



MINUTES
WEST ALLIS PLAN COMMISSION
MONDAY, JUNE 6, 2016
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

PRESENT: Wayne Clark, Vice Chair; Ron Rieboldt; Jim Lisinski; Jean Wolfgang

EXCUSED: Mayor Dan Devine; Eric Torkelson; Erin Hirn; Jon Keckeisen

STAFF: John Stibal, Director of Development (Mandel items)
Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II
Ben Rohr, Planning Intern

OTHERS: Ian B. Martin, Robert Monnat, Doug Barnes

The meeting was called to order at 6:02 p.m. in Room 128.

1. Approval of the May 25, 2016 minutes.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to approve the minutes of the May 25, 2016 meeting.

The motion carried unanimously.

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)**

Discussion ensued with questions being answered by staff.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to accept the staff recommendations.

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.

The motion carried unanimously.

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.

Discussion ensued with questions being answered by staff.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to accept the staff recommendations.

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.

The motion carried unanimously.

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.**

Discussion ensued with questions being answered by staff.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

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.

The motion carried unanimously.

5. **Site, Landscaping and Architectural 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)**

Discussion ensued with questions being answered by staff.

Jim Lisinski asked if the landscape percentage guidelines would be met. Staff indicated that the detailed landscaping plans would be submitted as a condition of approval and would also identify the percentage of landscaping.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

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.

The motion carried unanimously.

- 6A. **Special Use Permit for a proposed brew pub (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 brew pub (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 were considered together.

Discussion ensued with questions being answered by staff.

Ron Rieboldt stated he likes the brick details.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

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.

The motion carried unanimously.

- 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)**

Items 7A and 7B were considered together.

Discussion ensued with questions being answered by staff.

Shaun Mueller suggested adding a condition for a larger door.

Ron Rieboldt – suggested a soldier course or other brick accents within the brick work on the north elevation. He also encouraged working with staff on an eastern pedestrian access point to the deck.

Wayne Clark asked staff to confirm that we were getting what we were asking for and that the plans integrate into the Farmers Market. Staff confirmed that the plans were heading in a good direction and that they are comfortable working with the applicant to finalize them. Wayne Clark was agreeable to that explanation and asked that staff make sure that things don't get cheapened.

Jim Lisinski asked to confirm that people leaving the Farmers Market wouldn't enter the townhome driveway entrance by mistake. Staff confirmed that they would look into it.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

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; (i) lighting fixture details for any architectural lighting proposed for the building; and, (j) a larger entrance doorway. 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.

The motion carried unanimously.

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)

Discussion ensued with questions being answered by staff.

Jim Lisinski stated the design looks a little generic, like a "strip mall", and questioned the color and material details being consistent with that of the Farmers Market. He also questioned the proposed sign shown on the elevations.

Ian Martin from Mandel Group agreed that the 2D elevation drawings do appear flat, but noted that a 3D rendering would be prepared to better represent the finished product and gain the Plan Commissions support for the proposed building. Signage shown on the building is intended to be "development" focused rather than for each individual tenant.

Robert Monnat of the Mandel Group indicated that while this is a new building, the design intent of this is to make it appear as if it were an old building that has been restored/rehabbed, rather than a slick new building. 12-ft high windows, taller ceiling heights, overhanging roof canopy elements form an arcade look with historic proportions. The signage on the building will be at the axis point of one's view as they enter the development. The details are difficult to perceive in the 2D elevations, but renderings will be submitted and help with the future presentation of the buildings architectural design.

Ron Rieboldt advised perspective drawings would help clarify matters.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to accept the staff recommendations.

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.

The motion carried unanimously.

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.

Discussion ensued with questions being answered by staff.

Wayne Clark asked the applicant if the proposed floor plan was large enough to satisfy a grocery store. The applicant affirmed that it was and further clarified that the grocery store would be specialty in nature, and would therefore not need as large of a floor plan as a full grocery store.

A motion was made by Jim Lisinski and seconded by Jean Wolfgang to accept the staff recommendations.

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.

The motion carried unanimously.

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)

Discussion ensued with questions being answered by staff.

Staff confirmed that the applicant is looking to present a bold and unique concept for the store, but the plans aren't quite there yet on that portion of the building.

This item was suggested to be held, and brought back to the Plan Commission at the June 22nd meeting.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to accept the staff recommendation to hold the item.

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)

The motion carried unanimously.

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.

Discussion ensued with questions being answered by staff.

Jim Lisinski questions and received confirmation that the facility would be usable year-round with indoor seating.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to accept the staff recommendations.

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.

The motion carried unanimously.

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)

Discussion ensued with questions being answered by staff.

Ian Martin stated the plans for this building need to be unique, as the West Allis Farmers Market is the driver.

Wayne Clark asked if there was enough parking. Ian Martin indicated there would be enough parking on both NoNa and SoNa projects. As presented, a parking surplus is proposed. There will also be overflow parking for the Farmers Market at the SoNa site.

This item was suggested to be held, and brought back to the Plan Commission at the June 22nd meeting.

A motion was made by Jean Wolfgang and seconded by Jim Lisinski to hold the staff recommendations.

Recommendation: Hold 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).

The motion carried unanimously.

There being no other business, a motion was made by Jean Wolfgang and seconded by Jim Lisinski to adjourn.

The motion carried unanimously.

The Plan Commission meeting was adjourned at 7:30 p.m.