



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
MONDAY, JUNE 6, 2016

6:00 pm

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

1. **Approval of the May 25, 2016 minutes.**
2. **Determination of surplus Community Development Authority owned property located at 15\*\* S. 83 St., 1502 S. 83 St. and 15\*\* S. 83 St. (Tax Key Nos. 452-0420-000, 452-0417-001 and 452-0415-000)**

**Overview**

On behalf of the Community Development Authority, the above referenced sites are located within the 84<sup>th</sup> and Greenfield Redevelopment Area. The City is interested in redeveloping the property with a multi-family and mixed use development.

A public hearing was held regarding the matter by the Community Development Authority on May 31, 2016. No opposition was received to date. As with any Public/City-owned land sales or transfers of interest, the Plan Commission's role is to make a determination that the property is surplus.

Staff offers the following basis for Plan Commission's consideration:

- The City of West Allis has received an offer to purchase the property and is entering into a Purchase and Sale Agreement for a future multi-family residential development.
- Future development is applicable to zoning and land use regulations, public works, building and fire codes;
- The sale of the lot will make the property taxable;
- The City would no longer have to maintain the lot.
- The Redevelopment Plan conforms to the long range comprehensive plan for the City.

Common Council will consider the land sale on June 7, 2016, based on the feedback received at the Public Hearing and Plan Commission.

**Recommendation:** Recommend Common Council approval of the determination of surplus Public/City-owned surplus property located at 15\*\* S. 83 St., 1502 S. 83 St. and 15\*\* S. 83 St. (Tax Key Nos. 452-0420-000, 452-0417-001 and 452-0415-000) on the basis that the proposed redevelopment would satisfy the City's public purpose in conformance of the 2030 Comprehensive Land Use Plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property.

3. **Special Use Permit for a proposed mixed-use, multi-family residential and commercial development within the NoNa portion of The Market at Six Points redevelopment, to be located at 1465 S. Six Points Crossing, 6700 W. National Ave. and 6609 W. Greenfield Ave.**

**Overview and Zoning**

This project is being presented for special use consideration at this time. The site, landscaping and architectural plans for the project will be presented to the Plan Commission at a future date after the Common Council Public Hearing which has been scheduled for June 7, 2016.

The proposal to construct a mixed use, multi-family residential and commercial development on undeveloped land which was once the Pressed Steel Tank factory site. The development will be located within a building that will be connected via underground parking and structural features.

The project area may be referred to as NoNa (North of National), and will consist of a multi-family residential use (called "Residences at the Market") and a Commercial use (yet to be determined commercial or office tenant). The NoNa project area is situated upon approximately 7.6 acres of land.

The property will be owned and managed by Mandel Group, Inc. The developer has made an offer to purchase this property from the City of West Allis, and will enter into a purchase and sale agreement for the redevelopment of land.



Rezoning – The property is currently zoned PDD-1, Planned Development District/Residential. At last month’s Plan Commission meeting, the Plan Commission recommended Common Council remove the existing PDD-1 overlay district as the current mixed use redevelopment proposal does not fit within the primarily residential overlay.

The removal would re-establish the underlying C-3 Community Commercial District zone, which permits mixed use, multi-family residential and commercial development. This type of use is also consistent with the City’s 2030 Future Land Use Plan that indicates mixed-use for this area. A public hearing to consider this proposed change is scheduled for Tuesday, June 7, 2016.

Certified Survey Map - At last month’s Plan Commission meeting, the Plan Commission recommended Common Council approve the proposed Certified Survey Map covering the “NoNa” parcel to be split into two lots of record. The primary lot (Lot 1) will contain 7.5791 acres. A second lot (Outlot 1) will be created at the northeast corner of W. Greenfield Ave. and S. Six Points Crossing. This lot, which will be 600 sq. ft. in area and owned by the Community Development Authority, has been designed to accommodate a future BublR bike share station.

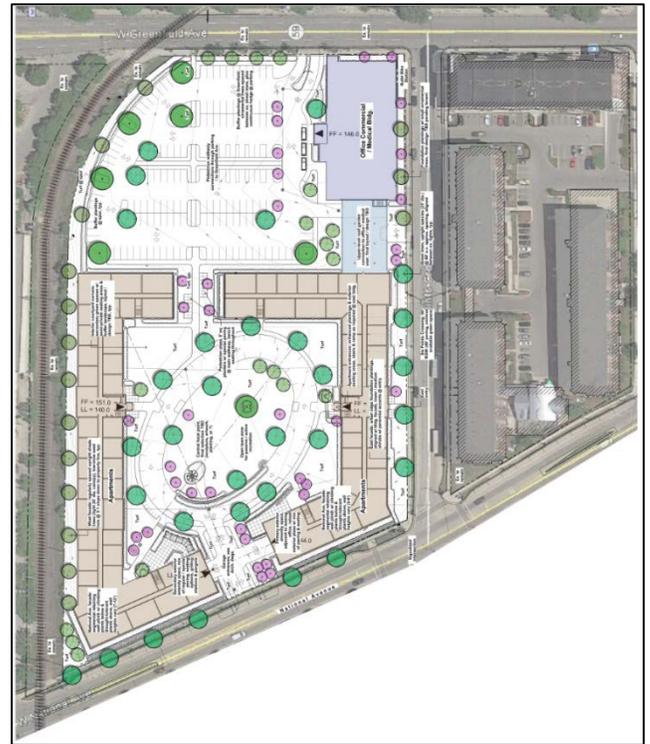
Surrounding Uses - The subject property is located north of National Ave., south of W. Greenfield Ave. and between S. Six Points Crossing and an existing Union Pacific Rail Road Spur Track. This area is currently owned by the Community Development Authority.

Properties to the north are and west are zoned Commercial, Planned Development District/Commercial and Manufacturing and developed with a mixture of commercial, manufacturing and office uses (West Allis Towne Centre and Summit Place). Properties to the east are zoned Planned Development District/Residential and developed as mixed use, multi-family and commercial uses (Trike Property - Six Points Apartments). Property to the south is part of the Mandel/SoNa redevelopment and is proposed to be rezoned to Planned Development District/Commercial to accommodate a future mixed use, commercial use food cluster with multi-family residential uses.

## **The Residential Use**

The "Residences at the Market," multi-family residential portion of the NoNa mixed use project will include up to 210 apartment units contained within what will appear to be two residential buildings above grade, but will be constructed upon one foundation featuring one underground parking area below. The multi-family residential use will be designed with the flexibility to construct in phases to match forecasted market absorption. The structure will be three stories over a level of underground parking.

Floor plans for the multi-family residential structures will offer a range of floor plan types including studio apartments, one bedroom units, two bedroom units and three bedroom apartment units. In total, up to 210 units are proposed with this special use. Twenty (20) studio apartments, one hundred (100) one bedroom apartments, seventy (70) two bedroom apartments and ten (10) 3 bedroom apartments are anticipated.



### **The Commercial Use**

The Commercial portion of the NoNa mixed use project includes a commercial office use of up to 30,000-sf to 35,000-sf that will be structurally connected to the Residences via a covered vehicular entrance to surface parking on the north side of the site nearest W. Greenfield Ave.

The presence of a high-quality, office user(s) will further enhance the potential customer base for retailers and restaurants. The commercial structure will be attached to the multi-family structures.

### **Parking and Development Amenities**

The NoNa mixed use redevelopment project will provide both underground and surface off-street parking on premise in accordance with zoning requirements, Sec. 12.19, of the Revised Municipal Code.

Based on the proposed 210 residential apartment unit mix and a proposed 30,000-sf to 35,000-sf commercial office building a total of 441 parking spaces are required. This required parking total is based upon a requirement of 335 off-street parking spaces for the multi-family use and a requirement of 106 off-street parking spaces for the commercial office use.

A total of 441 parking spaces (196 surface and 245 underground parking spaces) will be provided on the NoNa site to satisfy the parking requirements.

