



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, December 7, 2022

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [22-0688](#) October 26, 2022

Attachments: [October 26, 2022 Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0680](#) Conditional Use Permit for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St.

- 2B. [22-0681](#) Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014)

Attachments: [\(CUP-SLA\) Nubias Kouture - 2363 S 102 St](#)

- 3A. [22-0682](#) Conditional Use Permit for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St.

- 3B. [22-0683](#) Site, Landscaping, and Architectural Plans for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000)

Attachments: [\(CUP-SLA\) CLA Expansion - 1467 S 75 St](#)

4. [22-0684](#) Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000)

Attachments: [\(SLA\) Paradeis Industrial Building - 1649 S 83 St](#)

5. [22-0685](#) Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)

Attachments: [\(SLA\) AS Towing - 5225 W Electric Ave](#)

6. [22-0686](#) Ordinance to create a pedestrian mall in the 1300 block of S. 72 St.

Attachments: [\(ORD\) S 72 St Street Plaza](#)

7. [22-0687](#) Project Tracking Updates

E. ADJOURNMENT



All meetings of the Plan Commission are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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.



City of West Allis

Meeting Minutes

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 26, 2022

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

- Present** 6 - Wayne Clark, Rossi Manka, Eric Torkelson, Jessica Katzenmeyer, Dan Devine, and David Raschka
- Excused** 3 - Brian Frank, Brandon Reinke (PC Alternate), and Kathleen Dagenhardt

Others Attending

Ald. Roadt, Ald. Weigel, Jason Korb, David Lyon, Jon Pechan, Ryan Douglas,
Representative from Carpenters Union, Mario Valentini

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Zac Roder, Planner

C. APPROVAL OF MINUTES

1. [22-0598](#) September 28, 2022

Attachments: [September 28, 2022 Draft Minutes](#)

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

D. NEW AND PREVIOUS MATTERS

- 2A. [22-0610](#) Conditional Use Permit for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave.

Clark moved to approve the Consent Agenda, items #2A & #2B, Manka seconded, motion carried on a consent vote.

- 2B. [22-0611](#) Site, Landscaping, and Architectural plans for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave., submitted by David Lyon, d/b/a Three Leaf Partners. (Tax Key No. 478-9998-003)

Attachments: [\(CUP-SLA\) Three Leaf Apartments - 8530-56 W National Ave.](#)

Items 2A & 2B taken together

Recommendation: Approve the Site, Landscaping and Architectural Plans for multifamily apartments, a proposed 5+ Unit Dwelling, to be located at 8530-56 W. National Ave., submitted by David Lyon, d/b/a Three Leaf Partners. (Tax Key No.

478-9998-003) subject to the following conditions:

(Item 1-5 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning Office to show the following: a) landscaping and species plan approved by City Forestry; b) incorporate decorative elements such as art or trellises to south exterior wall abutting surface parking lot; c) add seating area for entrance plaza; d) provide indoor and outdoor bike parking details. Contact Zac Roder, Lead Planner, at 414-302-8465 with any questions.
2. 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
3. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
4. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.
5. Common Council approval of the Conditional Use permit.

Clark moved to approve the Consent Agenda, items #2A & #2B, Manka seconded, motion carried on a consent vote.

Passed The Block Vote

Clark moved to approve the Consent Agenda, items #2A & #2B, Manka seconded, motion carried on a consent vote.

3. [22-0614](#) Site, Landscaping, and Architectural plans for Dunkin Donuts, an existing restaurant with accessory drive-through service, located at 2865 S. 108 St., submitted by Mario Valentini, d/b/a Pandya Network. (Tax Key No. 520-9965-012)

Attachments: [\(SLA\) Dunkin Remodel - 2865 S 108 St.](#)

Recommendation: Approve the Site, Landscaping, and Architectural plans for Dunkin Donuts, an existing restaurant with accessory drive-through service, located at 2865 S. 108 St., submitted by Mario Valentini, d/b/a Pandya Network. (Tax Key No.

