



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 27, 2022
6:00 PM
City Hall – Common Council Chambers

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

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

Overview

This proposal would rezone 91 properties along the W. National Ave. corridor.

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 the corridor's zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City's vision of a vibrant, active, commercial and residential mixed-use corridor

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. Properties directly along National Ave will typically be adjusted to solely a commercial district while properties that are not directly along National Ave will typically be adjusted to a residential-only district.

Feedback

Two (2) mailers were sent to property owners of impacted properties. A public information meeting was held Wednesday, July 6. Seven (7) people attended. The notice was also published in the Official City newspaper.

Staff has received no objections to date.

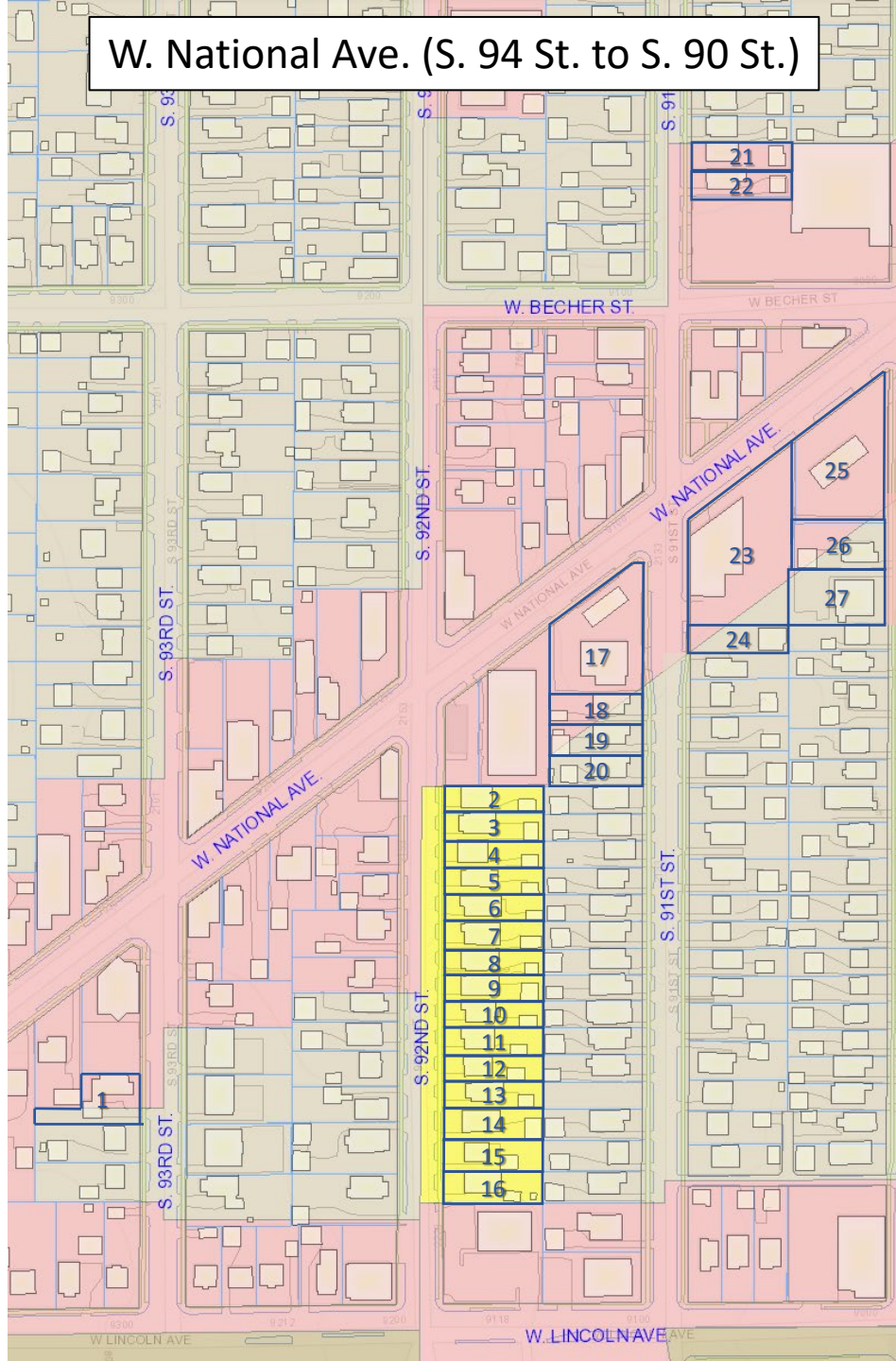
Recommendation: Recommend approval of the ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. National Ave. corridor in alignment with the 2040 Comprehensive Plan.