In granting this special use, the Common Council shall have the authority to change the minimum parking requirements in accordance with Sec. 12.16(9)(a) of the Revised Municipal Code.

Amenities - A central common area will be provided for residential tenants and will offer common area amenities such as outdoor patios, seating areas, landscaping within the development. Pedestrian walkways will be incorporated into the development to link with that of surrounding businesses and to make an accessible connection with public right of way.

The Residences at the Market will also incorporate a clubhouse facility programmed and designed to provide a unique lifestyle experience for residents. Mandel’s management team will operate offices located in the clubhouse.

A fitness facility will also be located in the clubhouse. The club may include a demonstration kitchen where outside chefs and food vendors can engage with our residents. The kitchen could also provide residents with a place to congregate with friends and prepare meals with ingredients sourced from the Farmer’s Market and the specialty grocer (located in the Mandel project area South of National).

**Recommendation:** Recommend Common Council approval of the Special Use Permit for a proposed mixed-use, multi-family residential and commercial development within the NoNa portion of The Market at Six Points redevelopment, to be located at 1465 S. Six Points Crossing, 6700 W. National Ave. and 6609 W. Greenfield Ave. (Existing Tax Key No. 454-0647-000), subject to Site, Landscaping and Architectural Plans being submitted to Department of Development and approved by the Plan Commission.

**4. Special Use Permit for proposed multi-family townhouse units within the SoNa portion of The Market at Six Points redevelopment, to be located at 1615-1625 S. 66 St.**

**Overview and Zoning**

The Mandel Group has applied for the construction of a six unit, 9,000 square foot townhome structure, to be located along S. 66 St. between the proposed new retail building (north) and an existing manufacturing business with outdoor storage (south).

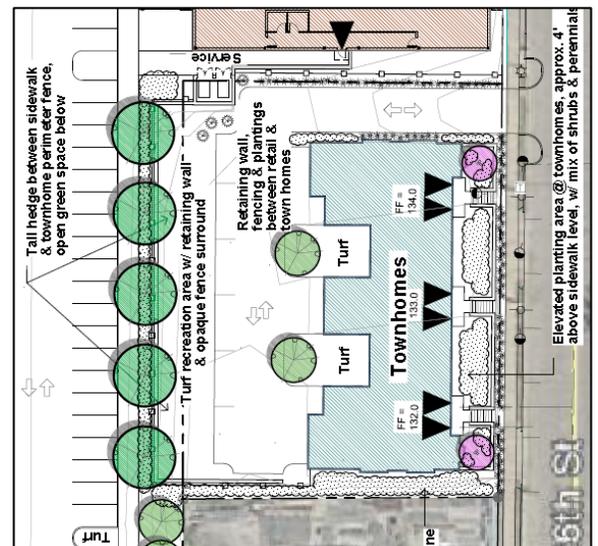
The townhomes will be located on a newly created lot via CSM, which was recommended for approval by the Plan Commission on May 25, 2016 and will be considered by the Common Council on June 7, 2016. The property is zoned C-3 Community Commercial District, which permits multi-family housing as a Special Use.

A Public Hearing to consider this use is scheduled for June 7, 2016.

**Townhouse Use**

There are a 6 townhome units proposed within the 9,000 square foot structure. Each unit will be approximately 1,500 square feet with two bedrooms and a 2 car garage. Parking will be available for each tenant within their garage (2 each), along the apron of each garage (1 each), and for visitors behind the structure (6 total). The townhomes will be designed to appeal to an older demographic and fit with the existing single family homes on the east side of 68 St. Plans are in the preliminary stages at this point and the overall structure, site plan, and landscape plan is subject to some changes and modifications. These updated plans will be presented to the Plan Commission in the coming months.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for proposed multi-family townhouse units within the SoNa portion of The Market at Six Points redevelopment, to be located at 1615-1625 S. 66 St., subject to Site, Landscaping and Architectural Plans being submitted to the Department



of Development and approved by the Plan Commission.

- Site and Landscaping for the SoNa portion of The Market at Six Points redevelopment located at 6611-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003)

### SoNa Site and Landscaping Overview

#### Zoning:

The SoNa (South of National) parcels within The Market at Six Points redevelopment consist of three new lots combined from the previous five (CSM approved on May 25 Plan Commission). The main lot (Lot 1) is 4.9385 acres and is generally bounded by W. National Ave. on the north, the Union Pacific railroad line on the west, S. Six Points crossing on the east and a new lot on the south, which bounds W. Mitchell St.

Lot 1 is proposed to have a PDD-2 overlay district with an underlying zoning of C-3 Community Commercial District, which will allow for the construction of multiple buildings on one lot.

#### Buildings:

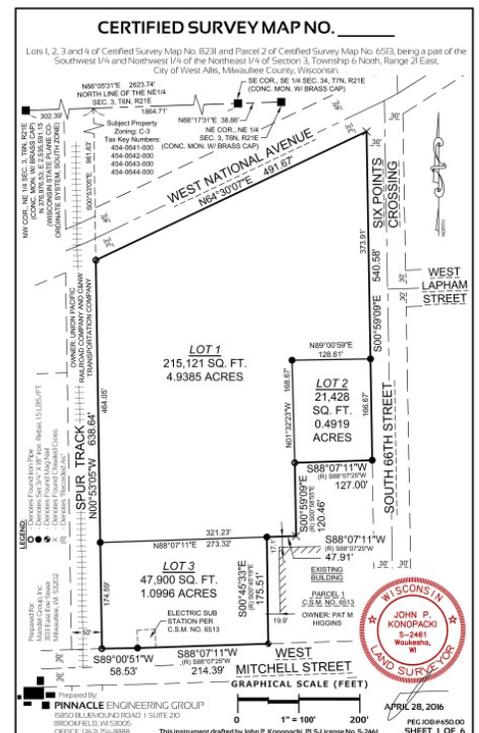
There are a total of 4 proposed buildings to be located within Lot 1 of the SoNa portion of the development:

- Grocery Store/retail establishment (23,430 sq. ft. and 7,330 sq. ft.) located on the northern edge of the parcel along W. National Ave.
- Brew Pub (6,250 sq. ft.) located in the northeastern corner of the parcel between W. National Ave. and S. 66 St.
- Bistro (4,500 sq. ft.) located on the eastern side of the parcel along S. 66 St.
- Retail (7,330 sq. ft.) located on the eastern side of the parcel along S. 66 St. just south of the Brewpub.

#### Stormwater:

One underground storm water storage tank will be located along the eastern side of the large parking lot. Each one of the three bioswales located within the parking lot will drain to the storage tank. Additionally, there is a biofiltration area located in the southwest corner of Lot 3 (near Mitchell St.) that is to remain. These improvements are aimed at containing the majority of stormwater runoff on-site.

#### Parking:



There are 272 total vehicle parking spaces and 11 motorcycle parking spaces located within the SoNa site plan. Within the large main parking lot there are 261 total parking spaces, 196 spaces for general parking and 76 spaces dedicated to Farmers Market overflow. At the north entrance (National Ave.) there are 5 vehicle spaces and 11 motorcycle spaces. At the east entrance (Six Points Crossing) there are 6 vehicle parking spaces. Based on all of the uses in SoNa, 199 total spaces are required.

