

37.  
32.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2011-0057      Special Use Permit      Introduced

Special Use Permit for proposed demolition of the existing New Samaria apartment building and construction of a new 50-unit multi-family apartment building to be located at 6640-6700 W. Beloit Rd.

Introduced: 2/1/2011

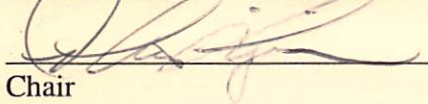
Controlling Body: Safety & Development Committee  
**Plan Commission**

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
			Czaplewski				
<u>2/15/11</u>		<input checked="" type="checkbox"/>	Kopplin				
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock				
	<input checked="" type="checkbox"/>		Vitale	<input checked="" type="checkbox"/>			
			Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER



Chair      Vice-Chair      Member

### COMMON COUNCIL ACTION

**PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
<u>FEB 15 2011</u>			Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>			

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL**

**ADMINISTRATION & FINANCE**

Chair: Kurt E. Kopplin  
Vice-Chair: Vincent Vitale  
Thomas G. Lajsic  
Richard F. Narlock  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Gary T. Barczak  
Vice-Chair: Martin J. Weigel  
Michael J. Czaplewski  
Daniel J. Roadt  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Richard F. Narlock  
Kurt E. Kopplin  
Rosalie L. Reinke  
Vincent Vitale

**LICENSE & HEALTH**

Chair: Michael J. Czaplewski  
Vice-Chair: James W. Sengstock  
Gary T. Barczak  
Daniel J. Roadt  
Martin J. Weigel

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Daniel J. Roadt  
Kurt E. Kopplin  
Richard F. Narlock  
Vincent Vitale

# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

### Applicant or Agent for Applicant

Name BARRIENTOS DESIGN & CONSULTING  
 Company NORMAN BARRIENTOS AIA  
 Address 205 W. HIGHLAND AVE  
 City MILWAUKEE State WI Zip 53203  
 Daytime Phone Number 414-271-1812  
 E-mail Address normanbarrientosdesign.com  
 Fax Number 414-271-1830  
 Project Name/New Company Name (If applicable) \_\_\_\_\_

### Agent is Representing (Tenant/Owner)

Name CARDINAL CAPITAL MANAGEMENT  
 Company ERICH SCHWENKER  
 Address 135 S BATH ST SUITE 100  
 City MILWAUKEE State WI Zip 53214  
 Daytime Phone Number 414-727-9902  
 E-mail Address eschwenke@cardinalcapital.us  
 Fax Number \_\_\_\_\_

### Application Type and Fee

(Check all that apply)

- Special Use: \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00 (Project Cost \$0 -2,000)
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00 (Project Cost \$2,001 -5,000)
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00 (Project Cost \$5,001 +)
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Signage Plan Review \$100.00
- Signage Plan Appeal: \$100.00
- Request for Rezoning: \$500.00 (Public Hearing required)
- Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Planned Development District \$1500.00(Public Hearing Required)
- Subdivision Plats: \$1700.00
- Certified Survey Map: \$600.00
- Certified Survey Map Re-approval: \$50.00
- Street or Alley Vacation/Dedication: \$500.00
- Transitional Use \$500.00 (Public Hearing Required)

Agent Address will be used for all official correspondence.

### Property Information

Property Address 6640-6700 W. BELDT RD  
 Tax Key Number 475-0195-001  
 Current Zoning C-2  
 Property Owner TRI CORP HOUSING  
 Property Owner's Address P.O. Box 1728  
MADISON, WI 53701-1728  
 Existing Use of Property SUPPORTIVE HOUSING  
 Total Project Cost Estimate: 5.99 MILLION  
 Previous Occupant NEW SAMARIA

**Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)

- Site/Landscaping/Screening Plan
- Floor Plans
- Elevations
- Signage Plan
- Certified Survey Map
- Other \_\_\_\_\_

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

(Check boxes next to each listed item):

