



City of West Allis

Meeting Agenda

Plan Commission

7525 W. Greenfield Ave.
West Allis, WI 53214

Wednesday, October 28, 2020

6:00 PM

City Hall - Virtual
7525 W. Greenfield Ave.

REGULAR MEETING

*To reduce health risks associated with the COVID-19 virus, we are encouraging the Public to monitor the Plan Commission meeting remotely using the following Live Stream option:
<https://www.youtube.com/user/westalliscitychannel/live>*

Plan Commissioners and Applicants will receive further instructions on accessing a virtual Zoom meeting to organize a quorum and to participate in the meeting's agenda items.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [20-0479](#) September 23, 2020 Draft Minutes

Attachments: [September 23, 2020 PC Draft Minutes](#)

D. NEW AND PREVIOUS MATTERS

- 2A. [20-0502](#) Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave.

Attachments: [Mixed Use - 8825-8833 W National Ave \(SUP-SLA\)](#)

- 2B. [20-0503](#) Site, Landscaping, and Architectural Plans for a proposed mixed residential and commercial use, to be located at 8825-8833 W. National Ave., submitted by Luis Barbosa. (Tax Key No. 478-0081-001)

Attachments: [Mixed Use - 8825-8833 W National Ave \(SUP-SLA\)](#)

- 3A. [20-0504](#) Determination of surplus Community Development Authority property located at 6749-6751 and 67** W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000)

Attachments: [414 Brewing Co - 6749-51 W National Ave \(SUP-SLA\)](#)

- 3B. [20-0505](#) Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave.

Attachments: [414 Brewing Co - 6749-51 W National Ave \(SUP-SLA\)](#)

- 3C. [20-0506](#) Site, Landscaping, and Architectural Plans for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave., submitted by John Onopa d/b/a 414 Brewing Company. (Tax Key No. 454-0251-001)
- Attachments:** [414 Brewing Co - 6749-51 W National Ave \(SUP-SLA\)](#)
- 4A. [20-0507](#) Special Use Permit for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave.
- Attachments:** [Bambu - 10708 W Oklahoma Ave \(SUP-SLA\)](#)
- 4B. [20-0508](#) Site, Landscaping, and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000)
- Attachments:** [Bambu - 10708 W Oklahoma Ave \(SUP-SLA\)](#)
- 5A. [20-0509](#) Special Use Permit for Amerigraphics Group, a proposed manufacturing printing use, to be located at 2213 S. 54 St.
- Attachments:** [Amerigraphics - 2213 S 54 St \(SUP-SLA\)](#)
- 5B. [20-0510](#) Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed manufacturing printing use, to be located at 2213 S. 54 St., submitted by Ted Giannattasio d/b/a Amerigraphics Group. (Tax Key No. 474-0509-002)
- Attachments:** [Amerigraphics - 2213 S 54 St \(SUP-SLA\)](#)
6. [20-0511](#) Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, Manufacturing District to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use Plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005)
- Attachments:** [Rezoning M1 to C2 - 1744-46 and 1750 S 83 St](#)
7. [20-0512](#) Sign plan appeal for Allied Pool, an existing business relocating to 1701 S. 108 St., submitted by Michael Hajek of Phoenix Investors. (Tax Key No. 448-9981-003)
- Attachments:** [Allied Pools - 1701 S 108 St \(SIGN\)](#)
8. [20-0513](#) Public Participation Strategy for Comprehensive Plan Update
- Attachments:** [FINAL Public Participation Strategy for Comprehensive Plan Updates](#)
9. [20-0514](#) Reminder - Next Plan Commission meeting will be held December 2, 2020 at 6:00 p.m. (no November meeting)

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 QUOROM

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, September 23, 2020

6:00 PM

City Hall - Virtual Meeting
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

- Present** 5 - Wayne Clark, Kathleen Dagenhardt, David Raschka, Eric Torkelson, and Rossi Manka
- Excused** 4 - Brian Frank, Jon Keckeisen, Amanda Nowak, and Ben Holt

Staff

Steve Schaer, AICP, Manager of Planning and Zoning
Tony Giron, Planner

Others Attending Remotely

Paul Quesnell, Steve Eichman, Jim Kerlin, Ald. Haass, Brent Holmes, Skip DeBack

C. APPROVAL OF MINUTES

1. [20-0426](#) August 26, 2020 Draft Minutes

Attachments: [August 26, 2020 Draft Minutes](#)

A motion was made by Torkelson, seconded by Raschka, that this matter be Approved. The motion carried unanimously.

D. NEW AND PREVIOUS MATTERS

- 2A. [20-0427](#) Special Use Permit for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave.

Attachments: [Subway - 6736 W Greenfield Ave - \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 2B. [20-0428](#) Site, Landscaping and Architectural Plans for a proposed restaurant, to be located at 6736 W. Greenfield Ave., submitted by Bhupendra Patel (Tax Key No. 439-0001-014).

Attachments: [Subway - 6736 W Greenfield Ave \(SUP-SLA\)](#)

Tony Giron presented.

Wayne Clark questioned how the restaurant could be in business without securing a special use permit. Staff indicated that the applicant applied for conditional occupancy.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Subway, a proposed restaurant, to be located at 6736 W. Greenfield Ave. submitted by Bhupendra Patel (Tax Key No. 439-0001-014)., subject to the following:

(Items 1 through 4 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 the Department of Development to show the following: (a) details of a four-sided refuse enclosure surrounding the dumpster and frequency of pick-up being provided. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.
4. Common Council approval of the special use (scheduled for October 20, 2020) and applicant's acknowledgement of the special use resolution.

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

5. Signage and exterior lighting plan being provided for staff review and approval.
6. 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.

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Manka, seconded by Dagenhardt, to approve all the actions on item nos. 2A & 2B on a Block Vote. The motion carried unanimously.

3A. [20-0429](#)

Special Use Permit for Qdoba to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St.

Attachments: [Qdoba - 2831 S 108 St \(SUP-SLA\)](#)

This matter was Approved on a Block Vote.

- 3B. [20-0430](#) Site, Landscaping and Architectural Plans to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St., submitted by Kyle Bennehoff (Tax Key No. 520-9960-000).

Attachments: [Qdoba - 2831 S 108 St \(SUP-SLA\)](#)

Tony Giron presented.

Recommendation: *Recommend Common Council approval of the Application for a Special Use Permit for Qdoba, to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St. and approval of the Site, Landscaping and Architectural Plans for Qdoba to install a proposed drive-thru at their existing restaurant, located at 2831 S. 108 St., submitted by Kyle Bennehoff (Tax Key No. 520-9960-000), subject to the following:*

(Items 1 through 4 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 the Department of Development to show the following: (a) replacing curb stops with poured concrete along the north and west property lines; (b) additional infill landscaping being included within the expanded outdoor patio area and existing landscaping island on the front/east side of the building and parking lot area; (c) Landscaping key/species subject to the City Forester review and approval; (d) confirmation of hours of operation (store and drive-thru) being provided; (e) completion of the City's storm water checklist. Contact Tony Giron, City Planner at 414-302-8469.*
- 2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.*
- 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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.*
- 4. Common Council approval of the special use (scheduled for October 20, 2020) and applicant's acknowledgement of the special use resolution.*

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

- 5. Consideration toward future consolidation of the southernmost driveway with property to the south.*
- 6. Signage and exterior lighting plan being provided for staff review and approval.*

7. *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.*

This matter was Approved on a Block Vote.

Passed The Block Vote

A motion was made by Clark, seconded by Torkelson, to approve all the actions on item nos. 3A & 3B on a Block Vote. The motion carried unanimously.

4. [20-0431](#) Vacation and discontinuance of a portion of public alleyway between S. 74 and S. 75 St. north of W. National Ave. submitted by Paul and Lisa Quesnell, property owners (1616 S. 75 St.)

Attachments: [74 & S 75 St. W. National Ave -1616 S 75 St \(VAC\)](#)

Steve Schaer presented.

Recommendation: *Common Council denial of the requested Vacation and discontinuance of a portion of public alleyway between S. 74 and S. 75 St. north of W. National Ave. submitted by Paul and Lisa Quesnell, property owners (1616 S. 75 St.).*

A motion was made by Clark, seconded by Dagenhardt, to accept the staff recommendation of denial. The motion carried unanimously.

5. [20-0432](#) Sign plan appeal for Avant-Garde, an existing business relocating to a new location at 7201 W. Greenfield Ave., submitted by Zack Wegner of Lemberg Sign Company (Tax Key No. 453-0088-000).

Attachments: [Avant-Garde - 7201 W Greenfield Ave -\(SIGN\)](#)

Steve Schaer presented.

Recommendation: *Approval of the Sign plan appeal for Avant-Garde, an existing business relocating to a new location at 7201 W. Greenfield Ave., submitted by Zack Wegner of Lemberg Sign Company (Tax Key No. 453-0088-000)., subject to the following: (1) applicant indicting the purpose for why the graphics are not being applied to the interior of the window; (2) explanation of the desired layering effect; (3) confirmation that the lobby area windows on the east and north side of the building will remain primarily transparent.*

A motion was made by Clark, seconded by Raschka, that this matter be Approved. The motion carried unanimously.

6. [20-0433](#) Site, Landscaping and Architectural Plans to for proposed parking lot site improvements to Walker School located at 900 S. 119 St. submitted by Steven J. Eichman of the West Allis West Milwaukee School District (Tax Key No. 446-0007-003).

Attachments: [Walker School - 900 S 119 St \(SLA\)](#)

Steve Schaer presented.

Recommendation: Approval of the Site, Landscaping and Architectural Plans to for proposed parking lot site improvements to Walker School located at 900 S. 119 St. submitted by Steven J. Eichman of the West Allis West Milwaukee School District (Tax Key No. 446-0007-003)., subject to the following conditions:

1. Revised site and landscaping plan being submitted to the Department of Development to show the following: (a) landscaping plan to show existing landscaping being maintained along the west perimeter of the parking lot area; (b) site plan to show parking lot striping layout and student drop off area layout (c) storm water runoff area being shown in accordance with the storm water management requirements; (d) lighting plans (if applicable) to show parking lot lighting photometric plan, light fixture and pole details, full cut off light fixtures to limit splay beyond property lines. Contact Steve Schaer, Manager of Planning and Zoning with questions (414) 302-8466.
2. Storm water management plan to satisfy: Requirements from the Milwaukee Metropolitan Sewage District (Chapter 13), State of Wisconsin DNR (NR51), State of Wisconsin Uniform Plumbing Code (DSPS Chapters SPS381- 387), and the City of West Allis Ordinances. Contact Mike Romens, City Plumber, with further questions (414) 302-8413.

A motion was made by Clark, seconded by Torkelson, that this matter be Approved. The motion carried unanimously.

7. [20-0449](#)

Reconsideration of an Ordinance to amend section 12.42(2) of the West Allis Municipal Code to allow "Training, counseling or workforce development facilities operated by a not-for-profit social service organization, for the purpose of enabling job and career opportunities to persons with sensory or physical disabilities," within the Community Commercial District as a special use. Submitted by James Kerlin of Wiscraft, Inc., d/b/a Beyond Vision (Tax Key No. 449-9981-019).

Steve Schaer summarized the procedure and rationale for reconsideration.

A motion was made by Rossi Manka and seconded by KD to reconsider the item.

Discussion followed including comments by Ald. Haass (5th District Alderperson) and a presentation by James Kerlin of Beyond Vision.

After hearing testimony, Wayne Clark made a motion to deny, and it was seconded by Eric Torkelson to deny the requested Ordinance being reconsidered.

The Plan Commission's decision on this matter will be forwarded to the Common Council at the next regular scheduled meeting on October 6, 2020.