National Ave Corridor Rezoning

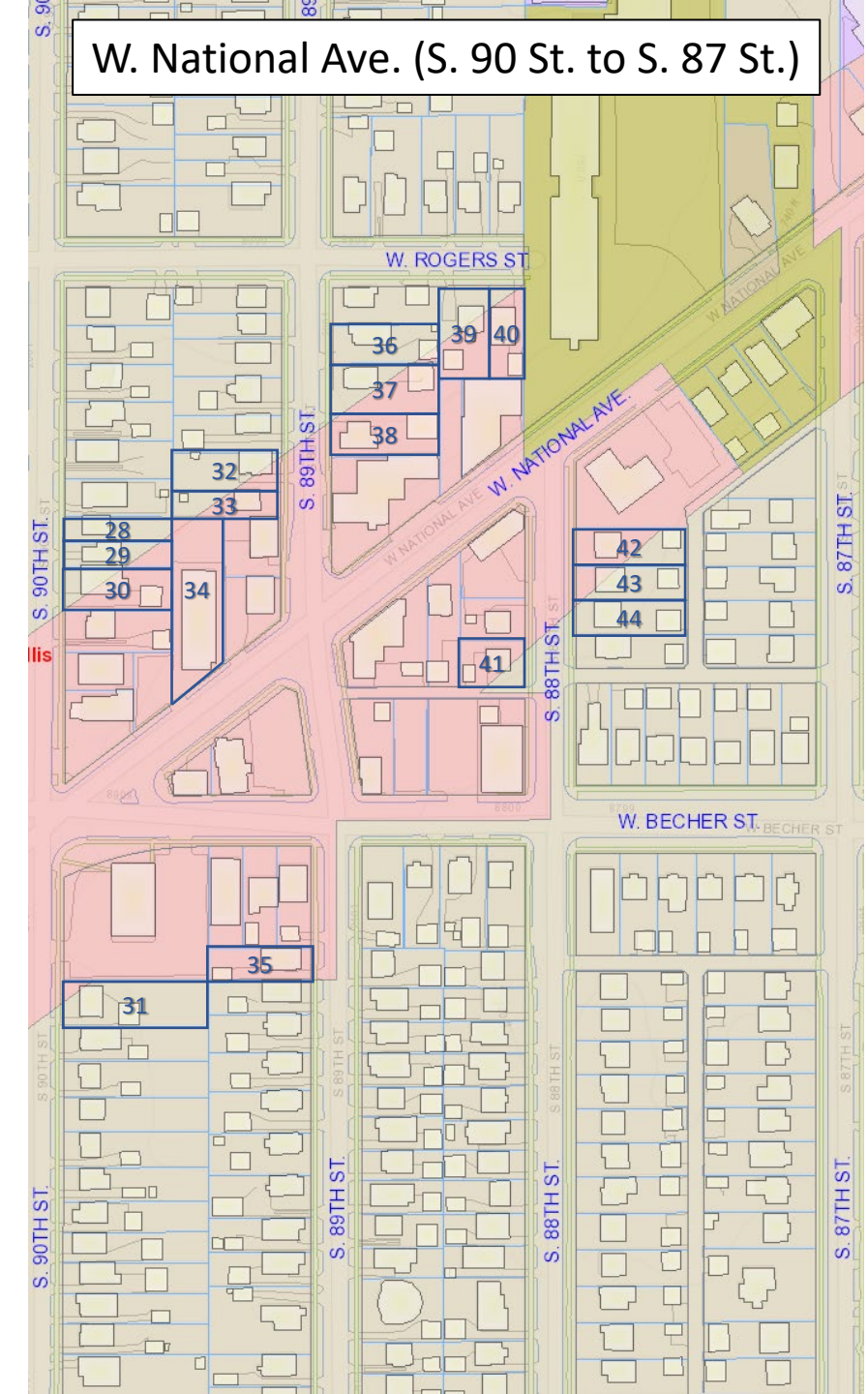
ID	Address	Taxkey	Existing Zoning	Proposed Zoning
1	2197 S 93 St	479-0762-000	C-2, RB	RB
2	2158 S 92 St	479-0840-000	RA-3	RB
3	2162 S 92 St	479-0841-000	RA-3	RB
4	2166 S 92 St	479-0839-000	RA-3	RB
5	2170-70A S 92 St	479-0811-000	RA-3	RB
6	2174 S 92 St	479-0838-000	RA-3	RB
7	2176 S 92 St	479-0837-000	RA-3	RB
8	2180 S 92 St	479-0836-000	RA-3	RB
9	2184 S 92 St	479-0835-000	RA-3	RB
10	2186 S 92 St	479-0834-000	RA-3	RB
11	2190 S 92 St	479-0833-000	RA-3	RB
12	2194 S 92 St	479-0832-000	RA-3	RB
13	2196 S 92 St	479-0831-000	RA-3	RB
14	2202 S 92 St	479-0830-000	RA-3	RB
15	2208 S 92 St	479-0829-000	RA-3	RB
16	2214 S 92 St	479-0828-000	RA-3	RB
17	9111 W National Ave	479-0804-000	C-2, RB	C-2
18	2153 S 91 St	479-0805-000	C-2, RB	RB
19	2157 S 91 St	479-0806-000	C-2, RB	RB
20	2161 S 91 St	479-0807-000	C-2, RB	RB
21	2056 S 91 St	478-0236-000	C-2	RB
22	2062 S 91 St	478-0235-000	C-2	RB
23	9033-39 W National Ave	479-0851-000	C-2, RB	C-2
24	2144 S 91 St	479-0850-000	C-2, RB	RB
