



CITY OF WEST ALLIS
NOTICE OF PUBLIC HEARING
Tuesday, August 2, 2022
7:00 p.m.

NOTICE IS HEREBY GIVEN that the Common Council of the City of West Allis will conduct a public hearing on Tuesday August 2, 2022, at 7:00 P.M., or soon thereafter in the Common Council Chambers of West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin on the:

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

Additional project information, comments or questions or concerns can be addressed by emailing planning@westalliswi.gov or calling 414-302-8460.

You may express your opinion in writing to the clerk@westalliswi.gov, prior to the meeting, or in person at the public hearing at the above date, time and location.

Dated at West Allis, Wisconsin, this 13th day of July, 2022.

City Clerk

PUBLISH: July 15, 2022 and July 22, 2022

O-2022-0117

NONDISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice, the City will furnish appropriate auxiliary aids and services, when necessary, to afford individuals with disabilities an equal opportunity to participate in and enjoy benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits



Planning & Zoning
planning@westalliswi.gov
414.302.8460

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

Dear property owner,

This letter is an invitation to attend the public hearing regarding rezoning properties along the National Ave corridor. Your property has been identified as a potential candidate for rezoning by the City of West Allis Common Council.

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 National Ave will typically be adjusted to solely a commercial district while properties that are not directly along National Ave will typically be adjusted to a residential-only district.

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

What this means for you

Zoning districts determine what uses are allowed and how a given property can be built upon. In most cases, rezoned properties will be unaffected. If rezoned, any existing uses will be allowed to continue to operate. Rezoning may impact what a property can be used for in the future and how new structures on the property can be built.

Public Meeting Information

Location: City Hall, 7525 W. Greenfield Ave.
Date: Tuesday, August 2
Time: 7:00 pm

If you have questions, please contact the Planning & Zoning office at planning@westalliswi.gov, or by calling Steve Schaer at (414) 302-8466 or Zac Roder at (414) 302-8465.

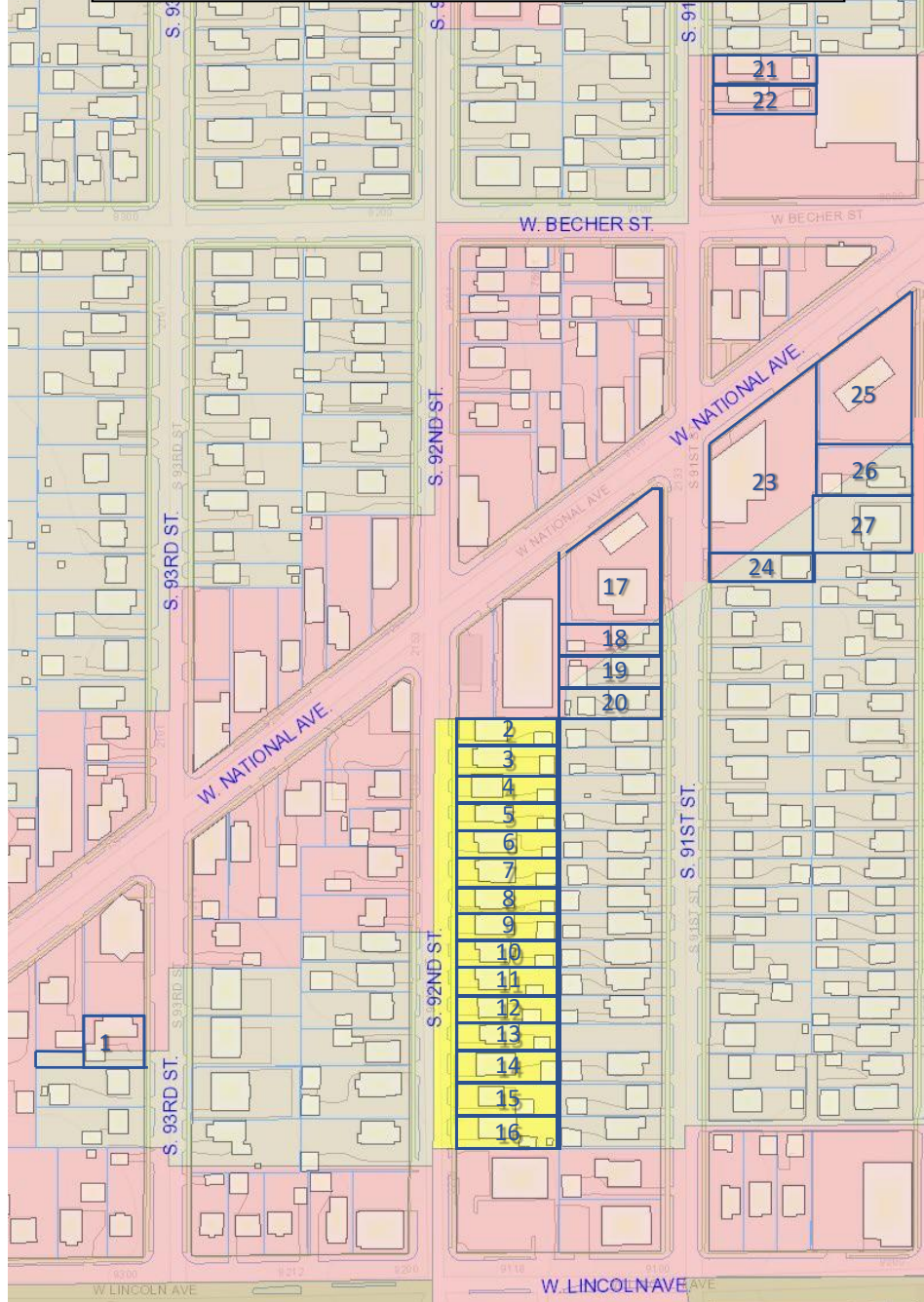
Steven J. Schaer, AICP
Manager, Planning & Zoning Office
City of West Allis