A motion was made by Clark, seconded by Torkelson, that this matter was Denied. The motion carried by the following vote:

Aye: 4 - Clark, Raschka, Torkelson, and Manka

No: 1 - Dagenhardt

E. ADJOURNMENT

There being no other business, a motion was made by Wayne Clark and seconded by Kathleen Dagenhardt to adjourn the Plan Commission Meeting at 7:36 p.m.

The motion carried unanimously.



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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
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- 2A. Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave.**
- 2B. Site, Landscaping, and Architectural Plans for a proposed mixed use residential and commercial use, to be located at 8825-8833 W. National Ave., submitted by Luis Barbosa. (Tax Key No. 478-0081-001).**

Items 2A and 2B may be considered together.

Overview & Zoning

The applicant has purchased the property and plans to renovate the storefront space into a grocery store and update two residential units, to be located at 8825-8833 W. National Ave. (former location of West Allis Pool Supply).

The grocery store intends to sell goods from Latin-America.

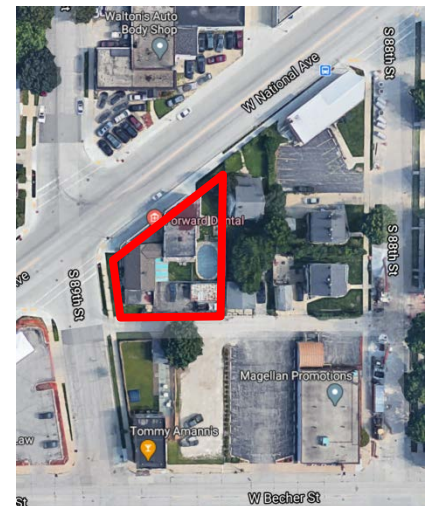


The site is currently zoned C-2 Neighborhood Commercial District, which allows for a change to a mixed use building with a Special Use. A public hearing will be scheduled for November 4, 2020.

Use and Operations – The proposed use of the vacant building is to occupy the commercial space of 1,363 square feet for a small grocery store with selected Hispanic and American groceries aimed at the growing population in West Allis. The apartment in the first and second floors will be occupied by family members.

Delivery – Delivery of Hispanic products will be once per week.

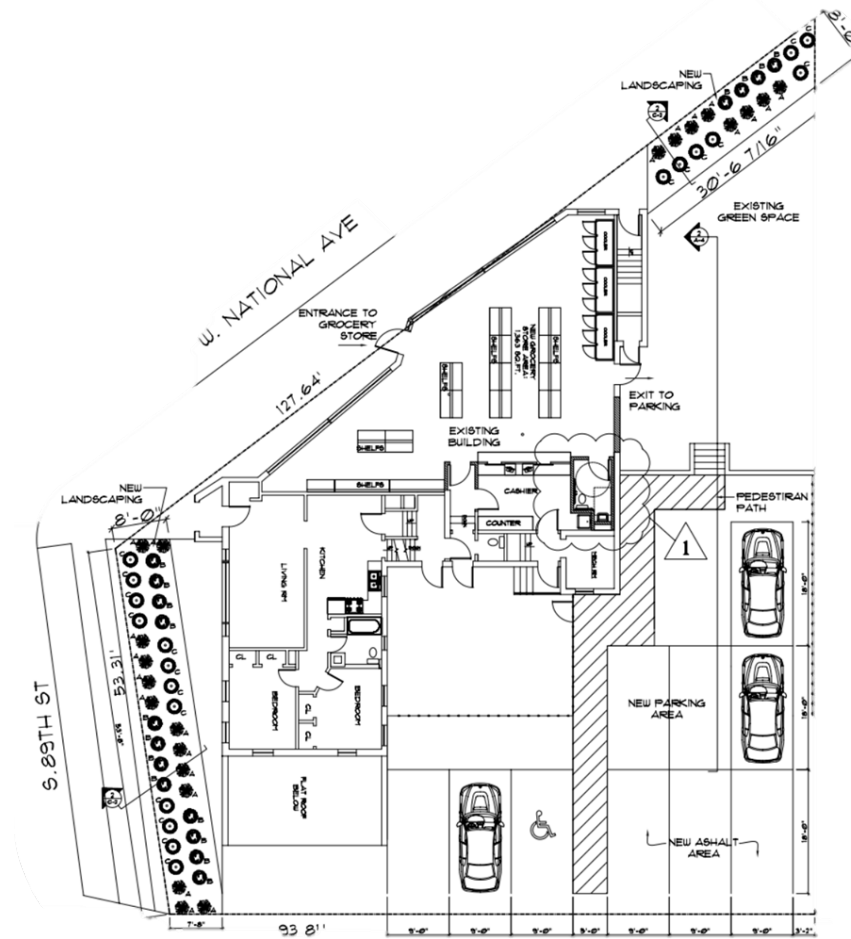
Staffing – The grocery store will be managed by two family members.



Hours – Monday through Saturday 8 am to 8 pm and Sunday 8 am to 5 pm

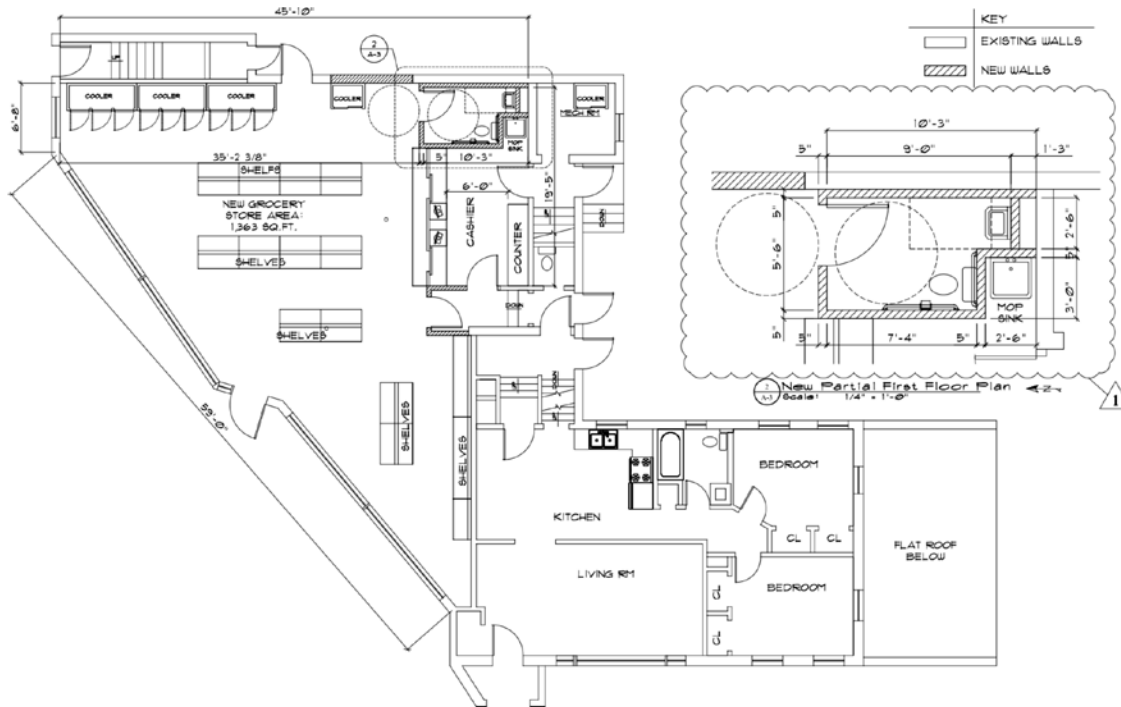
Site Plan

1. Removal of existing metal shed and chain link fence located south east of the property to provide space for a new parking lot with access from the rear public alley
2. Removal of an existing swimming pool located on the east side of the property to provide space for a new parking lot
3. Removal of existing driveway wood canopy in the rear of the property
4. New landscaping on the north east side facing W. National Ave.
5. New landscaping on the west side facing South 89th St.



Grocery Store

1. General cleaning and painting of ceiling and wall surfaces
2. Removal of existing carpet flooring and installation of new flooring
3. Removal of existing overhead garage door on the east wall and installation of new concrete block wall to infill space
4. Construction of a new enclosed customer counter area
5. Installation of shelves to display products
6. Coolers to display drinks such as water, juices and imported beers

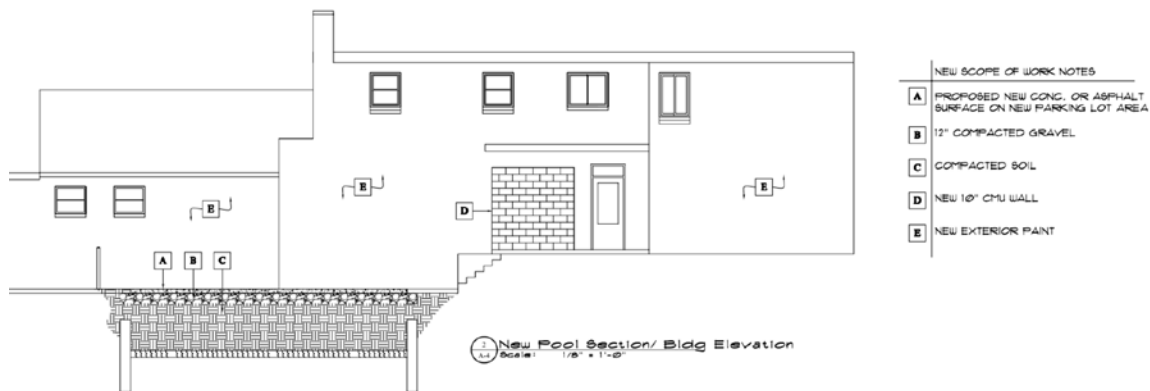


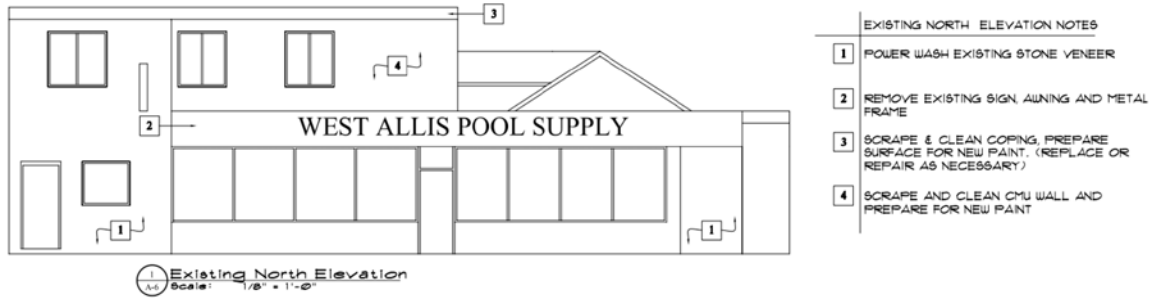
First and Second Floor Apartments

1. General cleaning and painting of ceilings and wall surfaces
2. Removal and replacement of existing flooring

Exterior Building Renovation

1. Removal of existing metal paneling and sign, cleaning of brick surfaces, and installation of a new sign
2. Scrape and clean coping, replace or repair as necessary
3. Scrape and clean doors and window frames, prepare surfaces for new painting
4. Repair or replace damaged wood fascia and soffits, prepare surfaces for painting
5. Remove existing damaged driveway wood canopy and columns
6. Remove and replace existing damaged roof deck and railing
7. Remove existing overhead garage door and enclose wall opening with CMU wall to match existing





Parking – Per zoning code Chapter 12.19, retail stores are required to provide 1 off-street parking space per 300 square feet of gross floor area, or 4 parking spaces. Multi-family housing is required to have 2 spaces for each 2 bedroom unit, or 4 parking spaces. The current site plan has 8 parking spaces.

