



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 26, 2022
6:00 PM**

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

7. Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Greenfield Ave. corridor in alignment with the 2040 Comprehensive Plan.

Overview

This proposal would rezone 22 properties along the W. Greenfield Ave. corridor.

The proposed zoning changes are intended to:

1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

Most proposed rezonings will change a property's zoning from "split" (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Greenfield Ave will typically be adjusted to solely a commercial district while properties that are not directly along Greenfield Ave will typically be adjusted to RA-3.

Feedback

Two (2) publications were conducted in the official paper and a mailer was sent to property owners of impacted properties. A public information meeting was held Wednesday, October 12. Approximately 10 people attended. A notice of public hearing was also published in the Official City newspaper.

Staff has received general inquiries but no objections to date.

Recommendation: Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Greenfield Ave. corridor in alignment with the 2040 Comprehensive Plan.