National Ave Corridor Rezoning

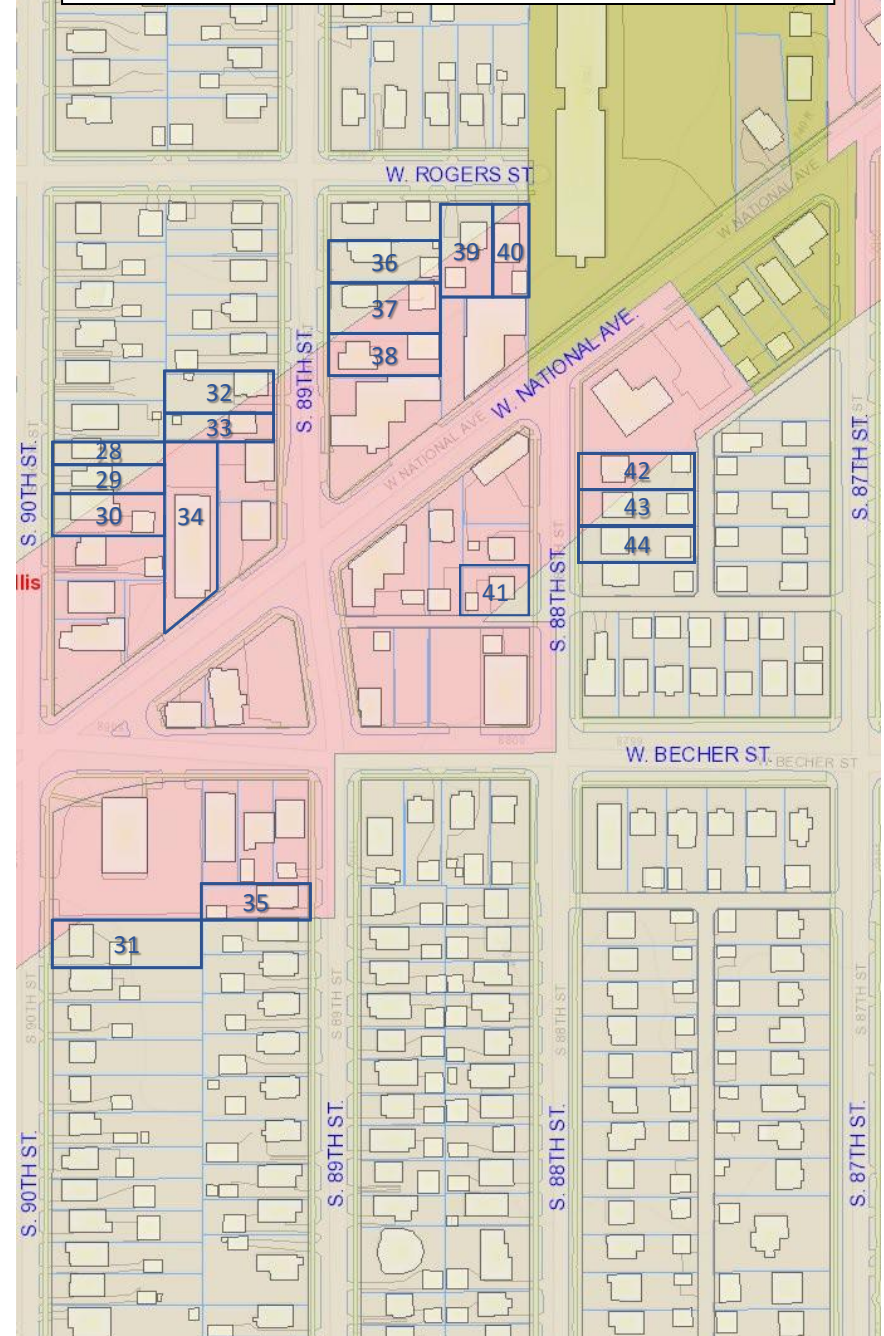
ID	Address	Taxkey	Existing Zoning	Proposed Zoning
1	2197 S 93 St	479-0762-000	C-2, RB	RB
2	2158 S 92 St	479-0840-000	RA-3	RB
3	2162 S 92 St	479-0841-000	RA-3	RB
4	2166 S 92 St	479-0839-000	RA-3	RB
5	2170-70A S 92 St	479-0811-000	RA-3	RB
6	2174 S 92 St	479-0838-000	RA-3	RB
7	2176 S 92 St	479-0837-000	RA-3	RB
8	2180 S 92 St	479-0836-000	RA-3	RB
9	2184 S 92 St	479-0835-000	RA-3	RB
10	2186 S 92 St	479-0834-000	RA-3	RB
11	2190 S 92 St	479-0833-000	RA-3	RB
12	2194 S 92 St	479-0832-000	RA-3	RB
13	2196 S 92 St	479-0831-000	RA-3	RB
14	2202 S 92 St	479-0830-000	RA-3	RB
15	2208 S 92 St	479-0829-000	RA-3	RB
16	2214 S 92 St	479-0828-000	RA-3	RB
17	9111 W National Ave	479-0804-000	C-2, RB	C-2
18	2153 S 91 St	479-0805-000	C-2, RB	RB
19	2157 S 91 St	479-0806-000	C-2, RB	RB
20	2161 S 91 St	479-0807-000	C-2, RB	RB
21	2056 S 91 St	478-0236-000	C-2	RB
22	2062 S 91 St	478-0235-000	C-2	RB
23	9033-39 W National Ave	479-0851-000	C-2, RB	C-2
24	2144 S 91 St	479-0850-000	C-2, RB	RB
