



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 25, 2023
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

- 2A. **Conditional Use Permit for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St.**
- 2B. **Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000)**

Overview and Zoning

The site of National Salvage's former warehouse building has been vacant for nearly two decades until the development of SoNa Lofts and Maker's Row. The Southwest corner of the site is currently undeveloped. Mandel Group is proposing a new, 51-unit apartment building at the site.

Mandel Group anticipates starting construction in Q4 2023 / Q1 2024 with a 15-month project timeline. Apartments are expected to begin leasing in Q1 / Q2 2025

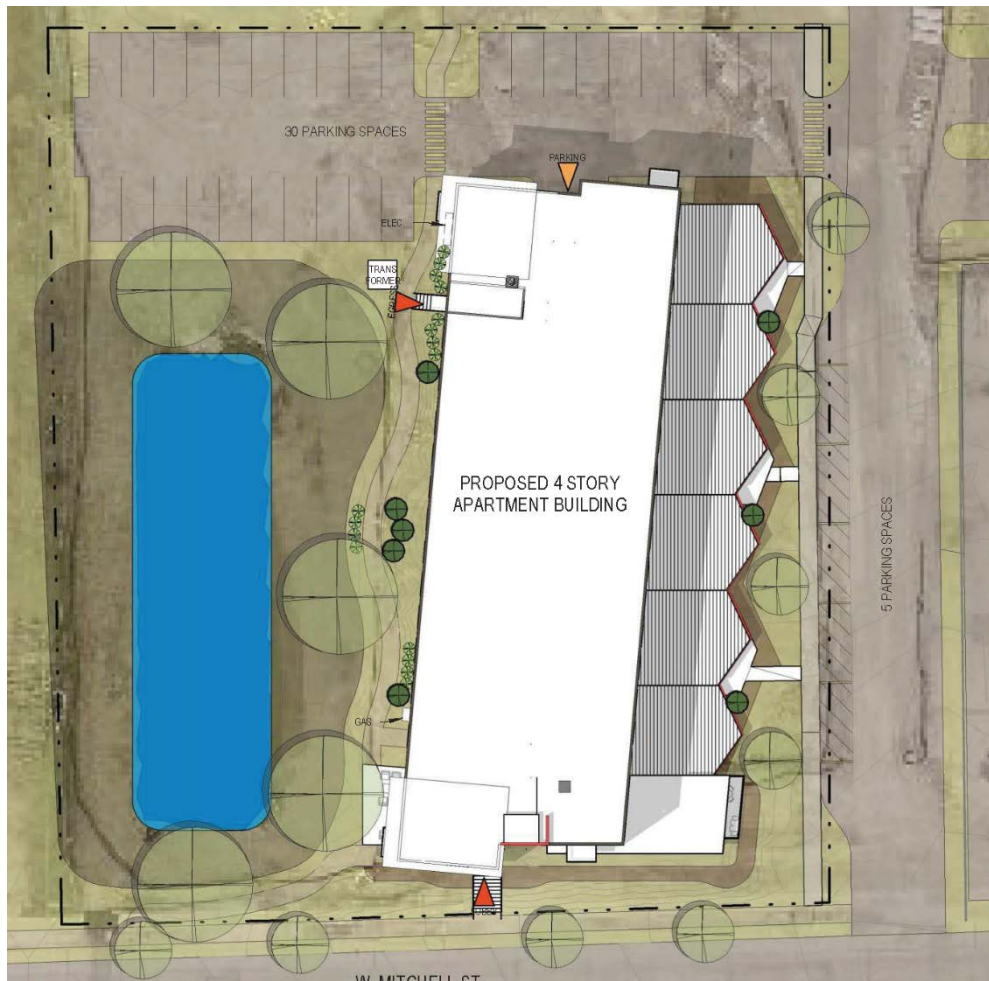
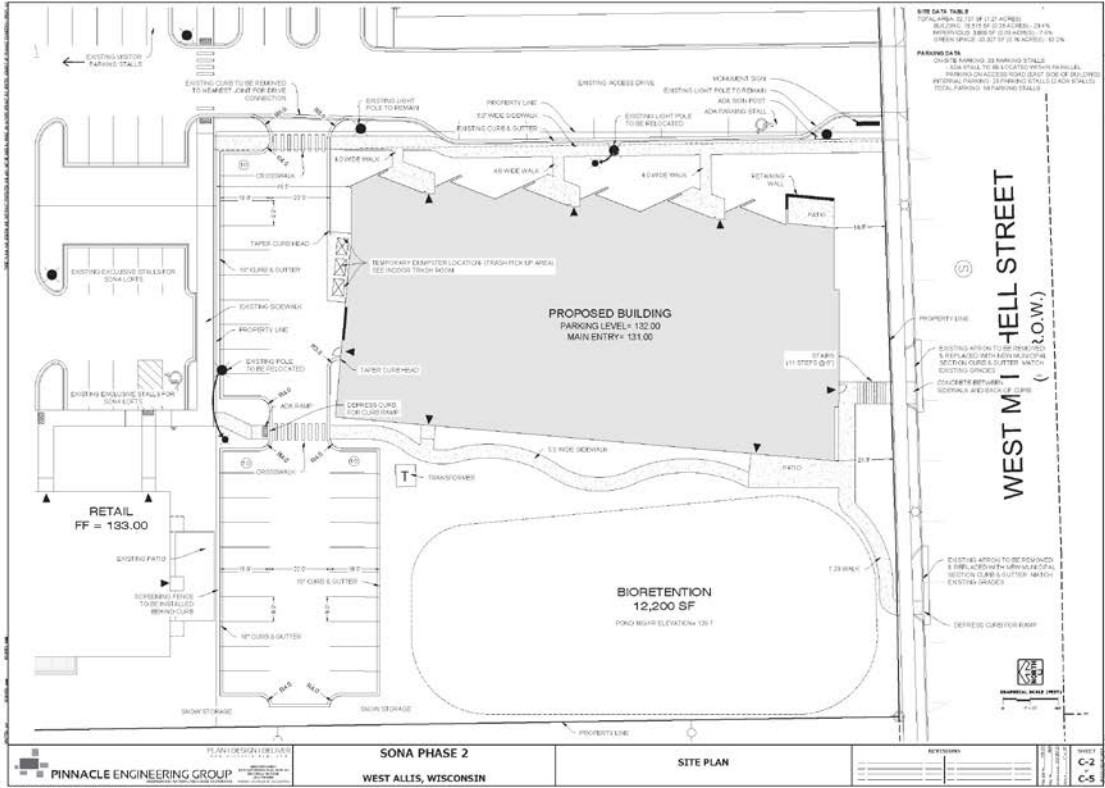
6600 W. Mitchell St. is zoned C-3. 5+ Unit Dwellings require Conditional Use Permits in the C-3 zoning district.

