



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 4A. Ordinance to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 10 Land Use) from “Industrial and Office” to “Commercial” land use classification for property located at 6610. Greenfield Ave., submitted by the City of West Allis Department of Development (Tax Key No. 439-0001-032)**
- 4B. Ordinance to amend the Official West Allis Zoning Map by rezoning the property located at 6610 W. Greenfield Ave., 6512 W Greenfield Ave., 6500 W Greenfield Ave. from M-1, Manufacturing District to C-3, Community Commercial District submitted by the City of West Allis Department of Development (Tax Key No. 439-0001-032, 439-0150-002 and 439-0148-000)**

Items 4A and 4B may be considered together.

Overview & Zoning

The subject properties consist of a vacant office property (6610 W. Greenfield Ave.), an existing Cousins restaurant property (6512 W. Greenfield Ave.) and a vacant mixed use property (6500 W. Greenfield Ave.).

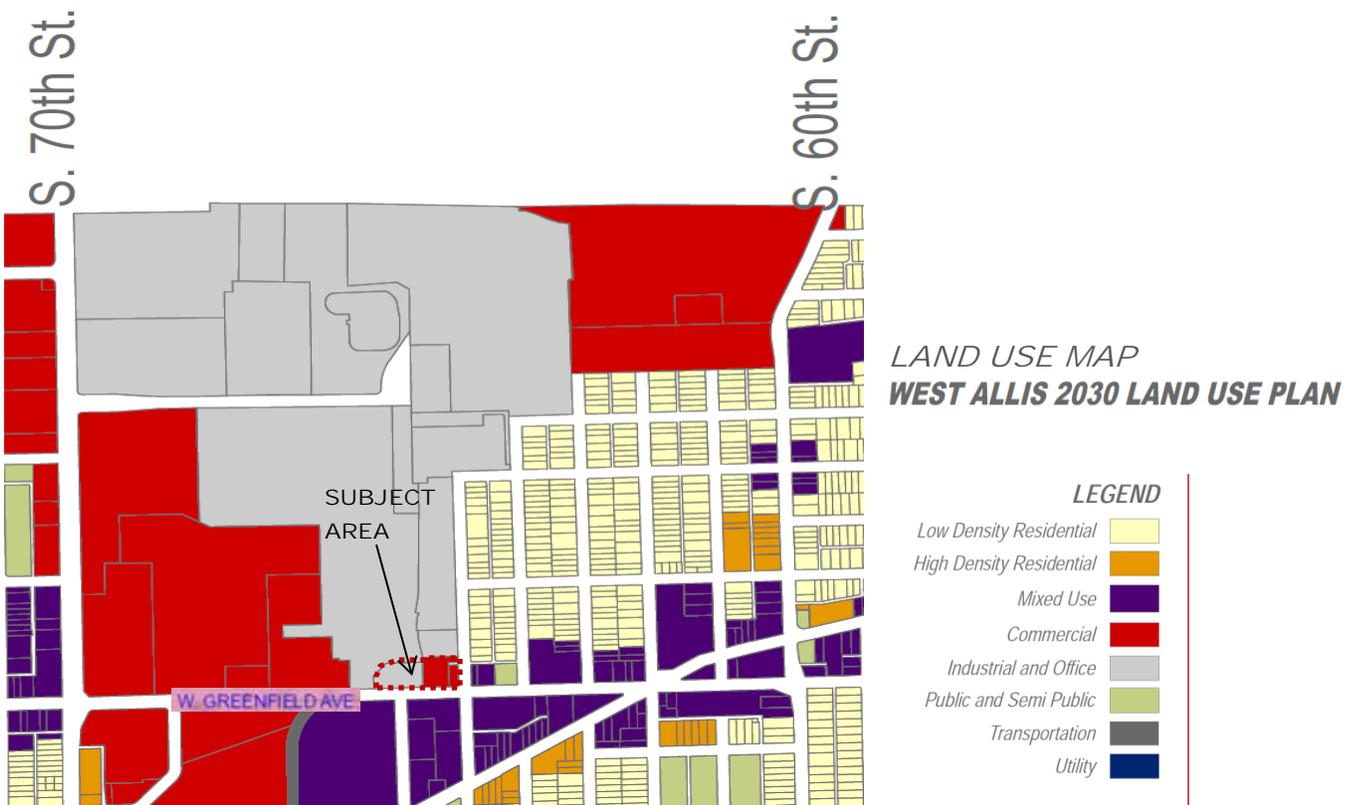
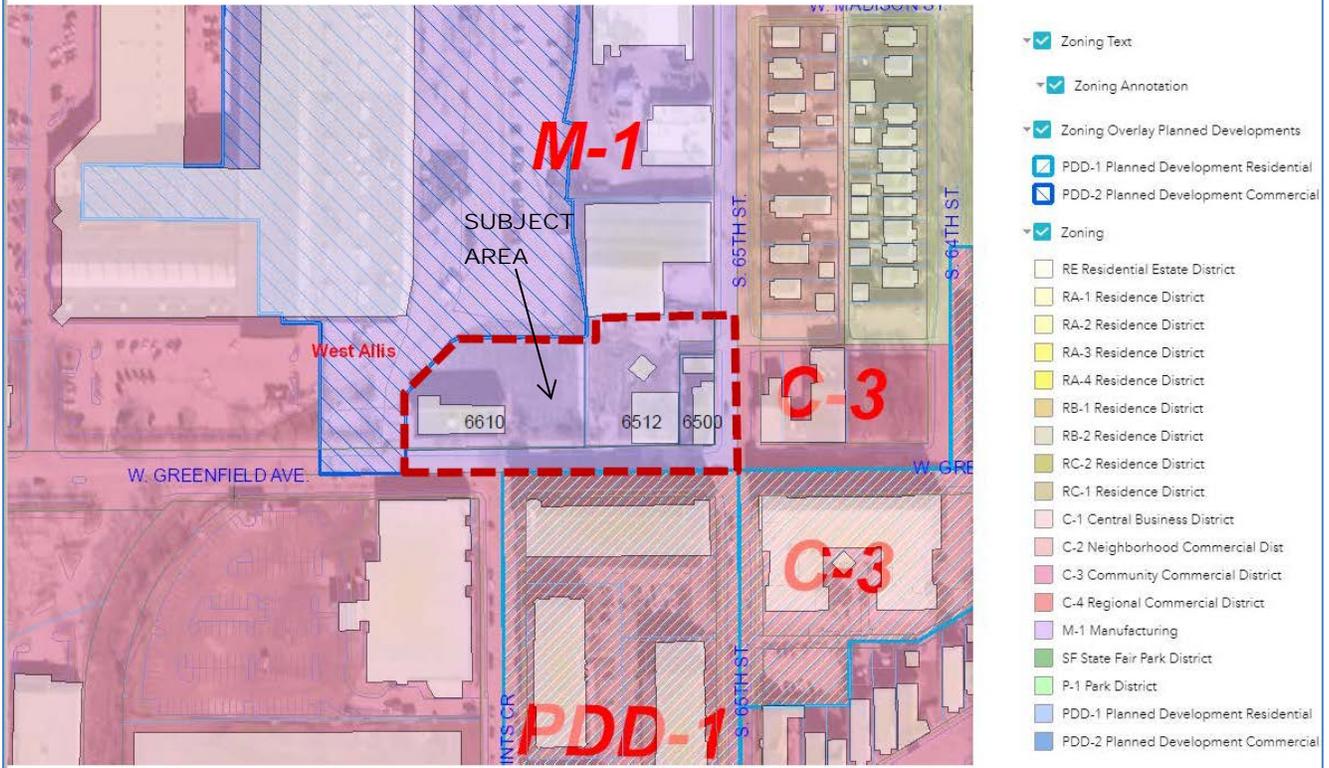
The properties are all currently zoned M-1, Manufacturing and the 2030 land use is identified as Commercial land use with the exception of the 6610 W. Greenfield Ave. property which is identified as industrial and office.