Signage – Future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. submitted by Luis Barbosa (Tax Key No. 478-0081-001), subject to the following:

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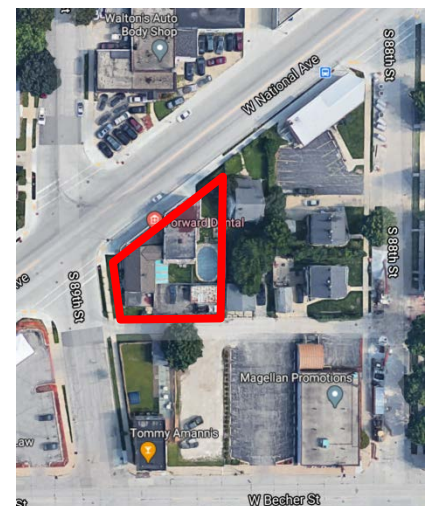


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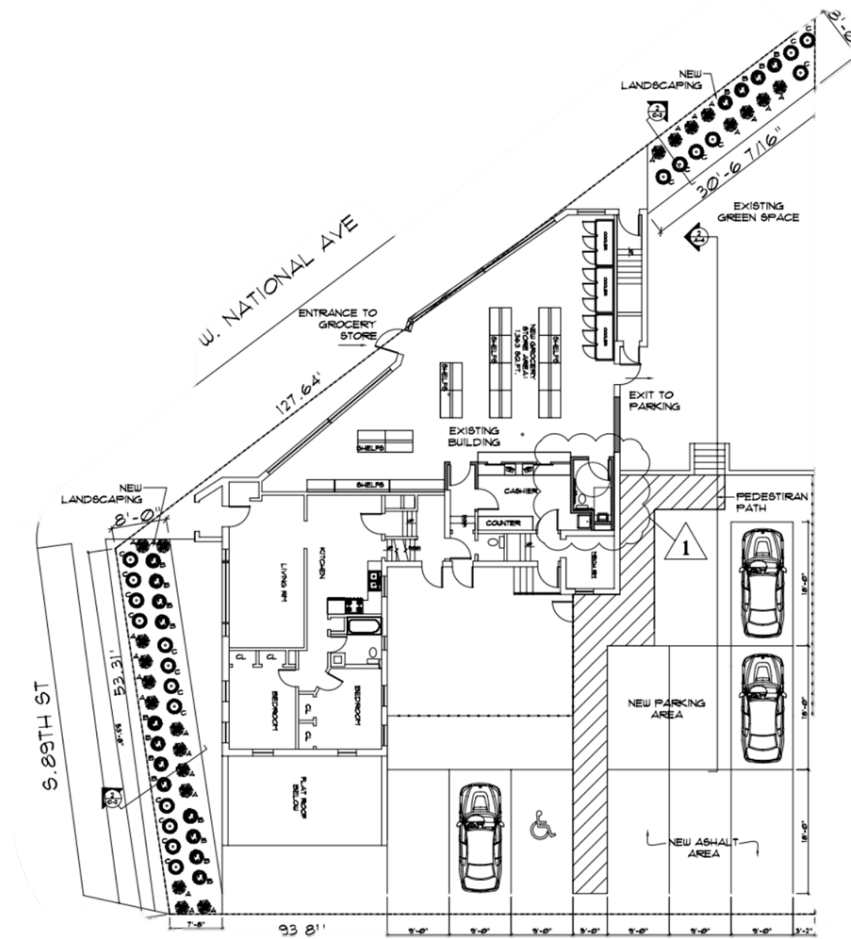
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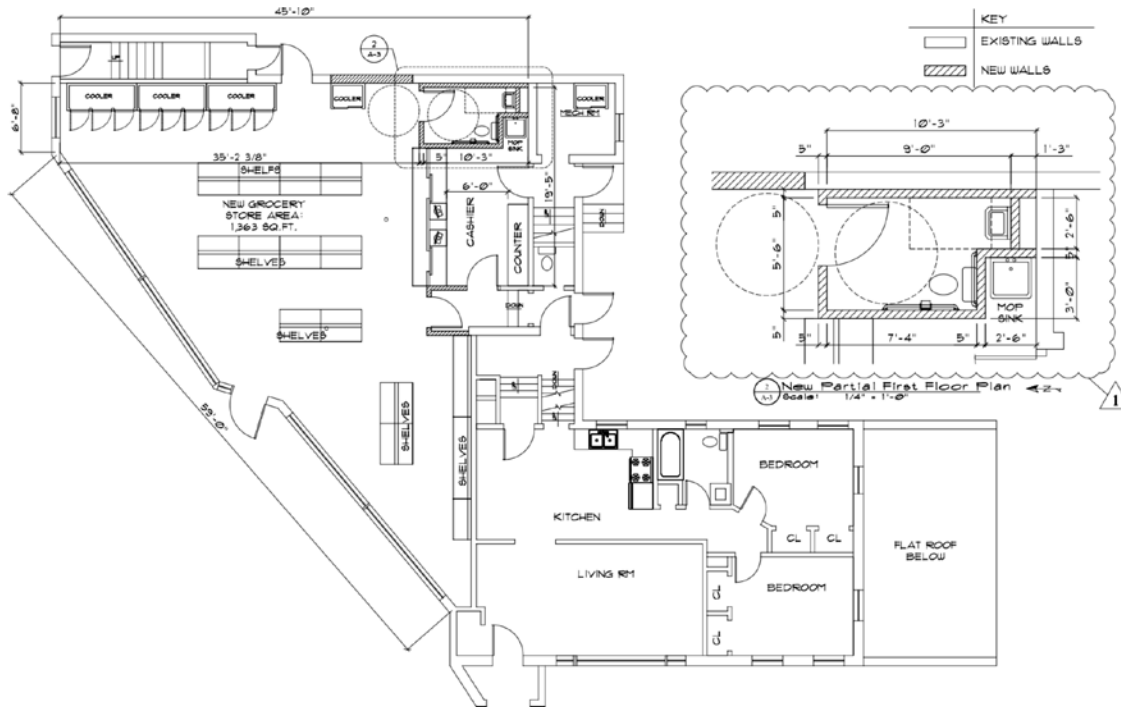
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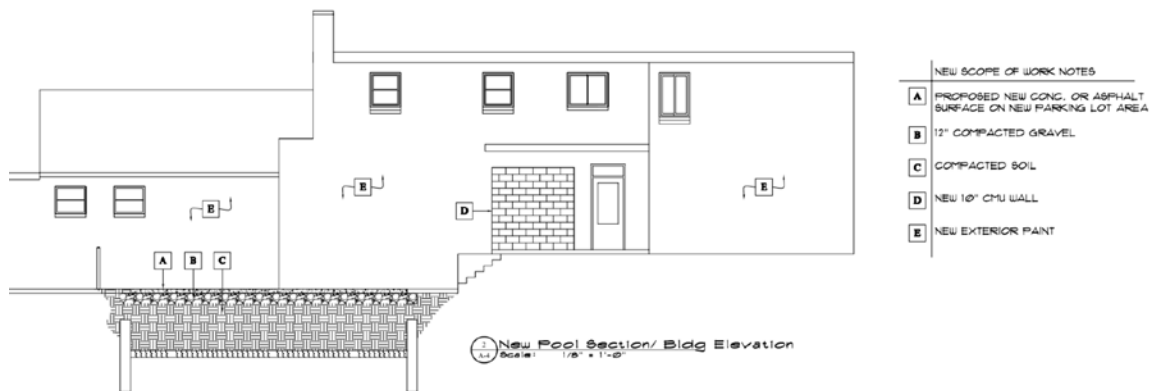


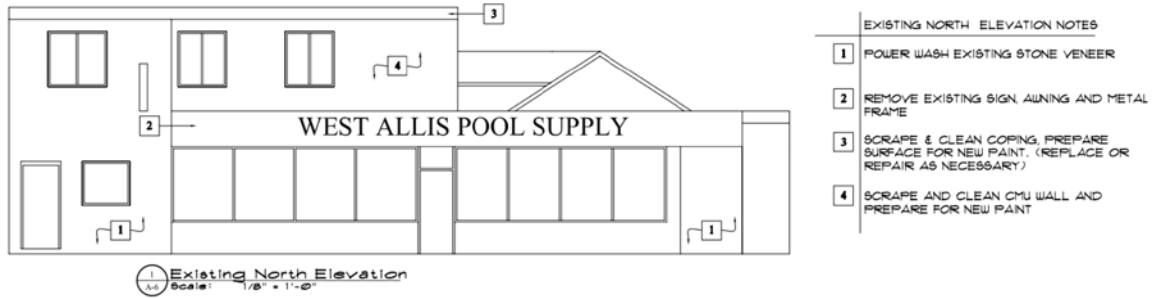
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Recommendation: Recommend Common Council approval of the Special Use Permit for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for a proposed mixed residential and commercial use, located at 8825-8833 W. National Ave. submitted by Luis Barbosa (Tax Key No. 478-0081-001), subject to the following:

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1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) details of exterior paint colors; (b) a schedule of proposed improvements; and (c) details of a four-sided refuse enclosure being shown on the site plan. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.
4. Common Council approval of the special use (scheduled for November 4, 2020) and applicant's acknowledgement of the special use resolution.

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

5. Signage and exterior lighting plan being provided for staff review and approval.
6. 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.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
6:00 PM
Virtual Meeting**

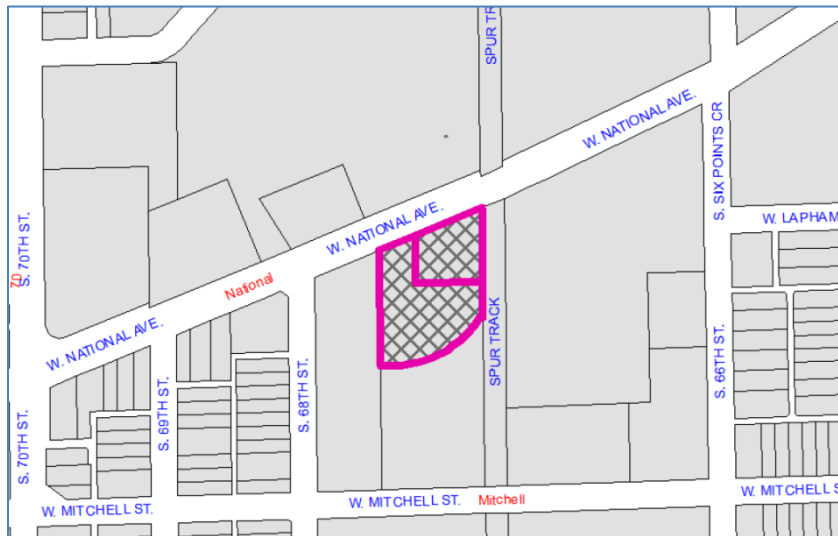
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3A. Determination of surplus Community Development Authority property located at 6749-6751 and 67 W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000)**

Overview

On behalf of the Community Development Authority, the above referenced site is located within the 68th and National Ave. Redevelopment Area. The City is interested in redeveloping the subject properties.

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 a letter of intent to purchase the property and will enter into a purchase and sale agreement for a future commercial use 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.

The Community Development Authority will consider the land sale on November 10, 2020.

Recommendation: Recommend Common Council approval of the determination of surplus Public/City-owned surplus property located at surplus Community Development Authority property located at 6749-6751 and 67** W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000) on the basis that the proposed redevelopment area 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.

