



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution: R-2017-0164

File Number: R-2017-0164

Final Action:

Sponsor(s): Safety & Development Committee

JUN 06 2017

Resolution approving an agreement for a Planned Development District-Residential, PDD-1 by and between the City of West Allis and Jonathan Ross, on behalf of Ogden and Company, Inc., for the construction of a proposed multi-family and mixed use planned development on properties currently located at 1480-88 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. pursuant to Sec. 12.60 of the Revised Municipal Code.

WHEREAS, Jonathan Ross, on behalf of Ogden and Company, Inc., (the "Developer"), with principal offices at 1665 N. Water Street, Milwaukee, WI 53202, has submitted an application for a Planned Development District-Residential (PDD-1) for the new construction of a multi-family use and mixed use development project to consist of two main buildings on one lot and other site improvements generally located on the east side of S. 84 St., south of W. Greenfield Ave. and north of W. Lapham St., containing approximately 5 acres of land pursuant to Sec. 12.60 of the Revised Municipal Code; and,

WHEREAS, the Developer has a valid offer to purchase or lease said lands, and will combine and create the purchased portions of the subject parcels via Certified Survey Map. The underlying zoning of said property is C-3 Community Commercial District and will be amended via overlay with a Planned Development District-Residential (PDD-1) to allow for multiple commercial buildings to be constructed upon said lots. The total project area is depicted and described as:

A tract of land, being located in the Northeast ¼ of Section 6, Township 6 North, Range 21 East, City of West Allis, Milwaukee County, Wisconsin, described as follows:

Beginning at the Northeast corner of Lot 2, Certified Survey Map No. 8563; thence South 01°03'19" East, 292.30 feet, to the centerline of West Orchard Street; thence South 88°06'07" West, 123.17 feet, along the said centerline to the beginning of the curve to the left; thence 131.28' along the arc of said curve whose radius is 85.00 feet and chord bearing is South 43°50'56" West, to the centerline of South 83rd Street; thence South 00°24'15" East, 257.96 feet, along the said centerline; thence South 88°06'07" West, 230.99 feet; thence North 01°00'19" West, 41.82 feet; thence South 88°06'07" West, 101.25 feet, to the East right-of-way line of South 84th Street; thence North 01°17'32" West, 318.00 feet, along the said East line; thence North 88°06'07" East, 102.84 feet; thence North 01°00'19" West, 224.74 feet; thence North 88°07'09" East, 50.00 feet; thence North 01°00'37" West, 47.51 feet; thence North 88°04'54" East, 389.86 feet, to the Point of Beginning.

Said area is PDD-1 area is located on properties currently addressed as follows: 1480-88 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, and contains 5 acres, more or less and includes portions of City right-of-way.

Current Tax Key Nos. 451-0642-006, 452-0712-000, 452-0711-000, 452-0420-000, 452-0421-000, 452-0422-000 and 452-0423-000 and respective right-of-ways.

WHEREAS, the Planned Development Application was forwarded and approved to the Plan Commission on May 24, 2017, for review and recommendation and its recommendation has been received; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on June 6, 2017, on the Application for the Ordinance to rezone the land within the project area; and,

WHEREAS, the Common Council, after due consideration, finds that the proposed development as set forth in the Application, with certain conditions, meets the standards set forth in Sections 12.60 of the West Allis Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the application submitted by Jonathan Ross, on behalf of Ogden and Company, Inc., to approving an agreement for a Planned Development District-Residential PDD-1 by and between the City of West Allis and Ogden and Company, Inc., for the construction of a proposed multi-family and mixed use planned development of properties located at properties currently addressed as follows: 1480-88 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, pursuant to Sec. 12.60 of the Revised Municipal Code. be and is hereby granted on the following grounds:

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement and other documents, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Agreement, and its exhibits, for Planned Unit Development-Commercial by and between the Developer, and the City of West Allis, a copy of which is attached and made a part hereof, be, and is hereby approved and that the Mayor and City Administrative Officer are hereby authorized and directed to execute and deliver said Agreement and Resolution on behalf of the City, together with all such other and further instruments and documents, as may be required by said Agreement, for its full and complete implementation.

BE IT FURTHER RESOLVED that the Official City Zoning Map be, and is hereby amended by overlay of the Planned Development District-Residential (PDD-1) approved hereby.

cc: Dept. of Development
Dept. of Building Inspections and Zoning

ZON-R-1104-6-6-17 (Ogden PDD Agreement Resolution)

ADOPTED JUN 06 2017

APPROVED 6/13/17

Monica Schultz
Monica Schultz, City Clerk

Dan Devine
Dan Devine, Mayor