



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 22, 2022
6:00 PM

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

5. Report on - Proposed zoning code ordinance and zoning map ordinance update.

Overview

The City's Planning & Zoning team presented the a draft of a comprehensive update to West Allis' zoning code on January 28 and subsequently presented to Safety and Development on February 8. An updated version of the draft code was presented to Plan Commission on February 23. Then a public hearing followed before the Common Council on March 15.

- The draft as presented to Council here: [Zoning Code 3-15-22](#) (the first 85 pages are the existing code being repealed – pages 86 to 123 are the new code).
- The draft zoning map presented to Council here: [Zoning Map 3-15-22](#)

Common Council held action to allow Council members more time to review the code and allow staff additional time to make necessary edits. There are a couple of issues staff is currently working on including allowing small restaurant uses as a limited use (if under 2,000-sf and their hours of operation are between 6am and 10pm. Also some options to consider relative to updating the home-based businesses section (permissions and/or prohibitions).

The comprehensive update to the zoning code will make the code easier to use, will allow for more taxable value in the city, and will better fit the West Allis of today and tomorrow.

Report: staff will report on the changes in progress since the March 15 public hearing.

If Plan Commissioners have questions, comments on the code or want to share feedback please let us know. Planning staff is bringing an updated version back to the Plan Commission at the April meeting and could incorporate the changes.

Please send any comments by emailing staff at planning@westalliswi.gov.

- Another public hearing before the Common Council (on current changes) will be required before passage.