



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, April 27, 2022  
6:00 PM**

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

- 2A. Special Use Permit for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80\*\* W. National Ave.
- 2B. Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80\*\* W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC. (Tax Key Nos. 452-0703-001 and 452-0603-000)

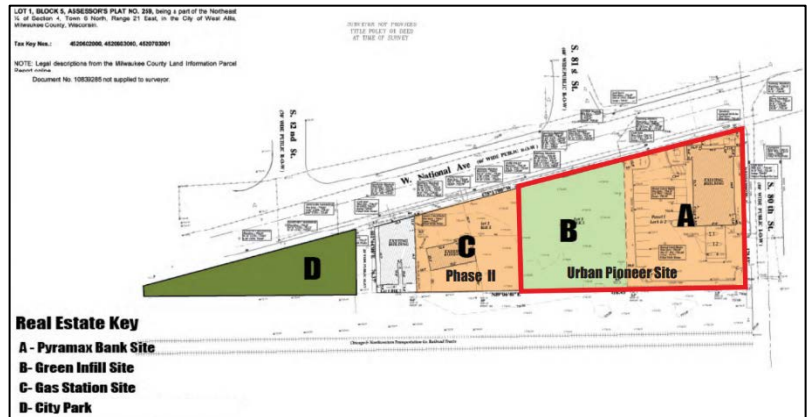
Items 2A and 2B may be considered together.

**Overview and Zoning**

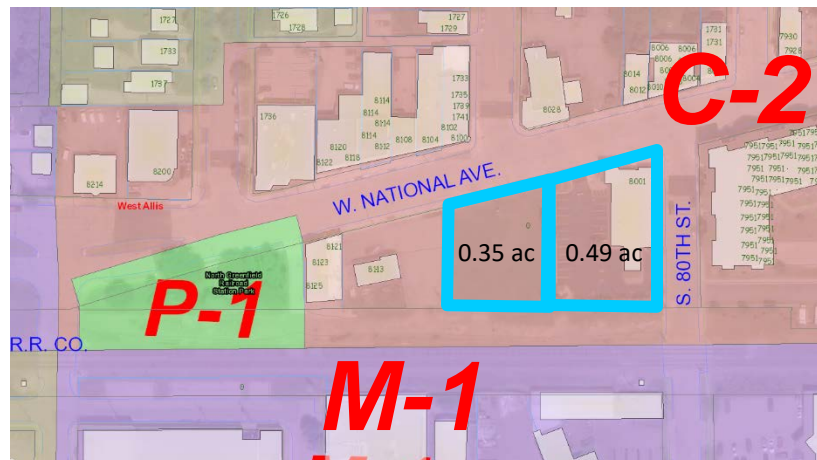
Transit Oriented Development Group (TOD) is proposing to combine and develop 2 properties along the south side of W. National Ave. as a 5-story, 43-unit condominium. The project is estimated to cost \$17 million.

The lots involved are located at 8001 W. National Ave. (Lot A, a former PyraMax Bank) and 80\*\* W. National Ave. (Lot B, former Happy Hobby site).

The developer has fully executed offers to purchase both Lot A and Lot B.