- 3B. Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave.**
- 3C. Site, Landscaping, and Architectural Plans for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. submitted by John Onopa d/b/a 414 Brewing Company (Tax Key No. 454-0251-001 and 455-0252-000).**

Items 3B and 3C may be considered together.



Overview & Zoning

The project area includes two properties that are currently owned and under the control of the Community Development Authority. The properties represent a 1.3 acre portion of a larger 5 acre redevelopment area that was created in 2019 to attract new business to catalyze growth and a new image for the area which is located just west of the Farmers Market area and southwest of The West, a new 177 unit apartment development.

The applicant is proposing to purchase the property and renovate to open a brewery with tap room, to be located at 6749-6751 W. National Ave. (current location of Perfect Screw Products Corporation). The brewery will have an on-site taproom and outdoor beer garden.

The site is currently zoned M-1 Manufacturing District, but as part of the redevelopment of this area, staff is taking into consideration that not only this property, but the overall redevelopment block area be rezoned to C-3, Community Commercial District. That being said, the existing M-1, manufacturing district will not result in an obstacle to the breweries plan to move forward toward purchasing and using the land.

The recommended C-3, Community Commercial District will allow food production limited, restaurants and outdoor extensions as a special use. Food production, limited, is defined as *an establishment that manufactures food products to be sold to consumers, retailers or wholesalers for final consumption or distribution, including, but not limited to, bakeries, caterers, candy and ice cream stores, delicatessens and meat markets, breweries, distilleries, and services based for mobile food services; this does not include the transformation of livestock.*



Brewery use and Operations – The site is formerly home to Perfect Screw, a manufacturing use building within a manufacturing zoning district. The Brewing Company has an letter of intent to purchase the building. They want to utilize the 10,000 square foot building for a 15 barrel brew house and on-site tap room with large bar, various seating areas, and a private event space. The site plan has designated areas for an outdoor bar, beer garden, 2 on-site food trucks, 50 customer parking stalls, 2 sand volleyball courts, and other outdoor gathering spaces. In all, the facility is designed to accommodate 300 total patrons. They hope to expand their building to the south in 3 years. The applicants indicate that the brewery will initially have the capacity to fill 1,300 barrels per year and grow to 3,500 barrels per year in 5 years. With their proposed expansion they hope to be able to produce 8,500 barrels.

Business Services – Sale of beer, hard seltzer, and soda. They will partner with local food trucks for on-site service directly adjacent to the building. Outdoor beer garden will include volleyball, bocce ball, and corn hole. Occasional live music indoors and outside. An enclosed refuse area will be located behind the building.

Commercial Vehicle Storage – One Sprinter van for off-site deliveries. Short party bus (20 person) for Brewer game shuttles.

Staffing – The Brewery will initially hire 12 full time employees and will have up to 20 employees within 3 years.

Hours - Monday 4:00 pm – 12 pm, Closed Tuesday, Wednesday 11 am – 12 pm, Thursday 11 am – 1 am, Friday 11 am – 1 am, Saturday 10 am – 1 am, Sunday 11 am – 9 pm.

Target Schedule

Planning Commission	October 28, 2020
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Architectural and Floor Plan

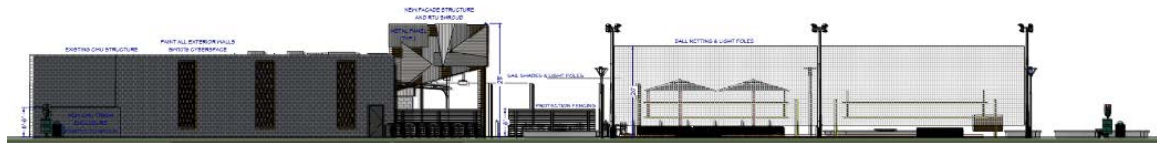
The eastern half of the building will be the seating area, complete with a bar, waiting lounge, ADA compliant restrooms, a dance floor/meeting room, an office, and a walk-in cooler. The western half will be the brewery space with an area for packaging, shipping, and receiving.



Exterior – The entire exterior will be painted a grayish color. The main entrance at the northwest corner will have a collage of new decorative metal adorning the exterior. The same decorative element will serve as a screen from the remote terminal unit on the roof. A series of trellises will adorn the exterior. An outdoor bar will be added to the northern elevation.



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Site, landscaping and Screening Plan

The brewery will be combining 2 parcels and adding a portion of a third property (also owned by the CDA) to the south to complete their vision. The northeastern parcel is roughly the location of the volleyball court. The site plan shows 2 volleyball courts, a bocce pit, a corn hole area, decorative benches, sail shades, an outdoor bar, a space for a food truck to park, and plenty of outdoor seating. The site plan also includes a sidewalk along the eastern site boundary and railroad tracks. A bike rack is proposed for the northeast corner of the building.

South of the building, a concrete slab will be removed and a 4-sided refuse enclosure will be added to the southeast corner. To complete the parking schematic, the City intends to sell the Brewery the southeast corner of the lot. The landscaping proposed throughout the site is adequate. The dark blue line on the image below represents the proposed expansion that the brewery hopes to accomplish in 5 years. The red line on the west side of the site plan is where there is an existing barricade as well as WE Energies power lines. The City is exploring the option of burying the lines.



Parking – Per zoning code Chapter 12.19, the assembly areas like tap rooms/taverns and restaurants are required to provide 1 off-street parking space per 150 square feet of gross floor area. Brewery production areas may be considered at one parking space for every 1,500-sf of floor area. The current site plan shows about 57 parking spaces, but there is also the potential for more off-street parking that could be created to the south (undeveloped CDA lands).

The timing of future shared parking on CDA lands is unknown at this time, but would evolve as an eventual redevelopment of the 6771 W. National Ave. property (former

Kearny and Trecker site), comes to fruition. The overall redevelopment area could share parking areas for the benefit of future development sites.

Lighting – Athletic directional lighting will be used to illuminate the volleyball court and outdoor areas. The outdoor bar will have their own lights as well as string lights on either side of it.

Signage – future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. submitted by John Onopa d/b/a 414 Brewing Company (Tax Key No. 454-0251-001)., subject to the following:

(Items 1 through 7 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 the Department of Development to show the following: (a) detailed exterior plans being submitted to the Department of Development for approval to address window and door details, exterior siding material and color considerations, rooftop screening, all details being identified on plan; (b) WeEnergies utility coordination relative to overhead utility considerations being noted; (c) floor plan use areas being calculated relative to zoning ordinance parking ratios; (d) realign the W. National Ave. driveway to straddle west property line; (e) realign off-set parking stalls on the north end of the parking lot to align with the balance of off-street parking stalls on the west side of the building; (f) Include a north-south pedestrian walkway connection from the sidewalk along W. National Ave. to extend into the site along the west side of the building providing an access way linking front and rear building entrances/exits; (g) include an east-west pedestrian walkway within the southern parking field; (h) easement considerations being delineated on the plan between abutting properties and street right of way; (i) a landscaping plan being provided (subject to the approval of the City Forester) to indicate species, size and quantities; (j) landscaping areas being included between the two garage doors along the southern elevation of the building; (k) perimeter volleyball court netting; (l) bike rack accommodations being located in close proximity to the main entrance; and (m) truck delivery/loading areas being shown relative to expected type of design vehicle. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.

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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.
4. 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. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
5. Driveway permits being applied for through the City Engineering Department. Contact Greg Bartelme at (414) 302-8367.
6. Common Council approval of the special use (scheduled for November 4, 2020) and applicant's acknowledgement of the special use resolution.
7. Common Council approval of a certified survey map being submitted to the Department of Development.

(Remaining conditions of approval to be satisfied by the property owner prior to occupancy)

8. Rezoning of the property to C-3, Community Commercial District by the Department of Development.
9. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.

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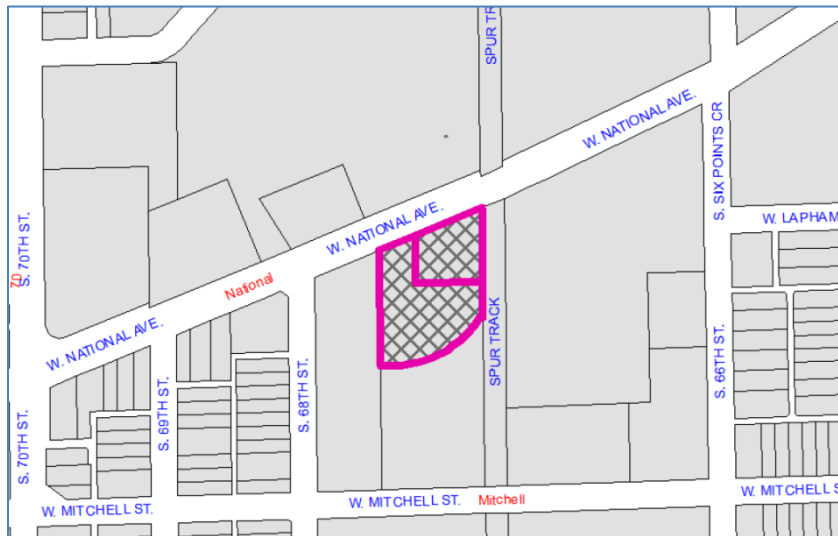
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3A. Determination of surplus Community Development Authority property located at 6749-6751 and 67 W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000)**

Overview

On behalf of the Community Development Authority, the above referenced site is located within the 68th and National Ave. Redevelopment Area. The City is interested in redeveloping the subject properties.

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 a letter of intent to purchase the property and will enter into a purchase and sale agreement for a future commercial use 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.

The Community Development Authority will consider the land sale on November 10, 2020.

Recommendation: Recommend Common Council approval of the determination of surplus Public/City-owned surplus property located at surplus Community Development Authority property located at 6749-6751 and 67** W. National Ave. (Tax Key No. 454-0251-001 and 454-0252-000) on the basis that the proposed redevelopment area 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.

- 3B. Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave.**
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Items 3B and 3C may be considered together.



Overview & Zoning

The project area includes two properties that are currently owned and under the control of the Community Development Authority. The properties represent a 1.3 acre portion of a larger 5 acre redevelopment area that was created in 2019 to attract new business to catalyze growth and a new image for the area which is located just west of the Farmers Market area and southwest of The West, a new 177 unit apartment development.

The applicant is proposing to purchase the property and renovate to open a brewery with tap room, to be located at 6749-6751 W. National Ave. (current location of Perfect Screw Products Corporation). The brewery will have an on-site taproom and outdoor beer garden.

The site is currently zoned M-1 Manufacturing District, but as part of the redevelopment of this area, staff is taking into consideration that not only this property, but the overall redevelopment block area be rezoned to C-3, Community Commercial District. That being said, the existing M-1, manufacturing district will not result in an obstacle to the breweries plan to move forward toward purchasing and using the land.

