



**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>

**7. Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Becher St. corridor in alignment with the 2040 Comprehensive Plan.**

**Overview**

This proposal would rezone 95 properties along the W. Becher St. corridor. 85 of these properties are currently “split-zoned” C-2 and RB.

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 Becher St will typically be adjusted to solely a commercial district while properties that are not directly along Becher St 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 of public hearing was also published in the Official City newspaper.

Staff has received general inquiries, and one request to maintain status quo, but otherwise no objections to date.

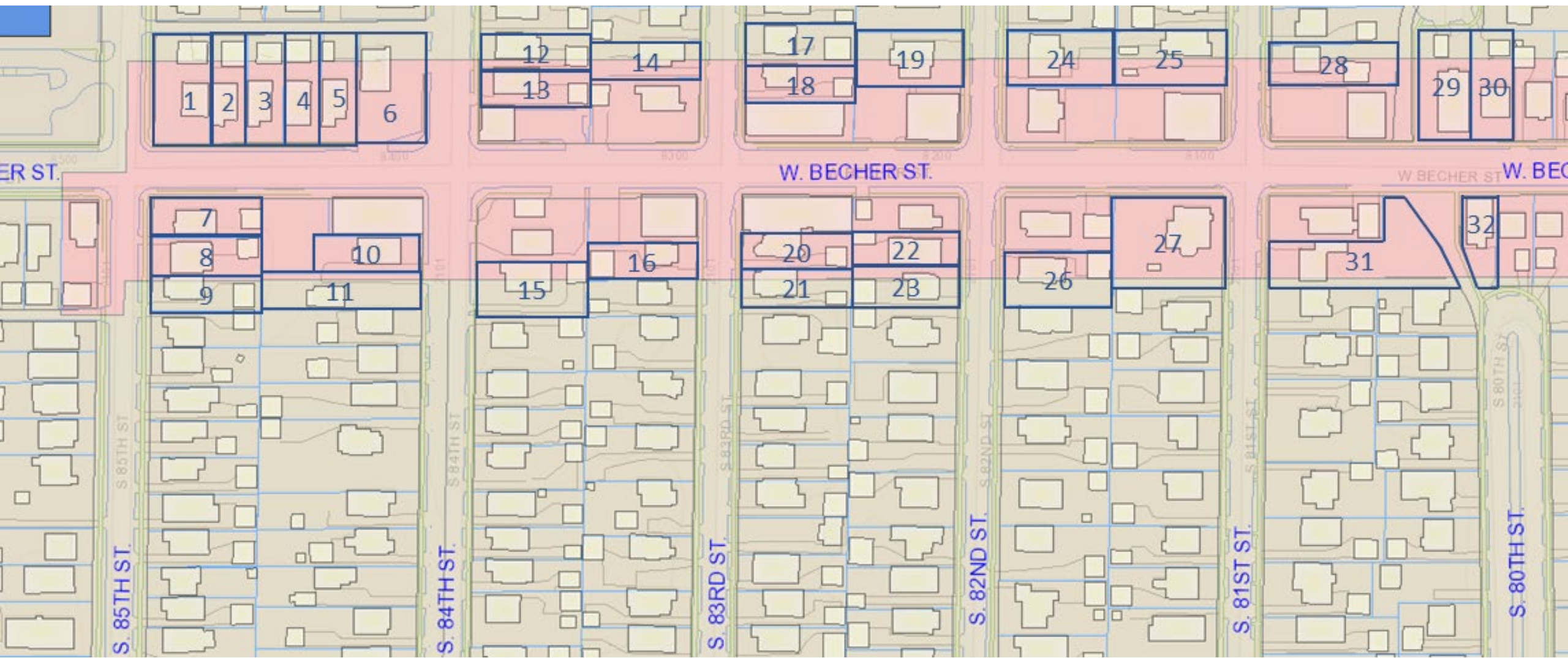
**Recommendation:** Recommend approval of the ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Becher St. corridor in alignment with the 2040 Comprehensive Plan.

# Becher St Corridor Rezoning

MapID	Address	Taxkey	Existing Zoning	Proposed Zoning
1	8432 W Becher St	478-0015-000	C-2, RB	RB
2	8428 W Becher St	478-0014-000	C-2, RB	RB
3	8422-24 W Becher St	478-0013-000	C-2, RB	RB
4	8418 W Becher St	478-0012-000	C-2, RB	RB
5	8410-12 W Becher St	478-0011-000	C-2, RB	RB
6	8400 W Becher St	478-0010-001	C-2, RB	C-2
7	2100-02 S 85 St	478-0488-000	C-2	RB
8	2106-08 S 85 St	478-0487-000	C-2	RB
9	2110 S 85 St	478-0486-000	C-2, RB	RB
10	2107-09 S 84 St	478-0454-001	C-2	RB
11	2113 S 84 St	478-0455-000	C-2, RB	RB
12	2064-66 S 84 St	477-0403-000	C-2, RB	RB
13	2070-72 S 84 St	477-0402-000	C-2	RB
14	2067-69 S 83 St	477-0426-000	C-2, RB	RB
15	2110 S 84 St	477-0532-000	C-2, RB	RB
16	2107 S 83 St	477-0500-000	C-2, RB	RB
17	2064 S 83 St	477-0454-000	C-2, RB	RB
18	2068 S 83 St	477-0455-000	C-2	RB
19	2067 S 82 St	477-0325-000	C-2, RB	RB
20	2106 S 83 St	477-0481-000	C-2	RB
21	2110 S 83 St	477-0482-000	C-2, RB	RB
22	2107-09 S 82 St	477-0377-000	C-2	RB
23	2111 S 82 St	477-0378-000	C-2, RB	RB
24	2066 S 82 St	477-0338-000	C-2, RB	RB
25	2065 S 81 St	477-0335-000	C-2, RB	RB
26	2108 S 82 St	477-0374-000	C-2, RB	RB
27	2103 S 81 St	477-0347-001	C-2, RB	C-2
28	2066 S 81 St	477-0279-000	C-2, RB	RB
29	8008 W Becher St	477-0281-000	C-2, RB	C-2
30	8000-02 W Becher St	477-0282-000	C-2, RB	C-2
31	2108 S 81 St	477-0668-000	C-2, RB	RB
32	8003 W Becher St	477-0694-000	C-2, RB	C-2
33	7936-38 W Becher St	477-0283-000	C-2, RB	C-2
34	7930 W Becher St	477-0284-000	C-2, RB	C-2
35	7924 W Becher St	477-0290-000	C-2, RB	C-2
36	7910 W Becher St	477-0236-001	C-2, RB	C-2
37	7941 W Becher St	477-0695-000	C-2, RB	C-2
38	7935 W Becher St	477-0696-000	C-2, RB	C-2
39	7929 W Becher St	477-0697-000	C-2, RB	C-2
40	7925 W Becher St	477-0699-000	C-2, RB	C-2
41	2109 S 79 St	477-0214-000	C-2, RB	RB
42	2066 S 79 St	477-0172-000	C-2, RB	C-2
43	2067-69 S 78 St	477-0176-000	C-2, RB	RB
44	7829-33 W Becher St	477-0190-000	C-2, RB	C-2
45	2111-13 S 78 St	477-0208-000	C-2, RB	C-2

