



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 23, 2022
6:00 PM

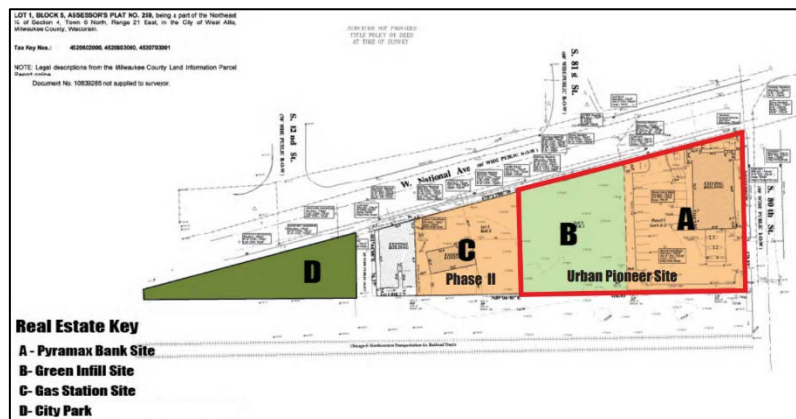
Watch: <https://www.youtube.com/user/westalliscitychannel>

4. Conceptual plan review for Urban Pioneer, a proposed condominium, to be located at 8001 W. National Ave. and 80** W. National Ave. (Tax Key Nos. 452-0703-001 and 452-0603-000)



Overview and Zoning

The developer, the Transit Orientated Development Group (TOD), has submitted a proposal to develop two properties (lots A & B on site survey) along the south side of W. National Ave at 8001 W National (former PyraMax Bank) and an undeveloped lot at 80** W National Ave. (former Happy Hobby site). The initial set of plans received by staff offer an attractive 5-story building situated upon two properties, but there are some additional details that staff is recommending be fulfilled before staff formally places this project on a future Plan Commission

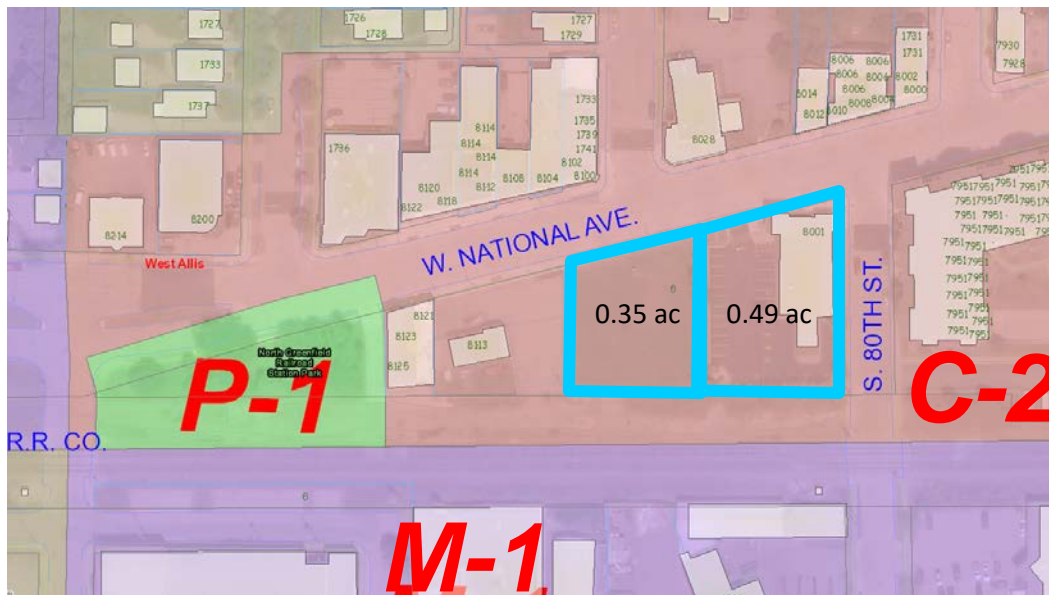


agenda for consideration.

