



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 24, 2021
6:00 PM**

Virtual Meeting

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

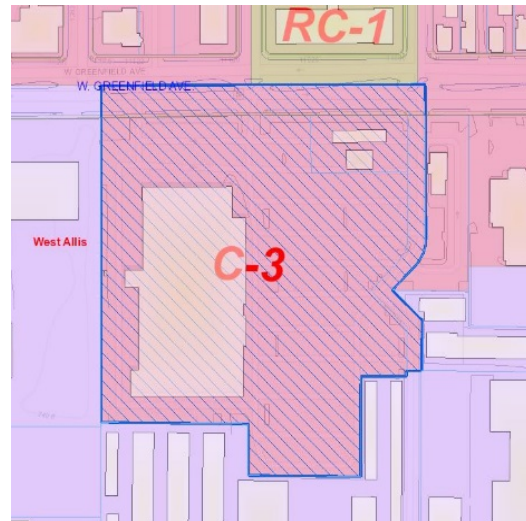
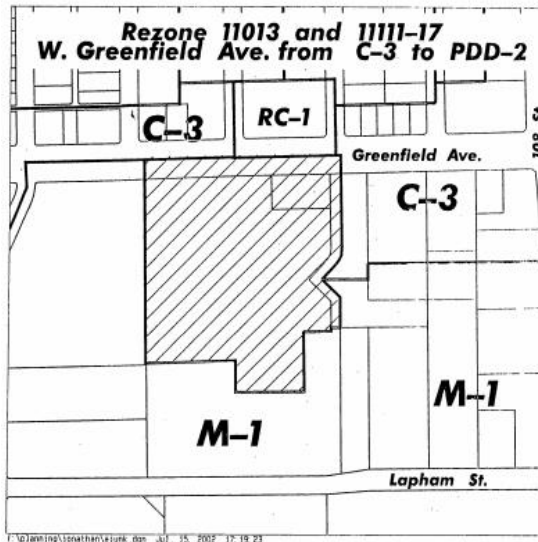
3. **Ordinance to amend the official zoning map with the removal of a PPD-2 Overlay, Planned Development District (PDD-2 Commercial), at 11013 and 11111-17 W. Greenfield Ave. submitted by Aaron Aspenson of Festival Foods (Tax Key No. 448-9993-009 and 448-9993-006).**

Overview & Zoning

In August 2020, Plan Commission approved a Special Use Permit and the Site, Landscape, and Architectural Plans for a proposed Festival grocery store located at 11111-17 W. Greenfield Avenue. As a condition of the approval the PDD-2 overlay district was required to be removed within one year. The PDD-2 overlay zone is no longer needed as it was established by the previous property owner and tenant (Jewel grocery store) so as to develop more than one principle building on a property.

- This item is Festival's follow up to satisfy the Plan Commission's August 2020 directive.

The property is currently zoned C-3, Community Commercial District, with a PDD-2 Commercial Overlay District. The subject PDD-2 is an overlay zoning district also covers the former fuel station property (at 11013 W. Greenfield Avenue).



Recommendation: Common Council approval of the Ordinance to amend the official zoning map with the removal of a PPD-2 Overlay, Planned Development District (PDD-2 Commercial), at 11013 and 11111 W. Greenfield Ave. submitted by Aaron Aspenson of Festival Foods (Tax Key No. 448-9993-009 and 448-9993-006). The public hearing is scheduled for March 16, 2021.