properties noted in the title which are planned for demolition from RB-2 Residence District to C-3 Community Commercial District to make way for the southern portion of the Element 84 development. The majority of the property needed for this development is already zoned C-3 Community Commercial District. For the area proposed to be rezoned, the northern most property had a home on it which was previously demolished. The three southern residential properties proposed to be rezoned have an accepted offer to purchase from the developer. If the development is approved by the Common Council those homes will be demolished to make way for the proposed development.

The areas to the north and west of this proposed rezoning are zoned C-3 Community Commercial District and include the main area for the development, a hotel, a few restaurants, and multi-tenant retail. Areas to the south and east of this area are zoned RB-2 Residence district and include a mix of single and two-family residential uses.

The development proposal consists of 2 apartment buildings, identified as Building A (100 residential Units with a coffee/wine bar) and Building B (106 Residential Units) on the plans. The 2030 Land Use Plan categorizes these four parcels as multi-family commercial District, consistent with the Element 84 proposal.



Recommendation: Recommend Common Council approval of the Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000)

3. Determination of surplus Community Development Authority owned property located at 82 W. Orchard St. and 1515 S. 83 St. (Tax Key Nos. 452-0711-000 and 452-0712-000)**

Overview

On behalf of the Community Development Authority, the above referenced site is located within the 84th and Greenfield Redevelopment Area. The City is interested in redeveloping the property with a multi-family and mixed use development.

A public hearing will be held regarding the matter by the Community Development Authority on May 31. No opposition was received to date. As with any Public/City-owned land sales or transfers of interest, the Plan Commission's role is to make a determination that the property is surplus.

Staff offers the following basis for Plan Commission's consideration:

- The City of West Allis has received an offer to purchase the property and is entering into a purchase and sale agreement for a future multi-family residential development.
- Future development is applicable to zoning and land use regulations, public works, building and fire codes;
- The sale of the lot will make the property taxable;
- The City would no longer have to maintain the lot.
- The Redevelopment Plan conforms to the long range comprehensive plan for the City.

A public hearing will be held regarding the proposed land sale by the Community Development Authority and Safety and Development Committee on May 31, 2016. Common Council will consider the land sale on June 7, 2016, based on the feedback received at the Public Hearing.

Recommendation: Recommend Common Council approval of the determination of surplus Public/City-owned surplus property located at 82** W. Orchard St. and 1515 S. 83 St. (Tax Key Nos. 452-0711-000 and 452-0712-000) on the basis that the proposed redevelopment would satisfy the City's public purpose in conformance of the 2030 comprehensive land use plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property.

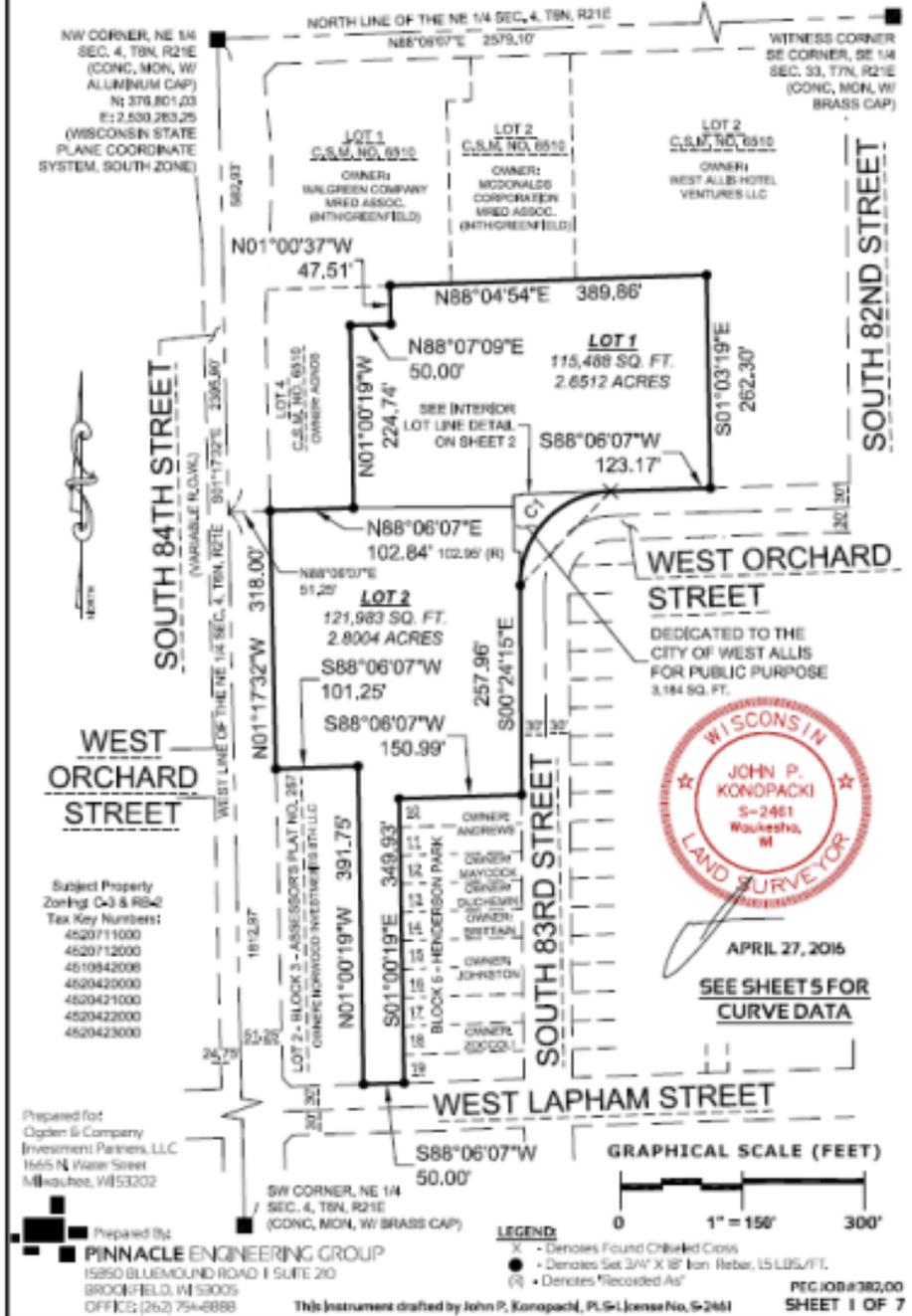
4. Certified Survey Map to combine seven parcels located at 82 W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels for the development of "Element 84" within the 84th and Greenfield Redevelopment Area, submitted by Jon Ross, d/b/a Ogden Real Estate, Inc., (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006)**

Overview

To make way for the construction of the two multi-family buildings the applicant is proposing to combine the seven parcels needed for the development and then to recreate them into two new parcels, Lot 1 (2.65 acres) is being created to establish a lot for proposed Building A and Lot 2 (2.8 acres) is being established for proposed Building B. Additionally, there is a small area of land at the corner of 83rd and Orchard that the applicant is proposing to dedicate as additional city right of way.

CERTIFIED SURVEY MAP NO. _____

Lot 2 and Lot 3 of Certified Survey Map No. 8563, the South 318 feet of the North 768 feet of Lot 2 in Block 3 of Assessor's Plat No. 257 and Lots 5-9 in Block 5 of Henderson Park, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.



Recommendation: Recommend Common Council approval of the Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83

St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels for the development of "Element 84" within the 84th and Greenfield Redevelopment Area, submitted by Jon Ross, d/b/a Ogden Real Estate, Inc., (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006) subject to the following conditions: 1. Inclusion of all necessary access, utility and storm water easements; and, 2. Any technical corrections as requested by the City or County. Contact Shaun Mueller, Planner II, at (414) 302-8470 with any questions.