- Retail = 24 spaces required
- Bistro = 30 spaces required
- Brewpub = 42 spaces required
- Retail = 24 spaces required
- Grocery Store = 78 spaces required

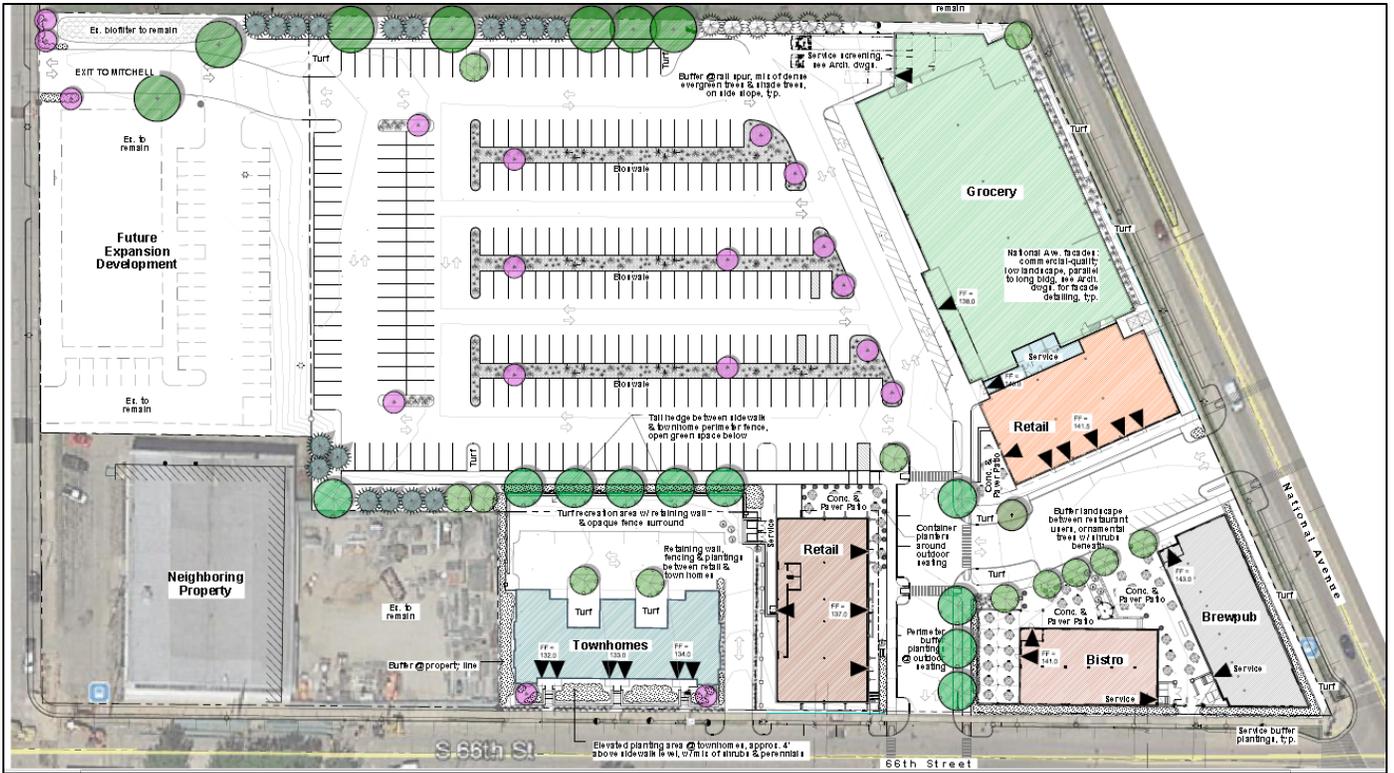
There will be a total of 8 ADA certified parking spaces located in the northeast corner of the lot; this generally meets ADA requirements for the proposed lot size.

#### Landscaping:

- Grocery Store and Retail building
  - Small/short plantings on the west elevation parallel to the street
  - Turf next to the street (National Ave.)
- Brewpub and bistro
  - Perimeter buffer of plantings on the south and west sides of the outdoor seating area
  - Ornamental trees and shrubs as a buffer between the two outdoor dining spaces
  - Turf parallel to the street on the north elevation (National Ave.) of the brew pub and the east elevation (Six Points Crossing) of the bistro
- Stand-alone retail
  - Container plants surrounding the outdoor seating area (west elevation)
- Interior parking lot
  - 3 Bioswales in landscape islands
  - Tall hedges on the east side next to the townhomes
  - Mix of dense evergreens and shade trees as a buffer, running the length of the rail spur
  - Bio-filtration to remain in southwest corner

#### Sidewalks and Pathways:

- Grocery store and retail
  - Sidewalk along the north elevation (parallel to National Ave.)
  - Pedestrian pathways directly next to the buildings along the west and south elevations (with bollards)
- Brewpub
  - Sidewalk along the north and east elevations (parallel to National Ave. and 66 St.)
  - Pedestrian path on the west elevation
  - Concrete paver patio area on the south elevation (outdoor dining)
  - Pedestrian entrance from Farmers Market to outdoor seating area along 66 St.
- Bistro
  - Sidewalk along east elevation (parallel to 66 St.)
  - Pedestrian pathway around the outdoor seating on the south and west elevations
- Retail
  - Sidewalk along east elevation (parallel to 66 St.)
  - Pedestrian pathways around the north and west elevations
  - 2 pedestrian crossings (stamped concrete)
- Interior parking lot
  - Pedestrian pathway along the entire eastern side of the lot



**Recommendation:** Recommend approval of the Site and Landscaping Plans for the SoNa portion of The Market at Six Points redevelopment located at 6611-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003), subject to the following conditions:

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: a) pedestrian pathways to W. Mitchell St. and east/west along the southern section of the parking lot, b) identification of the type of bioswale used, c) new pedestrian path from W. National Ave. to parking lot (northwest corner of grocery store), d) identification of cart corral locations and designs, e) identification of crosswalk materials (within development), f) removal of northern most parallel parking stall at north entrance (National Ave.), g) traffic control plans for intersections within the development, h) detailed landscaping plans showing specific plant types, and i) fence types and colors identified.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
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 screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #3. Contact Steve Schaer, Planning Manager at (414) 302-8466.

4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
5. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permits to be granted by the Board of Public Works (and the Wisconsin Department of Transportation if applicable). Contact Michael Lewis, City Engineer at 414-302-8372.
6. A grading plan, to include existing and proposed grades, being submitted to and approved by the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director, Building Inspection and Neighborhood Services Department at 414-302-8415.
7. A paving and drainage plan being submitted for approval. For off-site drainage to the City's right of way or street, please submit the plan to the Engineering Department for review. Contact Michael Lewis, City Engineer at 414-302-8372. For on-site drainage, please submit the plan to the Building Inspection and Neighborhood Services Department. Contact Ed Lisinski, Director at 414-302-8415.
8. Developer's submission of Easement agreements for ingress/egress, storm water, and cross traffic being provided to the Building Inspection and Neighborhood Services Department for review and approval.
9. The submission of a traffic impact study on the entire development and its surrounding streets for approval by the Engineering Department.

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

10. Signage plans being submitted to and approved by the Department of Development.
11. Lighting plan being submitted to the Department of Development for review.
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.

- 6A. Special Use Permit for a proposed brewpub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6611 W. National Ave.**
- 6B. Architectural plans for a proposed brewpub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6611 W. National Ave., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0641-000)**

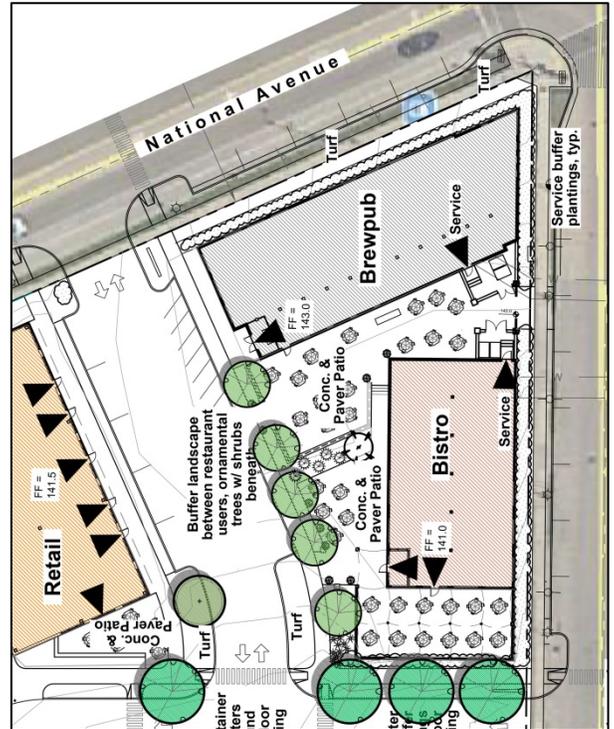
Items 6A and 6B may be considered together.

