



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 27, 2018
6:00 pm

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

4. Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc. (Tax Key No. 515-0124-000).

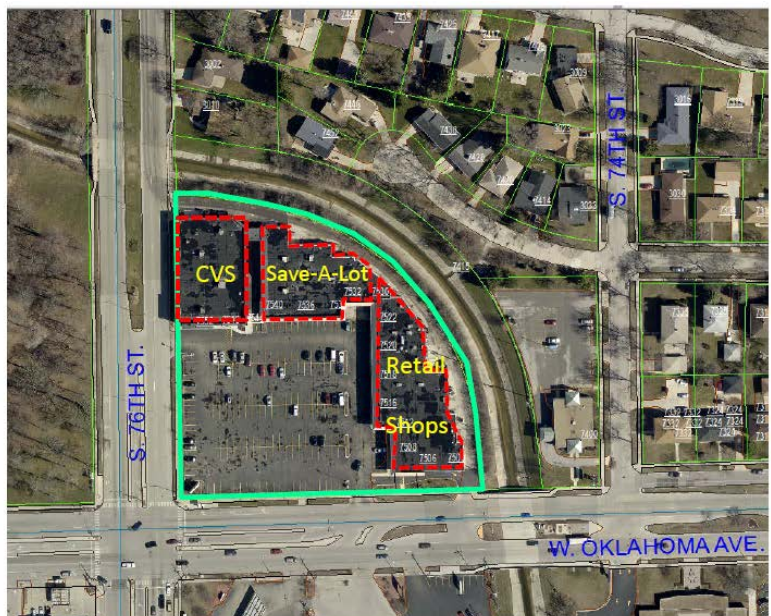
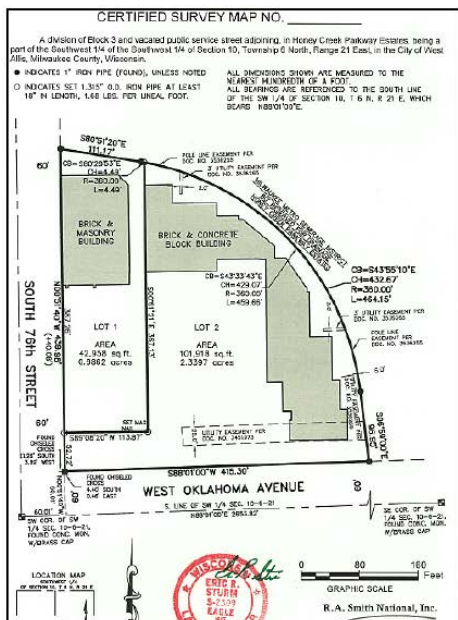
Overview and Zoning

The Riverbend Shopping Center is a 3.3 acre property that is zoned C-3 Community Commercial District and located within the Honey Acres neighborhood. The shopping center includes various tenants including CVS Pharmacy, Andreas Pizzeria, New No. 1 Chinese restaurant and a Save-A-Lot grocery store.

A certified Survey Map has been submitted to separate the property into two lots (a 1 acre lot and a 2 acre lot). The property owners are creating two lots as a business decision to create flexibility of options (future refinancing or sale). They have indicated that a CSM is the cleanest and most cost effective method to create a separate tax parcel and mortgageable tract of land.

Each of the newly created lots would provide sufficient parking per zoning requirements. Required parking for CVS = 43 spaces
Required parking for Save-A-Lot and other retail shops = 122 spaces
Parking provided overall – 181 on property

The property owner will submit cross access, shared parking, and utility facilities agreement as requested per the Planning Division. The agreement establishes that



current and/or future owners together as tenants-in-common of the property known as Riverbend Shopping Center.

The agreement would be recorded as part of the CSM. The agreement benefits each property. While the ownership may stay the same, if/when it's sold (all or a part), the Planning wants to ensure a "wall" doesn't go up between the properties.

Recommendation: Recommend Common Council approval Common Council approval of the Certified Survey Map for Riverbend Shopping Center, to separate one parcel located at 7500 W. Oklahoma Ave. into two parcels, submitted by Brad Kropp, d/b/a Perspective Design, Inc. (Tax Key No. 515-0124-000), subject to building and fire codes being met and cross access, shared parking, utility facilities agreement being provided.