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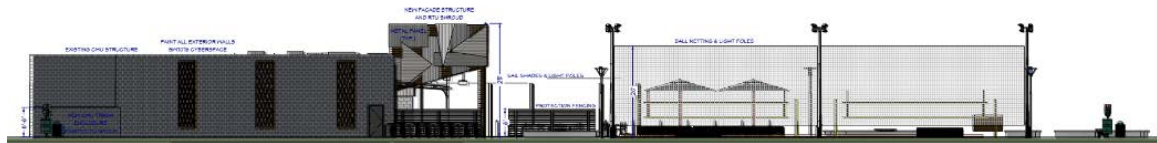
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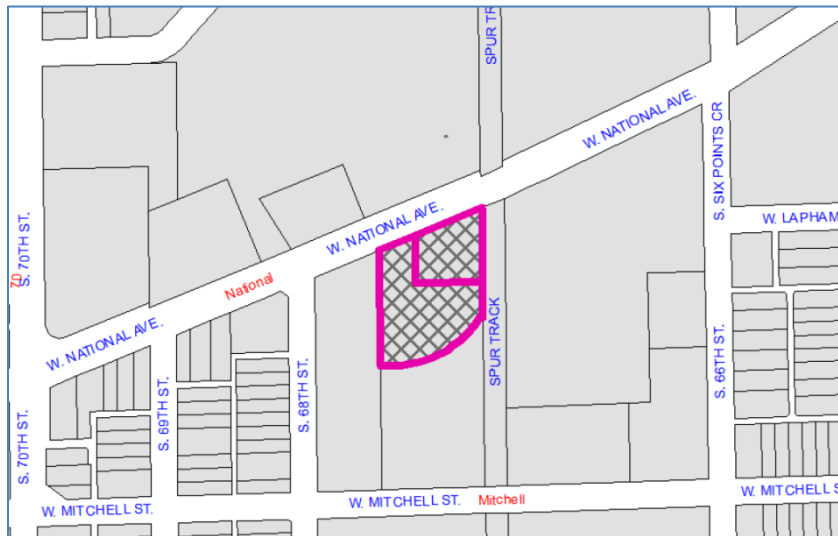
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Business Services – Sale of beer, hard seltzer, and soda. They will partner with local food trucks for on-site service directly adjacent to the building. Outdoor beer garden will include volleyball, bocce ball, and corn hole. Occasional live music indoors and outside. An enclosed refuse area will be located behind the building.

Commercial Vehicle Storage – One Sprinter van for off-site deliveries. Short party bus (20 person) for Brewer game shuttles.

Staffing – The Brewery will initially hire 12 full time employees and will have up to 20 employees within 3 years.

Hours - Monday 4:00 pm – 12 pm, Closed Tuesday, Wednesday 11 am – 12 pm, Thursday 11 am – 1 am, Friday 11 am – 1 am, Saturday 10 am – 1 am, Sunday 11 am – 9 pm.

Target Schedule

Planning Commission	October 28, 2020
Common Council Approval	November 4, 2020
Property Sale Agreement	November 10, 2020
Release Brewhouse Engineering	November 16, 2020
Bank Loan Closing	January 2, 2021
TTB License Application	January 3, 2021
Release Brewing Equipment Production	January 3, 2021
Begin Construction on Bldg Improvements	January 15, 2021
Brewhouse Installations Begin	May 1, 2021
Opening Date	June 15, 2021

Architectural and Floor Plan

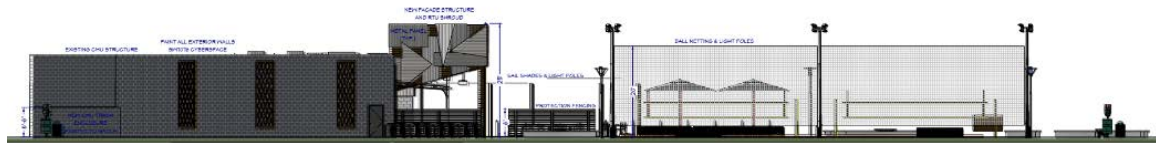
The eastern half of the building will be the seating area, complete with a bar, waiting lounge, ADA compliant restrooms, a dance floor/meeting room, an office, and a walk-in cooler. The western half will be the brewery space with an area for packaging, shipping, and receiving.



Exterior – The entire exterior will be painted a grayish color. The main entrance at the northwest corner will have a collage of new decorative metal adorning the exterior. The same decorative element will serve as a screen from the remote terminal unit on the roof. A series of trellises will adorn the exterior. An outdoor bar will be added to the northern elevation.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Site, landscaping and Screening Plan

The brewery will be combining 2 parcels and adding a portion of a third property (also owned by the CDA) to the south to complete their vision. The northeastern parcel is roughly the location of the volleyball court. The site plan shows 2 volleyball courts, a bocce pit, a corn hole area, decorative benches, sail shades, an outdoor bar, a space for a food truck to park, and plenty of outdoor seating. The site plan also includes a sidewalk along the eastern site boundary and railroad tracks. A bike rack is proposed for the northeast corner of the building.

South of the building, a concrete slab will be removed and a 4-sided refuse enclosure will be added to the southeast corner. To complete the parking schematic, the City intends to sell the Brewery the southeast corner of the lot. The landscaping proposed throughout the site is adequate. The dark blue line on the image below represents the proposed expansion that the brewery hopes to accomplish in 5 years. The red line on the west side of the site plan is where there is an existing barricade as well as WE Energies power lines. The City is exploring the option of burying the lines.



Parking – Per zoning code Chapter 12.19, the assembly areas like tap rooms/taverns and restaurants are required to provide 1 off-street parking space per 150 square feet of gross floor area. Brewery production areas may be considered at one parking space for every 1,500-sf of floor area. The current site plan shows about 57 parking spaces, but there is also the potential for more off-street parking that could be created to the south (undeveloped CDA lands).

The timing of future shared parking on CDA lands is unknown at this time, but would evolve as an eventual redevelopment of the 6771 W. National Ave. property (former

Kearny and Trecker site), comes to fruition. The overall redevelopment area could share parking areas for the benefit of future development sites.

Lighting – Athletic directional lighting will be used to illuminate the volleyball court and outdoor areas. The outdoor bar will have their own lights as well as string lights on either side of it.

Signage – future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Special Use Permit for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. and approval of the Site, Landscaping, and Architectural Plans for 414 Brewing Company, a proposed brew pub, to be located at 6749-6751 W. National Ave. submitted by John Onopa d/b/a 414 Brewing Company (Tax Key No. 454-0251-001)., subject to the following:

(Items 1 through 7 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 the Department of Development to show the following: (a) detailed exterior plans being submitted to the Department of Development for approval to address window and door details, exterior siding material and color considerations, rooftop screening, all details being identified on plan; (b) WeEnergies utility coordination relative to overhead utility considerations being noted; (c) floor plan use areas being calculated relative to zoning ordinance parking ratios; (d) realign the W. National Ave. driveway to straddle west property line; (e) realign off-set parking stalls on the north end of the parking lot to align with the balance of off-street parking stalls on the west side of the building; (f) Include a north-south pedestrian walkway connection from the sidewalk along W. National Ave. to extend into the site along the west side of the building providing an access way linking front and rear building entrances/exits; (g) include an east-west pedestrian walkway within the southern parking field; (h) easement considerations being delineated on the plan between abutting properties and street right of way; (i) a landscaping plan being provided (subject to the approval of the City Forester) to indicate species, size and quantities; (j) landscaping areas being included between the two garage doors along the southern elevation of the building; (k) perimeter volleyball court netting; (l) bike rack accommodations being located in close proximity to the main entrance; and (m) truck delivery/loading areas being shown relative to expected type of design vehicle. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.

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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.
4. 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. Contact Mike Romans, Plumbing Inspector at 414-302-8413.
5. Driveway permits being applied for through the City Engineering Department. Contact Greg Bartelme at (414) 302-8367.
6. Common Council approval of the special use (scheduled for November 4, 2020) and applicant's acknowledgement of the special use resolution.
7. Common Council approval of a certified survey map being submitted to the Department of Development.

(Remaining conditions of approval to be satisfied by the property owner prior to occupancy)

8. Rezoning of the property to C-3, Community Commercial District by the Department of Development.
9. Lighting plan being submitted to the Department of Development for review and approval, to include, lighting locations, cut sheets of fixtures as well as photometric plans.

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

10. Signage plan being provided for staff review and approval.
11. 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.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
6:00 PM
Virtual Meeting

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

- 4A. **Special Use Permit for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave.**
- 4B. **Site, Landscaping, and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000)**

Items 4A and 4B may be considered together.

Overview & Zoning



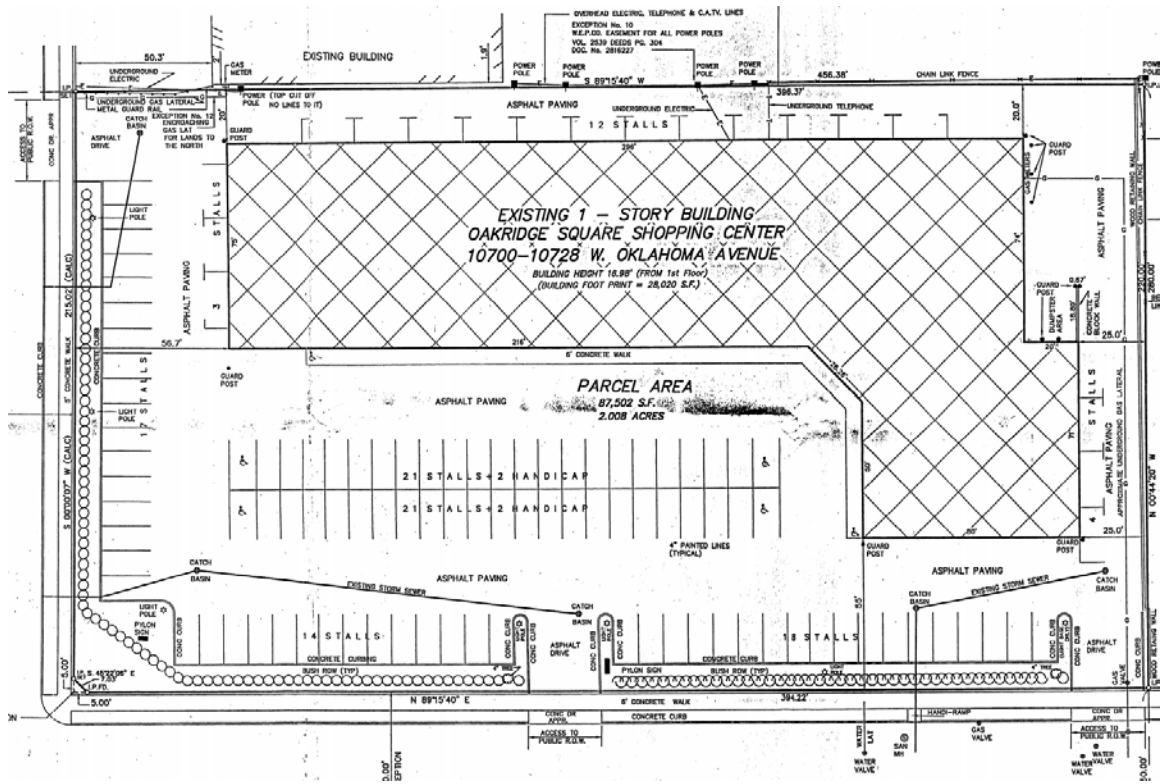
Duc Nguyen has submitted an application to open Bambu, a specialty tea, coffee and smoothie shop, at 10708 W. Oklahoma Ave. within the existing Oak Ridge Square shopping center. Bambu is proposed to be open seven days a week from 11am – 9pm. The shop is expected to have three employees, and 95% of sales are anticipated to be for carryout.

The property is currently zoned C-4 Regional Commercial District. Under the City's Zoning Code, Bambu is considered a restaurant and requires approval of a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for November 4, 2020.

Site, Landscaping and Architectural Plans

The applicant has started renovations on the interior, including the addition of a wall to separate the space from the existing/remaining Smoker's Pub tenant space, a new wall to separate customer and employee only areas, a new customer restroom, as well as plumbing, HVAC, and electrical work. The proposed Bambu shop will occupy approximately 1,050 sq. ft. of the Oak Ridge Square shopping center. The estimated project cost is \$90,000.