25	9009 W National Ave	479-0844-000	C-2, RB	C-2
26	2131 S 90 St	479-0845-000	C-2, RB	RB
27	2137 S 90 St	479-0846-000	C-2, RB	RB
28	2036 S 90 St	478-0263-000	C-2, RB	RB
29	2040 S 90 St	478-0262-000	C-2, RB	RB
30	2046-48 S 90 St	478-0261-000	C-2, RB	RB
31	2118 S 90 St	479-0877-000	C-2, RB	RB
32	2027 S 89 St	478-0253-000	C-2, RB	RB
33	2033 S 89 St	478-0254-000	C-2, RB	RB
34	8916 W National Ave	478-0257-001	C-2, RB	C-2
35	2115 S 89 ST	478-0320-000	C-2, RB	RB
36	2006 S 89 St	478-0276-000	C-2, RB	RB
37	2014 S 89 St	478-0275-000	C-2, RB	RB
38	2022 S 89 St	478-0274-000	C-2, RB	RB
39	8807-09 W Rogers St	478-0270-003	C-2, RB	RB
40	8803 W Rogers St	478-0270-002	C-2, RB	RB
41	2059 S 88 St	478-0076-001	C-2, RB	C-2
42	2040 S 88 St	478-0094-000	C-2, RB	RB
43	2046 S 88 St	478-0095-000	C-2, RB	RB
44	2050 S 88 St	478-0096-000	C-2, RB	RB
45	8656 W National Ave	478-9993-001	M-1, C-2, RB	M-1
46	8600 W National Ave	478-9997-001	M-1, C-2	M-1
47	8626-36 W National Ave	478-9994-001	M-1, C-2	C-2
48	2008 S 87 St	478-0038-000	C-2, RB	RB
49	2014 S 87 St	478-0039-000	C-2, RB	RB

