

Planning Application



Project Name Metro Center Redevelopment

Applicant or Agent for Applicant

Name Jason Korb, AIA
 Company Korb + Associates Architects
 Address 648 N. Plankinton, Suite 240
 City Milwaukee State WI Zip 53203
 Daytime Phone Number 414-273-8230
 E-mail Address jkorb@kaa-arch.com
 Fax Number 414-273-8231

Agent is Representing (Tenant/Owner)

Name Mr. Timothy Farrell
 Company Gemini Rosemont Commercial Real Estate
 Address 333 Garfield St.
 City Santa Fe State NM Zip 87501
 Daytime Phone Number 505-992-5134
 E-mail Address tfarrell@geminirosemont.com
 Fax Number N/A

Property Information

Property Address 1010-1304 South 70th Street
 Tax Key No. 439-0001-026
 Aldermanic District 1ST
 Current Zoning M-1
 Property Owner Gemini Rosemont Commercial Real Estate
 Property Owner's Address 333 Garfield St.
Santa Fe, NM 87501
 Existing Use of Property Office
 Previous Occupant Multitenant
 Total Project Cost Estimate \$26MM

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100
(Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250
(Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500
(Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: M-1 Proposed Zoning: C-3
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500
(Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$600
- Certified Survey Map Re-approval \$50
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

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.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans (24" x 36")
 - Site/Landscaping/Screening Plan
 - Floor Plans
 - Elevations
 - Certified Survey Map
 - Other
- One (1) electronic copy of plans
- Total Project Cost Estimate

**Please make checks payable to:
City of West Allis**

FOR OFFICE USE ONLY

Plan Commission 3-22-17
 Common Council Introduction _____
 Common Council Public Hearing _____

Applicant or Agent Signature Jason Korb Digitally signed by Jason Korb Date 2/23/17

Property Owner Signature Timothy Farrell Digitally signed by Timothy Farrell Date 2/23/17



1010-1304 South 70th Street

OWNER'S WRITTEN STATEMENT

1126 West Allis Operating Associates, LP (the "Owner") an investment managed by Gemini Rosemont Realty, owns the West Allis Center office complex located at 1010-1304 South 70th Street, in the City of West Allis, Wisconsin (the "Property.") The Property consists of a seven story, more than 350,000 square foot office building and over 700 surface parking stalls. The Property was originally an office for Allis Chalmers and has remained an office complex since Allis Chalmers closed in 1985. Unfortunately, over the last few years, occupancy at the Property has declined, the entire south section of 190,000 square feet is vacant and the Property has struggled to compete for new office users. The Property is ripe for redevelopment and repurposing.

The Owner seeks to redevelop the Property consistent with the City's 2030 Comprehensive Plan (the "Plan"). The Plan's 2030 Future Land Use Map classifies the Property as "commercial," and page 5-11 of the Plan notes that "residential uses are also allowed as permitted as Special Uses in the West Allis' commercial districts." Page 3-26 of the Plan elaborates on the City's vision as follows: "As redevelopment occurs on commercial properties, encourage the inclusion of a residential component to support retail and office uses where appropriate." Commercial, retail and residential components are not only appropriate at the Property, but essential for the long term success of the Property and the area.

The Owner plans to redevelop the Property for residential, retail and office uses. More specifically, the Owner envisions up to 150 apartments on the south section, an 80-100 key hotel on the north corner and consolidated office space between those components. This Statement and the accompanying conceptual plans address the overall project that the Owner envisions and supplements the general development plan application being submitted.

1. Ownership. The Owner owns fee simple title to the entire Property, subject to some existing office leases. A copy of the latest deed of the Property is attached as Exhibit A.
2. Uses. The following uses shall be permitted at the Property:
 - Any uses permitted in the C-2 or C-3 Districts;
 - Hotels and motels;
 - Shopping centers;
 - Mixed residential and commercial uses;
 - Multi-family dwellings;
 - Restaurants; and
 - Similar uses approved by Plan Commission.
3. Statistical Data. See enclosed plans.
4. General Summary of Financial Factors. See enclosed spreadsheet.

5. Statement of Proposed Financing. See enclosed spreadsheet.

6. Restrictions. The Owner acknowledges that the City has the right to hold building permits for any or all of the Property if it does not conform to this submittal, unless changes are mutually agreed upon.