Site Plan

The existing site is serviced by a private drive that connects SoNa Lofts and Maker's Row. This private drive will provide access to a surface parking lot and underground parking for SoNa Lofts Phase 2.



The proposed apartment building will take up most of the site. The building is designed to face W. Mitchell St. and will be situated within the 20' maximum setback along this frontage. A driveway leading to the building's visitor parking and indoor tenant parking will be located on the northern portion of the site, directly south of the existing parking for SoNa Lofts. A bioretention pond is located directly west of the proposed building. A pedestrian pathway will meander in between the proposed building and bioretention pond providing a natural amenity and a connection between visitor parking and the entrance on W. Mitchell St.



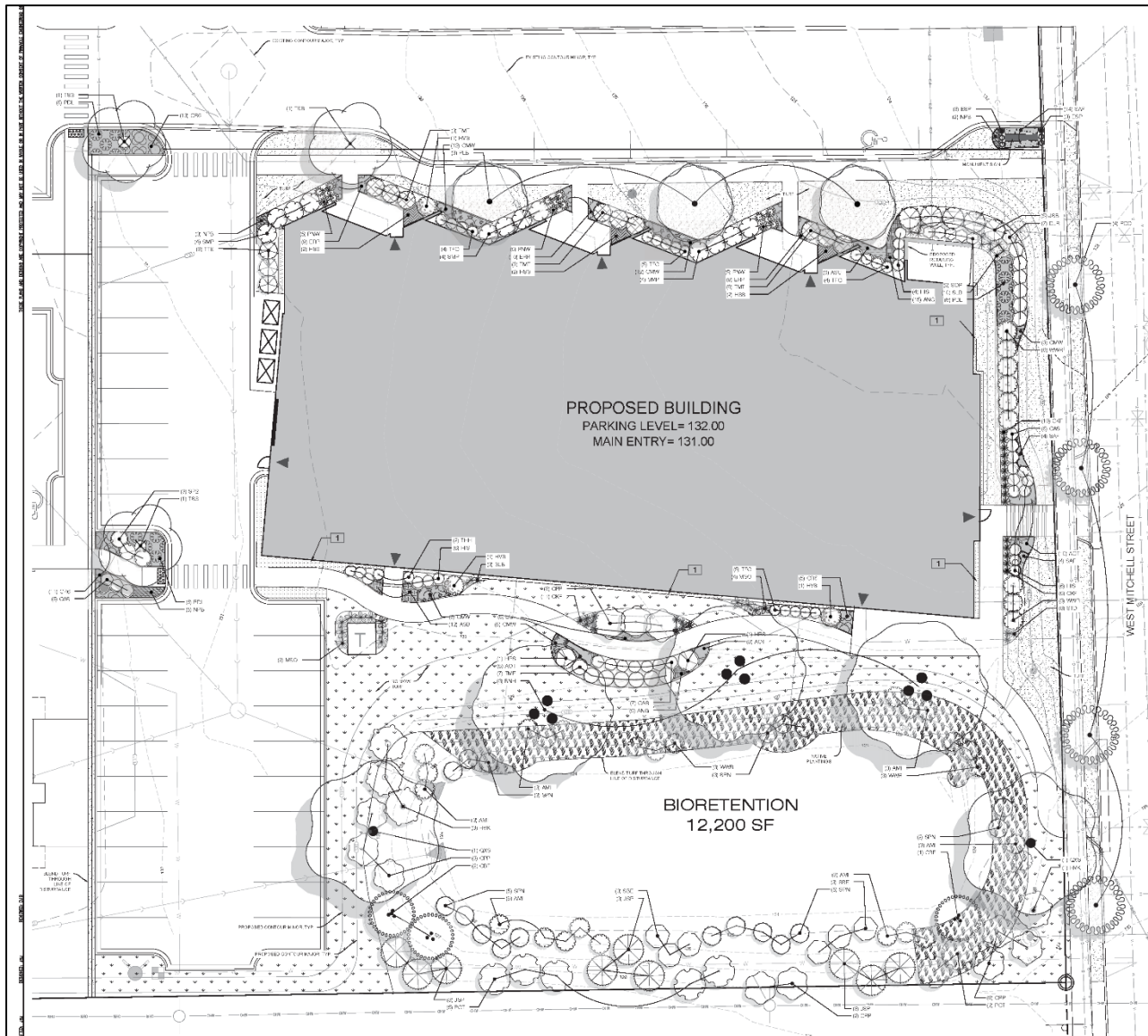
Landscaping Plan

The proposed development will include quality landscaping that highlight the natural features provided by the bioretention pond.

The site will be densely landscaped along the building. A variety of deciduous and evergreen shrubs will line the perimeter of the building. Flowering trees, ornamental grasses, and perennials will create a visual buffer between private, patio entrances for townhome units on the east side of the proposed building and the private drive and sidewalks.

A mix of grasses and shrubs will also provide a buffer between the public sidewalk on W. Mitchell St. and the southern side of the building.

Trees, shrubs, and native grasses will wrap around the bioretention pond providing visual appeal for the pedestrian pathway and west facing units.



Architectural Plan

The proposed 51-unit apartment building will comprise of one primary building that has two masses visually pulled in opposite directions. The eastern side of the building holds the ground-level townhome units. These units are divided into 6 red, geometric forms that ring the east side of the building. The upper floors are of a sleek finish with many windows, contrasting with the more dynamic ground floor.



The building will be 4-stories tall. The entrance of the building is located along W. Mitchell St. The entrance is visually appealing with the two masses appearing offset, providing for a unique visual with an emphasis on vertical lines and depth. Balconies are provided for units on the south façade.



The west façade

includes a proposed mural on the exposed first-story. Lining the west façade's upper floors are a collection of windows for the apartment units. End units include balconies. The design of this façade is sleek and contemporary, while also intending to honor the historical legacy of industry. Staff is

recommending revisions to this façade that still honor the industrial legacy yet create additional visual interest. This may include vertical features to break up the façade, inseting/offsetting to create depth, ornamental overhangs, etc.



The north façade includes units with balconies. Visually, the north façade will be dotted with windows in between a variation of dark grey, red accents, and black exterior materials.