MapID	Address	Taxkey	Existing Zoning	Proposed Zoning
50	2022 S 87 St	478-0040-000	C-2, RB	RB
51	1975 S 86 St	478-0067-001	C-2, RB	RB
52	1979 S 86 St	478-0066-000	C-2, RB	RB
53	2001 S 86 St	478-0065-000	C-2, RB	RB
54	1964-2060 S 86 St/2020 S 85 St	478-0001-002	C-2, RB, P	RC
55	1981 S 84 St/8435-37 W National Ave	478-0030-001	C-2, RB, P	P
56	1934 S 84 St	477-0479-000	C-2	RB
57	1938 S 84 St	477-0478-000	C-3, RB	RB
58	1929 S 83 St	477-0475-000	C-2	RB
59	1935 S 83 St	477-0476-000	C-2	RB
60	1939 S 83 St	477-0477-000	C-2, RB	RB
61	1710-12 S 80 St	452-0709-000	C-2, RB	RB
62	7920 W National Ave	452-0708-000	C-2, RB	C-2
63	7902 W National Ave	452-0536-000	C-2, RB	C-2
64	7815-27 W Lapham St	452-0595-000	C-2, RB	RC
65	7400 W National Ave	453-0398-000	C-2, RB	C-2
66	7421 W National Ave	453-0526-006	C-2, RB	RC
67	1668-70 S 71 St/7018 W Mitchell St	453-0604-000	RB	C-2
68	6431 W National Ave/1524 S 65 St	454-0235-000	C-3, RB	RC
69	64** W National Ave	454-0234-000	C-3, RB	RC
70	64** W National Ave	454-0233-000	C-3, RB	RC
71	6423 W National Ave	454-0232-000	C-3, RB	RC
72	1532-34 S 65 St	454-0236-000	C-3, RB	RC
73	64** W National Ave	454-0080-000	C-3, RB	C-2
74	1523 S 64 St	454-0081-000	C-3, RB	RB
75	6325 W National Ave	454-0122-001	C-3, RB	C-3
76	1510-12 S 64 St	454-0120-000	C-3, RB	RB
77	6309-11 W National Ave	454-0093-000	C-3, RB	C-3
78	1441 S 63 St/6301-05 W National Ave	454-0092-000	C-3, RB	C-3
79	1503-05 S 63 St	454-0095-000	C-3, RB	RB
80	6227-31 W National Ave	454-0078-000	C-3, RB	C-3
81	1436 S 63 St	454-0076-000	C-3, RB	C-3
82	62** W National Ave	454-0073-001	C-3, RB	C-3
83	6207-11 W National Ave	454-0072-000	C-3, RB	C-3
84	1421 S 62 St	454-0071-001	C-3, RB	C-3
85	14** S 62 St	454-0074-000	C-3, RB	C-3
86	14** S 62 St	454-0075-000	RB	C-3
87	6100-30 W NATIONAL AVE	439-0329-002	C-3, C-2, RB	C-3
88	58** W NATIONAL AVE	438-0299-000	C-3, RB	C-3
89	5806-08 W NATIONAL AVE	438-0298-000	C-3, RB	C-3
90	1305-07 S 58 St	438-0296-000	C-3, RB	RB
91	5800 W NATIONAL AVE - 1317 S 58 ST	438-0297-000	C-3, RB	C-3