520-9965-012)

Clark moved to approve this matter, Torkelson seconded, motion carried.

4. [22-0615](#) Signage Plan for Maker's Row, a proposed food-centric collection of restaurants, limited food production and retail uses, to be located at 6601 W. National Ave., 16** S. 66 St., and 66** W. Mitchell St., submitted by Eric Rohs, d/b/a Mandel Group Inc. (Tax Key Nos. 454-0653-000, 454-0655-000, and 454-0656-000)

Attachments: [\(SIGN\) Makers Row - 6601 W National Ave.](#)

Recommendation: Recommend approval of the Signage Plan for Maker's Row, a proposed food-centric collection of restaurants, limited food production and retail uses, and SoNa Lofts, a 5+ Unit Dwelling, to be located at 6601 W. National Ave., 16** S. 66 St., 66** W. Mitchell St., and 6675 W. National Ave., submitted by Eric Rohs, d/b/a Mandel Group Inc. (Tax Key Nos. 454-0653-000, 454-0655-000, 454-0656-000, and 454-0654-000).

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

5. [22-0617](#) Six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 2904 S. 84 St. submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 516-9988-001)

Attachments: [\(Ext\) extension of time gas station - 2904 S 84 St.](#)

Recommendation: Council approval of a six-month extension of time to commence a proposed fuel sales and retail use, to be located at 2904 S. 84 St. submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 516-9988-001).

Raschka moved to approve this matter, Katzenmeyer seconded, motion carried.

6. [22-0618](#) Six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 8404 W. Greenfield Ave., submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 442-0635-000)

Attachments: [\(Ext\) extension of time gas station - 8404 W Greenfield Ave.](#)

Recommendation: Common Council approval of a six-month extension of time to commence State Fair Petro Mart, a proposed fuel sales and retail use, to be located at 8404 W. Greenfield Ave., submitted by Luis Barbosa, d/b/a Gurinder S. Nagra. (Tax Key No. 442-0635-000).

Raschka moved to approve this matter, Manka seconded, motion carried.

7. [22-0619](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Greenfield Ave. corridor in alignment with the 2040 Comprehensive Plan.

Attachments: [\(ORD\) Greenfield Ave Rezonings](#)

Recommendation: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Greenfield Ave. corridor in alignment with the 2040 Comprehensive Plan.

Clark moved to approve this matter, Katzenmeyer seconded, motion carried.

- 8. [22-0620](#) Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties in alignment with the 2040 Comprehensive Plan

Attachments: [\(ORD\) Other Rezonings](#)

Recommendation: Recommend Common Council approval of the Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties in alignment with the 2040 Comprehensive Plan.

Clark moved to approve this matter, Manka seconded, motion carried.

- 9. [22-0616](#) Request to create a pedestrian mall upon a portion of S. 72 St., street right-of-way, on north side of W. Greenfield Ave. between the alley and W. Greenfield Ave.

Attachments: [\(PROP\) S 72 St Street Plaza](#)

Recommendation: No action - Discussion only. A public informational meeting (informal gathering) will be held on Thursday, November 10, at 6pm at West Allis City Hall.

The Plan Commission listened to a brief presentation on the concept of establishing a pedestrian mall in Downtown West Allis. The concept was favorably received with Plan Commissioners supportive feedback and suggestion to evaluate truck traffic supportive of business and possibility of converting S. 71 St. from a one-way street to a two-way street.

This matter was Discussed.

- 10 [22-0621](#) Project tracking updates

Brief overview of recent projects completed or under construction. No action needed.

This matter was Discussed.

E. ADJOURNMENT

There being no other business, a motion was made by Clark, seconded by Torkelson to adjourn at 7:05 p.m.



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NON-DISCRIMINATION STATEMENT

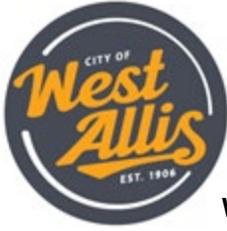
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

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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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 7, 2022
6:00 PM**

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

- 2A. **Conditional Use Permit for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St.**

- 2B. **Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014)**
Items 2A and 2B may be considered together.