Planning recommends that the properties all be rezoned from M-1 to C-3, Community Commercial. A land use map amendment will be necessary for the 6610 W. Greenfield Ave. property to achieve consistency between the future land use and future commercial zoning.



ZONING MAP AND PROPOSED REZONING AREA

Request to rezone properties located at 6610 W. Greenfield Ave., 6512 W GREENFIELD AVE, 6500 W GREENFIELD AVE **from M-1, Manufacturing District to C-3, Community Commercial District** (Tax Key Nos. 439-0001-032, 439-0150-002 and 439-0148-000).



Staff has notified the property owners within the subject area, and they have conveyed their support for the rezoning of their respective properties. Rezoning is recommended to best align the commercial uses with the future land use and zoning.

- Permitted and Special uses within the C-3 Community Commercial District: [Zoning Ordinance](#). Given the pyramidal zoning uses within the C-2, District are also allowed within the C-3 District (inclusive of restaurants, drive-through, taverns, mixed residential and commercial uses, retail, offices and medical clinics).

This item is being introduced to the Plan Commission October 23, 2019, followed by public notice and procedures in accordance with Comprehensive Planning outlined in State Statutes 66.1001(4)(d). The Planning Commission's land use and rezoning decision shall be forwarded to Safety and Development Committee of the Common Council for their consideration.

A public hearing and Common Council meeting are expected to be conducted on or about December 17, 2019.

Recommendation - Recommend Common Council approval of an Ordinance to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 Land Use) from "Industrial and Office" to "Commercial" land use classification for property located at 6610. Greenfield Ave., (Tax Key No. 439-0001-032), and of an Ordinance amend the Official West Allis Zoning Map by rezoning the property located at 6610 W. Greenfield Ave., 6512 W Greenfield Ave., 6500 W Greenfield Ave. from M-1, Manufacturing District to C-3, Community Commercial District (Tax Key No. 439-0001-032, 439-0150-002 and 439-0148-000).