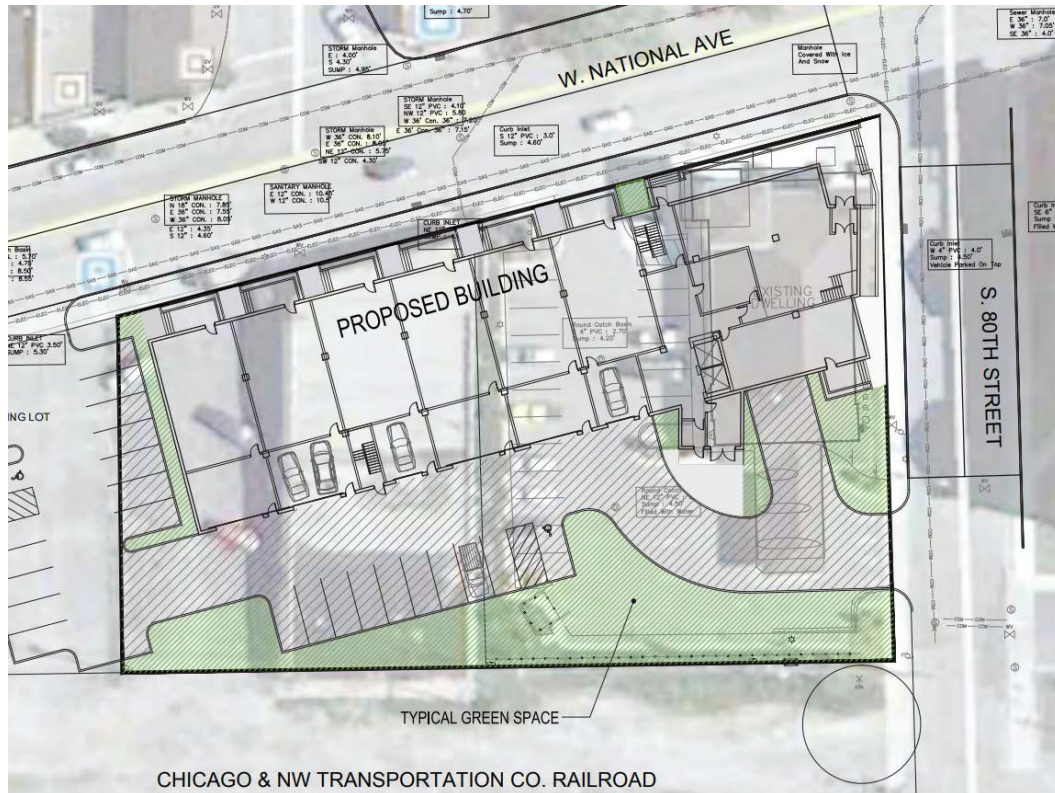
The subject area is zoned C-2, Neighborhood Commercial. Multiple unit dwellings are special uses in the C-2 district. The combined lot area of Lot A & B is 0.84 acres (36,590-sf).



## Site Plan

Prior to construction, Lot A and Lot B will be consolidated through a Certified Survey Map.

The proposed condo building will be built on the Northern portion of the site, up to the property lines along the street frontages of W. National Ave. and S. 80 St. This will contribute to a strong urban street edge, particularly along W. National Ave. Parking will be built on the Southern portion of the site. An existing driveway along S. 81 St. will be modified to provide ingress and egress to the new development. The parking area will include surface stalls, access to individual garages for townhomes, access to an underground parking area, and a turn-around for motor vehicles. Landscaping will be featured prominently along the rear of the property and will provide a buffer from the railroad corridor.



SITE DATA TABLE	
TOTAL SITE AREA :	37,266 S.F. (0.86 Ac)
EXISTING BUILDING AREA (2010):	11,700 S.F.
EXISTING PARKING LOT AREA:	18,500 S.F.
TOTAL EXISTING IMPERVIOUS SURFACE AREA:	30,200 S.F.
PROPOSED BUILDING & CONCRETE AREAS:	19,260 S.F.
PROPOSED PARKING LOT AREA:	10,350 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	29,600 S.F.
NET REDUCTION IN TOTAL IMPERVIOUS SURFACE AREA:	30,200 - 29,600 = 600S.F
TOTAL IMPERVIOUS SURFACE AREA RATIO:	29,600 S.F / 37,266 S.F. = 79.4%
TOTAL GREEN SPACE AREA RATIO:	20.6%

