



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 23, 2021
6:30 PM
City Hall – Room 128**

4. **Ordinance to amend the official zoning map by rezoning property located at 10200 W. National Ave. (unoccupied former Bakers Square) from C-4 Regional Commercial to C-3 Community Commercial.**

Rezoning Request

With the sponsorship of District 5 Alderpersons, the Planning and Zoning is presenting an ordinance to amend the official zoning map to the Planning Commission and Common Council. The property located at 10200 W. National Ave. is proposed to be rezoned from C-4, Regional Commercial to C-3, Community Commercial. The parcel under consideration is located between a shopping center (Piggly Wiggly) to the west and S. 102 St. to the east, and W. National Ave. to the south. This amendment is consistent with the 2040 Comprehensive Plan’s Future Land Use Map which recommends a commercial land use be maintained.

The intent of the ordinance is to proactively change the zoning of this property from C-4 to C-3 in order to prevent undesirable uses at this property. There was once a proposal for an auto dealership use.

Most uses in C-3 are also allowed in C-4. However, here’s a sample of the primary differences of uses that would no longer be allowed on the Bakers Square site if rezoned to C-3, Community Commercial District.

Differences between uses

<u>C-4, Regional Commercial (Existing zoning)</u>	<u>C-3, Community Commercial (Proposed zoning)</u>
Nominal price retail stores	Not Permitted
Outdoor vehicle display dealerships	Not Permitted
Outdoor sales and display	Not Permitted
Check Cashing money order payday loan	Not Permitted
Kennels	Not Permitted
Pawn Shops and secondhand jewelry dealers	Not Permitted
Thrift	Not Permitted
Floor Area Ratio = 1.0	Floor Area Ratio = 1.5

Building Setbacks

Front and Corner Side Yard. ten (10) feet in depth	Front. No required setback
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Side and Rear Yard. Same as required in C-3 District

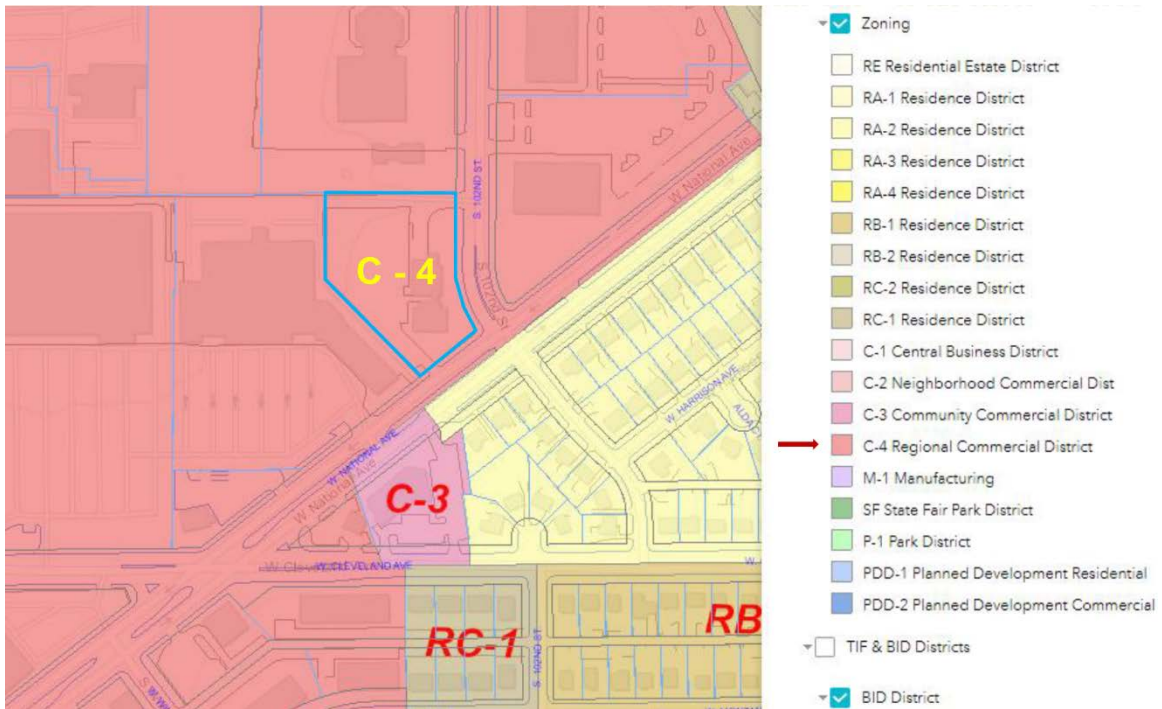
Side and Rear. There shall be a ten-foot setback from any side or rear lot line that abuts a lot located in a residential zoning district or a lot in a commercial zoning district used for a single- or two- family dwelling and such use is not a nonconforming use

