



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, October 26, 2022**  
**6:00 PM**

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

- 2A. Conditional Use Permit for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave.**
- 2B. Site, Landscaping, and Architectural plans for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave., submitted by David Lyon, d/b/a 3 Leaf Partners. (Tax Key No. 478-9998-003)**

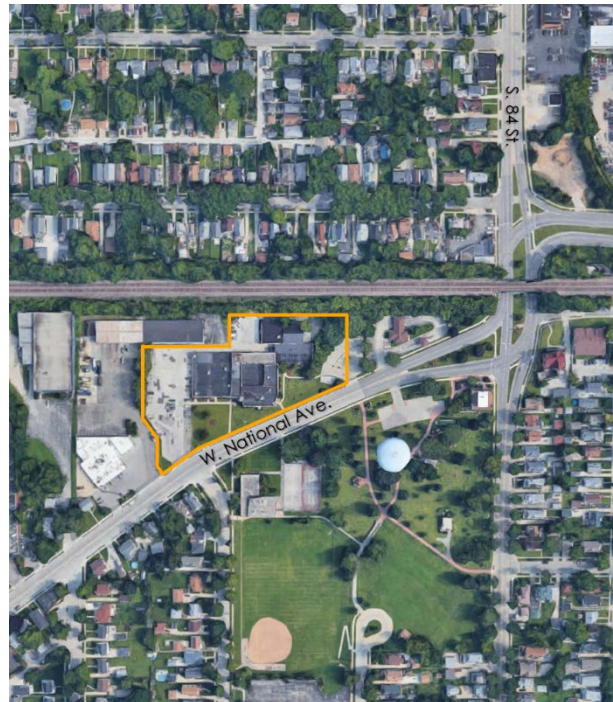
*Items 2A and 2B may be considered together.*

**Overview and Zoning**

[Three Leaf Partners](#) has submitted a proposal to develop a market-rate rental community consisting of 247 apartment homes at 8530-56 W. National Ave. The project is estimated to cost \$48 million.

The proposed site is the current location of the Clark Oil Building, a commercial office building. The lot is 3.22 acres.

The property is zoned C-2. Dwellings with 5+ Units are allowed as a Conditional Use in the C-2 district. A conditional use is a use that is allowed upon meeting all conditions specified in the zoning code and those imposed by the common council. A public hearing before the Common Council will be held following the Plan Commission’s review.



**Context: Planning**

In 2016, the City adopted the National Avenue Corridor Strategic Plan (“the plan”). This plan calls for more housing, public improvements, and coordinated investment within this key corridor that runs through the heart of West Allis.

The National Avenue corridor has seen significant redevelopment since the strategic plan was adopted. Projects like streetscaping improvements and reconstruction between S. 70 St. and S. 82 St., The West Living, SoNa Lofts, Maker’s Row, Ope! Brewing, and Flour Girl & Flame have transformed the Eastern portion of the corridor. However, the transformation has yet to catch on to the West of S. 84 St.

The proposed development falls squarely within the “Honey Creek Crossing” target investment area identified by the plan. The plan specifically identified the north side of National Avenue as a key redevelopment opportunity and called for higher-intensity residential development.



**Context: Location**

The proposed development site is located directly across the street from Honey Creek Park. The water tower, West Allis Historic Society and historic log schoolhouse are across the street/south of the site. Low-density residential development is across the street and to the West of S. 86 St.

The adjacent lot to the east is underutilized and ripe for redevelopment. Adjacent lots to the west are developed and used for light industrial and commercial purposes ([Dan Krall Hydraulics](#), [Cook Specialty Co](#), and a [multi-tenant commercial](#) site along W. National Ave.). Further west is the [Sunrise Apartments](#), a six-story senior housing development.

The site is bordered to the north by the Union Pacific railroad.