## Parking

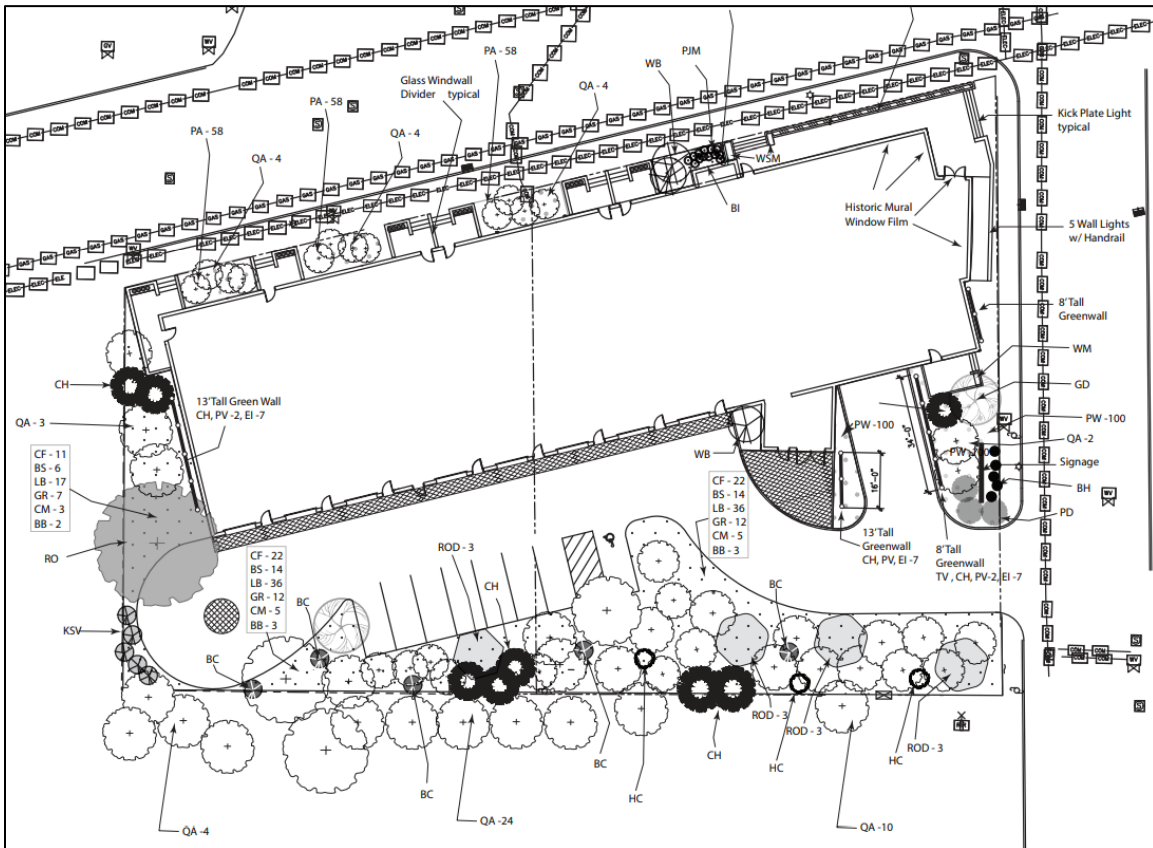
Residents will be served by 47 parking stalls on the site. Each townhome will be served by an individual garage. 10 surface parking stalls and 37 underground parking stalls will be provided. 1 surface parking stall and 2 underground parking stalls will be ADA accessible.

The minimum parking requirement for this development 73 spaces. The City's proposed zoning code would require a maximum of 86 spaces. Staff recommends that the Common Council waive the parking requirement as this proposal aligns with the City's proposed zoning code requirement, has ample on-street parking, targets residents with fewer vehicles, and is served by strong access to walking, biking, and public transit.

## Landscaping Plan

The site will be densely landscaped with a variety of trees, shrubs, native grasses, and flowers. Most landscaping will be concentrated along the Southern edge of the property. Rain gardens will manage stormwater on the property and will feature a variety of wet and dry prairie plants in landscaped depressions. Pervious pavement in certain locations will also contribute to stormwater management.

Other landscaping features include green trellises and plantings with more traditional, formal appearance along the street edges.





## Architectural Plan



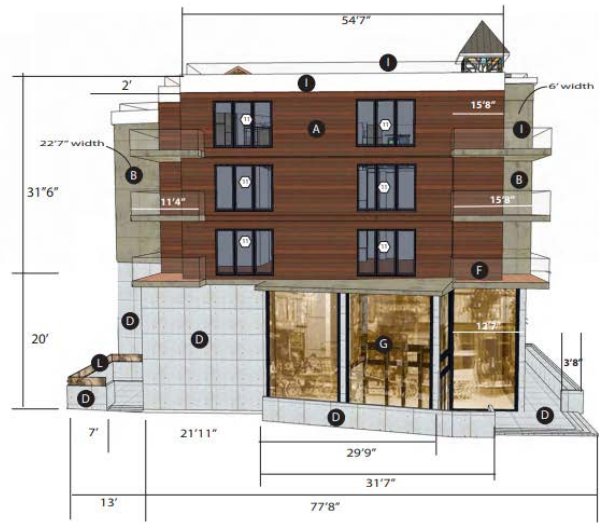
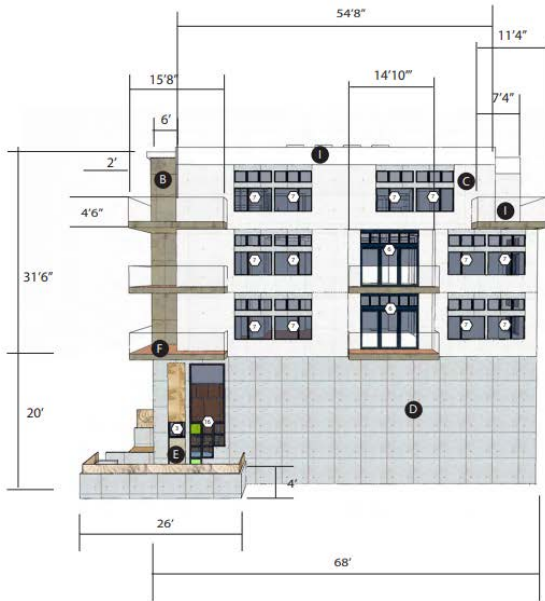
The proposed 87,048 sq. ft. condominium building will be 5-stories and 77.5 ft. tall. The building is designed to capture and pay homage to the “pioneer spirit” of West Allis’ historic Pioneer neighborhood and its industrial roots. The materials, color palette, and composition are intended to scale the building and create a dynamic visual cadence for the neighborhood and appeal to both pedestrians and motorists passing by.

