



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 25, 2018
6:00 PM

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 2A. Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC.
- 2B. Site, Landscaping and Architectural Plans for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC. (Tax Key No. 439-0001-026)

Items 2A and 2B may be considered together.

Overview & Zoning

This proposal is a revision to the previously approved (January 2019) Home2 Suites hotel project for the West Quarter development. This multi-phase project will begin with the demolition of the former Allis Chalmers office building, located at 1010-1304 S. 70th St., which was approved by Plan Commission in March 2019.

In the previously approved proposal, the hotel was located on the north end of the parcel. In this revised proposal, the hotel is planned for the southern portion of the property. The shift allows the more visible corner lot to remain available for a future mixed-use office and commercial development.



West Quarter Concept Master Plan



This property is zoned C-3, Community Commercial District. A hotel is considered a Special Use in the C-3 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for October 1, 2019. Additionally, the property has a Planned Development District (PDD-2) overlay. The PDD was added to allow for flexibility, as needed, for the West Quarter development. Because this hotel project does not call for the added flexibility of a PDD, the PDD is recommended to be removed in conjunction with amending the property's Certified Survey Map (CSM). Cobalt Partners, LLC is expected to come before Plan Commission for consideration of approval to update the CSM and remove the PDD overlay at a future date. The estimated project cost is \$10.7 million.

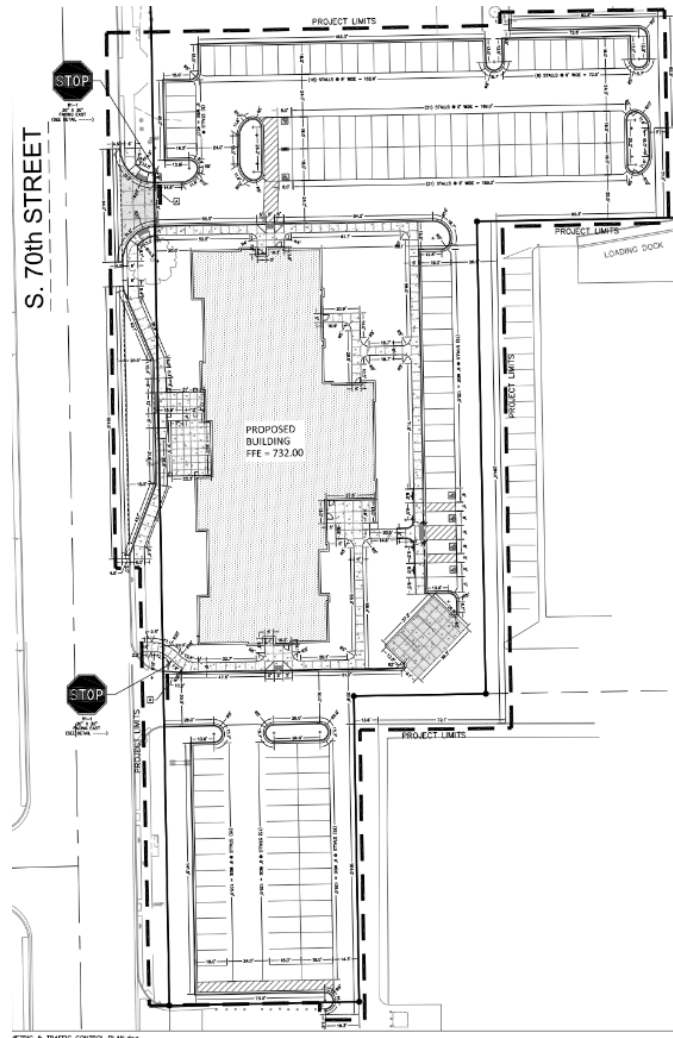
Site, Landscaping and Architectural Plans

The proposed Home2 Suites hotel is 5 stories tall and includes 128 guest rooms, a meeting room, an indoor pool, a fitness room, and outdoor seating areas. The building area is 77,469 square feet and, while the height of the roofline varies slightly, the building is approximately 53 feet tall.