- Completed Application
- Appropriate Fees
- Project Description
- 6 Sets of folded and stapled plans (24" x 36")
- 1 Electronic copy of plans (PDF format)
- Total Project Cost Estimate

Applicant or Agent Signature Norman Barrientos

Date: 11/10/2010

Subscribed and sworn to me this 10<sup>th</sup> day of NOVEMBER, 20 10

Notary Public: [Signature]  
 My Commission: F26-14

Please make checks payable to:  
City Of West Allis

Oper: GNRDEV Type: DC Drawer: 1  
Date: 12/10/10 01 Receipt-no: 105895  
GH DEV SPECIAL U 1 \$500.00  
SD DEV LVL 3 SIT 1 \$500.00  
CARDINAL CAPITAL MANAGEME  
CK CHECK PA 5904 \$1000.00  
Total tendered \$1000.00  
Total payment \$1000.00

Trans date: 11/16/10 Time: 14:51:57

Monday, February 07, 2011

RECEIVED

FEB 09 2011

CITY OF WEST ALLIS  
CLERK/TREASURER

Dear Mr. Ziehler,

I am expressing my concerns about the proposed demolition of the New Samaria apartment building and the construction of a new 50-unit apartment building to be located at 6640-6700 W. Beloit Rd. My Fiancé and I own a duplex on 67<sup>th</sup> Place, just behind the New Samaria building. A 50-unit apartment building is not in the scale for this neighborhood, which is primarily single and two family houses. There are no apartment buildings in the area that approach the size of the proposed project. This is a quiet neighborhood that will be disrupted by such a large project. Furthermore, if the proposed structure is larger than the existing building, my back yard will lose morning sunlight causing issues with my garden and the gardens of my neighbors.

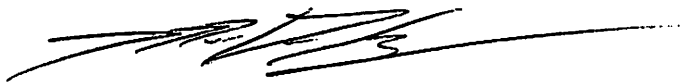
Will there be enough parking available for the 50 to 100 additional cars that the residents of the proposed structure will bring to the area? How about guest parking? The on-street parking in the area is limited, especially with alternate side parking regulations set by the City. I have to park my work vehicle on the street, and I am concerned that this area will become as congested as the East Side of Milwaukee if a 50-unit apartment building is built without sufficient off street parking.

Will the demolition/construction disrupt access to the alley behind New Samaria? My Fiancé, our tenant and myself park our vehicles off of the alley, as do most of our neighbors. I am concerned that we will not be able to have clear access to the alley during the demolition/construction phase of the project. If the alley is not accessible we will have to park on the street, causing more congestion and necessitating parking permits for three additional vehicles from my household alone. I hope that I am not responsible for this additional expense. Construction would also create a lot of noise and dust in our area.

What are the proposed demographics of this apartment building, and what will happen to the current residents of New Samaria? This is a peaceful neighborhood, which is what attracted me to West Allis when I relocated here. The current residents of New Samaria have given me no troubles since I moved into my house over two years ago. Another concern is the type of housing that is proposed. This is primarily a working class neighborhood. An increase in low income housing will drive down property values and increase crime in this quiet neighborhood.

In conclusion, this project is TOO BIG for this neighborhood.

Sincerely,



Michael Trefz  
2216 S. 67<sup>th</sup> Place  
West Allis, WI 53219

e-mail: John Stibal  
Steve Schaefer  
Mayor Dev.  
Alerpersong

RECEIVED

FEB 10 2011

CITY OF WEST ALLIS  
CLERK/TREASURER

David and Sara Loing  
2255 S. 67<sup>th</sup> Place  
West Allis, WI 53219  
February 8, 2011

Paul Ziehler  
City Administrative Officer  
City of West Allis Clerk/Treasurer  
7525 W. Greenfield Ave.  
West Allis, WI 53214

Dear Paul Ziehler:

I am writing in reference to the Notice of Hearing I received in the mail pertaining to the Special Use Permit for the proposed demolition of the existing New Samaria apartment building and the construction of a new 50-unit multifamily apartment building. This raises many concerns.

