

STAFF REPORT WEST ALLIS PLAN COMMISSION Wednesday, January 24, 2024 6:00 PM

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

 Certified Survey Map to split the existing parcel at 11** block S. 70 ST into two parcels (Tax Key No. 439-9002-000)

Overview and Zoning

Land by Label is proposing to purchase a portion of an existing 7-acre parcel located at 1100 S. 70th St. The split will set the stage toward land acquisition for future multi-unit apartment redevelopment by Land By Label on the western lot. Land by Label is proposing a 246-unit apartment development with a planned construction start date in Summer 2024. The eastern lot/portion of the land split will continue to be leased by Summit Place for parking for the office center's tenants. Ongoing discussions between City staff and Land by Label involve the consideration of a future proposed second phase of housing units on this site.

The applicant is proposing to divide the parcel into two parcels to satisfy a condition from its September 2023

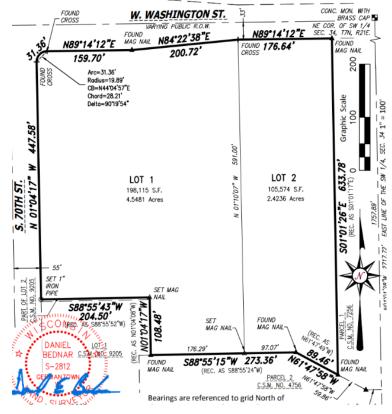
Plan Commission approval.

1100 S. 70th St. is zoned C-3. Multi (5+) Unit Dwellings require a Conditional Use Permit. The applicant obtained a Conditional Use Permit on October 3, 2023.

CSM

The proposed CSM would divide the existing parcel into 2 lots. The western lot would include a 246-unit apartment building with a pool, dog park, and parking. The eastern lot would remain as a parking lot for Summit Place with potential to be the site of a second phase of housing units developed by Land by Label





Recommendation: Approve the Certified Survey Map to split the existing parcel at 11** Block S. 70th St into two parcels. (Tax Key No. 439-9002-000) subject to the following conditions:

- 1. Common Council approval of the Certified Survey Map.
- 2. Staff review and technical corrections being made to the Certified Survey Map. Easements and cross-access agreements related to sanitary sewer main, storm mains, storm water retention, traffic/driveways, parking, etc. by the Engineering Department.

September 2023 Plan Commission (site plan and rendered view from S. 70 St. and W. Washington St.)



CERTIFIED SURVEY MAP NO.

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West

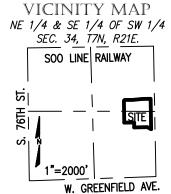
Allis, Milwaukee County, Wisconsin.

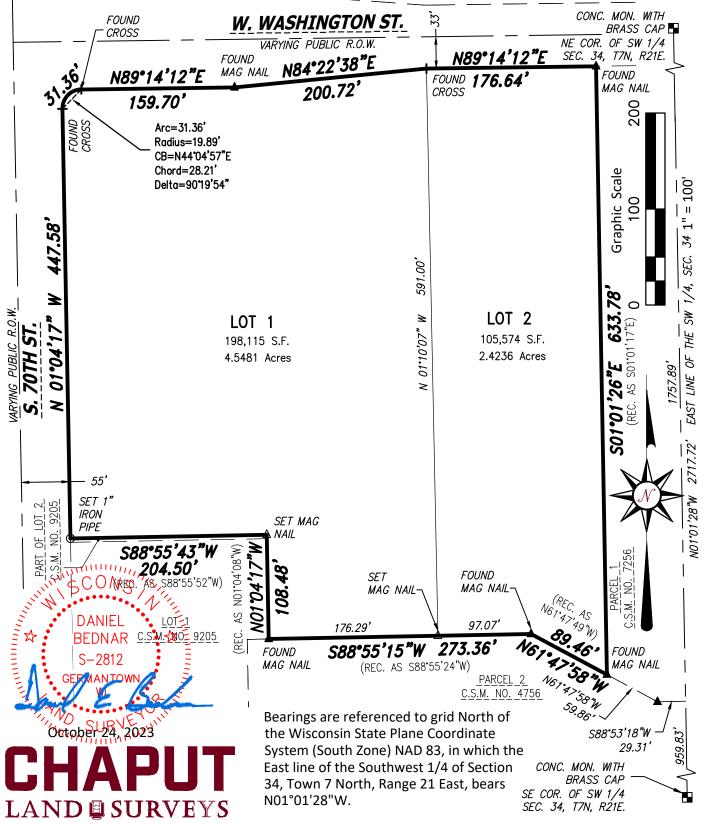
LEGEND

- ▲ Indicates found mag nail
- + Indicates set cut cross in concrete
- △ Indicates set mag nail in asphalt
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