View from southeast corner

The main hotel entrance will be located on the building's west side, along S. 70th St., where a drop-off lane with a covered drop-off entrance area will be constructed. Parking stalls are provided to the north, south, and east of the building.



The indoor pool, including the associated outdoor seating area, will be located on the building's east side (rear) on the first floor. A fitness room, also on the ground floor, will be located on the west side of the building, along S. 70th St., complete with storefront windows.

Proposed building materials are comprised primarily of black brick around the base, pewter brick, and pewter hardiepanel siding. Additionally, the Home2 Suites beacon, which indicates the building's main entrance on the east side, will be made with laminated, heat-treated glass in shades of blue and green. In the previously approved architectural plans, a series of full-height metal panel proportions (matching the black brick) were included. This variation has been removed from the current plans, and staff recommends the metal panels be added back in as a primary building material.

Windows and doors at entrances will be constructed of aluminum storefront systems (dark aluminum). Guest room windows will be constructed of aluminum and will be equipped with PTAC (packaged terminal air conditioners) located below the windows. Their exterior grilles will be built into the window framing system and finished to match the black brick.

Staff recommends additional windows be included on the north and south elevations, as well as to the pool area on the building's east side, to be consistent with the previously approved plans.



WEST BUILDING ELEVATION



SOUTH BUILDING ELEVATION

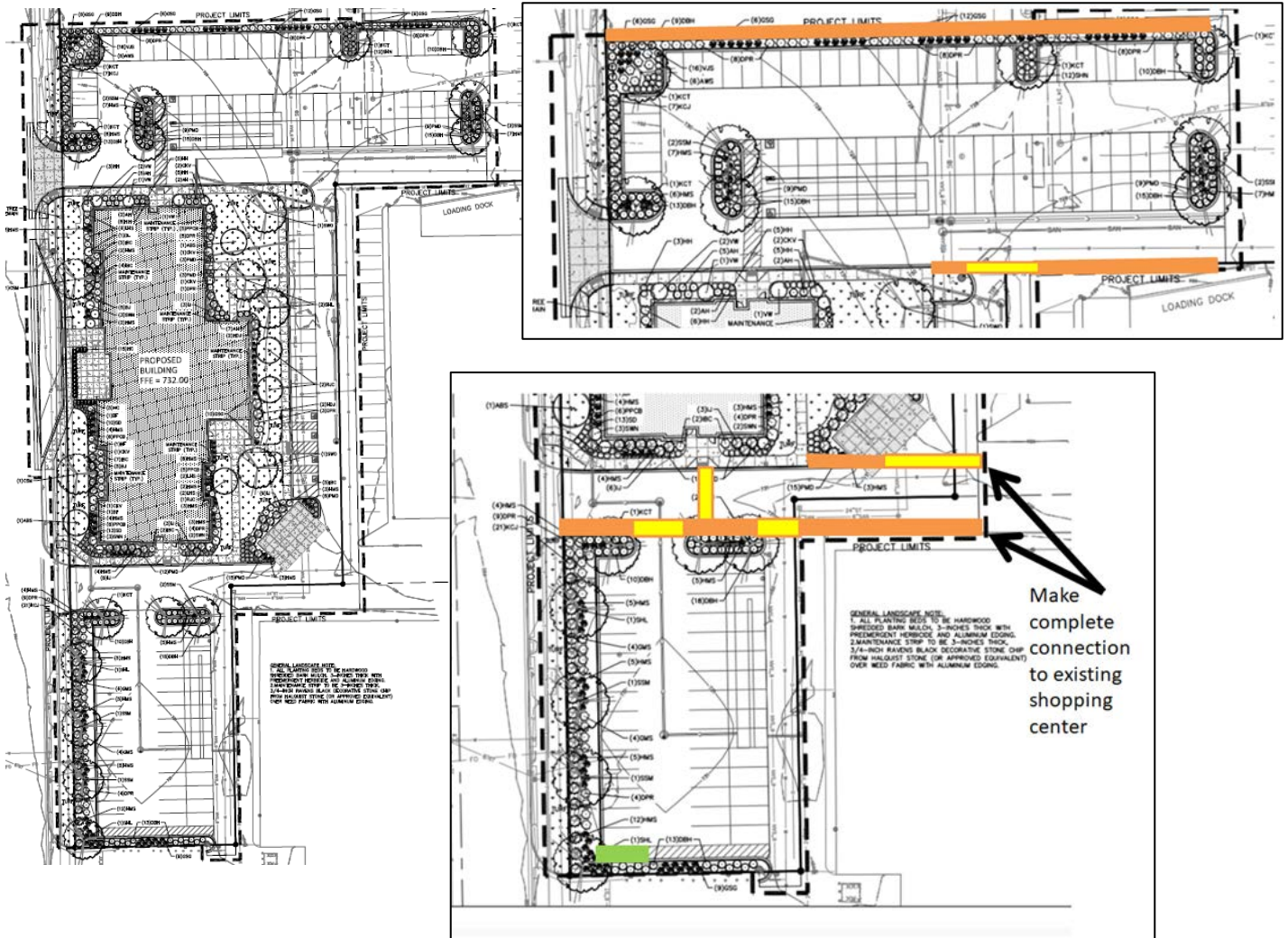
NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION

