



**AGENDA
WEST ALLIS PLAN COMMISSION
WEDNESDAY, MAY 24, 2017
6:00 PM**

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

1. Approval of the minutes from the April 26, 2017 meeting.
- 2A. Certified Survey Map to combine seven existing lots located at 1480-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of "Element 84" within the 84th and Greenfield Redevelopment area, submitted by John Ross, d/b/a Ogden & Company, Inc. (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000)
- 2B. Ordinance to amend the official West Allis Zoning Map by creating a PDD-1 Planned Development District Residential overlay on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. and their respective rights-of-way.
- 2C. Special Use Permit for "Element 84," a proposed multi-family and mixed-use development, to be located at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses) for properties currently located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., 1502 S. 83 St and 15** S. 83 St.
- 2D. Request for an extension of time to satisfy the Site, Landscaping and Architectural Plan conditions of approval from May 25, 2016 for the development of "Element 84" at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses), submitted by Jon Ross d/b/a (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000)
- 3A. Request for an extension of time to satisfy the Site and Landscaping Plan conditions of approval from June 6, 2016 for the development of the SoNa portion of The Market at Six Points redevelopment to be located at 6611-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St., submitted by Emily Pier, d/b/a Mandel Group, Inc. (Tax Key No. 454-0648-000)
- 3B. Request for an extension of time to satisfy the Architectural Plan conditions of approval from June 6, 2016 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 Emily Pier, d/b/a Mandel Group, Inc. (Tax Key No. 454-0648-000)
- 3C. Request for an extension of time to satisfy the Architectural Plan conditions of approval from June 6, 2016 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 Emily Pier, d/b/a Mandel Group, Inc. (Tax Key No. 454-0648-000)
- 3D. Request for an extension of time to satisfy the Architectural Plan conditions of approval from June 6, 2016 for a proposed retail building within the SoNa portion of The Market at Six Points redevelopment to be located at 1607 S. 66 St., submitted by Emily Pier, d/b/a Mandel Group, Inc. (Tax Key No. 454-0649-000)
- 4A. Special Use Permit for Cousins Subs, a proposed sandwich shop with drive thru facilities, to be located at 6512 W. Greenfield Ave.
- 4B. Site, Landscaping, and Architectural Plans for Cousins Subs, a proposed sandwich shop with drive thru facilities, to be located at 6512 W. Greenfield Ave., submitted by Robert Schmidt, d/b/a Boulder Venture LLC. (Tax Key No. 439-0150-002)

- 5A. Special Use Permit for Fourth-N-Long, an existing restaurant and bar, to establish an outdoor dining area on a portion of their property located at 8911 W. National Ave.
- 5B. Site, Landscaping and Architectural Plans for Fourth-N-Long, an existing restaurant and bar, to establish an outdoor dining area on a portion of their property located at 8911 W. National Ave., submitted by Michael G. Lange, business owner, d/b/a Mike 7 LLC. (Tax Key No. 478-0085-000)
6. Site and Landscaping Plans for proposed site improvements to Rupena's Foods, an existing neighborhood shopping center, located at 7641 W. Beloit Rd, submitted by Maria Karczewski, d/b/a Rupena's Foods. (Tax Key No. 515-0046-000)
7. Architectural Plans for Marshalls/HomeGoods, an existing retail store located at 2665 S. 108 St, submitted by Jessica Wiebesiek, d/b/a Camburas & Theodore Ltd. (Tax Key No. 484-9986-012)
- 8A. Special Use Permit for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St.
- 8B. Site, Landscaping and Architectural Plans for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001)
- 8C. Certified Survey Map for the proposed combination of lots located at 1126 S. 108 St. and 1138 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001)
- 9A. Special Use Permit for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their existing Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd.
- 9B. Site, Landscaping and Architectural Plan Amendment for Zignego Ready Mix, an existing ready mix concrete business, to amend the terms of their Special Use Permit for the overall premise, and to make various site changes on properties located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key Nos. 413-9992-001, 413-9990-008, 413-9990-007, 413-9990-003 and 413-9990-002)
10. Site, Landscaping and Architectural Plans for Hoppe Tree Service, an existing tree care service located at 1811-1813 S 73rd St. and parking lot at 18** S. 73 St., submitted by August Hoppe, d/b/a Hoppe Tree Service. (Tax Key No. 453-0534-002 and 453-0562-001)
11. Request by Richard Pomeroy for the vacation and discontinuance of a portion of unimproved public right-of-way of W. Euclid Ave. on the east side of the 3200 block of S. 114 St.
12. Site, Landscaping and Screening Plans for Auto Rescue Towing, a proposed towing office with commercial vehicle storage, to be located at 6926 W. Becher St., submitted by Frank Sellhausen, d/b/a Auto Rescue Towing. (Tax Key No. 453-0974-000)
13. Sign Plan Appeal for a Creative Sign for the Peanut Butter & Jelly Deli, a proposed business to be located at 6125 W. Greenfield Ave., submitted by Mike Hottinger, d/b/a MCH Properties, LLC. (Tax Key No. 454-0062-000)

Non-Discrimination Statement

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability, or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

Americans with Disabilities Act Notice

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

Limited English Proficiency Statement

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.