25	9009 W National Ave	479-0844-000	C-2, RB	C-2
26	2131 S 90 St	479-0845-000	C-2, RB	RB
27	2137 S 90 St	479-0846-000	C-2, RB	RB
28	2036 S 90 St	478-0263-000	C-2, RB	RB
29	2040 S 90 St	478-0262-000	C-2, RB	RB
30	2046-48 S 90 St	478-0261-000	C-2, RB	RB
31	2118 S 90 St	479-0877-000	C-2, RB	RB
32	2027 S 89 St	478-0253-000	C-2, RB	RB
33	2033 S 89 St	478-0254-000	C-2, RB	RB
34	8916 W National Ave	478-0257-001	C-2, RB	C-2
35	2115 S 89 ST	478-0320-000	C-2, RB	RB
36	2006 S 89 St	478-0276-000	C-2, RB	RB
37	2014 S 89 St	478-0275-000	C-2, RB	RB
38	2022 S 89 St	478-0274-000	C-2, RB	RB
39	8807-09 W Rogers St	478-0270-003	C-2, RB	RB
40	8803 W Rogers St	478-0270-002	C-2, RB	RB
41	2059 S 88 St	478-0076-001	C-2, RB	C-2
42	2040 S 88 St	478-0094-000	C-2, RB	RB
43	2046 S 88 St	478-0095-000	C-2, RB	RB
44	2050 S 88 St	478-0096-000	C-2, RB	RB
45	8656 W National Ave	478-9993-001	M-1, C-2, RB	M-1
46	8600 W National Ave	478-9997-001	M-1, C-2	M-1
47	8626-36 W National Ave	478-9994-001	M-1, C-2	C-2
48	2008 S 87 St	478-0038-000	C-2, RB	RB
49	2014 S 87 St	478-0039-000	C-2, RB	RB

