

Planning Application



Project Name The Market at Six Points (SoNa PDD-2)

Applicant or Agent for Applicant

Name Emily Pier
Company Mandel Group, Inc.
Address 301 E. Erie Street
City Milwaukee State WI Zip 53202
Daytime Phone Number 414.270.2764
E-mail Address epier@mandelgroup.com
Fax Number N/A

Agent is Representing (Tenant/Owner)

Name Ian Martin
Company Mandel Group, Inc.
Address 301 E. Erie Street
City Milwaukee State WI Zip 53202
Daytime Phone Number 414.270.2745
E-mail Address imartin@mandelgroup.com
Fax Number 414.347.3619

Property Information

Property Address 6701, 6641, 6639 & 6611 W National Ave;
6503 W National Ave; 1569, 1607, 1615-1625 S 66th St.
Tax Key No. 454-0641-000; 454-0642-000; 454-0643-000; 454-0644-000; 454-0256-000
Aldermanic District District 1
Current Zoning C-3, PDD-2
Property Owner West Allis Community Development Authority
Property Owner's Address 7525 W Greenfield Avenue, West Allis, WI 53214
Existing Use of Property Vacant
Previous Occupant West Allis Community Development Authority
Total Project Cost Estimate \$65,000,000

Application Type and Fee

(Check all that apply)

- Special Use: (Public Hearing Required) \$500
- Level 1: Site, Landscaping, Architectural Plan Review \$100 (Project Cost \$0-\$1,999)
- Level 2: Site, Landscaping, Architectural Plan Review \$250 (Project Cost \$2,000-\$4,999)
- Level 3: Site, Landscaping, Architectural Plan Review \$500 (Project Cost \$5,000+)
- Site, Landscaping, Architectural Plan Amendment \$100
- Extension of Time \$250
- Signage Plan Appeal \$100
- Request for Rezoning \$500 (Public Hearing Required)
Existing Zoning: _____ Proposed Zoning: _____
- Request for Ordinance Amendment \$500
- Planned Development District \$1,500 (Public Hearing Required)
- Subdivision Plats \$1,700
- Certified Survey Map \$600
- Certified Survey Map Re-approval \$50
- Street or Alley Vacation/Dedication \$500
- Transitional Use \$500 (Public Hearing Required)
- Formal Zoning Verification \$200

In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.

- Completed Application
- Corresponding Fees
- Project Description
- One (1) set of plans
 - Site/Landscaping
 - Floor Plans
 - Elevations
 - Certified
 - Other
- One (1) electronic
- Total Project Cost

454-0648-000
454-0256-000
CSM #8866
6-7-2016

Please make checks payable to:
City of West Allis

FOR OFFICE USE ONLY

Plan Commission _____
Common Council Introduction _____
Commo _____

Applicant or Agent Signature _____

Date 5/17/17

Property Owner Signature _____

Date 5/31/17



May 17, 2017

City of West Allis
Planning Department
7525 West Greenfield Ave.
West Allis, WI

Via Hand-delivery and email to bgriepentrog@westallwi.gov

Re: The Market at Six Points
South of National Food Cluster Application Extensions

To Whom It May Concern:

The Market at Six Points is a mixed-use redevelopment covering over 13 acres of land bordered by 65th Street to the east, 66th Street to the west, Greenfield Avenue to the north and Mitchell Street to the south. The project straddles National Avenue on the former Pressed Steel Tank and "700 Properties." One component of the project is a cluster of food-focused retailers and restaurants located south of National Avenue ("SoNa").

SoNa Extensions

Mandel Group, Inc. is requesting extensions of the PDD-2 zoning, Site Landscape and Architecture Plans and Special Use Permits for the SoNa portion of the Market at Six Points redevelopment.

Enclosed under cover of this letter you will find applications for extensions for the following documents in connection with the Market at Six Points redevelopment project:

1. PDD-2 Zoning
2. Special Use Permit for proposed multi-family townhouse units to be located at 1615-1625 S. 66th St.
3. 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. 66th St.
4. 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.
5. 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.
6. 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.
7. 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.

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.
9. 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.
10. Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.

Mandel Group has made significant progress in the leasing of the SoNa development. Mandel Group and the City are in active communications with potential grocers for the grocery/deli space. Letters of intent are signed for two of the retail spaces at 1607 S. 66 St. A letter of intent is signed for the restaurant at the West Allis Farmers Market as well. Three interested restaurant users are considering the brewpub and bistro buildings.

Leasing the retail spaces has been a strategic effort from both Mandel Group and the City. Our shared goal for the food cluster has always been to curate a lineup of attractive, experienced, located restaurant and retail operators.

It is our strategy to break ground on the development this year. Therefore, our project schedule for the SoNa portion of The Market at Six Points redevelopment is as follows:

2017

- 10.1.2017 – Leases signed with grocer, kiosk user, restaurants & retail
- 10.15.2017 – Closing
- 11.15.2017 – Groundbreaking on grocer, kiosk user, restaurants & retail

2018

- 11.15.2018 – Landlord work complete on grocer, kiosk user, restaurants & retail and turned over to tenants for build out
- 4.1.2019 – Food cluster tenants open for business

The following schedule represents our recommended approach to developing the Food Cluster. It should be noted, however, that certain components of the overall plan are directly related to leases or other agreements yet to be finalized, and as such, may be modified pursuant to further dialogue with such end-users.

Please let me know if you need additional information in connection with this submittal. I look forward to working with the City of West Allis.

Very Truly Yours,



Emily C. Pier
Development Coordinator

Cc: John Stibal
Ian Martin