Owner:

WEST QUARTER EAST, LLC, 400 N. Broadway, Suite 100 Milwaukee, WI 53202

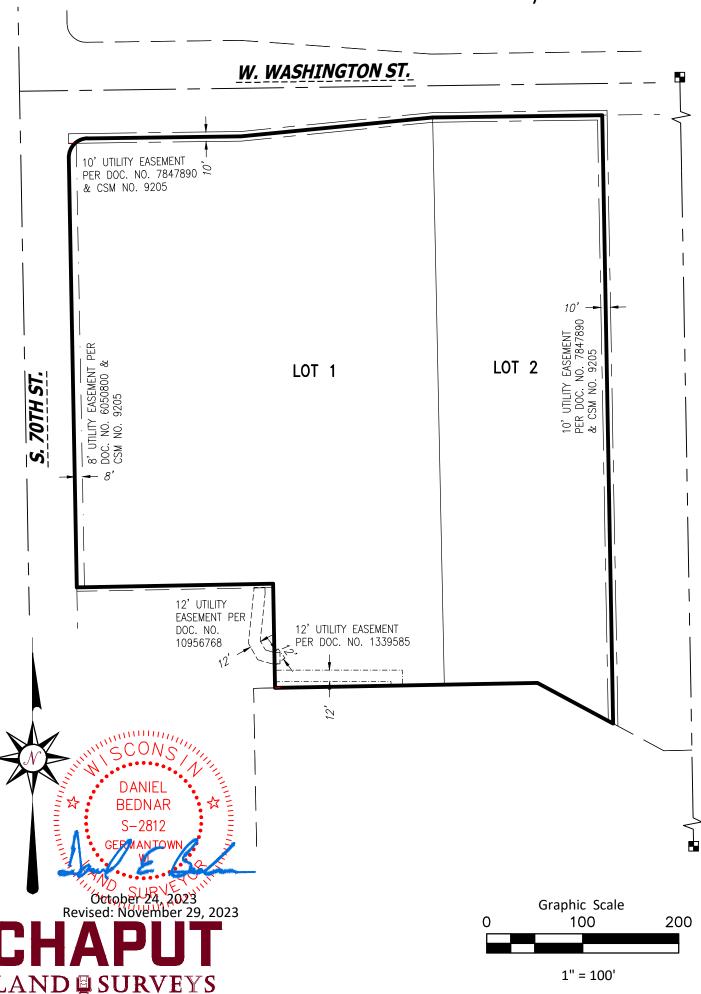




CERTIFIED SURVEY MAP NO.

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

NOTE: Easements shown for reference only.



CERTIFIED SURVEY MAP NO. .

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN} MILWAUKEE COUNTY}

I, DANIEL E. BEDNAR, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast corner of the Southwest 1/4 of Section 34; thence North 01°01'28" West along the East line of said Southwest 1/4 Section 959.83 feet to a point; thence South 88°53'18" West 29.31 feet to a point; thence North 61°47'58" West 59.86 feet to the point of beginning of the lands to be described; thence continuing North 61°47'58" West 89.46 feet to a point; thence South 88°55'15 West 273.36 feet to a point; thence North 01°04'17" West 108.48 feet to a point; thence South 88°55'43" West 204.50 feet to a point on the East line of South 70th Street; thence North 01°04'17" West 447.58 feet along said East line to a point of curvature; thence Northeasterly 31.36 feet along the arc of a curve whose radius is 19.89 feet, whose center lies to the Southeast, and whose chord bears North 44°04'57" East 28.21 feet to a point on the South line of West Washington Street; thence North 89°14'12" East along said South line 159.70 feet to a point; thence North 84°22'38" East continuing along said South line 200.72 feet to a point; thence North 89°14'12" East continuing along said South line 176.64 feet to a point; thence South 01°01'26" East along the west line of Parcel 1 of CSM No. 7256 aforesaid 633.78 feet to the point of beginning.

