

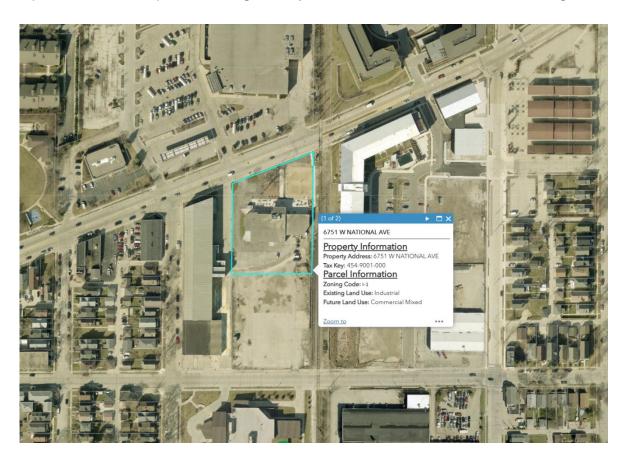
## PLAN COMMISSION STAFF REPORT WEDNESDAY, 10-22-25 @ 6PM WEST ALLIS CITY HALL, ROOM 128 7525 W. GREENFIELD AVE.

8. Site, Landscaping, and Architectural Design Review for site changes to Ope Brewing, an existing business at 6751 W. National Ave. (Tax Key No. 454-9001-000).

### **Overview and Zoning**

The 1.5-acre property is zoned I-1, Industrial and has been redeveloped as Ope Brewery Co. and entertainment venue. This property was formerly a vacant tool and die shop, that the Community Development Authority purchased as part of a larger land assemblage and redevelopment area. The CDA sold a portion of land to Ope in 2021. Ope obtained conditional use approval from the Common Council in November of 2020.

Ope produces beer and offers its patrons a combination of indoor and outdoor entertainment space to experience food trucks, games, music, beverages, and taproom. Hours of operation are generally from 10am to state mandated closing time.



The brewery is generally open 7am to 7pm. Parking is located behind building for about 50 parking stalls. Access to parking areas is offered from two access points (W. National Ave. and cross access from W. Mitchell St.).



Looking east from food truck area

### Site, Landscaping, and Architectural Plan

Please refer to project description and site plan included within this packet. The proposal is to make primarily site changes to the approve site and landscaping plan. The existing patio features two volleyball courts, a cornhole gaming area, bocce ball court.

The proposal is to add a third volleyball court (replacing bocce ball area), shift/reorientate the cornhole board games area further west, remove a large existing tree, and convert a few parking spaces in the front yard to enhance the adjacent food truck area. A new shed would be installed on the west side of the front yard between

both the food truck area and cornhole games and would offer storage for the outdoor gaming areas. Another added feature would be including a stage and band shelter area on the east side of the front yard facing away from the railroad spur and SoNa Loft apartments. On the east side of the building two future production tanks are shown on site at the SE corner of the building. They will hold base malts for brewing. The location makes them accessible for grain deliveries. A new metal canopy and screen wall is also shown.

**Recommendation:** Approval of the Site, Landscaping, and Architectural Design Review for site changes to Ope Brewing, an existing business at 6751 W. National Ave. (Tax Key No. 454-9001-000)., subject to the following conditions:

(Item below 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 revised site and landscaping plan being submitted to show the following: (a) construction details of the stage, band shelter and shed being submitted, (b) building permits being applied for with the Code Enforcement Department for review.



Location of third v-ball court – similar netting to surround lighting directed downward.



East end of patio and v-ball courts



Looking west from east side of site (approx.) location of stage/shelter.



East side of site and building. Walkway extends to W. National  $\mbox{\sc Ave.}$ 

