

**CITY OF WEST ALLIS
ORDINANCE O-2023-0011**

**ORDINANCE TO AMEND SECTION 19.01 OF THE WEST ALLIS REVISED
MUNICIPAL CODE, RELATIVE TO REZONING 6604-20 W. MITCHELL ST. FROM I-
1 TO C-3**

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:

The zoning map is hereby amended to rezone 6604-20 W. Mitchell St. from I-1 to C-3 in alignment with the 2045 comprehensive plan.

SECTION 1: **AMENDMENT** “19.01 Zoning Map” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

19.01 Zoning Map

The locations and boundaries of the zoning districts in the City are established and set forth on the Official Zoning Map. The map may be amended by the common council pursuant to [Wis. Stat. 62.23](#). The current Official Zoning 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. 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.

[Official West Allis Zoning Map \(link\)](#)
Effective ~~June 14, 2024~~ March 7, 2025

SECTION 2: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

SECTION 3: CONDITIONAL ZONING 6604-20 W. Mitchell St. (Tax Key No. 454-0254-002) is conditionally rezoned from C-3 to I-1 under the following conditions: a) the only use of the property remains a tower service and b) the tower service is not discontinued for a period of 12 months. In the event any of the above conditions are not met, then the property shall automatically revert back to C-3 zoning. If the property reverts back to C-3 zoning, all nonconforming use rights for the property under Wis. Stat. 62.23(7)(h) shall apply.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COUNCIL MARCH 18, 2025.

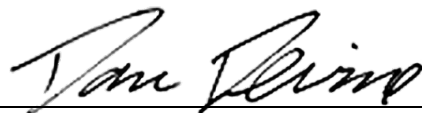
	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kimberlee Grob	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Chad Halvorsen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marissa Nowling	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Suzzette Grisham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Danna Kuehn	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Dan Roadt	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Patty Novak	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Kevin Haass	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ald. Marty Weigel	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest



Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer



Dan Devine, Mayor, City Of West Allis