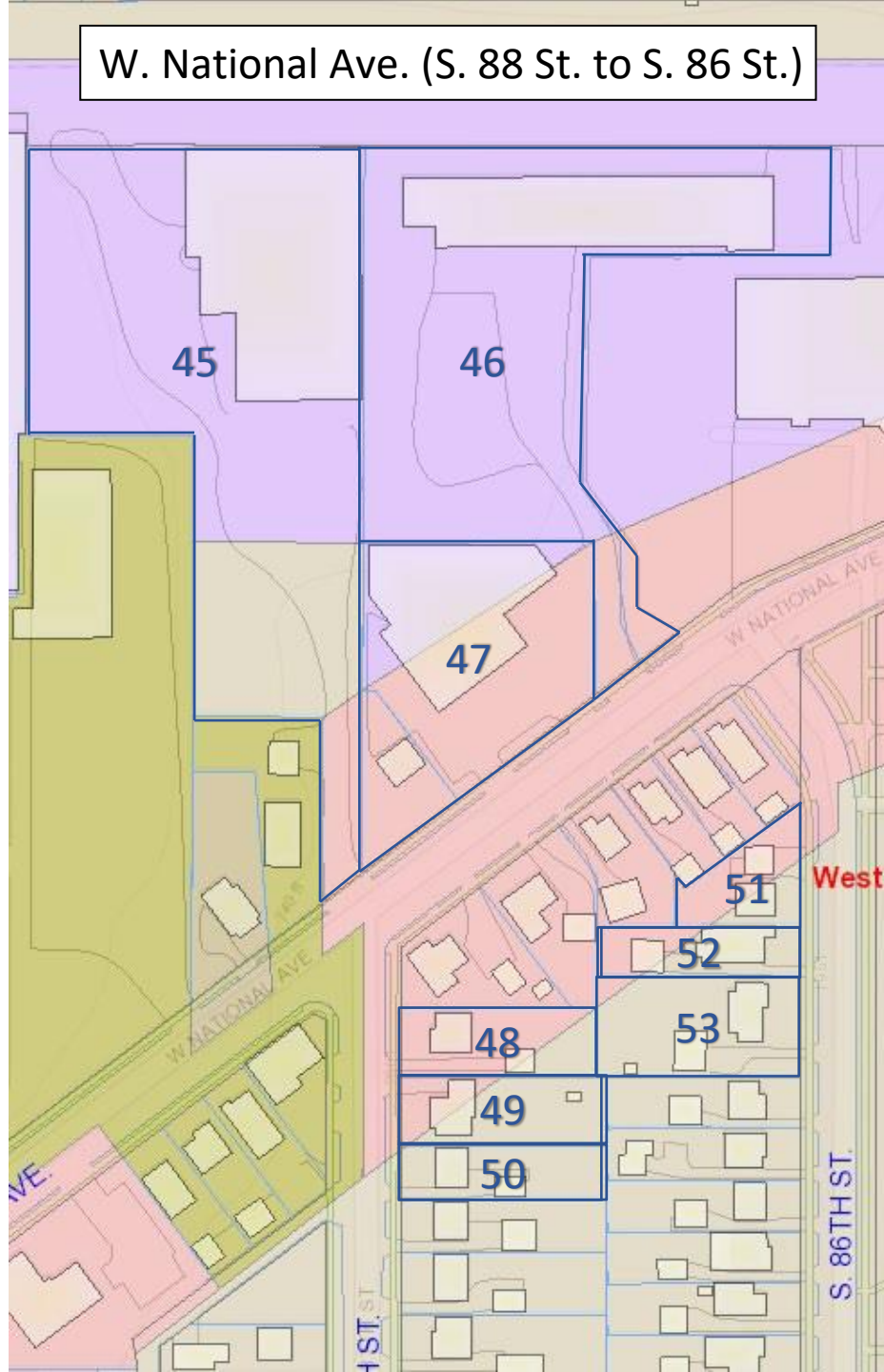
W. National Ave. (S. 94 St. to S. 90 St.)