Project Description - Ope Brewing Company Addition of 3rd Volleyball Court

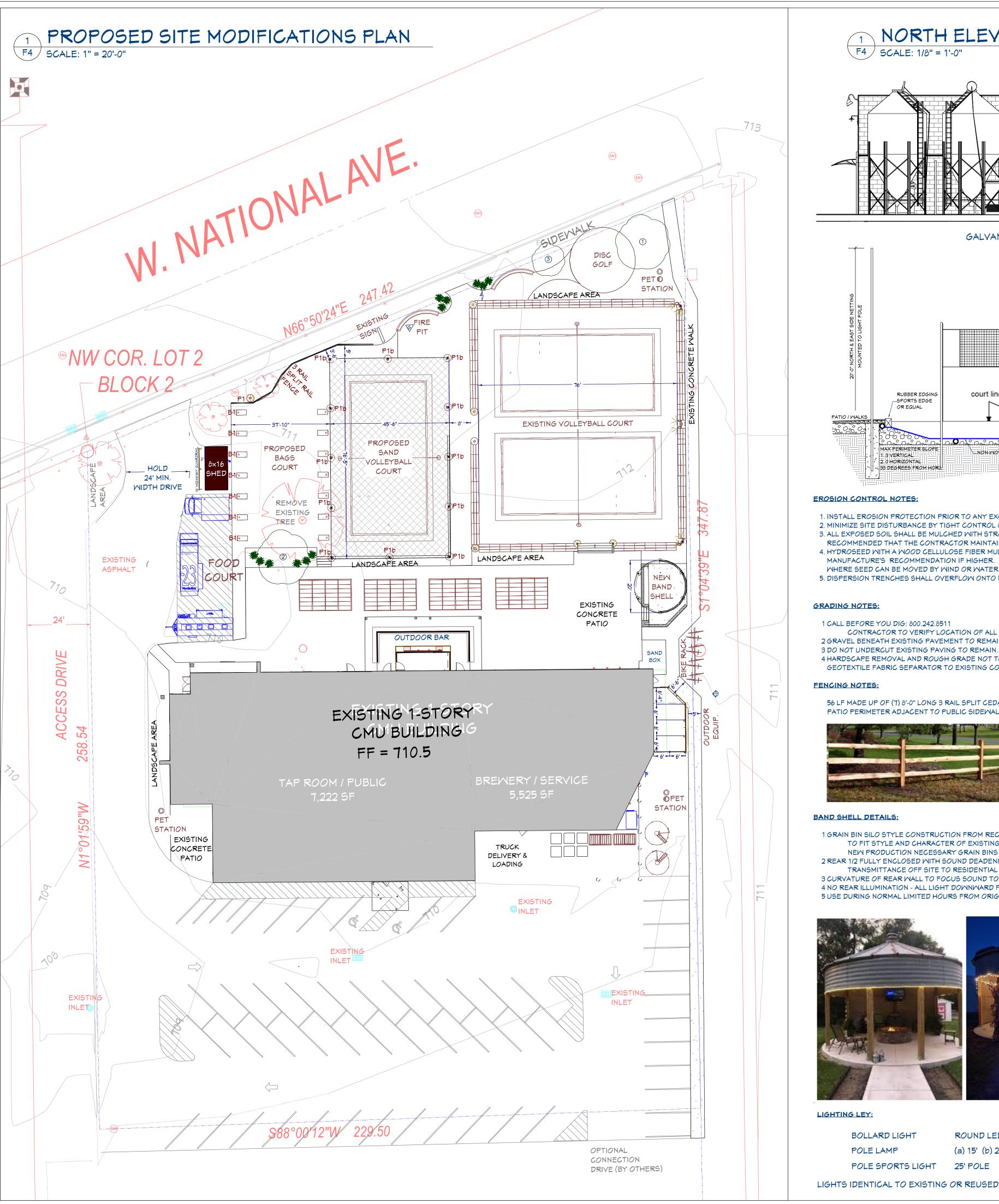
Our primary objective is to add a third volleyball court. To accommodate this, we will remove the existing bocce court and a cottonwood tree. We will also shift the existing cornhole courts to the west, increasing them from five to seven lanes.

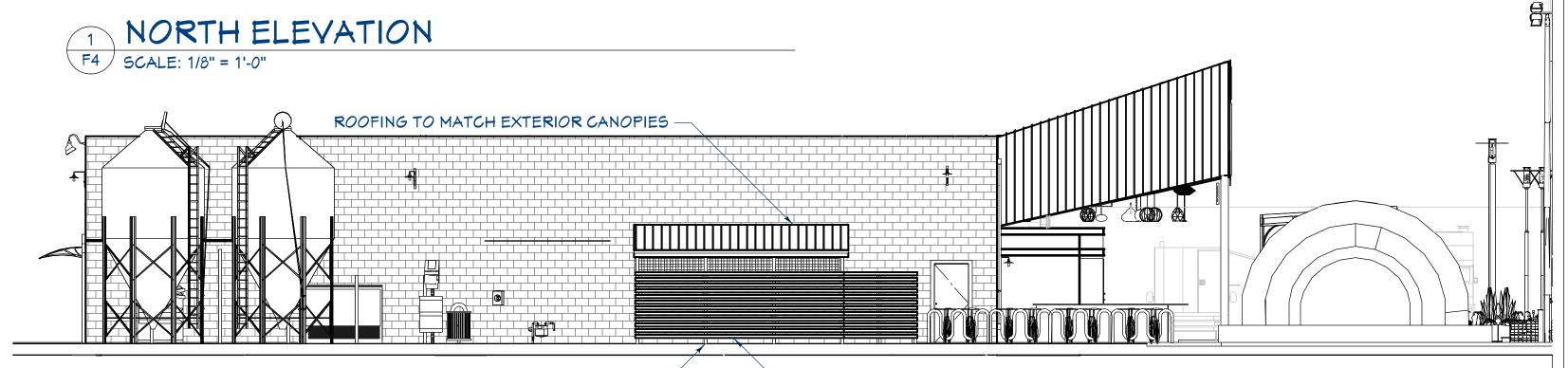
Additionally, we plan to enhance the site with new plantings, trees, split-rail fencing, and a storage shed for sports equipment. We are designating additional food truck parking spaces, aligning with our current practice of hosting two to three food trucks out front.