Overview and Zoning

Audryunna Tate is proposing to open a new esthetics business, Nubias Kouture, at 2363 S. 102 St. Services to be offered include massages, non-invasive contouring, post-operative care services, and other esthetics services.

Proposed hours of operations:
Monday – Sunday: 8am – 8pm

The proposed business is considered a Massage Therapy use. The proposed location is zoned C-4. Massage Therapy is a Conditional Use in the C-4 district. A public hearing before the Common Council will be held following the Plan Commission's review.

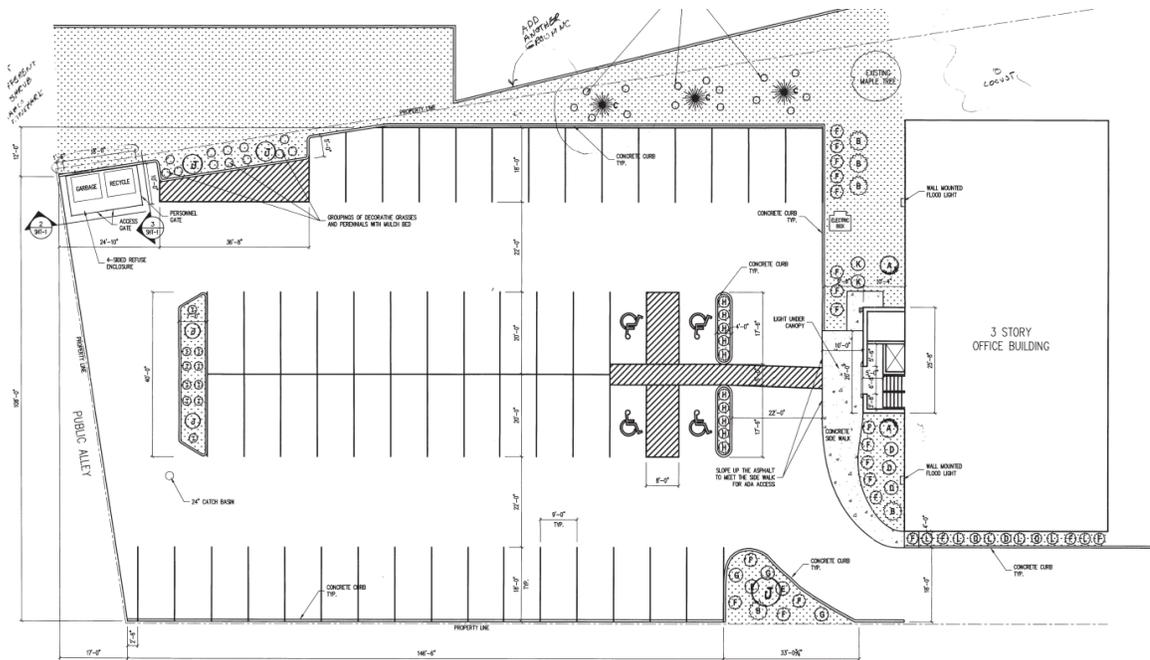


Design Guidelines

The proposed project does not include site alterations. Staff considers this to be a minor project which does not require conformance to the City's design guidelines.

Site Plan

No site alterations are proposed. The proposed location is an existing 3-story office building. 54 parking spaces, including 4 ADA stalls, are provided on the West end of the lot. A 4-sided refuse enclosure is located at the northwest corner of the site.



Recommendation: Approve the Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014) subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use permit.
2. Business shall maintain records of appointments and install cameras in customer lobby area.



STAFF REPORT
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- 3A. Conditional Use Permit for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St.**

- 3B. Site, Landscaping, and Architectural Plans for Lowe Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000)**

Items 3A and 3B may be considered together.

Overview and Zoning

Lowe Properties LLC. operates an existing Community Living Arrangement at 1467 S. 75 St. The company plans to expand, increasing the number of beds in the facility from 8 to 16. The facility serves people who are developmentally delayed, of advanced age, emotionally disturbed, and have irreversible dementia or traumatic brain injuries.

