



DEPARTMENT OF DEVELOPMENT

John F. Stibal

414/302-8460

414/302-8401 (Fax)

City Hall

7525 West Greenfield Avenue

West Allis, Wisconsin 53214

[www.westalliswi.gov](http://www.westalliswi.gov)

[jstibal@westalliswi.gov](mailto:jstibal@westalliswi.gov)

March 2, 2015

Abdul Motlani  
2348 N. Ramshead Ct.  
Waukesha, WI 53188

RE: Request for an ordinance to amend the official West Allis Zoning Map by rezoning property located at 6502 W. Burnham St. from RB-2 Residence District to C-2 Neighborhood Commercial District. Submitted by Abdul Motlani, property owner (Tax Key No. 454-0321-000).

Dear Mr. Motlani:

This letter is to inform you that the Plan Commission, at its meeting of February 25, 2015, considered the above-referenced request and has recommended Common Council denial of the Ordinance to amend the official West Allis Zoning Map by rezoning property located at 6502 W Burnham St. from RB-2 Residence District to C-2 Neighborhood Commercial District. Rezoning the subject area does not fulfill the intent of the criteria of zoning chapter per 12.02 RMC and, the proposed rezoning change is not supported by the adopted City Comprehensive Land Use Plan which calls for low density residential development.

Please feel free to contact me at 414-302-8468 with any additional questions and/or concerns.

Sincerely,

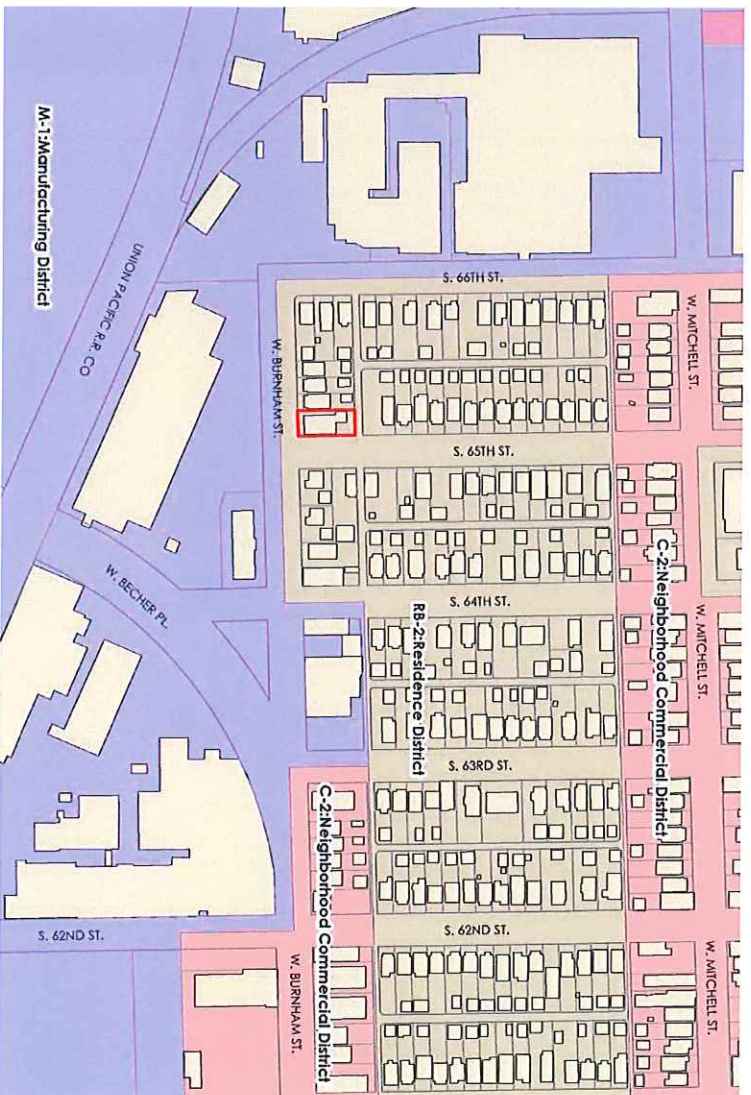
A handwritten signature in black ink, appearing to read "Schaer".

