



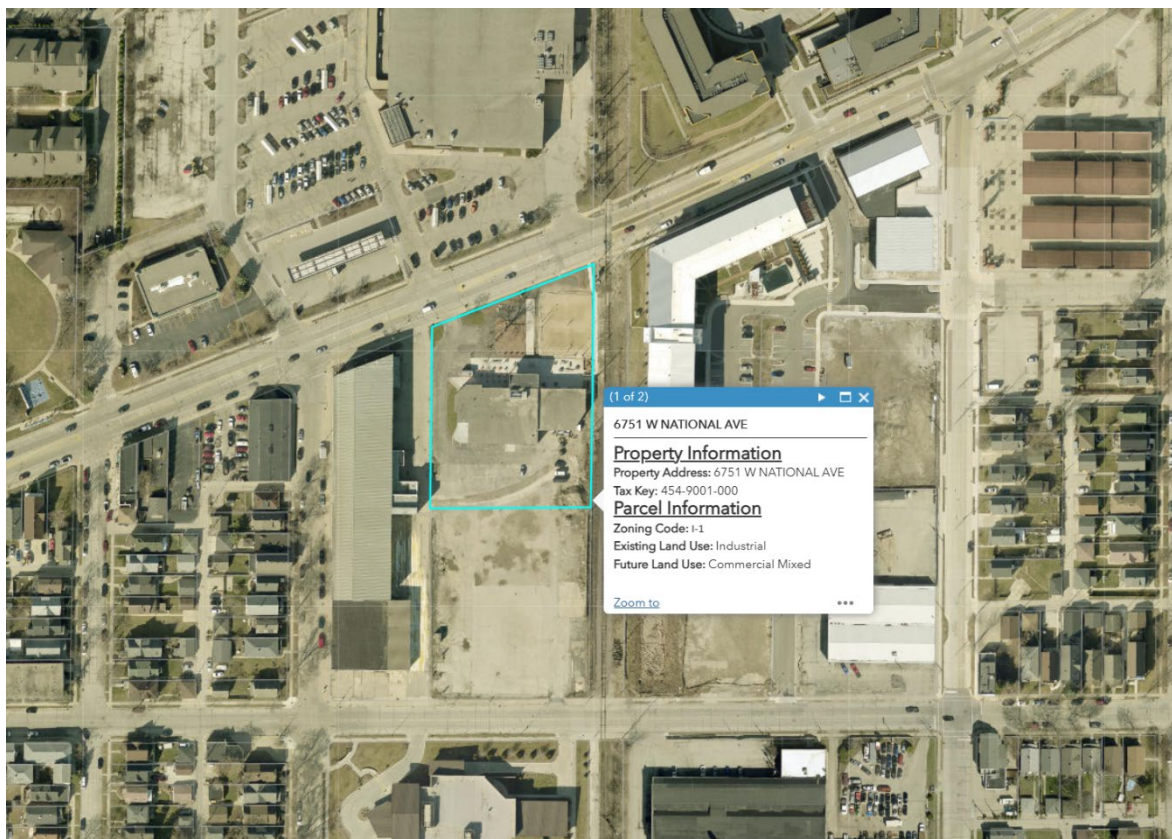
PLAN COMMISSION STAFF REPORT
WEDNESDAY, 10-22-25 @ 6PM
WEST ALLIS CITY HALL, ROOM 128
7525 W. GREENFIELD AVE.

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.



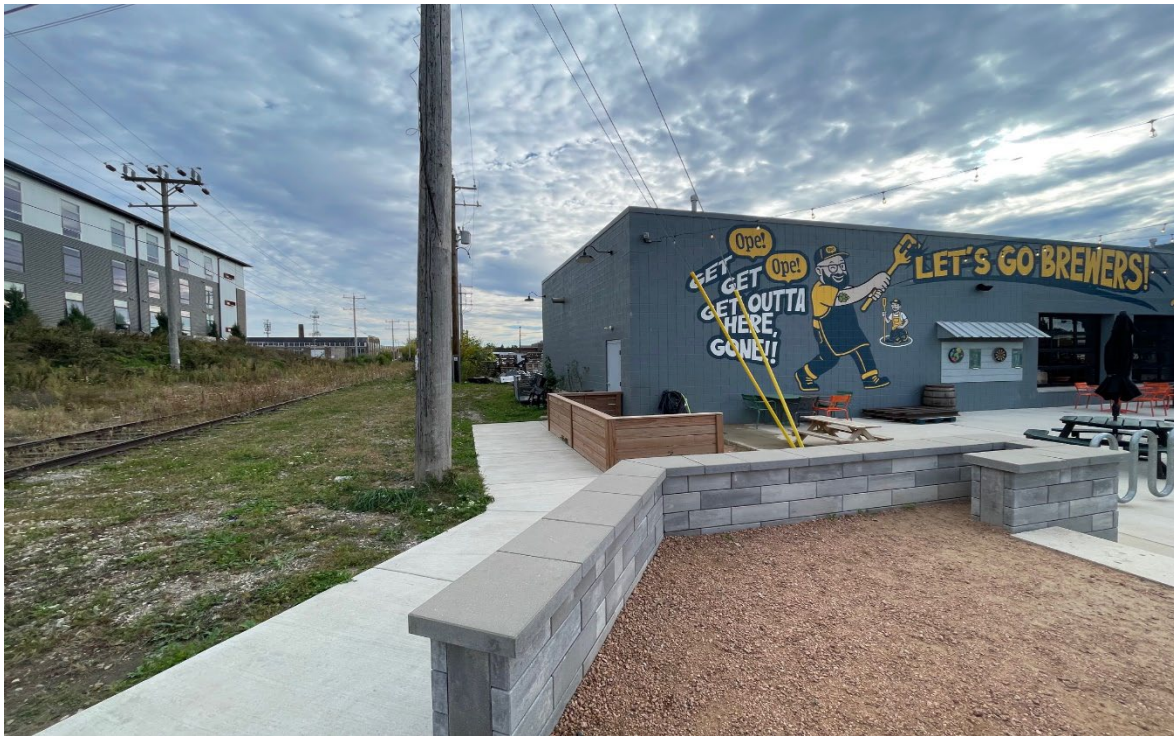
Location of third v-ball court – similar netting to surround lighting directed downward.



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 Ave.

10/7/25

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 not 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.