Required Conditions. All uses permitted in the C-3 District shall be subject to the following conditions:

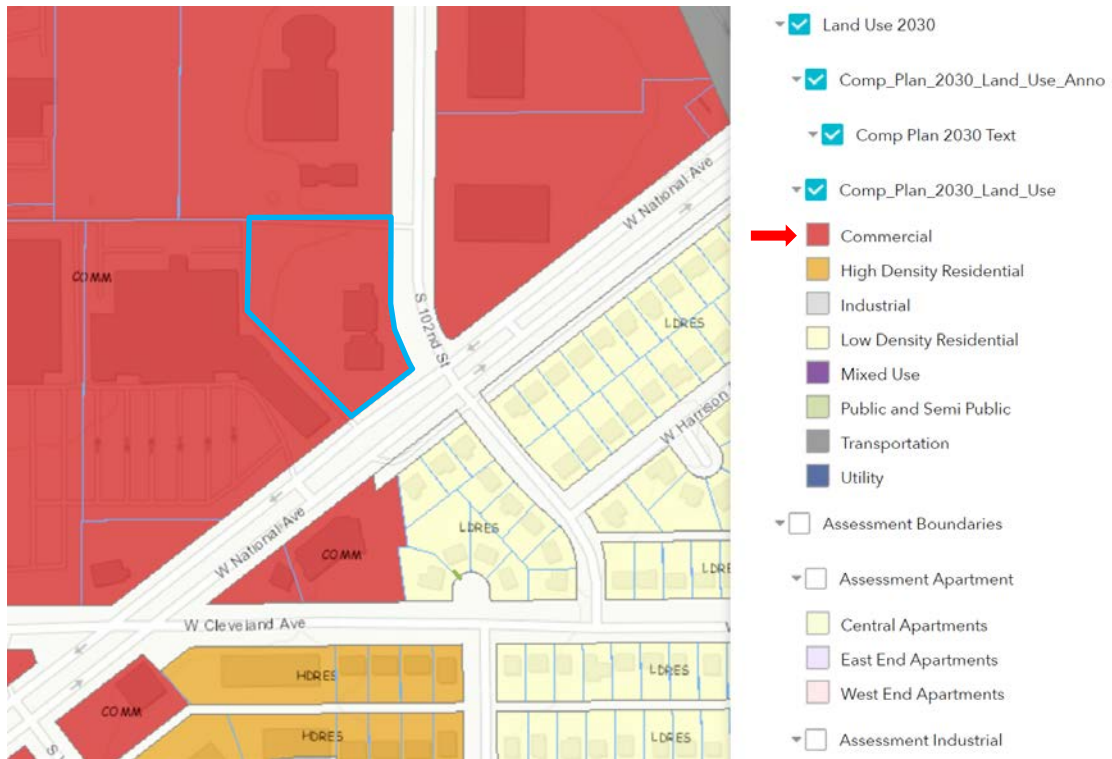
1. All business, servicing, repair or processing, storage or merchandise display, except for off-street parking or loading, and as otherwise modified in this Section, shall be conducted completely within enclosed buildings.
2. All business establishments shall contain a minimum of 10% of storefront floor area to on-site retail or consumer service area.
3. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.

Each district is regulated by the same parking requirements (per 12.19 of the municipal code: [Parking Regulations](#))

Current Zoning Map



Future Land Use Map



Recommendation: Approval of ordinance to amend the official zoning map by rezoning property located at 10200 W. National Ave. (unoccupied former Bakers Square) from C-4 Regional Commercial to C-3 Community Commercial, submitted by City of West Allis. (Tax Key No. 485-9990-013)