Steven J. Schaer, AICP  
Manager, Planning and Zoning Division

cc: John F. Stibal, Director, Department of Development  
Ed Lisinski, Director, Department of Building Inspections and Zoning

# Request to Rezone (applicant property owner of 6502 W. Burnham St.)

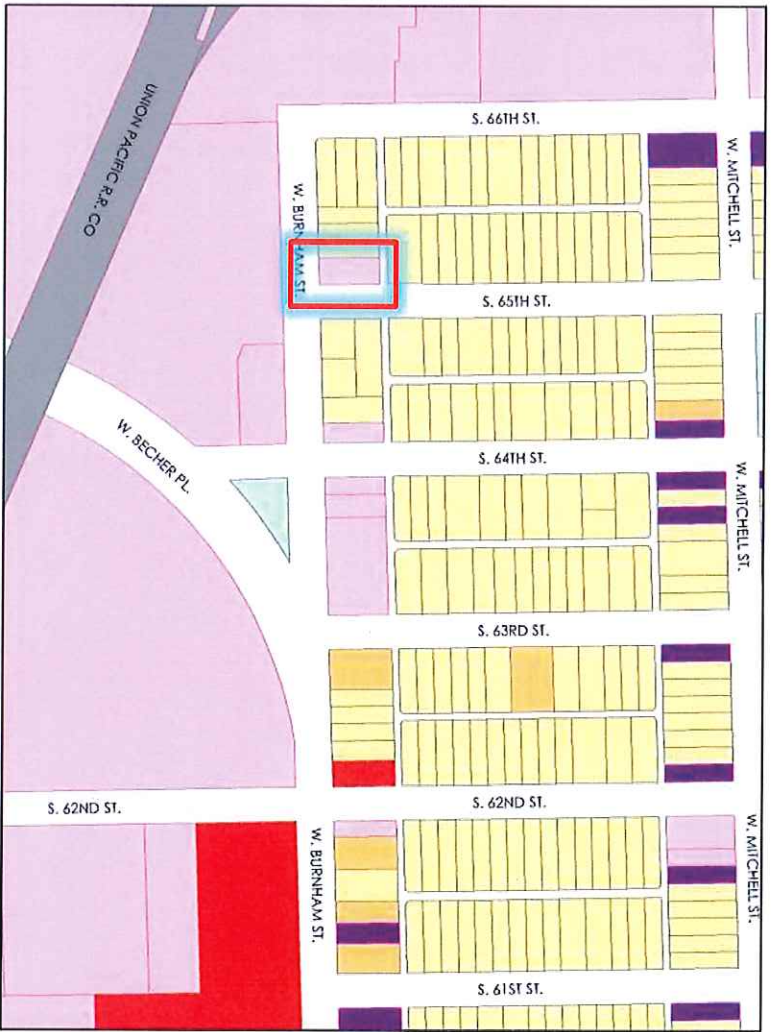




# 6502 W. Burnham St.

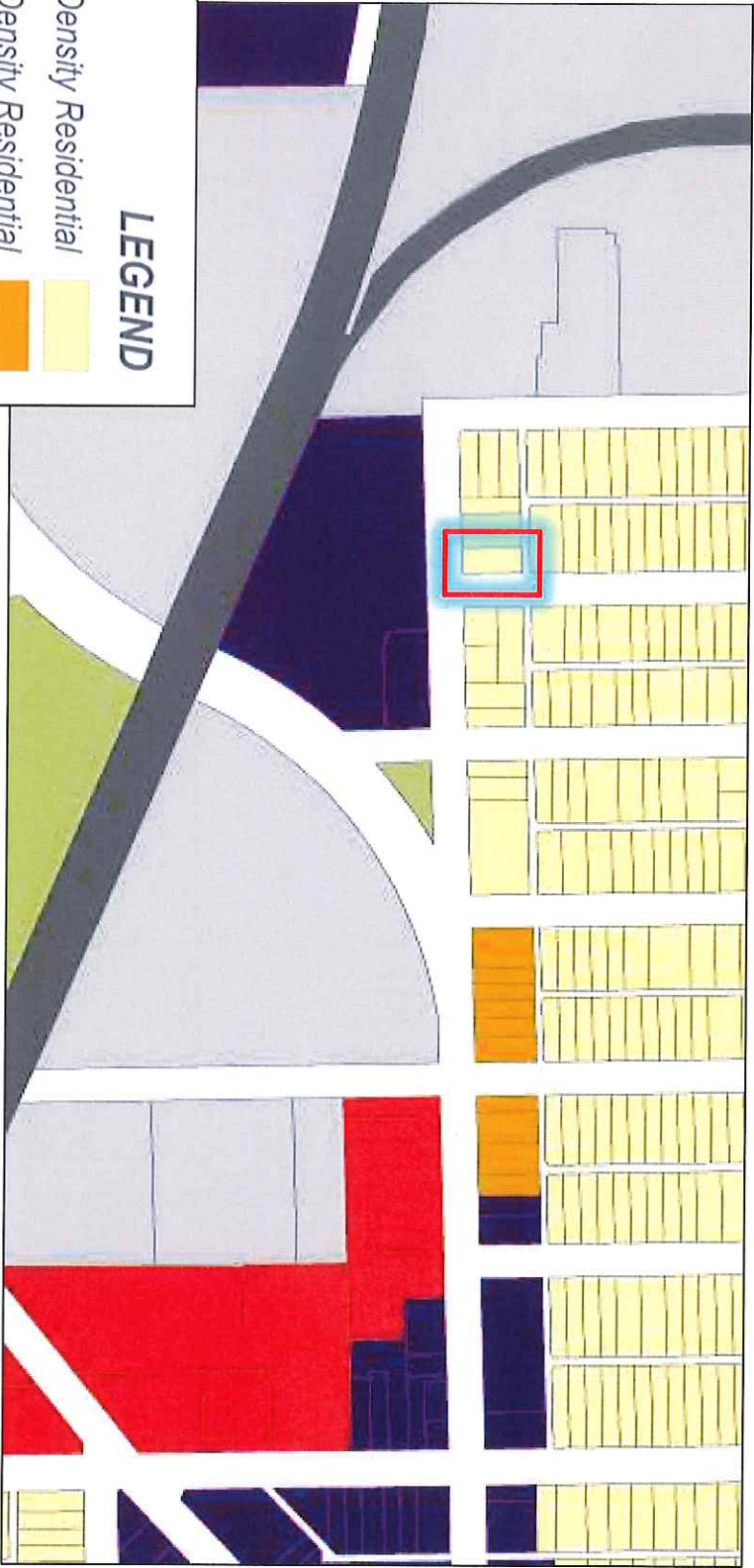
- District-wide rezoning from M-1 Manufacturing to RB-2 Residence District in 2002
- 10 properties involved
- Proper notifications sent out
- Previous use: Ambulance garage
- Vacant since October 2012





- EXISTING LAND USE**
- Commercial
  - High Density Residential
  - Low Density Residential
  - Institutional
  - Mixed Use
  - Parks and Open Spaces
  - Transportation
  - Utility





**2030 West Allis Future Land Use Map**

# 6502 W. Burnham St



- **Vacant building**
- Former use Ambulance dispatch garage and quarters
- Rezoned from M-1/Manufacturing to RB-2 in December of 2002
  - Current owner has owned since 1992
- Current Zoning is RB-2/Residential
- 2,400-sf and built in 1947

## Proposed Use

- Owner/Applicant seeks to lease building to an Auto Repair use

## Zoning

Under the current Residential Zoning District – **the proposed auto repair use is not permitted**