MapID	Address	Taxkey	Existing Zoning	Proposed Zoning
50	2022 S 87 St	478-0040-000	C-2, RB	RB
51	1975 S 86 St	478-0067-001	C-2, RB	RB
52	1979 S 86 St	478-0066-000	C-2, RB	RB
53	2001 S 86 St	478-0065-000	C-2, RB	RB
54	1964-2060 S 86 St/2020 S 85 St	478-0001-002	C-2, RB, P	RC
55	1981 S 84 St/8435-37 W National Ave	478-0030-001	C-2, RB, P	P
56	1934 S 84 St	477-0479-000	C-2	RB
57	1938 S 84 St	477-0478-000	C-3, RB	RB
58	1929 S 83 St	477-0475-000	C-2	RB
59	1935 S 83 St	477-0476-000	C-2	RB
60	1939 S 83 St	477-0477-000	C-2, RB	RB
61	1710-12 S 80 St	452-0709-000	C-2, RB	RB
62	7920 W National Ave	452-0708-000	C-2, RB	C-2
63	7902 W National Ave	452-0536-000	C-2, RB	C-2
64	7815-27 W Lapham St	452-0595-000	C-2, RB	RC
65	7400 W National Ave	453-0398-000	C-2, RB	C-2
66	7421 W National Ave	453-0526-006	C-2, RB	RC
67	1668-70 S 71 St/7018 W Mitchell St	453-0604-000	RB	C-2
68	6431 W National Ave/1524 S 65 St	454-0235-000	C-3, RB	RC
69	64** W National Ave	454-0234-000	C-3, RB	RC
70	64** W National Ave	454-0233-000	C-3, RB	RC
71	6423 W National Ave	454-0232-000	C-3, RB	RC
72	1532-34 S 65 St	454-0236-000	C-3, RB	RC
73	64** W National Ave	454-0080-000	C-3, RB	C-2
74	1523 S 64 St	454-0081-000	C-3, RB	RB
75	6325 W National Ave	454-0122-001	C-3, RB	C-3
76	1510-12 S 64 St	454-0120-000	C-3, RB	RB
77	6309-11 W National Ave	454-0093-000	C-3, RB	C-3
78	1441 S 63 St/6301-05 W National Ave	454-0092-000	C-3, RB	C-3
79	1503-05 S 63 St	454-0095-000	C-3, RB	RB
80	6227-31 W National Ave	454-0078-000	C-3, RB	C-3
81	1436 S 63 St	454-0076-000	C-3, RB	C-3
82	62** W National Ave	454-0073-001	C-3, RB	C-3
83	6207-11 W National Ave	454-0072-000	C-3, RB	C-3
84	1421 S 62 St	454-0071-001	C-3, RB	C-3
85	14** S 62 St	454-0074-000	C-3, RB	C-3
86	14** S 62 St	454-0075-000	RB	C-3
87	6100-30 W NATIONAL AVE	439-0329-002	C-3, C-2, RB	C-3
88	58** W NATIONAL AVE	438-0299-000	C-3, RB	C-3
89	5806-08 W NATIONAL AVE	438-0298-000	C-3, RB	C-3
90	1305-07 S 58 St	438-0296-000	C-3, RB	RB
91	5800 W NATIONAL AVE - 1317 S 58 ST	438-0297-000	C-3, RB	C-3

