



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, January 27, 2021  
6:00 PM**

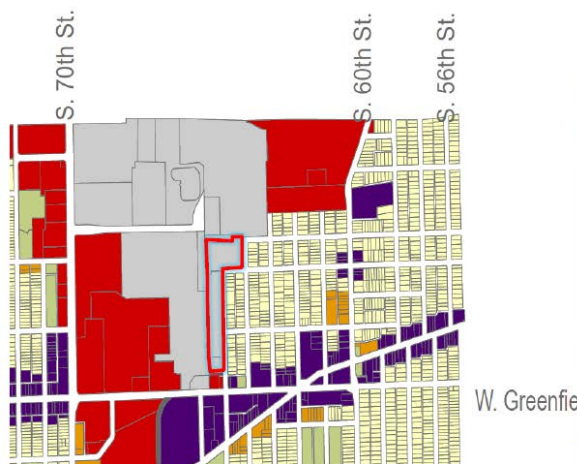
**Virtual Meeting**

Watch: <https://www.youtube.com/user/westalliscitychannel>

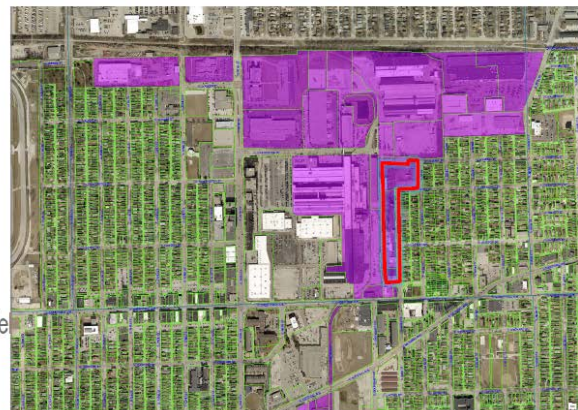
7. **Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. from Industrial and Office to Commercial Land Use.**
  
8. **Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 6500 W. Washington St., 1323 S. 65 St., 1339-1347 S. 65 St. and portions of City right-of-way from M-1, Light Industrial to C-3, Community Commercial District (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001).**

Items 7 and 8 may be considered together.

***2030 Land Use Map***



***Area of Proposed Zoning Change***



**Overview and Zoning**

The subject properties consist of vacant Motor Castings properties including a foundry, outdoor storage yard, office and warehouse buildings on property located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001).

- The properties are all currently zoned M-1, Light Industrial District and the 2030 land use map identifies these areas as Industrial and Office land use.
  
- Planning recommends that the properties all be rezoned from M-1 to C-3, Community Commercial. A land use map amendment will be necessary for all of the above referenced properties to achieve consistency between the future land use and future commercial zoning.
  
- All of the subject properties are vacant and no longer functioning as manufacturing use. The changes would be an introductory step toward considering a more diverse array of redevelopment options for the area.

The purpose of this recommended land use and zoning amendment is to first change the future land use classification from Industrial and Office to Commercial land use and then rezone the subject properties to C-3, Community Commercial District. For the rezoning to commence under state law consistency between land use and zoning is required.

The schedule includes Plan Commission (1/27/21) and Common Council (public hearing 2/2/21).

The subject properties include 6.7 acres of property south of W. Washington St. just east of Whitnall Summit properties and north of W. Greenfield Ave. west of S. 65 St. The site was formerly Motor Castings Company which no longer is in business as of 2020.

**Facts and Options to Consider**

- o The City currently doesn't control the former Motor Castings properties. They are privately owned by the Dalton Corporation of Warsaw, IN.
- o The current 2020 assessed value of the 3 properties:

	▪ <u>Land</u>	<u>Building</u>	<u>Total</u>
<b>6500 W. Washington St.</b>	\$200,900	\$41,800	\$242,700
<b>1323 S. 65 St.</b>	\$229,100	\$614,900	\$844,000
<b>1339-1347 S. 65 St.</b>	\$147,000	\$248,100	\$395,100
<b>Total</b>	\$577,000	\$904,800	\$1,481,800

A moratorium on industrial uses was imposed by Common Council in October and provides the City additional time to consider the future land use and development possibilities for this prime location within the heart of the Six Points neighborhood.

The site is located in close proximity to W. Greenfield Ave. and is part of the Six Points area. The site is located to the east of the Whitnall Summit Offices (one of the City's largest employers and highest taxpayer). The Six Points redevelopment area is located to the south (Aurora medical, the West Apartments, Six Points Apartments and Farmers Market). The future Allis Yards redevelopment is located to the west near S. 70 St and W. Washington St. The subject area is also adjacent to a low-density residential neighborhood (across S. 65 St. to the east).

Staff recommends amending the Future Land Use plan and also rezoning the properties to Commercial. In staff's opinion, leaving the property zoned M-1, light industrial reduces the mix of redevelopment options and opens the possibility of potentially incompatible land use options (such as manufacturing, outdoor storage yards, warehousing or self-storage).

The location is proximate to existing residential and commercial uses. Instead of maintaining the current industrial zoning, a community commercial C-3 rezoning would help realize more compatible future uses (such as multi-family apartments, townhomes, mixed uses, office and retail).



**Staff recommendation:** Common Council approval of the following:

- Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) for properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. from Industrial and Office to Commercial Land Use.
- ; and,
- Ordinance to amend the Official West Allis Zoning Map by rezoning properties, located at 6500 W. Washington St., 1323 S. 65 St., 1339-1347 S. 65 St. and portions of City right-of-way from M-1, Light Industrial to C-3, Community Commercial District (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001).