



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 26, 2022
6:00 PM**

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

8. Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties in alignment with the 2040 Comprehensive Plan.

Overview

This proposal would rezone 46 “split-zoned” properties.

The proposed zoning changes are intended to:

1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development

Most proposed rezonings will change a property’s zoning from “split” (ex: C-2 commercial and RB residential) to the most appropriate district of the two.

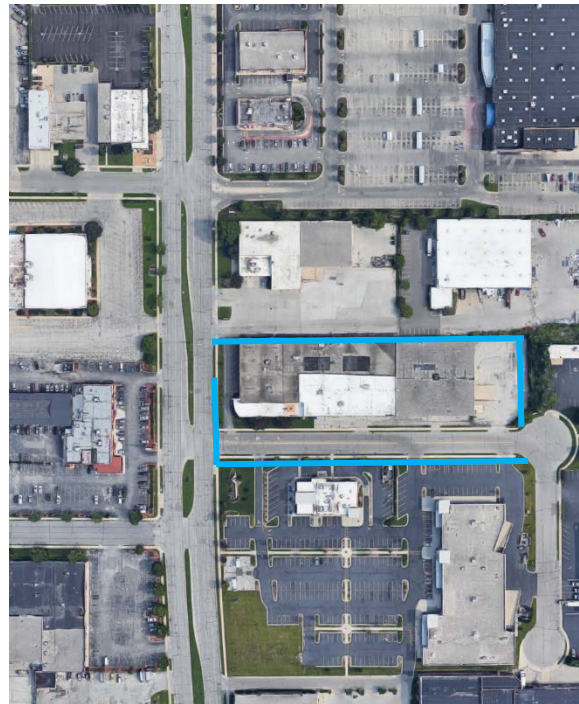
Feedback

Two (2) publications were conducted in the official paper and a mailer was sent to property owners of impacted properties. A public information meeting was held Wednesday, October 12. Approximately 10 people attended.

1650 S. 108 St.

One property owner has indicated concern regarding the proposed rezoning to staff. 1650 S. 108 St. (Map ID #45) is currently split-zoned C-3 and I-1. Staff is proposing rezoning the property to C-3. Able Distributing uses the site as a retail showroom and warehouse. This use is classified as “Commercial Light Industrial Flex” and is allowed as a Conditional Use in C-3 and I-1. The owner is concerned a rezoning would limit their potential use for the site if Able were to change their business or add additional tenant spaces.

This property was previously up for rezoning during the Highway 100 Corridor rezoning in 2021. It was not rezoned at that time because, at the time, the use would not have been allowed in C-3. Staff and the property owner agreed it would be best to hold off and create a more appropriate use category for the type of business as part of the City’s comprehensive zoning code update. This unique use influenced staff to include “Commercial Light Industrial Flex” as a use in the May 2022 zoning code update.



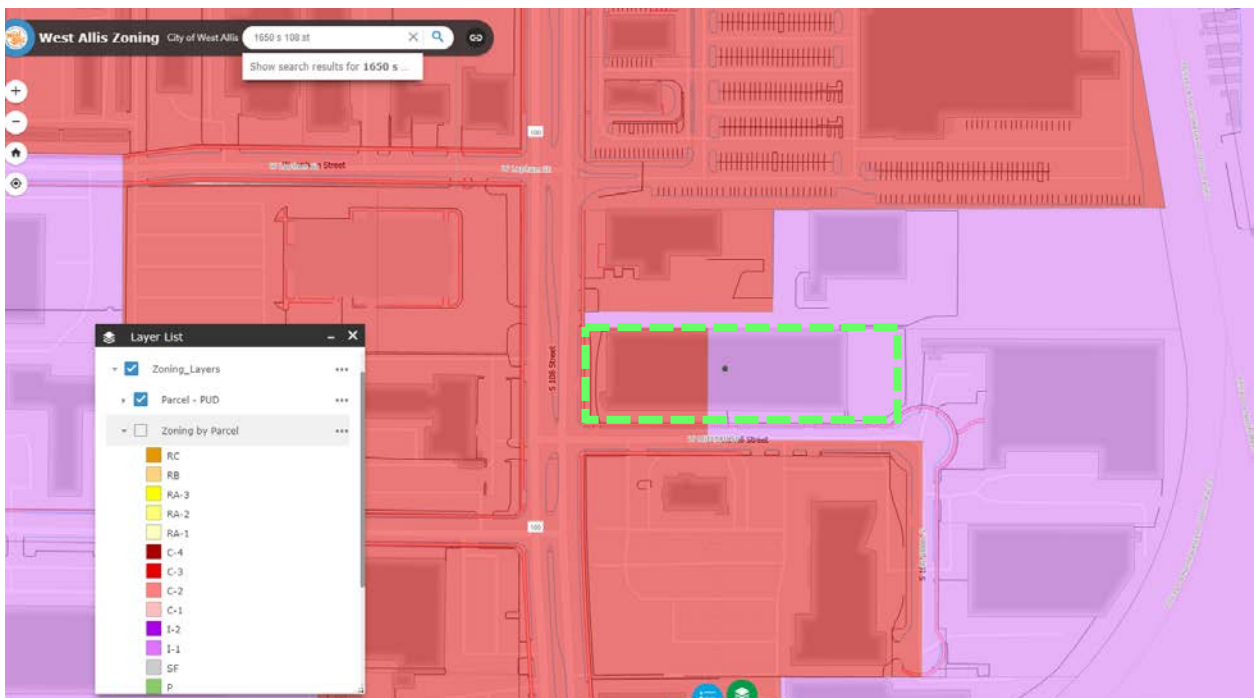
Staff has identified 3 options to proceed:

1. Proceed to rezone as C-3
2. Remove from rezoning list. Leave as split zoned
3. Change to rezone as I-1 (would require 2040 future land use map change too)

Option 1 is the preferred option.

Option 2 is not desirable, as it would contradict the City's goal to eliminate split-zoning citywide. Continuation of split zoning could increase confusion in land use decisions and would be one of the only remaining split zoned properties in the City.

Option 3 causes some concern, as the property could be reused for other potentially incompatible uses, like self-storage, and thereby not align with the 2040 Comprehensive Plan's Future Land Use map nor with the City's Highway 100 Corridor Study.



Existing zoning map, 1650 S 108 St (highlighted)

Recommendation: Recommend Common Council approval of the Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties in alignment with the 2040 Comprehensive Plan.