

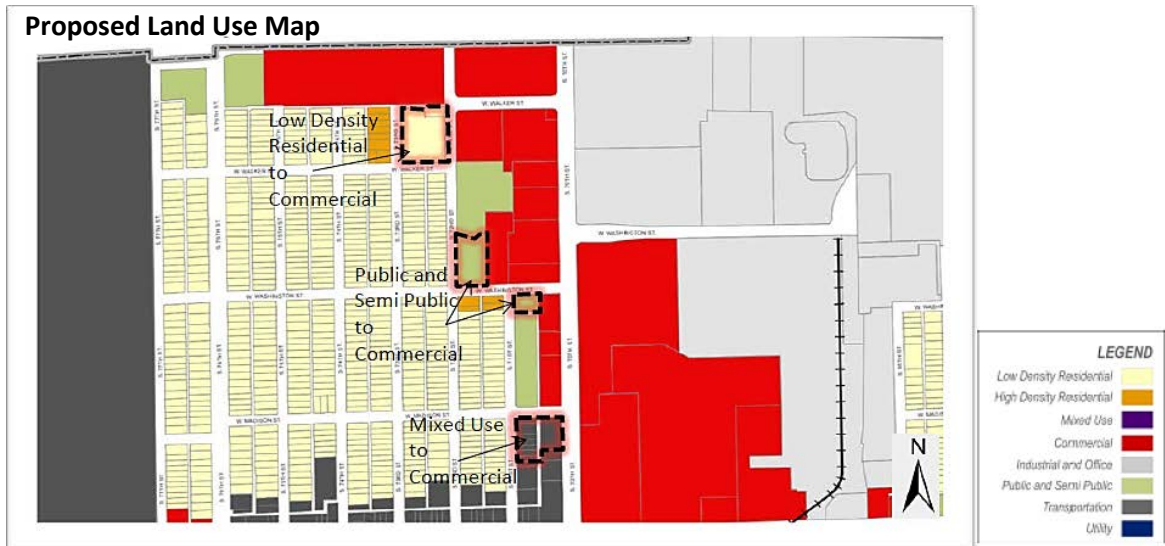


STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, June 27, 2018  
6:00 pm

City Hall – Room 128– 7525 W. GREENFIELD AVE.

- 6A. Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties: 1309 S. 70 St. (440-0244-001), 13\*\* S. 71 St. (440-0220-000), 13\*\* S. 71 St. (440-0219-000), 13\*\* S. 71 St. (440-0218-000), 13\*\* S. 71 St. (440-0217-000), 13\*\* S. 71 St. (440-0216-000), 13\*\* S. 71 St. (440-0215-000), 13\*\* S. 71 St. (440-0214-000) from Mixed Use to Commercial land use; 7021 W. Washington St. (440-0245-001), 10\*\* S. 72 St. (440-0213-002) from Public and Semi Public to Commercial land use; 8\*\* S. 72 St. (440-0004-001) from Commercial to Public and Semi Public land use; 865 S. 72 St. (440-0006-000) from Low Density Residential to Commercial land use; 8\*\* S. 72 St. (440-0005-000) from Low Density Residential to Commercial land use.
- 6B. Ordinance to amend the Official West Allis Zoning Map by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District; 1010, 1040, 1126, & 1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District.
- 6C. Ordinance to amend the Official West Allis Zoning Map by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126, & 1304 S 70 St. (439-0001-026, 9\*\* S 70 St. (440-0259-002), 10\*\* S 70 St. (440-0259-004), 10\*\* S 70 St. (440-0259-005), 11\*\* S 70 St. (440-0257-003), 1135 S 70 St. (440-0257-002), 1205 S 70 St. (440-0256-002), 1309 S 70 St (440-0244-001), 13\*\* S 71 St. (440-0220-000), 13\*\* S 71 St. (440-0219-000), 13\*\* S 71 St. (440-0218-000), 13\*\* S 71 St. (440-0217-000), 13\*\* S 71 St. (440-0216-000), 13\*\* S 71 St. (440-0215-000), 13\*\* S 71 St. (440-0214-000), 1200-16-30 S 71 St. (440-0254-001), 7021 W. Washington St. (440-0245-001), 71\*\* W. Washington St. (440-0213-001), 10\*\* S 72 St. (440-0213-002), 1000 S 72 St. (440-0213-003), 8\*\* S 72 St. (440-0004-001), 865 S. 72 St. (440-0006-000), 8\*\* S. 72 St. (440-0005-000).

Items 6A, 6B and 6C may be considered together.