The architect and developer chose a suite of high-quality materials for the building. The façade will primarily be a mix of fiber-cement Hardie Paneling and Hardie Lap siding in a dark grey/black color. [Nichiha panels](#) will be utilized for red accenting on the building. [Cast in-place concrete](#) will line the first story of the building on the north and west facades. Wood paneling will run vertically up a portion of the south façade and will also be present in on the story. A metal trim will line the southwest and northwest corners, crowning the structure. (See next page for details)



2 SOUTH ELEV.
SCALE: 1/16" = 1'-0"



1 NORTH ELEV.
SCALE: 1/16" = 1'-0"



2 WEST ELEV.
SCALE: 1/16" = 1'-0"



1 EAST ELEV.
SCALE: 1/16" = 1'-0"

NOTE:
1. ALL HARDIE COLORS TO B COLLECTION I

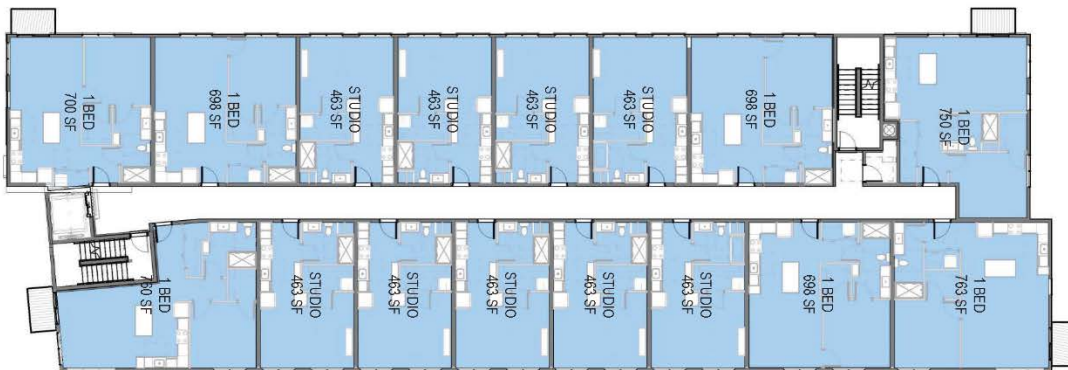
Floor Plans

Underground parking makes up the first story of the building. Drivers will access this parking garage by an entrance from the garage on the Northern side of the building.

The first floor will include 3 townhomes on the East side of the building fronting the private drive. The majority of the first floor will be parking. The main entrance on the South end of the property will include a lobby, club room, and a fitness center. The upper floors will consist of a mix of apartment units.



First floor plan



Second floor plan

Unit Mix

The 51 units include:

- 27 studios
- 24 1-beds
- 3 3-beds

Parking

SoNa Lofts Phase 2 will include 63 total parking stalls, a ratio of 1.23 stalls per unit. This parking ratio is inline with other apartment developments within the City. This is below the maximum requirement of 102 stalls (2 per unit).

The underground parking level will include 28 stalls. The surface parking lot will include 30 stalls. 5 street stalls are shown on the private drive on the East side of the property. One accessible stall is shown on the exterior, located on the private drive. Code Enforcement and Engineering departments are requesting a passageway from the accessible parking stall to the entrance door. Two additional accessible stalls are included in the underground parking.

Design Guidelines

Compliance with the design guidelines is mandatory for new development. The proposed project satisfies all applicable guideline requirements. Highlights include:

1. Context
 - a. Neighbor: Higher density scale is appropriate for site in major area. Material and style references to historic industrial area. Strong focus on pedestrian connectivity through and around site, improves access for an area with history of poor pedestrian design.
2. Public Realm
 - a. Active Ground Floor: strong blending of public and private realm and activating public realm with townhome private entries/patios along the private drive. Townhomes and mural prevent blank first floor walls.
 - b. Build for People: Pedestrian pathways and internal connections are provided next to a natural feature, a rarity in the direct neighborhood.
 - c. Mitigate Impacts: vehicle parking primarily enclosed within building, also shielded from public realm.
3. Quality
 - a. Building: high-quality building with compelling design, quality material palette, and unique points of emphasis.
 - b. Environment: focus on integrating natural features. Reduction in impervious surfaces and inclusion of a bioretention pond. Increased density promotes reductions in energy use per capita.

See attached Plan Commission checklist.


Recommendation: Approve the Site, Landscaping, and Architectural Design Review for SoNa Lofts Phase 2, a proposed 5+ Unit Dwelling, at 6600 W. Mitchell St. (Tax Key No. 454-0656-000) subject to the following conditions:

1. Revised Site, Landscaping, and Architectural plans submitted to show the following: a) at least 1 outdoor bicycle parking spaces and 10 indoor bicycle parking spaces to comply with Sec. 19.44 Vehicle Parking; b) show passageway from accessible parking stall to entrance door; c) additional design elements on the west façade for enhanced visual interest
2. 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
3. Common Council approval of the Conditional Use permit.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	