*Conceptual rendering of 2021 proposal*

**Context: 2021 Proposal**

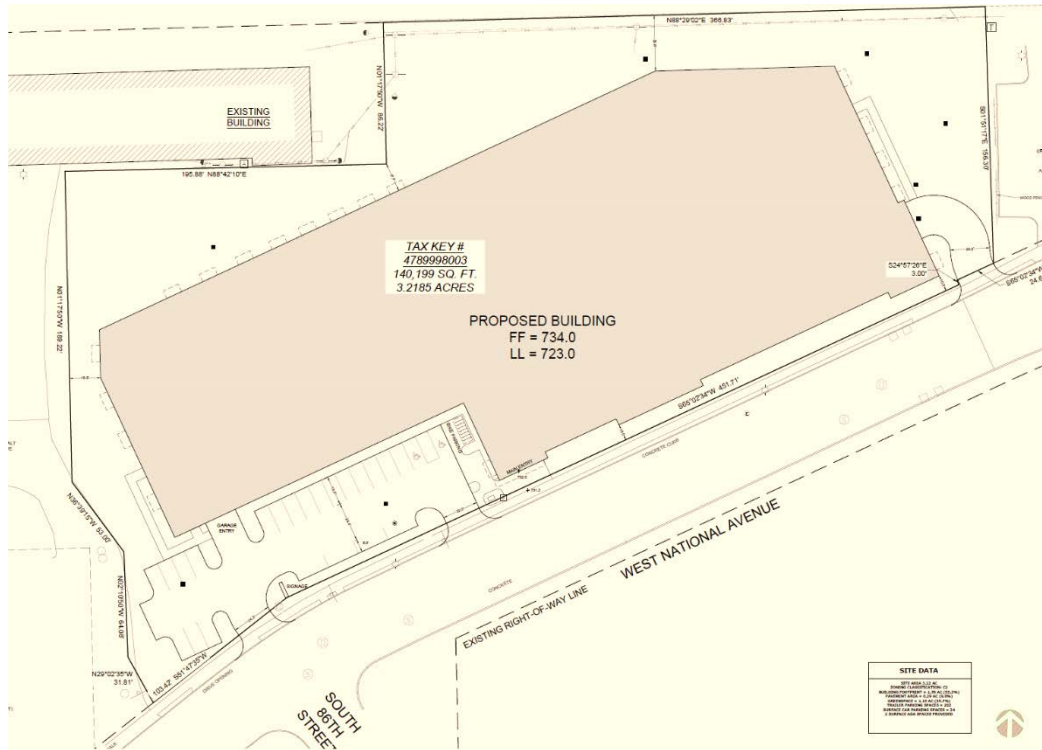
In late 2021, the City approved a rezoning of the property from split M-1 and C-2, to C-2 in accordance with the 2040 Comprehensive Plan. This action was initially proposed by Bethesda Lutheran Communities, a non-profit that was partnering with Catalyst Partners to potentially develop a 200-unit mixed-income apartment building at the site. While conceptual plans were shared with the City, a site, landscaping, and architectural plan review was not conducted at this time.

In early 2022, following the rezoning, the developers applied for low-income housing tax credits but were unsuccessful. Soon after, Bethesda Lutheran Communities decided to shift its organizational strategy. It would no longer function as a developer but would focus solely on managing its existing communities.

Its project partner, Catalyst Partners, maintained control of the site after Bethesda Lutheran opted out of the project. Later in 2022, Catalyst Partners merged with Three Leaf Development to become Three Leaf Partners. Following the merger, Three Leaf Partners revived the project in its present form in response to changing market conditions.

### Site Plan

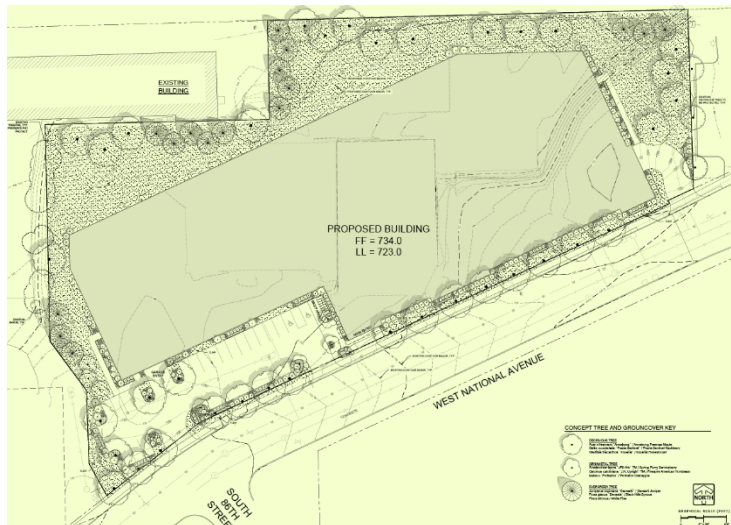
Three Leaf Partners is proposing to construct a 140,199 sq. ft. building on the site. The building will be roughly centered on the uniquely shaped parcel and oriented close to the front lot line, 10' at its nearest point (the minimum required by code). There will be 2 vehicular access points to the building: 1 to the lower garage at the East end of the site, and another to the main garage and surface parking lot at the West end of the site. The Western driveway will align with S. 86 St. The main entrance will be located near the middle of the building at the East end of the surface parking lot and will face W. National Ave.



### Landscaping Plan

Preliminary landscaping plans include extensive tree plantings on the site. Landscaped planting beds will surround the building on 3 sides, new street trees will be planted on the property's border with W. National Ave., and trees will provide buffers to the side and rear of the property.

Final landscaping plans will be reviewed by the City Forester before building permits will be issued.