## Brewpub Overview and Zoning

The project developer, Mandel Group, has applied for the construction and occupancy of a stand-alone 6,250 sq. ft. "brewpub" restaurant with outdoor dining, to be located on the northeast corner of W. National Ave. and S. Six Points Crossing. The proposed user of the "brewpub" restaurant is still undetermined. The possibility of small scale food/beverage production (i.e. brewery) is also a possibility, and has been drafted into the proposed Special Use Resolution.

The property has underlying zoning of C-3 Community Commercial District, which permits restaurants with outdoor dining as Special Uses. The property is also under consideration for a PDD-2 overlay, which the Plan Commission gave favorable recommendation for on May 25, 2016, which would permit the construction of multiple buildings on one lot.

The Special Use Resolution has been drafted to allow hours of operation from 9 am to State mandated closing time, with outdoor seating available from 6 am to midnight.



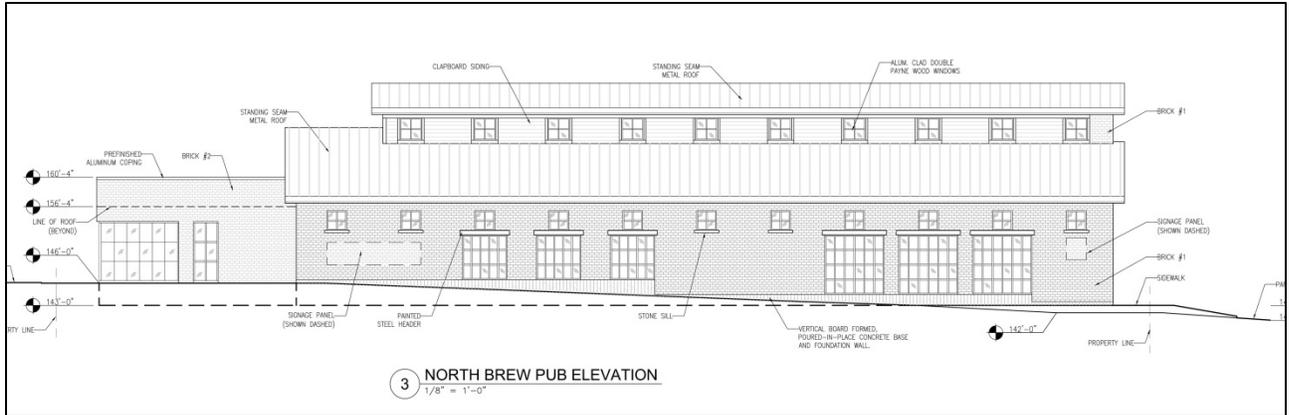
A Public Hearing to consider this use is scheduled for June 7, 2016.

## Brewpub Architecture

The proposed building is made up of two general forms; an industrial building with a modern southern addition. The primarily brick industrial form structure is one tall story with a gabled roof. The building features 13 ft. walls on the north and south elevations and a heightened clerestory "crane bay" that extends the overall height of the building to 29 ft. along its central spine. The roof features standing seam metal materials and the base of the building, where visible, is board formed concrete. (In general, the style of architecture pays homage to turn-of-the-century industrial buildings, not dissimilar to the former Pressed Steel Tank.) The southern portion of the building is a brick-clad modern addition with a flat roof and parapet for mechanical screening at 16 ft. in height. The eastern portion of the building also features an irregularly shaped addition, which fills the corner with showcase windows.

The western façade, which is approximately 28 ft. in length, presents itself with two forms. The primary form, which is designed to look industrial in nature, features three large aluminum clad, double frame wood windows, approximately 8 ft. by 8 ft. square. A large feature window with a stone sill and arched stone capping highlights the extended central roof "crane bay" corridor. The entrance to the building, which features an overhanging aluminum canopy, is located on the modern addition. That addition is comprised of a secondary brick material to complement the primary industrial form and is set back approximately five feet. General signage areas have been identified on each of the proposed facades.





The north façade of the building, which is approximately 135 ft. in length and fronts W. National Ave., is comprised primarily of brick and features six large commercial/industrial windows and eleven square “piano” windows with stone sills located 8 ft. from the base of the building. The clerestory “crane bay” element similarly features 10 evenly spaced square windows with aluminum siding between. Siding details and colors are being requested as a condition of approval. The eastern end of the building is comprised a flat roofed addition clad in a secondary brick and features large “butt glass” windows, which provide a glass show case to the corner.

The eastern façade is primarily visible on street level as the secondary brick modern form addition to the main industrial building. This façade features large aluminum clad wood windows on its northern section, but is less articulated on the southern side, which notably fronts the Farmers Market and angles into the entrance to the biergarten. Staff would like to see additional consideration of design in this area, perhaps through the inclusion of an artistic mural, sign or wall art element or windows. The industrial form of the primary structure is also visible above/behind this addition, and is shown to be clad in aluminum siding. Staff is recommending that the material be changed to the primary brick, in order to match the remainder of the industrial form building.



The refuse area for the building extends off the southern façade and is visible on the eastern façade as a 5 ft. brick wall with pergola-style gate connecting to the bistro building with wood framing and metal bracing and strap decoration. Staff is recommending greater details and/or re-design



consideration of this area, as it is an important entrance portal to/from the Farmers Market.

The southern façade, which fronts the proposed biergarten, is comprised of the secondary brick. It features five piano style square windows on its eastern end, where service is located and five tall narrow windows on the western edge; the westernmost window also includes a doorway into the restaurant. Staff would like to confirm the functionality of the doorway and is suggesting the consideration of a larger physical and visual connection into and out of the biergarten, either via windows or doorways.

All signage shown on the elevations is conceptual and will need to be applied for separately.

#### **“Biergarten”**

The proposed biergarten located aside the southern façade is approximately 2,800 sq. ft. Conceptual details of the area, including tables, chairs, landscaping and fencing are shown on the provided landscape plans; however, greater detail will be required, including pavement materials and lighting. Staff is willing to work with the applicant on finalizing those details, as a condition of approval.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for a proposed brewpub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6611 W. National Ave.; and approval of the Architectural Plans for a proposed brewpub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6611 W. National Ave., submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0641-000), subject to the following conditions:

1. Revised Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) material samples and color selection of all brick, siding, windows and roofing; (b) inclusion of design element on eastern façade, possibly as a mural, sign wall art or window; (c) inclusion of brick on the industrial form’s eastern façade; (d) screening for any proposed rooftop mechanical units, if above the parapet; (e) greater details of the proposed entrance gate and refuse area; (f) consideration of an increased connection via doors or windows to the biergarten from the southern façade; and, (g) detail of any architectural lighting; and, (g) seating, lighting, landscaping, paving and fencing details of the biergarten. Contact Bart Griepentrog, Planner II, at (414) 302-8469.
2. Common Council approval of the Special Use Permit, and applicant’s acknowledgement signature on the Special Use Resolution being submitted to the Clerk’s Office. (A Public Hearing has been scheduled for June 7, 2016.)