- 5A. Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.**
- 5B. Site, Landscaping and Architectural Plans for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St., submitted by Jon Ross, d/b/a Ogden Real Estate, Inc. (Existing Tax Key No. 452-0711-000)**
- 5C. Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.**
- 5D. Site, Landscaping and Architectural Plans for Element 84 (building A), a proposed mixed use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St., submitted by Jon Ross, d/b/a Ogden Real Estate, Inc. (Existing Tax Key No. 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006)**

Items 5A through 5D may be considered together.

Overview and Zoning

The project developer, Ogden & Company, Inc., has applied for the construction of a mixed use development consisting of a total of 207 apartment homes and featuring a small retail component such as a café (unknown user at this point) within the ground floor of one of two new buildings. The retail component is intended to be open to the public.



The development which is called Element 84 will consist of two, four-story buildings with underground parking. Each building will be constructed upon two separate lots as explained within the CSM portion of the staff report. A central courtyard for residents will offer common area amenities such as outdoor patio seating, bbq grills, a fire pit,

roof-top patio/green roof garden area and a pool and cabana area within the development. Within the building, a fitness center, club room, lobby, a pet grooming/wash area and car wash facility (within the underground parking areas) will also be part of the development's resident amenities.

Element 84 will be built upon 5.5 acres of land on a portion of land that once was occupied by a factory/Milwaukee Gray Iron and now owned by the Community Development Authority. The City of West Allis has received an offer to purchase the property and is entering into a purchase and sale agreement for a future multi-family residential development.

Other land included within the total development area includes 4-residential properties along S. 83 St. and an existing commercial strip mall fronting S. 84 St. which are being purchased as part of a private real estate transaction between the respective property owners and the developer. The schedule for closing on the real estate involved is anticipated to be conducted in July. Construction would follow.

The development represents the next phase in an evolution of redevelopment within the 84th and Greenfield Redevelopment Area also part of Tax Incremental Financing District #11. This TIF was created in 2010 to undertake the redevelopment of 11 acres of land impacted by flooding in 2008. The flooding impacted residential properties and a vacant commercial building (Mykonos restaurant) in this area, and irreparably damaged the Milwaukee Gray Iron foundry, causing the business to cease operations permanently at this facility. In 2014, Plan Commission approved the development of a new hotel that is situated upon about 3 acres of land within the redevelopment area and contributed to the development of \$13 million Hampton Inn and Suites and 9,000 ft.² banquet center.

The majority of the property within the Element 84 development area is currently zoned C-3 Community Commercial District, which permits mixed use development, multi-family uses and restaurant uses with outdoor dining as Special Uses. Four residential lots along S. 83 St. are proposed to be rezoned from RB-2/Residence District to C-3/Community Commercial for consistency in zoning given the proposed land use.

Parking provided on site 390 spaces (241 underground spaces and 149 surface spaces)
 Parking Required on site 359 spaces

The total project cost estimate is about \$18 million.

A Public Hearing to consider this use is scheduled for June 7, 2016.

The table below provides an overview of floor areas and unit mix within each of the proposed buildings.



**ELEMENT 84
 WEST ALLIS, WISCONSIN**

BUILDING INFORMATION											
	Floors	Units	Bedrooms	Number of Unit Type					Commercial	Net Rentable Area (NRA)	Gross Area
				Studio	1 Bdrm	1 Bdrm/Den	2 bdrm	2 Bdrm/Den			
BUILDING A (South) Lot 2 of CSM	4	101	132	4	56	10	26	4	2,179	89,004	114,800
BUILDING B (North) Lot 1 of CSM	4	106	139	5	57	12	28	4	0	92,255	114,800
Total	8	207	271	9	113	22	54	8	2,179	181,259	229,600
Percent of Total Units				4.35%	54.59%	10.63%	26.09%	3.86%			

PARKING, SITE & AMENITY INFORMATION											
	Underground Parking	Surface Parking	Total Parking	Parking Per Unit	Parking Per Bdrm	Land Area (AC)	Amenities (1)				
							Rental Office	Business Center	Exercise Room	Club Room	Café
BUILDING A (South) Lot 2 of CSM	115	85	200	1.98	1.52	2.08004	782	419	822	1,235	2,179
BUILDING B (North) Lot 1 of CSM	126	64	190	1.79	1.37	3.14830					
Total	241	149	390	1.88	1.44	5.22834	782	419	822	1,235	2,179

(1) Additional amenities include: Pet Grooming Station, 2-Car Washes, Exterior Fire Pit, Pool/Sun Deck, 2-Grill Stations, Storage, Bike Racks, Internet, Cable TV/Sat TV, Concierge.

Architecture

Element 84 will consist of two modern industrial architecture style buildings (labeled building A and B on the site plan). Each are proposed as 4 stories of wood-framed construction above one level of poured concrete under-ground parking. The flat roof system is EPDM (rubber roofing).

Lot 1/Building B (north) – 2.6 acres of land, 106 TOTAL UNITS, 139 BEDROOMS 27 UNITS/ TYP. LEVEL

Lot 2/Building A (south) – 2.8 acres of land, 101 TOTAL UNITS, 132 BEDROOMS 27 UNITS/ TYP. LEVEL

Each 4-story building has been designed in a horseshoe shape. The overall elevation of each building features a ground floor elevation of about 15-ft high with subsequent floors above the ground floor at about 11-ft high each. Total building heights are about 50-ft.

Space for a future 2,100-sf commercial element will be located within building A, the southern-most building fronting S. 84 St. The commercial space and apartment lobby will face west toward S. 84 St. and south and feature floor to ceiling glass, flat metal canopies and future business signage. The massing of the building above the café space will overhang over the storefront level offering some shelter above the commercial entrances and future outdoor patio seating area. The design will offer an open view into the retail space from public right-of-way, and brick massing above the commercial space will appear off-st or cantilevered setting the residential portion of the building apart from the commercial portion in a contemporary manner.

Similarly, Building B, will also feature a floor to ceiling glass wall for its lobby on the southeast side of the building facing the intersection of S. 83 St. and W. Orchard St.



Each of the buildings will be finished with utility masonry units of brick veneer, fiber cement flat panels siding with aluminum reveal trim, finished to match cement board lap siding. The buildings will have unique accent panels made of stainless steel in addition to numerous aluminum frames storefront windows. All units will offer a balcony or patio space. Each of the buildings will also feature vertical steel frame green screen trellis's as an additional focal point and opportunity for landscaping such as clematis vines.

Each residential unit will have individual HVAC gas heat/air conditioning (rooftop condensers) along with a high-efficient central gas hot water system. All units have access via common hallways, (3) common stairwells and (2) elevators per building. Individual gas and electric meters will be located in the parking garages.



BUILDING A - WEST ELEVATION

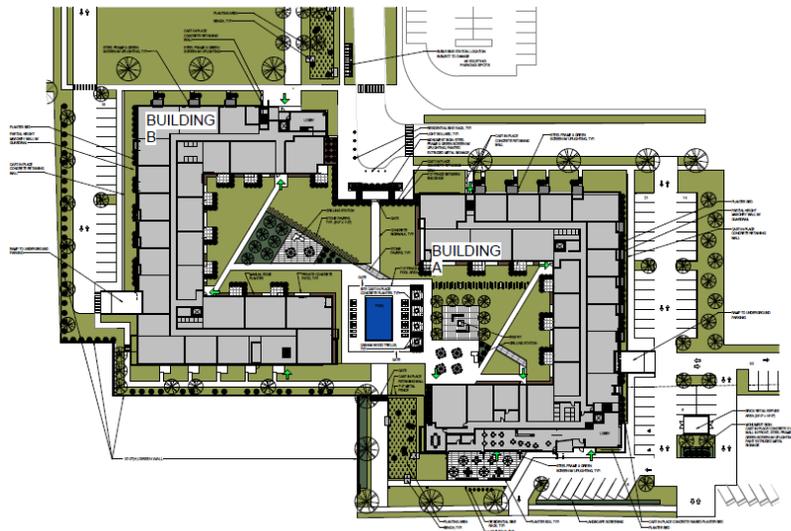


BUILDING A - SOUTH ELEVATION

Site and Landscaping

Each 4-story building has been designed in a horseshoe shape. As orientated on the development area the concave portion of the building shapes will develop the sense of place for the courtyard amenity. Topographically, the courtyard area will be elevated about 4-ft above the grade of adjacent public right-of-way (sidewalk grade) to create privacy for residents.

