



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 26, 2023
6:30 PM**

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10. Ordinance to amend zoning code by adding electric vehicle charging, amending parking regulations, and making other edits, corrections, and clarifications.

Overview

Since adopting the last minor zoning code updates October 18, 2022, Planning and Zoning staff have identified various items that require revisions to allow for better implementation to align with the goals of the overall zoning code.

Minor Textual Changes:

- **19.44:** Tweak language from “open to the public” to “not including warehousing/storage” or “floor area devoted to retail space/customer service.”
- **19.5:** Update all mentions of “PDD” (Planned Development District) to “PUD” (Planned Unit Development)

Car Wash

Background: One of the major goals of the Design Review Guidelines is to mitigate impacts that detract from the experience of the public realm. Planning and Zoning Staff have identified the Car Wash use as a use that may detract from these experiences.

Staff recommends removing Car Wash use as a permitted use in the C-3 District. The Car Wash use will remain a permitted use in the C-4 District where it aligns better to the existing uses and character of that commercial district.

Proposed changes:

- **19.32:** Remove Car Wash Service as an allowed use in C-3.

Increased Number Threshold for Instruction/Training as a Conditional Use:

Background: Currently, Instruction/Training(16 or more persons at one time) use requires a Conditional Use Permit. Staff have identified this number to be rather limiting for certain uses. The proposed change would allow for a less burdensome public process for business owners. Additionally, this may encourage the attraction of future businesses. Occupancy numbers would be properly maintained and regulated through the required building codes.

Proposed Changes:

- **19.32:** Increase the number threshold for Instruction/Training as a Conditional Use
 - Instruction/Training (30 or fewer persons at one time) = Permitted Use
 - Instruction/Training (31 or more persons at one time) = Conditional Use

Food Production:

Background: One goal of the May 6 update was to provide the ability for smaller restaurants, below 2,000 sq. ft., to be approved without going through the Conditional Use Permit process. Similar to the creation of the Restaurant (limited) use, staff identified a change that would improve how food production uses are regulated.

Currently, Food Production (limited) is a conditional use in every Commercial District and is a permitted use in both Industrial Districts. Smaller food production uses may be appropriate and desirable additions to commercial areas in the City. These may include but are not limited to small scale canning, pickling, ice cream making, and other similar food production operations. To better promote this use, staff recommends adding criteria for smaller scale food production as a limited use in Commercial Districts and a Permitted Use in Industrial Districts.

Proposed changes:

- **19.32:** Change name of Food Production (limited) to “Food Production”
- **19.32:** Add new use category “Food Production (limited)” as a Limited Use in Commercial Districts and a Permitted Use in Industrial Districts. Limited Use criteria to match those of Restaurant (limited)

Electrical Vehicle Charging Stations:

Background: The use of electric vehicles has been growing over the past years and is expected to grow further. Staff have identified updates to the Zoning Code to better regulate and accommodate for the growth of the electric vehicle market.

Proposed Changes:

- **19.35 & 19.36:** Add Electric Vehicle Charging Stations as an Accessory Use. Add criteria to “adhere to the accessible guidelines per ICC A117.1-2009”

Accessory Dwelling Units:

Background: One goal of the May 6 update was to allow for more housing density and a greater mix of residential housing types. This change would allow for benefits including more taxable value, increased population potential, etc. As a result, accessory dwelling units were created as a limited accessory use.

Currently, accessory dwelling units have a maximum building coverage of 50% of the principal building, not to exceed 700 sq. ft. Planning and Zoning staff are proposing for the maximum to be set to 50% of the principal building, not to exceed 800 sq. ft. The proposed maximum size will potentially encourage future construction of accessory dwelling units while having minimal impact on neighbors.

Proposed Changes:

- **19.42:** Adjust maximum ADU building coverage from 700 to 800 sq. ft.

Bicycle Parking Design Standards:

Background: The May 6 update created bicycle parking minimums in the Zoning Code. The adoption of this regulation promotes multimodal transportation options for residents. Currently, there are not design standards for bicycle parking.

Staff have identified a need to implement design guidelines for bicycle parking as a measure to further increase the promotion of multimodal transportation options. The regulation seeks to ensure quality design and support the use of bicycle racks in the City. Additionally, adopting this regulation will strengthen West Allis as a Bike Friendly Community.

Proposed Changes:

- **19.16:** Amend definitions of bicycle parking space to align with [APBP standards](#)
 - Bicycle Parking Space (indoor) = An area measuring at least 2 feet wide and 6 feet long located inside a building and properly designated for the parking of 1 bicycle
 - Bicycle Parking Space (outdoor) = An area measuring at least 2 feet wide and 6 feet long located outside a building that includes an anchored structure designed to allow 1 bicycle to be locked to it using common bicycle locks
- **19.44:** Add bike parking structure standards to align with [APBP standards](#).
 - Spaces Counted. The minimum number for outdoor bicycle parking spaces shall be computed by totaling all outdoor parking spaces located:
 - (1) On the lot within 50 feet of the main entrance of the principal building
 - (2) On the public right-of-way within 50 feet of the main entrance of the principal building.
 - (3) Adjacent to other outdoor bicycle parking spaces if at least one of those adjacent spaces is located within 50 feet of the main entrance of the principal building.
- **19.44:** Modify how indoor spaces minimum requirements are described, moving from table to new section.
 - Indoor Spaces. All dwellings of 5 or more units shall have at least 1 indoor bicycle parking space for every 5 units. Only indoor bicycle parking spaces that are accessible without using stairs shall count toward this minimum number. At least 1 indoor bicycle parking space shall have an electrical outlet within 2 feet.

Vehicle Parking Standards:

Background: The May 6 update created parking maximums as the standard for parking regulations. Currently, Restaurant uses have a maximum parking regulation of 40% of the building capacity. This standard has been an issue for staff to identify parking maximums early in the planning process. Staff proposes the regulation for Restaurants be based on the square footage of the building itself rather than occupancy. This will help to streamline site design processes in early planning stages.

Additionally, Medical uses are not listed in the parking table. Staff recommends adding a maximum parking requirement for Medical uses to ensure that an appropriate level of parking can be built without being detrimental to the development of the city. The proposed figure is based on the Institute of Transportation Engineer's Trip Generation Manual and was tested on various medical use properties in West Allis.

Proposed Changes:

- **19.44:** New standards for Restaurants: maximum of 1 per 150 sq. ft.
- **19.44:** New standards for Medical uses: maximum of 5 per 1,000 sq. ft.

Recommendation: Recommend approval of the Ordinance to amend zoning code by adding electric vehicle charging, amending parking regulations, and making other edits, corrections, and clarifications.