

STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, August 22, 2018
6:00 pm
ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

5. Certified Survey Map to consolidate 5 lots into 1 lot of record for Zignego Ready Mix, an existing business, located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key Nos. 413-9992-001, 413-9990-008, 413-9990-007, 413-9990-003 and 413-9990-002)



Overview and Zoning

The applicant, Zignego Redi Mix Inc./Waterview Development, LLC owns/controls abutting parcels including as follows:

1. 571 S. Curtis Rd. 413-9990-002
2. 551 S. Curtis Rd. 413-9990-003
3. 521 S. Curtis Rd. 413-9990-007
4. 500 (515) Block of S. Curtis Rd. 413-9990-008
5. 400 (495) Block of S. Curtis Rd. 413-9992-001

An aerial photograph showing a large area of disturbed earth and construction equipment, adjacent to a green field and a road. The site appears to be a construction or demolition area, with various pieces of heavy machinery and materials visible. A road runs along the right side of the site, and a green field is visible in the foreground.



Plan Commission's role with this item:

Review and consider the proposed Certified Survey Map. Staff has provided some additional background below as a reminder and status report on negotiations to date. Staff is please with progress and coordination with Zignego to date and is recommending approval of the Certified Survey Map as it is another step toward

Summary of proposed improvements:

Aside from this month's CSM matter, the Applicants' proposal involves the construction of two storage buildings on site (one for storage of equipment and one for housing an existing water filtration system) and the extension of a sound wall. These were approved conditionally last year subject to building permits, consolidate the existing 5 properties under one property (and one tax key number) via Certified Survey Map (the subject before PC this month), establishing an amended special use permit for the overall property (replacing the existing Special Use Resolution No. 25462 adopted 9/2/1997), and establishing an amended site, landscaping and architectural plan for the overall property.

The applicants' site, landscaping and architectural proposal includes landscaping and screening upgrades and site modifications, that will be installed with the grant of the special use, including consolidation of driveways onto S. Curtis Rd. (closure of an existing driveway), modifying driveway widths to promote left turns from the property onto S. Curtis Rd., a new sound wall (approximately 25-ft in height) and fence (approximately 10-ft in height) along the south property line, additional greenspace on the east side of the site, delineation of the location on site and height of material storage areas, and a monitoring system to measure material storage height to ensure compliance.

The applicant and City have also worked collaboratively to clarify hours of operation and location of operations on site which was not adequately defined in the existing 1997 special use.

Staff is recommending approval of the proposed Certified Survey Map which will then be considered by the Common Council on September 4 along with that of the updated/amended special use resolution.

Recommendation: Recommend Common Council approval of the Certified Survey Map to consolidate 5 lots into 1 lot of record for Zignego Ready Mix, an existing business, located at 4** S. Curtis Rd., 5** S. Curtis Rd., 521 S. Curtis Rd., 551 S. Curtis Rd. and 571 S. Curtis Rd., submitted by Bob Zignego, on behalf of Zignego Ready Mix. (Tax Key Nos. 413-9992-001, 413-9990-008, 413-9990-007, 413-9990-003 and 413-9990-002).