The development will also feature pedestrian walkways which will be accessible by the public and residents of Element 84, the Hampton Inn and Suites and other local business alike. A



ELEMENT 84
 SITE PLAN
 Scale:
 1/8" = 1'-0"

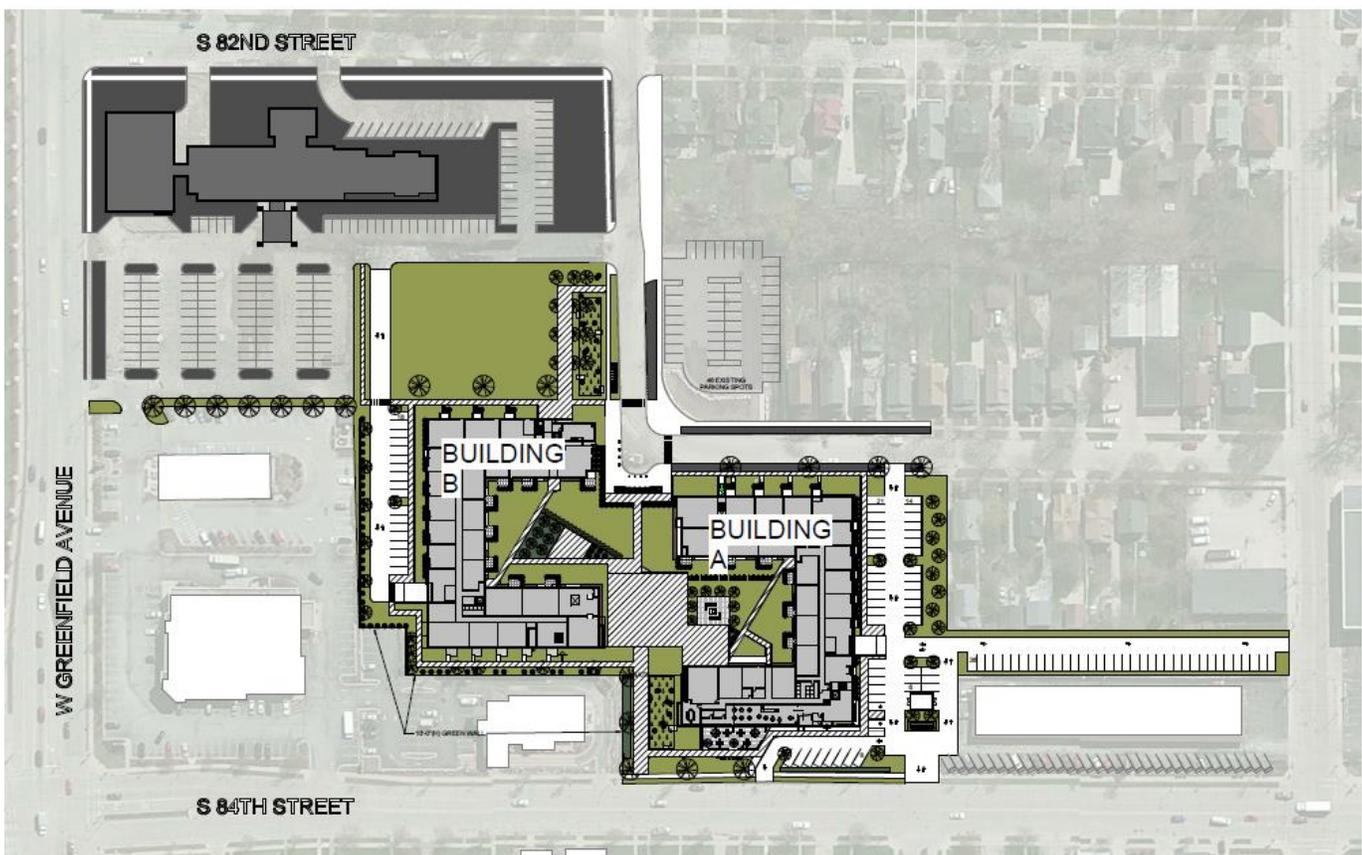


large green space is also being incorporated into the Element 84 property between the hotel site and building B. Programming for this area is currently shown as grass with some trees and gardens, it could also function as a community garden or exercise area.

Perimeter landscaping is proposed on site to help buffer surrounding uses. Surrounding land uses include: Commercial development to the north, residential and commercial to the east, commercial and residential to the west, and commercial and residential to the south. Areas in close proximity to surrounding uses will utilize a combination of evergreen landscaping and/or green wall system to help reduce lines of sight in best attempt to promote compatibility.

Building setbacks will meet and/or exceed the minimum requirements of zoning.

Vehicle access to the property will be achieved via a access points on S. 84 St., W. Greenfield Ave., W. Orchard St., S. 83 St. and W. Lapham St.:



Access from S. 84 St. - A shared driveway on S. 84 St. (shared between an existing strip mall south and the Element 84 site. A landscape island and monument sign will function both as a focal point and directional feature to manage traffic flow through the sites surface parking areas. About 8 parking spaces will be located between the commercial storefront of Building A and S. 84 St. A new directional right turn/exit only drive will be added north of the previously noted shared driveway on S. 84 St.

Access from W. Greenfield Ave. and W. Orchard St. – These driveways currently provide access to the Hampton Inn and Suites, but will also allow for cross access with that of the new Element 84 site.

Access from S. 83 St. – like the shared access point on S. 84 St., this new driveway will provide access to the surface and underground parking area of Building A. To help prevent this from becoming a shortcut between S. 83 St. and S. 84 St., a visual offset and landscaping islands have been designed into the surface parking lot south of Building A.

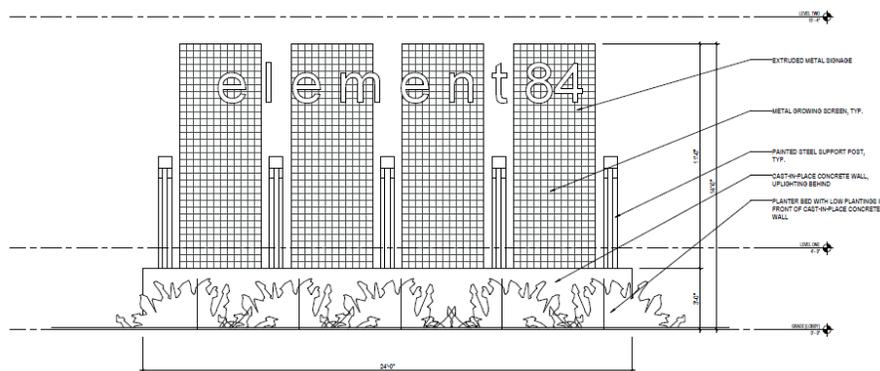
Access from W. Lapham St. – This area currently consists of a long stretch of asphalt pavement surrounded by barb wire fencing. This access point was previously a trucking access point to the former Milwaukee Gray Iron Foundry. Access will be maintained via two way traffic and 90 degree parking stall configuration. The area will also be landscaped and new fencing will be installed of a decorative variety.

