



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 28, 2021
6:00 PM
City Hall – Room 128

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

3. **Site, Landscaping, and Architectural Plans for Lincoln Crest Apartments, an existing multi-tenant building, located at 2017-2092 S. 102 St., submitted by Blake Capital, d/b/a Lincoln Crest Apartments. (Tax Key No. 480-9970-000).**

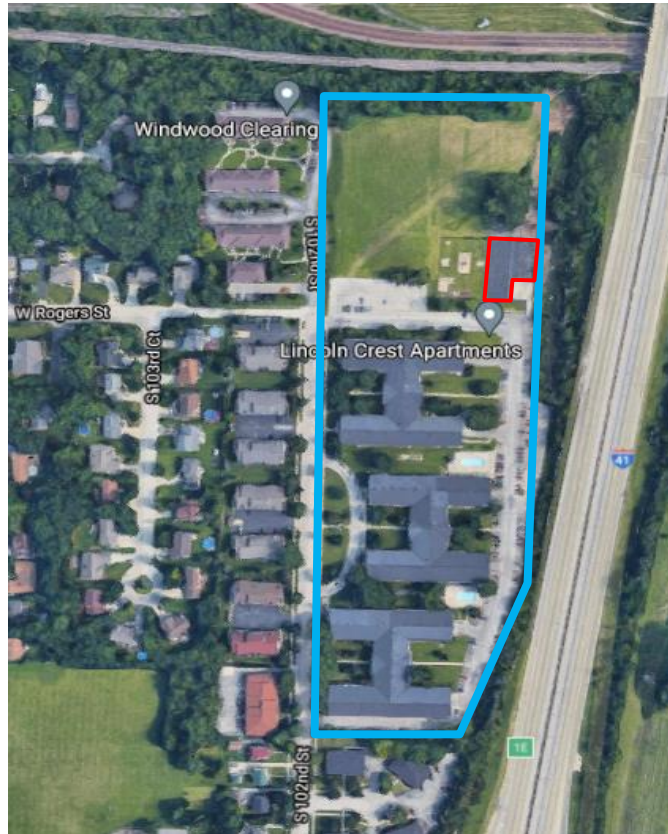
Overview and Zoning

Lincoln Crest is a 110 unit apartment development built in 1969 and features a set of three three-story buildings. The property is over 13 acres and located north of W. Lincoln Ave. and west of I-41/894.

Community amenities include a fitness center, two swimming pools, a playground, and a large open field. They are now proposing to add a fenced dog area in place of the basketball and tennis court. The property is zoned RC-1 and its existing and future land use is high density residential.

Fenced Dog Area

The existing use of this part of the property is a basketball and tennis court. The proposed fenced in areas are two rectangular spaces (45-ft x 138-ft = 6,210 sq. ft.) and (45-ft x 85-ft = 3,825 sq. ft.) for a combined 10,035 sq. ft. The 12-foot-high existing fence is a black aluminum chain-link style. Existing concrete will be removed to install artificial pet turf. Waste stations and benches will be installed. The dog park will be allowed to be used by residents only. Hours of operation will be 9am to 9pm.



Recommendation: Approve the Site, Landscaping, and Architectural Plans for Lincoln Crest Apartments, an existing multi-tenant building, located at 2017-2092 S. 102 St., submitted by Blake Capital, d/b/a Lincoln Crest Apartments. (Tax Key No. 480-9970-000) subject to a revised Site, Landscaping, and Architectural details/plans being submitted to and approved by the Planning & Zoning office to show the following: (a) indication of hours of operation; and (b) confirmation of waste stations and any fixtures. Contact Tony Giron, at 414-302-8460 with any questions.