Proposed hours of operations:
24 hours, 7 days a week

1467 S. 75 St. is zoned RB. Community Living Arrangements (9 or more persons) are a Conditional Use in the RB district. A public hearing before the Common Council will be held following the Plan Commission’s review.



Design Guidelines

The proposed project does not include site alterations. Staff considers this to be a minor project which does not require conformance to the City’s design guidelines.

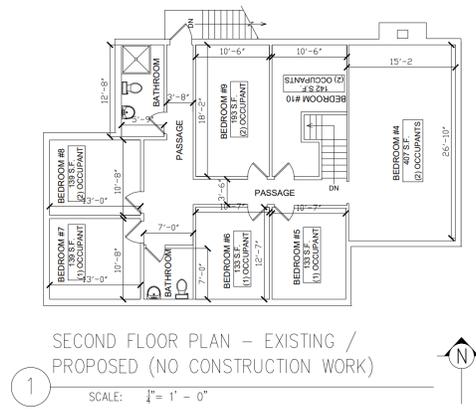
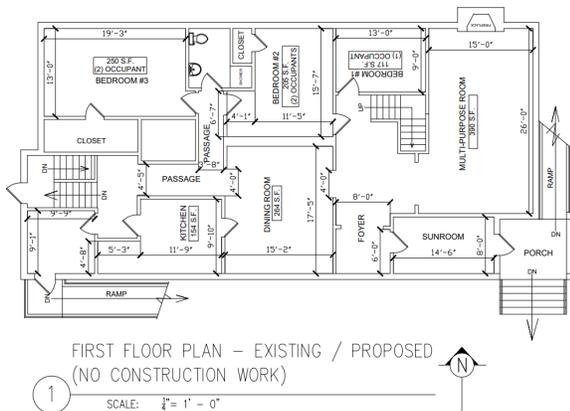
Site Plan

No site alterations are proposed. The site has a partial refuse enclosure. The existing fence is also in need of repair. Staff recommends building a 4-sided, properly sized refuse enclosure and repairing the fencing.



Floor Plan

The existing building complies with IBC requirements for assisted living facilities with 16 persons so no construction work is required to achieve the occupancy capacity increase. The increase will be achieved by increasing the number of beds in selected bedrooms from 1 to 2.



Recommendation: Approve the Site, Landscaping, and Architectural Plans for Low Properties, a proposed Community Living Arrangement (9 or more persons), to be located at 1467 S. 75 St., submitted by Devon Ellis, d/b/a Lowe Properties, LLC. (Tax Key No. 453-0333-000) subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use permit.
2. Site improvements including: a) fence repairs; b) 4-sided refuse enclosure



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 7, 2022
6:00 PM**

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4. **Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000)**

Overview and Zoning

The property owner of an industrial building at 1649 S. 83 St. plans to make improvements to the property that will make it more attractive for an industrial user. The owner plans to remove the oldest portion of the building at the Southwest corner of the property and replace it with a parking and loading area. Work should be complete by June of 2023.

Hours of operation:
Monday – Saturday: 7:00am – 5:00pm

1649 S. 83 St. is zoned I-1. Light Industrial uses are a Limited Use in the I-1 district.

Design Guidelines

Staff considers this to be a minor project which does not require strict conformance to the City’s design guidelines. The design guidelines may be used as a framework for review.