Dedication of land S. 83 St. and W. Orchard St.

Part of the proposal includes the dedication of land for right-of-way purposes to the City. This is proposed at the intersection of S. 83 St. and W. Orchard St. The right-of-way is proposed to be reconfigured by the developer to promote traffic calming, rather than the current situation of a wide sweeping radius turn which may be navigated at higher speed.

Signage

A master signage plan will be submitted to the Department of Development for Plan Commission consideration at a future date. Two development signs are proposed. One at the main entrance near S. 84 St. and another on the east side of the site near S. 83 St. and W. Orchard St. courtyard area. Both sign concepts are intended to be architectural statements integrated with the overall development theme.



Recommendation: Recommend Common Council approval of the Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.; and, approval of the Special Use Permit for a Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.; and, approval of the Site, Landscaping and Architectural Plans for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.,

(Existing Tax Key No. 452-0711-000); and, approval of the Site, Landscaping and Architectural Plans for Element 84 (building A), a proposed mixed use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St., all submitted by Jon Ross, d/b/a Ogden Real Estate, Inc. (Existing Tax Key No. 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006), subject to the following conditions:

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following:
 - (a) Architecture: i.) Color elevations and material samples; ii.) Additional brick is recommended within portions of the courtyard area. Building A – east wall of courtyard Building B – west wall of courtyard; iii.) Window types, framing, mullion patterns and transparency of glass should be indicated/detailed on plans; iv.) Balcony details are being identified (material explanation of rail, underside, decking); v.) rooftop plan to identify the location and method of screening roof top utilities and patio areas. Contact Steven Schaer, Manager of Planning and Zoning, at (414) 302-8466.
 - (b) Site and Landscaping: i) Property lines being shown on the site and landscaping plans; ii.) alternative access point to Lot 1/Building B being shown from W. Greenfield Ave. (along the west side of the Hotel site); iii.) Detailed Landscape plan and key/details referenced to the plan. Of note mulch beds should be hardwood vs. stone. The courtyard surface areas should also be delineated grass, decorative gravel, pavement areas; iv.) Indicate the dimensions of parking lot stalls and aisles on the plan; v.) Indicate the pavement surface types on site (walkways, parking lots, patio areas). Any unique pavement coloring should also be noted; vi.) Site and Landscaping details being provided for the proposed green space amenity Lot 1; vii.) removal of existing chain-link fencing should be removed. Fence and screen wall details (location, materials, color, height) being provided; viii.) Delineate all curb and retaining wall locations and details on plan; ix.) A personnel door or opening being provided on the refuse area outside of the building; x.) Any on site utilities (transformers) should be shown and properly screened from view. Contact Steven Schaer, Manager of Planning and Zoning, 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 414-302-8460.
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. 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. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works (and the Wisconsin Department of Transportation if applicable). Contact Michael Lewis, City Engineer at 414-302-8372.

6. A grading plan, to include existing and proposed grades, being submitted to and approved by the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department at 414-302-8415.
7. 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, 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 414-302-8415.
8. Developer's submission of Easement agreements for ingress/egress, storm water, and cross traffic being provided to the Department of Development for review and approval.
9. Common Council approval of the Special Use Permits, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for June 7, 2016.)

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

10. Signage plans being submitted to and approved by the Department of Development.
11. Lighting and Photometric plan being submitted to the Department of Development for review.
12. 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.

6. Determination of surplus Community Development Authority owned property located at 14 S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St., and 66** W. Mitchell St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0643-000, 454-0642-000 454-0644-000 and 454-0254-003)**

The above referenced parcels are owned by the Community Development Authority and are located within the Six Points Redevelopment Area. The City is interested in redeveloping the properties with Commercial and mixed Commercial/Residential reuses.

These parcels are proposed to be consolidated into five lots via CSM. (see items 7 and 8)

As with any Public/City-owned land sales or transfers of interest, the Plan Commission's role is to make a determination that the property is surplus.

Staff offers the following basis for Plan Commission's consideration:

- The City of West Allis has received an offer to purchase the property and is entering into a Purchase and Sale



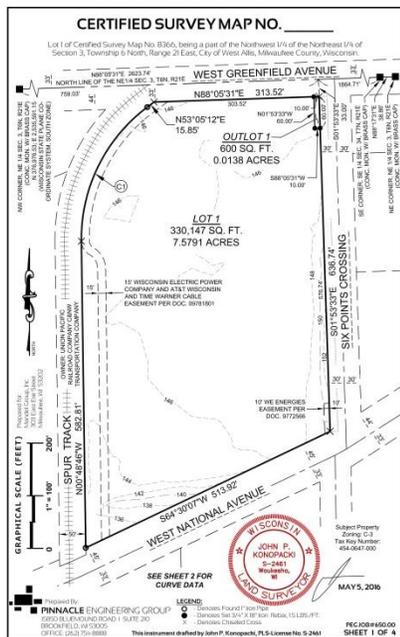
- Agreement for a future Commercial and Mixed Use redevelopment.
- Future development is applicable to zoning and land use regulations, public works, building and fire codes;
- The sale of the lot will make the property taxable;
- The City would no longer have to maintain the lot.
- The Redevelopment Plan conforms to the long range comprehensive plan for the City.

A public hearing will be held regarding the proposed land sale by the Community Development Authority and Safety and Development Committee on May 31, 2016. Common Council will consider the land sale on June 7, 2016, based on the feedback received at the Public Hearing.

Recommendation: Recommend Common Council approval of the determination of surplus Community Development Authority owned property located at 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., and 66** W. Mitchell St. . (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0643-000, 454-0642-000 454-0644-000 and 454-0254-003)) on the basis that the proposed redevelopment would satisfy the City's public purpose in conformance of the 2030 comprehensive land use plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property.

- 7A. **Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000)**
- 7B. **Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003)**

Items 7A and 7B may be considered together.



Overview

The proposed Certified Survey Map covering the “NoNa” parcel within The Market at Six Points redevelopment will be split into two lots of record. The primary lot (Lot 1) will roughly be bounded by W. Greenfield Ave. on the north, W. National Ave. on the south, the Union Pacific railroad spur on the west and S. Six Points Crossing on the east. The lot will contain 7.5791 acres. A second lot (Outlot 1) will be created at the northeast corner of W. Greenfield Ave. and S. Six Points Crossing. This lot, which will be 600 sq. ft. in area and owned by the Community Development Authority, has been designed to accommodate a future Bubblr bike share station.

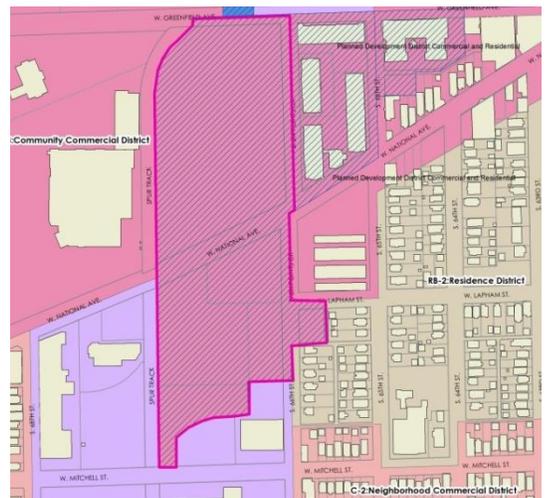
The proposed Certified Survey Map covering the “SoNa” parcels within The Market at Six Points redevelopment will consolidate five existing lots into three new lots. The main lot will be 4.9385 acres and is generally bounded by W. National Ave. on the north, the Union Pacific railroad line on the west, S. Six Points crossing on the east and a new lot on the south, which bounds W. Mitchell St. A second lot (Lot 2) will be created with frontage on S. 66th St. and has been designed to accommodate the future development of townhouses. A third lot (Lot 3), fronting W. Mitchell St., has been carved off for future redevelopment on its 1.0996 acres.

