



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 28, 2023
6:00 PM**

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

2. Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013)

Overview and Zoning

The Luther Group owns 10200 W. National Ave., former site of Baker's Square. The company is proposing to split the property into 2 parcels to facilitate its redevelopment.

Luther Group will redevelop the northern portion of the site into a medical clinic and will sell the southern portion of the site to another group for redevelopment as a restaurant with drive-through.

10200 W. National Ave. is zoned C-3. Medical Clinic uses are a permitted use and Restaurants with accessory drive-through service are a conditional use in the C-3 district.

CSM

The proposed CSM would split the parcel into 2 lots: a southern lot facing W. National Ave., and a northern lot facing S. 102nd St.

Previous CSM's for the site include a minimum 25' setback restriction from the south and east property line. After further research, attorneys from the City and Luther Group identified this was a self-imposed restriction originally implemented to align with a previous version of the zoning code from 1970. With no other beneficiaries, the property owners can remove the restriction through this CSM. Staff recommends removing the restriction to facilitate redevelopment and allow development in conformance with the current zoning code.

Recommendation: Approve the Certified Survey Map to split the existing parcel at 10200 W. National Ave. into 2 parcels. (Tax Key No. 485-9990-013) subject to the following conditions:

1. Removal of the minimum 25' setback restriction from 1970 and the defunct no-build line.
2. Common Council approval subject to minor technical corrections.