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

3. Signage plans being submitted to and approved by the Department of Development.

**7A. Special Use Permit for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing.**

**7B. Architectural Plans for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing, submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0641-000)**

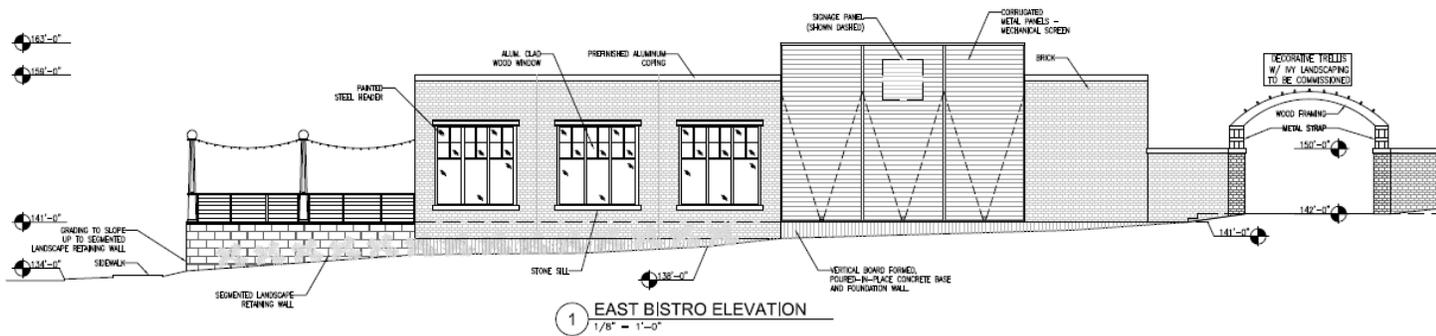
7A and 7B may be considered together.

## Bistro Overview and Zoning

The project developer, Mandel Group, has applied for the construction and occupancy of a stand-alone 4,500 sq. ft. "bistro" restaurant with outdoor dining, to be located along S. Six Points Crossing, south of W. National Ave. between the proposed "brewpub" restaurant and the entrance drive off of S. Six Points Crossing. The proposed user of the "bistro" restaurant is still undetermined.

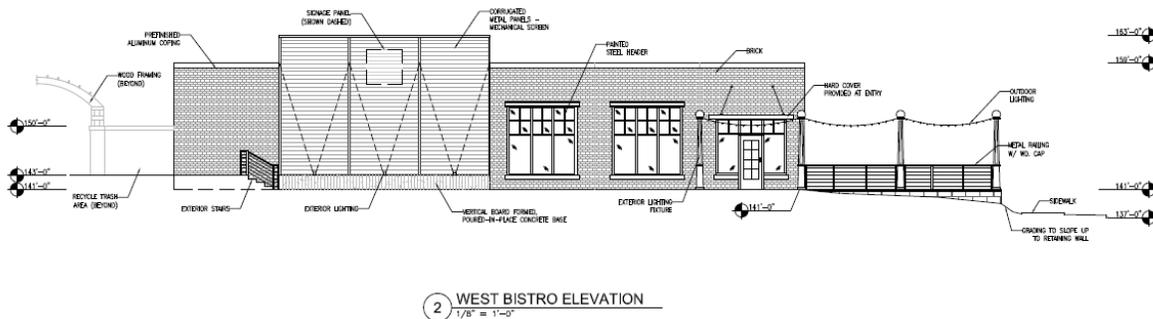
The property has underlying zoning of C-3 Community Commercial District, which permits restaurants with outdoor dining as Special Uses. The property is also under consideration for a PDD-2 overlay (approved by the Plan Commission on May 25 and up for Common Council consideration on June 7) which would permit the construction of multiple buildings on one lot.

A Public Hearing to consider this use is scheduled for June 7, 2016.



## Bistro Architecture

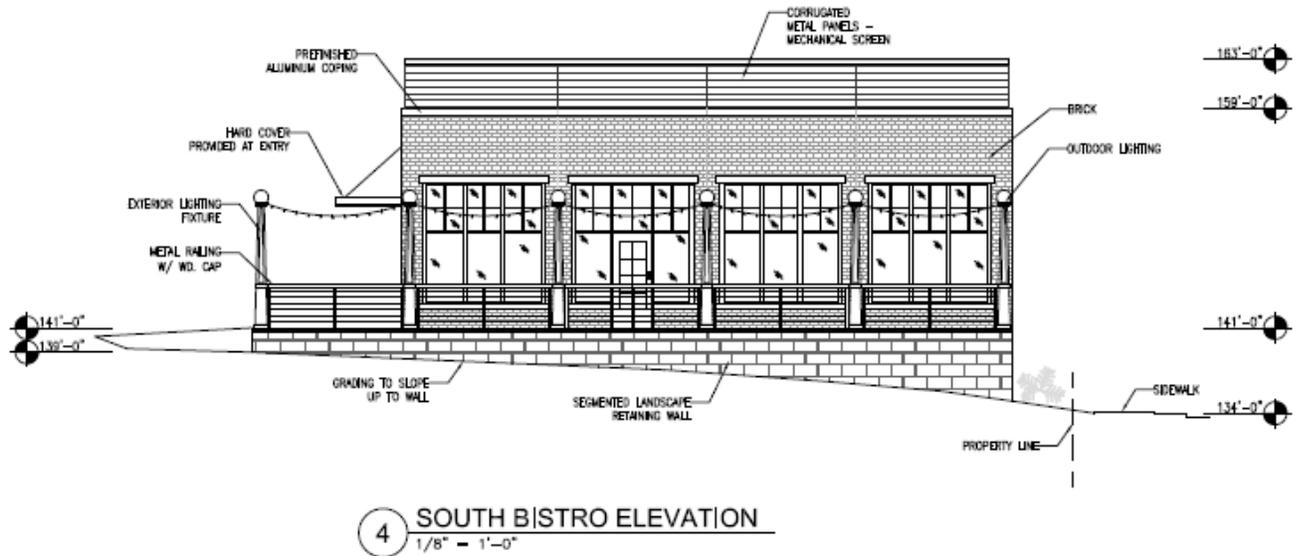
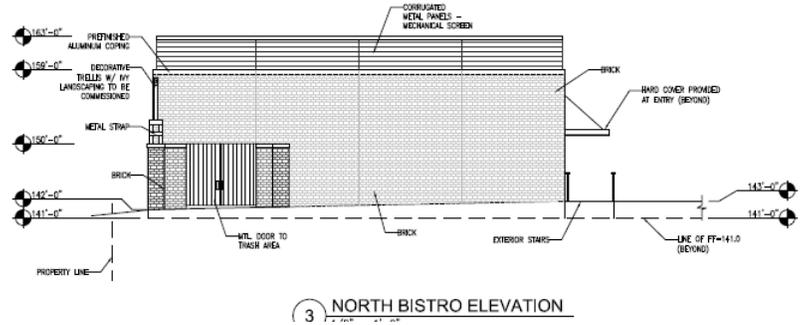
The proposed building can generally be described as a 1-story brick building, with large, expansive windows with steel headers and stone sills, to go along with corrugated metal panel accent walls on a portion of the east and west elevations. The brick building will have a flat roof. The corrugated metal panels will rise above the roof line of the proposed 17' high building.



The entrance to the building, which features an overhanging "hard cover" canopy, is located on the west elevation of the building. At the south elevation, the brick building transitions into a wall of glass with brick above which will overlook the proposed outdoor dining deck area south of the building. The north façade of the building, which is approximately 50 ft. in length and fronts the pedestrian cut thru to and from the Farmers Market., is exclusively comprised of brick. Staff would like the applicant

to consider windows, if feasible within the floor plan, or if windows are not possible another way to help soften this exclusively brick wall as it faces what potentially is a heavily used pedestrian corridor.

The eastern façade is primarily visible on street level and from the Farmers Market and features 3 evenly spaced aluminum clad wood windows along with a corrugated metal panel feature. On the south side of this elevation is the side of the outdoor dining deck. The deck will have a segmented landscape retaining wall at the base and a metal railing, along with string lighting, connected via decorative light poles which rise from the railing. Staff would like the applicant to explore the possibility of creating a direct eastern entrance to this deck area to help open it up to the street and the Farmers Market. Additionally, staff would like more detail on the proposed lighting.



The refuse area for the building extends off the north façade and is visible on the eastern façade as a 5 ft. brick wall with pergola-style cap with wood framing and metal bracing and strap decoration. This decorative trellis which will help frame in the pedestrian thru way is conceptual in form, staff would like to work with the applicant on the details of this trellis as well as the details of the metal door for the refuse enclosure.