**Current Zoning:**  
**RB-2 Residence District**

Permitted

- Single Family
- Duplex

Special Uses

- Schools
- Religious institutions
- Daycares

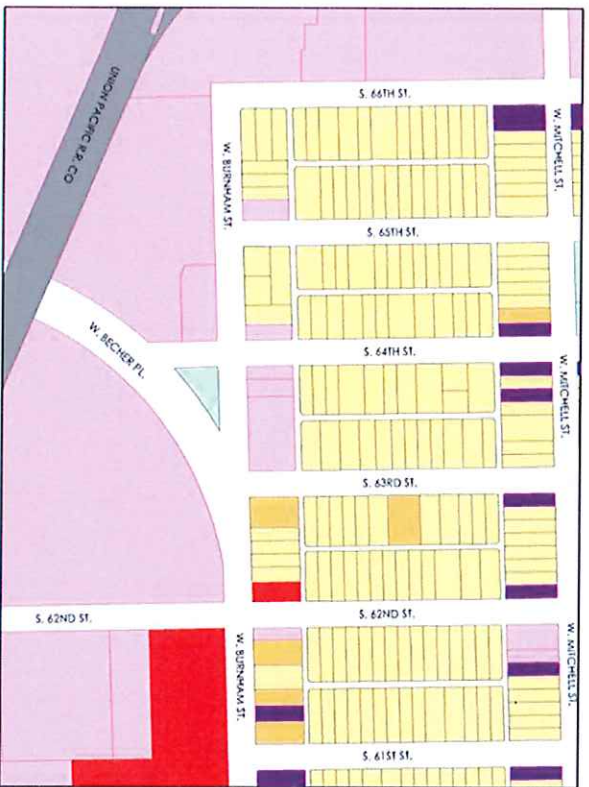
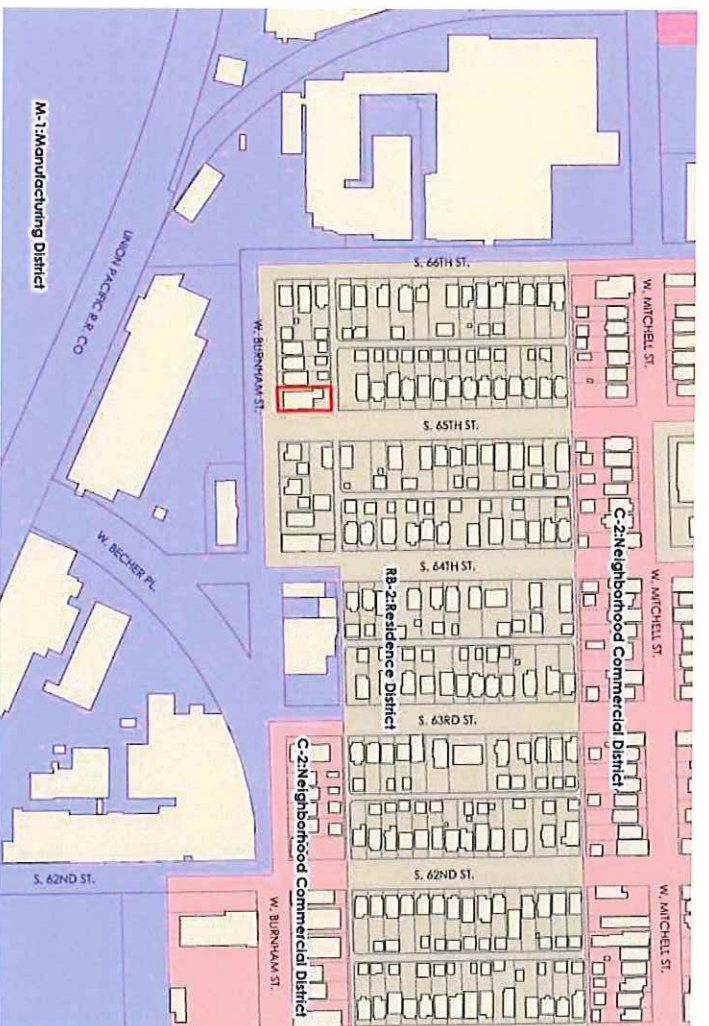
**Requested Zoning:**  
**C-2 Neighborhood Commercial**

Permitted

- Single Family
- Duplex
- General Retail

Special Uses

- Auto Repair
- Restaurants
- Taverns
- Multi-family
- Mixed Use



- EXISTING LAND USE**
- Commercial
  - High Density Residential
  - Industrial
  - Institutional
  - Low Density Residential
  - Medium Density Residential
  - Mixed Use
  - Parks and Open Spaces
  - Transportation
  - Utility

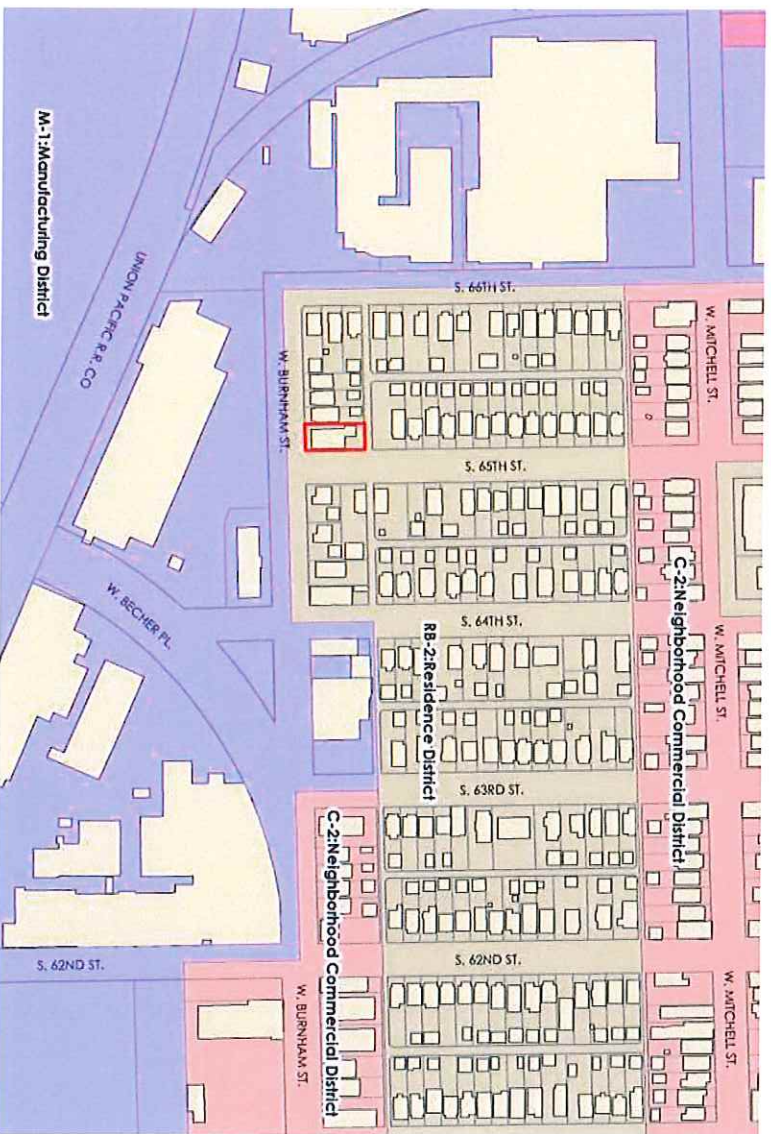
## Zoning Intent (12.02)

