



City of West Allis

Legislation Text

File #: R-2004-0353, **Version:** 1

..Title

Resolution approving a Planned Development District-Commercial PDD-2 between the City of West Allis and Shecterle Commercial Properties 2, LLC to establish a Planned Development Agreement for new construction of various retail commercial uses at 1710 S. 108 St., pursuant to Sec. 12.61 of the West Allis Revised Municipal Code.

WHEREAS, Shecterle Commercial Properties 2, LLC, (the "Developer"), with principal offices at 19280 Haydon Court, P.O. Box 1205, Brookfield, WI 53008-1205, respectively, have submitted an application for a Planned Development District (PDD-2)-Commercial pursuant to Section 12.61 of the West Allis Revised Municipal Code for certain lands depicted and described as:

A tract of land being in the Northwest $\frac{1}{4}$ of Section 5, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, State of Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 5; thence Southerly, 1568.24 feet, along west line of said Section 8, to the Point of Beginning; thence Easterly, 690.00 feet, along centerline of West Mitchell Street, to the centerline of South 106 Street; thence Southerly, 439.75 feet, along said centerline; thence Westerly, 683.98 feet, to the said west line of Section 5; thence Northerly, 444.24 feet, to the Point of Beginning.

Said land is subject to pedestrian ingress-egress easement recorded as Document No. 5370843.

Subject property contains 5.45 acres, more or less; PDD-2 land contains 6.961 acres (City right of ways), more or less.

Tax Key No. 449-9981-011

Said land is located at 1710 S. 108 Street

WHEREAS, the Application was forwarded to the Plan Commission on December 8, 2004, for review and recommendation and its recommendation has been received; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on December 21, 2004, on the Application; and,

WHEREAS, the Common Council, after due consideration, finds that the proposed development as set forth in the Application, with certain conditions, meets the standards set forth in Sections 12.61(6) and (7) of the West Allis Revised Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Application, a copy of which is attached hereto and made a part hereof, be and is hereby approved subject to additional conditions set forth in the Planned Development Agreement hereinafter identified.

BE IT FURTHER RESOLVED that the Agreement for Planned Unit Development-Commercial by and between Shecterle Commercial Properties 2, LLC, with principal offices at 19280 Haydon Court, P.O. Box 1205, Brookfield, WI 53008-1205, and the City of West Allis, a copy of which is attached and made a part hereof, be and is hereby approved and that the Mayor and City Administrative Officer-Clerk/Treasurer are hereby authorized and directed to execute and deliver said Agreement on behalf of the City, together with all such other and further instruments and documents, as may be required by said Agreement, for its full and complete implementation.

BE IT FURTHER RESOLVED that the Official City Zoning Map be and is hereby amended by overlay of the Planned Development District-Commercial approved hereby.

cc: Dept. of Development
Dept. of Building Inspections and Zoning
Div. of Planning & Zoning

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