



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, December 6, 2017  
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

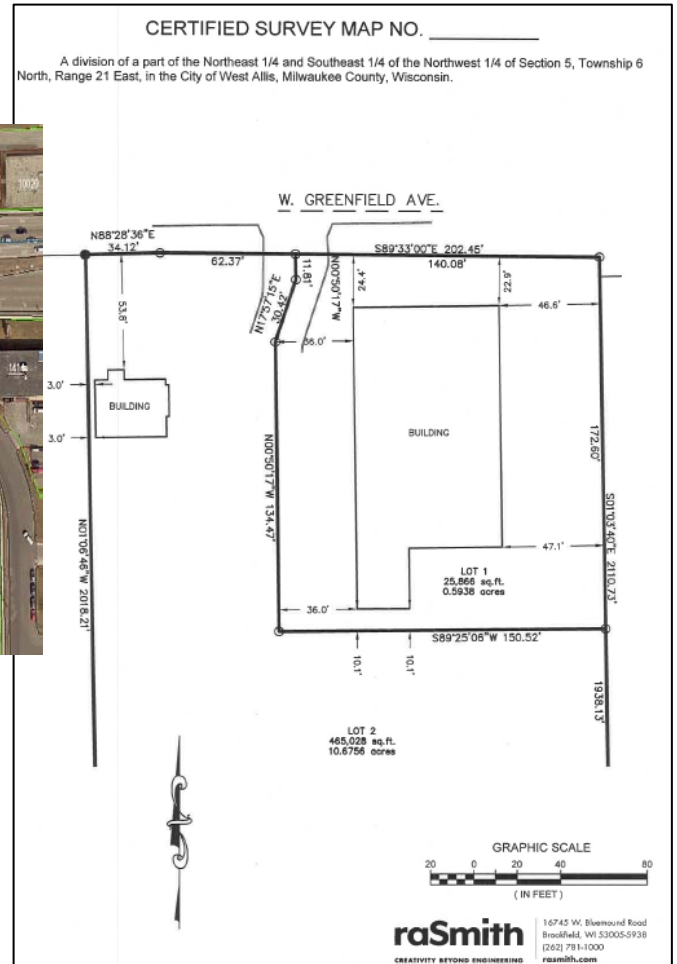
- 4. Certified Survey Map to modify the property boundary for lands located at 10205 W. Greenfield Ave. and 10211 W. Greenfield Ave. submitted by Michael Nau of Hillside, LLC, property owner (Tax Key No. 449-9996-003 and 449-9995-004)

Overview and Zoning

The property is zoned M-1, Manufacturing District, and was formerly Quality Calibration, a mechanical calibration

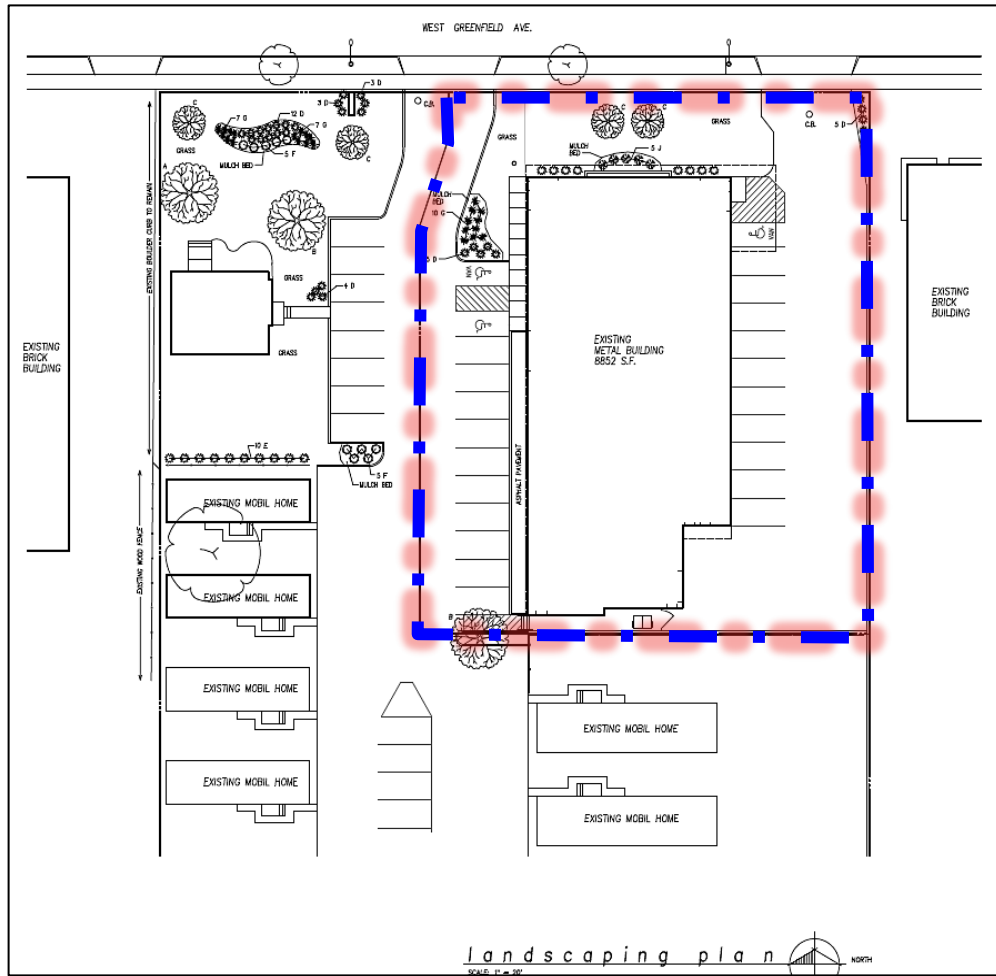


shop/lab and electronic test and measurement service. The property is about 0.46 acres in area and features an existing off-street parking lot on the east side of the building for about 11 vehicles. In 2016, the property was purchased by the adjacent property owner, Hillside Properties, which also owns the Hillside Mobile Home Park to the west.



The new owner of 10205 W Greenfield Ave is proposing to create a few new commercial tenant spaces within the existing building (formerly Quality Calibration). The site, landscaping and architectural plans for the building improvements were approved at the October 25, 2017 Plan Commission meeting. One of the conditions of approval was the submittal and approval of a certified survey map.

The land swap between the two properties will offer additional parking for the new commercial tenants and allow for walk up foot traffic to the new commercial storefront door being created on the NW side of the building.



**Recommendation:** Recommend Common Council approval of the Certified Survey Map to modify the property boundary for lands located at 10205 W. Greenfield Ave. and 10211 W. Greenfield Ave. submitted by Michael Nau of Hillside, LLC, property owner (Tax Key No. 449-9996-003 and 449-9995-004), subject to any technical corrections.