Recommendation: Recommend Common Council approval of the Certified Survey Map to create two new parcels from the parcel currently located at 14^{**} S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000); and approval of the Certified Survey Map to combine five parcels located at 66^{**} W. National Ave., 15^{**} S. 66 St., 66^{**} W. National Ave., 66^{**} W. Mitchell St. and 66^{**} W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003), subject to the following conditions: 1. Inclusion of all necessary access, utility and storm water easements; and, 2. Any technical corrections as requested by the City or County. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.

8. Ordinance to amend the official West Allis Zoning Map by repealing the existing PDD-1 Planned Development District Residential overlay on 14^{**} S. Six Points Crossing, 66^{**} W. National Ave., 15^{**} S. 66 St., 66^{**} W. National Ave., 66^{**} W. Mitchell St. and 65^{**} W. Lapham St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0269-000)

On August 2, 2005 the Common Council enacted a PDD-1 Planned Development District Residential overlay on the parcels that were located within the proposed mixed-use development proposed by Toldt Development, Inc. within Six Points Redevelopment Area. This PDD-1 was adopted to allow for the flexible construction of multiple buildings on single lots with multi-story residential development. Under conventional zoning, only one building may be constructed upon one lot. Limited mixed-use retail activity was also allowed within the overlay.

This redevelopment was set to occur in three phases; however, only the first phase was completed. The remaining two phases have been vacant since throughout this time.



At this time, the Community Development Authority is negotiating the re-commencement of the neighborhood redevelopment; however, the current proposal does not fit within the primarily residential overlay. Therefore, staff is recommending the removal of the existing PDD-1 overlay district, on the above mentioned parcels. The removal would re-establish the underlying C-3 Community Commercial District zone, which is consistent with the City's 2030 Future Land Use Plan that indicates mixed-use for this area. A public hearing to discuss this proposed change is scheduled for June 7, 2016.

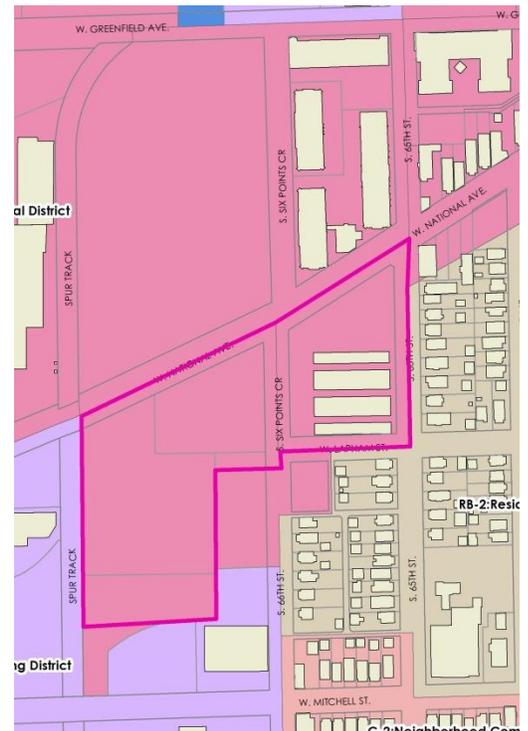
Recommendation: Recommend Common Council approval of the Ordinance to amend the official West Allis Zoning Map by repealing the existing PDD-1 Planned Development District Residential overlay on 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 65** W. Lapham St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0269-000).

9. Ordinance to amend the official West Allis Zoning Map by creating a PDD-2 Planned Development District Commercial overlay on properties located at 66 W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 6501 W. National Ave. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0256-000)**

Pending Plan Commission recommendation and Common Council determination of the proposed Ordinance to rescind the existing PDD-1 as mentioned in item 7, the City of West Allis has also received an application to install a PDD-2 Planned Development District Commercial onto the West Allis Farmers Market and a newly created lot via CSM south of National Ave. The base zoning for both of these properties is C-3 Community Commercial District, which allows various commercial uses, including restaurants, grocery stores and general retail activity.

The proposed PDD-2 would allow the applicant the flexibility to construct multiple buildings onto one lot, which under conventional zoning is not allowed. Current plans for the property indicate construction of a grocery store with three adjoining retail spaces, two stand-alone restaurants and stand-alone commercial structure for an additional three retail tenants on the SoNa Lot 1, as well as a restaurant on the Farmers Market.

A public hearing to consider the proposed Ordinance Amendment is scheduled for June 7, 2016.



Recommendation: Recommend Common Council approval of the Ordinance to amend the official West Allis Zoning Map by creating a PDD-2 Planned Development District Commercial overlay on properties located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 6501 W. National Ave. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0256-000).

10A. Special Use Permit for International Autos of Milwaukee, an existing business, to establish a vehicle repair/auto body shop at 10221 W. Arthur Ave.

10B. Site, Landscaping and Architectural Plans for International Autos of Milwaukee, an existing business, to establish a vehicle repair/auto body shop at 10221 W. Arthur Ave., submitted by Erik Madisen, d/b/a Madisen Maher Architects. (Tax Key No. 485-9990-007)

Items 10A and 10B may be considered together

Overview and Zoning

The property is zoned C-4/Regional Commercial which permits vehicle repair and body shops.

International West Allis has previously purchased the 5 acre former site of Metropolitan Cadillac and in January of 2015 Plan Commission approved a special use and site, landscaping and architectural plan for International Autos to sell Alfa and Maserati at the 10221 W. Arthur Ave. site. In the ongoing business dealings and variety of vehicle manufacturer brands offered at International Autos the Alfa and Maserati didn't come to mature at this site. As the revised plans suggest a future showroom addition this site may redevelop as a vehicle dealership once again.

In the interim, International Autos has since resubmitted a special use and site, landscaping and architectural plans for a more labor service orientated use as an auto body vehicle repair and inventory storage use.

Hours of Service: The body shop will be open as follows:
7:30am to 5:30pm Monday through Friday.
9:00am to 5:00pm on Saturday
Closed on Sunday

Employees: There will be a potential maximum total of 20 employees involved in body shop functions. Employee parking includes 20 spaces and will be located at the south side of the building. Repair vehicle parking includes 40 spaces and will be located south and west corner of the building.

ZONING DATA	
<u>PROPERTY ADDRESS:</u>	10221 W. ARTHUR AVE. MILWAUKEE, WI 53227
<u>ZONING:</u>	C4 - REGIONAL COMMERCIAL DISTRICT
<u>EXISTING BUILDING AREA:</u>	31,278 SF
<u>EXISTING OUT BUILDING AREA:</u>	4,002 SF
<u>OVERALL SITE AREA:</u>	217,818 SF (5.00 ACRES)
<u>GREEN SPACE REQUIREMENTS:</u>	20% (43,564 SF)
<u>GREEN SPACE PROVIDED:</u>	21% (45,742 SF)