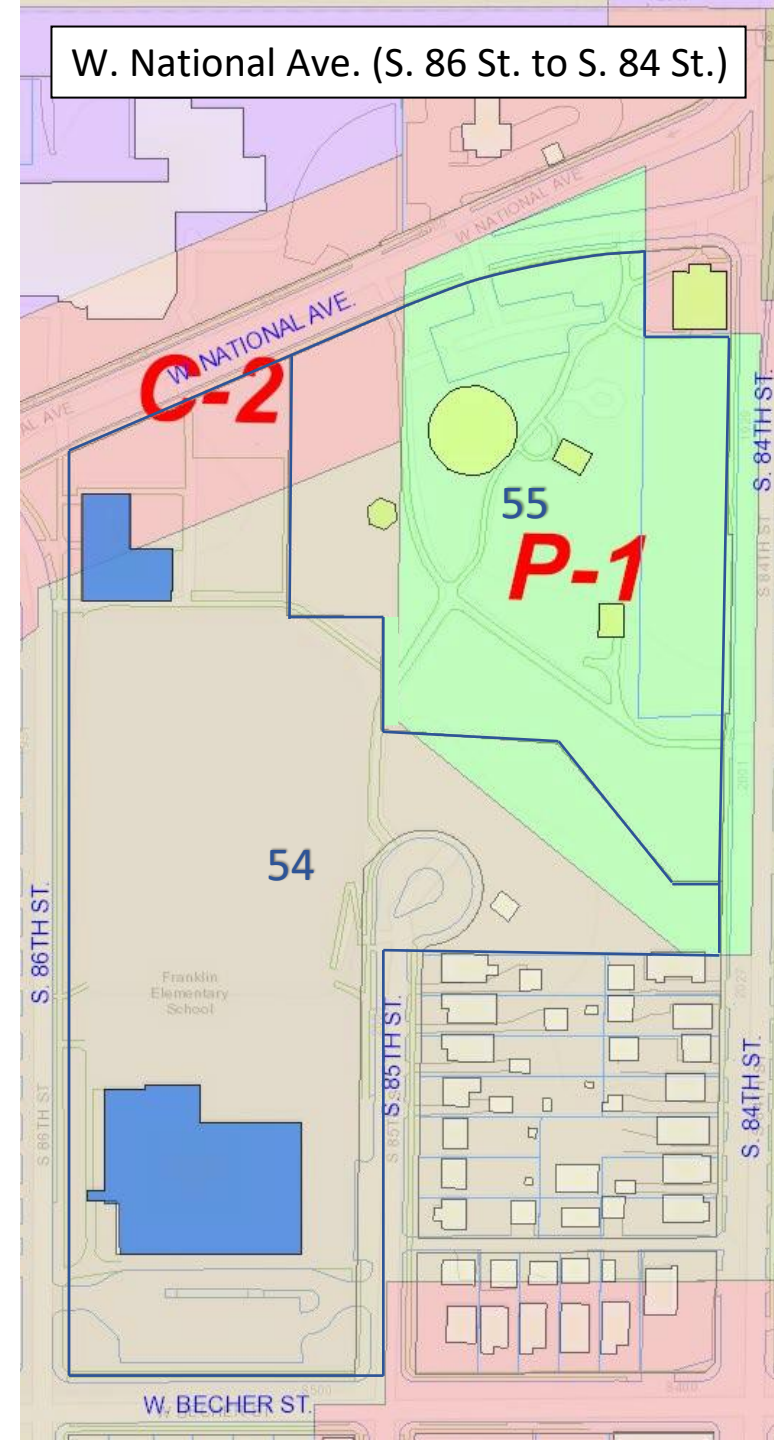
W. National Ave. (S. 90 St. to S. 87 St.)



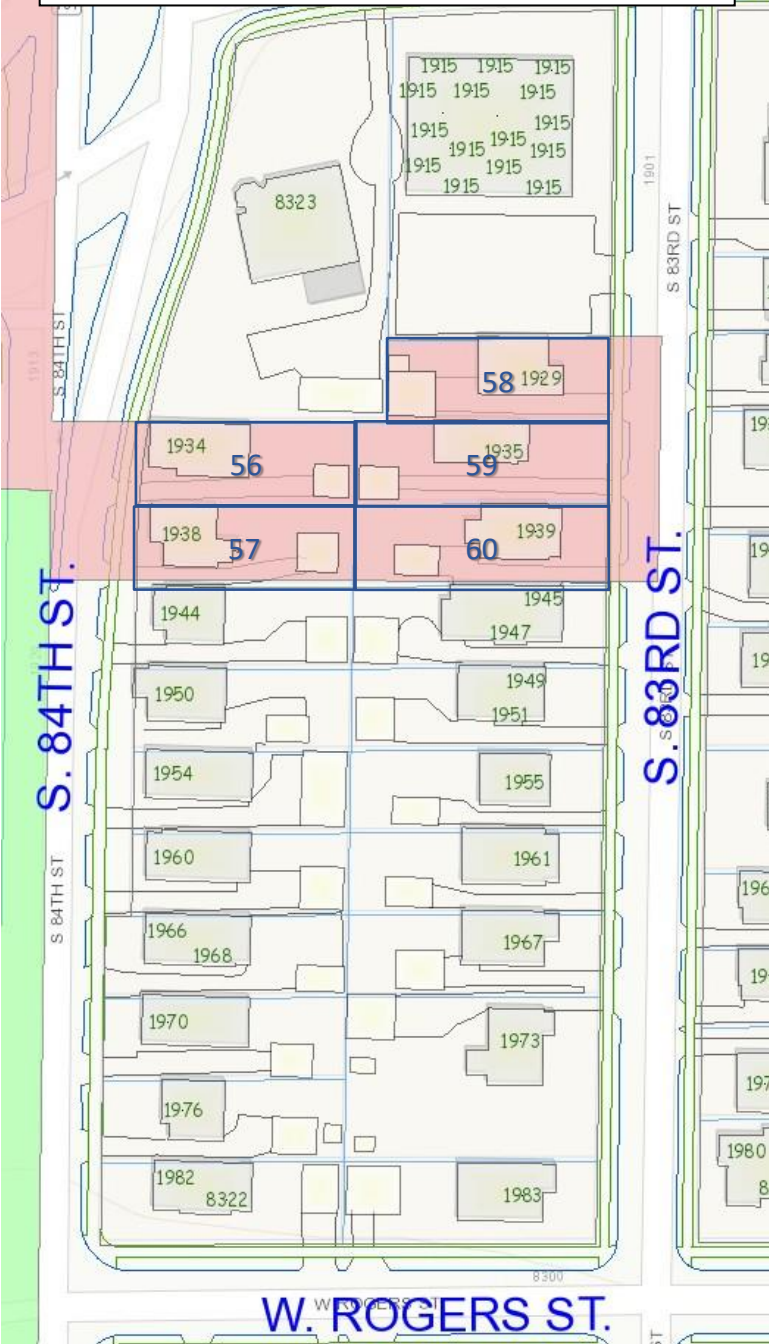
W. National Ave. (S. 88 St. to S. 86 St.)