My first concern is traffic. The building that is there now is for mentally ill and disabled persons. A 50-unit multifamily apartment building would put many more drivers in an already busy intersection (68<sup>th</sup> Street, Beloit Ave., and Lincoln Ave.). 50 families can mean 50 cars or more. This intersection already has its fair share of accidents. This can be verified with the West Allis Police Department.

My second concern is parking. What would be the parking accommodations? South 67<sup>th</sup> place is a fire lane and does not need to be clogged with more cars. It is a wider street because it is a fire lane with the Fire Department being directly down the road. We already have enough business people parking on the street during the day.

My third concern is the number of school aged children that could be moving in. This location would be on the border between Longfellow Elementary and Jefferson Elementary. I believe they would attend Jefferson Elementary. Jefferson Elementary is already overcrowded.

My fourth concern is the owners of this new building. Do they have as poor of a reputation as Tri-Corps the owners of New Samaria? Prior complaints were brought up regarding them before they were approved to come in initially.

Finally, my last concern is the amount of people that could move into the neighborhood. This area is just too small to build this type of complex in addition to possibly lowering the property values in the neighborhood. This is primarily a residential neighborhood. There are already many empty rental units in West Allis available. Why add more?

Besides owning our home on 67<sup>th</sup> place, our son attends Jefferson Elementary school. This personally affects our neighborhood and the education of our son and future education of our other son.

Sincerely,



Sara Loing  
Concerned Citizen

e-mail: Mayor Devine  
John Stibal  
Steve Schaez  
Alderpersons



135 South 84th St., Suite 100  
Milwaukee, WI 53214  
[www.cardinalcapital.us](http://www.cardinalcapital.us)  
P: 414-727-9902  
F: 414-727-9731

February 11, 2011

Mr. Shaun Mueller  
Senior Planner  
City of West Allis  
7525 W. Greenfield Avenue  
West Allis WI 53219

Dear Mr. Mueller:

We recently received a copy of a February 7, 2011 letter to Paul Zeihler from a local resident regarding the proposed development of a 50 unit supportive housing project known as Highland Commons at 6640-6700 W. Beloit Road. The letter raises several concerns regarding the proposed development. We would like to take the opportunity to address those concerns on behalf of the co-developer of the property, Cardinal Capital Management, Inc.

As a preliminary matter, I would like to communicate that we worked closely with the architect to design a building that is compatible with the scale and character of the neighborhood. Several design elements were incorporated into the Project that were meant to reflect and build upon architectural styles seen in the surrounding homes and structures. In terms of scale, I think it is instructive to compare the proposed development with the structure that currently exists on the property. Such a comparison shows that the development plan will actually result in a decrease in density and the intensity of land use. Highland Commons will provide 50 units of affordable one bedroom apartments. The current building, known as New Samaria, is operated as a rooming house and is capable of serving up to 70 people. In addition, the building footprint will occupy approximately 60% of the site leaving approximately 40% for open space. The foot print is 10% less than the existing New Samaria building and the building height of Highland Commons is approximately 5 feet less than the existing building.

We would also like to assure you that the site will offer sufficient off street parking. The development plans call for 18 surface parking spots and 25 underground parking spots. Based on the tenant population and our experience with other supportive housing projects that we have developed and currently operate, the off-street parking will be underutilized. It is anticipated that few of the tenants will have vehicles and most will utilize public transportation. We do not see there being a significant need for residents and guests to park their vehicles on the street.

In regards to the demolition of the property, demolition and construction will be performed by experienced contractors that are required to operate in accordance with strict guidelines relating

to dust and noise (permissible levels and hours of operation). Our general contractor has also informed us that the alley will not be blocked during demolition or construction.