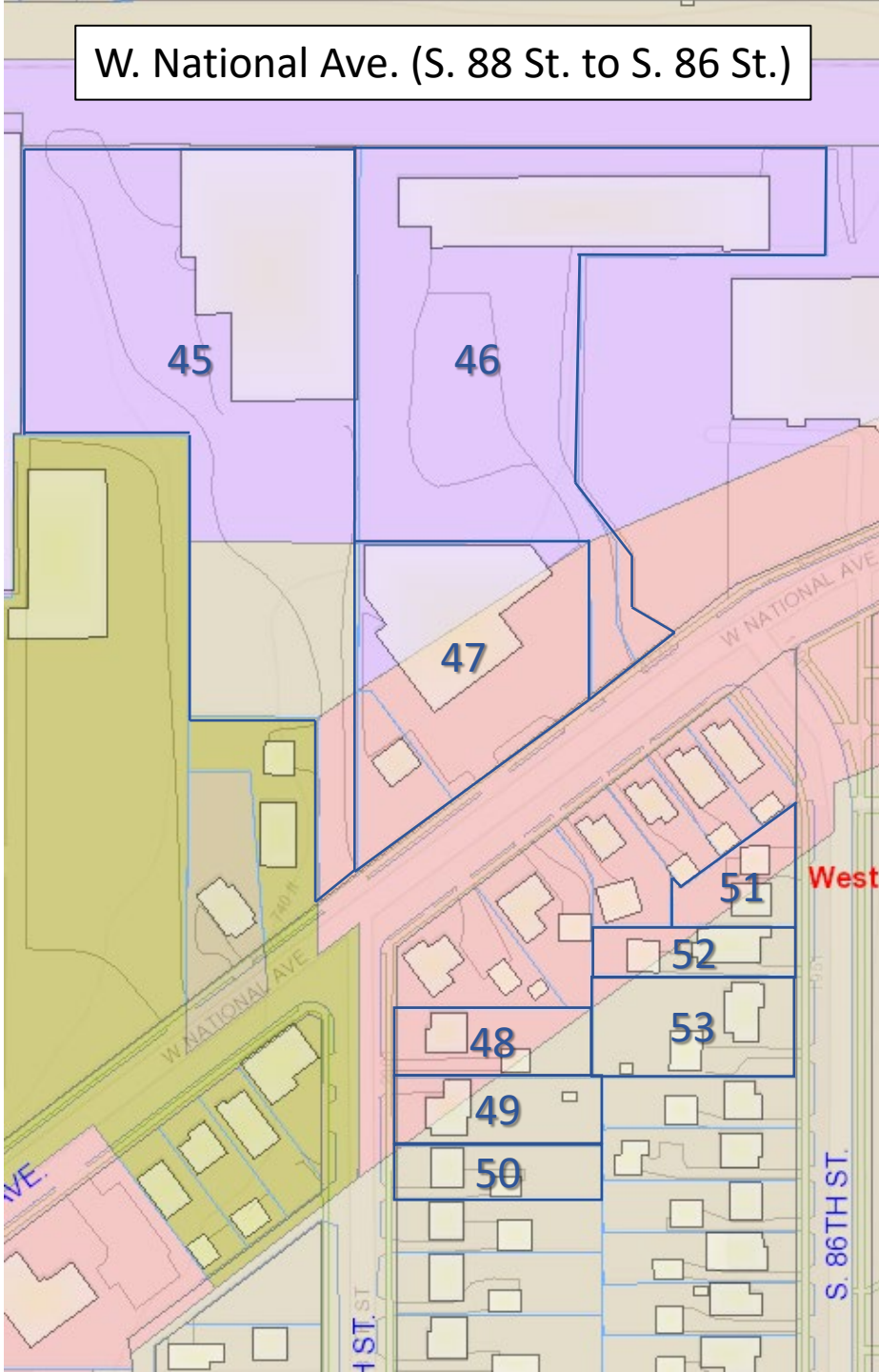
W. National Ave. (S. 94 St. to S. 90 St.)