All signage shown on the elevations is conceptual and will need to be applied for separately.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for a proposed restaurant with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing; and, Architectural Plans for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing, submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0641-000), subject to the following conditions:

1. Revised Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) material samples and color selections; (b) details of the "hard cover provided at entry"; (c) consideration of an increased connection from the east side of the outdoor dining area to the adjacent sidewalk along S. Six Points Crossing; (d) consideration of windows on the north elevation or if the floor plan does not allow windows, another option to help soften the north façade to the pedestrian thru way; (e) landscape block details for the base of the outdoor dining area; (f) details of the proposed lighting along the outdoor dining area; (g) details of the proposed trellis over the pedestrian thru-way; (h) details of the proposed metal door for the refuse enclosure; and, (i) lighting fixture details for any architectural lighting proposed for the building. Contact Shaun Mueller, Senior Planner, at (414) 302-8470.
2. Common Council approval of the Special Use Permits, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for June 7, 2016.)

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

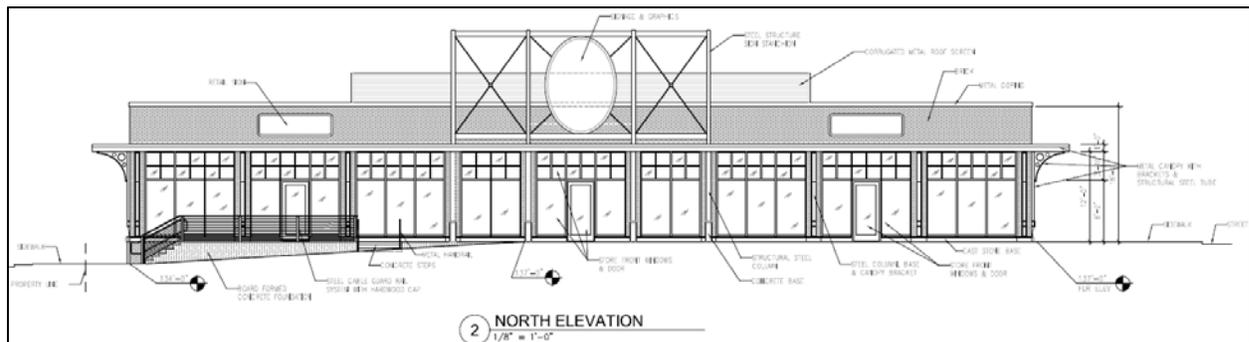
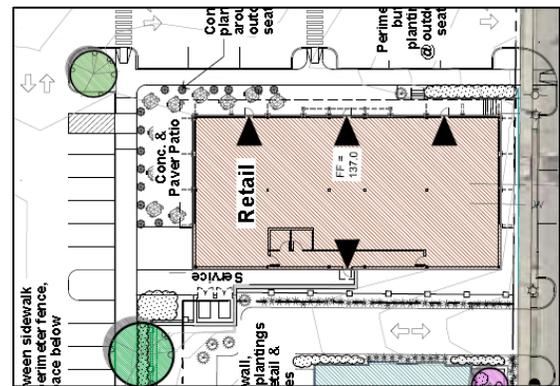
3. Signage plans being submitted to and approved by the Department of Development.

**8. Architectural Plans for proposed retail establishments within the SoNa portion of The Market at Six Points redevelopment to be located at 1607 S. 66 St. submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0641-000 and 454-0642-000)**

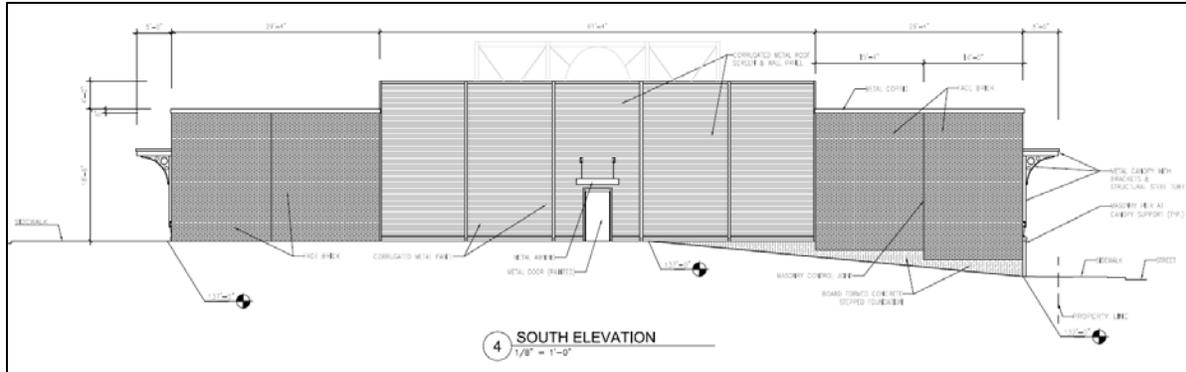
**Overview and Zoning**

Mandel Group has applied for the construction and occupancy of a three tenant, 7,200 square foot space, to be located along 66 St. between the bistro (north) and townhomes (south). The proposed user of the all three retail spaces is still undetermined at this point.

The property has underlying zoning of C-3 Community Commercial District, which allows retail uses as Permitted Uses. The property is also under consideration for a PDD-2 overlay, which the Plan Commission gave favorable recommendation for on May 25, 2016, which would permit the construction of multiple buildings on one lot.







All signage shown on the elevations is conceptual and will need to be applied for separately.

**Recommendation:** Recommend Common Council approval of the Architectural Plans for proposed retail establishments within the SoNa portion of The Market at Six Points redevelopment to be located at 1607 S. 66 St. submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0641-000 and 454-0642-000), subject to the following conditions:

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following: a) fence and retaining wall details, b) windows or a new architectural element on the south elevation to break up the blank wall, c) stair railing details, d) refuse enclosure details, and e) an updated floor plan when tenants establish occupancy.

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

2. Signage plans being submitted to and approved by the Department of Development.
3. Lighting plan being submitted to the Department of Development for review.

**9A. Special Use Permit for a proposed grocery store with restaurant/deli and outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 W. National Ave.**

**Grocery/Retail Overview and Zoning**

The Market at Six Points will feature a specialty grocer which will include a restaurant/deli within a 23,500 square foot structure. The grocery will be located south of National Avenue. It offers residents and shoppers a place to buy a unique selection of groceries, supplementing the products offered at the Farmer's Market. Strategically, the grocery is visible from the Farmers Market and shares a parking field with weekend/overflow Farmers Market parking demand. Mandel has verified interest from a specific specialty grocer in the project. The user is a well-qualified operator established in 1978 with four (4) locations in metro Milwaukee.

The property has underlying zoning of C-3 Community Commercial District, which permits grocery stores with restaurants/delis as Special Uses. The grocery building will also be connected to a 7,330 square foot multi-tenant retail space. The property is under consideration for a PDD-2 overlay (approved by the Plan Commission on May 25 and up for Common Council consideration on June 7) which would permit the construction of multiple buildings on one lot.

A Public Hearing to consider the special use for the grocery with restaurant/deli portion of the building is scheduled for June 7, 2016.

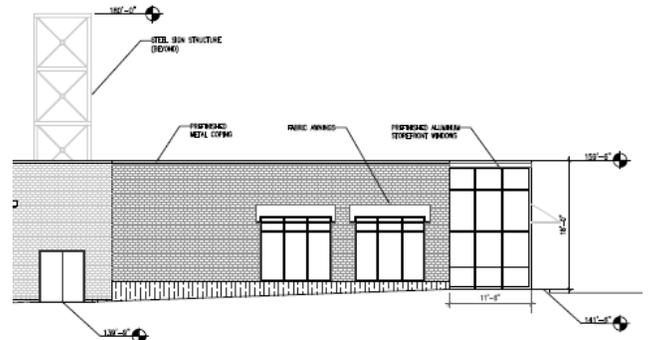
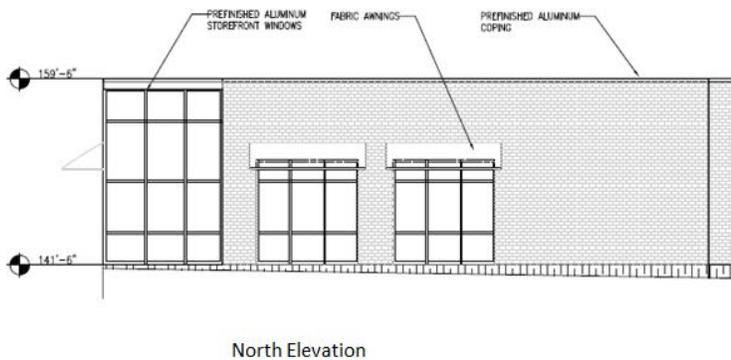
**Recommendation:** Recommend Common Council approval of the Special Use Permit for a proposed grocery store with restaurant/deli and outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 W. National Ave., subject to Architectural Plans being submitted to Department of Development and approved by the Plan Commission.