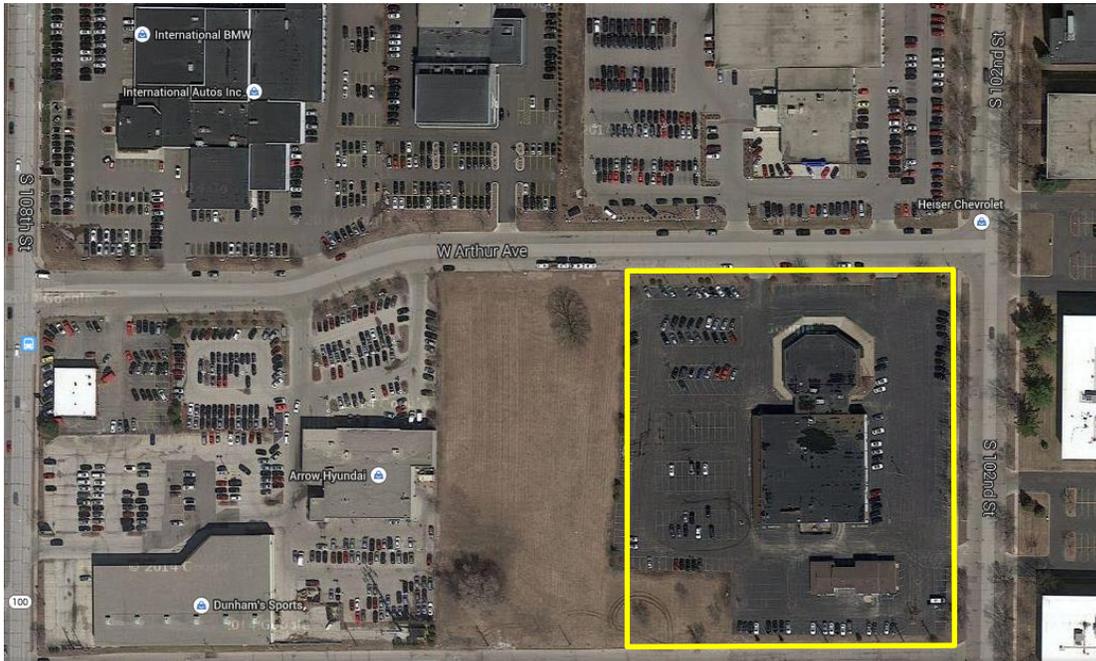
New vehicle storage will be located west and east of the existing building.

Customer parking includes 10 spaces and is located on the north side of the building.

Repair vehicles will remain outside only as long as it takes for parts to arrive on site.

The site is located between S. 108 St and S. 102nd St., about a half block north of W. National Ave. The Metropolitan Cadillac dealership closed about six years ago.

The applicant is proposing to perform both interior and exterior renovations to update the former Cadillac dealership building and related site and landscaping work. The estimated project cost is \$850,000.

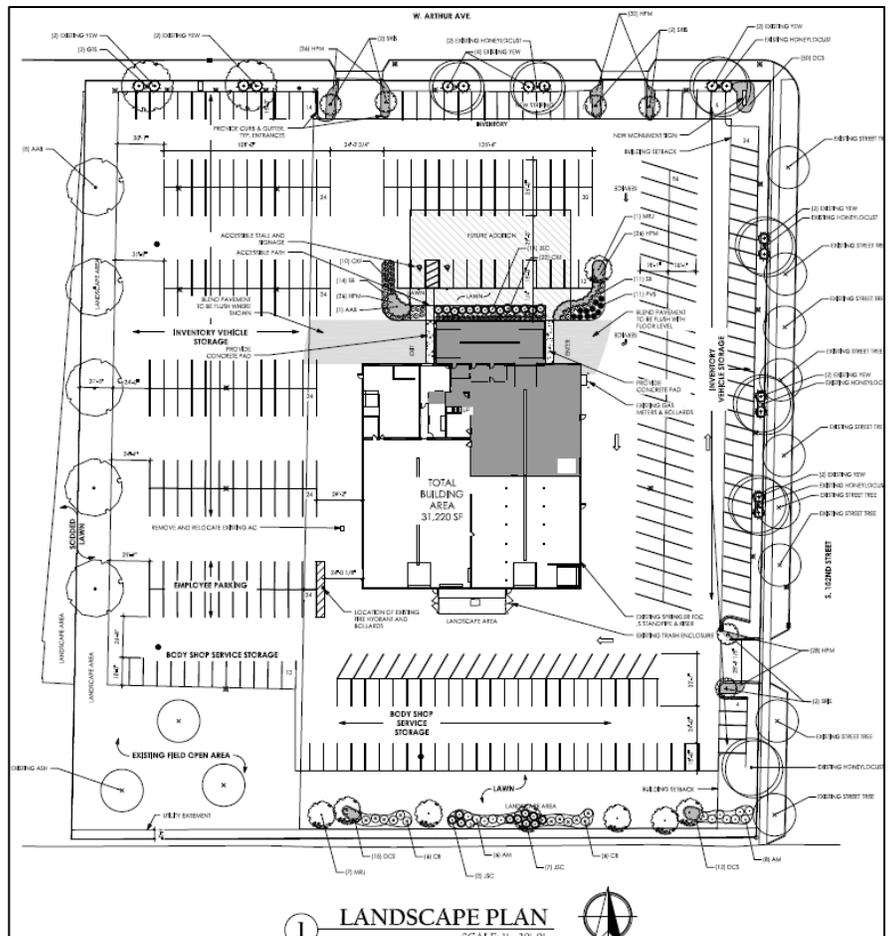


Site, Landscaping

The perimeter of the existing property does feature some green space which is comprised of primarily of lawn area varying between 5-8ft wide. The revised landscape plans indicates removal of pavement in various locations to increase the amount of landscaping to meet the 20% zoning requirement. The revised landscaping plan increases the amount of green space primarily along the west and south property lines. Pavement currently encroaches beyond the west property line, but will be removed and five trees will be added along the west property line. Pavement will also be replaced along the south property line and 7 new trees added with additional landscaping.

W. Arthur Ave. and S. 102 St. frontages - The existing lawn areas along the frontage of W. Arthur Ave. will be infilled with landscaping including new honey locust trees and a grow low sumac.

Staff is recommending additional infill and diversity in the landscaping species along the north and east property lines.



Internal landscaping - Internally within the parking surface area, staff is recommending that 4 additional landscaping islands be included within the parking lot area at endcaps of the rows along W. Arthur Street and S. 102 St. This would be consistent with past vehicle dealership recommendations for every other dealership in the area (Hyundai, Heiser, International Fiat, Audi).

New foundation plantings will be added on the north foundation of the new building façade.

Architecture

The existing building features an octagonal shaped showroom consisting of glass and a metal mansard roof which faces W. Arthur Ave.

One of the primary architectural changes to the main building will be demolishing the entire existing octagonal showroom area up to the existing neck between the main building and the octagon. The new front of shop would function as a service entrance and exit capable of driving-through. This service area would feature new glass paneled overhead doors on the east and west elevations. The north elevation and part of the upper portion of east and west elevations would be clad with architectural metal panels which are described as either an aluminum composite system or a pre-finished metal panel system. New storefront window system would also be installed on the north elevation of the building.



X - SW Perspective
N.T.S.



X - SE Perspective

The remainder of the existing building consists of a painted cement block that is proposed to be repainted white in color.

On the west elevation of the building International Autos is proposing to demolish an approximate 10-ft x 150-ft section of the building which was formerly added by Met Cadillac. Demolition will expose an existing cement block wall that will be repainted to match the rest of the building.

Lighting

Six new 30-ft light poles are proposed on site. Staff is recommending that the lighting plan indicate the style and color of light poles to ensure consistent look throughout the site. Furthermore, exterior lighting should be presented in a lighting plan which identifies all exterior lighting features, either mounted on the building or freestanding, along with dispersion pattern, intensity of light, and cut-off shielding that reflects away from the street. Light distribution should not spill over onto adjacent properties. Pedestrians should not be able to see the light source and glare should be minimized.

Signage

Signage is being coordinated separately from this application.