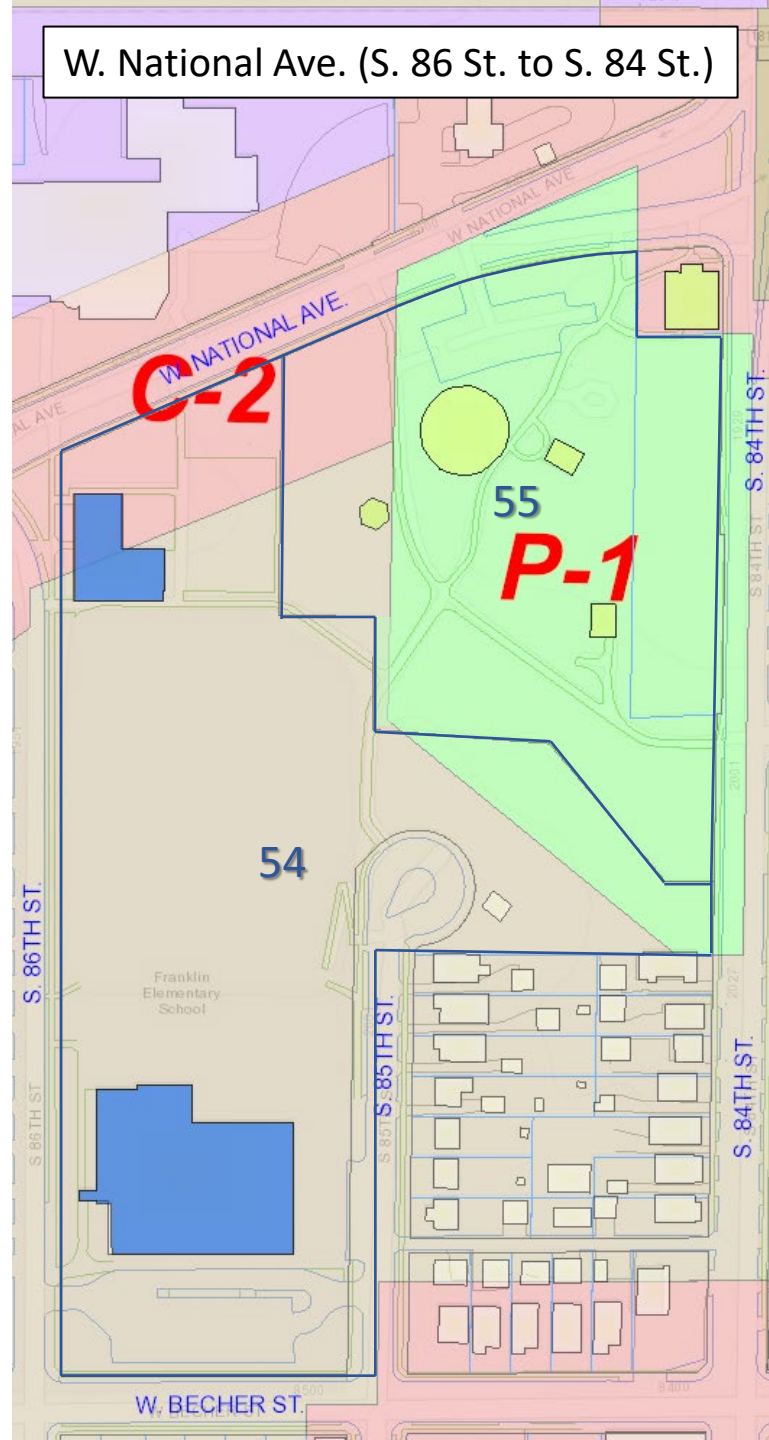
W. National Ave. (S. 90 St. to S. 87 St.)