Oak Ridge Square has an approved Site and Landscaping plan on file. The applicant is not proposing any additional site, landscape, or architectural changes as a part of this project. Staff has reviewed the existing site and landscape plan, as well as conducted an on-site review of the property. While, generally speaking, the shopping center itself could benefit from an update/modernization, the overall site is being maintained according to the plans on file.



Recommendation

Recommend Common Council approval of the Special Use Permit for a tea and coffee shop, to be located at 10708 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000), subject to the following conditions:

1. Common Council approval of the Special Use (scheduled for November 4, 2020) and applicant's acknowledgement of the Special Use Permit Resolution.



STAFF REPORT
WEST ALLIS PLAN COMMISSION
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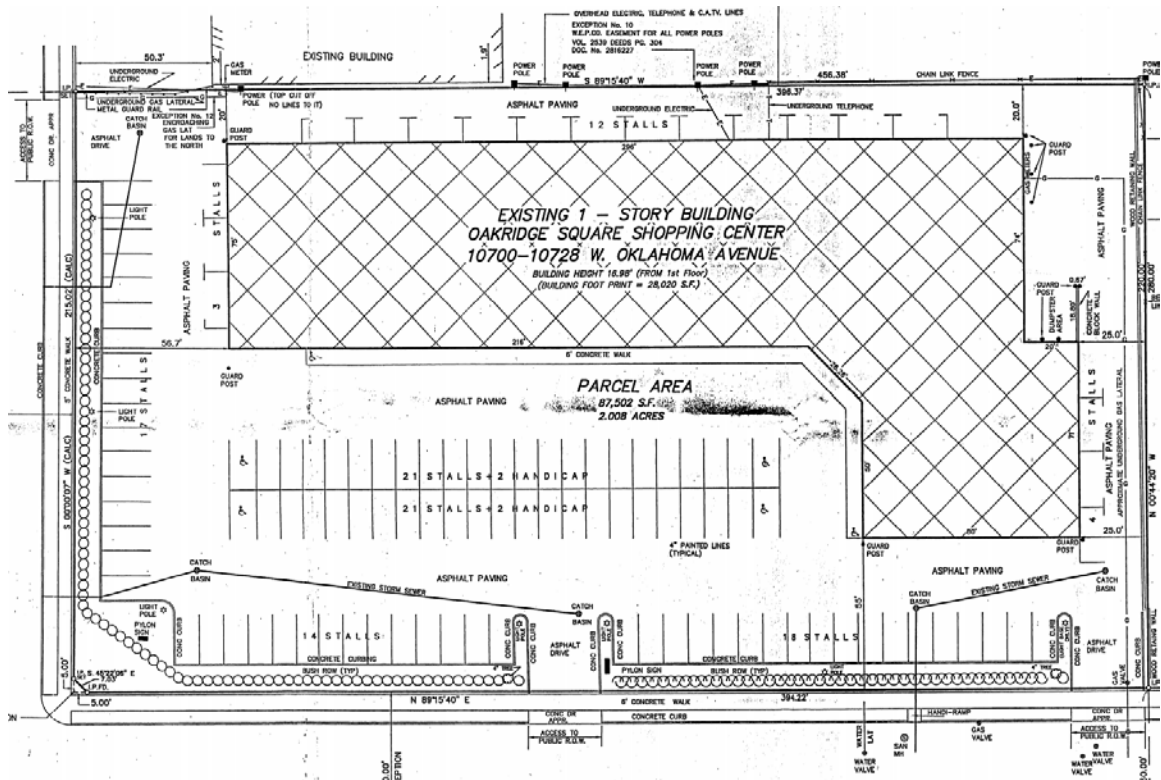
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**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020 at 6:00 PM**

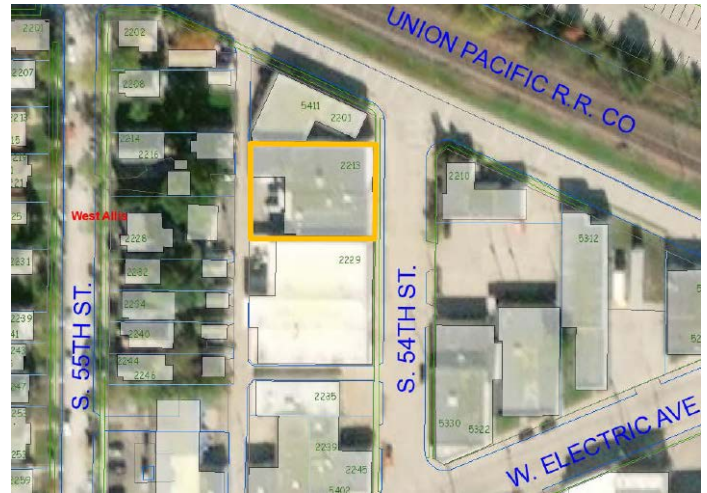
Virtual Meeting Watch:

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

- 5A. Special Use Permit for Amerigraphics Group, a proposed manufacturing printing use, to be located at 2213 S. 54 St.**
- 5B. Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed Printing, Manufacturing use, to be located at 2213 S. 54 St. submitted by Ted Giannattasio d/b/a Amerigraphics Group (Tax Key No. 474-0509-002).**

Items 5A and 5B may be considered together.

Overview & Zoning



Ted Giannattasio, owner, of Amerigraphics is an existing business located in West Milwaukee that is relocating to West Allis.

Amerigraphics has been in business for over 30 years and as part of its business is proud to support many local organizations including the USO, American Legion, Center for Veterans Issues, Cystic Fibrosis Foundation, Susan Komen Foundation, Make – A – Wish, La Causa Crisis Nursery and many more.



Established in 1986 Amerigraphics is a well-established family owned full service nonretail printing company providing design, marketing and printing services, including digital printing, lithography, photocopying and bindery and distribution services.

The business is a printing company and has an accepted offer to purchase a property formerly used as an office and warehouse. The building is about 13,000-sf in area.

Why is this coming before the City for consideration?

- Businesses are required to apply for an occupancy permit in advance of opening for business. As part of their occupancy permit application, Planning Division reviews an applicant's business summary and proposed use.
- The proposed use is considered, "Printing, manufacturing" and therefore a special use in the M-1 District. While no exterior changes are planned to the building other than some tuck pointing and new paint, as part of the SUP process a comprehensive Site, landscaping and architectural review is performed and certain recommendations for improvement are offered to the Planning Commission for advisement.
- Procedurally, a special use requires not only Planning Commission review, but also a public hearing before the Common Council. The Common Council hearing will be conducted as scheduled for November 4, 2020 at 7pm.

Hours of Operation

Amerigraphics hours of operation are Monday through Friday 8:30 AM to 5:00 PM. We have 5 full time employees; parking is available for all employees in the lot in the back of the building.

Deliveries

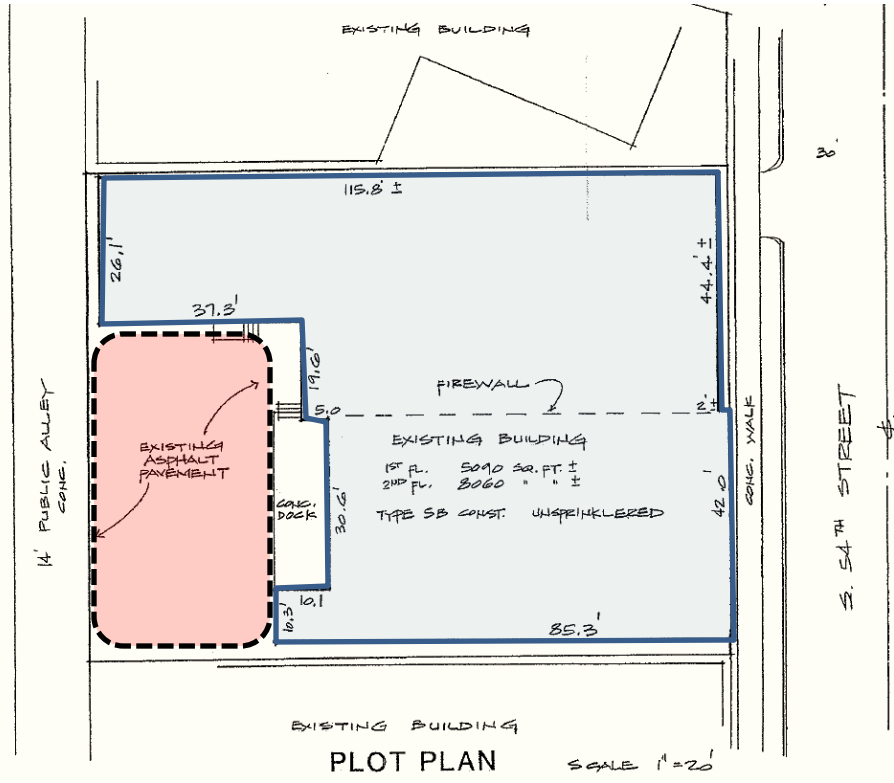
Typically 1-2 paper deliveries per week utilizing the loading dock on the back of the building, UPS and Fedex deliveries as needed. Vehicles parked on site include only personal vehicles for any needed deliveries (SUV, pickup truck etc.). All business traffic is during normal hours, no late night/early morning trucking.

Site, Landscaping and Architectural Plans

Amerigraphics has no plans for any architectural or structural alterations to either the exterior or interior of the building, but they do plan to address some exterior maintenance fixes including tuck pointing, masonry repair, asphalt repair and overall clean site up.



Above is the view from the alley (rear of building).

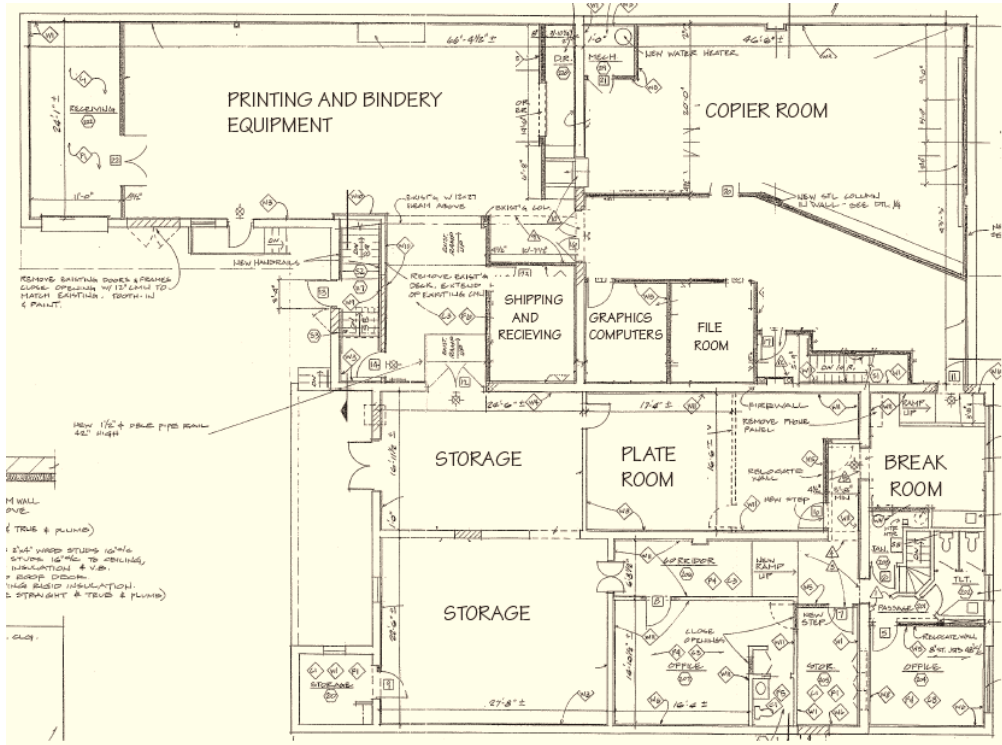


Above – plot plan showing location of rear parking and loading area



Above - Along S. 54 St. existing asphalt terrace conditions

Floor plan - The first floor (5,090-sf) intended uses are not planned to change. The floor plans indicates warehousing, a shop room, lobby and offices. The second floor plan (8,000-sf) includes the planned printing and bindery functions of the business.



