



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 26, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

Determination of surplus Community Development Authority owned property located at 1706 S. 68 St. (Tax Key No. 453-0776-003)

Overview

In 2013 the Community Development Authority of the City of West Allis (CDA) has directed the Department of Development staff to prepare a Redevelopment Plan for 68th and Mitchell Redevelopment Area pertaining to the former Milwaukee Ductile Iron facility, allowing the CDA to prepare undertakings and activities in the project area for the elimination and for the prevention of the development or spread blight.

The Community Development Authority, has received an offer to purchase 2 parcels of land within the redevelopment area as follows:

The CDA is interested selling the property for redevelopment and a public hearing will be held regarding the matter by the Community Development Authority on July 9, 2019.

Plan Commission's role - As with any Public/City-owned land sales or transfers of interest, the Plan

Commission's role is to make a determination that the sale of land would be in conformance of with the 2030 comprehensive land use plan.

Staff offers the following basis for Plan Commission's consideration:

- The City of West Allis has received an offer to purchase the property from Universal Health Services (UHS) who is entering into a purchase and sale agreement for a future behavior health hospital.
- Future development is applicable to zoning and land use regulations, public works, building and fire codes;
- The sale of the lot will make the property taxable;
- The City would no longer have to maintain the lot.
- The Redevelopment Plan conforms to the long range comprehensive plan for the City.



Land Use Zoning Provisions. Existing land uses within the project area can be categorized as Industrial. There is currently no active use of the 1706 S. 68 St. property. All buildings have been demolished and the property is currently undeveloped.

The 2030 Comprehensive Land Use Plan for the City identifies this area as Industrial and Office and zoned M-1 Manufacturing District. The appropriateness and compatibility of proposed uses will be determined by the CDA prior to land disposition.

A public hearing will be held regarding the proposed land sale by the Community Development Authority and Safety and Development Committee on July 9, 2019. Common Council will consider the land sale on July 16, 2019.

Recommendation: Recommend Common Council approval of the Determination of surplus Community Development Authority owned property located at 1706 S. 68 St. (Tax Key No. 453-0776-003) on the basis that the proposed redevelopment would satisfy the City’s public purpose in conformance of the 2030 comprehensive land use plan for said land; and, and the sale of this land would result in taxable property and relieve the City of maintenance of the property.

