



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution: R-2017-0190

File Number: R-2017-0190

Final Action:

Sponsor(s): Safety & Development Committee

JUL 11 2017

Resolution approving a Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of "Element 84" within the 84th and Greenfield Redevelopment area, submitted by Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC (Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000, 452-0423-000, 452-0417-001 and 452-0415-000).

WHEREAS, on June 6, 2017 the Common Council adopted R-2017- 0167; and,

WHEREAS, a revised Certified Survey Map has been submitted for approval by Ogden & Company (Developer of the Element 84 project). The certified survey map approved last month includes a portion of the proposed Lot 3 area within City right of way (a portion of unimproved alley right of way). The developer is seeking an amended certified survey map to remove an approximate 13-ft x 135-ft. portion of land from City right of way on the east side of lot 3. The change is minor in nature, but will improve the timeliness of getting the CSM recorded with the County and toward a developed project; and,

WHEREAS, Jon Ross, d/b/a Ogden & Company, Inc. and/or Element 84 LLC submitted a Certified Survey Map to combine seven existing lots located at 1470-88 S. 84 St., 1515 S. 83 St., 82** W. Orchard St., 15** S. 83 St., 1525-27 S. 83 St., 1529-31 S. 83 St., 1533-35 S. 83 St. into two new lots, split a portion of the existing lot located at 1515 S. 83 St. into a new lot, and combine two other existing lots located at 1502 S. 83 St. and 15** S. 83 St. into one lot for the development of "Element 84" within the 84th and Greenfield Redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis, that the Certified Survey Map of a parcel of land in the Northwest ¼ and Southwest ¼ of the Northeast ¼ of Section 4, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin be and the same is hereby adopted.

BE IT FURTHER RESOVLED that the Common Council's approval of the Certified Survey Map is subject to and conditioned upon the following:

(a) Element 84, LLC taking title of all properties and receiving property owner certifications in accordance with WI State Statutes.

(b) Site and Landscaping improvement surety. The grant of this Certified Survey Map is subject to and conditioned upon an estimated cost of landscaping and screening being submitted to the Department of Development for approval and a surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated project cost of landscaping and

screening shall be executed by the applicant.

BE IT FURTHER RESOLVED with the grant of this resolution, that the Common Council grants an additional 6 month extension of time (December 29, 2017) to record the map and its documents with the Milwaukee County Register of Deeds Office.

cc: Department of Development

ZON-R-1109-7-11-17

ADOPTED JUL 11 2017

APPROVED 7/12/17

 Monica Schultz
Monica Schultz, City Clerk

 Dan Devine
Dan Devine, Mayor