Hotel parking requirements call for one stall per lodging room, or 128 stalls. The parking configuration as currently proposed has 133 stalls, consisting of 6 ADA stalls and 128 standard stalls. Endcap and interior landscape islands, with a variety of deciduous trees, are proposed throughout the parking areas. A wide selection of deciduous trees and shrubs, evergreen trees and shrubs, and perennials are proposed around the perimeter of the building and parking areas.

Staff recommends additional pedestrian connections and pedestrian markings within and around the parking areas, in order to create a more pedestrian-friendly environment. Staff also recommends the inclusion of a small curb or landscape island to separate the front drop-off lane from street traffic. Additionally, staff is requesting further information on stormwater plans, lighting plans, and streetscape and layering elements to be consistent with the overall West Quarter development vision.



Recommendation

Recommend Common Council approval of the Special Use Permit for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC and approval of the Site, Landscaping and Architectural Plans for a proposed hotel to be located at 1010, 1040 & 1126 S. 70 St., submitted by Kraig Sadownikow, d/b/a 70th Street Hotel Associates, LLC. (Tax Key No. 439-0001-026), subject to the following conditions:

(Items 1 through 9 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) additional windows added to the north, south, and east elevations; (b) inclusion of metal panels in the building materials; (c) building height details consistent with previously approved plan; (d) PTAC details shown on plan; (e) staff approval of material and color samples; (f) traffic flow; (g) pedestrian travel areas; (h) inclusion of additional sidewalks and pedestrian crossings, as approved by staff; (i) additional landscape area in the southwest corner of the site; (j) adjustments to the refuse enclosure area, as needed; (k) additional streetscape elements (may include lighting, planters, benches, colored concrete, narrowed drives, bump-outs, etc.) which are consistent with overall West Quarter development plans and as approved by staff; and, (l) City Forester approval of the landscaping species and number. Contact Katie Bennett, Lead Planner at 414-302-8463.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and refuse screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Lead Planner at 414-302-8463.
4. Common Council approval of the special use (scheduled for October 1, 2019) and applicant's acknowledgement of the special use resolution.
5. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
6. Common Council approval of a Certified Survey Map identifying the hotel parcel as an individual property.
7. Common Council approval of the removal of the PDD-2 overlay on the hotel parcel.

8. Revised contingency plan for the demolition of 1010-1304 S. 70th Street project being submitted to and approved by Development Department staff.

9. City Engineer's approval of a traffic study.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

10. Signage plan being provided for staff review and approval.

11. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.

12. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.