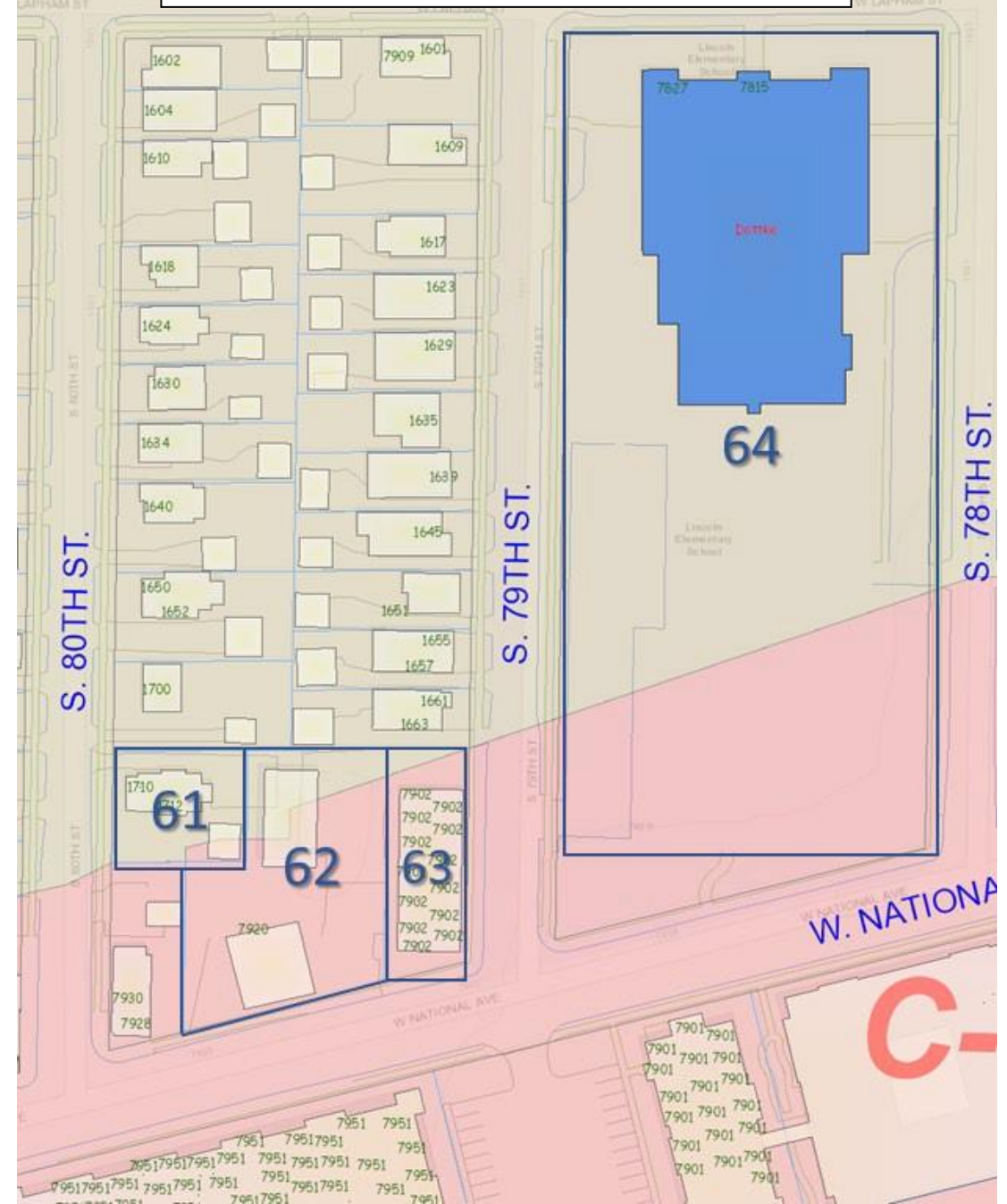
W. National Ave. (S. 86 St. to S. 84 St.)



