

Recommendation: Recommend Common Council approval of the Certified Survey Map to re-divide three existing properties into four lots of record located at 66** W. National Ave. submitted by Robert Monnat, developer (Tax Key Nos. 454-0648-000, 454-0649-000, and 454-0650-000).

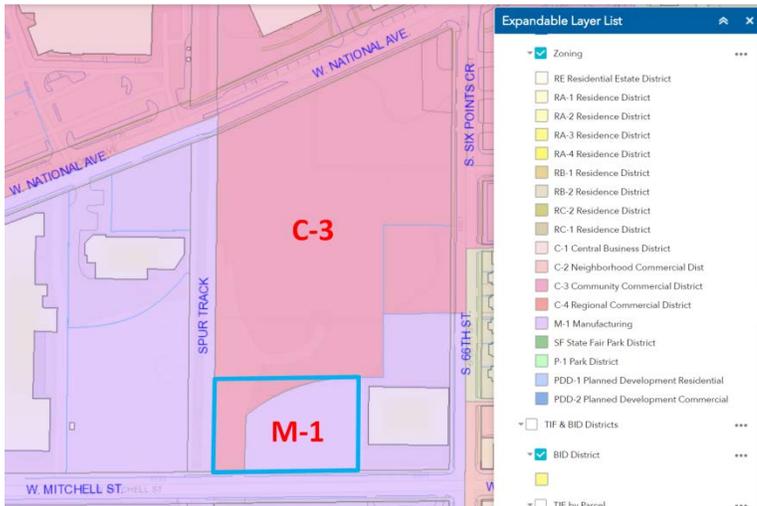
2B. Ordinance to amend the official West Allis Zoning Map by rezoning property located at 66 W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000).**

Rezoning Request

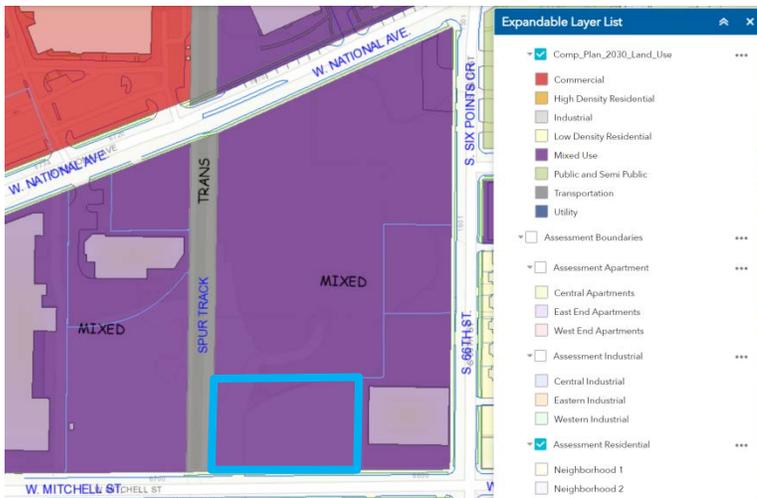
The property at 66** W. Mitchell St. is part of the SoNa Master Plan. The City would like to rezone the property from M-1 Manufacturing District to C-3 Community Commercial District to ensure that all properties within the development area will have the same zoning. This rezoning coincides with the future land use map, which asks for the property in question to be mixed use. The C-3 zoning district is more suitable for mixed use than M-1.

Recommendation: Approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 66** W. Mitchell St. from M-1, Manufacturing District to C-3, Community Commercial submitted by City of West Allis (Tax Key No. 454-0650-000).

Current Zoning Map



Future Land Use Map



2C. Ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66 W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000).**

Overview

Mandel Group has requested to remove the PDD-2 overlay zone from the development area. The intent of the district is to allow for greater flexibility and design freedom than would be permitted by the standard application of normal district regulations, where the unified and planned development of such tract would make possible more desirable utilization and produce a more aesthetically satisfying and economically desirable development. With the proposed development, the PDD-2 overlay zone is no longer necessary at this location. The PDD-2 overlay zone would remain at the Farmer's Market site.

Recommendation: Approval of ordinance to amend the official West Allis Zoning Map by removing the PDD-2, Planned Development District, Commercial and Industrial Districts Overlay Zone located at 66** W. National Ave. submitted by Robert Monnat d/b/a Mandel Group (Tax Key No. 454-0648-000).

