



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Meeting Agenda

### Safety & Development Committee

*Aldersperson Thomas G. Lajsic, Chair*

*Aldersperson Cathleen M. Probst, Vice-Chair*

*Alderspersons: Gary T. Barczak, Rosalie L. Reinke, Vincent Vitale*

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Tuesday, June 6, 2017

7:00 PM

City Hall Room 118 (Mayor's conference room)

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#### RECESS MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. NEW AND PREVIOUS MATTERS

##### New Matters for Introduction

51. [O-2017-0023](#) Ordinance to Establish Parking Restrictions on the East side of the 500 Block of S. 116th St.  
*Sponsors:* Ald. May
52. [O-2017-0024](#) Ordinance to Create Subsection 10.03(1)(a) of the City of West Allis Revised Municipal Code Regarding Traffic Officers and Citation Authority for Community Service Officers and Parking Control Officers.  
*Sponsors:* Ald. Lajsic
53. [R-2017-0166](#) Resolution authorizing the acquisition of the former 1.001 acre parcel (former Roosevelt School Playground) from the West Allis-West Milwaukee School District property at located at 9\*\* S. 60 St. (438-1301-000).  
*Sponsors:* Safety & Development Committee  
*Attachments:* [5.17.17 DRAFT-Quit Claim Deed](#)  
[5.17.17 Offer to Purchase](#)
54. [R-2017-0164](#) Resolution approving an agreement for a Planned Development District-Residential, PDD-1 by and between the City of West Allis and Jonathan Ross, on behalf of Ogden and Company, Inc., for the construction of a proposed multi-family and mixed use planned development on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. pursuant to Sec. 12.60 of the Revised Municipal Code.  
*Sponsors:* Safety & Development Committee  
*Attachments:* [PDD Agreement & Exhibits](#)

55. [2017-0333](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for a proposed brew pub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment, to be located at 6611 W. National Ave.
56. [R-2017-0144](#) Resolution approving a request for an extension of time relative to the Special Use Permit for a proposed brew pub (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6611 W. National Ave.
- Sponsors:* Safety & Development Committee
57. [2017-0345](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing.
58. [R-2017-0145](#) Resolution approving a request for an extension of time relative to the Special Use Permit for a proposed bistro (restaurant) with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing.
- Sponsors:* Safety & Development Committee
59. [2017-0344](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for a proposed grocery store with restaurant/deli and outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 W. National Ave.
60. [R-2017-0146](#) Resolution approving a request for an extension of time relative to the Special Use Permit for a proposed grocery store with restaurant/deli and outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 6701 W. National Ave.
- Sponsors:* Safety & Development Committee
61. [2017-0343](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for proposed multi-family townhouse units with the SoNa Portion of The Market at Six Points redevelopment, to be located at 1615-1625 S. 66 St.
62. [R-2017-0147](#) Resolution approving a request for an extension of time relative to the Special Use Permit for proposed multi-family townhouse units within the SoNa portion of The Market at Six Points redevelopment, to be located at 1615-1625 S. 66 St.
- Sponsors:* Safety & Development Committee
63. [2017-0346](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to the Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.

64. [R-2017-0160](#) Resolution approving a request for an extension of time relative to the Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.

*Sponsors:* Safety & Development Committee

65. [2017-0347](#) Request by Emily Pier on behalf of the Mandel Group, Inc. for an extension of time relative to approving an agreement for a Planned Development District-Commercial PDD-2 by and between the City of West Allis and the Mandel Group, Inc. for the construction of a proposed commercial planned development of properties located at 6501-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St. pursuant to Sec. 12.61 of the Revised Municipal Code.

66. [R-2017-0168](#) Resolution approving a Certified Survey Map for the proposed combination of lots located at 1126 S. 108 St. and 1138 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001).

*Sponsors:* Safety & Development Committee

67. [2017-0351](#) Certified Survey Map for the proposed combination of lots located at 1126 S. 108 St. and 1138 S. 108 St., submitted by Beverly Anderson, d/b/a Ebenezer Child Care Centers, Inc. (Tax Key Nos. 444-0460-001 and 444-0463-001).

