



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution: R-2016-0161

File Number: R-2016-0161

Final Action:

Sponsor(s): Safety & Development Committee

JUN 07 2016

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.

WHEREAS, Ian Martin, d/b/a the Mandel Group (the "Developer"), with principal offices at 301 E. Erie St., Milwaukee, WI 53202, has submitted an application for a Planned Development District-Commercial (PDD-2) for the new construction of a commercial development project to consist of multiple commercial properties and other site improvements generally located on the south side of W. National Ave. between the Union Pacific railroad spur and S. 65 St., containing approximately 9.3 acres of land pursuant to Sec. 12.61 of the Revised Municipal Code; and,

WHEREAS, the Developer has a valid offer to purchase or lease said lands, and will combine and create the purchased portions of the subject parcels into two lots of record via Certified Survey Map. The underlying zoning of said property is C-3 Community Commercial District and will be amended via overlay with a Planned Development District-Commercial (PDD-2) to allow for multiple commercial buildings to be constructed upon said lots. The total project area is depicted and described as:

A tract of land being in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, described as follows:

Beginning at the Northwest corner of Lot 3, Certified Survey Map No. 8231; thence Northerly, 36.40 feet, to the centerline of West National Avenue; thence Northeasterly, 524.23 feet to the centerline of Six Points Crossing, extended; thence continue Northeasterly, 370.57 feet, along the said centerline, to the centerline of South 65th Street, extended; thence Southerly, 497.70 feet, to the centerline of West Lapham Street; thence Westerly, 316.65 feet, along the said centerline to the centerline of Six Point Crossing; thence Southerly, 83.38 feet along the said centerline of Six Point Crossing; thence Westerly, 158.61 feet; thence Southerly, 289.13 feet; thence Westerly, 321.23 feet, to the East line of the spur track; thence Northerly, 464.05 feet, along the said East line to the Point of Beginning.

Said area is located at 6501-6701 W. National Ave., 1569 S. Six Points Crossing and 1607 S. 66 St., and contains 8.51 acres, more or less and includes portions of City right-of-way.

Tax Key Numbers: 454-0256-000 and two new parcels to be determined via new CSM from existing parcels 454-0641-000, 454-0643-000, 454-0642-000 and 454-0644-000.

WHEREAS, the Planned Development Application was forwarded and approved to the Plan Commission on May 25, 2016, for review and recommendation and its recommendation has been received; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on June 7, 2016, on the Application for the Ordinance to rezone the land within the project area; and,

WHEREAS, the Common Council, after due consideration, finds that the proposed development as set forth in the Application, with certain conditions, meets the standards set forth in Sections 12.61 of the West Allis Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Application, a copy of which is attached hereto and made a part hereof, be, and is hereby approved, subject to additional conditions set forth in the Planned Development Agreement hereinafter identified.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement and other documents, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Agreement, and its exhibits, for Planned Unit Development-Commercial by and between the Developer, and the City of West Allis, a copy of which is attached and made a part hereof, be, and is hereby approved and that the Mayor and City Administrative Officer are hereby authorized and directed to execute and deliver said Agreement and Resolution on behalf of the City, together with all such other and further instruments and documents, as may be required by said Agreement, for its full and complete implementation.

BE IT FURTHER RESOLVED that the Official City Zoning Map be, and is hereby amended by overlay of the Planned Development District-Commercial (PDD-2) approved hereby.

cc: Dept. of Development
Dept. of Building Inspections and Zoning

ZON-R-1053-6-7-16

ADOPTED June 7, 2016

APPROVED 6/10/16

Monica Schultz
Monica Schultz, City Clerk

Dan Devine
Dan Devine, Mayor