



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

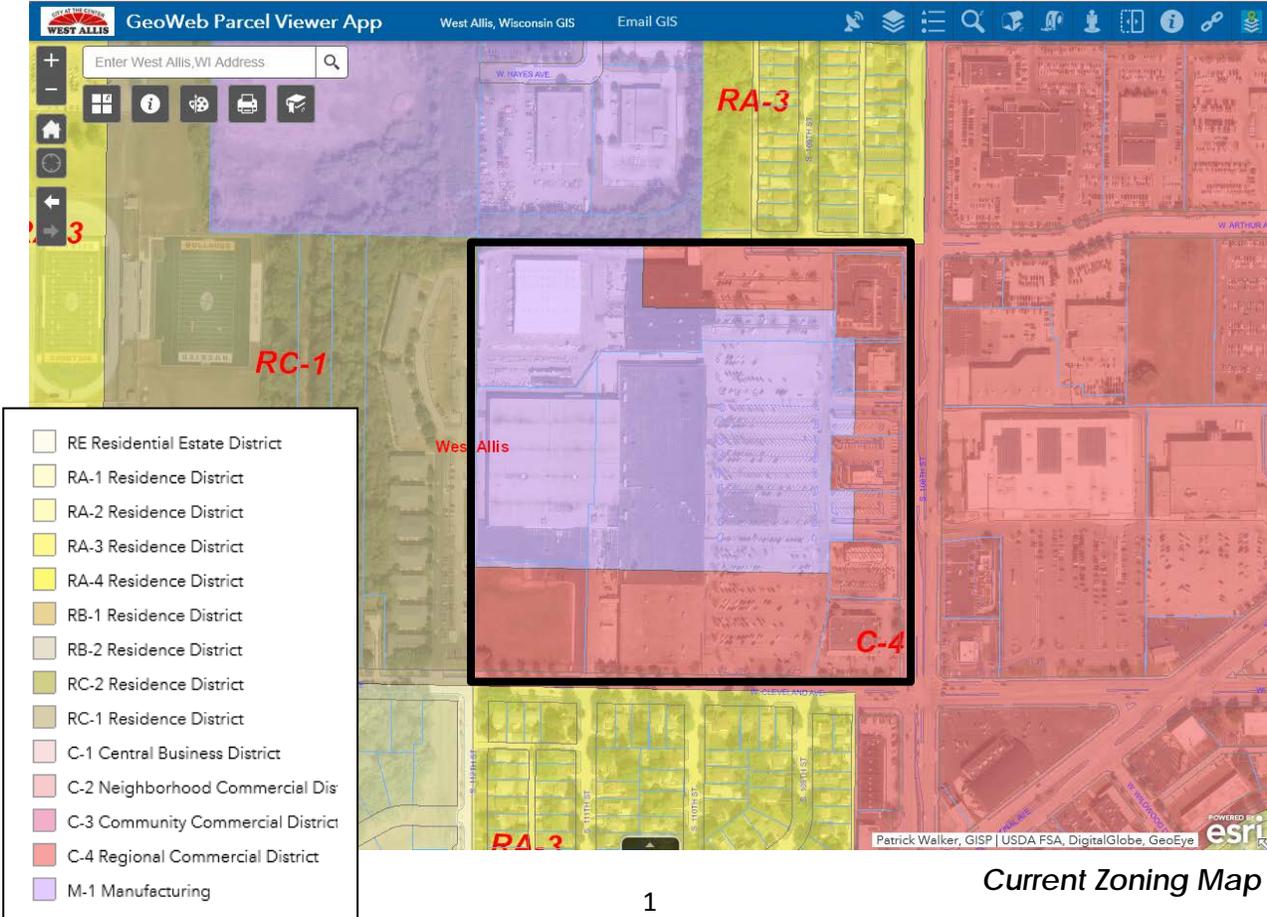
9. **Discussion on Ordinance to amend the Official West Allis Zoning Map by rezoning five properties in the 2600 Block on the West side of Hwy 100 from M-1 Manufacturing District to C-4 Regional Commercial District. (Tax Key No. 484-9986-003, 484-9986-011, 484-9986-013, 484-9986-014, 484-9986-015)**