### **Architectural Plan**

The proposed 140,199 sq. ft. building will be 6-stories and 68' tall. Due to the sloping grade of the site, parts of the East end of the building will be up to 80' from grade. The building's height is similar to the nearby 6-story Sunrise Apartments, which is approximately 62' tall and appears taller because it is built on land elevated above street-level. The proposed building is also located directly across from Honey Creek Park, a large open space, and the West Allis water tower – which is roughly double the proposed height. Staff finds the proposed height appropriate for the site.



Above the first floor, the building will rise in an S-shape surrounding 2 amenity decks. The Western “front-yard” amenity deck will open to the South while the Eastern “back-yard” amenity deck will be more private, opening to the North.



The building's lobby and active amenities like the co-working space and gym will be located near the middle of the building facing the street frontage to provide activation. Taller, storefront-style windows will be used in these portions of the ground floor to blend the public and private realm, opening a view into the building. An inviting, street-facing entrance includes a generous awning, plaza, landscaping, and a unique sculpture.

The first 5 stories will be composed principally of cream-colored brick facing W. National Ave. and wrapping around to the East and West. Several versions of fiber cement panel will be used as an accent to break up the mass of the structure and complement the brick. Horizontally slatted, dark grey fiber cement panel will be used in recesses on the front-facing façade and will be the principal material for the rear-facing façade. Light grey and yellow panels will be used as accents between windows. The proposed development incorporates a sound blend of complementary materials and a welcoming color palette.





The 6<sup>th</sup> story will be stepped back several inches from the rest of the façade. It will also be visually differentiated from the rest of the façade with exclusively fiber cement panels. The top of the structure will also include cornice features with broader caps at key focal points.

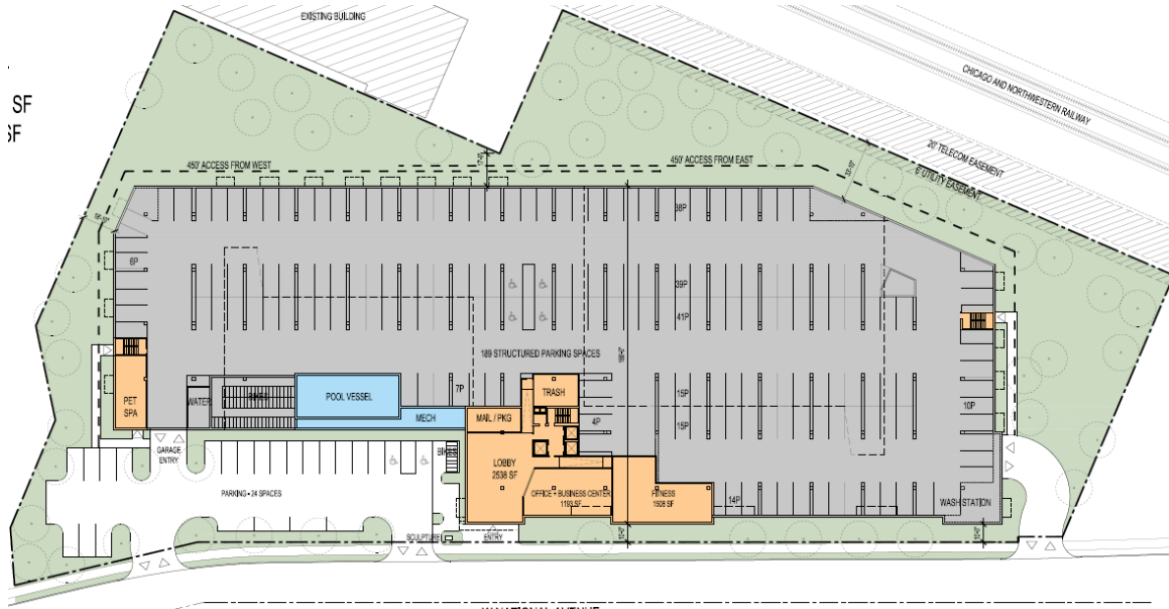
Units will have balconies. Balconies facing W. National Ave. on the East end of the building will have aluminum railings with glass. These balconies will fill recess space. All other balconies will protrude from the façade and include entirely aluminum railings.

### Floor Plans

The 247-unit building will include a strong mix of unit types:

Number	Type	Size
9	Studio	450 SF
40	Junior 1-bed	550 SF
89	1-bed	625-775 SF
26	1-bed with den	875 SF
73	2-bed	1000-1150 SF
10	3-bed	1275 SF

No units will be located on the first floor. The bulk of the first floor will be parking. A pet spa will be located by the Western side door. Other active uses will be located near the front and middle of the building. These include a lobby, office/business center, and fitness room.