Regulation intended to:

- Stabilize and protect property values
- Encourage the most appropriate use of land throughout the community
- Implement community's comprehensive plan
- Promote health, safety, morals, prosperity and general welfare

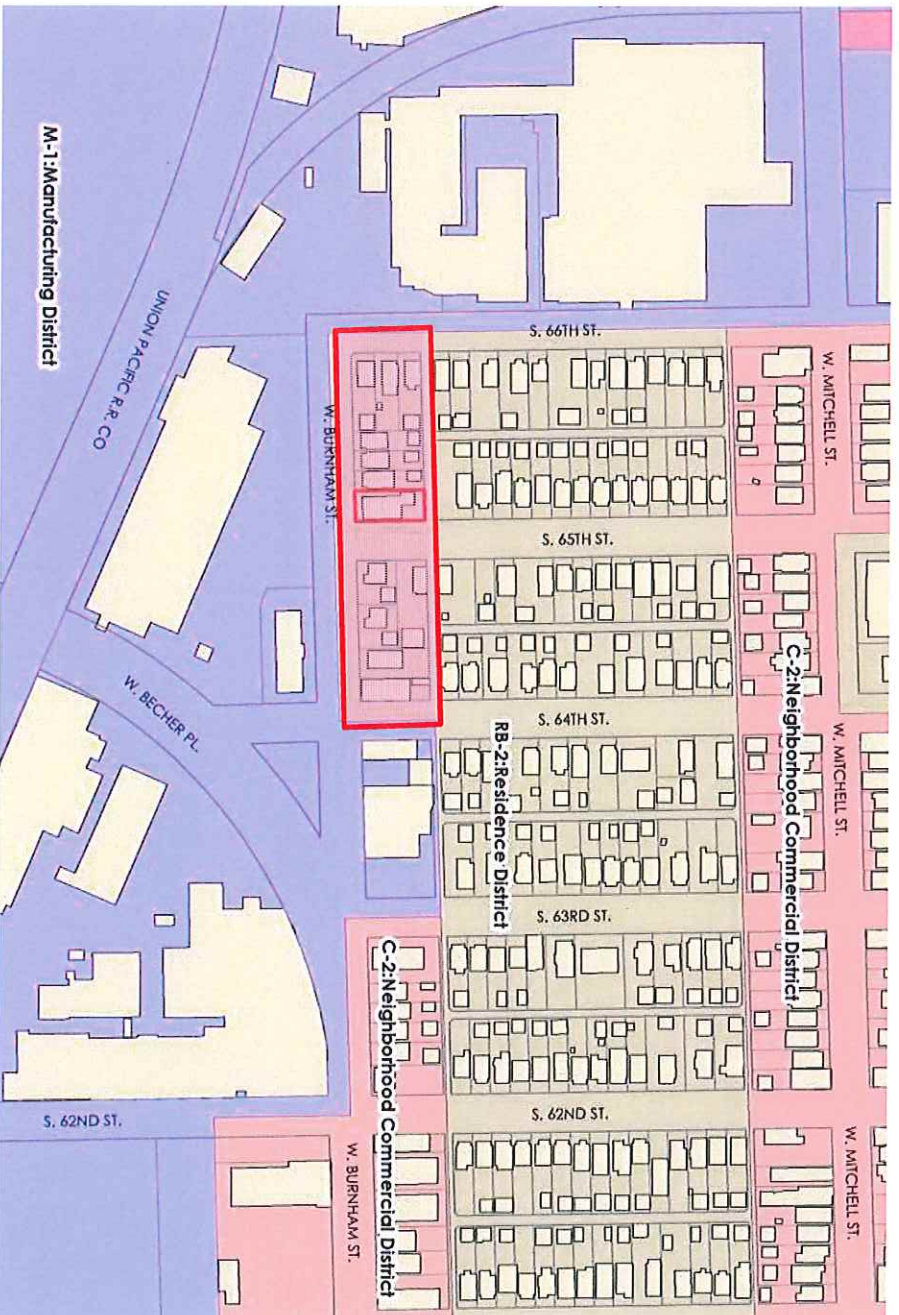
Avoid “spot zoning”