7. Development Schedule.

- Construction at the Property is anticipated to begin within one year following receipt of final governmental approvals.
- Residential units will begin to be constructed within one year following receipt of financing including essential tax credits or other incentives.
- The hotel component will be constructed when a franchisee acquires the hotel portion of the Property and executes a franchise agreement with a hotel flagship.
- All construction should be complete within three years following receipt of governmental approvals and financing.

Minor modifications may occur to the plans included with this Statement.

Gemini Rosemont Realty as Agents for Owner:
1126 WEST ALLIS OPERATING ASSOCIATES, L.P.

By: 

Timothy Farrell
Senior Vice President

Date: 2/23/17

Which option would the citizens of West Allis choose?

	Option #1	Option #2	Option #3
	Don't Approve Rezoning	Approve Rezoning	Approve Rezoning + TIF Support
Assessed Value - Office	\$3,000,000	\$5,000,000	\$5,000,000
Assessed Value - Apartments	\$0	\$9,000,000	\$13,000,000
Assessed Value - Hotel	\$0	\$12,000,000	\$12,000,000
Total Assessed Value	\$3,000,000	\$26,000,000	\$30,000,000
Property Tax Revenue (Est)	\$81,000	\$702,000	\$810,000
Difference	\$0	\$621,000	\$729,000
Use	Class C Office Building with 30% Occupancy	Class B Office Tower + 141 Workforce Apartments + 120 Hotel Rooms	Class B Office Tower + 141 Market Rate Apartments + 120 Hotel Rooms
Hotel Rooms	0	120	120
Historic Preservation	No	Yes	Yes
Allis Chalmers Museum	No	Yes	Yes

Other points to consider:

West Allis Center is no longer a viable office building. The sooner we move onto a more appropriate use the better for everyone, including the city.

This apartment project will not compete with Mandel's. We are at a different price point and we are targeting a different demographic. Unbiased, third party market study available to support this. Also, new construction apartments don't really compete with historic renovation apartments in general.

Finally, we expect the apartment project to actually pull new residents into West Allis as they get priced out of apartments in Milwaukee.

7451315
DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

REEL 4185 IMAG 1648

This Deed, made between Whitnall-Summit Company, LLC,
a Wisconsin limited liability company

Grantor,
and 1126 West Mills Operating Associates, Limited
Partnership, a New Mexico limited partnership

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration
the receipt of which is hereby acknowledged
conveys to Grantee the following described real estate in
County, State of Wisconsin: ("Real Estate")

See Exhibit A attached hereto

REGISTER'S OFFICE }
Milwaukee County, WI } SS
RECORDED AT } 2 10 PM

NOV 19 1987
REEL 4185 IMAGE 1648-1649
Walter C. B... REGISTER
OF DEEDS

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Mr. Sam Konigsberg
BGK Equities
330 Garfield Street
Santa Fe, New Mexico 87501

Part of 439-0001-019
PARCEL IDENTIFICATION NUMBER

TRANSFER
\$31,950.00
FEE

7451315
RECORD 12.00
RTX 31950.00

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor,

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded building and use restrictions and covenants, recorded easements, the rights of tenants under any leases affecting the Real Estate as of the date hereof, matters which would be disclosed by a current accurate survey of the Real Estate, and general real estate taxes levied in 1997 and subsequent years and will warrant and defend the same.

Dated this 17 day of November, 1997

WHITNALL-SUMMIT COMPANY, LLC

By: Richard G. Carlson (SEAL)
* Richard G. Carlson, Authorized Member

AUTHENTICATION

Signature(s) of Richard G. Carlson

authenticated this 17th day of November, 1997

* Nicholas P. Wahl
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by 8706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Nicholas P. Wahl
Godfrey & Kahn, S.C.
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, }
County, } ss.

Personally came before me this _____ day of _____, 19____, the above named

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

* _____
Notary Public, _____ County, Wis.
My commission is permanent. (If not, state expiration date: _____, 19____.)

* Names of persons signing in any capacity should be typed or printed below their signatures.