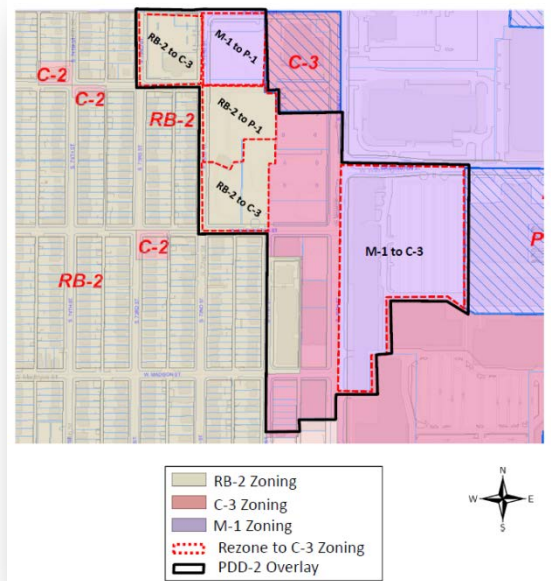
**Overview of Land Use and Zoning**

Notice of these applications/requests has been posted in the local paper three times. Once at least 30 days prior to the July 17 Common Council public hearing for a requested Land Use amendment in order to meet the Comprehensive Planning, State Statutes 66.1001(4)(d), and twice prior to the public hearing as a Class II notice for the rezoning & PDD request in order to meet State Statutes 62.23(7) and Chapter 985.

The bundle of requests from Cobalt Partners include a proposed land use map amendment, rezoning and Planned Development District overlay for Cobalt Partners, LLC. Cobalt has an offer to purchase School District properties along the S. 70 St. corridor and is also negotiating with MATC on a combined effort that would potentially develop a CTE (Career Technical Education) concept within the City and a model for the region. New development along the S. 70 St. corridor would embrace a diversity of commercial and office uses (educational, technology/innovation, hotel, office and retail).

The land use re-classifications and rezonings are intended to lay the ground work for a larger corridor vision between W. Greenfield Ave. and the north City limits. The notion behind the rezoning and Planned Development District request is to align the underlying zoning and create a Planned Development District for assembling higher development densities (floor area ratios) in exchange for providing the developer/development higher density, the City would collectively gain incremental taxable value added, help cultivate a shared vision between the private sector and City to help foster a new image along the 70 St. corridor.

**Proposed Rezoning Map**



**Recommendation (6A):** Common Council approval of the Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) as follows for the following properties: 1309 S. 70 St. (440-0244-001), 13\*\* S. 71 St. (440-0220-000), 13\*\* S. 71 St. (440-0219-000), 13\*\* S. 71 St. (440-0218-000), 13\*\* S. 71 St. (440-0217-000), 13\*\* S. 71 St. (440-0216-000), 13\*\* S. 71 St. (440-0215-000), 13\*\* S. 71 St. (440-0214-000) from Mixed Use to Commercial land use; 7021 W. Washington St. (440-0245-001), 10\*\* S. 72 St. (440-0213-002) from Public and Semi Public to Commercial land use; 8\*\* S. 72 St. (440-0004-001) from Commercial to Public and Semi Public land use; 865 S. 72 St. (440-0006-000) from Low Density Residential to Commercial land use; 8\*\* S. 72 St. (440-0005-000) from Low Density Residential to Commercial land use,

**Recommendation (6B):** Common Council passage of an Ordinance to amend the Official West Allis Zoning Map by rezoning the following properties: 865 S. 72 St. (440-0006-000) from RB-2, Residence District to C-3, Community Commercial District; 8\*\* S. 72 St. (440-0004-001) from M-1, Manufacturing District to P-1, Park District; 1000 S. 72 St. (440-0213-003) from RB-2, Residence District to P-1, Park District; 10\*\* S. 72 St. (440-0213-002) from RB-2, Residence District to C-3, Community Commercial District; 71\*\* W. Washington St. (440-0213-001) from RB-2, Residence District to C-3, Community Commercial District; 1010, 1040, 1126, & 1304 S. 70 St. (439-0001-026) from M-1, Manufacturing District to C-3, Community Commercial District, and the

**Recommendation (6C):** Ordinance to amend the Official West Allis Zoning Map by placing a PDD-2, Commercial Overlay District over the following properties: 1010, 1040, 1126, & 1304 S 70 St. (439-0001-026), 9\*\* S 70 St. (440-0259-002), 10\*\* S 70 St. (440-0259-004), 10\*\* S 70 St. (440-0259-005), 11\*\* S 70 St. (440-0257-003), 1135 S 70 St. (440-0257-002), 1205 S 70 St. (440-0256-002), 1309 S 70 St (440-0244-001), 13\*\* S 71 St. (440-0220-000), 13\*\* S 71 St. (440-0219-000), 13\*\* S 71 St. (440-0218-000), 13\*\* S 71 St. (440-0217-000), 13\*\* S 71 St. (440-0216-000), 13\*\* S 71 St. (440-0215-000), 13\*\* S 71 St. (440-0214-000), 1200-16-30 S 71 St. (440-0254-001), 7021 W. Washington St. (440-0245-001), 71\*\* W. Washington St. (440-0213-001), 10\*\* S 72 St. (440-0213-002), 1000 S 72 St. (440-0213-003), 8\*\* S 72 St. (440-0004-001), 865 S. 72 St. (440-0006-000), 8\*\* S. 72 St. (440-0005-000).