The purpose of bringing this item before the Plan Commission is to inform Plan Commission of a new redevelopment project, provide a basic overview of the zoning and to allow the developer to present their project, gauge interest and collect feedback from the Plan Commission.

Any direction provided by the Plan Commission will help assist staff and the TOD development team bring a revised project back to Plan Commission for recommendation.

The lot A and lot B subject area is zoned C-2, Neighborhood Commercial and multiple unit dwellings/buildings are special uses. The combined lot area is 0.84 acres (36,590-sf).



Urban Pioneer - project data:

Estimated cost

\$17MM cost to construct

\$12MM estimated assessed value

Units

23 condos 1-2 bedrooms,

8 ground floor townhomes with attached garage and 1 accessible unit

12 micro-units (smaller 450- 600-square ft units – murphy bed, kitchen, bathroom)

Parking

27 underground parking spaces (2 accessible)

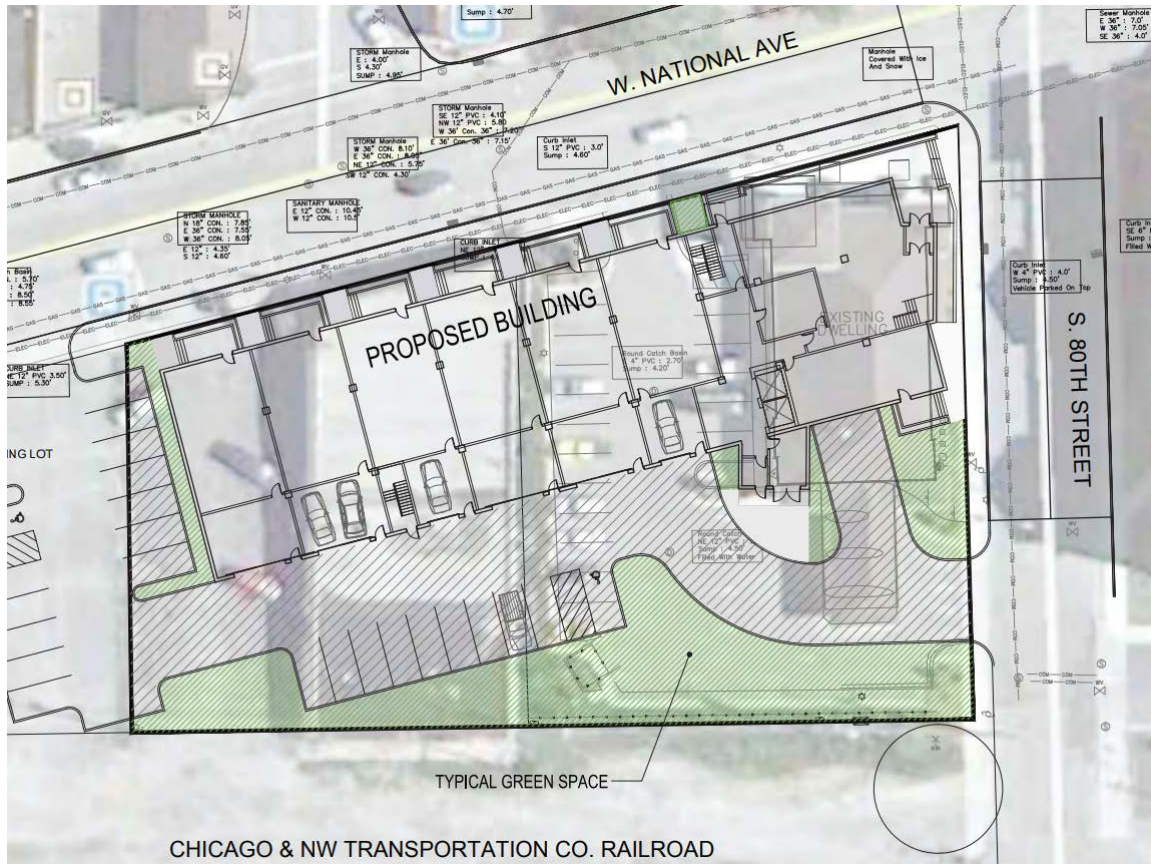
10 surface parking spaces (1 accessible)