- 9B. **Architectural Plans for a proposed grocery store with restaurant/deli, outdoor dining and multiple tenant retail within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 and 6639-41 W. National Ave. submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0643-000 and 454-0641-000)**

**Grocery/Retail Architecture**

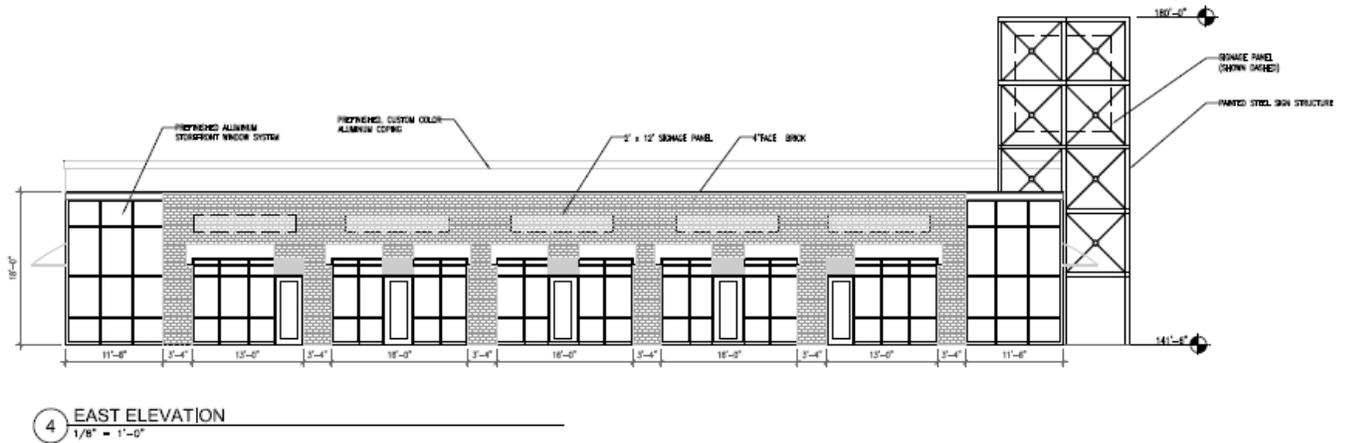


The grocery portion will be located on the western 23,500 square foot portion of the building. This portion will be approximately 24' -high, the building will step down to approximately 18' in height for the eastern 7,330 square foot retail area. The entire grocery/retail building will have a 10' setback along W. National Ave. with the grocery store's main entrance facing the parking lot to the south and the entrances to the multi-tenant retail portion of the building facing the east.



The retail portion of the building is proposed to be constructed of brick with a low (no more than 2' high at any point) board-formed concrete base. Features on the brick building will include floor to ceiling windows which are framed in canary yellow prefinished aluminum (see color rendering) which

wrap the southeast and northeast corners with awnings over 2 separate storefront window areas (also utilizing the unique canary yellow pre-finished aluminum framing) both on the north and south elevations.



The eastern façade of the retail building will consist of 5 sets of evenly spaced storefront windows (with canary yellow aluminum frames) which could incorporate doors dependent on the tenant layout. Again, this elevation is bookended with interesting, floor to ceiling wraparound windows which wrap the southeast and northeast corners of the building.

The applicant is re-working the plans for the exterior of the grocery store; they have some very bold and complex ideas for this elevation which have gone thru several iterations. They simply are not comfortable with what the latest version of the plans and would like to come back to the Plan Commission with plans they are comfortable with at the regularly scheduled June 22 Plan Commission Meeting. As it has with all of the other buildings in this proposal, staff has been working through the various iterations of the grocery store with the applicant and has a high amount of trust that what the Plan Commission will see on June 22 will be interesting.

**Recommendation:** Hold the Architectural Plans for a proposed grocery store with restaurant/deli, outdoor dining and multiple tenant retail within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 and 6639-41 W. National Ave. submitted by Ian Martin, d/b/a Mandel Group, Inc. (Existing Tax Key No. 454-0643-000 and 454-0641-000)

- 10A. **Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.**
- 10B. **Architectural Plans for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave. submitted by Ian Martin, d/b/a Mandel Group, Inc. (Tax Key No. 454-0256-000)**

**Overview and Zoning**

The Farmers Market property is owned by the City of West Allis and a small portion of the existing property will be utilized by the Mandel Group, Inc. for the development of a restaurant with outdoor dining.

The West Allis Farmer’s Market is a sustained success, attracting visitors from across the Milwaukee metro area. To



further enhance the Farmer’s Market, Mandel proposes to construct a smaller, permanent structure measuring roughly 2,500-sf on the northeast portion of the Farmer’s Market parking lot. The structure would be marketed to a coffee and/or restaurant business not otherwise accommodated by the open market concept and that could provide year-round activation of the block.

An appropriate vendor would provide a casual food/beverage service for market patrons and create a respite where market patrons could linger and enjoy the activity of the market. A permanent structure is important as it would further enhance the street activity and provide a more engaging streetscape along National Ave.

Use/Operations - While a specific user for the kiosk building is not known at this time, staff is recommending Common Council grant the following terms of operation as part of the special use:

A restaurant/café with outdoor dining/patio area (extension of premise), liquor license, general hours of operation open seven days a week from 6:00 am until State of WI mandated closing times. A ground lease for the area to be utilized will also be considered by the Common Council.

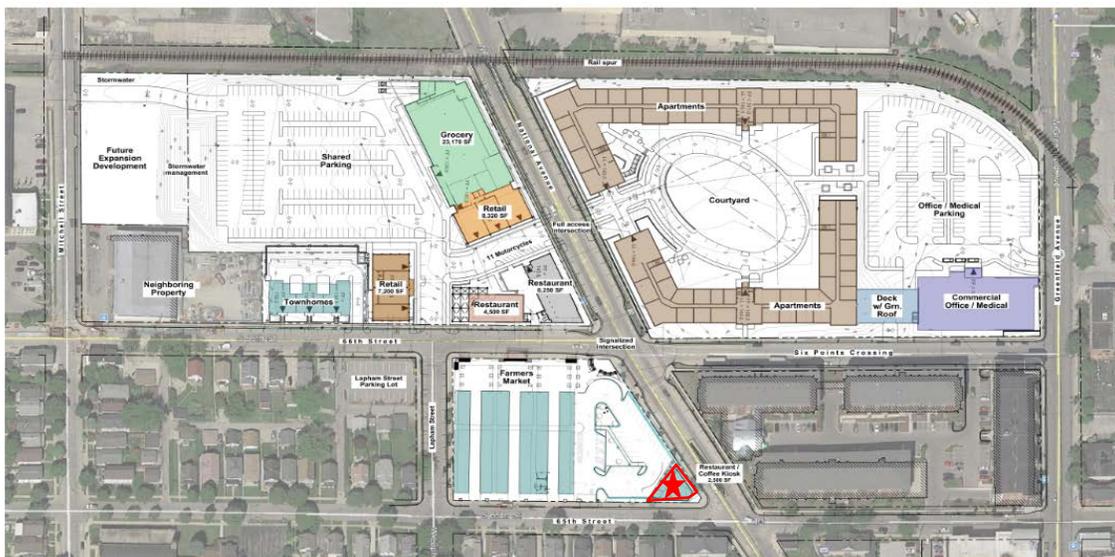


ANDRE GROUP Kiosk Northeast View ZIMMERT

Rezoning - The Farmers Market property is currently zoned C-3, Community Commercial District. While the current C-3 Community Commercial zoning, permits commercial development as a special use, a PDD-2 Commercial Zoning overlay is necessary to allow the construction of another principle use building on the property (conventional zoning allows only one principle use building per lot).

