



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, December 2, 2020  
6:00 PM  
Virtual Meeting**

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

**14. Ordinance to amend the official West Allis Zoning Map by rezoning property located at 19\*\* S. 76 St. from, M-1, Manufacturing District to C-2, Neighborhood Commercial submitted by City of West Allis. (Tax Key No. 453-0464-003)**

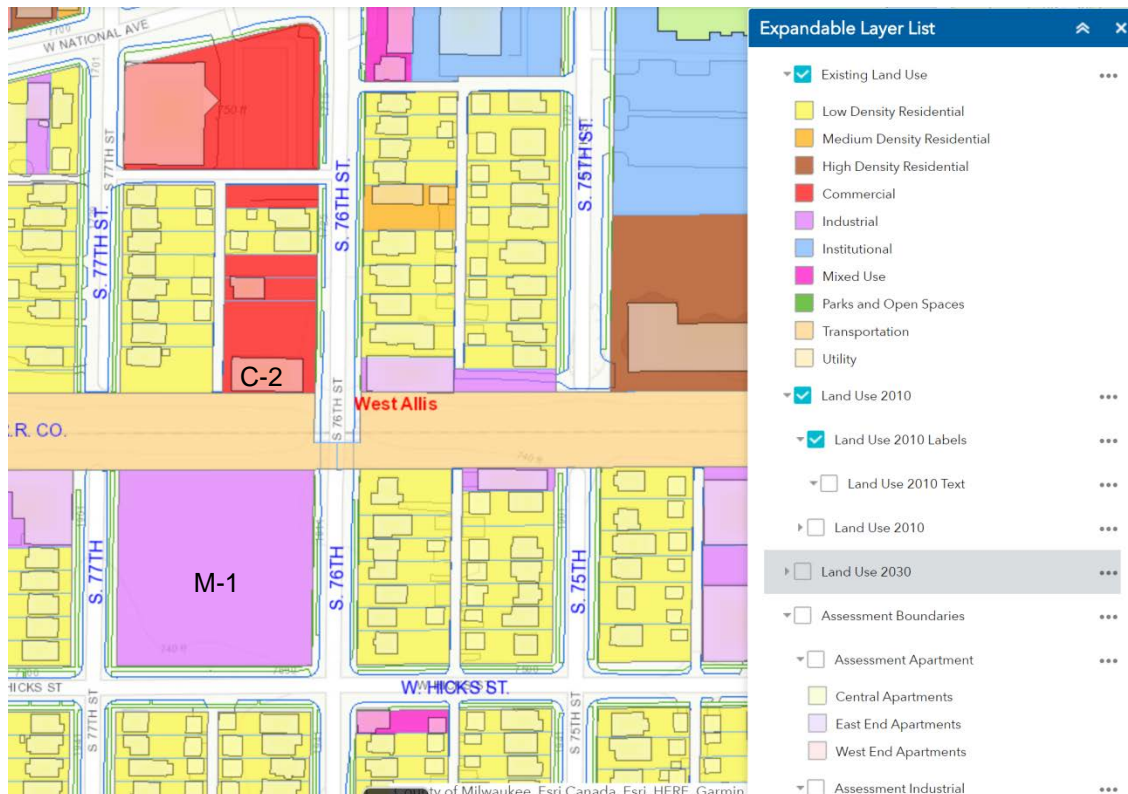
**Rezoning Request**

With the support of District 2 Alderpersons, the City would like to rezone the property located at 19\*\* S. 76 St. from M-1, Light Manufacturing to C-2, Neighborhood Commercial. The parcel under consideration is located between the railroad and W. Hicks St., and between S. 76<sup>th</sup> St. and S. 77<sup>th</sup> St. This amendment is consistent with the 2030 Comprehensive Plan’s Future Land Use Map.

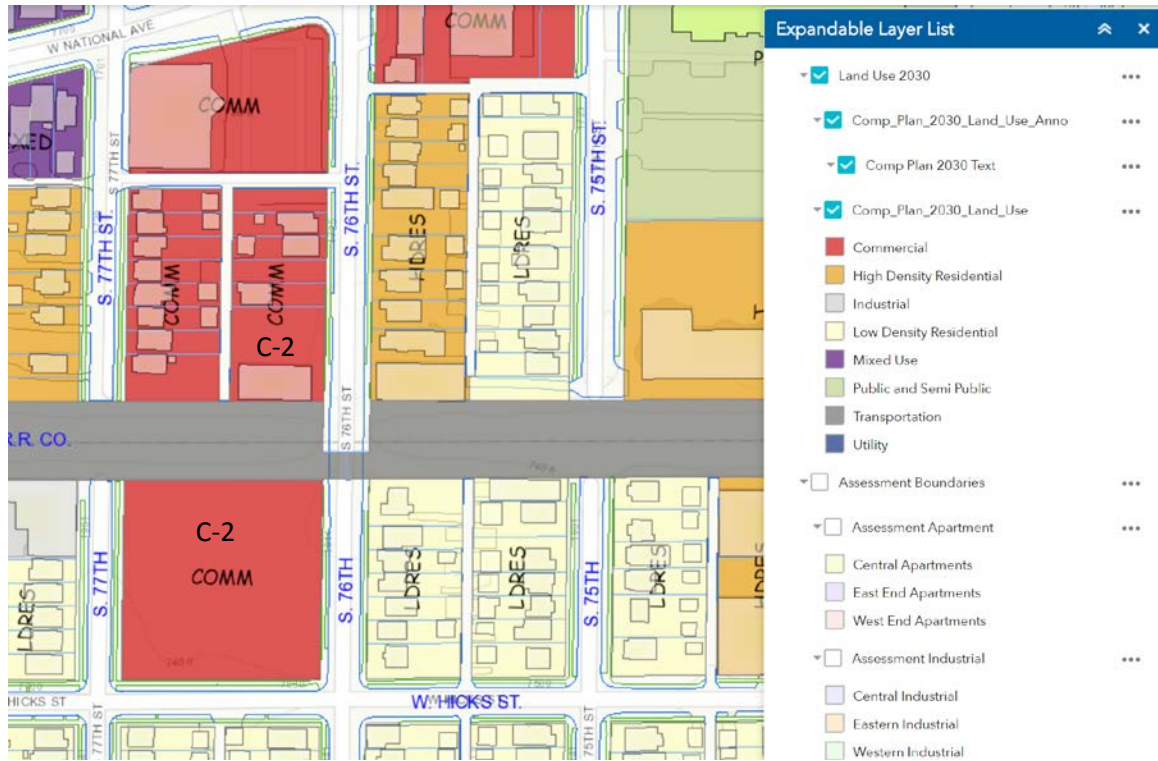
The 2030 Future Land Use Map identifies this land area as a commercial use. However, the current zoning is M-1 Light Manufacturing. The property has sat undeveloped for over a decade. The last user of this site was a commercial dry cleaner. Since that time, the structure has been demolished and the site has been remediated.

C-2 Commercial uses are more suitable for the surrounding neighborhood than manufacturing uses, which may cause potential disruptions and edge conflicts with surrounding residential areas.

**Current Zoning Map**



## Future Land Use Map



**Recommendation:** Approval of ordinance to amend the official West Allis Zoning Map by rezoning property located at 19\*\* S. 76 St. from M-1, Manufacturing District to C-2, Neighborhood Commercial submitted by City of West Allis. (Tax Key No. 453-0464-003)