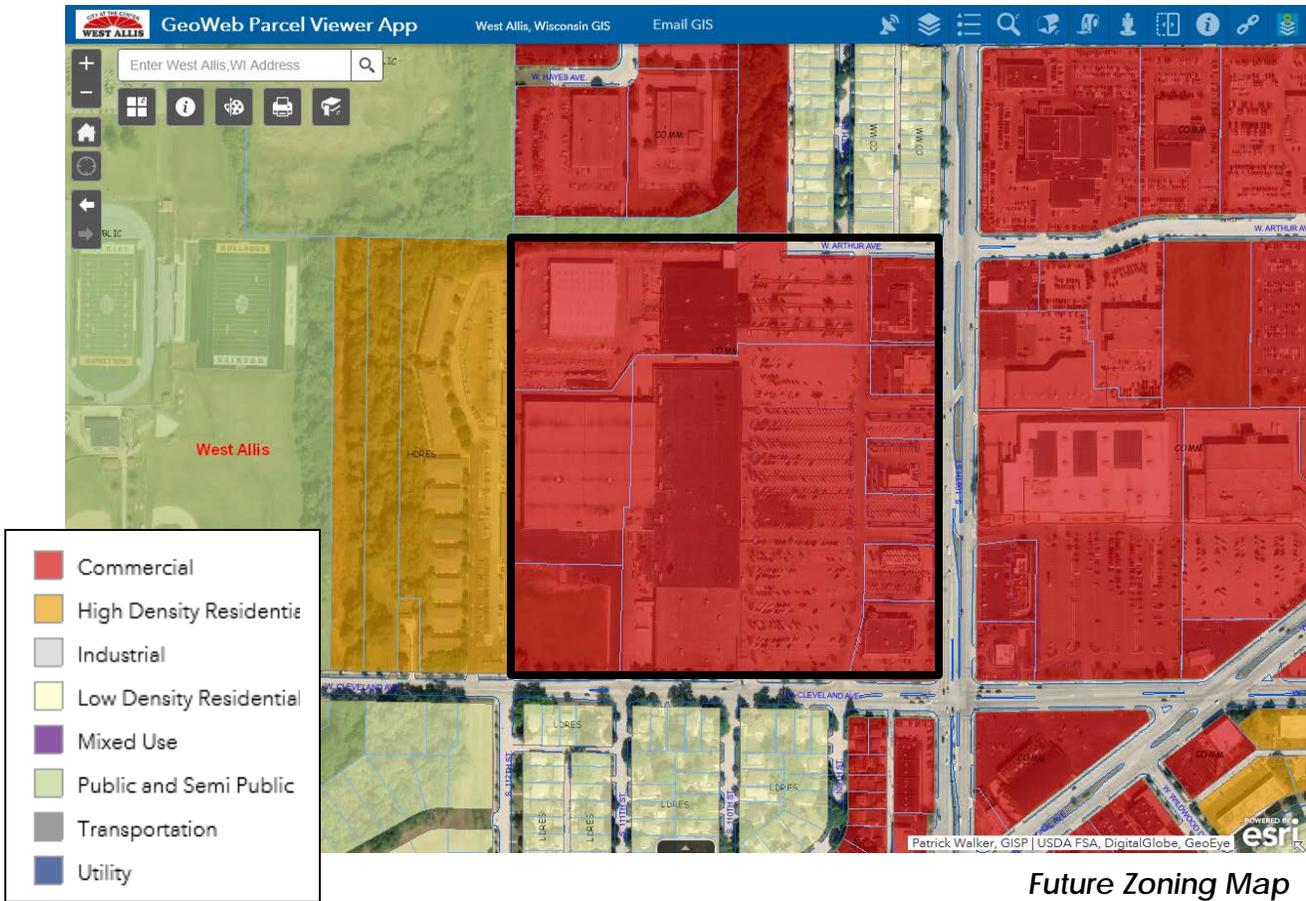
Overview

The west side of the 2600 block of S. 108th St. is currently a combination of C-4 Regional Commercial District and M-1 Manufacturing District. Most of the properties are split zoned properties which means they have two zoning designations. In an effort to achieve consistency with the 2030 Future Zoning Map, staff would like to discuss the concept with Plan Commission to rezone five (5) parcels on this block. Of note, 4 of the 5 are split zoned. One is zoned M-1, manufacturing (a self-storage use behind the shopping center).

- The splits zoned properties include BMO Harris Bank, Menards, the West Allis Center and an undeveloped property along W. Cleveland Ave.
- The Extra Space (self) Storage property is zoned M-1, manufacturing.

If rezoned to commercial (C-4), only the Self-Storage use would become a legal non-conforming use as storage centers are only permitted in M-1 zones.





Future Zoning Map

Staff has discussed the concept of rezoning these properties (to be consistent with the 2030 Land Use Plan) with the 5th District Alderpersons and is bringing this discussion to the Plan Commission for their initial review of the concept.

No action will need to be taken by Plan Commission as this is simply a discussion item.