1:1 parking ratio (1 stall per unit)

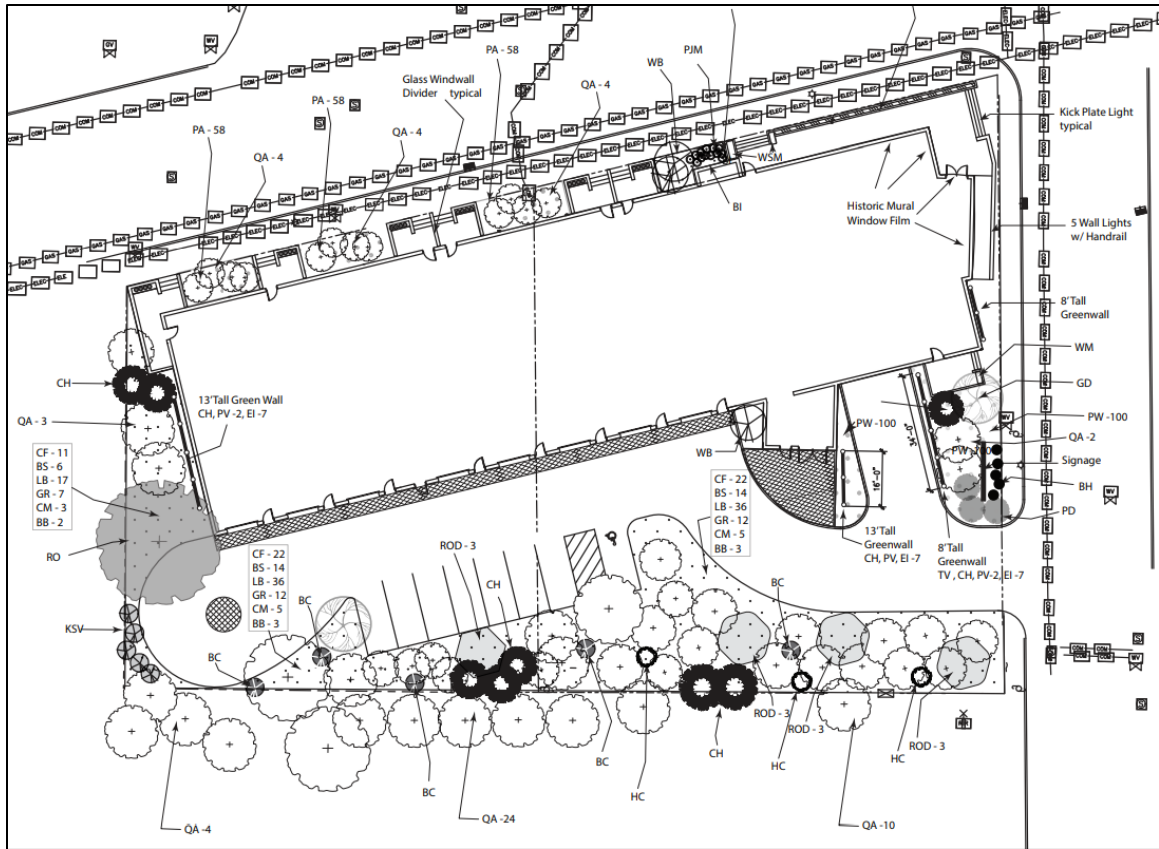
Site, Landscaping and Architectural Plan

The proposed building will be constructed up to the property lines along the street frontages of W. National Ave. and S. 80 St. Access to the site will be via an existing driveway along S. 81 St. that will be modified to provide ingress and egress to the new development. Ten (10) surface stalls will be provided upon a paved surface that features a bulbed endcap for

ease of turning around within the parking lot. The site will feature sustainable stormwater management infrastructure and landscaping including bio-swales, green wall trellises, partial pervious pavement and some native landscaping.