EXHIBIT A

REEL 4185 IMAG 1649

Legal Description

ALL THAT CERTAIN real property situate in the City of West Allis, County of Milwaukee, State of Wisconsin, described as follows:

Parcel A:

Parcel 3 of Certified Survey Map No. 6388, recorded on July 25, 1997, on Reel 4103, Images 1728 to 1733 inclusive, as Document No. 7398804, a redivision of Parcel 3 of Certified Survey Map No. 5845, being a part of the Northeast ¼ and the Southeast ¼ of the Southwest ¼, and a part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ of Section 34, Town 7 North, Range 21 East, in the City of West Allis, County of Milwaukee State of Wisconsin.

Part of Tax Key No. 439-0001-019

Address: 1010, 1040, 1126 and 1304 South 70th Street.

Parcel B:

Non-exclusive easement for the benefit of Parcel A reserved in Warranty Deed dated June 4, 1986 and recorded on June 24, 1986, on Reel 1904, Image 1258 as Document No. 5928957, as modified by Document No. 5928960 and by Document No. 6035719 for ingress and egress as provided for therein.

Parcel C:

Easements and other rights for the benefit of Parcel A under License and Easement Agreement between 1126 West Allis Operating Associates Limited Partnership, a New Mexico limited partnership, and Whitnall-Summit Company, LLC, a Wisconsin limited liability company, dated November ____, 1997 and recorded on November 19, 1997, on Reel _____, Image _____, as Document No. 7451314 for the installation, operation, flow and passage, use, maintenance, repair, relocation and removal of water mains, electric power lines, phone lines, and other utility lines as provided for therein.



