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# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2002-0262 Request Held in Committee

Request to establish a Planned Development District Residential, PDD-1, for the Hills Apartment Property located at 10828 W. Morgan Ave. and 10927 W. Wildwood Ln. submitted by Metropolitan Associates.

Introduced: 4/2/2002

Controlling Body: Safety & Development Committee

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/9/05</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak				<input checked="" type="checkbox"/>
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic				
			Narlock				
			Reinke				
			Sengstock				
			Vitale				
			Weigel				
			TOTAL	<u>4</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]* Chair      \_\_\_\_\_ Vice-Chair      \_\_\_\_\_ Member

### COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 15 2005</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Dobrowski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>	<u>—</u>		

### 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 John Barron Shepherd  
Company the Shepherd Partnership  
Address 600 North 108 the Place  
City Wauwatosa State WI Zip 53226  
Daytime Phone Number 414-774-2277  
Project Name/Now Company Name (if applicable) the Hills

**Agent is Representing (Owner/Leasee)**  
Name Metropolitan Associates  
Company N/A  
Address 1123 North Astor Street  
City Milwaukee State WI Zip 53202  
Daytime Phone Number 414-276-1515

Check if the above is agent for applicant and complete Agent is Representing Section in upper right of form.

Agent Address will be used for all official correspondence.

#### Application Type and Fee

- Request for Rezoning: \$400.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$400.00
- Special Use: \$300.00 (Public Hearing required)
- Site, Landscaping, Architectural Reviews
- Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- Planned Development District (Public Hearing required)  
 Residential: \$500.00
- Industrial/Commercial: \$500.00
- Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Sign: Permit Fee \_\_\_\_\_
- Conceptual Project Review \_\_\_\_\_
- Street or Alley Vacation: \$250.00
- Board of Appeals: \$100.00

#### Property Information

Property Address 10828 W. Morgan Ave.  
Tax Key Number see attached  
Current Zoning Multifamily  
Property Owner Metropolitan Associates  
Property Owner's Address 1123 N. Astor Street  
Milwaukee, WI 53202  
Existing Use of Property Multifamily Housing

Lot Size 24.175 Acres (inc. ROW)  
Structure Size vary Addition none  
Development cost estimate \$500,000 (inc. landscaping)  
Landscaping cost estimate \_\_\_\_\_

For multi-tenant buildings, area occupied 19.3% of property

Previous Occupant Multifamily tenants

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

#### Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.  
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

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

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other \_\_\_\_\_

Applicant or Agent Signature \_\_\_\_\_

Date: 27 March 2002

Subscribed and sworn to me this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_\_\_

Notary Public: \_\_\_\_\_

My Commission: \_\_\_\_\_

Please make checks payable to:  
City Of West Allis

Please do not write in this box

Application Accepted and Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

Making Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_

**Legal Description:            the Hills Apartment Community**

Address of record:

10828 West Morgan Avenue  
West Allis, Wisconsin

KNOWN AS 10828 WEST MORGAN AVENUE, CITY OF WEST ALLIS, WISCONSIN.

- PARCEL A:** LOTS 1 AND 2 IN BLOCK 1 AND LOT 1 IN BLOCK 2 IN WILDWOOD VILLAGE, BEING A SUBDIVISION OF A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18, T 6 N, R 21 E, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.
- PARCEL B:** LOTS 1, 2, AND 3 IN BLOCK 3 AND LOTS 1, 2, 3 AND 4 IN BLOCK 4 IN WILDWOOD VILLAGE NO. 2, BEING A RESUBDIVISION OF LOT 3 AND OUTLOT "A" IN BLOCK 1 AND LOT 5 IN BLOCK 2 IN WILDWOOD VILLAGE AND LANDS IN THE SE 1/4 OF THE NE 1/4 OF SECTION 18, T 6 N, R 21 E, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.
- PARCEL C:** LOTS 2 AND 4 IN BLOCK 2 IN WILDWOOD VILLAGE, BEING A SUBDIVISION OF A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18, T 6 N, R 21 E, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.
- PARCEL D:** LOT 3 IN BLOCK 2 IN WILDWOOD VILLAGE, BEING A SUBDIVISION OF A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18, T 6 N, R 21 E, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

## **The Hills / Planned Unit Development**

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30 October 2001

In accord with the City of West Allis Planned Unit Development regulations (12.60 PDD-1), the following application is submitted.

