

**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, March 22, 2023**  
**6:00 PM**

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

8. **Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning 6604-20 W. Mitchell St. from I-1 to C-3. (Tax Key No. 454-0254-002)**

**Overview and Zoning**

The subject property is located on the NW corner of S. 66 St and W. Mitchell St.; it is currently the home of Higgins Tower Service. This is a family owned and operated business that has over 50 years of experience in the aerial tower industry. Higgins provides a wide variety of aerial tower installation, maintenance, emergency repair, removal, and ancillary services, as well as specialized work on church steeples, flagpoles, and similar structures.

Existing Zoning: I-1 Light Industrial District.

Proposed Zoning: C-3, Community Commercial District

Future Land Use 2040 plan: Mixed Use

Last year, Higgins Tower Service met with the city about site improvements and subsequently received Plan Commission approval of their site and architectural plan to upgrade access to their property, install building, site, and landscaping improvements. Planning and Economic Development staff also expressed the recommended 2040 land use plan to rezone the property to commercial, like that of the nearby Makers Row and SoNa Lofts redevelopment area. Of note, rezoning would not serve as a barrier for the continued operations of Higgins but was sought to realign the property for the future, should Higgins decided to sell or move.

This year, Planning has requested and received 1<sup>st</sup> District alderperson sponsorship to rezone the property from I-1 to C-3 (commercial zoning that aligns with the abutting Makers Row and SoNa Lofts properties to the North). An [area context summary](#) shows the Higgins property situated within the larger Six Points Redevelopment neighborhood area.

1. Planning has previously expressed the City's interest to rezone the property to Commercial
2. Rezoning would also better align the property with that of the 2040 Land Use Map which indicates mixed use.
3. To best serve the future of the neighborhood and to align the zoning with the 2040 land use plan, staff request Plan Commission recommend approval.
4. If rezoned, and if Higgins were to sell or move from the property, future users (if not similar exactly similar to Higgins) would need to comply with the commercial zoning.

A public hearing before Common Council occurred on March 7<sup>th</sup>. The Economic Development Committee held action on the item following the Plan Commission's hold on February 22<sup>nd</sup>.



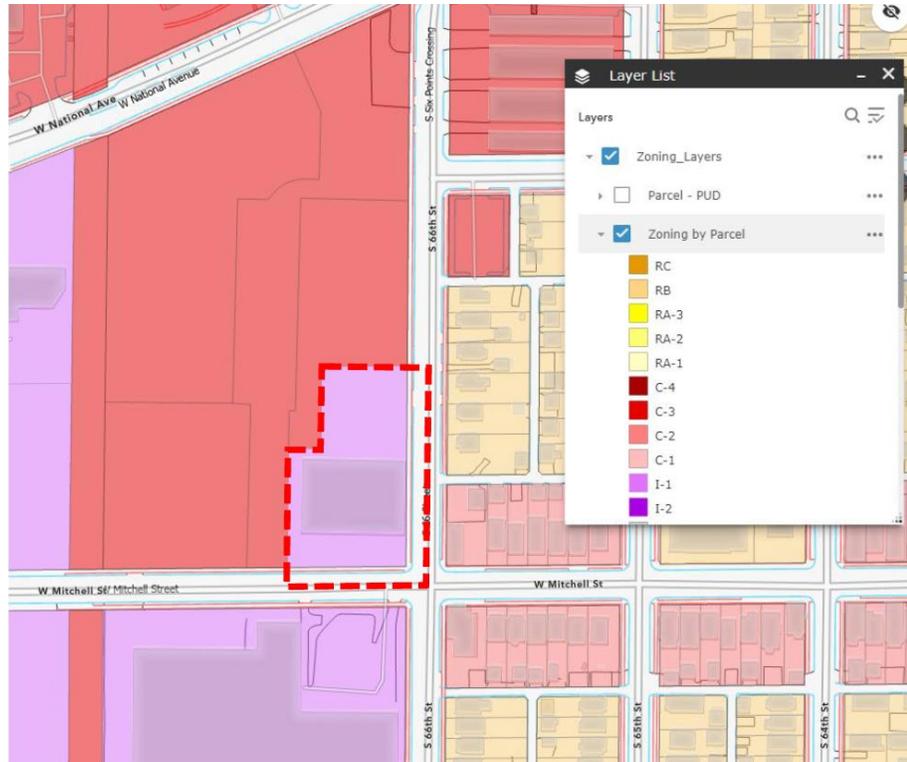
Street view - [454-0254-002 | 6604-6620 W MITCHELL ST](#)

Proposed Rezoning  
Map for property:

**6604-6620 W  
MITCHELL ST**  
(454-0254-002)



Action:  
I-1, Light industrial to  
C-3, Community  
commercial district



**Recommendation:** Common Council approval of the Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning 6604-20 W. Mitchell St. from I-1 to C-3 (Tax Key No. 454-0254-002).