



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 23, 2018
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 2A. Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC.**
- 2B. Site, Landscaping and Architectural Plans for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC. (Tax Key No. 439-0001-026)**

Items 2A and 2B may be considered together.

Overview & Zoning

This proposed hotel is part of a larger redevelopment project known as the West Quarter, which is envisioned to be a transit-oriented, amenity-rich, mixed-use district along both sides of S. 70 St. north of W. Greenfield Ave. As part of the first phase of the West Quarter development, Cobalt Partners, LLC is proposing to demolish the former Allis Chalmers office building, located at 1010-1304 S. 70th Street. The demolition proposal is expected to be brought before Plan Commission in March 2019 for consideration of approval and, at the time, the proposed conditions for the remainder of the site will be evaluated. (Receiving Plan Commission approval for the demolition is a recommended Condition of Approval for this hotel proposal.)



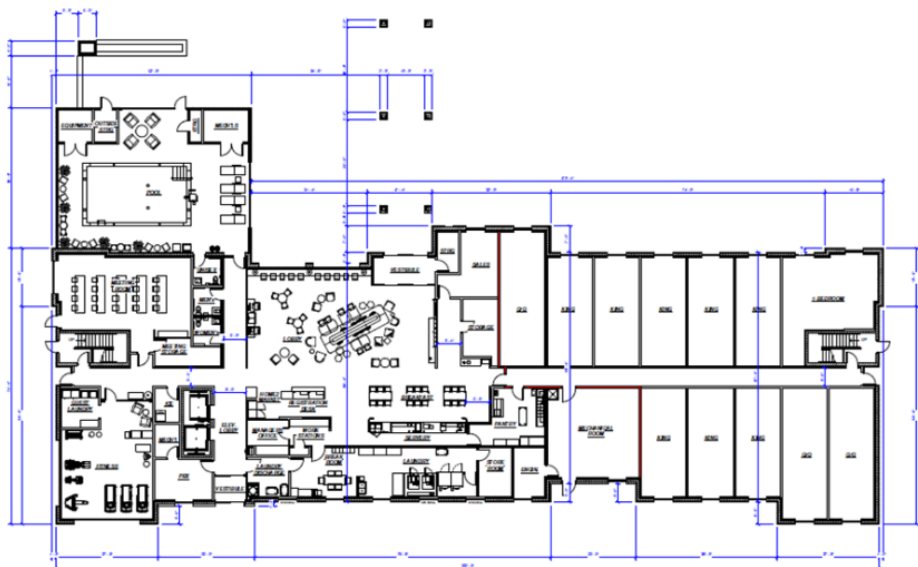
The proposal currently under consideration is a part of the first phase of West Quarter's development, post-demolition, for a newly constructed Home2 Suites by Hilton hotel. The proposed hotel project area is located at the southeast corner of S. 70th St. and W. Washington St. The parcel being created for the hotel project will be approximately 0.99 acres out of the approximately 9 acre Allis Chalmers Office site. The estimated project cost is \$10.7 million.



This property is currently zoned C-3, Community Commercial District. A hotel is considered a Special Use in the C-3 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for February 5, 2019. Additionally, the property has a Planned Development District (PDD-2) overlay. The PDD was added to allow for flexibility, as needed, for the West Quarter development. Because this hotel project does not call for the added flexibility of a PDD, the PDD is recommended to be removed in conjunction with amending the property's Certified Survey Map (CSM). Cobalt Partners, LLC is expected to come before Plan Commission in March 2019 for consideration of approval to update the CSM and remove of the PDD overlay.

Site, Landscaping and Architectural Plans

The proposed Home2 Suites hotel is 5 stories tall and includes 128 guest rooms, a meeting room, an indoor pool, a fitness room, and outdoor seating areas. The building area is 77,380 square feet and, while the height of the roofline varies slightly, the building is approximately 53 feet tall.



The main hotel entrance will be located on the building's east side, where an existing private drive will be reconstructed and widened to include a covered drop-off area and delineated pedestrian crossing areas.



View from southeast corner

An indoor pool, including the associated outdoor seating area, will be located at the building's northeast corner on the first floor. A fitness room, also on the ground floor, will be located on the northwest corner of 70th and Washington, complete with storefront windows. A pedestrian entrance is also proposed on the building's west side, on S. 70th Street.



View from northeast corner



View from northwest corner

Building materials will be comprised primarily of vintage black brick around the base, a series of full-height metal panel proportions (matching the vintage black brick), sterling white brick, and pewter siding. Additionally, the Home2 Suites beacon, which indicates the building's main entrance on the east side, will be made with laminated, heat-treated glass in shades of blue and green.

Windows and doors at entrances will be constructed of aluminum storefront systems (dark bronze). Guest room windows will be constructed of aluminum and

will be equipped with PTAC (packaged terminal air conditioners) located below the windows. Their exterior grilles will be built into the window framing system and finished to match the surrounding materials.