**Purpose and explanation:** **The Hills** development, consisting of 14 buildings and 441 living units, was constructed approximately 30 years ago as a series of lot and block multifamily buildings in accord with zoning ordinances of that time. The planned development code provisions in Wisconsin are designed to provide for development of this type as a single development. The application herein proposed is an “**after the fact**” submittal to incorporate all of the separate elements of the Hills development incorporating internal streets, alleys, and utilities. It does not propose to add any living units, but rather to provide for a cohesive site improvement of the development as a whole and specifically to accomplish the following items:

1. To effectively replace the existing parking in groupings of smaller parking lots with less asphalt site coverage and with effective landscaping and screening as envisioned in planned developments.
2. To develop an overall landscape and lighting plan to supplement the existing landscaping.
3. To identify and reorganize trash collection locations with effective visual shielding.
4. To coordinate all of these activities concurrently with the City of West Allis replacement of West Morgan Avenue.

Accordingly, some items in the planned development application are noted non-applicable as may be appropriate.

## **The Hills / Phasing Schedule**

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*30 October 2001*

<b>PHASE I</b>	<b>In process. Anticipated completion August 2002.</b>
<b>PHASE II</b>	<b>In process. Anticipated completion August 2002.</b>
<b>PHASE III</b>	<b>Anticipated completion July 2003.</b>
<b>PHASE IV</b>	<b>In process. Anticipated completion August 2002.</b>
<b>PHASE V</b>	<b>In process. Anticipated completion August 2002.</b>
<b>PHASE VI</b>	<b>Anticipated completion July 2003.</b>
<b>PHASE VII</b>	<b>Anticipated completion July 2003.</b>

## **The Hills / Statistical Information**

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30 October 2001

### **Area and Related Calculations**

Total Land Area	1,034,424 SF	23.75 Acres	100.00%
Building Land Coverage (14 Buildings)	199,979 SF	4.59 Acres	19.33%
Hard Surface Coverage (Drives & Parking – Proposed Revisions)	336,688 SF	7.73 Acres	32.55%
Natural Landscaped Open Space	497,757 SF	11.43 Acres	48.12%

### **Living Units**

3 Bedroom	126 living units
2 Bedroom	247 living units
1 Bedroom	<u>66 living units</u>
Total Living Units	439 living units

### **Parking**

Surface Parking	866 spaces
Parking Ratio	2 parking spaces/living unit

Note No. 19 27 \_\_\_\_\_

# CITY OF WEST ALLIS

File No. 2711-8

Referred to the  
Plan Commission  
Safety & Development  
\_\_\_\_\_  
Committee

## COMMON COUNCIL

April 2, 2002  
~~March 19, 2002~~  
\_\_\_\_\_  
Date

To the Honorable, the Common Council:

*April 2, 2002*  
The Committee on \_\_\_\_\_ Safety & Development \_\_\_\_\_ to whom was on  
~~March 19, 2002~~

\_\_\_\_\_, referred the \_\_\_\_\_ Request to establish a Planned Development District  
Residential, PDD-1, for the Hills Apartment Property located at 10828 W. Morgan Ave. and 10927  
W. Wildwood Ln. submitted by Metropolitan Associates.

beg leave to report same back with \_\_\_\_\_ and recommended that the

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## CITY OF WEST ALLIS

Date 3-12-02

## OFFICE OF CITY CLERK

Received of Metropolitan Assocs. Conventional<sup>Hsg</sup> \$ 500.00

CLASS B TAVERN	TAVERN OPERATOR	PERMIT
DANCE HALL	PACKAGE GOODS OPERATOR	
PUBLICATION FEE	INSTRUMENTAL MUSIC	PERMIT
CLASS A BEER	USED CAR DEALER	
WHOLESALE BEER	CHRISTMAS TREE LOT	BOND
CLASS B BEER	CERTIFIED SURVEY MAP	
SPECIAL B BEER	REZONING	
CLASS A LIQUOR	BOARD OF APPEALS	
CIGARETTE	POLL LISTS	
PHONOGRAPH DISTRIBUTOR	COPIES	
PHONOGRAPH TAG	TRUCK AND TRAILER RENTAL	
AMUSEMENT DISTRIBUTOR	SPECIAL USE PERMIT	
AMUSEMENT TAG	RE PROPERTY STATUS	
AUCTION-CLOSE OUT SALE	SECOND HAND STORE	

Planned Development  
District  
 NO. 2234 \$500.00

Paul A. Zeller  
 Acting City Clerk/Treasurer *ms*



Steve Schaer, Planner  
City of West Allis  
Planning Department

CITY OF WEST ALLIS  
DEPARTMENT OF DEVELOPMENT

MAR 11 2002

RECEIVED