W. National Ave. (S. 84 St. to S. 83 St.)



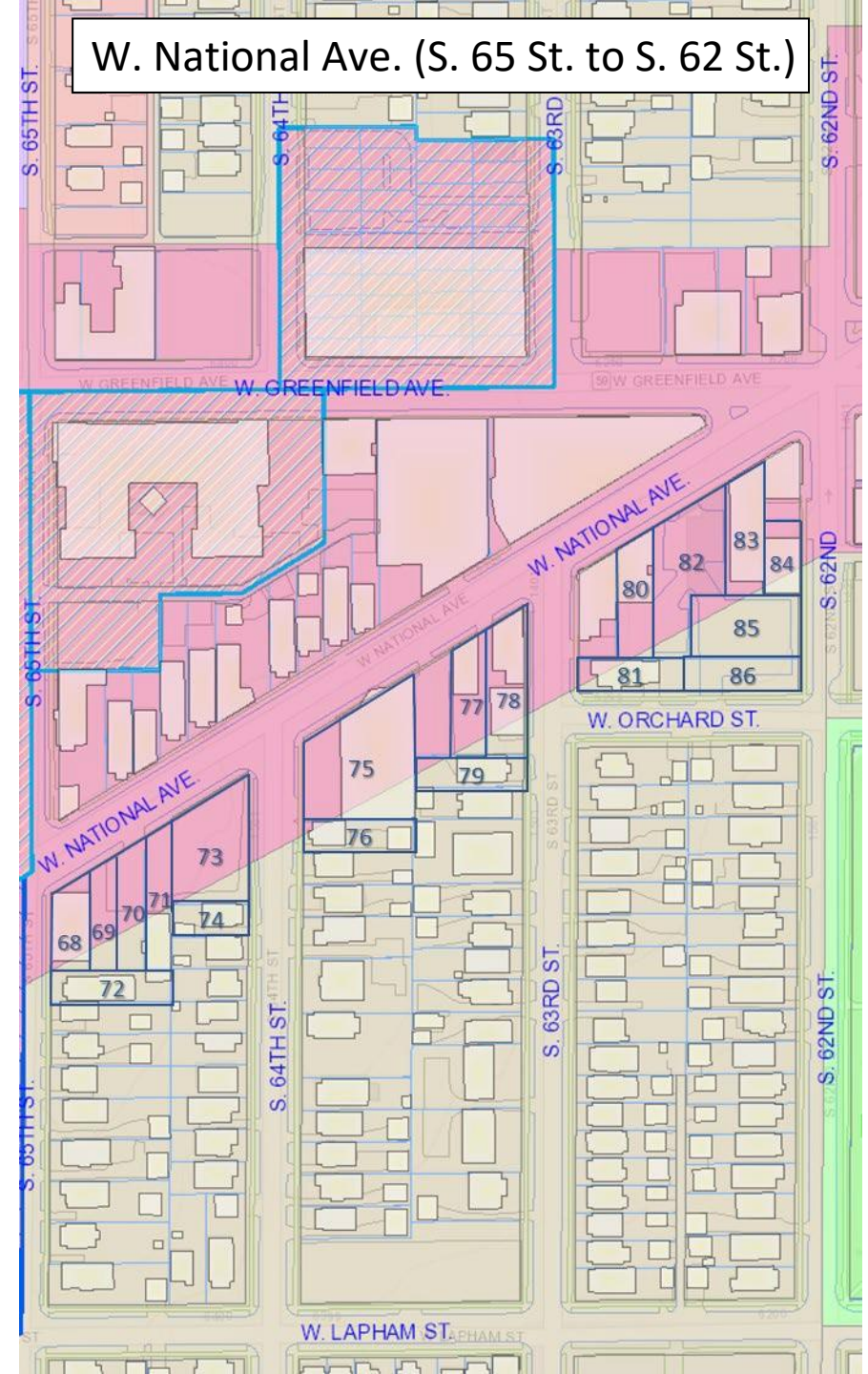
W. National Ave. (S. 80 St. to S. 78 St.)



W. National Ave. (S. 75 St. to S. 70 St.)



W. National Ave. (S. 65 St. to S. 62 St.)



W. National Ave. (S. 62 St. to S. 58 St.)