MapID	Address	Taxkey	Existing Zoning	Proposed Zoning
46	2068-70 S 78 St	477-0122-001	C-2, RB	C-2
47	7726 W Becher St	477-0120-000	C-2, RB	C-2
48	7718-22 W Becher St	477-0119-000	C-2, RB	C-2
49	2067-69 S 77 St	477-0117-000	C-2, RB	RB
50	2108 S 78 St	477-0760-000	C-2, RB	C-2
51	7731-33 W Becher St	477-0762-000	C-2, RB	C-2
52	77** W Becher St	477-0763-000	C-2, RB	C-2
53	2113 S 77 St	477-0751-000	C-2, RB	RB
54	2066 S 77 St	477-0090-000	C-2, RB	RB
55	2065-67 S 76 St	477-0086-000	C-2, RB	RB
56	2112 S 77 St	477-0747-000	C-2, RB	RB
57	2113 S 76 St	477-0738-000	C-2, RB	RB
58	2068 S 76 St	476-0396-000	C-2, RB	RB
59	2065 S 75 St	476-0391-001	C-2, RB	RB
60	2112-14 S 76 St	476-0441-001	C-2, RB	RB
61	2101-13 S 75 St	476-0411-001	C-2, RB	C-2
62	2066-68 S 75 St	476-0371-000	C-2, RB	RB
63	2071 S 74 St	476-0367-001	C-2, RB	C-2
64	7429-31 W Becher St	476-0475-001	C-2, RB	C-2
65	7419-25 W Becher St	476-0473-000	C-2, RB	C-2
66	2109 S 74 St	476-0445-000	C-2, RB	C-2
67	2066 S 74 St	476-0336-000	C-2, RB	RB
68	2065-67 S 73 St	476-0340-000	C-2, RB	RB
69	7229 W Becher St/7320 W Grant St	476-0476-000	C-2, RB	RC
70	2068 S 73 St	476-0319-000	C-2, RB	RB
71	2069-71 S 72 St	453-0894-000	C-2, RB	RB
72	2113-15 S 72 St	453-1059-000	C-2, RB	RB
73	2068 S 72 St	453-0913-000	C-2, RB	RB
74	2065 S 71 St	453-0908-000	C-2, RB	RB
75	2069-71 S 71 St	453-0909-000	C-2	RB
76	2108 S 72 St	453-1056-001	C-2	RB
77	2112 S 72 St	453-1055-000	C-2, RB	RB
78	2113 S 71 St	453-1027-000	C-2, RB	RB
79	2070 S 71 ST	453-0942-004	C-2, RB	C-2
80	7006 W Becher St	453-0941-000	C-2, RB	C-2
81	2108-10 S 71 St	453-1022-000	C-2	RB
82	2112 S 71 St	453-1021-000	C-2, RB	RB
83	2111-13 S 70 St	453-0993-000	C-2, RB	RB
84	6926 W Becher St	453-0974-000	C-2, RB	C-2
85	6918-22 W Becher St	476-0086-000	C-2, RB	C-2
86	2069 S 69 St	476-0084-000	C-2, RB	C-2
87	2112 S 70 St	453-0976-001	C-2, RB	RB
88	2109-11 S 69 St	476-0188-000	C-2, RB	RB
89	2064 S 69 St	476-0108-000	C-2, RB	RB
90	2069-71 S 68 St	476-0104-000	C-2, RB	C-2

<b>MapID</b>	<b>Address</b>	<b>Taxkey</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
91	2108-10 S 69 St	476-0185-000	C-2, RB	RB
92	2109 S 68 St	476-0155-000	C-2, RB	RB
93	2113-15 S 68 St	476-0156-000	C-2, RB	RB
94	2068 S 68 St	476-0136-000	C-2, RB	C-2
95	6775 W Becher St	476-0138-001	C-2, RB	C-2



1 2 3 4 5 6

12 13 14

17 18 19

24 25

28

29 30

7 8 9 10 11

15 16

20 21 22 23

26

27

31

32

S. 85TH ST.

S. 84TH ST.

S. 83RD ST.

S. 82ND ST.

S. 81ST ST.

S. 80TH ST.

W. BECHER ST.

W. BECHER ST.