Recommendation: Common Council approval of the Special Use Permit for Amerigraphics Group, and approval of the Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed Printing, Manufacturing use, to be located at 2213 S. 54 St. submitted by Ted Giannattasio d/b/a Amerigraphics Group (Tax Key No. 474-0509-002), subject to the following conditions:

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1. A Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) detailed scope of work to confirm exterior building and site maintenance (tuck pointing work, building masonry repairs, painting, graffiti removal and paving updates being indicated); (b) site plan indicating the location of parking layout, loading areas, outdoor recycle and refuse dumpsters and screening method in the rear yard area; (c) any exterior lighting updates being confirmed; (d) asphalt terrace area between walk and curb being replaced with grass or new concrete. Contact Steven Schaar, Manager of Planning and Zoning at 414-302-8466.

2. An estimated cost of paving, landscaping, and screening being submitted to the Department of Development for approval. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
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 landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Common Council approval of the Special Use (scheduled for November 4, 2020) and applicant's acknowledgement of the Special Use Permit Resolution.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020 at 6:00 PM**

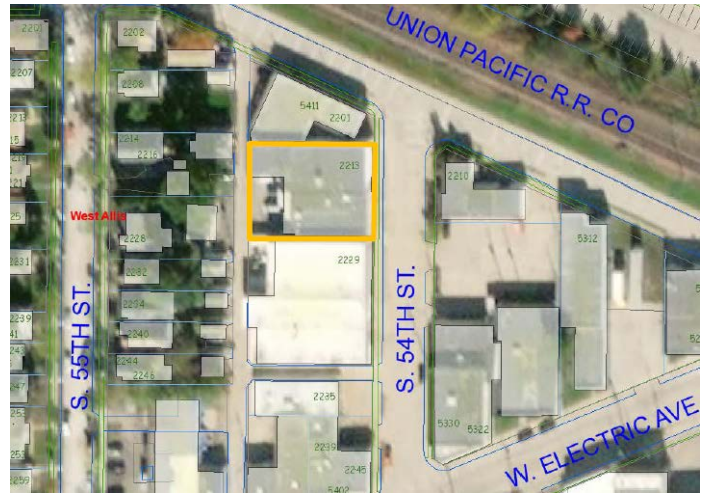
Virtual Meeting Watch:

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

- 5A. Special Use Permit for Amerigraphics Group, a proposed manufacturing printing use, to be located at 2213 S. 54 St.**
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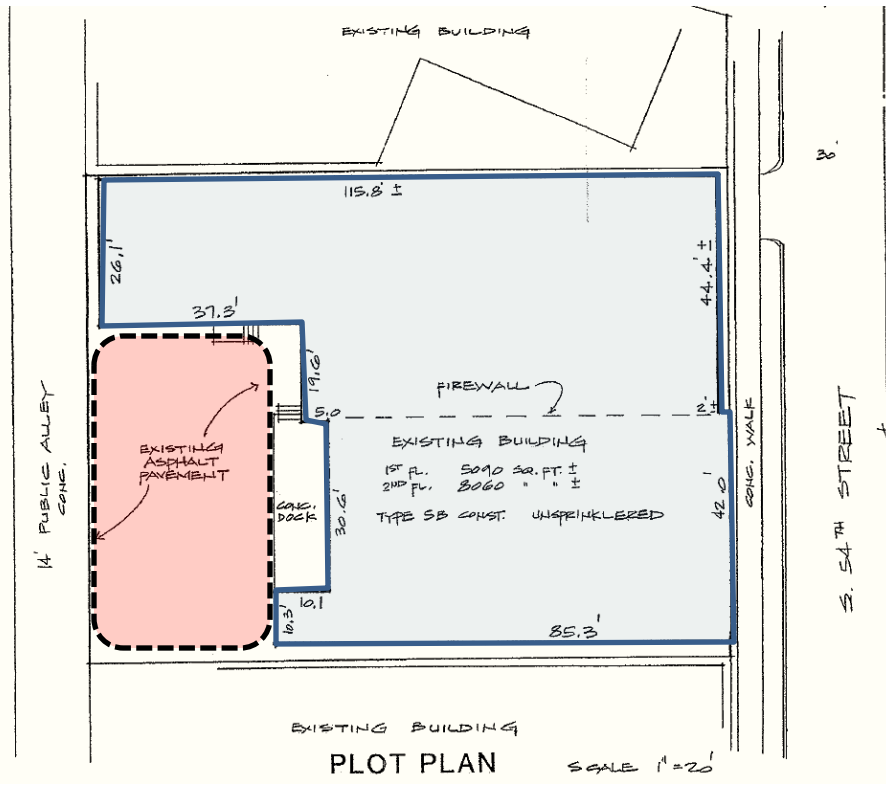
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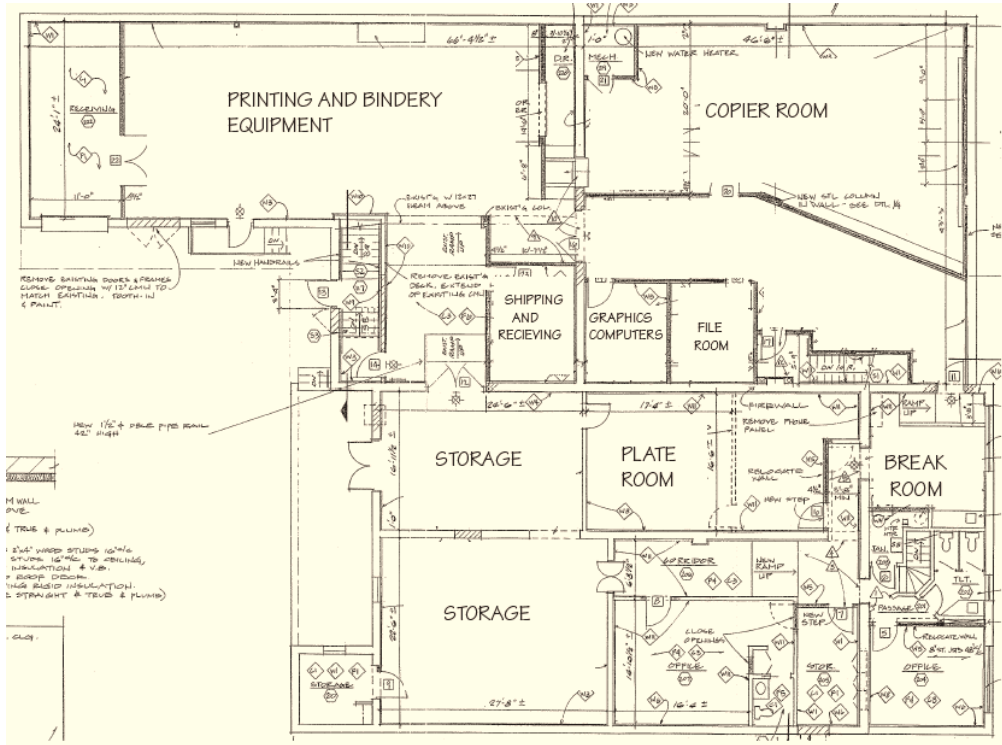


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Floor plan - The first floor (5,090-sf) intended uses are not planned to change. The floor plans indicates warehousing, a shop room, lobby and offices. The second floor plan (8,000-sf) includes the planned printing and bindery functions of the business.



Recommendation: Common Council approval of the Special Use Permit for Amerigraphics Group, and approval of the Site, Landscaping, and Architectural Plans for Amerigraphics, a proposed Printing, Manufacturing use, to be located at 2213 S. 54 St. submitted by Ted Giannattasio d/b/a Amerigraphics Group (Tax Key No. 474-0509-002), subject to the following conditions:

(Items 1 through 4 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. A Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) detailed scope of work to confirm exterior building and site maintenance (tuck pointing work, building masonry repairs, painting, graffiti removal and paving updates being indicated); (b) site plan indicating the location of parking layout, loading areas, outdoor recycle and refuse dumpsters and screening method in the rear yard area; (c) any exterior lighting updates being confirmed; (d) asphalt terrace area between walk and curb being replaced with grass or new concrete. Contact Steven Schaar, Manager of Planning and Zoning at 414-302-8466.

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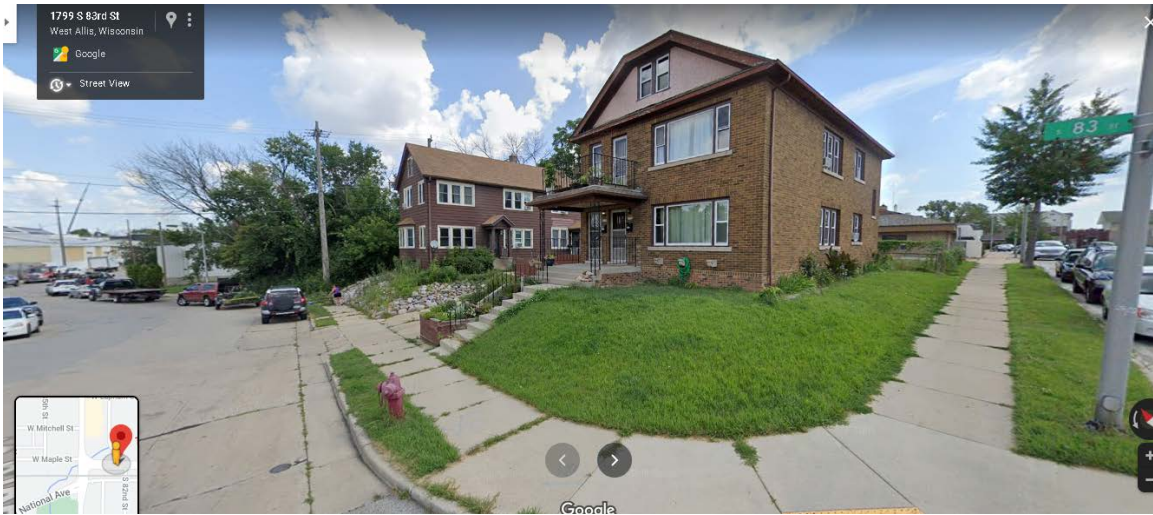


STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
6:00 PM

Virtual Meeting

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

6. **Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, manufacturing district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005).**

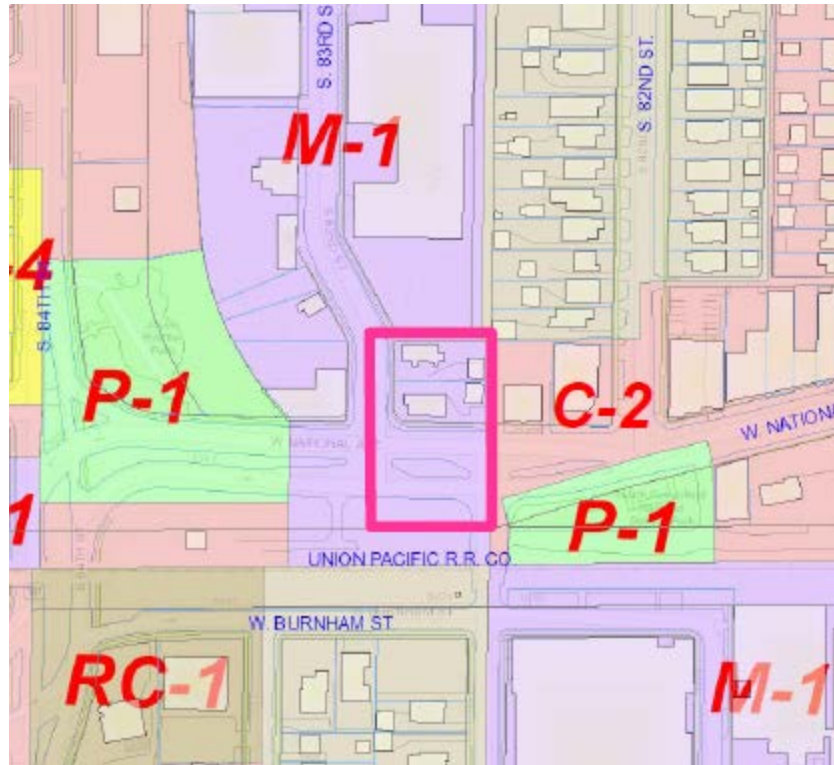


Overview & Zoning

The property owners are seeking to rezone their two properties from M-1, Manufacturing to C-2, Neighborhood Commercial District in an effort to adapt the existing duplex properties to a legal conforming use. One of the properties, located at 1750-52 S. 83 St., is up for sale and the new buyer and/or their financial institution has raised concern with the properties existing zoning as M-1, manufacturing not allowing residential uses.