Avoid rezoning for individual businesses/properties





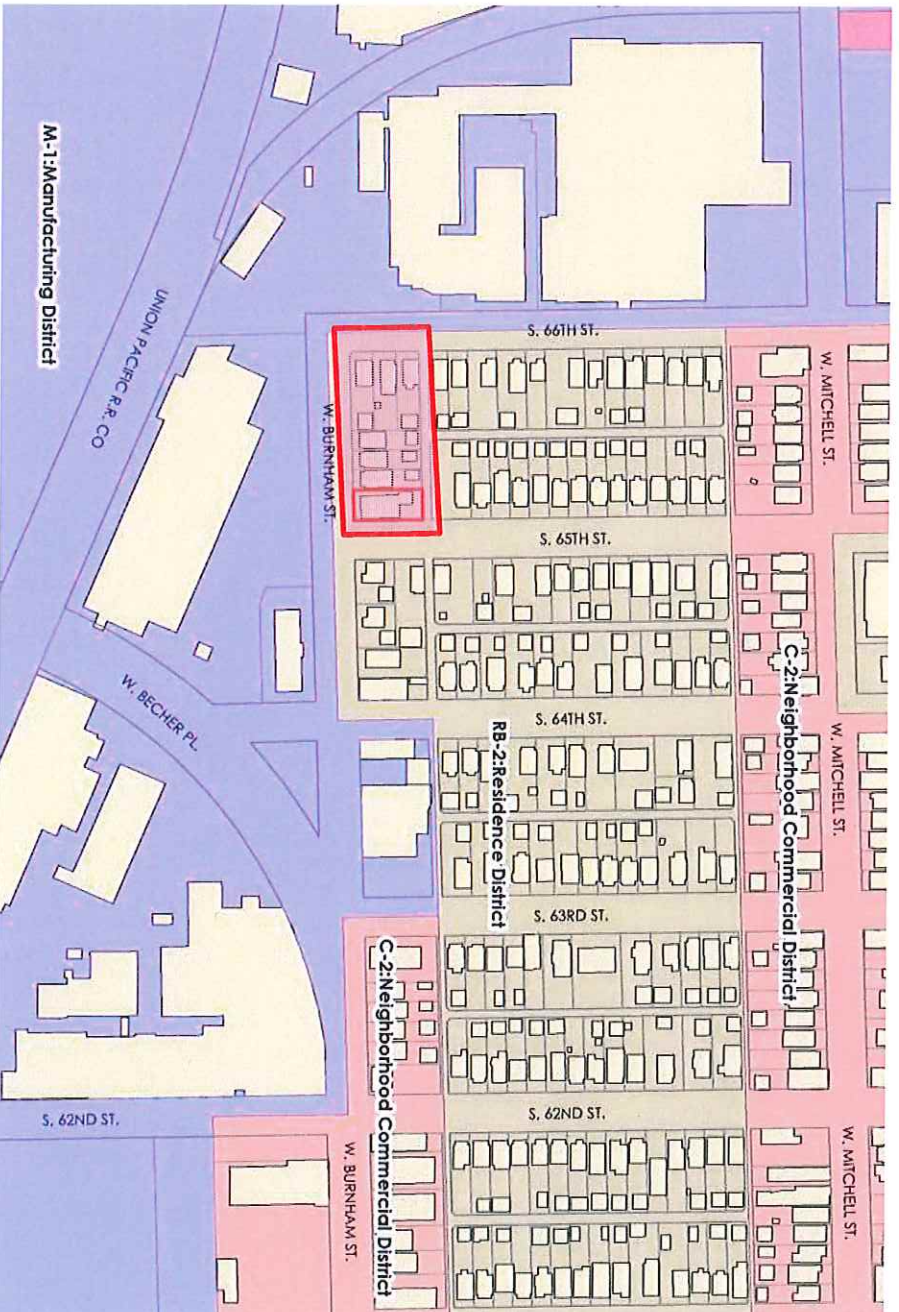
# Option 1 - District Rezone



Commercial Buffer District

- 12 Properties
- 10 residential
- 2 industrial/commercial

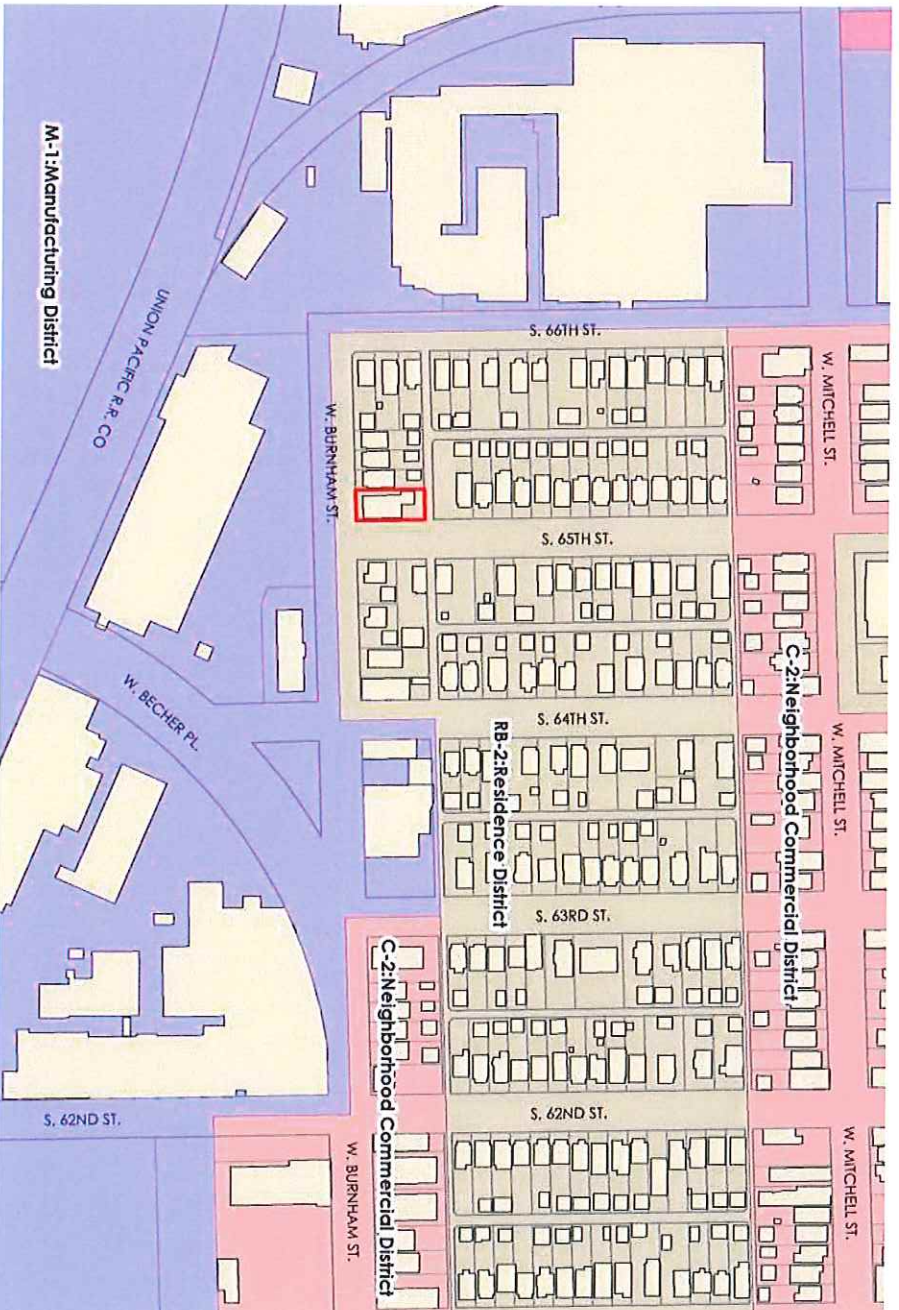
# Option 2 - Block Rezone



Commercial Block Buffer

- 7 Properties
- 6 residential