Recommendation: Recommend Common Council approval of the Special Use Permit for International Autos of Milwaukee, an existing vehicle dealership, located at 10221 W. Arthur Ave. and approval of the Site, Landscaping and Architectural Plan proposed showroom remodeling for a proposed car dealership for Maserati/Alfa Romeo to be located at 10221 W. Arthur Ave., submitted by Eric Madisen, Madisen Maher Architects and Tom Dexter of International Autos, subject to the following conditions:

(Items 1-5 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 table schedule for all uses; (b) increasing the level of internal landscaping within the parking field. Landscaping islands at the end caps of parking rows along W. Arthur Ave. and S. 102 St.; (c) additional infill in the landscaping species along the north and east property lines; 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. 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 stormwater 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 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.

- 11A. **Special Use Permit for Fast Forward Fitness, to establish a personal training company, to be located at 9730 W. Greenfield Ave.**
- 11B. **Site, Landscaping and Architectural Plans for Fast Forward Fitness, to establish a personal fitness training business, to be located within the existing building at 9730 W. Greenfield Ave., submitted by Darrell Jack, d/b/a Fast Forward Fitness LLC. (Tax Key No. 443-0359-000)**

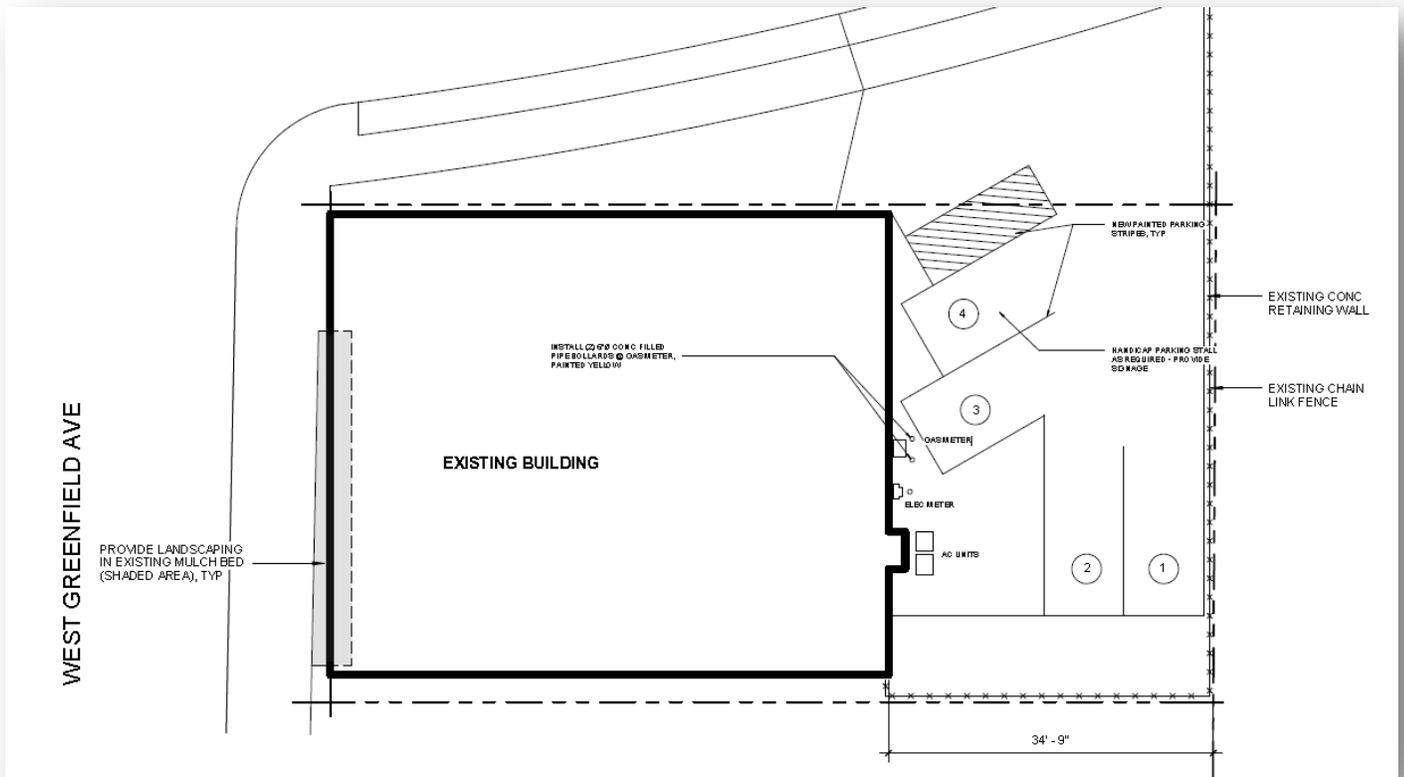
Items 11A and 11B may be considered together.

Overview and Zoning

The property at 9730 W. Greenfield Ave. is currently zoned C-2 Neighborhood Commercial District, which allows for Athletic/Physical health clubs as a special use. There is an existing 3,000 square foot building on the parcel, which was formally Car Quest Auto Parts and the applicant, Darrell Jack, would like to establish his business, Fast Forward Fitness on the site.

Fast Forward Fitness offers a personal approach when it comes to fitness, utilizing certified American Council of Exercise (ACE) techniques and equipment. They provide a full support system, workouts that are tailored to individual needs, and fitness expertise.

There will be four total staff members at Fast Forward Fitness including the proprietor, Mr. Jack, who is an ACE certified Personal Trainer. The business plans to operate from 6am-9pm, 7 days a week, with the majority of business taking place by appointment. A normal training session is one hour and the maximum number of people in the building at one time will be ten.



Parking

According to the City Zoning Code, the Physical Culture and Health Services use requires 1 space for every 150 square feet of gross floor area, translating into a requirement of twenty parking spaces required for this use. Due to the fact that there is a limited number of people that will be on-site at one time and there is street parking along the eastern side of 98th St. (next to the business), this requirement could be modified by the Common Council, via the Special Use Permit, if they so choose.

Site, Landscaping, and Architectural

Currently, there are no landscaping plans for the lot and the refuse area is not displayed nor determined.

There are two potential locations for landscaping within the site, the south and west sides of the building. The south side has an existing mulched area next to the front door, but there is nothing planted within it. On the West side of the building, there is a sodded area between the sidewalk and the building, but no landscaping or shrubbery there either.

The architectural plans for the building itself show no direct changes to anything on the exterior of the building, other than painting and new signage.

The parking lot on the north side of the property is paved and in good working condition. The plans indicate the lot is to be striped and a new handicapped stall added, creating a total of four spaces for the property. Additionally, two new concrete bollards will be added around the existing gas meter.

The property is surrounded by a fence on two sides. The fence along the north side of the property between the existing parking lot and neighboring parcel is half slatted with vines running along a portion of it. Currently, it is in rough shape with overgrown weeds along the entire length of it. Staff recommends that in order to create a clean and solid screen between the commercial parking lot and the residential property to the north that the chain link fence along the north property line be replaced with a wood board on board fence. The fence along the eastern property line between the neighboring parcel and parking lot is also slatted and in rough shape. However, it is believed to be the neighboring property owner's fence.





Recommendation: Recommended Common Council approval of the Special Use Permit and approval of the Site, Landscaping and Architectural Plans for Fast Forward Fitness, to establish a personal fitness training business, to be located within the existing building at 9730 W. Greenfield Ave., submitted by Darrell Jack, d/b/a Fast Forward Fitness LLC. (Tax Key No. 443-0359-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to occupancy and 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: (a) a landscape plan for the site, (b) the color and location of paint on the façade, (c) replace the existing chain link fence preferably with a wood board on board fence along the north side of property, and (d) if a commercial refuse dumpster is needed, it shall be shown on the site plan and located within a four-sided board on board refuse enclosure with personnel door. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8466 with questions.
2. An estimated cost of landscaping, screening and pole sign removal costs 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.

- 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 (Public Hearing June 7, 2016).

