



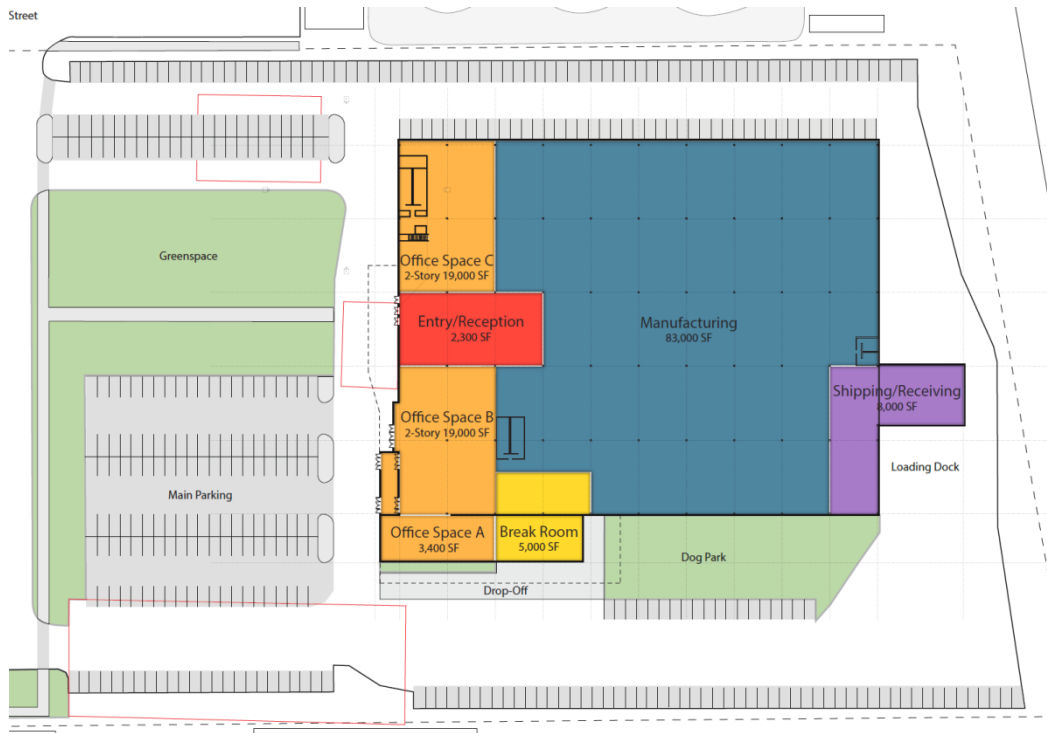
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 22, 2020
6:00 PM
Virtual Meeting

6. **Amendment to the official West Allis Zoning Map by rezoning property located at 1540 S. 108 St. from C-3, Community Commercial to M-1, Manufacturing District submitted by Jim Kerlin of Wiscraft, Inc. d/b/a Beyond Vision (Tax Key No. 449-9981-019).**

Rezoning Request

Beyond Vision has acquired the former Sam's Club property located at 1540 S. 108th St. Beyond Vision would like to use this property as both an office space and manufacturing facility. Under the property's current zoning, manufacturing is not permitted.

In order to accommodate the manufacturing element of their business, Beyond Vision is requesting to rezone this property from C-3, Community Commercial District to M-1, Manufacturing District.