WEST ALLIS CENTER - SITE GRADING PLAN

1"=40'-0"
16 DECEMBER 2016





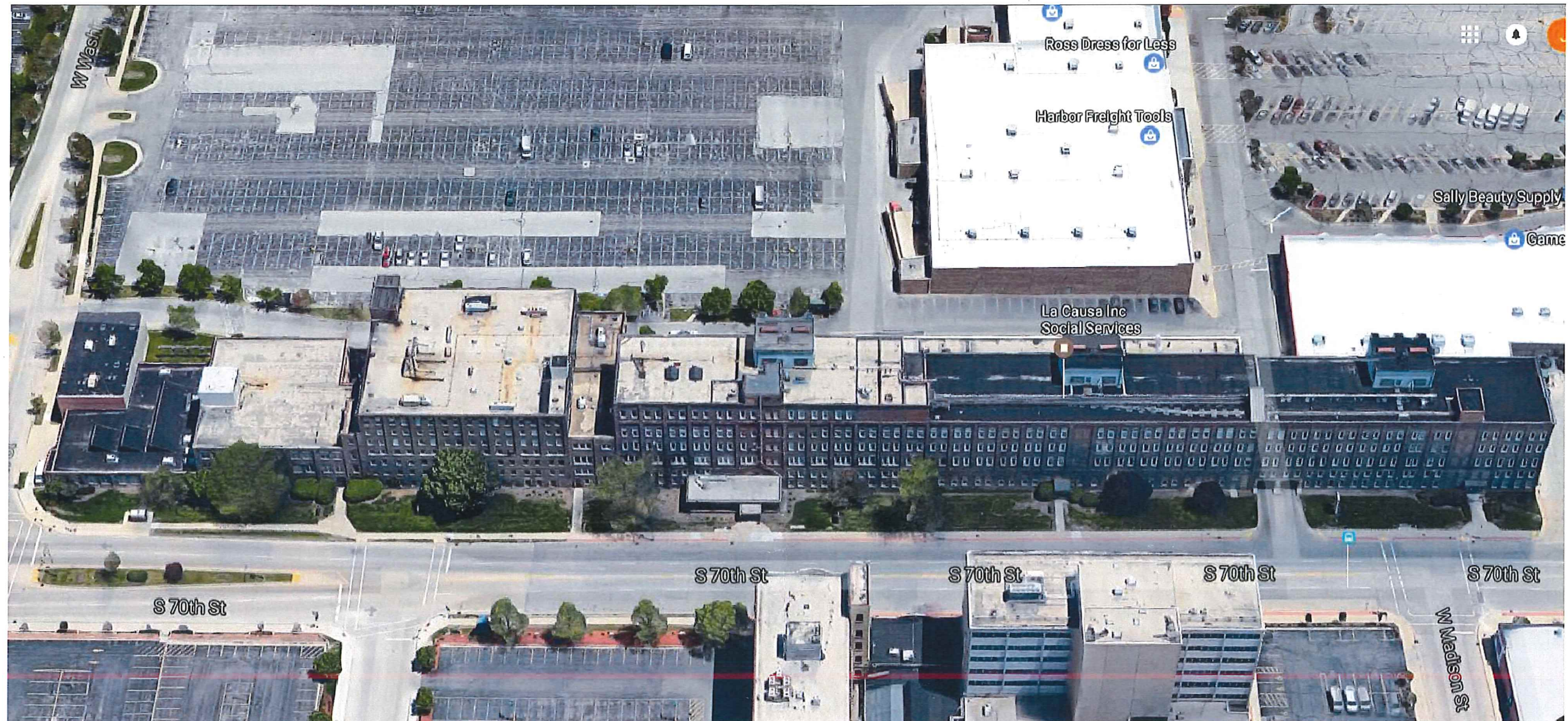
VIEW FROM NORTHWEST



VIEW FROM WEST



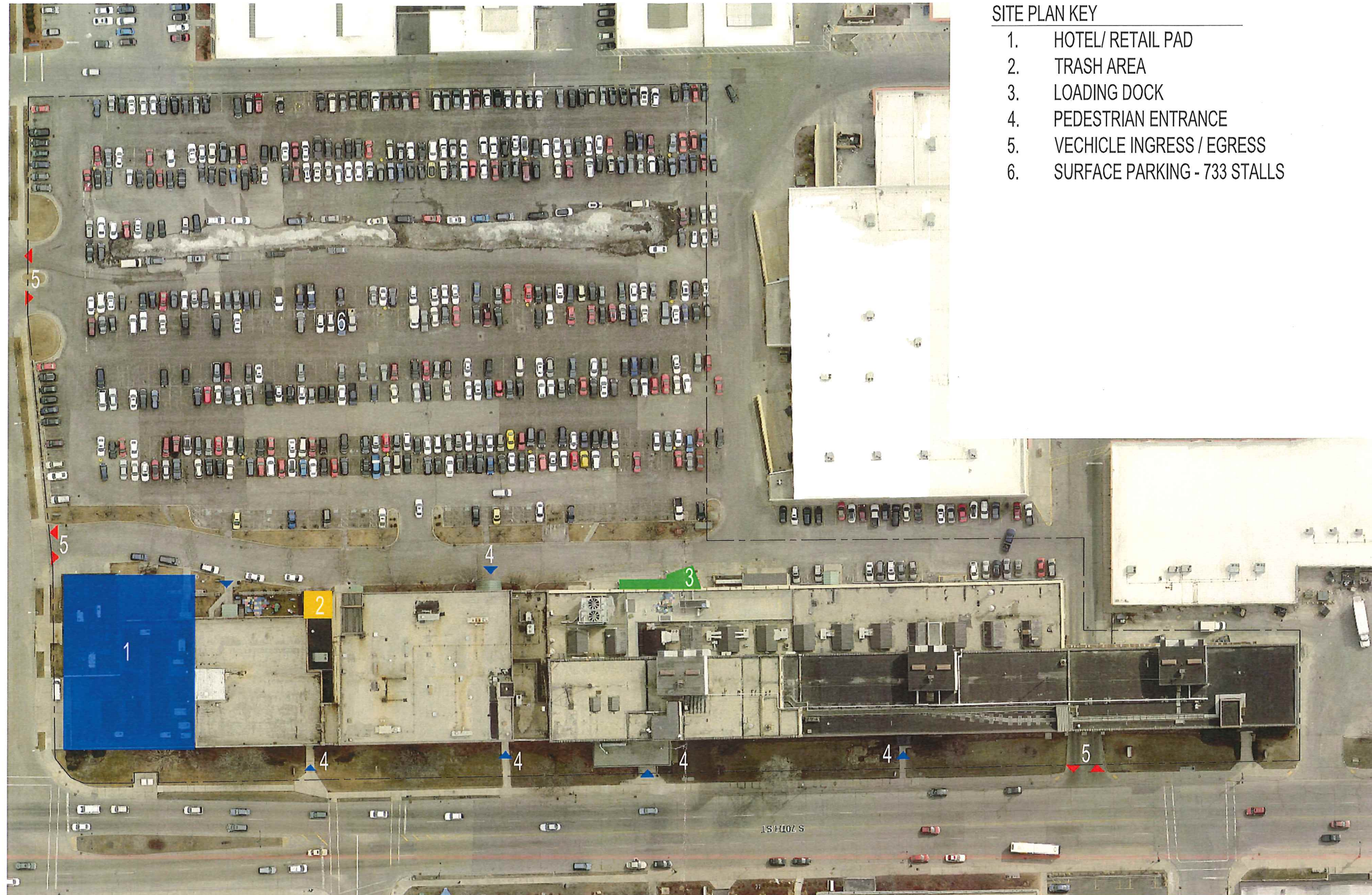
VIEW FROM SOUTHWEST



WEST ALLIS CENTER - AXONOMETRIC/ WEST ELEVATION

1"=40'-0"
16 DECEMBER 2016





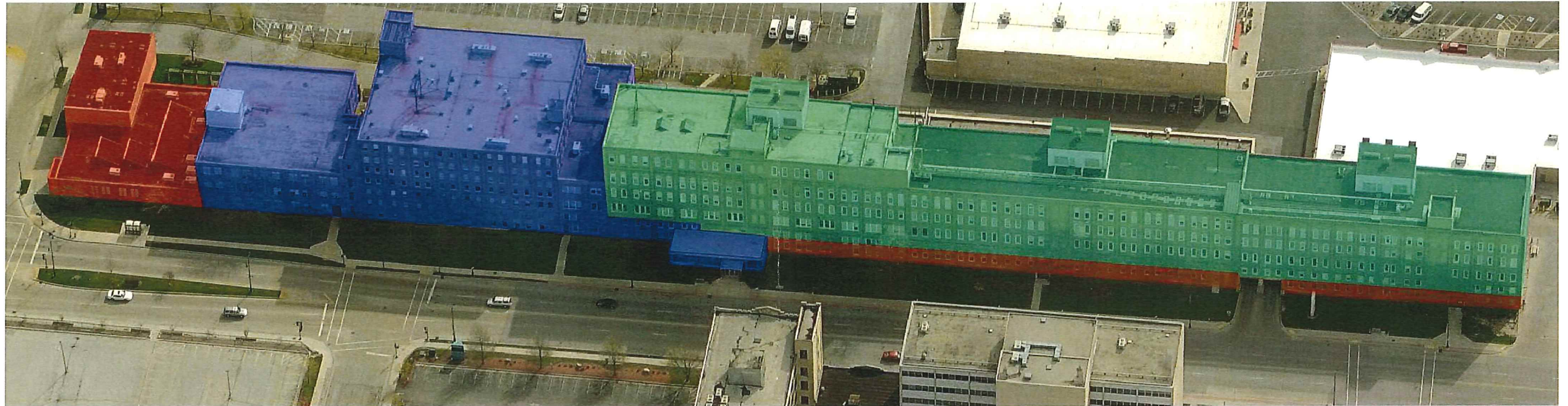
SITE PLAN KEY

- 1. HOTEL/ RETAIL PAD
- 2. TRASH AREA
- 3. LOADING DOCK
- 4. PEDESTRIAN ENTRANCE
- 5. VEHICLE INGRESS / EGRESS
- 6. SURFACE PARKING - 733 STALLS

WEST ALLIS CENTER - SITE PLAN

1"=40'-0"
16 DECEMBER 2016





■ RETAIL/ HOTEL PAD - 11,000 SF

■ OFFICE CONDOMINIUM - 155,000 SF

■ APARTMENT CONDOMINIUM - 141 APARTMENTS/ APPROX. 150 SURFACE PARKING STALLS/ APPROX. 75 INDOOR HEATED STALLS

■ APARTMENT INDOOR PARKING

WEST ALLIS CENTER - CONDOMINIUM CONCEPT

1"=40'-0"
16 DECEMBER 2016





RETAIL CENTER CONCEPT



METRO CENTER HOTEL & SUITES
HOTEL CONCEPT

WEST ALLIS CENTER - REDEVELOPMENT CONCEPTS

1"=40'-0"
16 DECEMBER 2016

