

**CITY OF WEST ALLIS
ORDINANCE O-2021-0084**

**ORDINANCE TO AMEND THE OFFICIAL WEST ALLIS ZONING MAP AMENDING
SECTION 12.05 FOR CERTAIN PROPERTIES ALONG THE HWY 100 CORRIDOR IN
ALIGNMENT WITH THE 2040 COMPREHENSIVE PLAN**

AMENDING ZONING MAP

WHEREAS, for the purpose of promoting the health, safety, morals or the general welfare of the community, the common council may divide the city into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of Wis. Stat. 62.23; and

WHEREAS, the council finds that the amendments within this ordinance shall be in accordance with the comprehensive plan; and

WHEREAS, the amendments within this ordinance have been submitted to the city plan commission for recommendation and report, published as a class 2 notice, and the subject of a public hearing;

NOW THEREFORE, the common council of the City of West Allis do ordain as follows:

SECTION 1: **AMENDMENT** “12.05 Zoning Map” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

12.05 Zoning Map

The locations and boundaries of the Zoning Districts established by this Subchapter are set forth on the Official West Allis Zoning Map dated February 7, 1995, and as subsequently amended by action of the Common Council. The Zoning Map, together with all subsequent amendments, notations, references and other information thereon, is incorporated by reference into this Subchapter and made part of this Subchapter, as if fully set forth herein. The map shall be kept on file in the office of the City Clerk and shall be available for inspection by the public during normal City Hall hours of operation. The Official Zoning Map shall be identified by the signature of the Mayor and attested by the City Clerk and bear the official seal of the City of West Allis.

Unless otherwise indicated in relation to established lines, points or features, the Zoning District boundary lines on the Official Zoning Map are the City limit lines; center lines of streets, highways, alleys or railroad right-of-way, existing or extended; and, tract or lot lines, existing or extended.

Where a Zoning District boundary line runs parallel or approximately parallel to a street and divides a lot having street frontage in the less restricted Zoning District, the provisions of this Subchapter covering the less restricted portion of the lot may extend to the entire lot, but in no case for a distance of more than twenty-five (25) feet of such Zoning District boundary line. Where such Zoning District boundary line divides a lot having street frontage in a more restricted zone, the provisions of this Subchapter covering the more restricted portion of such lot shall extend to the entire lot. Where a Zoning District boundary line divides a lot and such line is normal or approximately normal to the street upon which the lot fronts, the provisions of this Subchapter covering the less or more restricted portion of such lot may be extended to the entire lot, but in no case for a distance of more than twenty-five (25) feet from such Zoning District boundary line.

SECTION 2: AMENDMENT The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby amended to rezone the subject properties (inclusive of portions of City right-of-way) along the Hwy 100 corridor from various zoning districts to C-3, community commercial district and in conformance with the 2040 Comprehensive Plan:

11108 W LAPHAM ST (Tax Key No. 448-9993-010)
10909 W GREENFIELD AVE (Tax Key No. 448-9996-002)
10930 W LAPHAM ST (Tax Key No. 448-9996-005)
10910 W LAPHAM ST (Tax Key No. 448-9997-003)
108** W GREENFIELD AVE (Tax Key No. 448-9997-005)
10830 W LAPHAM ST (Tax Key No. 448-9998-001)
10525 W GREENFIELD AVE (Tax Key No. 449-9989-002)
10521-23 W GREENFIELD AVE (Tax Key No. 449-9987-003)
10519 W GREENFIELD AVE (Tax Key No. 449-9987-004)
10501-03R W GREENFIELD AVE (Tax Key No. 449-9987-002)
110** W ROGERS ST (Tax Key No. 481-9997-005)
11327 W LINCOLN AVE (Tax Key No. 484-9996-000)
11211 W LINCOLN AVE (Tax Key No. 484-9998-004)
11101 W LINCOLN AVE (Tax Key No. 484-9999-017)
11021 W LINCOLN AVE (Tax Key No. 484-9999-014)
111** W CLEVELAND AVE (Tax Key No. 484-9986-014)
10253 W CLEVELAND AVE (Tax Key No. 519-0002-004)
10310 W MONTANA AVE (Tax Key No. 519-0002-003)
10330 W MONTANA AVE (Tax Key No. 519-0002-005)
10707-57 W CLEVELAND AVE (Tax Key No. 519-9996-003)
10730 W NATIONAL AVE (Tax Key No. 519-9996-004)
10533 W NATIONAL AVE (Tax Key No. 519-0002-006)
10701 W NATIONAL AVE (Tax Key No. 519-0001-013)
10725 W NATIONAL AVE (Tax Key No. 519-0001-014)
10743 W NATIONAL AVE (Tax Key No. 519-9995-004)
10757 W NATIONAL AVE (Tax Key No. 519-9995-002)