Beyond Vision Overview

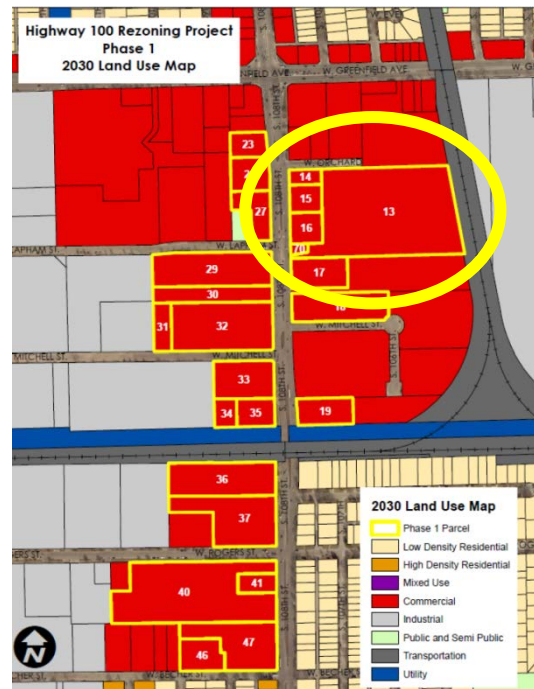
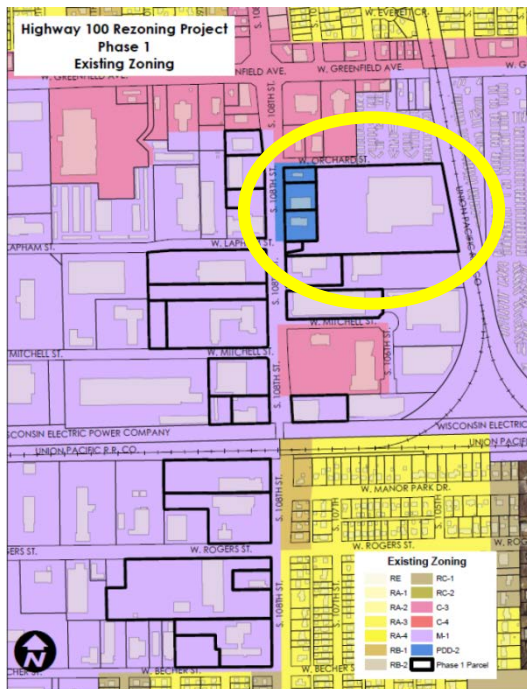
The mission of Beyond Vision is to provide sustainable and meaningful employment opportunities for people who have vision loss or blindness. To better achieve that mission, Beyond Vision is proposing to open a VisABILITY center, which will also include co-location space for other key organizations, at 1540 S. 108th St. The VisABILITY Center is expected to provide a range of services for persons with vision loss or blindness, including peer support, advocacy, eye health care, skills training, and employment. The VisABILITY Center is proposed to include elements that are tailored specifically for persons with vision loss or blindness, including universal design, audio navigation aids, textured walkways, ambient light, braille signage, accessible computers, and a dog park, among others.

OUR BLIND AMBITION



Zoning Background

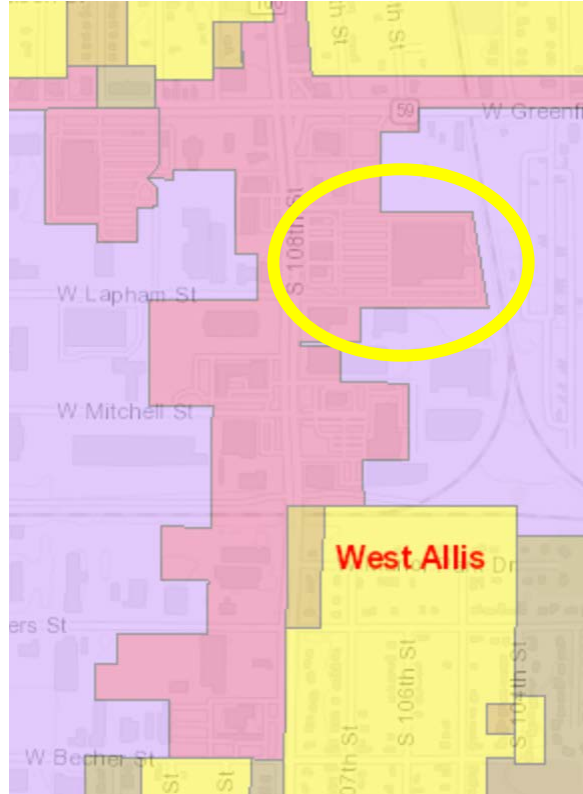
In 2016, Plan Commission recommended the Sam's Club property, along with a number of other properties located in this portion of the Hwy. 100 corridor, be rezoned from M-1, Manufacturing, to C-3, Community Commercial (see properties outlined in black on the image to the left). The recommendation was made, and later adopted by Common Council, to bring current zoning in-line with the City's Future Land Use Map (see image on the right). Further, rezoning of this area was intended to better position Hwy. 100 as a productive commercial corridor, rather than a manufacturing area likely to attract high-intensity industrial uses, which are typically less desirable for high-visibility areas of a community.



Current Zoning & Future Uses

Currently, 1540 S. 108 St. and the surrounding properties along Hwy. 100 are zoned for commercial use. The current zoning is in-line with the City's Future Land Use Map, which calls for this area to be a commercial corridor, rather than a manufacturing district.

Staff has a great amount of respect for Beyond Vision as an organization, supports their mission, and is impressed with the VisABILITY Center concept. However, looking at the property in question from a corridor-wide perspective, staff maintains support of the Future Land Use Map and the idea that Hwy. 100 is best suited as a commercial corridor. Staff continues to support the 2016 recommendation, which rezoned this property from manufacturing to commercial. Therefore, staff is not in support of Beyond Vision's request to rezone the property back to manufacturing.



Recommendation: Denial of Amendment to the official West Allis Zoning Map by rezoning property located at 1540 S. 108 St. from C-3, Community Commercial to M-1, Manufacturing District submitted by Jim Kerlin of Wiscraft, Inc. d/b/a Beyond Vision (Tax Key No. 449-9981-019).