



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Meeting Agenda

Safety & Development Committee

Alderson Thomas G. Lajic, Chair

Alderson Cathleen M. Probst, Vice-Chair

Aldersons: Gary T. Barczak, Rosalie L. Reinke, Vincent Vitale

Tuesday, June 7, 2016

7:00 PM

Department of Development Conference Rm 210

RECESS MEETING

A. CALL TO ORDER

B. ROLL CALL

C. NEW AND PREVIOUS MATTERS

New Matters for Introduction

41. [R-2016-0147](#) Resolution approving a Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels for the development of "Element 84" within the 84th and Greenfield Redevelopment Area, submitted by Jon Ross, d/b/a Ogden Real Estate, Inc., (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006).

Sponsors: Safety & Development Committee

42. [2016-0358](#) Certified Survey Map to combine seven parcels located at 82** W. Greenfield Ave., 1515 S. 83 St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St., and 1470-78 & 1480-88 S. 84 St. in order to recreate two new parcels for the development of "Element 84" within the 84th and Greenfield Redevelopment Area, submitted by Jon Ross, d/b/a Ogden Real Estate, Inc., (Tax Key Nos. 452-0711-000, 452-0712-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000 and 451-0642-006).

43. [R-2016-0148](#) Resolution approving a Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000).

Sponsors: Safety & Development Committee

44. [2016-0359](#) Certified Survey Map to create two new parcels from the parcel currently located at 14** S. Six Points Crossing, for the development of the NoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis (Tax Key No. 454-0647-000).
45. [R-2016-0149](#) Resolution approving a Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003).

Sponsors: Safety & Development Committee

46. [2016-0360](#) Certified Survey Map to combine five parcels located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 66** W. Mitchell St., and recreate three parcels for the development of the SoNa portion of The Market at Six Points redevelopment, submitted by Ian Martin, d/b/a Mandel Group, Inc., on behalf of the Community Development Authority of the City of West Allis. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0254-003).
47. [R-2016-0161](#) Resolution 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

Attachments: [PDD-2 \(Mandel SoNa\)](#)

48. [2016-0297](#) City of New Berlin Notice of Public Hearing before the City of New Berlin Plan Commission scheduled for June 6, 2016, at 6:01 p.m., in regard to an overall update to the City's 2020 Comprehensive Plan.

Attachments: [New Berlin Plan Commission Notice](#)

49. [2016-0372](#) Village of West Milwaukee Notice of Public Hearing scheduled for June 14, 2016, 6:00 p.m., to consider a petition submitted by Ursidae Acquisitions and Colliers International Wisconsin requesting the Village Board to rezone parcels addressed as 4905 and 4915 W. Burnham St. to allow for future development.

Attachments: [Village of West Milw. PH](#)

Previous Matters for Consideration

50. [R-2016-0144](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.
- Sponsors:* Safety & Development Committee
- Attachments:* [CDA Signed Resolution #1146](#)
51. [R-2016-0146](#) Resolution authorizing a loan up to \$500,000 to 6682 LLC (Whitnall Summit Company LLC) for the acquisition of a portion of 6600 W. Washington St. (Tax Key No. 439-0001-035).
- Sponsors:* Safety & Development Committee
52. [2016-0324](#) Request for an Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000).

Public Hearing Items (Safety & Development Committee)

53. [O-2016-0028](#) Ordinance to amend the Official West Allis Zoning Map by rezoning 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St. and 1533-35 S. 83 St. from RB-2 Residence District to C-3 Community Commercial District. (Tax Key Nos. 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000).
- Sponsors:* Safety & Development Committee
54. [R-2016-0153](#) Resolution relative to determination of Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.
- Sponsors:* Safety & Development Committee
55. [2016-0318](#) Special Use Permit for Element 84 (building A), a proposed mixed-use multi-family residential and commercial building, to be located at 1468 and 1482 S. 84 St.
56. [R-2016-0152](#) Resolution relative to determination of Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.
- Sponsors:* Safety & Development Committee
57. [2016-0319](#) Special Use Permit for Element 84 (building B), a proposed multi-family residential building, to be located at 8426 W. Orchard St.
58. [O-2016-0029](#) Ordinance to amend the official West Allis Zoning Map by repealing the existing PDD-1 Planned Development District Residential overlay on 14** S. Six Points Crossing, 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St. and 65** W. Lapham St. (Tax Key Nos. 454-0647-000, 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000 and 454-0269-000).
- Sponsors:* Safety & Development Committee

59. [O-2016-0030](#) Ordinance to amend the official West Allis Zoning Map by creating a PDD-2 Planned Development District Commercial overlay on properties located at 66** W. National Ave., 15** S. 66 St., 66** W. National Ave., 66** W. Mitchell St., 66** W. Mitchell St. and 6501 W. National Ave. (Tax Key Nos. 454-0641-000, 454-0642-000, 454-0643-000, 454-0644-000, 454-0254-003 and 454-0256-000).
- Sponsors:* Safety & Development Committee
60. [R-2016-0158](#) Resolution relative to determination of Special Use Permit for a proposed mixed-use, multi-family residential and commercial development within the NoNa portion of The Market at Six Points redevelopment, to be located at 1465 S. Six Points Crossing, 6700 W. National Ave. and 6609 W. Greenfield Ave.
- Sponsors:* Safety & Development Committee
61. [2016-0300](#) Special Use Permit for a proposed mixed-use, multi-family residential and commercial development within the NoNa portion of The Market at Six Points redevelopment, to be located at 1465 S. Six Points Crossing, 6700 W. National Ave. and 6609 W. Greenfield Ave.
62. [R-2016-0151](#) Resolution relative to determination of Special Use Permit for a proposed 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
63. [2016-0301](#) Special Use Permit for a proposed restaurant with outdoor dining within the SoNa portion of The Market at Six Points redevelopment to be located at 1569 S. Six Points Crossing.
64. [R-2016-0157](#) Resolution relative to determination of 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
65. [2016-0299](#) 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.
66. [R-2016-0156](#) Resolution relative to determination of 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
67. [2016-0303](#) 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.
68. [R-2016-0155](#) Resolution relative to determination of 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

69. [2016-0302](#) 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.
70. [R-2016-0154](#) Resolution relative to determination of 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
71. [2016-0304](#) Special Use Permit for proposed restaurant with outdoor dining at the West Allis Farmers Market property to be located at 6503 W. National Ave.
72. [R-2016-0150](#) Resolution relative to determination of a Special Use Permit for Fast Forward Fitness, to establish a personal training company, to be located at 9730 W. Greenfield Ave.
- Sponsors:* Safety & Development Committee
73. [2016-0325](#) Special Use Permit for Fast Forward Fitness, to establish a personal training company, to be located at 9730 W. Greenfield Ave.

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.