



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

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

**11. Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code and the 2040 Comprehensive Plan Future Land Use Map for properties along W. Burnham St.**

**Overview**

6400 W. Burnham St. is a historically industrial property that was rezoned to RB in accordance with the Comprehensive Plan several years ago. A couple purchased the property about a year ago under the impression that it could be used to store their contractor equipment. Upon learning this was not an allowed use in a residential district, the couple inquired about rezoning to I-1, which alders were not receptive to, and then looked at different options for the property.

After consulting with several architects about converting to permitted uses like residential or child care, the couple found the cost to convert (roughly \$300-400k) to be too much. The property has been sitting vacant in the meantime and their lease is almost up with their current location.

Once again, the couple approached the City and district alders to consider a rezoning. This time, alders were more receptive to considering some sort of rezoning, though not necessarily to I-1. Additionally, staff recommended considering land use changes for a broader area than just this individual property. In total, staff recommends 5 properties be considered for changes to both their future land use and zoning designations:



- 6400 W. Burnham St. (Tax Key No. 454-0359-000)
  - Vacant former industrial building in question
- 6330 W. Burnham St. (Tax Key No. 454-0389-000)
  - Optimum Coating (light industrial business)
- 63\*\* W. Burnham St. (Tax Key No. 454-0390-000)
  - Vacant lot
- 6316-20 W. Burnham St. (Tax Key No. 454-0391-001)
  - Devix Heating & Cooling (light industrial business)
- 19\*\* S. 64<sup>th</sup> St. (Tax Key No. 475-0008-000)
  - City-owned parcel, grass triangle formed by street with butterfly garden

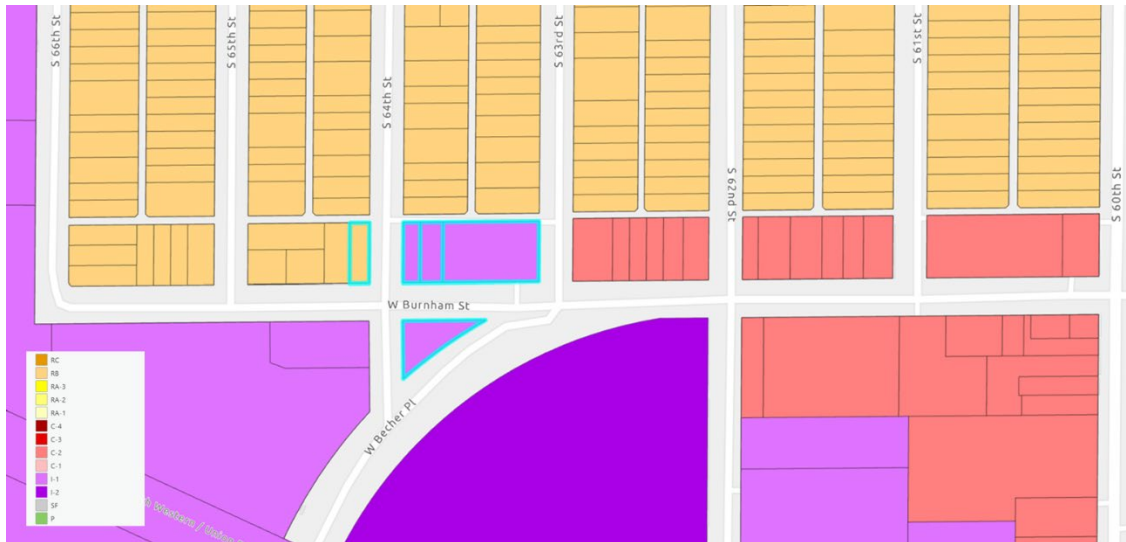
### Future Land Use

Presently, the city-owned parcel is designated Public and Semi Public while the other 4 properties under consideration are Low Density Residential.



### Zoning

Meanwhile, 6400 W. Burnham St. is zoned RB, while the other 4 properties under consideration are I-1.

