



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 23, 2023
6:00 PM

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

3. Site, Landscaping, and Architectural Amendment for Morgan Grove Apartments, an existing 5+ Unit Dwelling, at 10942 W. Wildwood Ln. (Tax Key No. 523-0035-001)

Overview and Zoning

On May 31st, a fire started on a balcony at Morgan Grove Apartments' C Building. The fire caused significant damage to the roof, balconies, and interior of apartments. The brick and concrete shell of the building remains intact.

Metropolitan Associates will spend \$2.5 million to repair the C Building, including changing the pitch of the roof and rebuilding with fire resistant materials. To prevent future fires, the company will also replace balconies across all of the complex's other 442 units. Metropolitan Associates plans to begin work on C Building as soon as possible and replace all balconies within 1 year.

10942 W. Wildwood Ln. is zoned RC. 5+ Unit Dwellings are Conditional Uses in the RC district.



Balconies

All of the complex's wooden, cantilevered balconies will be replaced with metal, column supported balconies. The metal balconies will include both metal decking with PVC deck boards and metal railings. All features will be black in color, except for the PVC boards.



C Building

When rebuilding C Building, Metropolitan Associates will make a few slight changes to improve the building. The new roof will be pitched at a slightly steeper pitch to prevent roof drainage problems experienced in the previous iteration. Cedar board panels on the façade will be replaced with vertical grey hardipanel. New aluminium fascia, soffits, gutters, and downspouts will be white in color. Balconies will also be replaced as seen previously.



Design Guidelines

The proposed project is considered a minor redevelopment. Compliance with the design guidelines is not mandatory.

See attached Plan Commission checklist.

Recommendation: Approve the Site, Landscaping, and Architectural Amendment for Morgan Grove Apartments, an existing 5+ Unit Dwelling, at 10942 W. Wildwood Ln. (Tax Key No. 523-0035-001)

PLAN COMMISSION CHECKLIST

1.

Goal:
Context

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

2.

Goal:
Public Realm

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

3.

Goal:
Quality

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