To the east of the patio, we will be adding a pre-engineered band shell. We regularly host outdoor musicians on Thursday nights seasonally, with performances concluding by 9 PM. The new band shell will be oriented to the west, directing sound away from our neighbors, SONA. We are also adding a 280-square-foot storage shelter on the building's east elevation for outdoor equipment.

The new volleyball court will be similar in design to our two existing courts, featuring down lighting and sport netting that is not visibly intrusive. We are <u>not</u> replicating the stadium-style lights to the east of the existing courts. We will apply film to the existing stadium lights to reduce brightness and glare for our patrons.

Earthwork will occur above the orange soil barrier, as specified during our initial project buildout. Clean fill depths above the barrier will be maintained.





GALVANIZED 3X3 TUBE STEEL SUPPORT POSTS EXTERIOR RATED 1X3 FENCE SLATTING POROUS EPOXY AGGREGATE WALKS / PATIOS — 1"- #57 OPEN GRADED BASE COURSE \*NOTE: INSTALLATION PER MANUFACTURES REQUREMENTS TO MEET OR EXCEED THE WONR TECHNICAL STANDARD 1008. RUBBER EDGING court lines RUBBER EDGING SPORTS EDGE \_SPORTS EDGE OR EQUAL OR EQUAL MALK PATH / TURF \_ 4"- 3/4"(#1) OPEN GRADED STONE TO EXISTING SUBGRADE DODO DO DO DO DO DO DO - NON-MOVEN GEOTEXTILE FABRIC MAX PERIMETER SLOPE UN-COMPACTED SUBSOIL NON-MOVEN GEOTEXTILE FABRIC 1.3 VERTICAL 2.0 HORIZONTAL

# **EROSION CONTROL NOTES:**

- 1. INSTALL EROSION PROTECTION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS
- RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION. 4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER
- MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
- 5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.
- 1 CALL BEFORE YOU DIG: 800.242.8511
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. 2 GRAVEL BENEATH EXISTING PAVEMENT TO REMAIN WHERE REPAVING OCCURS.
- 4 HARDSCAPE REMOVAL AND ROUGH GRADE NOT TO EXCEED EXISTING HIGH VISABILITY GEOTEXTILE FABRIC SEPARATOR TO EXISTING CONTAMINATED SUBSURFACE SOILS.
- 56 LF MADE UP OF (T) 8'-0" LONG 3 RAIL SPLIT CEDAR FENCING AT PATIO PERIMETER ADJACENT TO PUBLIC SIDEWALK



- 1 GRAIN BIN SILO STYLE CONSTRUCTION FROM RECLAIMED MATERIALS TO FIT STYLE AND CHARACTER OF EXISTING MATERIALS AND
- NEW PRODUCTION NECESSARY GRAIN BINS FOR BULK ORDERING / DISPENSING 2 REAR 1/2 FULLY ENCLOSED WITH SOUND DEADENING MATERIALS TO REDUCE NOISE TRANSMITTANCE OFF SITE TO RESIDENTIAL AREA
- 3 CURVATURE OF REAR WALL TO FOCUS SOUND TOWARD ONSITE PATIO AREAS ONLY 4 NO REAR ILLUMINATION - ALL LIGHT DOWNWARD FACING FOR BAND PERFORMANCES 5 USE DURING NORMAL LIMITED HOURS FROM ORIGINAL APPROVALS



STORAGE SHED NOTES:

Door opening

|Peak Height

Sidewall Height

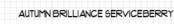
Roof Material Dimensional shingles



8'-0"

9'-0"









4,295 SF GLOW-IN-THE-DARK BROADCAST

Seashore	
This palette of coastal inspired creams, yellows and greys creates a gentle, warm blend which works beautifully with a wide range of properties.	
Rock Shape: Naturally round, some angular Hardness Rating:   Ideal for: Driveways, paths and patios	

## LANDSCAPE NOTES:

- 1 TREE REMOVAL TO BE COMPLETED BY SEPARATE CONTRACTOR PRIOR TO JOB
- 2 PERMEABLE WALKWAY WITH RECOMMENDED EDGING TO BE INSTALLED BY OTHERS OVER COMPATIBLE COMPACTED MATERIALS
- 3 REMOVE ANY LEFTOVER SOD OR SHRUBS FOR REUSE / REPLANTING



ROYAL RAINDROPS CRABAPPLE







BROOKWATER

A DIVISION OF

**BROOKWATER** 

10/01/2025

SCALE: 1'-0"=20'-0"

SHEET:

BOLRR2 HALO 150 POLE SPORTS LIGHT 25' POLE

LIGHTS IDENTICAL TO EXISTING OR REUSED FROM PREVIOUS PROJECT

