



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2019
6:00 PM

Room 128 – City Hall – 7525 W. Greenfield Ave.

7. **Ordinance to repeal and recreate subsection 12.45 M-1, Manufacturing District of the Revised Municipal Code and to create a new subsection called Industrial Districts, with a Light Industrial District and Heavy Industrial District. Definitions being updated in section 12.06 of the Revised Municipal Code relative to certain industrial uses.**

Overview & Zoning

The City's current zoning ordinance has only one Manufacturing Zoning District and the intent of the ordinance being crafted by staff is to recreate the entire subsection of the ordinance.

The new ordinance's "Industrial Districts," will include the creation of a "Light Industrial, (M-1)" and a "Heavy Industrial, (M-2)" Zoning District that will have the purpose of buffering heavier industrial uses from incompatible surrounding residential and commercial land uses. For instance, uses deemed to cause vibration, loud noise, odors, dust, and similar nuisances would be located in their own district, and ideally in a location of the City where they would pose less stress (to health, safety and welfare) on surrounding uses, businesses, neighborhoods and persons consistent with the objectives of the City's Comprehensive Plan.

Implementation of a light and heavy industrial district will complement the City's Strategic Vision by allowing for the expansion of industry, both those existing today and for attracting a diversification of new industry. Industrial sites and expansion will create growth and development of the City's economic and tax base and provide a variety of employment options for its labor force.

The new ordinance will feature:

- a. Purpose Statement. Alignment with the City's Strategic Vision and Comprehensive Plan.
- b. Industrial Districts. Light Industrial and Heavy Industrial classifications.
- c. Table of Uses. Each District type will have a range of permitted and special uses and development standards referenced in a table format for increased ease of use.
- d. Definitions. Many of the uses listed within the table will be defined to reduce varied interpretations, confusion and help promote predictability in zoning administration.
- e. Bulk/density. Floor area ratio, setback regulations and development standards will also be included within the format of the new subsection.
- f. M-2 Districts Mapped. Mapping of future M-2, Heavy Industrial Districts will require further consideration and outreach with property owners involved. The northwest side of the City is one possible area for consideration.

Presentation of the draft ordinance and more detail for discussion will be available at the meeting.

A Common Council public hearing is scheduled for June 18, 2019.

Recommendation: Common Council consideration of the ordinance to repeal and recreate subsection 12.45 M-1, Manufacturing District of the Revised Municipal Code and to create a new

subsection called Industrial Districts, with a Light Industrial District and Heavy Industrial District. Definitions being updated in section 12.06 of the Revised Municipal Code relative to certain industrial uses.