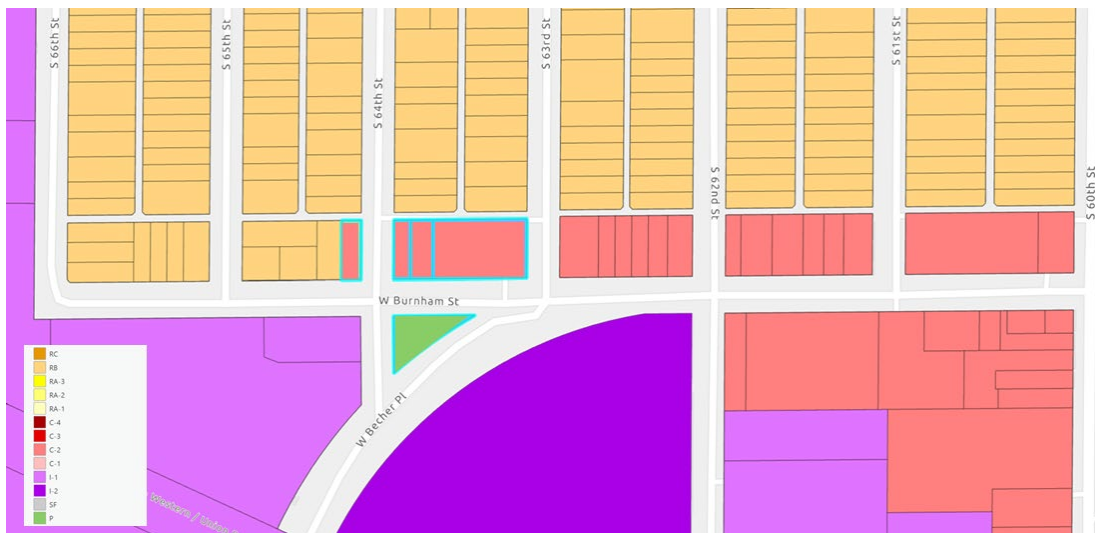


**Proposed: Option A**

This proposal would adjust the Future Land Use map so that the city-owned lot is designated as Public and Semi Public and zoned P-1 while the other 4 properties are designated Mixed Use and zoned C-2.



**Future Land Use**



**Zoning**

This option would align this portion of the corridor with the type of land use consistent with other properties on the North side of Burnham to the East. It would allow higher intensity uses than currently allowed on 6400 W. Burnham St., but would be more restrictive than currently allowed on the 6300 Block.

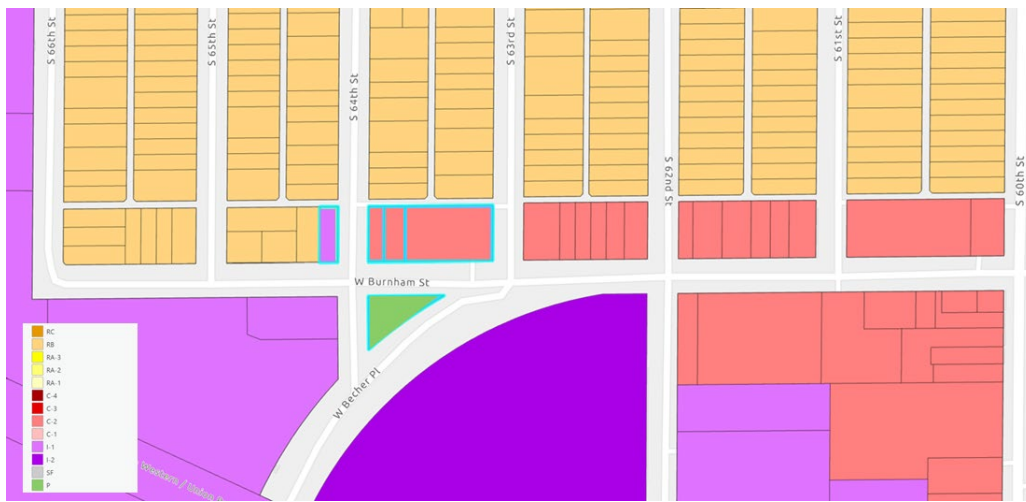
The couple would not be able to use 6400 W. Burnham St. for light industrial purposes. However, they could convert the building to an office with accessory storage (less than 50% floor area) as a permitted use under the C-2 zoning.

**Proposed: Option B**

This proposal would adjust the Future Land Use map so that the city-owned lot is designated as Public and Semi Public and zoned P-1, the 6400 W. Burnham St. lot is designated Industrial and zoned I-1, and the 6300 Block properties are designated Mixed Use and zoned C-2.



**Future Land Use**



**Zoning**

This option would significantly increase the intensity of uses allowed at 6400 W. Burnham St. It would give the couple more flexibility to run their contractor business to their full intent, without restrictions on the amount of floor area that could be dedicated to storage.

**Analysis**

The City sees the W. Burnham St. corridor as a strong candidate for redevelopment. This corridor has the potential to develop as a vibrant mix of neighborhood commercial and residential uses. The subject properties on the West end of the corridor are ripe for land use changes. Current light industrial and low-density residential development along the corridor are not well aligned with the future vision for development in the area.

Adjusting the Future Land Use designations and zoning are appropriate; however, Option A is more suitable than Option B. Light industrial zoning adjacent to low density residential is not complimentary and could be detrimental to the welfare of residential property owners and the enjoyment of their property.

**Recommendation:** Recommend approval of Option A for the Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code and the 2040 Comprehensive Plan Future Land Use Map for properties along W. Burnham St.