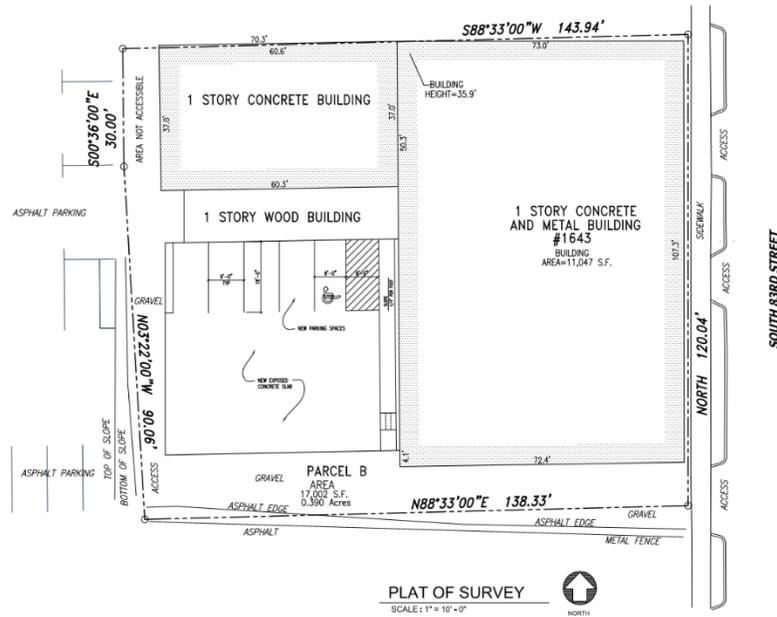
Existing Conditions



Site Plan

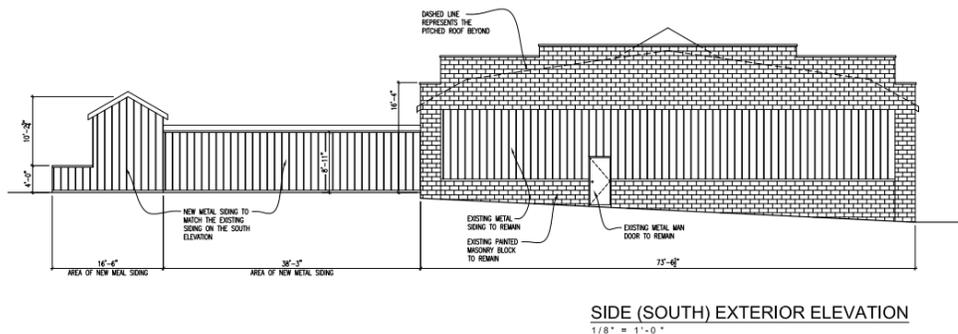
The property owner is proposing to remove the Southwest portion of the existing building, approximately 3,120 SF. This concrete and metal structure is the oldest portion of the buildings on the lot. The property owner is making a series of upgrades to the rest of the building. This change will make the site more desirable for users, with better loading access to the building and on-site parking.

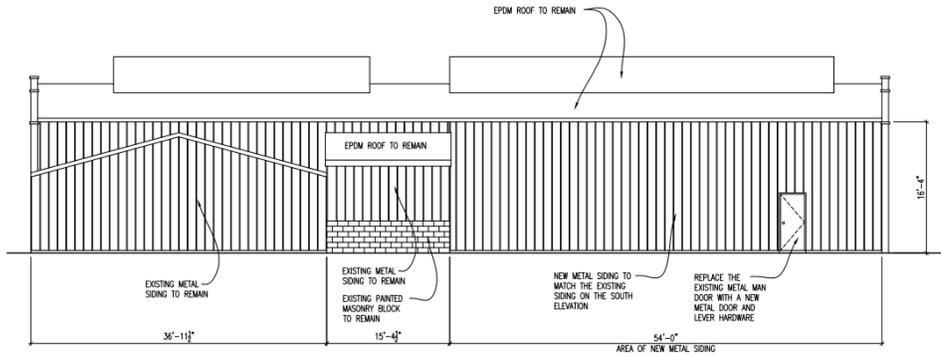
5 parking stalls will be added, including 1 ADA stall. Light Industrial uses have no parking requirement. The Southern driveway will be repaved as part of this project.



Architectural Plan

The newly exposed walls will be clad in metal siding to match the existing metal siding on other portions of the building. A new metal door will also be added to the South end of the newly exposed Western wall to provide access. The building's exterior is currently being painted to refresh the façade.



