



File Number

2002-0262

Title

City of West Allis **Matter Summary**

Status

7525 W. Greenfield Ave. West Allis, WI 53214

200	2-0262	Request		Held i	n Committee		
	1	Request to establish Property located at Metropolitan Assoc	10828 W. Morga				
	1	Introduced: 4/2/2002		Contro	olling Body: Safe	ety & Development	Committee
COMMITTEE	RECOMM	IENDATION _		FILE			
ACTION	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
ACTION DATE:			Barczak				1
DATE.	·		Czaplewski Dobrowski				
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ACTION	MOVER	SECONDER	Barczak	AYE	NO	PRESENT	EXCUSED
DATE:			Czaplewski				
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				10	~		
			TOTAL	10			

TOTAL

City Of West Allis

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 Apent for Applicant Name John Barron Shepherd Name Shepherd Partnership Addess 60.0 North 10.8 the Place City Wallwates State WI Tp. 53.20.2 Osyden Proper Number 414-774-2277 Project NemeNow Company Name (it applicate) the Hills Closet It be shown to apper find from. Agont 8 Address will be used for all edical correspondence. Property Information Property Number See attached Current Zorling Multifamily Property Owner's Address 1123 N . Astor Street Millwalkee WI 53.20.0 Editing Use of Property Milltifamily Int Size 24 175 Acres (inc ROW) Shouture Size VATY Address 10.00 (inc.land special for additional pages in Indeeding on the Greating Company Multifamily tenants Interesting out editions Property Address 10.00 (inc.land special for additional pages if nocessary) Development cost estimate S00.00 (inc.land special for proposal for property Multifamily tenants For multi-family tenants Description of Proposal for searcing, Conditional via or Paramed Dovisopment District (PD) Description of Proposal for Rezering, Conditional via or Paramed Dovisopment District (PD) Description of Proposal for Rezering, Conditional via or Paramed Dovisopment District (PD) Description of Proposal for Rezering, Conditional via or Paramed Dovisopment District (PD) Description of Proposal forms additions to be mode to property frequency of deliveries to site; number of employees; description of any interfed or observed multifamily and other instances of pages additional pages if nocessary)
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Attached Plans Include: (Application is incomplete without required plans, see handout for regularments)
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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.

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

<u>Purpose and explanation</u>: **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.
- 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.

PHASE I In process. Anticipated completion August 2002.

PHASE II In process. Anticipated completion August 2002.

PHASE III Anticipated completion July 2003.

PHASE IV In process. Anticipated completion August 2002.

PHASE V In process. Anticipated completion August 2002.

PHASE VI Anticipated completion July 2003.

PHASE VII Anticipated completion July 2003.

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	66 living units

Total Living Units 439 living units

Parking

Surface Parking 866 spaces

Parking Ratio 2 parking spaces/living unit

	Note No. 19 27 Referred to the Plan Commission Safety & Development Committee		VEST ALLIS N COUNCIL	File No. 27 Apr March	11-8 10 2, 2002 19, 2002 Date
ap	To the Honorable, the Common Confidence on The Committee on March 19, 2002, referred to Residential, PDD-1, for the	Safety theRequest to	establish a Planne	d Development D	istrict
	Or Wildwood Ln. submitted by M				
	Dated this				ommended that the

CITY OF WEST ALLIS

Date 3-12-02

Received of Mensopolita	n Assocs Conventional \$ 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

2234

\$500.00

Acting City Clerk/Treasurer

Steve Schaer, Planner City of West Allis Planning Department CITY OF WEST ALLIS DEPARTMENT OF DEVELOPMENT

MAR 1 1 2002

RECEIVED