The second floor will have 2 fewer units than floors 3-6, which will share the same layout. In place of those 2 units, the second floor will include a club room, which can be rented out by tenants for gatherings. The second floor also includes access to the amenity decks. The Western “front yard” amenity deck will be oriented towards the south and will have a pool and cabanas. The Eastern “back yard” amenity deck will be oriented towards the north and will include a dog run, grill stations, outdoor games, and a fire pit.



Second floor layout



## Parking

A total of 319 parking spaces will be provided on site. A maximum of 494 vehicle parking spaces are allowed by code.

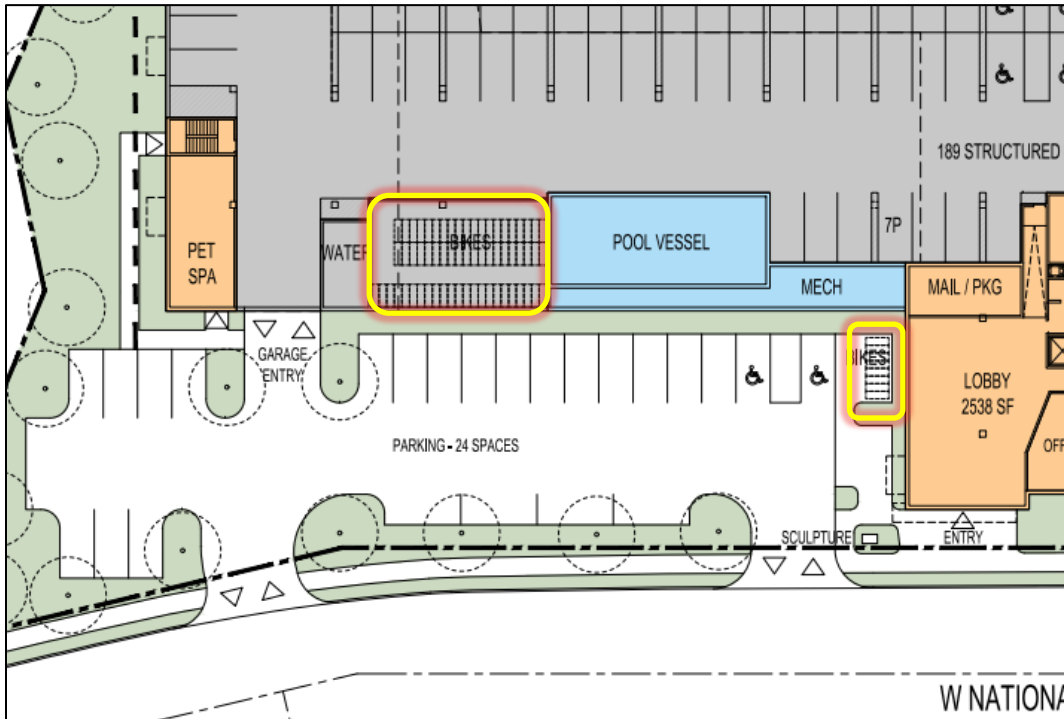
- 295 indoor, structured vehicle parking spaces will be provided. 106 of these spaces will be in the lower garage and accessed by the Eastern driveway. The remaining 189 spaces will be located on the ground floor and accessed by the Western driveway. 9 indoor ADA stalls will be included.
- 24 outdoor vehicle parking spaces, including 2 ADA spaces, will be provided in the surface parking lot. Ample, underused street parking is also available adjacent to the site.



REAR COURTYARD EAST ELEVATION

Overall, the development will provide 1.3 parking spaces per unit. This is in line with similar modern developments, such as SoNa Lofts, which has a parking ratio of 1.4 spaces to units. Changing market conditions, from increased remote work to increased use of delivery services, allow residential developments to have lower vehicle parking ratios than in the past.

The development proposes 63 indoor bike parking spaces and 8 outdoor spaces. The plans submitted show indoor bike parking located adjacent to the parking garage within the at ground level and the outdoor spaces being located adjacent to the main entrance. The zoning code requires 49 indoor bike parking spaces and 8 outdoor bike parking spaces.



*Bike parking – indoor and outdoor locations*

**Recommendation:** Approve the Site, Landscaping and Architectural Plans for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave., submitted by David Lyon, d/b/a Three Leaf Partners. (Tax Key No. 478-9998-003) subject to the following conditions:

(Item 1-5 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 and approved by the Planning & Zoning Office to show the following: a) landscaping and species plan approved by City Forestry; b) incorporate decorative elements such as art or trellises to south exterior wall abutting surface parking lot; c) add seating area for entrance plaza; d) provide indoor and outdoor bike parking details. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.
2. 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
3. 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 Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.

4. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.
5. Common Council approval of the Conditional Use permit.