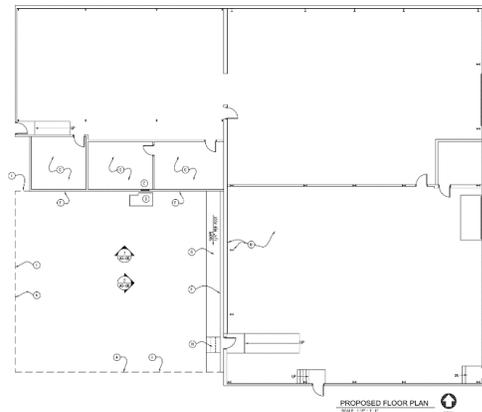


REAR (WEST) EXTERIOR ELEVATION

1/8" = 1'-0"

Floor Plan

The floor plan will not change significantly with the proposed exterior alterations.



Recommendation: Approve the Site, Landscaping and Architectural Plans for building alterations to a contractor storage building, located at 1649 S. 83 St., submitted by Tom Vavra, d/b/a Brad Paradeis. (Tax Key No. 452-0477-000) subject to the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Site improvements including: a) provide exterior paint details; b) repave Southern side driveway.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 7, 2022
6:00 PM**

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

5. Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)

Overview and Zoning

The property owner of 5225 W. Electric Ave. is proposing to open a towing and auto repair business, AS Towing LLC, within their existing 7,600 SF industrial building. Site, Landscaping, and Architectural plans were approved by Plan Commission on July 27, 2022. The applicant is seeking an increase in the allowed fence height from 6' to 8'.

The property is zoned I-1. Light Motor Vehicle Service is a Conditional Use in this zoning district. A Conditional Use Permit was issued by Common Council September 6, 2022.

Site Plan

Chain link fencing with vinyl slats will be installed to separate the parking area from the public sidewalk. The fencing will be 8' and includes operable gates which will swing outwards and be secured to the fence while open. Sliding gates were not an option due to the layout of the site.

Recommendation: Approve the Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)



M&R FENCING, LLC
RESIDENTIAL AND COMMERCIAL
2847 S BURRELL ST
MILWAUKEE, WI 53207
414-324-1889
Client: Jesus Sosa
Work to be performed at:
_5231 W Electric Ave West Allis, WI
Date: _11/10/2022
Phone# 414-817-2350

Proposal Description/Details
Installing 71' of 8ft Chain Link wire. Wire to be 5g, 2 posts 4" Full w for gates with Bulldogs. 2- 3" posts, 2- 2 1/2" Post, and 2- 2" posts. All posts are in cement 3' down in the ground. Work includes 2 double drive gates with strong arm as a latch and 2 canes for the gates. All material to be commercial. All fence will be with bar wire on top.

Total Contract Amount: \$6,700.00
Down Payment: \$3,350.00
Balance Due: \$3,350.00

Approved & Accepted Date: 11/16/22
X *[Signature]*
Proposal is good for 30 days.



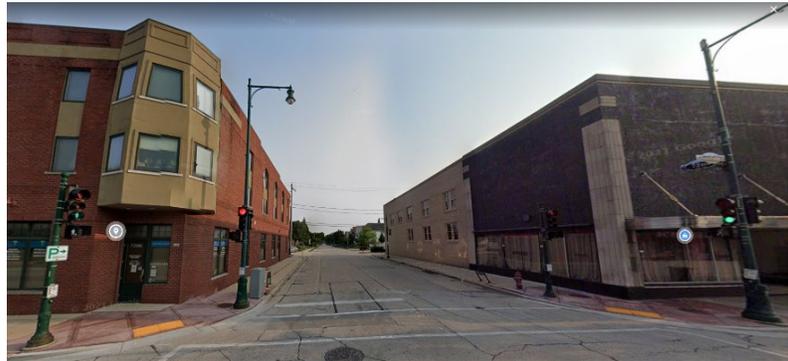
**STAFF REPORT
WEST ALLIS PLAN COMMISSION
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6:00 PM**

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

6. Ordinance to create a pedestrian mall in the 1300 block of S. 72 St.

Overview

An ordinance has been proposed to create a pedestrian mall on an approximate 60-ft x 120-ft portion of S. 72 St. (just north of W. Greenfield Ave.). The initial concept was before Plan Commission last month for discussion and is being brought



back to Plan Commission December 7, for approval. Staff's recommendation is for Council approval of the pedestrian mall ordinance being passed.

