



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

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

- 7. **Certified Survey Map to combine the existing parcels at 55** W. Lincoln Ave. and 5520 W. Lincoln Ave. into 1 parcel. (Tax Key Nos. 474-0490-000 and 474-0491-000)**

Overview and Zoning

The property owner at [55** W. Lincoln Ave. and 5520 W. Lincoln Ave.](#) is proposing to consolidate the two parcels into one parcel. The property owner intends to combine this parcels to anticipate future development. The applicant has not provided details as to what type of development may occur.

Both properties are zoned C-2 and may support a variety of commercial uses. Future development of the site may require Plan Commission approvals. Staff will work with the property owner on any future development of the property.



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 zoning requirements. Future development would comply with the zoning district and is subject to [Design Review](#).

Recommendation: Approve the Certified Survey Map to combine the existing parcels at 55** W. Lincoln Ave. and 5520 W. Lincoln Ave. into 1 parcel. (Tax Key Nos Tax Key Nos. 474-0490-000 and 474-0491-000) subject to Common Council approval and a revised Certified Survey Map being submitted to the Planning office for minor technical corrections