At last month’s Plan Commission meeting, the Plan Commission recommended Common Council rezone the property with a PDD-2 Commercial overlay district.

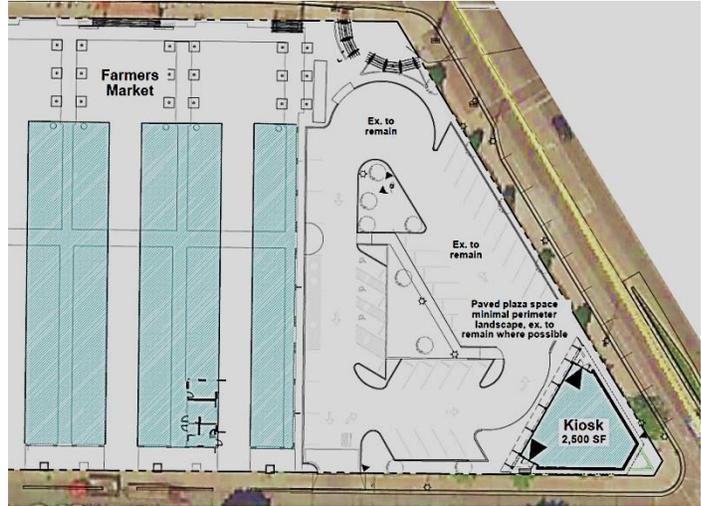
A public hearing to consider the proposed special use is scheduled for Tuesday, June 7, 2016.



### Site, Landscaping and Architectural

The building will be situated upon about 3,500sf of land at the northeast corner of the Farmers Market site. The Farmers Market is 1.9 acres in land area. Vehicle access to the existing parking lot north of the market canopy structures is from S. 65 St. Traffic flows through the parking lot in a counter clockwise fashion.

The Farmers Market site currently has 51 parking spaces on site. As part of the development proposal, up to 10 parking stalls could be removed from the Farmers Market parking lot, but these stalls will be replaced within the new surface parking lot at the SoNa (South of National Avenue) redevelopment site just west of Six Points Crossing (behind the proposed townhomes).



The surface parking lot at the SoNa food cluster is proposed to offer 272 typical parking stalls (and 11 motorcycle parking stalls). Of this total parking count, 76 parking stalls are being shown as Farmers Market overflow parking.

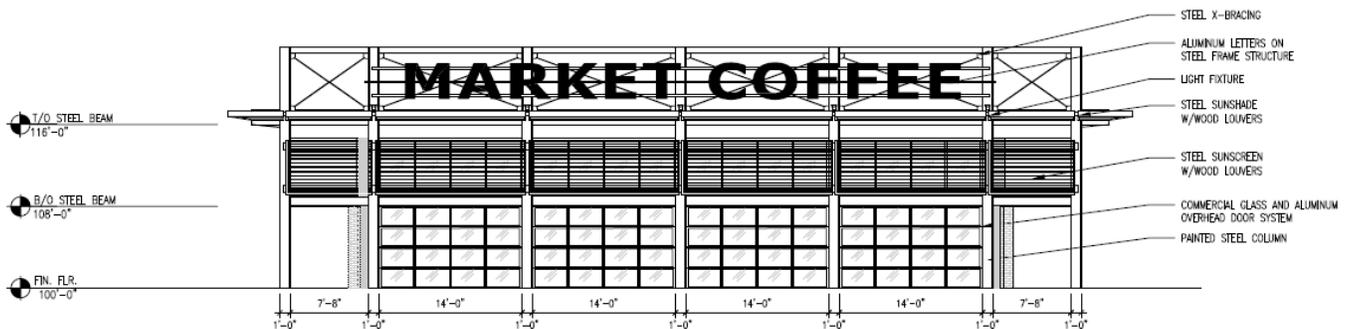
Architecture - Plans for the proposed retail kiosk are being modified by the developer with the writing of this staff report. Staff has been reviewing concepts and renderings over the past several weeks and Mandel has made modifications to the kiosk building that will be presented at the Plan Commission meeting.



Materials as shown in the rendering will feature a significant amount of commercial glass (featuring glass overhead door system(s)), modular brick cladding in a darker but complementary color than that of the Farmers Market, the roof will be a standing seam metal, the elevation facing southwest will feature steel “x-bracing structure”, a steel sunshade/sunscreen with wood louvers. The steel structure will function as a framework for supporting the proposed sunscreen and new market signage. Additional Farmers Market signage will also be located on other facades facing W. National Ave. and S. 65 St.

The architectural rendering shown above is representative of the look staff is recommending for other sides of the building, notably W. National Ave. An additional entrance to the building from W. National Ave. is also recommended. The recommendation to add more glass will require the floor plan to be re-orientated with respect to the location of the “back of house” (kitchen and prep area). The back of house elevation will face S. 65 St. and the east elevation will need to be dressed up to avoid a blank brick wall. Creative signage and/or art will be considered.

Mandel will also install a Farmer’s Market sign that is going to be mounted on structural steel, similar to other signs in the development. As part of the proposed construction of this kiosk the existing Farmers Market Signage will need to be removed from the northeast corner of the site, staff would like to ensure that the existing signage is relocated to another suitable location in the market area. The applicant is also able to maintain the tenant signage on the “front” of the building that faces the parking lot. Rooftop mechanical units are not anticipated given the style of roof proposed.



**Signage**

Signage shall be permitted in compliance with the West Allis signage ordinance or approved via a variance to the code through the Plan Commission. As rendered, the kiosk will feature prominent signage over the main entry to the building which faces southwest toward W. National Ave. and the Farmers Market. Additional tenant and Farmers Market signage will also be included within a more detailed signage proposal that will come back to the Plan Commission for review.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for a proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave. and approval of the Site, Landscaping and Architectural Plans for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave. submitted by Ian Martin, d/b/a Mandel Group, Inc. (Tax Key No. 454-0256-000).

1. Revised Site, Landscaping and Architectural Plans being submitted to and approved by the Department of Development to show the following:

- (a) Revised Architectural plans: i) color renderings and elevations showing additional storefront glass along W. National; ii) general floor plans re-orientating back of house operations within the building; iii) material samples and color selection of all exterior elements; iv.) additional customer entrance on W. National Ave. Contact Steven Schaer, Planning Manager, at (414) 302-8466.
  - (b) Revised Site/Landscaping plans: i) updated site plan to show Farmers Market parking space count; ii) maintain and show pedestrian connections from the public right-of-way and around the kiosk into the Farmers Market; iii) relocation of the existing Farmers Market sign on the northeast corner of the site to an agreed upon location; iv) a landscaping plan to show detail new landscaping areas and details; v) the commercial refuse location with details being shown on the site plan and screened from view within a 4-sided enclosure. Contact Steven Schaer, Planning Manager, at (414) 302-8466.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8460.
  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 screening shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8466.
  4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Engineering Department by a registered Civil Engineer. A storm water permit must be obtained from the City Engineering Department. Contact Joseph Burtch, Assistant City Engineer, at 414-302-8379.
  5. Common Council approval of the Special Use Permits, and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office. (A Public Hearing has been scheduled for June 7, 2016.)

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

6. Signage plans being submitted to the Department of Development for review. Approval of signage will require a variance to the code through the Plan Commission.
7. Lighting plan being submitted to the Department of Development for review.
8. 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.