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%



The building is proposed to feature solar panels on the rooftop and a rooftop patio area.

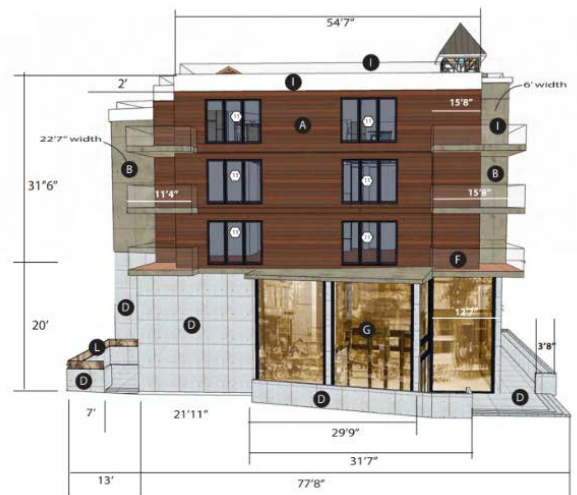
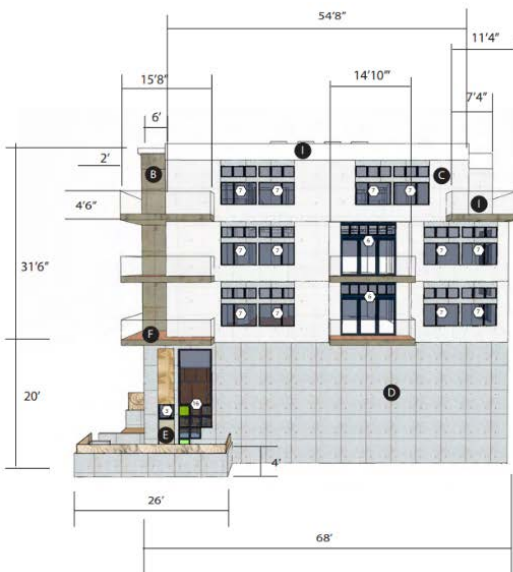




Facade Materials Key

- | | |
|---------------------------------------|---|
| A Hardie Plank Natural Finish | G Historic Pioneer Neighborhood Film |
| B Copper Patina Metal Cladding | H 6' Natural Finish Rooftop Rail |
| C Hardie Panel White | I Metal Rooftop/Balcony Rail |
| D Smooth Finish Concrete Panel | J White Metal Cladding |
| E Natural Wood Doors | K Natural Wood Finish Garage Door |
| F Wood Deck | L 1' Glass Windwall |

Urban Elevation Key



Urban West & East Elevation

Urban Pioneer
design • development



GREENWALL DETAIL



TOWNHOME GLASS WINDWALL DETAIL



HISTORIC MURAL WINDOW FILM DETAIL



URBAN PIONEER CONDOS
W. National Ave. & S. 80th
Street West Allis, WI



Micro Condo Studio



Town Home



Condo Flex Space

Urban Interiors

Urban Pioneer
design • development



Recommended next steps:

Staff notes that this is a conceptual overview, and no action will be taken at this time. The developer will continue to develop their plans and costs to bring this project to market.

- Additional technical details on the site, landscaping, architectural elevations, and floor plans plans.
- Providing civil engineering plans (including stormwater management plans and a certified survey map). The certified survey map would be intended to combine two lots into one lot of record.
- The developer will further develop their project budget/pro-forma, provide detailed construct costs, environmental, a construction schedule and work toward securing financing resources.