From the City perspective, the real estate transaction may commence without a rezoning and as currently zoned, however, the City understands the buyers preference to change the zoning to C-2, Neighborhood commercial to achieve favorable financing. Earlier this month Planning was contacted by an agent of the buyer and they shared the concern.

Rezoning Map



- Each of the residential properties in this case is considered legal non-conforming use as they were built before our zoning ordinance. Given our industrial past, there are still some residential properties, like these, zoned industrial. They may continue to function, but are conflicted given current zoning.
- Looking at some historical zoning maps, the property has been zoned manufacturing for some time. A Zoning map from 1960 confirms that the area has been zoned manufacturing (and perhaps even longer dating back to the beginning of the City). A home existed on the site of what is now 1750 S 83 St was built in 1899, and later adapted. In the mid 1970's, building permits on file indicate that the current home on site was moved/relocated to the current location at 1750 S. 83 St. The house just north at 1744-1746 S. 83 St was built in 1948.

In summary, staff is in agreement with the proposed rezoning: A rezone of the properties to C-2, neighborhood commercial is in conformance with the 2030 Comp plan would support commercial zoning, the Commercial zoning would also permit single and two family homes within that district and a commercial zoning would seem a more appropriate fit in support of the future land use of the National Ave. corridor.

Procedure and schedule: The zoning map amendment process does take some time to process in accordance with state and local zoning law. A class 2 public notice is required as part of the public process. Planning Division has offered to place this on the next Plan

Commission agenda 10/28 (our typical deadline would be 9/25 to get on the 10/28 PC agenda, but we are trying to help expedite).

After Plan Commission consideration, the Common Council public hearing has been scheduled for 11/17/20 (notice will be published in the Daily Reporter on 10/30 and 11/6 with the second notice being at least 10 days prior to the hearing).

Recommendation: Common Council approval of the Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, manufacturing district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005).



PLAN COMMISSION AGENDA
Wednesday, October 28, 2020
6:00 P.M.

Virtual Meeting

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

- 7. Sign plan appeal for Allied Pool, an existing business relocating to 1701 S. 108 St., submitted by Michael Hajek of Phoenix Investors (Tax Key No. 448-9981-003).



1 BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

The property is under new ownership and the owner has signed a lease with Allied Pools on the south end of the building.

The (2 tenant) building is over 25,000-sf so it qualifies for a bit more than the typical signage requirements under the master signage program. There are currently two non-conforming signs on the property and staff has been working with the new owner on a plan for the removal of non-conforming signage and the addition of a new monument sign in conformance with the sign ordinance.

Allied Pools immediate plan is to install a new wall sign that would be relocated from their existing location to the new façade.

Staff is bringing the overall master sign plan to Plan Commission for an update so we may move forward with approval of the Allied Pool wall sign plan.

Wall Signage ordinance allowance:

200-sf of signage is allowed for the overall 2 tenant building and as proposed 165-sf of signage is proposed. The sign ordinance would allow an additional 35-sf of signage.

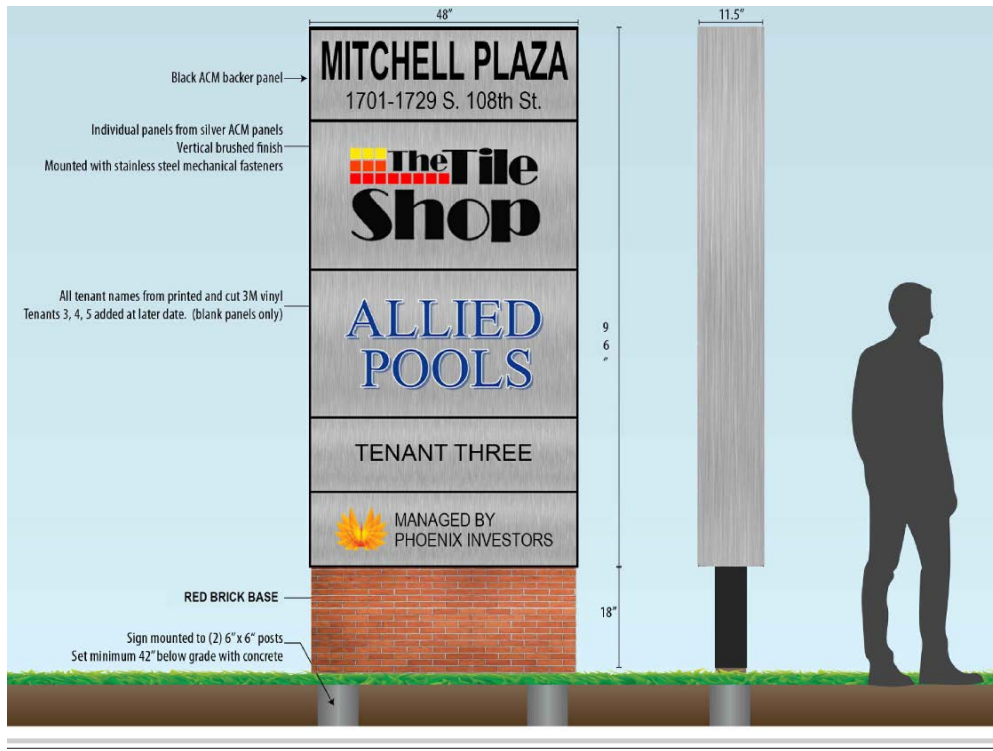
- Proposed Allied Pool wall sign relocation 60-sf
- Existing Tile Shop wall sign area 105-sf

Freestanding Signage ordinance allowance:

As part of the above referenced new wall signage for Allied Pool, the property owner has also submitted their intent to remove the two non-conforming freestanding signs on site and replace with one new freestanding sign in conformance with the sign ordinance. As a condition of approval, staff will work out remaining ordinance requirements for a minimum 2-ft masonry base, cap feature and landscaping requirement around the base of the sign.

- Proposed freestanding sign allowance up to 75-sf
- Sign permit will be applied for construction in 2021





1 PROPOSED MONUMENT SIGN



Recommendation: Approval of the Sign plan appeal for Allied Pool, an existing business relocating to 1701 S. 108 St., submitted by Michael Hajek of Phoenix Investors (Tax Key No. 448-9981-003).

Public Participation Strategy for Comprehensive Plan Update

Section 1: Introduction

Wisconsin's comprehensive planning legislation, Section 66.1001 of Wisconsin Statutes, requires the City of West Allis adopt, by resolution, written procedures designed to foster public participation when updating and amending the comprehensive plan. The written procedures must provide for a wide distribution of proposed plan amendments, an opportunity for the public to submit written comments on the plan, and an opportunity for the Common Council to respond to such comments. This document, which outlines the procedures to be followed when amending the City's Comprehensive Plan, meets the statutory requirement.

Section 2: Background

Wisconsin's comprehensive planning legislation requires cities, counties, and other local units of government to enact a comprehensive plan every 10 years. Comprehensive plans, which cover a 20-year planning period, are intended to act as a guide for development and decision making related to land use, housing, transportation, utilities, economic development, agriculture, and intergovernmental relationships. The City of West Allis adopted the West Allis Comprehensive Plan 2030 in February of 2011. The 2030 Plan focused on identifying and supporting redevelopment opportunities throughout the city, as well as promoting sustainable development practices.

With the ten-year mark approaching, City staff and elected officials have been reflecting on a decade of accomplishments, as well as looking forward to planning and visioning for the next 20 years. As part of this reflection process, we have acknowledged that the timeline for updating the City's Comprehensive Plan is not well aligned with the release of decennial Census data, which allows for a more accurate and robust planning process.

As such, the City's approach to updating the Comprehensive Plan is intended to be conducted in two phases. The first phase will take place immediately and include minimal updates to existing plan elements, as required to meet statutory requirements. The second phase will take place over the next several years and will include a full overhaul of each plan element, including extensive public involvement in the planning and visioning process. This two phased approach will allow the City to fully engage the public in the planning process, and will provide for the use of more current data as we reevaluate each plan section, not only for the upcoming comprehensive plan but for all comprehensive plans in the decades that follow.

Section 3: Public Participation Strategy Goals

The goals of this Public Participation Strategy include:

1. Provide opportunities for members of the public to participate in the comprehensive planning process.
2. Ensure a broad range of interests are considered in the comprehensive planning process.
3. Meet both the letter and the spirit of Wisconsin's comprehensive planning legislation.
4. Utilize the Plan Commission to guide the plan update process.
5. Recognize that the previously stated goals must be balanced with the need to complete the comprehensive plan updates within a reasonable timeframe and budget.

Section 4: Public Participation Strategy

The City will, at a minimum, use the following techniques to obtain public input during its comprehensive plan update process:

- All Plan Commission and Common Council meetings to consider, discuss, and adopt the comprehensive plan amendments will be open to the public, and noticed as required by State Statutes and open meeting regulations.
- The opportunity for public comment will be provided at all public meetings held on the comprehensive plan, which may include meetings intended specifically for collecting public input or more traditional public comment periods at the beginning or end of existing committee/council/board/commission meetings.
- At least one formal public hearing will be held on the proposed comprehensive plan amendments prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements in Section 66.1001 of Wisconsin Statutes.
- Copies of draft plan materials will be available on the City website, as well as at City Hall and the Library during normal business hours.
- The City will provide copies of the draft and final plan amendments to every governmental body that is located in whole or in part within the City, the clerk of every municipality that is adjacent to the City, the department of administration, the Southeastern Wisconsin Regional Planning Commission, the West Allis Public Library, and members of the participating public, as requested. The City may charge for copies at an amount equal to the costs of time and material to produce such copies.
- Specifically for the Phase II update, expanded public participation opportunities will be undertaken, such as key stakeholder focus group meetings and input sessions, presentations before neighborhood groups, local clubs or other relevant community organizations, and individual or small group meetings and input sessions with public officials and other community leaders.
- At any point during the plan update process, written comments on comprehensive plan updates may be delivered, mailed, or emailed to Steve Schaer, Manager of Planning & Zoning at 7525 W. Greenfield Avenue, West Allis, WI 53214 or at sschaer@westalliswi.gov. City staff will respond to all written comments via mail, telephone, email or meeting.