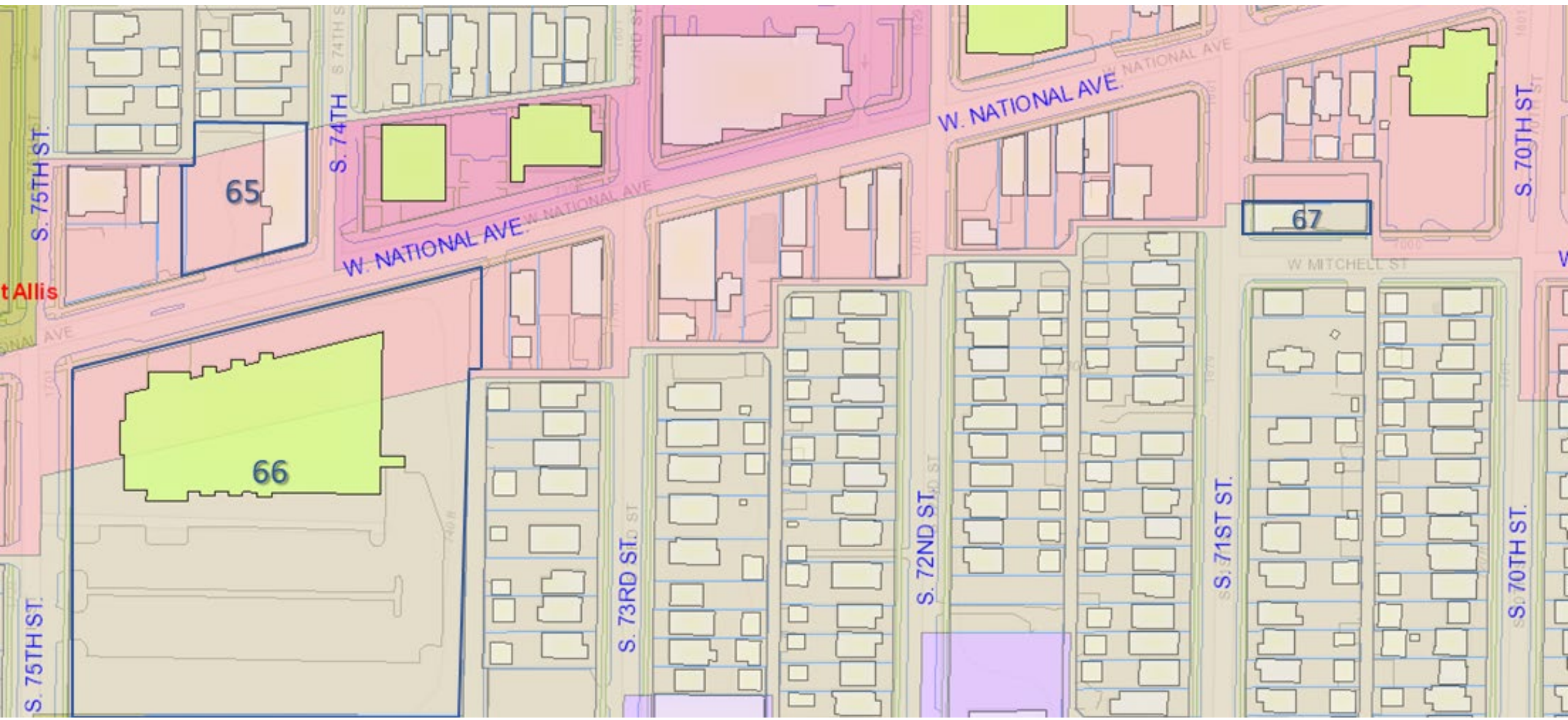
W. National Ave. (S. 88 St. to S. 86 St.)



