



City of West Allis

Legislation Text

File #: R-2004-0171, **Version:** 1

Resolution approving a Planned Development District-Commercial-Industrial PDD-2 between the City of West Allis, the Community Development Authority of the City of West Allis, the A-C Reorganization Trust and Whitnall Summit, LLC for new construction of various off-street parking lots and a parking structure to support the Summit Place Business Park in the 6600 block of W. Washington St., pursuant to Sec. 12.61 of the West Allis Revised Municipal Code

WHEREAS, the City of West Allis, the Community Development Authority of the City of West Allis, the A-C Reorganization Trust and Whitnall Summit, LLC, with principal offices at 6737 W. Washington St., West Allis, WI 53214, (the “Developers”), respectively, have submitted an application for a Planned Development District -Commercial-Industrial pursuant to Section 12.61 of the West Allis Revised Municipal Code for certain lands depicted and described as:

A land located in the Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of Section 34, Township 7 North, Range 21 East, City of West Allis, Milwaukee County, State of Wisconsin, more particularly described as follows:

Beginning at the northwest corner of Parcel 2, Certified Survey Map No. 5845; thence South $89^{\circ}48'04''$ East, 502.81 feet, along north line of said Parcel 2, to the northwest corner of Parcel 1 of Certified Survey Map No. 5594; thence South $00^{\circ}06'09''$ East, 457.79 feet; thence North $85^{\circ}07'39''$ East, 232.97 feet; thence South $56^{\circ}41'54''$ East, 68.23 feet; thence South $00^{\circ}54'30''$ East, 314.47 feet; thence North $89^{\circ}05'30''$ East, 185.00 feet; thence South $00^{\circ}54'30''$ East, 374.94 feet; thence North $88^{\circ}29'41''$ East, 271.41 feet; thence South $01^{\circ}30'19''$ East, 31.16 feet; thence continue South $01^{\circ}30'19''$ East, 200.00 feet; thence South $88^{\circ}29'41''$ West, 20.00 feet; thence North $01^{\circ}30'19''$ West, 170.00 feet; thence North $46^{\circ}30'19''$ West, 14.14 feet; thence South $88^{\circ}29'41''$ West, 74.27 feet; thence South $01^{\circ}30'19''$ East, 60.00 feet; thence South $88^{\circ}29'41''$ West, 352.98 feet; thence North $00^{\circ}54'30''$ West, 119.68 feet, to the point on the south right-of-way line of West Washington Street and northeast corner of Parcel 1 of Certified Survey Map No. 6388; thence South $89^{\circ}14'21''$ West, 91.00 feet; thence South $00^{\circ}54'21''$ East, 600.00 feet; thence North $89^{\circ}14'21''$ East, 116.26 feet; thence South $00^{\circ}18'05''$ West, 417.76 feet, to the point on curve concave to the southeast; thence southwesterly along the arc of said curve, 136.67 feet, with radius of 640.43 feet and chord length of 136.41 feet; thence South $75^{\circ}53'30''$ East, 18.13 feet; thence South $16^{\circ}22'30''$ West, 28.43 feet; thence South $02^{\circ}52'20''$ West, 69.23 feet; thence North $88^{\circ}05'51''$ East, 8.17 feet; thence South $01^{\circ}31'30''$ East, 47.74 feet; thence South $11^{\circ}14'48''$ East, 103.63 feet; thence South $01^{\circ}01'10''$ East, 25.87 feet, to the northeast corner of Parcel 2, Certified Survey Map No. 7256; thence South $88^{\circ}05'31''$ West, 164.30 feet; thence South $62^{\circ}14'07''$ West, 11.47 feet; thence South $39^{\circ}18'04''$ West, 90.13 feet; thence South $01^{\circ}48'07''$ East, 68.30 feet, to the north right-of-way line of West Greenfield Avenue; thence South $88^{\circ}05'31''$ West, 111.00 feet, along said north right-of-way line; thence North $01^{\circ}04'33''$ West, 163.29 feet; thence South $88^{\circ}51'51''$ West, 49.63 feet; thence North $01^{\circ}08'09''$ West, 10.17 feet; thence South $88^{\circ}51'51''$ West, 30.35 feet; thence North $01^{\circ}04'33''$ West, 120.94 feet; thence South $88^{\circ}55'27''$ West, 227.50 feet; thence North $01^{\circ}04'02''$ West, 69.72 feet; thence North $88^{\circ}55'27''$ East, 180.49 feet; thence North

01°04'33" West, 554.31 feet; thence South 88°53'27" West, 509.61 feet; thence North 61°47'49" West, 59.86 feet; thence North 01°01'17" West, 699.78 feet, to the north right-of-way line of West Washington Street; thence North 89°11'16" East, 539.36 feet, along said north right-of-way line to the east line of Parcel 1 of Certified Survey Map No. 6542; thence North 00°38'53" West, 629.47 feet, along said east line; thence North 88°58'07" West, 334.24 feet; thence North 00°26'42" East, 433.70 feet, to the Point of Beginning.

Said land contains 39.4973 acres, more or less.

WHEREAS, the Application was forwarded on April 28, 2004, to the West Allis Plan Commission for review and recommendation and its recommendation has been received; and,

WHEREAS, the Common Council has duly noticed and held a Public Hearing on May 18, 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), (7), (8), and (9) 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 Development District-Commercial-Industrial PDD-2 by and between the Community Development Authority of the City of West Allis, the A-C Reorganization Trust and Whitnall Summit, LLC respectively, 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 City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

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

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

ZON-R-429-5-18-04\jmg