Said lands contain 303,689 square feet, or 6.9717 acres.

THAT I have made the survey, land division and map by the direction of WEST QUARTER EAST, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. CONS

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of West Allis in surveying, dividing and mapping the same.

\$

October 24, 2023

REGISTERED LAND SURVEYOR S-2812

BEDNAR S - 2812



CERTIFIED SU	JRVEY MAP NO
	y Map No. 9205, being part of the Northeast 1/4 and the Southeast 7 North, Range 21 East, in the City of West Allis, Milwaukee County,
0	WNER'S CERTIFICATE
by virtue of the laws of the State of Wiscon the land described on this Certified Survey	n limited liability company, duly organized and existing under and asin, as owner, certifies that said limited liability company caused Map to be surveyed, divided and mapped as represented on this rision regulations of the City of West Allis and Chapter 236 of the
WEST QUARTER EAST, LLC, does furth submitted to the following for approval or o	her certify that this map is required by S.236.10 or 236.12 to be objection: City of West Allis.
IN WITNESS WHEREOF, WEST QUARTI	ER EAST, LLC, has caused these presents to be signed by the hand
of Scott J. Yauck, Authorized Representative	e, on this, day of, 20
WEST QUA	ARTER EAST, LLC,
Ву:	
Scott J. Ya	auck, Authorized Representative
STATE OF WISCONSIN} :SS MILWAUKEE COUNTY}	
Representative of WEST QUARTER EAST,	
Notary Signature:	
Notary Name:	
	My commission expires:
(Notary Seal)	



CERTIFIED SURVEY N	ИАР NO
--------------------	--------

A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

CONSENT OF MORTGAGEE

corporation duly orga State of Wisconsin, mortgagee of the	inized and existing under and by virtue of the laws of the above described land, does hereby consent to the
	d described on this map, and does hereby consent to the
	TER EAST, LLC have caused these presents to be signed by
, its	and its corporate seal to be hereunto affixed
this day of, 20	and its corporate seal to be hereunto affixed
In the presence of:	
Date	
STATE OF)	
): SS	
COUNTY)	
Personally came before me this day of	, 20 , the above named
to me known as the person who executed the foregoin	
(Notary Seal)	
	Notary Public State of Wisconsin
	My commission expires,
	My commission is permanent.



1/4 of the Southwest 1/4 of Section 34 Wisconsin.	, Town 7 North, Range 21	East, in the City of West	Allis, Milwaukee Count	
СОММО	N COUNCIL CERTIFICA	TE OF APPROVAL		
Be it resolved by the Common Council of the City of West Allis, Wisconsin, that the Certified Survey Map of a Parce of land being a redivision of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 34, Town 7 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.				
APPROVED:, 20	0	APPROVED:	, 20	
DAN DEVINE, MAYOR		REBECCA GRILL, CITY	CLERK	
	CITY CLERK'S CERTIFI	<u>CATE</u>		
I, Rebecca Grill, do hereby certif Allis, and the foregoing is a true and co West Allis, Wisconsin on day of	rrect copy of a resolution	adopted by the Commor	•	
Date	R	EBECCA GRILL, CITY CLER	K	
CE	RTIFICATE OF CITY TR	EASURER		
I, Corinne Zurad, being the d Treasurer of the City of West Allis do no unpaid special assessments as of Survey Map.	hereby certify that in acc	ordance with the record		
DATE		NE ZURAD REASURER		
CC	OUNTY TREASURER'S C	ERTIFICATE		
I, DAVID CULLEN, being duly apportunity do hereby certify that the records in my assessments as of	office show no unredeeme	ed tax sales and no unpaid	taxes or special	
DATE SCONS DANIEL BEDNAR	DAVID	CULLEN, COUNTY TREASU	JRER .	

CERTIFIED SURVEY MAP NO. _____ A redivision of part of Lot 2 of Certified Survey Map No. 9205, being part of the Northeast 1/4 and the Southeast