The objective of the proposed ordinance is to create a public space/amenity that will be closed to motorists. Planning believes the change will be supportive of a thriving Main Street Community (that is Downtown West Allis).

The creation of a plaza would provide the basic function as a public gathering space within the downtown area. The Downtown Business Improvement District (BID) would be able to use the space for programming during Ala Carte, parades, City, and BID organized events. The space could also be utilized for weeknight summer events such as small-scale acoustic or low-amplified music performances.



Pedestrian plaza – 1300 block S. 72 St. (north of W. Greenfield Ave.)

Located at 7140 W. Greenfield Ave. is a new event venue that was approved via conditional use permit earlier this year in May. The property owner and proprietor is Walter Hotlz, who has invested over \$1MM in bringing the former department store building (Wedding Center and JC Penny) back to life as an event venue. The business will open its doors in the first quarter of 2023. The Deco property is located on the east side of S. 72 St. (abutting the subject pedestrian plaza). The Deco is seeking to conduct special events between May 1 and October 31, 2023 (a 6-month period) within the pedestrian plaza to complement their venues planned in 2023, but will also share the space.



Rendering of a programmed pedestrian plaza – 1300 block S. 72 St. (north of W. Greenfield Ave.)

While some exclusive use is planned on Fridays and Saturdays (May 1 to October 31), the Deco will partner with the BID to share and help further activate the space. The public will not be excluded from the space during non-Deco events. The Deco would also be willing to host/partner community events on Wednesday's. The Deco is willing to provide beverage service for City/BID events too. The Deco has indicated they would pay for improvements and provide seating for the plaza.

- Walter Holtz, the owner of the property at 7140 W. Greenfield Ave., has submitted a vision and supporting documentation indicating he would like to use a portion of S. 72 St. abutting his property (between W. Greenfield Ave. and the alley).
- A pedestrian plaza could be passed by ordinance and utilized initially for a 6-month demonstration period. Planters and/or barricades could be used to close the space to vehicular traffic.
- A separate Privilege Agreement will be considered by the Common Council (by and between the city and the Deco/Walter Holtz) to specify and regulate terms on proposed improvements, special events, maintenance, insurance, termination clause.
- The terms under which Deco may serve alcohol (an extension of premise) will be handled by Council, but outside of the privilege agreement.

Public informational meeting

On November 10, the city hosted an informal gathering to share the pedestrian mall concept (closing a portion of S. 72 St. to motorists) in Downtown West Allis. About twenty (20) people attended the meeting (a few residents, some business owners, elected officials and staff in attendance). The informational meeting was shared with the Business Improvement District, and advertised via social media blasts and door hangers to neighbors along S. 72 St. north of W. Greenfield Ave.



Most of the feedback received is positive and supports a change to something less auto centric for Downtown West Allis.

There have been some concerns with respect to closing the street to motorists. Specifically, concerns of reducing street parking (about 10 spaces), loss of S. 72 St. access for truck deliveries supportive of commercial business on the north side of W. Greenfield Ave. There have also been questions on programming of the space.

