



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2019
6:00 PM**

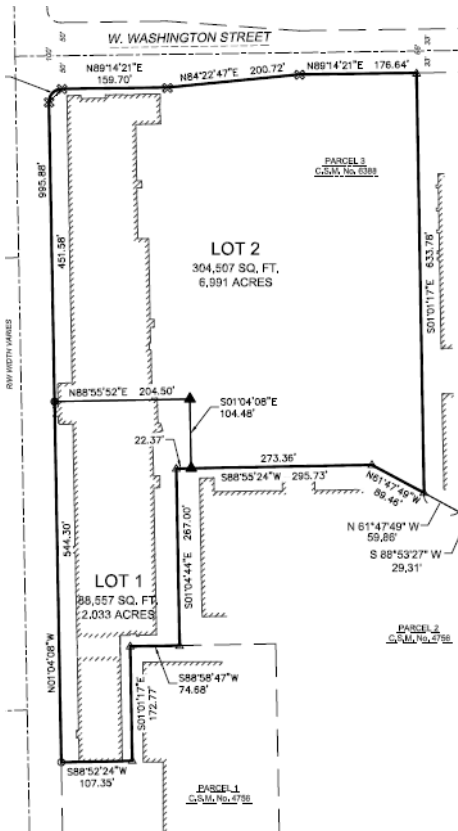
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 2A. Certified Survey Map to split the existing parcel located at 1010 – 1304 S. 70 St. into 2 parcels, submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 439-0001-026)**
- 2B. Ordinance to amend the Official West Allis Zoning Map by removing the PDD-2, Commercial Overlay District from Lot 1 of the property located at 1010 – 1304 S. 70 St.**

Items 2A and 2B may be considered together.

Overview & Zoning

In September 2019, Plan Commission approved a revised Special Use Permit and the Site, Landscape, and Architectural Plans for a proposed hotel to be located at 1010-1304 S. 70th Street, as part of the larger West Quarter redevelopment project. This property is currently zoned C-3, Community Commercial District, with a PDD-2 Commercial Overlay District.



Certified Survey Map

A Certified Survey Map (CSM) has been submitted to request the property be divided into two lots – Lot 1 for the hotel site (2.033 acres) and Lot 2 for the remaining parcel area (6.991 acres). The proposed CSM will allow the hotel portion of the property to be transferred to a separate entity, which will be responsible for the ownership, construction, and maintenance of the hotel itself.

PDD-2 Commercial Overlay District Removal

The existing PDD-2 Commercial Overlay District was added to this redevelopment area to allow for flexibility within the West Quarter. Specifically, the PDD-2 was intended to allow for more than one building on a property and for assembling higher development densities, if proposed in excess of the stated floor area ratio of the C-3 district. Because this hotel project does not call for the added flexibility of a PDD, City staff recommends the PDD-2 be removed from Lot 1, as established by the proposed CSM update.

Recommendation (2A): Recommend Common Council approval of the Certified Survey Map to split the existing parcel located at 1010 – 1304 S. 70 St. into 2 parcels, submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 439-0001-026), subject to approval of all necessary easements and cross-access agreements related to sanitary sewer main, storm mains, storm water retention, driveways, parking, etc. by the Engineering Department.

Recommendation (2B): Recommend Common Council approval of an Ordinance to amend the Official West Allis Zoning Map by removing the PDD-2, Commercial Overlay District from Lot 1 of the property located at 1010 – 1304 S. 70 St., subject to the approval and recording of the updated Certified Survey Map, which establishes two lots on the property.