



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

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

8. **Certified Survey Map to combine the existing parcel at 9422 W. National Avenue (Tax Key No. 479-0674-003) and 9440 W. National Avenue (Tax Key No. 479-0676-004), into one parcel.**

Overview and Zoning

Following the demolition of a vacant multi-tenant building along W. National Ave. directly east of the existing Heartbreakers bar & entertainment club a Certified Survey Map has been completed to combine the two existing parcels. The combined parcel will be utilized for the existing club and a future accessory parking lot. Common ownership exists.

The Plan Commission approved the Site, Landscaping, and Architectural Plans for the site at their February 28th, 2024, meeting. A revised parking lot plan is being prepared in accordance with Plan Commission's conditional approval.





CSM

The proposed CSM would combine the 2 existing parcels into 1 lot. There are no maximum or minimum lot width requirements in the C-2 district. The proposed survey complies with all zoning requirements for lot size and buildable space. The newly created lot, Lot 1, has an area of 22,739 square feet.

Recommendation: Common Council approval the Certified Survey Map to combine the existing parcel at 9422 W. National Avenue (Tax Key No. 479-0674-003) and 9440 W. National Avenue (Tax Key No. 479-0676-004), into one parcel subject to Common Council approval and a revised Certified Survey Map being submitted to the Planning office for minor technical corrections.