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



NORTH BUILDING ELEVATION

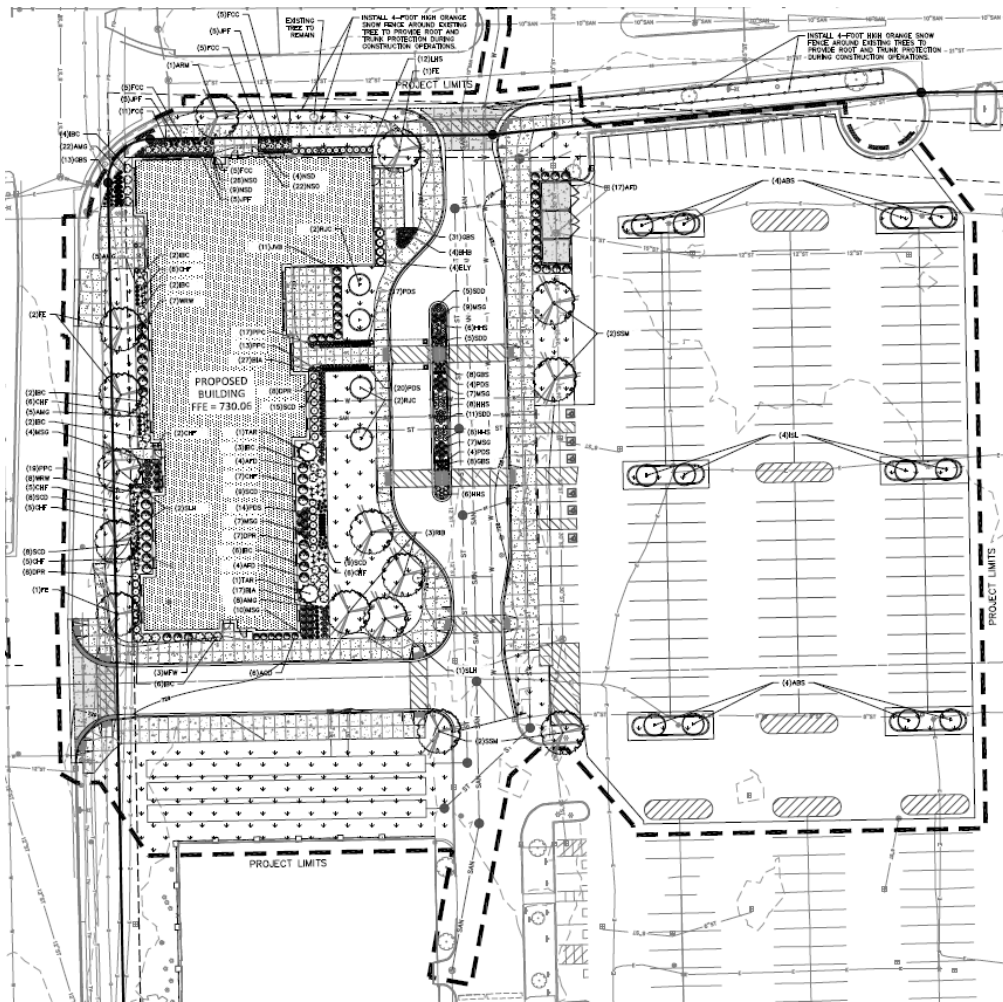


WEST BUILDING ELEVATION

Vehicle access to the hotel will be available from two newly constructed roadways, one to the east and one the south of the building. Pedestrians may also access the building from the west side on S. 70th Street. For the near future, hotel parking will be located in a lot across the street from the main entrance. The long-term vision for the West Quarter development involves eventually converting this parking area, as well as surrounding parking areas, to a mixed-use building, inclusive of offices and a parking garage.

Hotel parking requirements call for one stall per lodging room, or 128 stalls. The parking configuration as currently proposed has 168 stalls, consisting of 6 ADA stalls and 162 standard stalls. Endcap and interior landscape islands, with a variety of deciduous trees, are proposed on the first and third rows of parking. Staff is recommending endcap and interior landscape islands be added to the middle row of parking, as well. Existing parking lot drainage, which utilizes stormwater sewers to the north, will remain in place.

A wide selection of deciduous trees and shrubs, evergreen trees and shrubs, and perennials are proposed around the perimeter of the building and within the drop-off area's landscape island. Greenspace at the southwest corner of the project limits is intended to have tanks installed below to act as collectors for underground stormwater management.



Recommendation

Recommend Common Council approval of the Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC and approval of the Site, Landscaping and Architectural Plans for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC. (Tax Key No. 439-0001-026), subject to the following conditions:

(Items 1 through 9 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, and Architectural Plans being submitted to the Department of Development to show the following: (a) endcap and interior landscape islands for each row of parking; (b) revised landscaping and pedestrian access near the northwest corner; (c) staff approval of material and color samples; (d) City Forester approval of the landscaping species and number; and, (e) staff review and approval of new roadways, sidewalks, and associated landscaping and lighting. Contact Katie Bennett, City Planner at 414-302-8463.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.
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 new paving, curbing, landscaping and refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.
4. Common Council approval of the special use (scheduled for February 5, 2019) and applicant's acknowledgement of the special use resolution.
5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
6. Plan Commission approval of a Certified Survey Map identifying the hotel parcel as an individual property.
7. Common Council approval of the removal of the PDD-2 overlay on the hotel parcel.
8. Plan Commission approval of the demolition of 1010-1304 S. 70th Street.
9. City Engineer's approval of a traffic study.

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

10. Signage plan being provided for staff review and approval.
11. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.
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.