



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 27, 2019
6:00 pm

City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 3A. Ordinance to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) from “Public and Semi-Public” to “Commercial” land use classification for property located at 1000 S. 72 St., submitted by Cobalt Partners (Tax Key No. 440-0213-003).

- 3B. Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 8** S. 72 St. and 1000 S. 72 St. from P-1, Park District to C-3, Community Commercial District, submitted by Cobalt Partners (Tax Key No. 440-0004-001 and 440-0213-003).

Items 3A and 3B may be considered together.

Overview

The Department of Development has received an application from Cobalt Partners, LLC to request a change of zoning for the property located at 8** S. 72 St. and 1000 S. 72 St. (McKinley Park), as well as a request to amend the Future Land Use map for the property at 1000 S. 72 St. The request is to rezone both properties from P-1 Park District to C-3 Community Commercial District, and to update the Future Land Use for 1000 S 72 St. from Public and Semi-Public to Commercial. A public hearing regarding this request will be held on March 19, 2019.

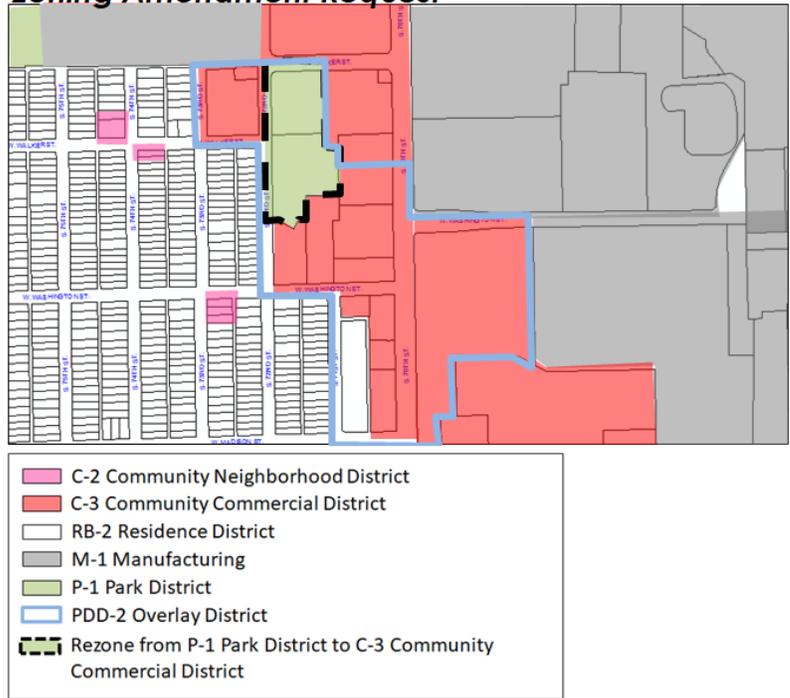


8** S. 72 St is 1.722 acres and 1000 S. 72 St. is 2.411 acres, for a total acreage of 4.133 acres. Amenities at McKinley Park include: McKinley Fieldhouse, softball, basketball, and tennis. The park will be relocated within the neighborhood, with the exact location still under consideration.

Zoning Amendment Request for 8 and 1000 S. 72 St.**

This request is being made as part of the West Quarter redevelopment project, which is envisioned to be a transit-oriented, amenity-rich, mixed-use district. While there is no specific use being proposed at this time, the proposed zoning amendment will allow the two parcels to be of the same zoning (C-3 Community Commercial District) as the rest of the West Quarter redevelopment project. A majority of the surrounding land is zoned C-3 Community Commercial District, along with a section of RB-2 Residence District on the west side of S. 72 St.

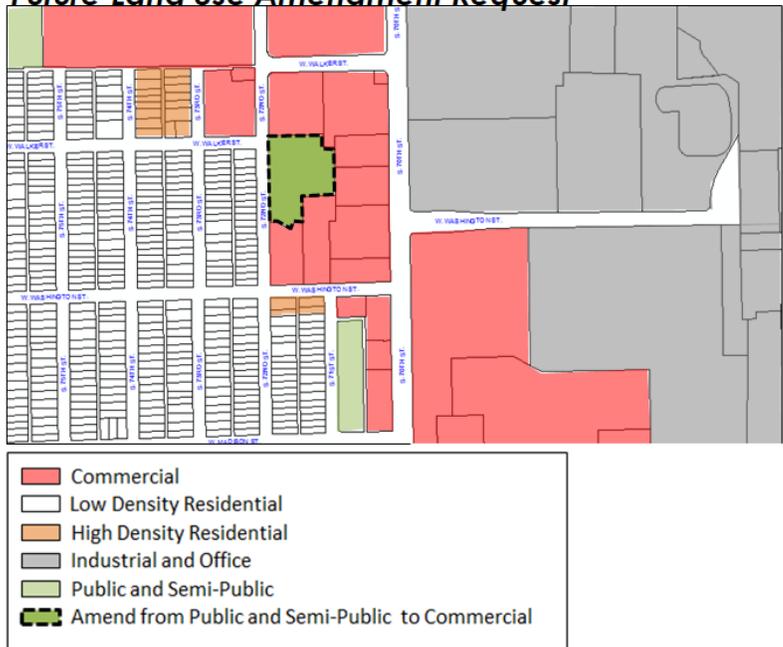
Zoning Amendment Request



Future Land Use Amendment Request for 1000 S. 72 St.

The Comprehensive Plan's 2030 Land Use Plan already identifies 8** S. 72 St. as a Commercial land use. However, 1000 S. 72 St. is identified as Public and Semi-Public. The land immediately surrounding 1000 S. 72 St. is primarily planned for Commercial land use and Low Density Residential land use.

Future Land Use Amendment Request



Recommendation (3A): Common Council approval of the Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Public and Semi-Public" to "Commercial" land use classification for property located at 1000 S. 72 St., submitted by Cobalt Partners (Tax Key No. 440-0213-003).

Recommendation (3B): Common Council approval of an Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 8** S. 72 St. and 1000 S. 72 St. from P-1, Park District to C-3, Community Commercial District, submitted by Cobalt Partners (Tax Key No. 440-0004-001 and 440-0213-003).