2812-14 S 108 ST (Tax Key No. 519-9995-003)
2830 S 108 ST (Tax Key No. 519-9995-011)
2840 S 108 ST (Tax Key No. 519-9995-009)
2850 S 108 ST (Tax Key No. 519-0001-015)
2860 S 108 ST (Tax Key No. 519-0001-016)
2878 S 108 ST (Tax Key No. 519-0001-012)
2900 S 108 ST (Tax Key No. 519-0339-019)
2906-90 S 108 ST (Tax Key No. 519-0339-020)
3008-20 S 108 ST (Tax Key No. 519-0339-007)
10700-28 W OKLAHOMA AVE (Tax Key No. 519-9994-000)
10731 W OKLAHOMA AVE (Tax Key No. 524-0008-003)
10711 W OKLAHOMA AVE (Tax Key No. 524-0009-001)
10629-33-37 W OKLAHOMA AVE (Tax Key No. 524-0001-001)
10617 W OKLAHOMA AVE (Tax Key No. 524-0003-002)
10601-07 W OKLAHOMA AVE (Tax Key No. 524-9990-001)
3130 S 108 ST (Tax Key No. 524-0011-003)

SECTION 3: **AMENDMENT** The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby amended to rezone the subject properties (inclusive of portions of City right-of-way) along the Hwy 100 corridor from various districts to C-4, regional commercial district and in conformance with the 2040 Comprehensive Plan:

2535 S 108 ST (Tax Key No. 484-9986-011)
11100-11106 W CLEVELAND AVE (Tax Key No. 484-9986-013)
2563-2601-25-65-73-75 S 108 ST (Tax Key No. 484-9986-012)
2555 S 108 ST (Tax Key No. 484-9986-003)

SECTION 4: **AMENDMENT** The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby amended to rezone the subject properties (inclusive of portions of City right-of-way) along the Hwy 100 corridor from various districts to RA-2, residence district, and in conformance with the 2040 Comprehensive Plan:

3127 S 107 ST (Tax Key No. 524-0011-002)
3139 S 107 ST (Tax Key No. 524-0013-001)

SECTION 5: **AMENDMENT** The zoning map identified in Section 12.05 of the City of West Allis Municipal Code is hereby amended to rezone the subject properties (inclusive of portions of City right-of-way) along the Hwy 100 corridor from various districts to RC-1, residence district, and in conformance with the 2040 Comprehensive Plan:

3148 S 108 ST (Tax Key No. 524-9994-001)

SECTION 6: **ZONING MAP UPDATE** The Zoning Map shall be updated to depict the amendments within this ordinance as indicated on Exhibit A.

SECTION 7: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL NOVEMBER 16, 2021.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Angelito Tenorio	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Vince Vitale	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Tracy Stefanski	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
Ald. Danna Kuehn	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Thomas Lajsic	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Rosalie Reinke	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer



Rebecca Grill, City Clerk, City Of
West Allis



Dan Devine, Mayor City Of West Allis