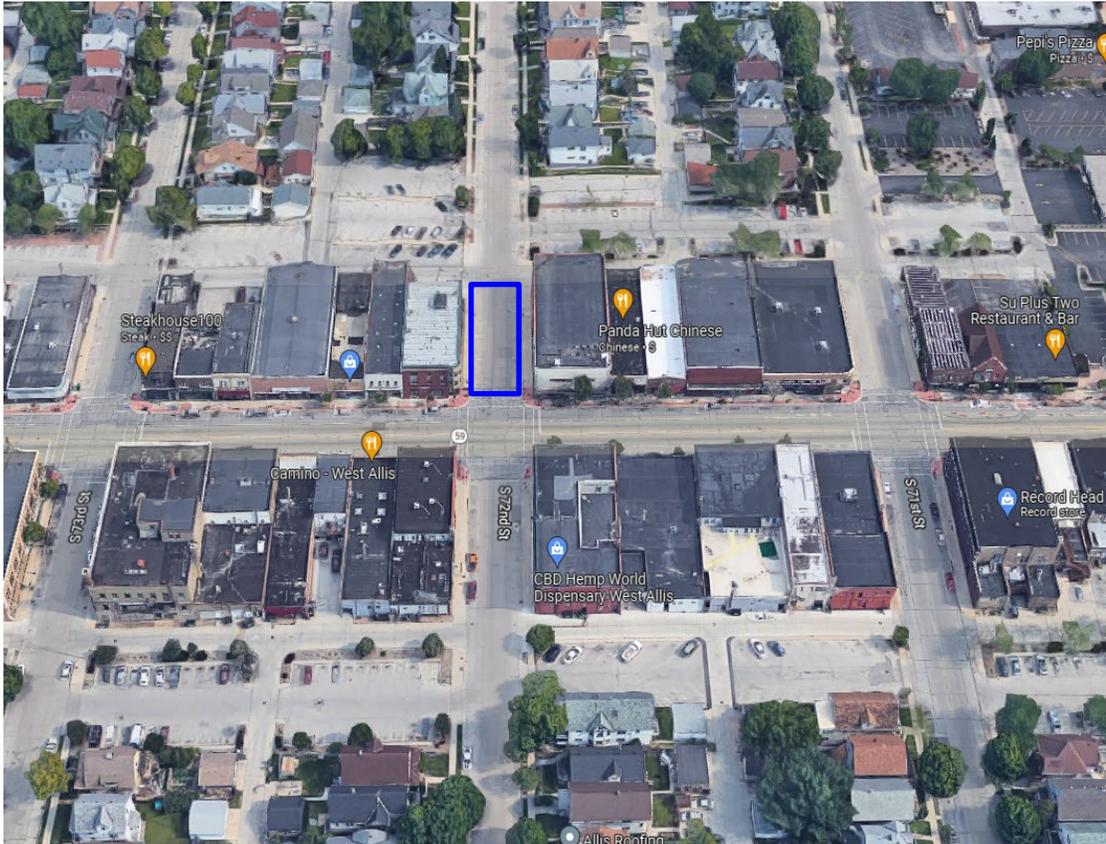
The Business Improvement District has shared a communication with the Common Council and while supportive indicates that it would prefer the pedestrian plaza not be created in 2023, but instead wait until 2024. The BID's communication notes, "*This allows the BID, the city and Mr. Holtz to get informed feedback from our businesses and residents to determine the impact of having 72nd Street closed so we can better determine the feasibility of closing it on a permanent basis. If everything is positive or if things need to be adjusted, they can be taken into consideration before moving forward.*"

The West Allis Police Department and Fire Department are supportive of the street closure with the understanding that barriers will be placed to prevent an errant motorist from turning into the area.

The City's Planning and Economic Development teams support this effort. Adding public space in our downtown will encourage people to spend more time in the downtown, improves the pedestrian experience and traffic flow along Greenfield, provides opportunities for the BID and local businesses, and will help further West Allis as a destination.

Schedule to date and next steps

- a. Nov 10, Public informational meeting
- b. December 7, Plan Commission consideration on ped mall ordinance
- c. December 13, Common Council consideration of ordinance and resolution for a privilege agreement with Deco



- 385 municipal parking spaces
- 161 street parking spaces

Recommendation: Common Council approval of an ordinance to create a pedestrian mall in the 1300 block of S. 72 St. and a resolution granting a privilege agreement for use of the pedestrian mall between the city and Walter Holtz. The terms under which Deco may serve alcohol (extension of premise) will be handled by Council separately.