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

- A revised signage plan being submitted to and approved by the Department of Development, if desired.
- 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.

12. Monument Signage plan for the Industries for the Blind an existing business located at 445 S Curtis Rd. (Tax Key No. 413-9993-013) submitted by Ramona Marena d/b/a Lemberg Electric Co. (Tax Key No. 413-9993-013)

Industries for the Blind is a national manufacturer, supplier, and distributor that employs individuals whom are blind or visually impaired. They are located in a building on Curtis Rd that is over 100,000 square feet with existing monument signage. They are proposing the replacement of that signage with a new internally illuminated and electronic message center display monument sign.

The sign is proposed to go in the same location as the existing (18 feet from the roadway), at the far east end of the property facing Curtis Rd. The plan is to keep the masonry base and install the new signage on top.

The proposed sign meets the size requirements for the monument signage guidelines outlined in the City Sign Code. In addition to the size requirements, the sign must have a minimum 2 foot masonry base, cannot exceed 35% of the total changeable copy signage, and must have landscaping surrounding the signage (twice the square footage of the sign). The proposed sign meets all of these requirements.

The replacement sign is made up of three parts: an opaque internally lit cabinet cap, an aluminum faced sign cabinet, and an electronic message center display.



PROPOSED NEW SIGN



Recommendation: Approval of the Monument Signage plan for the Industries for the Blind an existing business located at 445 S Curtis Rd. (Tax Key No. 413-9993-013) submitted by Ramona Marena d/b/a Lemberg Electric Co. (Tax Key No. 413-9993-013), subject to vision angels being indicated on the site plan and additional landscaping infill at the base of the sign.

13. Community Outdoor Parks and Recreation Plan

The City recently completed a Comprehensive Park and Outdoor Recreation Plan which can be located at <http://www.westalliswi.gov/index.aspx?nid=1005>.

The plan is designed to create a guide for implementation of potential park improvements over the next 5 years. It also includes an analysis of the condition and safety of existing equipment and creates recommendations for potential functional and aesthetic improvements.

The Park Plan indicates that the City's park system has good bones but has a fair amount of deferred maintenance throughout the system. One of the major recommendations is to replace the outdated children's play equipment. Additionally, some basic amenities are often times lacking, such as restroom access, water fountains, and adequate trash and recycling options.

The plan indicates that the city is lacking a "champion" for parks and recommends solutions taken from other communities such as;

- A dedicated staff position to oversee parks
- A Park, Recreation and Forestry Board
- A combination of dedicated staff members and a guiding board and a guiding board
- Board of Public Works oversight

The plan indicated that an overreliance on Community Development Block Grant (CDBG) funds as the funding source for parks has created an issue because not all parks are eligible to be funded through CDBG funds. The plan indicates that other comparable communities utilize Capital Improvement Funds for the majority of the funding of park improvements.

New parks and facilities recommended in the plans include, a dog park, splash pads and beer gardens. The plan recommends activating Kopperud Park, located on S. 76 St and W. Pierce St., by providing playground equipment and other potential amenities to turn it into a useful and active neighborhood park.

There are several major park improvements planned for 2016 which came as a result of the study, they include major improvements to:

- Liberty Heights Park
- Veterans Park
- Reservoir Park

Recommendation: Adoption of the Comprehensive Park and Outdoor Recreation Plan

14. Site and Landscaping Plans for Liberty Heights, an existing park, located at 6101 W. Orchard St.

Overview

Work will begin this summer on major improvements to Liberty Heights Park, those improvements include:

- The addition of Skate Park elements within the northernmost basketball court area
- The replacement of the children's play equipment to include poured in place surfacing
- Replacement of the southernmost basketball court, including resurfacing, restriping, and new basketball backboards and hoops
- Extension in height of a portion of the south fence for the southern baseball field
- A drinking fountain
- Bike racks
- Trash Receptacles
- Picnic Tables
- Backstop upgrades
- Tennis court resurfacing, net replacement and restriping, including the inclusion of pickle ball court



Recommendation: Approval of the Site and Landscaping Plans for Liberty Heights, an existing park, located at 6101 W. Orchard St.

15. Site and Landscaping Plans for Veterans Park, an existing park, located at 6900 W. National Ave.

Overview

Work is scheduled to begin this summer on improvements to Veteran's Park Playground, those improvements include:

- Replacement of the children's play equipment to include poured in place surfacing
- Regrading
- A drinking fountain





Recommendation: Approval of the Site and Landscaping Plans for Veterans Park, an existing park, located at 6900 W. National Ave.

16. Ordinance to amend subsections 12.06 and 12.40 and 12.42 of the Revised Municipal Code relative to Tobacco Retailers definitions and requirements.

In late March, the Department of Development was informally directed to research the zoning implications of tobacco shops and vape/e-cigarette retail functions. Staff requested the consideration of a Zoning Moratorium on these uses, in order to have the time to properly provide background and recommendations. On April 5, 2016, the moratorium was adopted, via R-2016-0104, which placed a temporary hold on the issuance of new Business Occupancy permits for these uses for three months.

Since that time, Staff has researched current and potential terms, conditions and restrictions under which these operations could operate in a manner to promote the health, safety and welfare of the citizens of West Allis. Under the existing ordinance Tobacco Shops are allowed in the C-1 and C-3 - M-1 Districts, without clear definition. That lack of definition left the new technology of vaping and e-cigarettes unregulated within the code. Similarly, tobacco paraphernalia and tobacco products were also absent from any definition.

Based on known zoning practice and reference from other municipally adopted ordinances, staff suggested to update the City's definitions, modify the permitted zoning districts and enact a separation clause from similar uses (to eliminate the potential for business clustering) and youth-oriented locations (to reduce public health problems). At the April 13, 2016 meeting of the Safety and Development Committee, these recommendations received favorable recommendation.

Staff is currently working with the Attorney's Office to confirm appropriate separation distances, but in general, the proposed Ordinance would update/create the following definitions:

Tobacco Paraphernalia. Tobacco paraphernalia means cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette rolling machines and any other item designed for the smoking or ingestion of tobacco products. Tobacco paraphernalia includes electronic cigarettes, personal vaporizers, electronic nicotine delivery systems or any item designed to atomize liquid solutions that simulate smoking.

Tobacco Products. Tobacco products means any substance containing any tobacco leaf, including but not limited to cigarettes, cigars, bidis, pipe tobacco, snuff, chewing tobacco and smokeless tobacco. Tobacco products include e-liquids such as propylene glycol, glycerin, nicotine, flavorings or other products for the use in electronic cigarettes, personal vaporizers or electronic nicotine delivery systems.

Tobacco Retailer. A tobacco retailer is any establishment that either devotes twenty percent (20%) or more of floor area or display area to the sale or exchange of tobacco products or tobacco paraphernalia.

The draft ordinance also recommends eliminating "Tobacco Retailers" from the C-1 Central Business District and enacting separation clauses of either 500 or 1,000 ft. from schools, churches, parks and other businesses with a tobacco license. Of note, retail establishments that sell tobacco products or paraphernalia as accessory sales covering less than 20% of their floor or display area would not be affected by these changes.

Maps detailing the effects of the proposed Ordinance Amendment are expected to be available shortly, in preparation for Aldermanic sponsorship and the scheduling of a Common Council Public Hearing.

Recommendation: Recommend Common Council approval of the Ordinance to amend subsections 12.06 and 12.40 and 12.42 of the Revised Municipal Code relative to Tobacco Retailers definitions and requirements, subject to the following conditions: 1. Confirmation of wording and separation clause dimensions by the City Attorney; 2. Aldermanic or committee sponsorship; and, 3. The scheduling and holding of a Public Hearing before the Common Council. Contact Bart Griepentrog, Planner II, at (414) 302-8469 with any questions.