Finally, I would like to address the tenant population and building operations. Highland Commons is designed as permanent supportive housing for persons recovering from persistent mental illness. Tenants will be referred through the Milwaukee Behavioral Health Division and screened in accordance with tenant selection criteria established by Cardinal Capital Management. The current residents of New Samaria will be given priority in leasing units once the building is complete. Cardinal will provide property management services and the Milwaukee Center for Independence will provide onsite supportive services. Cardinal manages over 2000 units of affordable housing throughout the state of Wisconsin.

We believe that Highland Commons, once completed, will be an asset to the community and provide valuable services to community members in need. It will replace a building currently in foreclosure that has significant capital improvement needs with a new taxable building representing over \$9,000,000 in new investment. At the same time, it will improve the lives of persons already utilizing the site by providing them with quality housing and access to one of the premier service providers in the Milwaukee area.

I happy to answer any additional questions you may have. Please feel free to contact me at [ckeen@cardinalcapital.us](mailto:ckeen@cardinalcapital.us) or (414) 727-9902 should you need further information.

Sincerely,



Carol Keen  
Project Manager

CC: John Stibal  
Steve Schaer  
Mayor Dan Devine  
Alderman Czaplewski  
Alderman Vitale

Email: Mayor  
John Stibal  
Steve Schaer  
Alderpersons

mail: Alderpersons



## Janel Lemanske

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**From:** Monica Schultz  
**Sent:** Tuesday, February 15, 2011 2:42 PM  
**To:** Janel Lemanske  
**Subject:** FW: City of West Allis Website Inquiry: New Samaria Project

-----Original Message-----

**From:** Paul Ziehler  
**Sent:** Tuesday, February 15, 2011 12:41 PM  
**To:** Monica Schultz  
**Cc:** Dan Devine; John Stibal; Michael Lewis; Steve Schaer  
**Subject:** FW: City of West Allis Website Inquiry: New Samaria Project

Monica: Please put a copy of this email in the PH file for tonight. Thanks!! pz

-----Original Message-----

**From:** webmaster@ci.west-allis.wi.us [mailto:webmaster@ci.west-allis.wi.us]  
**Sent:** Tuesday, February 15, 2011 7:30 AM  
**To:** Paul Ziehler  
**Subject:** City of West Allis Website Inquiry: New Samaria Project

This email message is being relayed to you by the City of West Allis webmaster.

Message from: Mara Evans

Message Subject: New Samaria Project

Please reply to this sender at: mevans2u@hotmail.com Message Content: I live behind this facility and have had very few problems with the facility as it is, other than the the dumpsters overflowing. But I do have the following concerns over the new plan. First of all, I can only go by the one drawing I have seen. Currently most of the access to the building is dealt with off of Beloit. There is quite a bit of activity involving police and ambulances and this is handled quite well in front. I would not like to see this moved to the rear of the building. The alley behind is at an angle and most of us can only access our garages from one direction. In winter it is only one lane wide and difficult to navigate. Moving any parking, resident or visitor access to the back will have a very negative effect on our homes and the enjoyment of our very small backyards. Also, will this increase the car traffic? This is a very congested complicated intersection with a fire lane. During rush hour, the cars line up into West Milwaukee and often block this fire lane. Will there be additional employees who will add to this? The neighborhood is already congested with cars with the bar on the corner, and when the church holds services. I don't want to see a very quiet, well cared for neighborhood turned into a parking nightmare. Also, what will the back of the building look like? Many plans provide an attractive front and leave the back a mangled mess of utilities and noisy HVAC units. How is this going to be handled? How is the height going to be in comparison to current building? I hope these questions will be addressed in the meeting which I plan on attending.

This is too large of a project to take lightly.

Thank You

Mara Evans  
6635 W Grant St  
West Allis WI 53219

TO REPLY TO THE SENDER OF THIS MESSAGE YOU MUST CREATE A NEW EMAIL MESSAGE AND ENTER THE SENDER'S ADDRESS. IF YOU USE THE REPLY BUTTON, YOUR MESSAGE WILL BE SENT TO THE CITY OF WEST ALLIS WEBMASTER, NOT THE MESSAGE SENDER