- 1 industrial/commercial

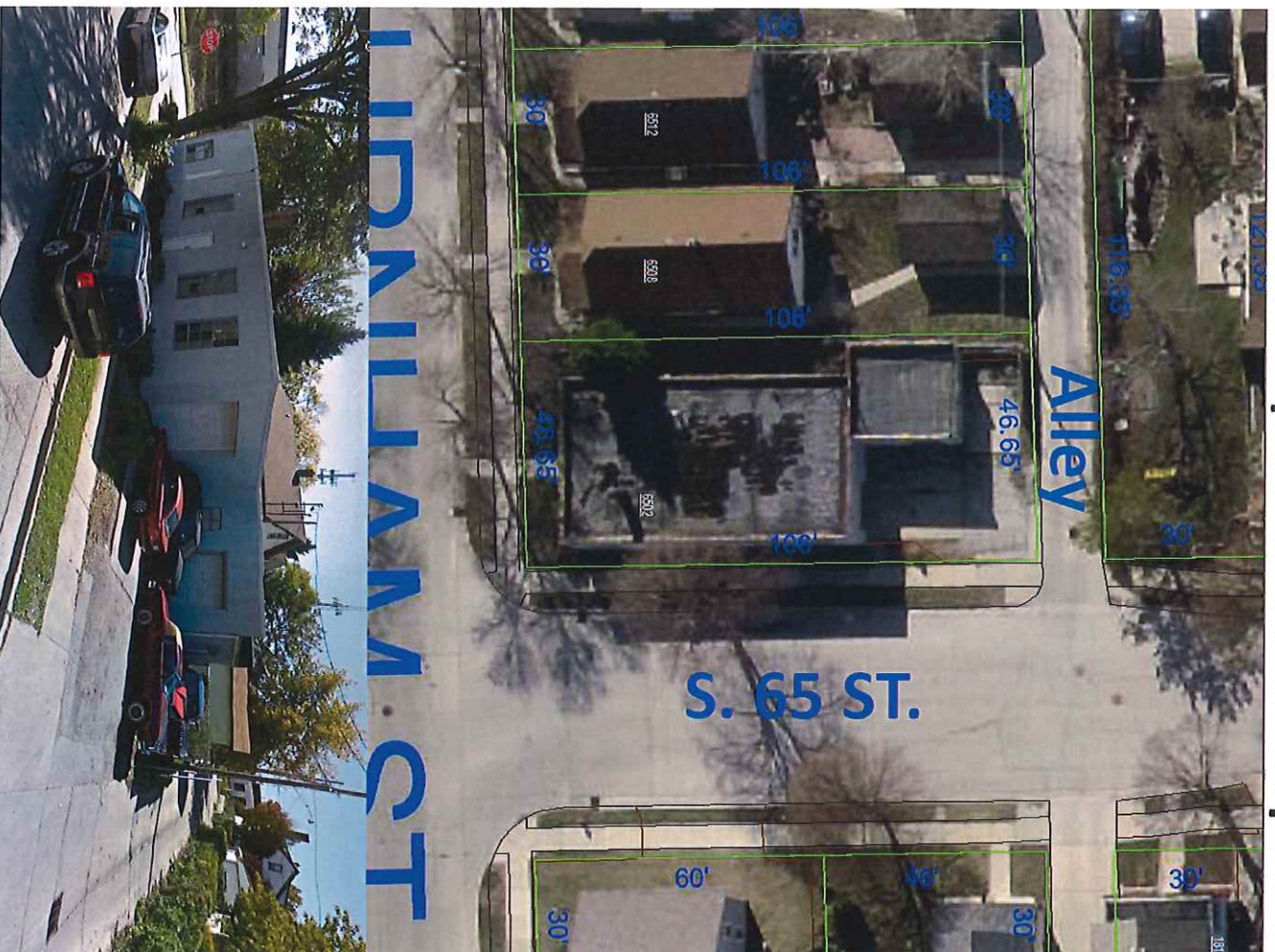
# Option 3 – Don't Rezone



Implement existing Comprehensive Plan

Reuse or redevelopment of property within RB-2

# Requested Auto Repair Use 6502 W. Burnham St



## Special Use required (if rezoned)

- Auto repair is a special use in both C-2 Neighborhood Commercial and M-1 Manufacturing
- Contingent upon rezoning

## Plan of Operations

- One mechanic
- General service/repair of passenger vehicles (tune ups, brakes, mufflers, engine repair)
- By appointment only

## Hours

Monday thru Friday 8am to 5pm  
Saturday 9am to 3pm

## Parking

- Existing garage holds 3 vehicles
- Max of 5 exterior surface stalls