68. [R-2017-0161](#) Resolution approving a request for an extension of time relative to approving an agreement for a Planned Development District-Commercial PDD-2 by and between the City of West Allis and the Mandel Group, Inc. for the construction of a proposed commercial planned development of properties located at 6501-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St. pursuant to Sec. 12.61 of the Revised Municipal Code.

*Sponsors:* Safety & Development Committee

69. [R-2017-0167](#) Resolution approving a Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15\*\* S. 83 St. into one lot for the development of "Element 84" within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

*Sponsors:* Safety & Development Committee

70. [2017-0349](#) Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15\*\* S. 83 St. into one lot for the development of “Element 84” within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

### Previous Matters for Consideration

71. [2017-0311](#) Certified Survey Map to combine seven existing lots located at 1480-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15\*\* S. 83 St. into one lot for the development of “Element 84” within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).
72. [2017-0310](#) Request for an extension of time to satisfy the Site, Landscaping and Architectural Plan conditions of approval from May 25, 2016 for the development of “Element 84” at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses), submitted by Jon Ross d/b/a (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).
73. [2017-0163](#) Request by Timothy Farrell of Gemini Rosemont Commercial Real Estate to amend the official West Allis Zoning Map by rezoning property located at 1010-1304 S. 70 St. and the respective rights-of-way from M-1 Manufacturing District to C-3 Community Commercial District.

*Attachments:* [Common Council Rezone Request \(3-21-17\)](#)

### Public Hearing Items (Safety & Development Committee)

74. [O-2017-0025](#) Ordinance to amend the official West Allis Zoning Map by creating a PDD-1 Planned Development District Residential overlay on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. and their respective rights-of-way.

*Sponsors:* Safety & Development Committee

75. [2017-0313](#) Request for an Ordinance to amend the official West Allis Zoning Map by creating a PDD-1 Planned Development District Residential overlay on properties currently located at 1480-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. and their respective rights-of-way.

76. [R-2017-0162](#) Resolution relative to determination of Special Use Permit for “Element 84,” a proposed multi-family and mixed-use development, to be located at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses) for properties currently located at 1470-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., 1502 S. 83 St. and 15\*\* S. 83 St.
- Sponsors:* Safety & Development Committee
77. [2017-0309](#) Special Use Permit for “Element 84,” a proposed multi-family and mixed-use development, to be located at 8426 W. Orchard St. and 1470-82 S. 84 St. (proposed addresses) for properties currently located at 1470-88 S. 84 St., 1515 S. 83 St., 82\*\* W. Orchard St., 15\*\* S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., 1502 S. 83 St. and 15\*\* S. 83 St.
78. [R-2017-0140](#) Resolution relative to determination of Special Use Permit for Cousins Subs, a proposed sandwich shop with drive thru facilities, to be located at 6512 W. Greenfield Ave.
- Sponsors:* Safety & Development Committee
79. [2017-0305](#) Special Use Permit for Cousins Subs, a proposed sandwich shop with drive thru facilities, to be located at 6512 W. Greenfield Ave.
- Attachments:* [Cousins SUP Hearing letter of concern](#)
80. [R-2017-0141](#) Resolution relative to determination of Special Use Permit for an outdoor extension of premise at Fourth-N-Long located at 8911 W. National Ave.
- Sponsors:* Safety & Development Committee
81. [2017-0186](#) Special Use Permit for Fourth-N-Long, an existing restaurant and bar, to establish an outdoor dining area on a portion of their property located at 8911 W. National Ave.
- Attachments:* [Fourth n Long SUP Hearing letter of concern](#)
82. [R-2017-0142](#) Resolution relative to the determination of Special Use Permit for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St.
- Sponsors:* Safety & Development Committee
83. [2017-0306](#) Special Use Permit for Ebenezer Childcare, a proposed child daycare facility, to be located at 1126-38 S. 108 St.

#### D. ADJOURNMENT

All meetings of the Safety & Development Committee 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.

**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.