

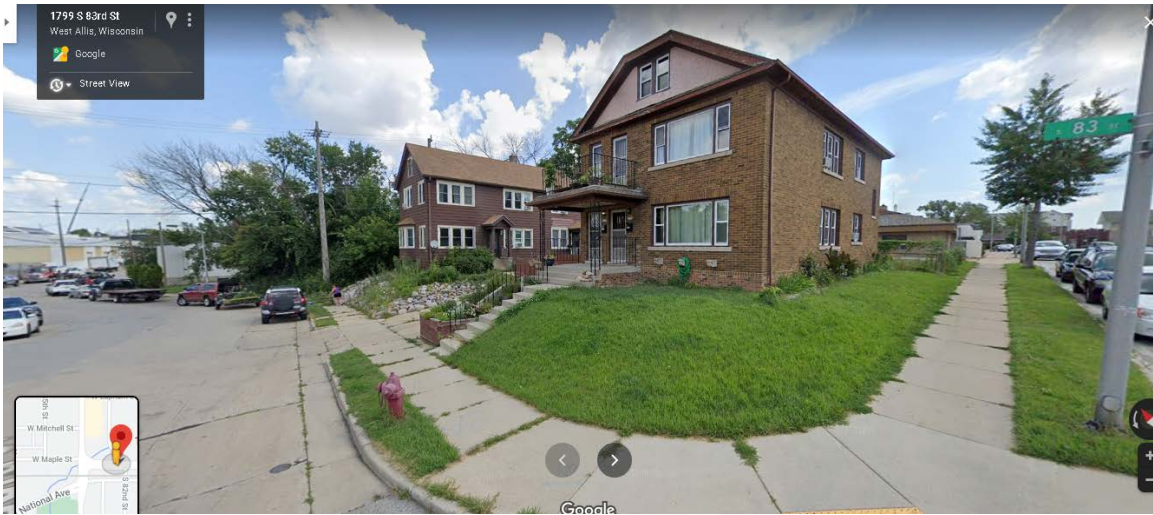


**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
6:00 PM**

Virtual Meeting

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

- 6. Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, manufacturing district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005).**

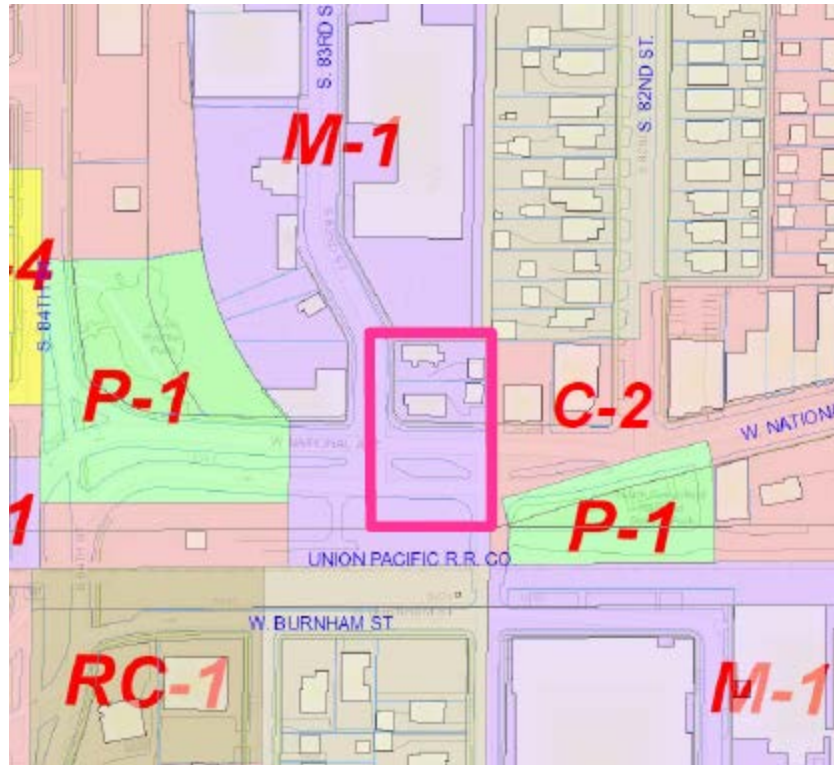


Overview & Zoning

The property owners are seeking to rezone their two properties from M-1, Manufacturing to C-2, Neighborhood Commercial District in an effort to adapt the existing duplex properties to a legal conforming use. One of the properties, located at 1750-52 S. 83 St., is up for sale and the new buyer and/or their financial institution has raised concern with the properties existing zoning as M-1, manufacturing not allowing residential uses.

From the City perspective, the real estate transaction may commence without a rezoning and as currently zoned, however, the City understands the buyers preference to change the zoning to C-2, Neighborhood commercial to achieve favorable financing. Earlier this month Planning was contacted by an agent of the buyer and they shared the concern.

Rezoning Map



- Each of the residential properties in this case is considered legal non-conforming use as they were built before our zoning ordinance. Given our industrial past, there are still some residential properties, like these, zoned industrial. They may continue to function, but are conflicted given current zoning.
- Looking at some historical zoning maps, the property has been zoned manufacturing for some time. A Zoning map from 1960 confirms that the area has been zoned manufacturing (and perhaps even longer dating back to the beginning of the City). A home existed on the site of what is now 1750 S 83 St was built in 1899, and later adapted. In the mid 1970's, building permits on file indicate that the current home on site was moved/relocated to the current location at 1750 S. 83 St. The house just north at 1744-1746 S. 83 St was built in 1948.

In summary, staff is in agreement with the proposed rezoning: A rezone of the properties to C-2, neighborhood commercial is in conformance with the 2030 Comp plan would support commercial zoning, the Commercial zoning would also permit single and two family homes within that district and a commercial zoning would seem a more appropriate fit in support of the future land use of the National Ave. corridor.

Procedure and schedule: The zoning map amendment process does take some time to process in accordance with state and local zoning law. A class 2 public notice is required as part of the public process. Planning Division has offered to place this on the next Plan

Commission agenda 10/28 (our typical deadline would be 9/25 to get on the 10/28 PC agenda, but we are trying to help expedite).

After Plan Commission consideration, the Common Council public hearing has been scheduled for 11/17/20 (notice will be published in the Daily Reporter on 10/30 and 11/6 with the second notice being at least 10 days prior to the hearing).

Recommendation: Common Council approval of the Ordinance to amend the official West Allis Zoning Map per section 12.05 by rezoning the following properties from M-1, manufacturing district to C-2, Neighborhood Commercial District in conformance with the 2030 Future Land Use plan: 1744-46 S. 83 St. and 1750 S. 83 St. (Tax Key No. 452-0613-003 and 452-0613-005).