



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2019
6:00 PM

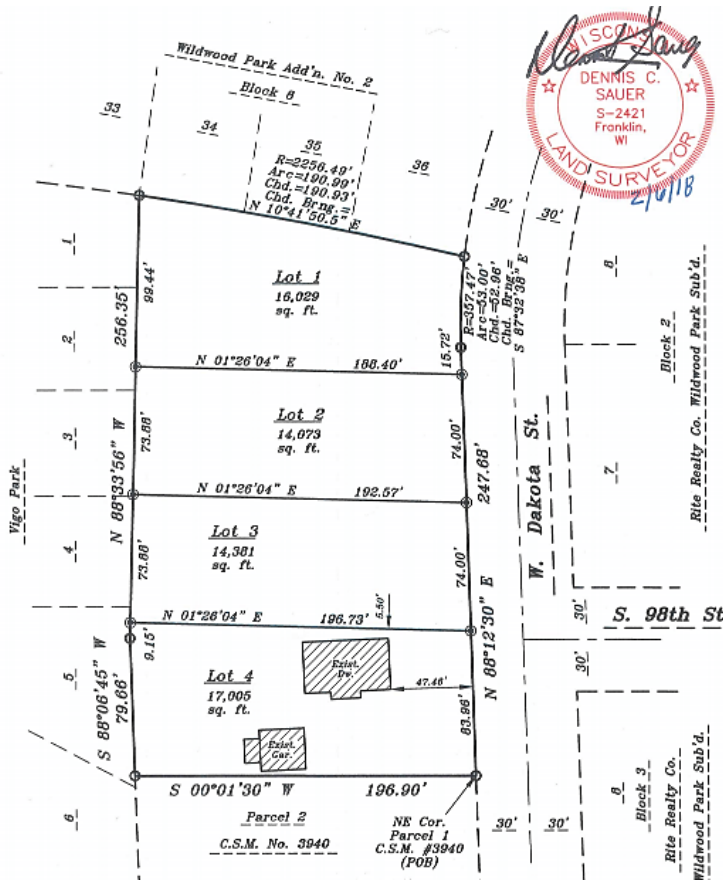
Room 128 – City Hall – 7525 W. Greenfield Ave.

3. **Certified Survey Map to separate the parcel located at 9801 W Dakota St., from 1 lot into 4 lots, submitted by property owner Daniel Milton. (Tax Key No. 518-0234-002)**

Overview & Zoning

This is the former site of the Pleasant Valley Inn Restaurant and prior to that Norbie Baker's Public House. The last restaurant occupancy ended about 7 years ago and with lapses in occupancy over 12 months, the commercial reuse of the property is not feasible as currently zoned.

The current property owner Daniel Milton is proposing to split the parcel located at 9801 W. Dakota St. into 4 separate parcels. The Eastern most parcel contains an existing dwelling and garage (the former restaurant portion of the building was demolished in 2017). The remaining 3 lots are currently vacant (once used as parking lot for the restaurant). The owner plans on building single family homes on the 3 vacant lots. All parcels are currently zoned RA-2. The surrounding neighborhood is also zoned RA-2. The map shall be reviewed by the Plan Commission for conformity with the zoning ordinance and comprehensive plan.



"We're proud of the company we keep."

Dining and Cocktails

Thursday
Prime Rib Dinner **\$5⁹⁵**

your hosts: Angie and Norbie Baker

Serving Thurs.-Sat.
5 p.m. 'til 10 p.m.
Sunday To 9 p.m.
Reservations 321-4321

Norbie Baker's

PUBLIC HOUSE

9801 W. Dakota St. We're 1 block east of I-894. Take 99th St. 2 blocks N. of Oklahoma DR 99th St. 3 blocks S. of National Ave.



Compliant with Zoning

Based on section 12.32 of the zoning ordinance: All lots created would meet the zoning requirements for RA-2 District summarized as:

Permitted uses. Single family residential.

Lot Area Per Dwelling. Minimum lot area will not be less than 7,200 square feet.

Lot Width. Minimum lot width will not be less than sixty (60) feet.

Compliant with Comprehensive Plan

The Comprehensive plan recommends that this area remain low density residential per Chapter 10 Land Use.



Recommendation: Recommend Common Council approval of the Certified Survey Map to separate the parcel located at 9801 W Dakota St., from 1 lot into 4 lots, submitted by property owner Daniel Milton. (Tax Key No. 518-0234-002).