The double-story ground level is built with concrete panel to present an industrial strength at the building’s base. The building’s main entrance is presented at the corner of National & 80<sup>th</sup>. Here, the lobby meets the street as floor-to-ceiling, transparent storefront-style windows offer an inviting look into the building from the sidewalk. 2-story lofted townhomes line the building’s frontage along W. National Ave. These townhomes have individual entrances and porches which blend the building’s private spaces with the public realm at a human scale. Specialty windwalls, plantings, and warehouse-inspired windows will provide additional visual interest.





# Elevations





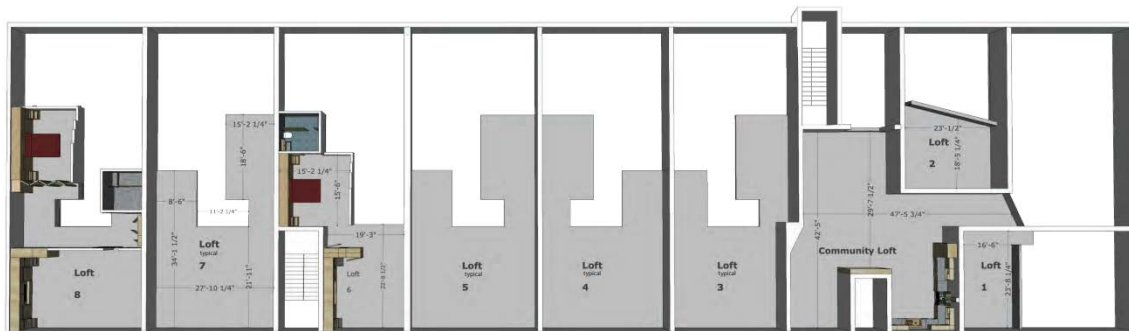
## Floor Plans

The 43-unit building will include a wide variety of unit types:

