



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, March 27, 2024  
Common Council Chambers  
6:00 PM**

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

**5. Sale of an approximate 670-sf portion of land on property located at 62\*\* W. National Ave (Tax key Parcel: 454-0073-001).**

**Overview and Zoning**

Citlali and Nicolas of [Antigua Restaurant](#) at 6207 W. National Ave. have submitted an offer to purchase a small piece of city parking lot (a landscaping island) west of their restaurant. Refer to exhibit. Antigua would like to purchase the land from the city to add an outdoor patio for their customers. Their interest includes enhancing the curb appeal and dining experience... a welcome idea along W. National Ave.

Consideration of the sale of land requires the city to make the requested offer public. This means bringing the request/offer to purchase before Common Council for introduction to see if there is any interest in selling the land. If so, the Council refers the item to the Plan Commission for consideration of land use appropriateness. Plan Commissions role is to determine if the proposed sale of land, in this case to a commercial use for a commercial end use, if deemed compatible with the long-range Comprehensive Plan for the city (homework – refer to Ch 3 Land Use, recommendation 3, of the [2045 Comp Plan](#)). If you agree, recommend approval. Plan Commission’s recommendation is advisory and referred to the Common Council for a public hearing. The council will make the final decision on the disposition of land. The City is not required to sell the land.



Our City Assessor has valued the land at \$10/sf. If the Council accepts the idea of selling the land, Antigua will prepare a certified survey map, legal description of the area to be sold and combined with that of their restaurant property. Then the City would work to convey/sell the land area. Antigua would also prepare more detailed plans of the site changes needed to convert the landscaping island into a

restaurant patio (and subject to Plan Commission site/landscaping, architectural design approval at a future date).

Schedule we're following:

- 1) [March 5](#) - Council Board of Public Works (item 41) refer the matter to Plan Commission,
- 2) March 27 - Plan Commission consideration (of surplus land area),
- 3) April TBD - Council public hearing on the land sale.
- 4) Subsequent PC consideration of CSM, site & landscaping plan.

Of note on March 5<sup>th</sup> the Common Council unanimously recommended to forward Antigua's offer to purchase to the Planning Commission. Plan Commissions decision will be sent to Council for hearing in April.

**Recommendation:** Refer to Common Council. Recommend Common Council approval Sale of an approximate 670-sf portion of land on property located at 62\*\* W. National Ave (Tax key Parcel: 454-0073-001), as the land sale would further redevelopment of underutilized land in accordance with the 2045 Comprehensive Plan.

If Council approves the land sale the following being submitted to Plan Commission for consideration:

1. A revised Site and Landscaping Plan being submitted to the Planning and Zoning Office. Contact Steve Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Certified Survey Map to consolidate properties and being recorded with the Milwaukee Co. Register of Deeds.
3. Licensed extension of premise being applied for with the City Clerks Office.