



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, October 27, 2021**  
**6:00 PM**  
**City Hall – Room 128**

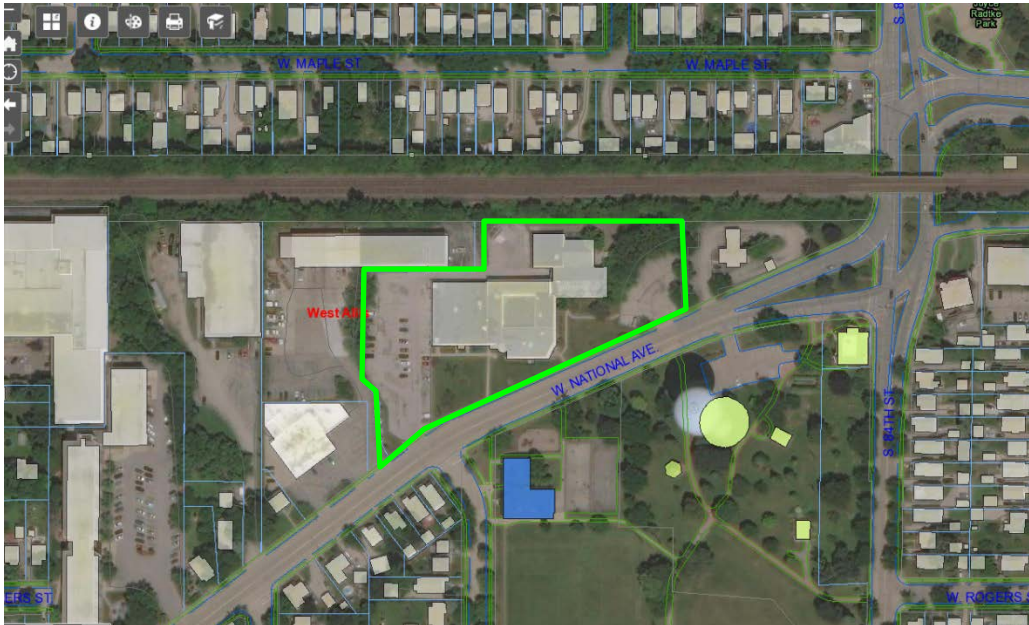
Watch: <https://www.youtube.com/user/westalliscitychannel>

- Ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).**

**Rezoning Request**

In conformance with the 2040 Land Use Plan, Planning & Zoning is presenting an ordinance to amend the official zoning map to the Planning Commission and Common Council. The property located at 8530-56 W. National Ave. is proposed to be rezoned from M-1, Light Manufacturing and C-2, Neighborhood Commercial to C-2, Neighborhood Commercial. The parcel under consideration is located across the street from Honey Creek Park and in between a counseling office to the east and a hydraulic equipment company to the west. This amendment is consistent with the 2040 Comprehensive Plan's Future Land Use Map which recommends a change to a mixed-use land use.

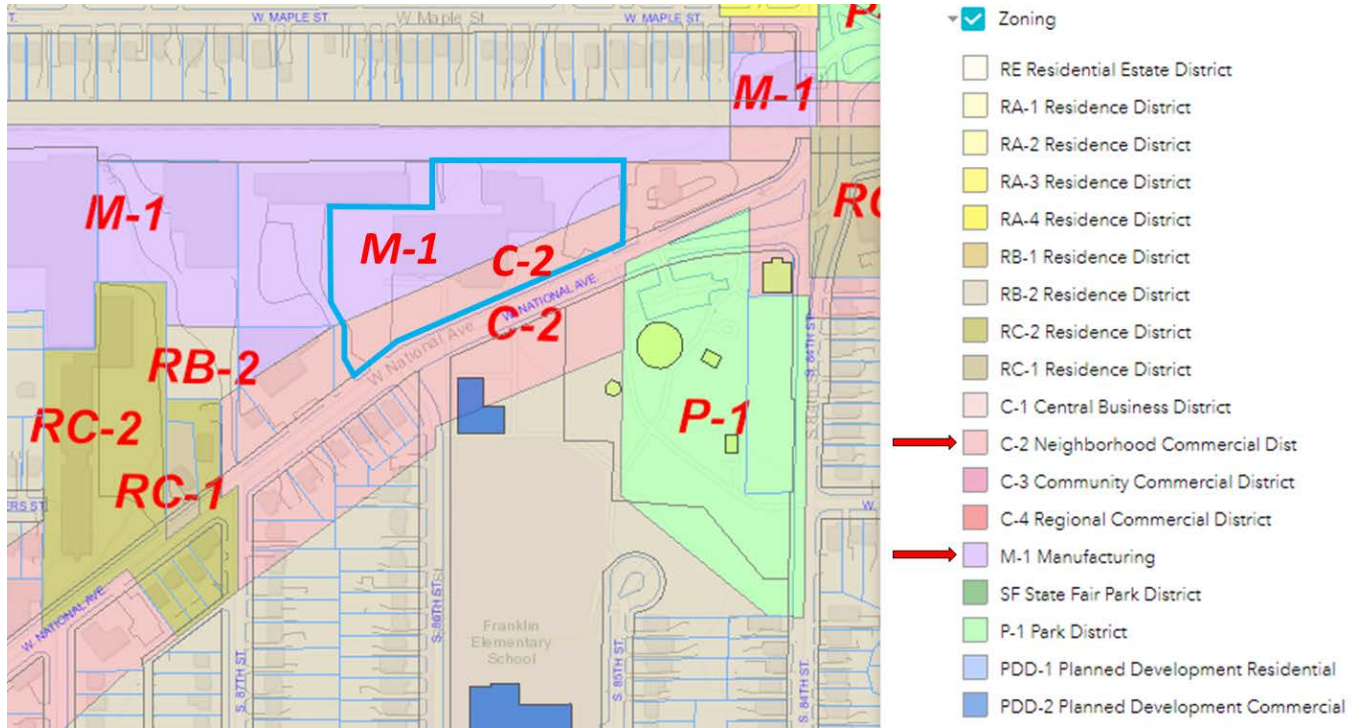
The intent of the ordinance is also to remove the split zoning of this property from two zoning districts to one to prevent confusion of allowable uses and regulations at this property.



The applicant is a nonprofit called Bethesda Lutheran that is interested in developing the lot for a multi-family development. Staff is currently in the preliminary stages of discussions with a developer and as plans, a traffic study and other economic development terms are obtained they will be presented to the Plan Commission and Common Council for consideration as part of a future submittal.

The C-2, Neighborhood Commercial District will allow multi-family development with a special use permit. Design review and a public hearing would apply.

**Current Zoning Map**



**Future Land Use Map**



**Recommendation:** Common Council approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 8530-56 W. National Ave. from M-1, Manufacturing District and C-2, Neighborhood Commercial to C-2 Neighborhood Commercial submitted by John Pechan, Bethesda Lutheran Communities (Tax Key No. 478-9998-003).