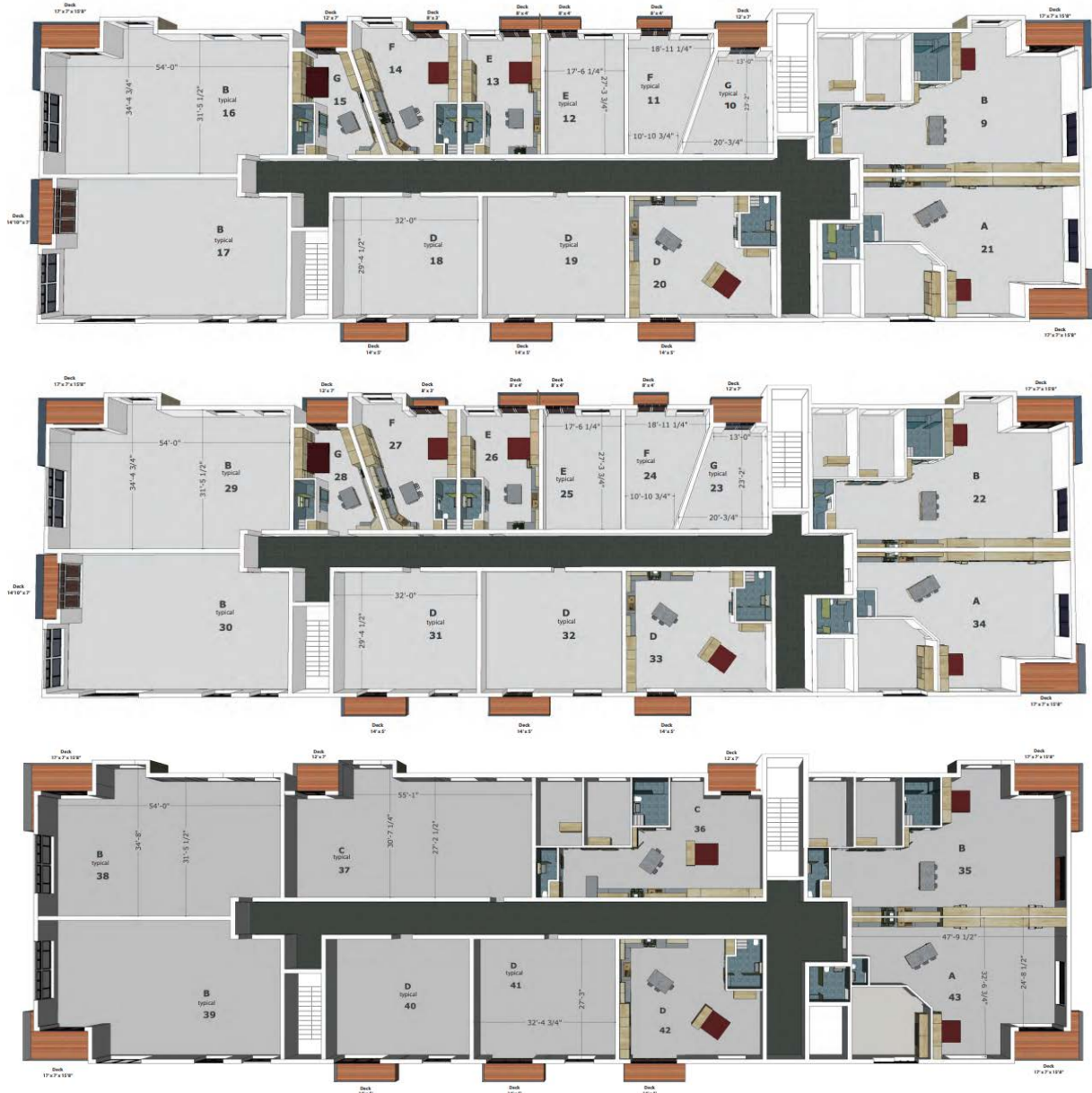
Number	Type	Bedrooms	Bathrooms	Typical Size
2	Townhome	1	1	1,000 sq. ft.
6	Townhome w/ garage	2	2	2,000 sq. ft.
12	"Micro condo" studio	0	1	500 sq. ft.
3	Condo A	1	2	1,600 sq. ft.
9	Condo B	2	2	1,800 sq. ft.
2	Condo C	2	2	1,400 sq. ft.
9	Condo D	0	1	900 sq. ft.



The ground floor will hold all 8 townhomes, 6 of which have their own individual garage. The lobby and several amenities will also be situated on the East end of the ground floor. These amenities include bike storage, a mail room, a secondary street entrance, and a small business center. 2 stairwells and an elevator will serve each floor. Much of the ground floor will present itself as double-height.



The second floor is a partial floor, with lofted space for each townhome and a community loft above the lobby. This amenity will provide gathering space for residents and their guests and includes a community kitchen.



The 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floors will hold 35-units total. The 3<sup>rd</sup> and 4<sup>th</sup> floors will hold 13 each, including all 12 “micro condo” studios, while the 5<sup>th</sup> floor will hold 9 units.



**Recommendation:** Approve the Site, Landscaping and Architectural Plans for Urban Pioneer, a proposed multifamily dwelling, to be located at 8001 W. National Ave. and 80\*\* W. National Ave., submitted by Jaqulynn Honl, d/b/a/ Urban Pioneer Condo, LLC. (Tax Key Nos. 452-0703-001 and 452-0603-000) subject to the following conditions:

(Item 1-7 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 program to show the following: a) elevations showing transparent glass on lobby windows; b) landscaping species plan approved by Forestry; c) exterior lighting plan. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.
2. Submittal of a certified survey map to combining Lot A and Lot B into a single parcel/project area.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
4. 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.
5. 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.
6. Utility plan to indicate transformer locations on site and coordination with existing overhead lines being provided to the Department of Development approval.
7. Common Council approval of the special use and applicant's acknowledgement of the special use resolution.