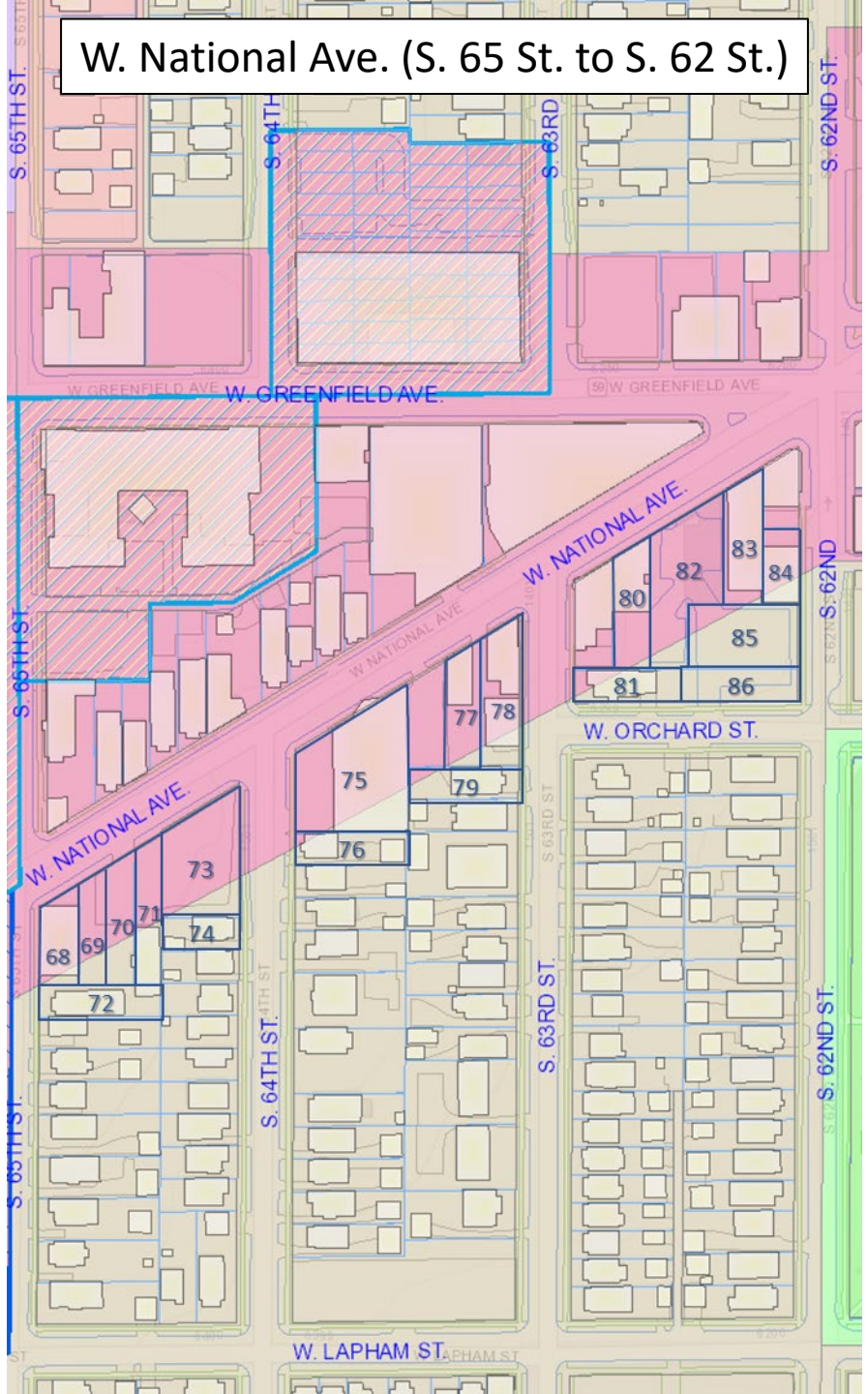
W. National Ave. (S. 86 St. to S. 84 St.)



W. National Ave. (S. 75 St. to S. 70 St.)



W. National Ave. (S. 65 St. to S. 62 St.)



W. National Ave. (S. 62 St. to S. 58 St.)

